



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for June 20, 2023 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. Minutes from May 9, 2023 Meeting
3. Public Hearings
4. Other Business
 - a. Certificate of Appropriateness and Master Sign Plan - 19 Millard Farmer Industrial Boulevard
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

May 9, 2023
7:00 p.m.

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

Commissioners Absent: Robert Coggin

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

CALL TO ORDER

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

READING OF MINUTES

Chairman Smith asked if everyone reviewed the April 11, 2023 meeting minutes. He suggested some revisions to the proposed conditions of approval for rezoning request – RZ2023-01. Chairman Smith stated it should clearly state the HOA for the project will include in its Covenants and Restrictions a prohibition against the residents of the project or their guests using the existing amenities in the Avery Park Subdivision and provide in those Covenants and Restrictions language that there will be financial penalties if it is determined residents of the project or their guests have violated this restriction; unless an agreement for use of the existing Avery Park amenities is worked out between the Avery Park HOA and the HOA/developer of the Project. Commissioner Coggin motioned to approve the minutes with the revision requested by Chairman Smith. Commissioner Hunt seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness Request – 8 East Court Square

Dean Smith stated that this item involves a revised certificate of appropriateness application from S & S Contractors, Inc. The applicant is seeking approval on façade/material changes for the current

renovation project that is now known as 8 East Court Square, f/k/a 6 & 8 East Court Square.

Dean Smith stated on October 8, 2019, the Planning Commission approved a Certificate of Appropriateness for this project. He added the request at that time included façade changes to the front and rear of the existing structure and a request to add another floor to the structure. Dean Smith said after that approval, the existing roof of the structure collapsed and the new plans have now removed the third-floor addition. He added the proposed renovations for both buildings will be to support commercial enterprises and no residential elements are a part of the proposed renovation.

Jim Sapp of S & S Contractors told the board that he now understood that EFIS was frowned upon by the City.

Chairman Smith asked about the placement of the HVAC units. Jim Sapp stated that they would be located on the right-hand side of the building in the little alley and added that all utilities would be underground.

Chairman Smith asked about the big blank space in the back of the building. Sapp stated that they would entertain putting something there. He stated that maybe a mural would look good.

Brian Sapp, owner, stated that this is a 2 ½ million-dollar project that they have been working on for 3 years. He mentioned that there will be a waterfall, marble, chandeliers and greenery. Commissioner West asked what the intended use for the building would be. Jim Sapp stated that it will be a Truffles Vein Spa and the upper portion will be leased to a company for their executive headquarters.

Chairman Smith asked if the limitation of EIFS will be under the amount allowed. Jim Sapp stated that it would be under the allowed limitation. Dean Smith stated that the EFIS was not going to be used on the front of the building at all.

Commissioner Hamlin asked about the top 3 windows. Jim Sapp stated that there is a significant amount of structural work that would be done in that area.

Commissioner Crain asked if there had been any comments or feedback from Mainstreet. Dean Smith stated that staff looked at the design guidelines and this project was within those guidelines.

Commissioner Crain stated that the project looks good and he appreciates all the work put into it.

A motion was made by Commissioner Crain to approve the Certificate of Appropriateness for 8 East Court Square, with the condition that the EFAS is limited to 36.17% and only on the rear of the building. Commissioner McEntire seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness Request – 32 Jefferson Street

Dean Smith stated this item involves a certificate of appropriateness application from Tommy Sweet, d/b/a Cornerstone Commercial Contractors, Inc. The applicant is requesting to expand and add

onto the existing structure that is the former Wishbone restaurant site. Dean Smith said the applicant states, in response to the scope of proposed work, "...Add on to the Jefferson Street of the existing restaurant to create a 2-story covered seating area with new H.C. Bath over existing outdoor patio....Also, cover existing lower drive to provide covered outdoor cooking area...." Plans submitted by the applicant include a covered dining area on the proposed second floor. The building expansion plans will extend to the sidewalk on the east side of the property. Dean Smith concluded by stating staff recommends approval of the Certificate of Appropriateness as presented.

Commissioner Smith asked Sweet to show where the old Wishbone and the new stucco addition would be located. Sweet stated that there is a tenant that has 1 year and 8 months left on their lease. He added that they want to raise the patio up to meet the floor and they want a retaining wall at the edge of the property next to the sidewalk. Sweet said they will keep the garage door functional.

Chairman Smith asked if the expansion would go beyond the existing boundary. Sweet stated that it would, just a little bit. Commissioner McEntire asked where the front of the building would be located. Sweet stated on the street side. Commissioner Hamlin asked about the materials on the back of the building. Sweet stated that it would be stone and hardiplank panels. There will be a 42" wall to hide the HVAC on the left side and tables and chairs on the patio.

Dean Smith asked about where the trash cans will be placed. Sweet stated that there will be an alley for the trash cans.

Commissioner McEntire asked about the materials to be used on the outside of the building. Sweet stated that it would look like the townhomes on Powell Street with artificial stone hardi panels and urban bronze. Commissioner McEntire asked if there would be any brick. Sweet stated that the brick would be changed to stone with 32" – 42" downspouts in bronze.

Commissioner West asked about the sight distance. Sweet stated that there is one-way traffic and there is another property between the building and Posey Place.

Commissioner McEntire asked if the tree had been taken down. Sweet stated that they had already taken it down with Mike Furbush's, City Arborist, permission.

Commissioner Hamlin asked about the back of the building and the distance from the original Wishbone. Sweet stated it was only 12 feet.

Commissioner McEntire asked if the patrons will park in the lot on the side. Sweet stated that they would and they will enter the building on that side as well. Commissioner Hamlin asked how many parking spaces there would be. Sweet stated that it is an odd parking lot being 18' on the south side, with the curb being 8" so people don't want to pull all the way up in fear of messing up their car. He also stated that he is working with an engineer to improve the parking lot and handicapped access. Hamlin asked if people would be able to park in the city area at the Wadsworth and walk across the street. It was stated that they would be able to do that after the completion of the construction.

Commissioner Crain made a motion to approve the Certificate of Appropriateness at 32 Jefferson Street. Commissioner West seconded the motion.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

OTHER BUSINESS

Dunnavant stated that there would be no public hearings at the June meeting. She also stated that council took the Commission's meeting day so the next meeting will be June 20th.

Chairman Smith asked when we will begin using the new technology. Dunnavant stated she was not sure, but added that the training needed to be completed first.

ADJOURN

With no further business, the meeting adjourned at 7:30 p.m. on a motion from Commissioner Hunt and seconded by Commissioner Hamlin.

MOTION CARRIED (6-0)

Chairman Proctor Smith



City of Newnan, Georgia – Planning Commission

Date: June 20, 2023

Agenda Item: Certificate of Appropriateness and Master Sign Plan Request –19 Millard Farmer Industrial Boulevard

Prepared and presented by: Dean Smith, Senior Planner

I. CERTIFICATE OF APPROPRIATENESS REQUEST

Purpose:

This item involves a certificate of appropriateness application from Robert Burke with Little Diversified Architectural Consulting. The applicant is requesting to renovate the shopping center at 19 Millard Farmer Industrial Boulevard. The certificate of appropriateness application involves the design, material and appearance of the proposed renovation.

Background:

Zoning District	CHV – Heavy Commercial District
Proposed Land Use	Commercial
Parcel Size	7.57 acres

Plans have been submitted illustrating the proposed renovation and desired façade changes for the shopping center at 19 Millard Farmer Industrial Boulevard. This property is also within the Quality Development Corridor Overlay District (QDC). The applicant seeks to use different percentages of exterior primary and secondary materials than specified in the QDC regulations. This request involves obtaining approval from the Planning Commission with the Certificate of Appropriateness process.

The applicant states, in response to the scope of proposed work,

“

We are proposing demolition of a significant portion of the existing shopping center with the exception of space for the frontage of two tenants that each have 50' wide frontage on the left side of the building, and other tenants behind where that portion of the building will remain and be renovated. There will be new shop(s) between the left side of the building that is to remain and beside the new Sprouts supermarket that is to the right of the new shops. A new Sprouts supermarket is proposed in the middle of the new shops on each side. To the right of the Sprouts there will be several new tenants, of varying frontage size widths and depths with a patio area on the right side of the end tenant. There will be overall new facades on the front, renovated facade on the left side and new facade on the right side. Our preliminary renderings in the attached Schematic Design Sketches show the proposed design and variation of shopping center materials, signage, character and overall theme. Material selections have been purposely designed to vary the aesthetic differences of the individual shops to create visual interest while being cohesive and complementary to one another within the shopping center.

...”

The subject property is surrounded by commercial and industrial uses. There is a section of county property that abuts the subject site as well.





Options:

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

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

II. MASTER SIGN PLAN REQUEST

REQUEST

Robert Burke with Little Diversified Architectural Consulting has also submitted a request for a Master Sign Plan. The proposed plan allows for wall signage that will be of a larger collective size and a temporary “Coming Soon” sign than is currently allowed by the City of Newnan’s Sign Regulations under the wall sign calculation method for a proposed business establishment known as “Sprouts”

Sec. 8-22. - Master Sign Plans.

Master Sign Plans may be submitted by a property owner or their authorized representative for pre-approval of permits for permanent signs. The Master Sign Plan must comply with the requirements of this Section.

(a) Master Sign Plans shall illustrate all proposed permanent signs for which sign permits will be required under Sec. 8-7 in sufficient detail so as to provide knowledgeable review and design specificity. Master Sign Plans shall show, describe or illustrate all signs proposed to be located on a lot or within a development (and the buildings and structures related thereto).

(b) For a planned center (as defined herein), the entire development must be included in the Master Sign Plan.

(c) Master Sign Plans must include:

(1) Location.

An accurate drawing to scale showing the position of the sign or signs in relation to nearby buildings or structures (including other signs), driveways, parking areas, property and right-of-way lines, and any other limiting site features. The drawing must be drawn to “site plan” standards consistent with the Procedures and Permits Article, and must show or note (as applicable):

a. The location and size of all other signs on the parcel that are proposed to remain;

b. For freestanding signs, the distance in feet to the nearest property line or street right-of-way line, and to the nearest existing freestanding sign proposed to remain; and

c. The distance in feet from the location of the nearest proposed freestanding sign(s) to the closest residentially zoned property within 500 feet.

(2) Sign Structure Specifications.

a. An accurate drawing to scale of the plans, specifications and method of construction and attachment of the sign or signs to the building or ground. The drawing shall specifically include the size of the sign structure(s) and sign face area(s), height of the sign(s), and construction materials to be used.

b. For any sign for which a building permit is required, the drawing shall be an engineered structural drawing designed to all Building Code requirements.

(3) Design.

a. The Master Sign Plan shall include such drawings and specifications as may be required by the Planning and Zoning Director to clearly illustrate the design elements of the sign or signs, including the construction materials, size, letter style and color of all elements of the sign(s), including the sign structure, the sign face, and background surfaces.

b. The plan shall also show landscaping details meeting the requirements of this Article, including the extent of the designated landscaping area, the location of specific landscape materials, and the botanical and common name of plants by location on the plan.

(d) Approval.

(1) A Master Sign Plan depicting signs that conform to all requirements of this Article may be approved administratively by the Planning and Zoning Director.

(2) A Master Sign Plan depicting signs that exceed or modify one or more requirements of this Article must be approved by the Planning Commission.

a. Following review of a complete application by the Planning and Zoning Department, the plan will be placed on the agenda of the next available Planning Commission meeting.

b. If approval is denied by the Planning Commission, the applicant may appeal within 30 calendar days of the denial to the Zoning Board of Appeals in accordance with the provisions for a hardship variance under the Appeals Article of this Zoning Ordinance.

(3) Upon approval, the Master Sign Plan shall supersede any conflicting restrictions and regulations of this Article for the property to which it pertains and shall not be adversely affected by any subsequent amendments to this Ordinance.

(e) Recordation of approved Master Sign Plan.

(1) The Master Sign Plan as approved must be recorded by the owner in the office of the Clerk of Superior Court and a copy of the approved Master Sign Plan, as recorded, must be filed with the Planning and Zoning Director and the Building Official prior to issuance of a sign permit for any part of the development or premises.

(2) The recorded Master Sign Plan must be included in any sale, lease or other transfer of right of occupancy affecting any part of the development or premises to which the Master Sign Plan applies.

(3) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, must comply with the approved Master Sign Plan.

The proposed Master Sign Plan focuses the wall signs on a single elevation of the building, namely the south side (Front of the Business). The proposal places 5 signs on the front of the Sprouts storefront. The primary sign exceeds the maximum 150 square foot size limitation for building signs as it is illustrated to be 269 square feet. The other building signs are 6.3 square feet, 4.5 square feet and so forth. The application also includes a proposed temporary freestanding sign and improvements to the existing pole sign and monument signs.

The request provides a comprehensive sign plan for 19 Millard Farmer Industrial Boulevard. Any changes from this plan require re-submitting a revised Master Sign Plan to the City's Planning Commission.

Options

- A. Approve the Master Sign Plan.
- B. Deny the Master Sign Plan.

Recommendation: Staff Recommends Option A, approve the Master Sign Plan

Attachments:

Applications and Supporting Materials
Photographs

Previous Discussions with the Commission: None



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 19 Millard Farmer Industrial Blvd. Newnan, GA 30263
Name of Applicant Robert Burke with Little Diversified Architectural Consulting
Mailing Address 615 South College St. Suite 1600 Charlotte, NC 28202 robert.burke@littleonline.com
Telephone 704-562-4042
Property Owner (Use back if multiple names) Rod Young with HRP Newnan, LLC.
Mailing Address 3 Keel Street, Unit #2 Wrightsville Beach, NC 28480
Telephone 910-619-7600
Map # N _____ Block # _____ Parcel # N57A 065 Land Lot 54
District/Section 5 Present Zoning Classification C-4 Commercial
Present Land Use _____

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 |

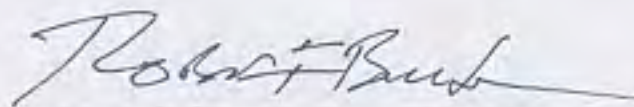
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary):

We are proposing demolition of a significant portion of the existing shopping center with the exception of space for the frontage of two tenants that each have 50' wide frontage on the left side of the building, and other tenants behind where that portion of the building will remain and be renovated. There will be new shop(s) between the left side of the building that is to remain and beside the new Sprouts supermarket that is to the right of the new shops. A new Sprouts supermarket is proposed in the middle of the new shops on each side. To the right of the Sprouts there will be several new tenants, of varying frontage size widths and depths with a patio area on the right side of the end tenant. There will be overall new facades on the front, renovated facade on the left side and new facade on the right side. Our preliminary renderings in the attached Schematic Design Sketches show the proposed design and variation of shopping center materials, signage, character and overall theme. Material selections have been purposely designed to vary the aesthetic differences of the individual shops to create visual interest while being cohesive and complementary to one another within the shopping center.

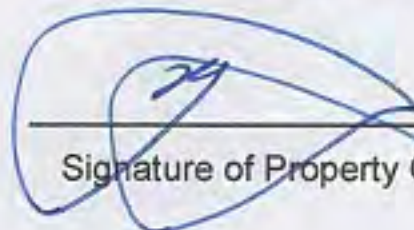
Included with the application, the following information is required:

- ✓ 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) _____

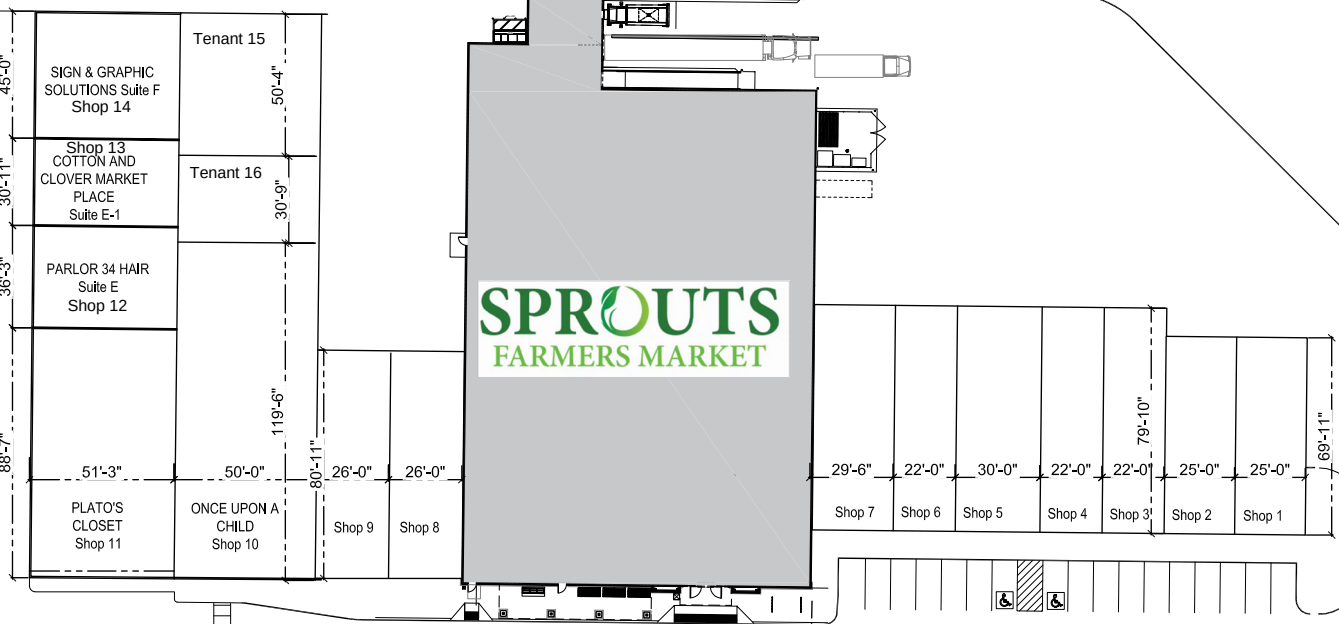
OVERALL SITE PLAN

Existing/Proposed monument signs

WERZ INDUSTRIAL DRIVE

MILLARD FARMER INDUSTRIAL BOULEVARD

SPROUTS
FARMERS MARKET



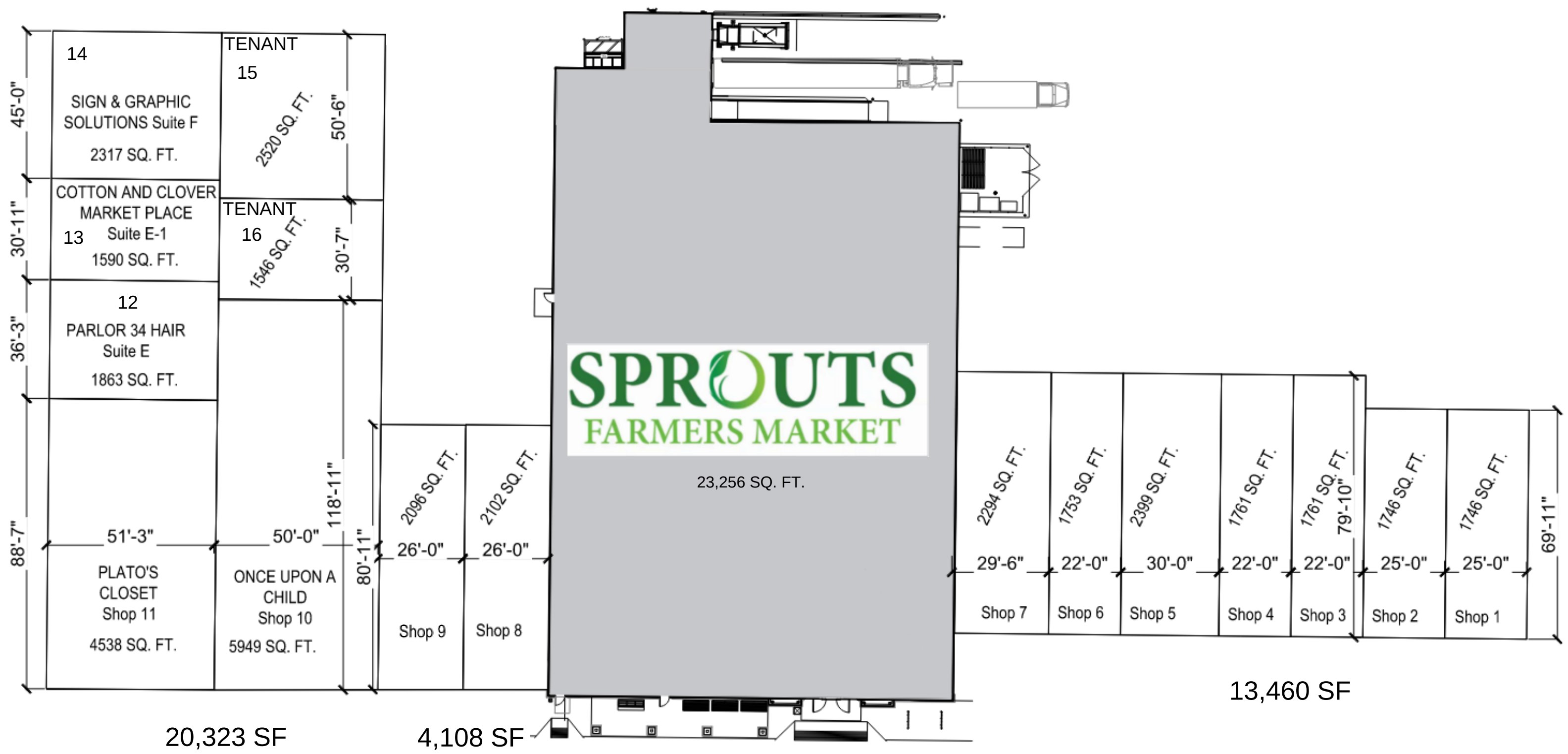
EXISTING R/O ACCESS DRIVE

EXISTING CROSS ACCESS DRIVE



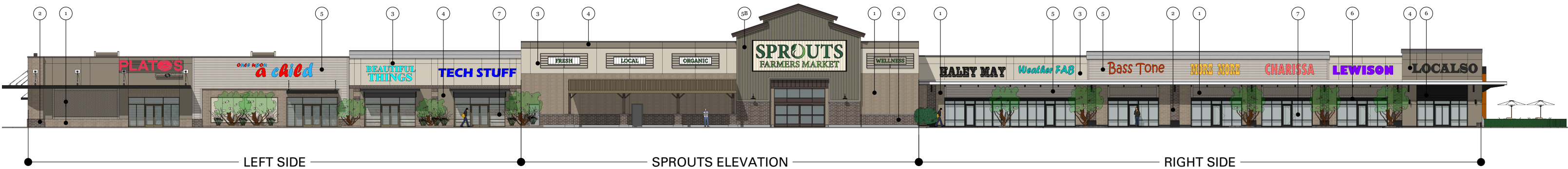
Existing/Proposed pole sign

OVERALL FLOOR PLAN



ELEVATIONS

Materials



MATERIAL #	DESCRIPTION	AREA
1	Light Brick	795 sq.ft.
2	Dark Brick	95 sq.ft.
3	Light Stucco	466 sq.ft.
4	Dark Stucco	775 sq.ft.
5	Horizontal Siding	531 sq.ft.
6	Dark Metal Panel	0 sq.ft.
7	Glazing	394.8 sq.ft.

MAT. #	DESCRIPTION	AREA	% of Total Actual
1	PRIMARY :Brick +Glazing	1285 sq.ft.	42%
2			
7			
3	SECONDARY : all else	1772 sq.ft.	58%
4			
5			
6			

MATERIAL #	DESCRIPTION	AREA
1	Light Brick	1062 sq.ft.
2	Dark Brick	389 sq.ft.
3	Light Stucco	670 sq.ft.
4	Dark Stucco	218 sq.ft.
5B	VERTICAL Siding	764 sq.ft.
6	Dark Metal Panel	28 sq.ft.
7	Glazing	191 sq.ft.

MAT. #	DESCRIPTION	AREA	% of Total Actual
1	PRIMARY :Brick +Glazing	1642 sq.ft.	49%
2			
7			
3	SECONDARY : all else	1680 sq.ft.	51%
4			
5			
6			

MATERIAL #	DESCRIPTION	AREA
1	Light Brick	635 sq.ft.
2	Dark Brick	194 sq.ft.
3	Light Stucco	593 sq.ft.
4	Dark Stucco	428 sq.ft.
5	Horizontal Siding	850 sq.ft.
6	Dark Metal Panel	154 sq.ft.
7	Glazing	773 sq.ft.

MAT. #	DESCRIPTION	AREA	% of Total Actual
1	PRIMARY :Brick +Glazing	1602 sq.ft.	44%
2			
7			
3	SECONDARY : all else	2025 sq.ft.	56%
4			
5			
6			

1 SOUTH ELEVATION

NTS

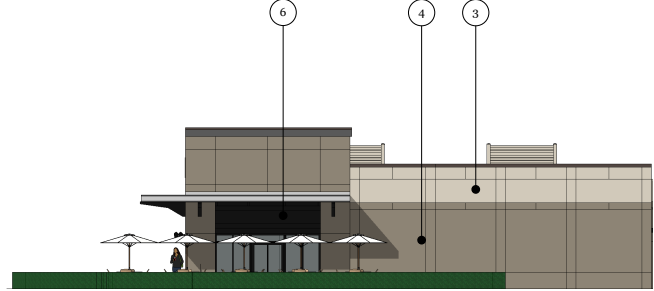


2 EAST ELEVATION

NTS

MATERIAL #	DESCRIPTION	AREA
1	Light Brick	99 sq.ft.
2	Dark Brick	14 sq.ft.
3	Light Stucco	1417 sq.ft.
4	Dark Stucco	1811 sq.ft.
5	Horizontal Siding	525 sq.ft.
6	Dark Metal Panel	0 sq.ft.
7	Glazing	271 sq.ft.

MAT. #	DESCRIPTION	AREA	% of Total Actual
1	PRIMARY :Brick +Glazing	384 sq.ft.	9%
2			
7			
3	SECONDARY : all else	3776 sq.ft.	91%
4			
5			
6			



3 WEST ELEVATION

NTS

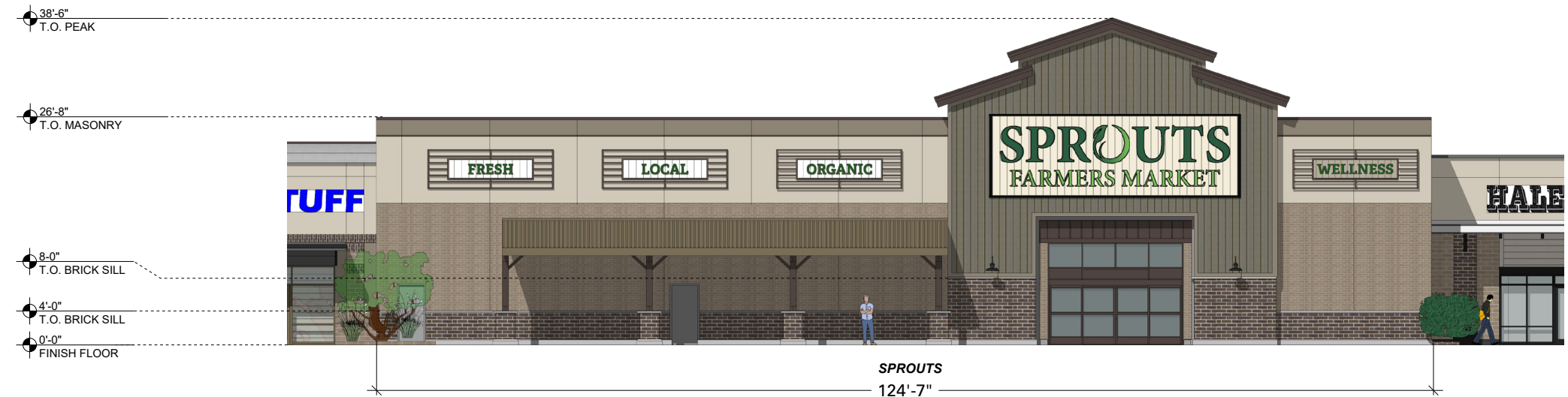
MATERIAL #	DESCRIPTION	AREA
1	Light Brick	0 sq.ft.
2	Dark Brick	0 sq.ft.
3	Light Stucco	264 sq.ft.
4	Dark Stucco	961 sq.ft.
5	Horizontal Siding	0 sq.ft.
6	Dark Metal Panel	67 sq.ft.
7	Glazing	100 sq.ft.

MAT. #	DESCRIPTION	AREA	% of Total Actual
1	PRIMARY :Brick +Glazing	100 sq.ft.	7%
2			
7			
3	SECONDARY : all else	1292 sq.ft.	93%
4			
5			
6			

ELEVATIONS
Signage



1 SOUTH ELEVATION_ RIGHT OF SPROUTS
NTS



2 SPROUTS
NTS



3 SOUTH ELEVATION_ LEFT OF SPROUTS
NTS

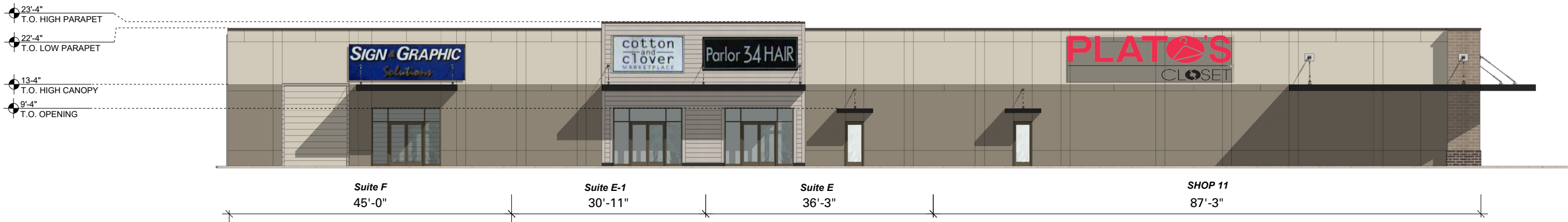
SHOP #	STOREFRONT AREA	SIGNAGE (10%)
1	608.33 sq.ft.	61 sq.ft.
2	558.33 sq.ft.	56 sq.ft.
3	520.66 sq.ft.	52 sq.ft.
4	520.66 sq.ft.	52 sq.ft.
5	710 sq.ft.	71 sq.ft.
6	491.33 sq.ft.	49 sq.ft.
7	659 sq.ft.	66 sq.ft.
SPROUTS	3322 sq.ft.	332 sq.ft.
8	624 sq.ft.	62 sq.ft.
9	624 sq.ft.	62 sq.ft.
10	1100 sq.ft.	110 sq.ft.
11	1126.5 sq.ft.	113 sq.ft.

ELEVATIONS

Signage



2 WEST ELEVATION
NTS



1 EAST ELEVATION
NTS

SHOP	STOREFRONT AREA	SIGNAGE (10%)
F	1005 sq.ft.	105 sq.ft.
E1	690 sq.ft.	69 sq.ft.
E	809.58 sq.ft.	81 sq.ft.
11 (Side)	1948.58 sq.ft.	195 sq.ft.

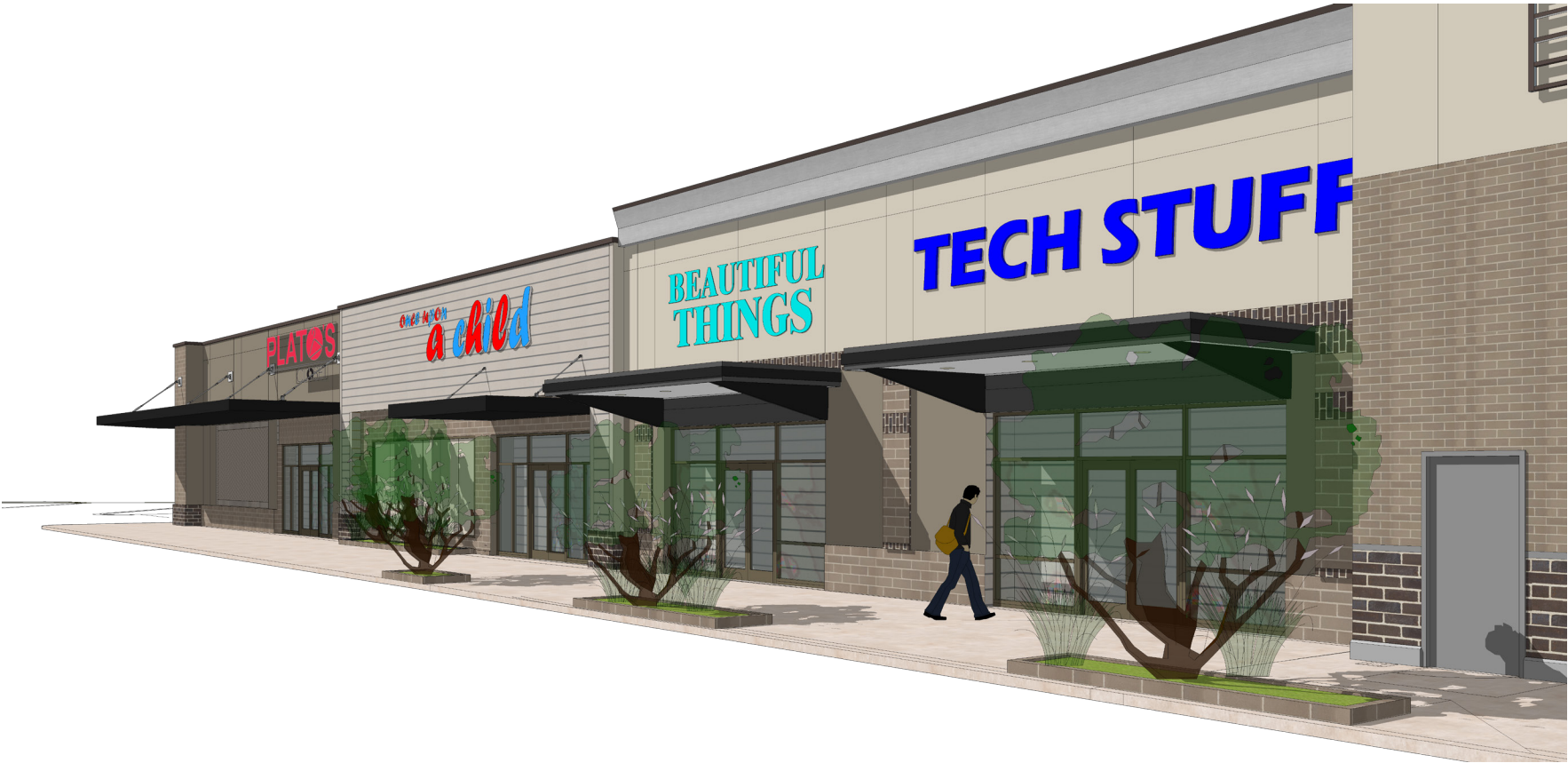
VIEWS



VIEWS



VIEWS



NEIGHBORING PROPERTIES 1 of 2



NEIGHBORING PROPERTIES 2 of 2





VARIANCE 11: SECTION 4-32 (TABLE 4-B)
 "40' REAR SETBACK (FROM STREET)" APPROVAL OF THE REQUESTED VARIANCE WOULD ALLOW THE APPLICANT TO MAINTAIN AND MATCH THE EXISTING DRIVE AISLE AND RELATED PARKING IN A STRAIGHT LINE. AS THE PROPERTY WAS ORIGINALLY DEVELOPED WITH STRIPS A15, ITS CONTINUED USE (OR RECONSTRUCTION) WOULD BE BENEFICIAL TO THE NEIGHBORHOOD. APPROVAL OF THE MAIN DRIVE AISLE, THE PROPOSED ADJUSTMENT LEAVES A 11' OF ROOM AND DOES NOT ENCROACH INTO THE 10' LANDSCAPE BUFFER AGAINST THE PROPERTY LINE, ALLOWING FOR THE NEIGHBORING PARCEL TO REMAIN UNDISTURBED BY THIS ADJUSTMENT.

Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	GA212008
DRAWN BY:	MJN
CHECKED BY:	CR
DATE:	05/12/23
CAD I.D.:	

PROJECT:

FOR

 HARBOUR
RETAIL PARTNERS

PROPOSED
GROCERY STORE AND RETAIL

19 MILLARD FARMER
INDUSTRIAL BOULEVARD
COWETA COUNTY
NEWNAN, GA 30263

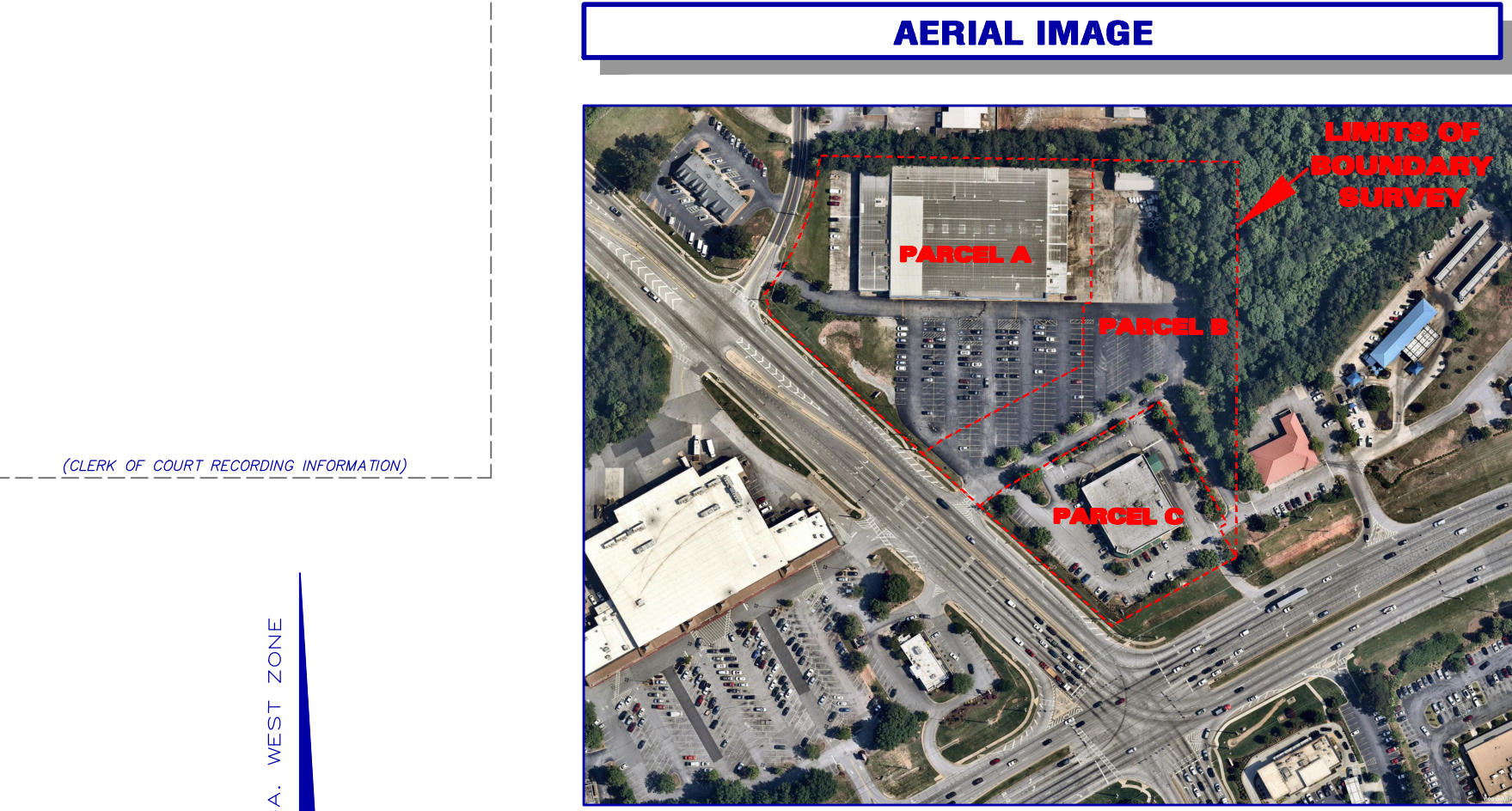
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

SHEET TITLE:

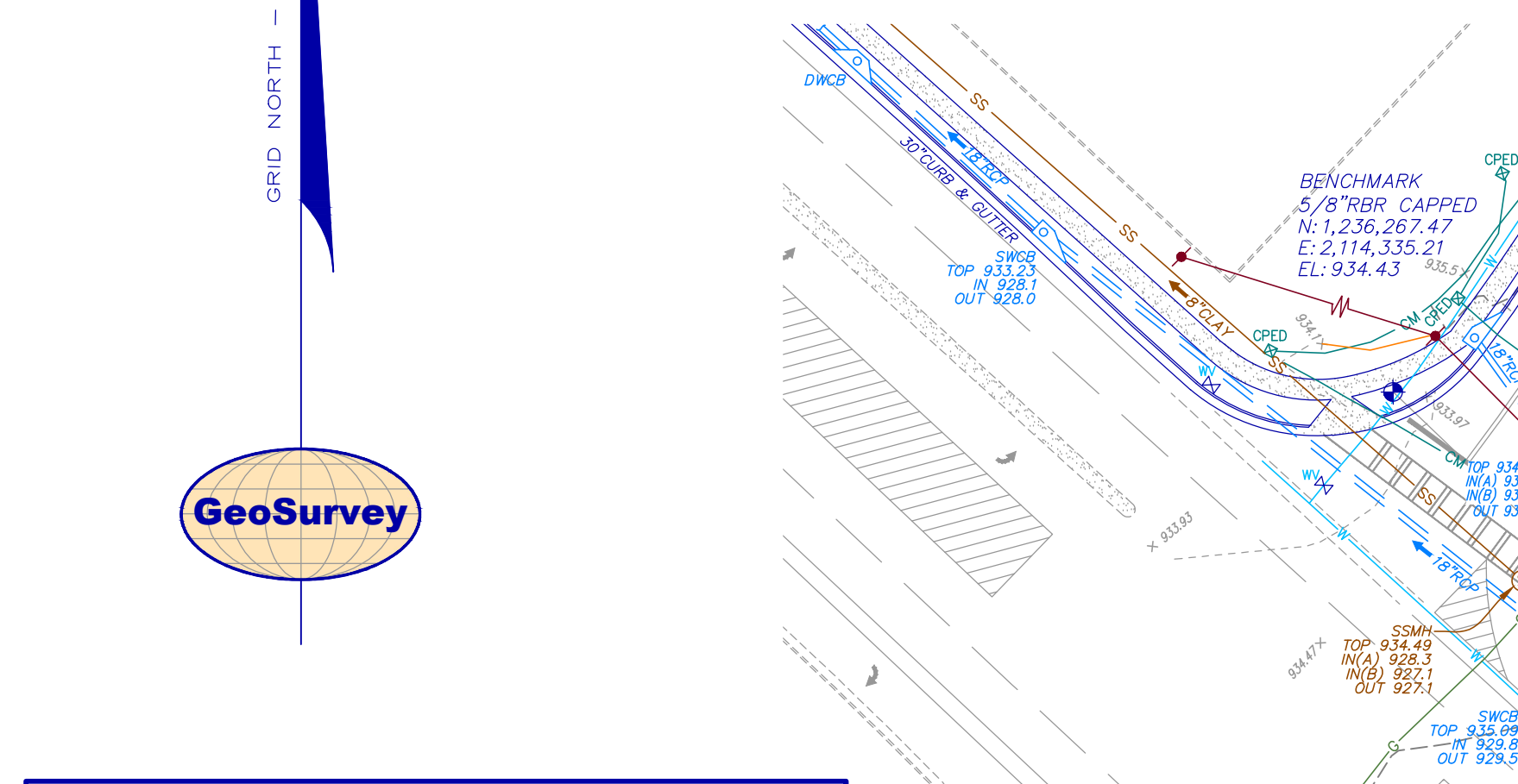
SHEET NUMBER

1

ORG. DATE - 05/12/23



ORTHOMOSAIC IMAGE CAPTURE DATE MAY 25, 2021. SOURCE: NEARMAP



LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	BT BUREAU OF TRAFFIC SIGNAL LIGHT
BSL BUILDING SETBACK LINE	GW GUY WIRE
CMP CORRUGATED METAL PIPE	PL POWER LINE
CON CONCRETE MONUMENT	EL ELECTRIC TRANSFORMER
CPD CRIMPED TOP PIPE	WV WATER VALVE
DIP DROP INLET	GV GAS VALVE
DWC DOUBLE WING CATCH BASIN	FM FIRE METER
FNC FENCE	WV WATER VALVE
FND FOUND	WM WATER METER
GM GAS METER	WH WATER HYDRANT
INV INVERT	UE UNDERGROUND ELECTRIC LINE
JH JUNCTION BOX	UL UNDERGROUND LIGHTING LINE
MH MANHOLE	UL UNDERGROUND WATER LINE
OTP OPEN TOP PIPE	W PHOTO POSITION INDICATOR
PKS PK NAIL SET	RP REGULAR PARKING SPACE
POC POINT OF COMMENCEMENT	HC HANDICAP PARKING SPACE
RCP REINFORCED CONCRETE PIPE	SI SIGN
RBB REINFORCING BAR	
RBS 5/8" RBB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

PROPERTY DESCRIPTION - PARCEL A

All that tract or parcel of land lying or being in Land Lots 54 and 75, 5th District, The City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found at the intersection of the northern right-of-way Georgia State Highway 34 (variable right-of-way) and the eastern right-of-way of Millard C. Farmer Industrial Boulevard (variable right-of-way), said monument have State Plane Coordinate value Northing: 1,235,705.97; Easting: 2,114,944.46; Georgia West Zone, then continuing with said right-of-way North 47 degrees 43 minutes 06 seconds West, a distance of 288.79 feet to a concrete right-of-way monument found, then North 47 degrees 37 minutes 27 seconds West, 125.00 feet to a 5/8-inch rebar set, and the POINT OF BEGINNING. Thence North 47 degrees 37 minutes 15 seconds West, a distance of 332.73 feet to a concrete right-of-way monument found, then North 13 degrees 13 minutes 40 seconds West, a distance of 35.94 feet to a concrete right-of-way monument found on the eastern right-of-way of Werz Industrial Boulevard (variable right-of-way), then continuing with the said right-of-way along a curve to the left, said curve having an arc length of 243.86 feet with a radius of 415.12 feet, being subtended by a chord bearing of North 21 degrees 30 minutes 37 seconds East, a distance of 240.07 feet to a 1/2-inch rebar found, then departing said right-of-way South 89 degrees 07 minutes 24 seconds East, a distance of 441.37 feet to a 5/8-inch rebar set, then South 00 degrees 04 minutes 22 seconds West, a distance of 231.77 feet to a nail set, then North 89 degrees 18 minutes 04 seconds West, a distance of 119.93 feet to a nail set, then South 00 degrees 40 minutes 31 seconds East, a distance of 100.45 feet to a nail set, then South 62 degrees 07 minutes 00 seconds West, a distance of 256.03 feet to a nail set, then South 54 degrees 44 minutes 32 seconds West, a distance of 40.95 feet to a 5/8-inch rebar set, said point being the POINT OF BEGINNING.

Said tract of land contains 4.324 Acres.

PROPERTY DESCRIPTION - PARCEL B

All that tract or parcel of land lying or being in Land Lots 54 and 75, 5th District, The City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found at the intersection of the northern right-of-way Georgia State Highway 34 (variable right-of-way) and the eastern right-of-way of Millard C. Farmer Industrial Boulevard (variable right-of-way), said monument have State Plane Coordinate value Northing: 1,235,705.97; Easting: 2,114,944.46; Georgia West Zone, then continuing with said right-of-way North 47 degrees 43 minutes 06 seconds West, a distance of 288.79 feet to a concrete right-of-way monument found, then North 47 degrees 37 minutes 27 seconds West, 125.00 feet to a 5/8-inch rebar set, and the POINT OF BEGINNING. Thence North 47 degrees 37 minutes 15 seconds West, a distance of 332.73 feet to a concrete right-of-way monument found, then North 13 degrees 13 minutes 40 seconds West, a distance of 35.94 feet to a concrete right-of-way monument found on the eastern right-of-way of Werz Industrial Boulevard (variable right-of-way), then continuing with the said right-of-way along a curve to the left, said curve having an arc length of 243.86 feet with a radius of 415.12 feet, being subtended by a chord bearing of North 21 degrees 30 minutes 37 seconds East, a distance of 240.07 feet to a 1/2-inch rebar found, then departing said right-of-way South 89 degrees 07 minutes 24 seconds East, a distance of 441.37 feet to a 5/8-inch rebar set, then South 00 degrees 04 minutes 22 seconds West, a distance of 231.77 feet to a nail set, then North 89 degrees 18 minutes 04 seconds West, a distance of 119.93 feet to a nail set, then South 00 degrees 40 minutes 31 seconds East, a distance of 100.45 feet to a nail set, then South 62 degrees 07 minutes 00 seconds West, a distance of 256.03 feet to a nail set, then South 54 degrees 44 minutes 32 seconds West, a distance of 40.95 feet to a 5/8-inch rebar set, said point being the POINT OF BEGINNING.

Said tract of land contains 3.246 Acres.

PROPERTY DESCRIPTION - PARCEL C

All that tract or parcel of land lying or being in Land Lots 75, 5th District, The City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found at the intersection of the northern right-of-way Georgia State Highway 34 (variable right-of-way) and the eastern right-of-way of Millard C. Farmer Industrial Boulevard (variable right-of-way), said monument have State Plane Coordinate value Northing: 1,235,705.97; Easting: 2,114,944.46; Georgia West Zone, then continuing with said right-of-way North 47 degrees 43 minutes 06 seconds West, a distance of 288.79 feet to a concrete right-of-way monument found, then North 47 degrees 37 minutes 27 seconds West, 125.00 feet to a 5/8-inch rebar set, and the POINT OF BEGINNING. Thence North 47 degrees 37 minutes 15 seconds West, a distance of 332.73 feet to a concrete right-of-way monument found, then North 13 degrees 13 minutes 40 seconds West, a distance of 35.94 feet to a concrete right-of-way monument found on the eastern right-of-way of Werz Industrial Boulevard (variable right-of-way), then continuing with the said right-of-way along a curve to the left, said curve having an arc length of 243.86 feet with a radius of 415.12 feet, being subtended by a chord bearing of North 21 degrees 30 minutes 37 seconds East, a distance of 240.07 feet to a 1/2-inch rebar found, then departing said right-of-way South 89 degrees 07 minutes 24 seconds East, a distance of 441.37 feet to a 5/8-inch rebar set, then South 00 degrees 04 minutes 22 seconds West, a distance of 231.77 feet to a nail set, then North 89 degrees 18 minutes 04 seconds West, a distance of 119.93 feet to a nail set, then South 00 degrees 40 minutes 31 seconds East, a distance of 100.45 feet to a nail set, then South 62 degrees 07 minutes 00 seconds West, a distance of 256.03 feet to a nail set, then South 54 degrees 44 minutes 32 seconds West, a distance of 40.95 feet to a 5/8-inch rebar set, said point being the POINT OF BEGINNING.

Said tract of land contains 1.846 Acres.

N/F PROPERTY OF
ORFI Millard Shops LLC
DEED BOOK 4810 / PAGE 610

PARCEL 1 AREA
4.324 Acres
168.335 ac
ZONED CHV

PARKING SUMMARY
148 REGULAR
8 HANDICAP
156 TOTAL

N/F PROPERTY OF
ORFI Millard Shops LLC
DEED BOOK 4810 / PAGE 610

PARCEL 2 AREA
3.246 Acres
141.409 ac
ZONED CHV

PARKING SUMMARY
121 REGULAR
1 HANDICAP
122 TOTAL

N/F PROPERTY OF
CAV COM LLC
DEED BOOK 3406 / PAGE 176

PARCEL 3 AREA
1.846 Acres
80.408 ac
ZONED CGN

PARKING SUMMARY
60 REGULAR
3 HANDICAP
63 TOTAL

SURVEYOR CERTIFICATION (ALTA)

To: ORFI Millard Shops LLC, a Georgia limited liability company
Harbour Retail Partners Management LLC
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 7(a), 7(b)-(1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on August 25, 2021.

Date: August 25, 2021.



SURVEYOR CERTIFICATION (GEORGIA)

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 is stated hereon. RECORDED 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 of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David L. Hester
Georgia Registered
Land Surveyor # 3042

TITLE EXCEPTIONS - PARCEL A & B

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. C178-21-0659, EFFECTIVE DATE APRIL 27, 2021.

9. Declaration of Covenant and Reservation of Cross-Parking Easements by NEWMAN MORE, LP, executed January 17, 2019, filed January 18, 2019, recorded in Deed Book 4805, Page 833, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED

10. Order and Judgment, styled DEPARTMENT OF TRANSPORTATION v. 0.080 acres of land and certain easement rights, et al., Case No. 08V802, executed June 3, 2008, filed June 3, 2008, recorded in Deed Book 3354, Page 520, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED

11. Order and Judgment, styled DEPARTMENT OF TRANSPORTATION v. 0.176 acres of land and certain easement rights, et al., Case No. 08V866, executed May 27, 2008, filed May 27, 2008, recorded in Deed Book 3351, Page 563, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED

12. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between D.M. NEAL, LLC, HWY 34/MILLARD PROPERTY BLVD., TRUST, and COSBY SWANSON, III and RICHARD A. SHUPERT, TRUSTEES OF THE TRUST FOR THE LINEAL DESCENDANTS OF VEE S. SWANSON, PURSUANT TO THAT CERTAIN TRUST FOR THE LINEAL DESCENDANTS OF VEE S. SWANSON, DATED JUNE 9, 1960, and NOT INDIVIDUALLY, executed June 27, 2005, filed July 11, 2005, recorded in Deed Book 2772, Page 44, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED

13. Right of Way Site Easement from WEST EQUIPMENT COMPANY to SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, executed October 19, 1993, filed October 22, 1993, recorded in Deed Book 796, Page 322, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED

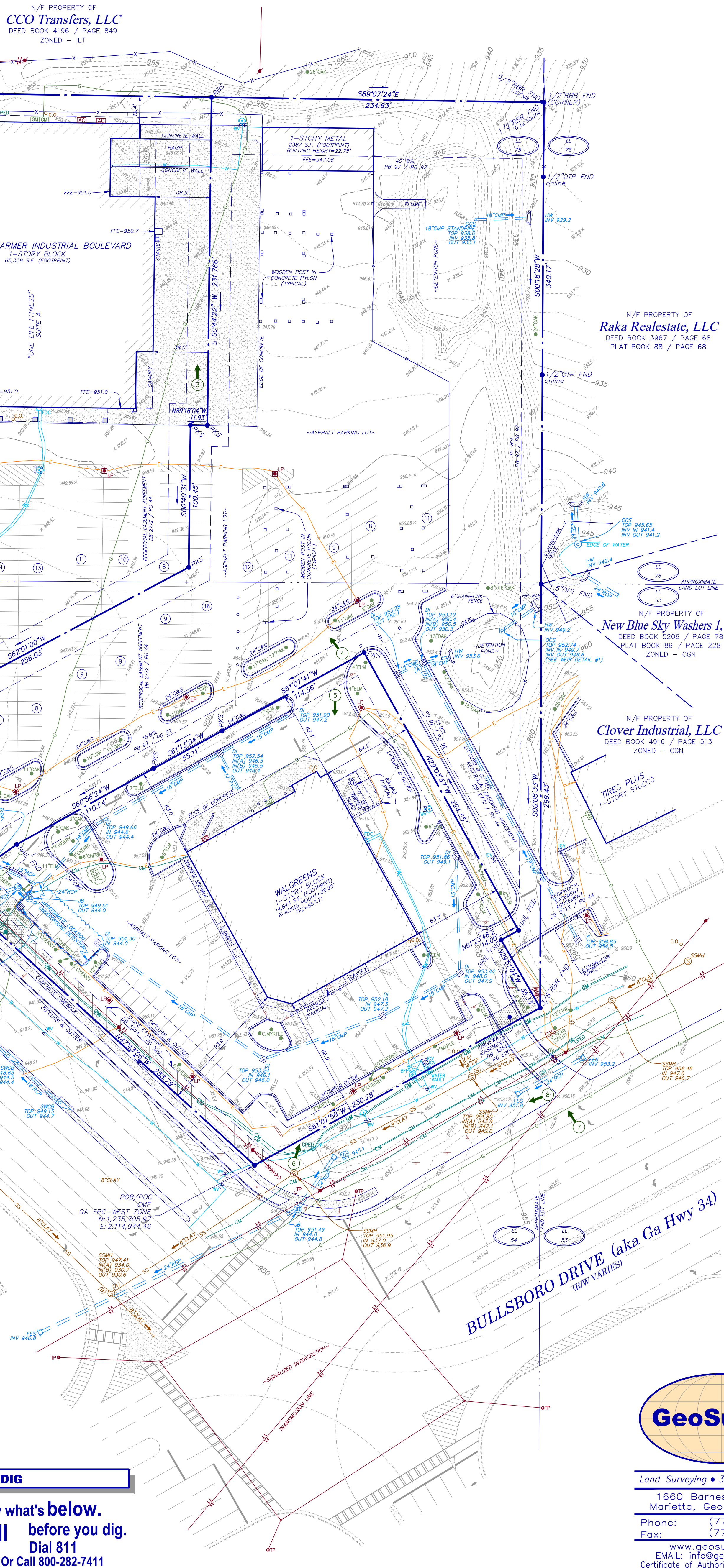
14. Indemnity Agreement by and between WEST EQUIPMENT COMPANY and GEORGIA DEPARTMENT OF TRANSPORTATION, executed August 13, 1990, filed May 15, 1991, recorded in Deed Book 612, Page 87, Coweta County, Georgia Records.

AFFECTS SITE AS PLOTTED



IF YOU DIG
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

N/F PROPERTY OF
CCO Transfers, LLC
DEED BOOK 4196 / PAGE 849
ZONED - ILT

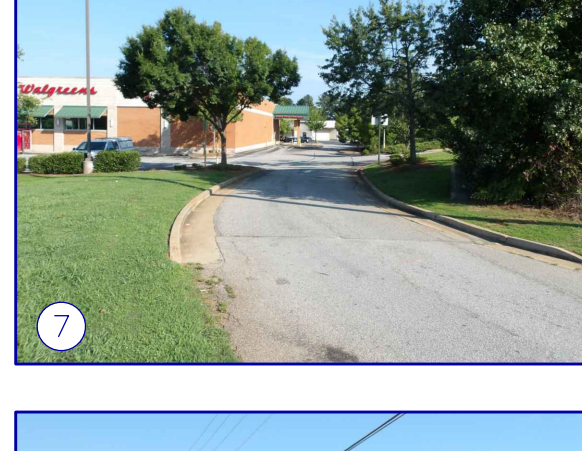


N/F PROPERTY OF
Raka Realstate, LLC
DEED BOOK 3967 / PAGE 66
PLAT BOOK 88 / PAGE 68

N/F PROPERTY OF
New Blue Sky Washers 1, Inc
DEED BOOK 5206 / PAGE 78
PLAT BOOK 86 / PAGE 228
ZONED - CGN

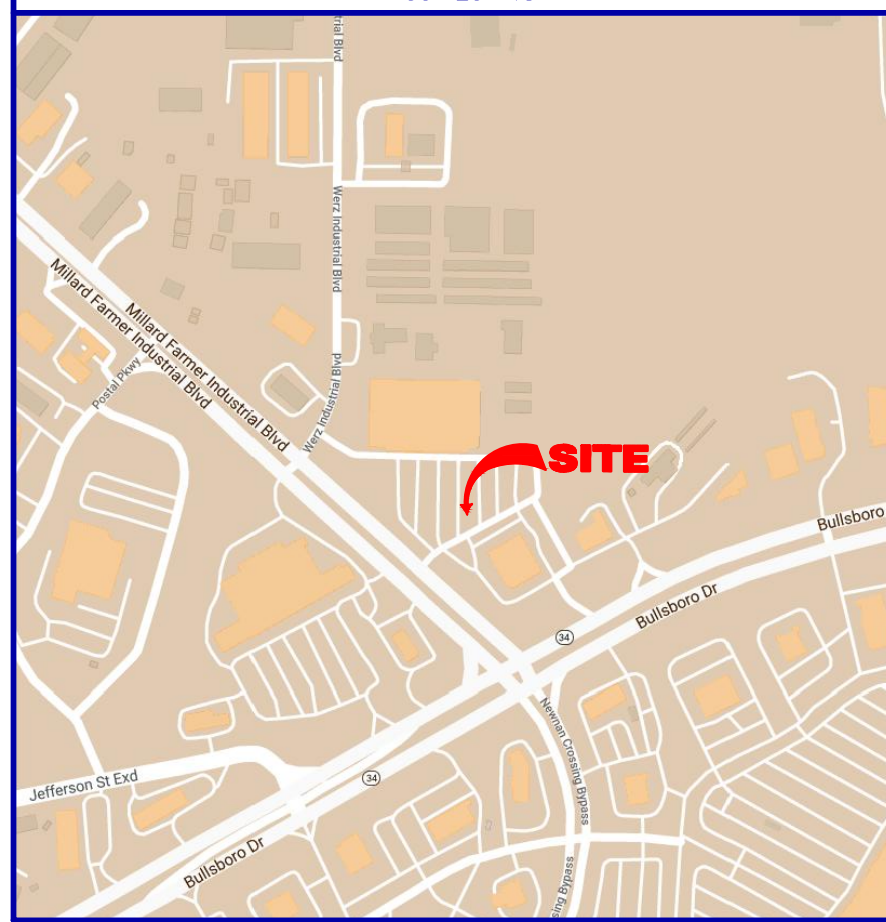
N/F PROPERTY OF
Clover Industrial, LLC
DEED BOOK 4916 / PAGE 513
ZONED - CGN

SITE PHOTOGRAPHS



VICINITY MAP

SITE LOCATION - LATITUDE: 33° 23' 48" LONGITUDE: 84° 45' 44"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130700440, AND THE DATE OF SAID MAP IS FEBRUARY 6, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY 6OPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. PARCEL A & B (SETBACKS SHOWN PER SURVEY REFERENCE 1) THE SITE IS ZONED "CGN" (HEAVY COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF NEWNAN. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 15 FEET; AND REAR - 15 FEET.

PARCEL C (SETBACKS SHOWN PER SURVEY REFERENCE 2) THE SITE IS ZONED "CGN" (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF NEWNAN. THE MINIMUM YARD SETBACKS ARE: FRONT - 35 FEET; SIDE - 12 FEET; AND REAR - 12 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE DECTED CHRONICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

PLEASE NOTE: HARDWOOD TREES 24-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER, PINE TREES 30-INCH DBH AND LARGER, AND LOCATED TREES 8-INCH DBH AND LARGER WERE LOCATED FOR THIS SURVEY.

SURVEY REFERENCES
1> FINAL PLAT FOR NEWMAN MORE, LP., PREPARED BY SCANLON ENGINEERING SERVICES, INC., DATED JULY 24, 2018.
2> UPDATE ALTA/ACSM LAND TITLE SURVEY FOR HWY 34-MILLARD FARMER BLVD., LLC, ET AL., PREPARED BY ROCKEFELLER & ASSOCIATES, INC., DATED MAY 18, 2006, LAST REVISED NOVEMBER 18, 2008.

UTILITY NOTE

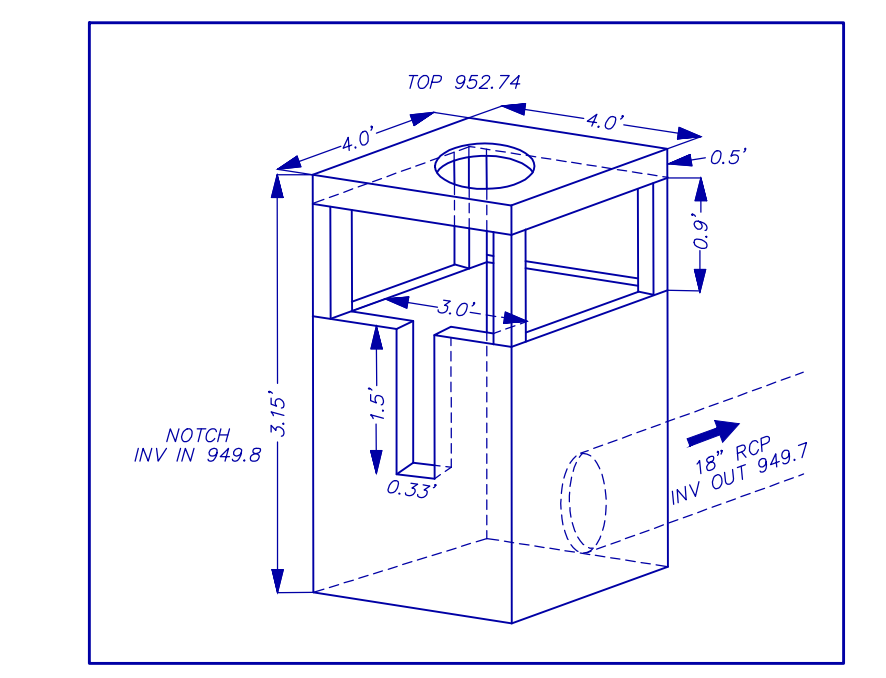
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT SHOWN OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THE ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.



GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,048, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S2 SERIES TOTAL STATION AND TRIMBLE TSC3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

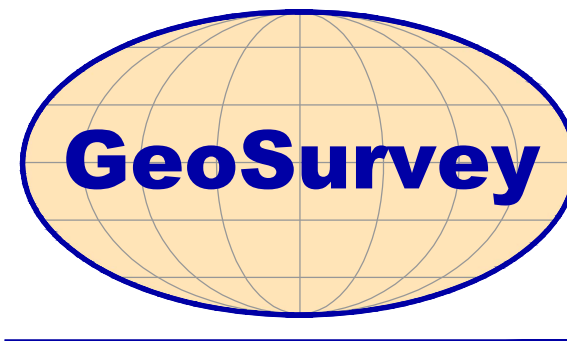
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 146,080. FEET. L&B: PNT.

ALTA/NSPS LAND TITLE SURVEY

19 Millard Farmer Industrial Boulevard

FOR

ORFI Millard Shops LLC
Harbour Retail Partners Management LLC
Chicago Title Insurance Company



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, GA 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
E-MAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

CS JOB NO:	20217092	DRAWING SCALE:	1" = 40'	SURVEY DATE:	08-25-2021
FIELD WORK:	CC	CITY:	NEWNAN	STATE:	GA
PROJ. MGR:	CAB	COUNTY:	COWETA		
REVIEWED:	DLH	LAND LOT:	54 & 75		
DWG FILE:	20217092-01.dwg	DISTRICT:	5TH		



MASTER SIGN PLAN APPLICATION

Email: planning@newnanga.gov

Tel.: 678-673-5485 Fax.: 770-254-2361

The purpose of a Master Sign Plan (Sec. 8-22) is to provide special consideration for a coordinated sign plan using an overall theme that integrates signs into the framework of the building, landscape, topography or other design features of the property.

Site Information	
Business Name: HRP Newnan, LLC.	Site Address: 19 Millard Farmer Industrial Blvd. Newnan, GA 30263
Zoning District: C-4 Commercial	Tax Parcel Number: N57A 065

Contact For This Project:	
Name: Robert Burke with Little Diversified Architectural Consulting	Phone: 704-562-4042
Mailing Address: 615 South College St. Suite 1600 Charlotte NC 28202	Email: robert.burke@littleonline.com
Please describe the sections of the sign regulations you are requesting deviations from: Our proposal is to have two monument signs and one pole sign which are existing and we understand are considered to be grandfathered in for this property. The proposed signs will not exceed the existing sign areas. Sign quantity and locations are to remain the same.	

DECISION CRITERIA

Please explain how your Master Sign Plan complies with the following decision criteria. You may use additional sheets if necessary:

1. How does your proposal manifest exceptional visual harmony between the sign, buildings and other components of the site through the use of a consistent design theme, including but not limited to, color, materials, location, scale and/or type of sign proposed?

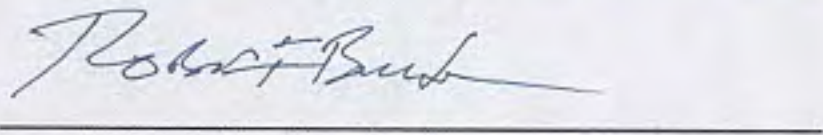
As you can see by Little's elevations "Schematic Design Sketch", Casco sign drawings #311735, and the Allen Industries sign drawings, the proposed master sign program for the shopping center is in harmony with the surrounding businesses and other shopping centers in the vicinity (see attached).

2. How does the proposal promote and complement the planned land use in the area of the site and enhance the aesthetics of the surrounding area?

The existing shopping center is in desperate need of an overhaul, and we feel that our proposal presents a design theme that is complementary of the surrounding area, is architecturally pleasing and is a major upgrade from the existing.

3. How is the proposal compatible with the scale, character, design and lighting of the adjacent neighborhood or business district?

Our proposal is compatible with all aspects of the vicinity in regard to scale, character, design and lighting of the business district. It is imperative for the success of the renovated shopping center that each individual tenant has the ability to maintain their individuality and unique branding standards – through color, size, and shape of their identity.



Signature of Applicant

FOR OFFICIAL USE ONLY	
Received by:	_____
Date of Filing:	_____
Planning Commission Meeting Date:	_____
Action Taken (Date):	_____

CITY OF NEWNAN'S MASTER SIGN PROCESS

Master Sign Plans may be submitted by a property owner or their authorized representative for pre-approval of permits for permanent signs.

- (a) Master Sign Plans shall illustrate all proposed permanent signs for which sign permits will be required under Sec. 8-7 of the City of Newnan's Sign Regulations (Article 8) in sufficient detail to provide knowledgeable review and design specificity. Master Sign Plans shall show, describe or illustrate all signs proposed to be located on a lot or within a development (and the buildings and structures related thereto).
- (b) For a planned center (as defined in Article 8-Sign Regulations), the entire development must be included in the Master Sign Plan.
- (c) Master Sign Plans must include:
 - (1) Location.

An accurate drawing to scale showing the position of the sign or signs in relation to nearby buildings or structures (including other signs), driveways, parking areas, property and right-of-way lines, and any other limiting site features. The drawing must be drawn to "site plan" standards consistent with the Procedures and Permits Article, and must show or note (as applicable):

 - a. The location and size of all other signs on the parcel that are proposed to remain;
 - b. For freestanding signs, the distance in feet to the nearest property line or street right-of-way line, and to the nearest existing freestanding sign proposed to remain; and
 - c. The distance in feet from the location of the nearest proposed freestanding sign(s) to the closest residentially zoned property within 500 feet.
 - (2) Sign Structure Specifications.
 - a. An accurate drawing to scale of the plans, specifications and method of construction and attachment of the sign or signs to the building or ground. The drawing shall specifically include the size of the sign structure(s) and sign face area(s), height of the sign(s), and construction materials to be used.
 - b. For any sign for which a building permit is required, the drawing shall be an engineered structural drawing designed to all Building Code requirements.
 - (3) Design.
 - a. The Master Sign Plan shall include such drawings and specifications as may be required by the Planning and Zoning Director to clearly illustrate the design elements of the sign or signs, including the construction materials, size, letter style and color of all elements of the sign(s), including the sign structure, the sign face, and background surfaces.

- b. The plan shall also show landscaping details meeting the requirements of this Article, including the extent of the designated landscaping area, the location of specific landscape materials, and the botanical and common name of plants by location on the plan.
- (d) Approval.
 - (1) A Master Sign Plan depicting signs that conform to all requirements of this Article may be approved administratively by the Planning and Zoning Director.
 - (2) A Master Sign Plan depicting signs that exceed or modify one or more requirements of this Article must be approved by the Planning Commission.
 - a. Following review of a complete application by the Planning and Zoning Department, the plan will be placed on the agenda of the next available Planning Commission meeting.
 - b. If approval is denied by the Planning Commission, the applicant may appeal within 30 calendar days of the denial to the Zoning Board of Appeals in accordance with the provisions for a hardship variance under the Appeals Article of this Zoning Ordinance.
 - (3) Upon approval, the Master Sign Plan shall supersede any conflicting restrictions and regulations of this Article for the property to which it pertains and shall not be adversely affected by any subsequent amendments to this Ordinance.
- (e) Recordation of approved Master Sign Plan.
 - (1) The Master Sign Plan as approved must be recorded by the owner in the office of the Clerk of Superior Court and a copy of the approved Master Sign Plan, as recorded, must be filed with the Planning and Zoning Director and the Building Official prior to issuance of a sign permit for any part of the development or premises.
 - (2) The recorded Master Sign Plan must be included in any sale, lease or other transfer of right of occupancy affecting any part of the development or premises to which the Master Sign Plan applies.
 - (3) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, must comply with the approved Master Sign Plan.



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

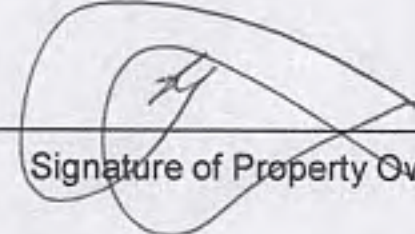
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a temporary structure zoning approval for property.

Name of Property Owner Rod Young with HRP Newnan, LLC.

Telephone Number 910-619-7600

Address of Subject Property 19 Millard Farmer Industrial Blvd.
Newnan, GA 30263

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

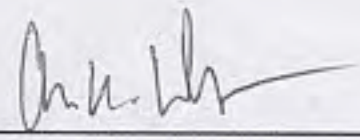


Signature of Property Owner

Personally appeared before me

Roger Young

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 5/12/23

SPROUTS

FARMERS MARKET

Sprouts Farmers Market
SPR - E3401_200
Newnan, GA
April 21, 2023



YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Customer Approval / Signature	
Signature: _____	Date: _____

SPROUTS

FARMERS MARKET

STORE NUM.: 531

CROSS STREETS: Millard Farmer Ind. Blvd.
and Bullsboro Dr.

ADDRESS: 19 Millard Farmer Industrial Blvd.
Newnan, GA 30263

WALL SIGNS:

Building Elevation	Area Allowed per Elevation	Signs Allowed per Elevation	LTR Height Allowed	PROPOSED	
				Sq. Footage	Sign Type
North	-n/a	-	-	-sf	
South	** Need MSP	-	-	353.4 SF	MID & Secondary
East	-	-	-	-sf	
West	-	-	-	-sf	
Total	-sf	#	-	-sf	

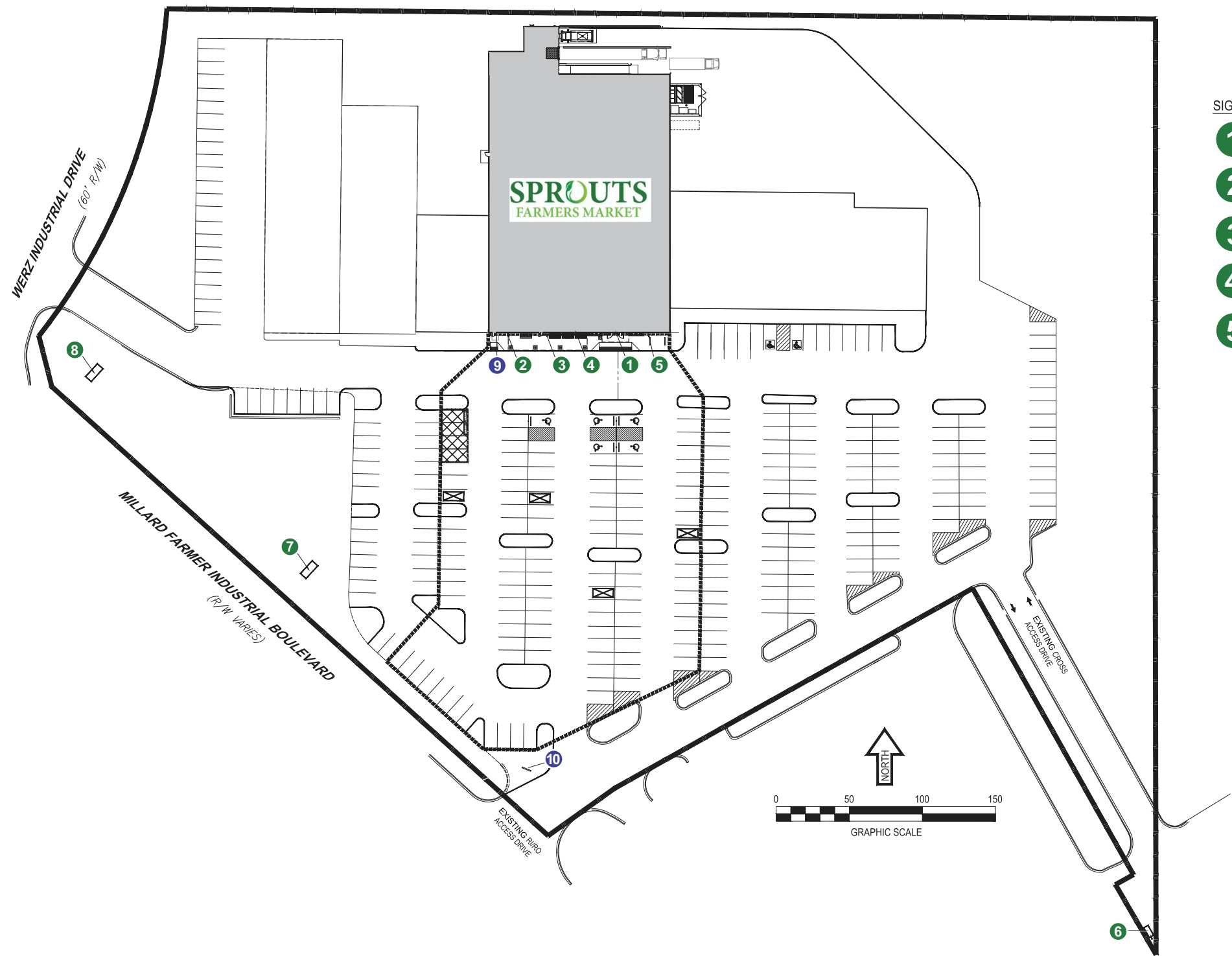
NOTES: Need MSP - Propose 54" MID and Four (4) 14" Secondary Signs on Pasture Gates

WINDOW SIGNS:

Building Elevation	Area Allowed per Code or LL	PROPOSED
		Sq. Footage
North	-	-sf

ADDITIONAL SIGNS / TEMPORARY SIGNAGE:

Temporary banners limited to 24 SF. One allowed for up to 30 days. Proposing 4' x 10' banner series. Needs to be included in the MSP



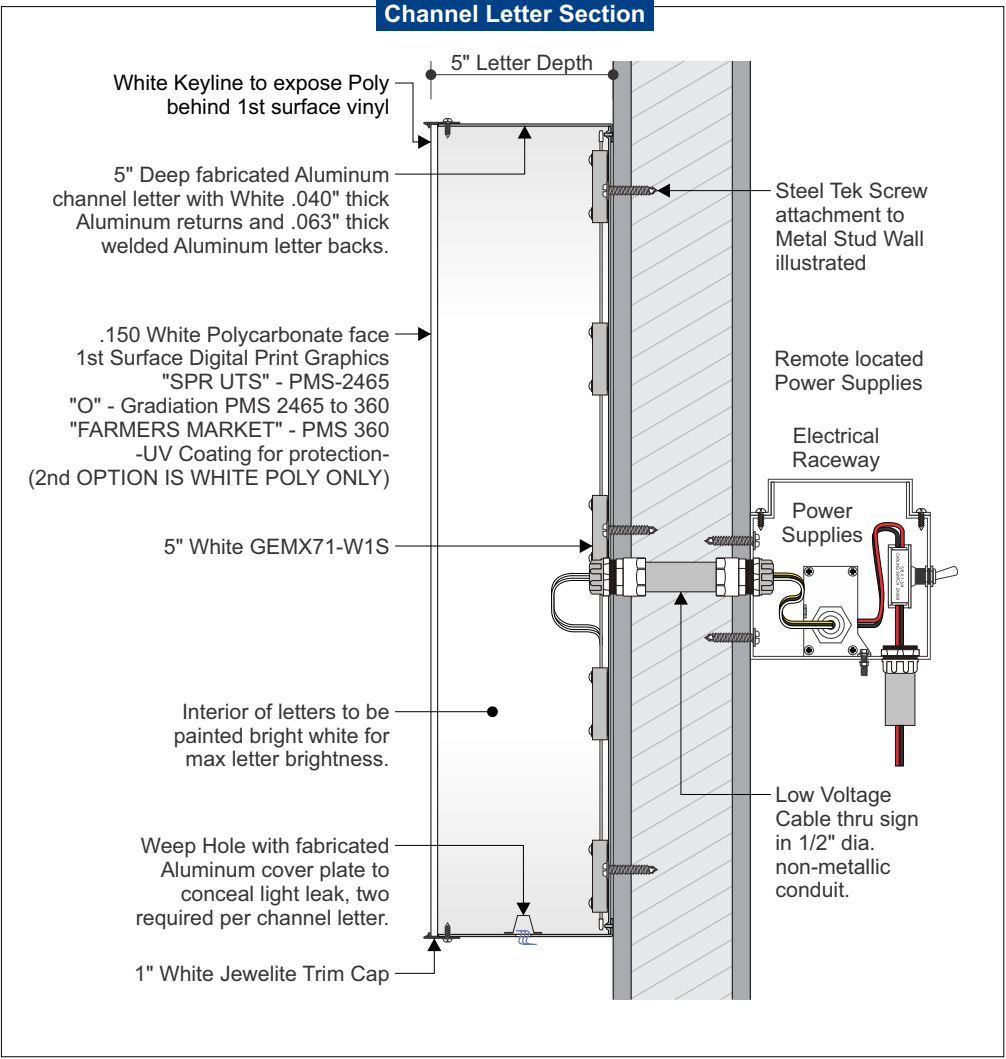
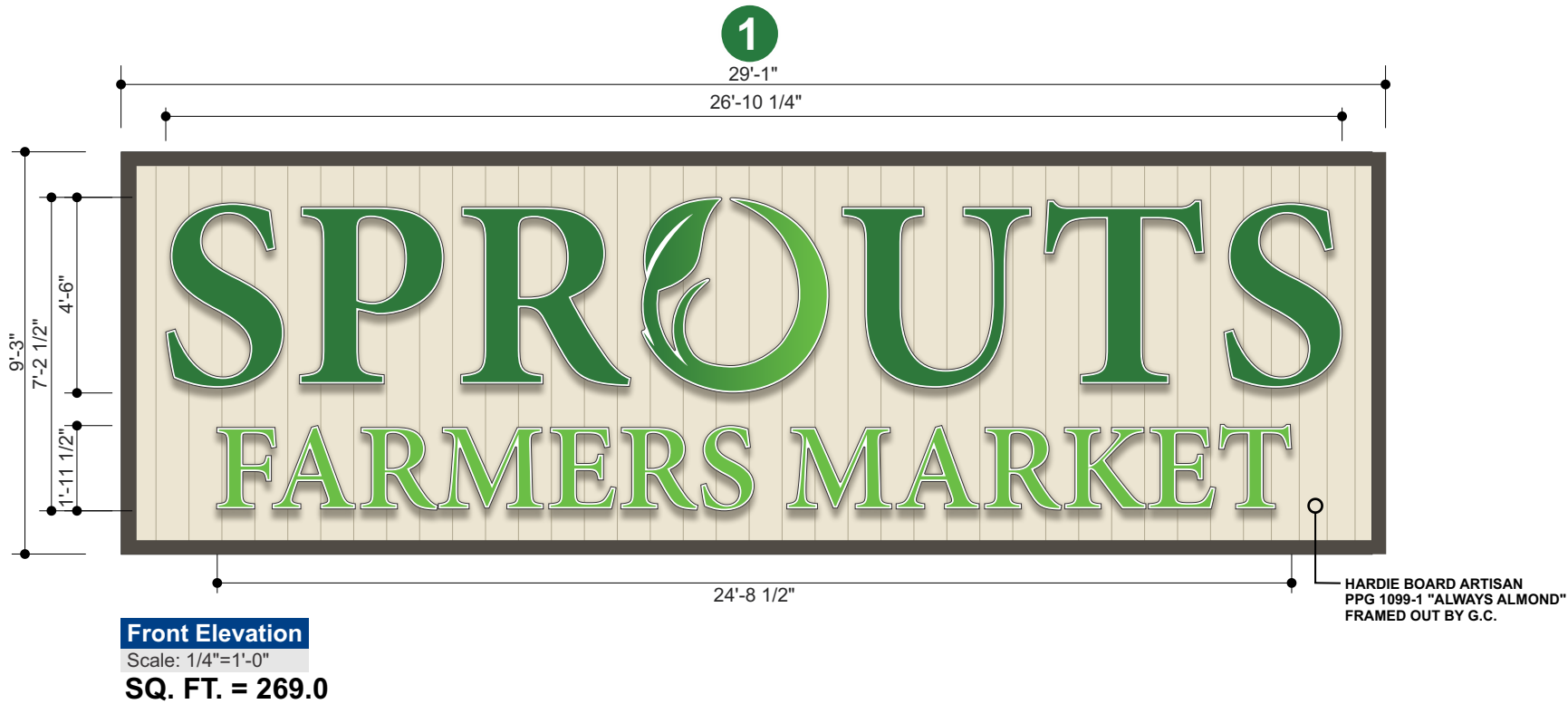
SIGNAGE SITE PLAN

SIGN #	LOCATION	SIGN TYPE	SIGN #	LOCATION	SIGN TYPE
1	SOUTH ELEVATION	ILLUM. CHANNEL LETTERS FLUSH MOUNTED	6	SITE	MULTI-TENANT PYLON SIGN TENANT FACE
2	SOUTH ELEVATION	ILLUM. CHANNEL LETTERS ON PASTURED GATE	7	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE
3	SOUTH ELEVATION	ILLUM. CHANNEL LETTERS ON PASTURED GATE	8	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE
4	SOUTH ELEVATION	ILLUM. CHANNEL LETTERS ON PASTURED GATE	9	SOUTH ELEVATION	TEMPORARY BANNERS WALL MOUNT
5	SOUTH ELEVATION	ILLUM. CHANNEL LETTERS ON PASTURED GATE	10	SITE	TEMPORARY BANNERS SKID MOUNT

#	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

Client Review Status	
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
Client Signature:	Approval Date:





Night View

Hardware Mounting Chart			
Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Signs and Raceways			
3/8" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
3/8" Lags with Shields	•		
3/8" Lag Bolts		•	
3/8" Toggle Bolts			•
Letters			
1/4" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
1/4" x 2-1/4" Tapcons	•		
Flathead Stainless Screws		•	•

Color Specifications

PMS 2465 - Green

PMS 360 - Light Green

Digitally Printed Gradation

White Polycarbonate

Allen Industries

FILE NUMBER: E212503

Listed

Electric Sign

Complies with

UL48

E212503

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING

ELECTRICAL

CONNECTIONS

Allen Industries

YOUR BRAND AT ITS BEST™

1-800-967-2553

www.allenindustries.com

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Client:

Sprouts Farmers Market

Address:

19 Millard Farmer Industrial Blvd.

Newnan GA 30263

Date:

04/21/23

Estimate #:

E3401

Job #:

-

Page #:

5 of 12

File Name:

SPR-E3401_Newnan, GA_200

Sales:

House

Design:

DE

PM:

ET

#

Date

Description

Initial

1

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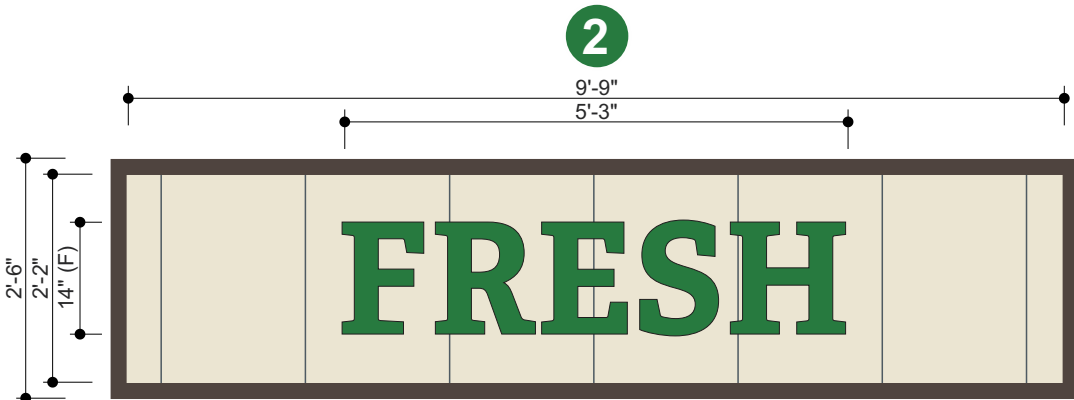
Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

2 3 4 5 14" Secondary Signage with Frames
Illuminated Channel Letters



Front Elevation

Scale: 1/2"=1'-0"

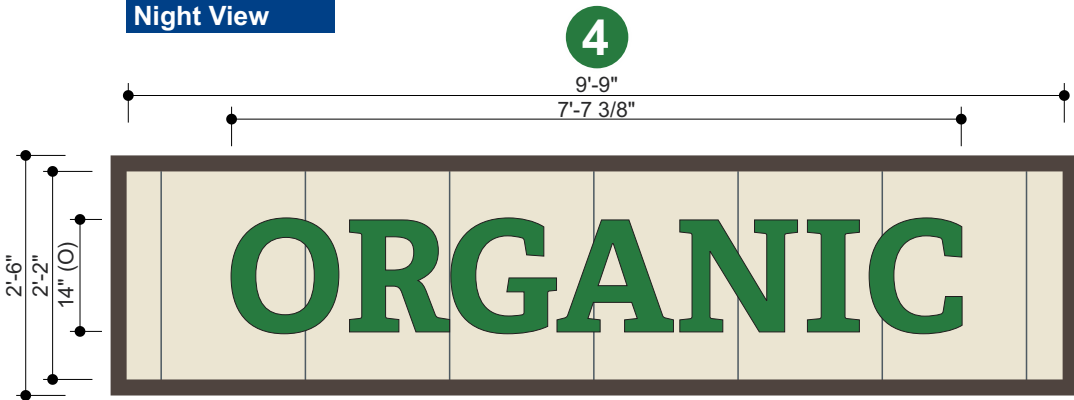
Quantity: 1

LETTER SQ. FT. = 4.5

FRAME SQ. FT. = 21.1



Night View



Front Elevation

Scale: 1/2"=1'-0"

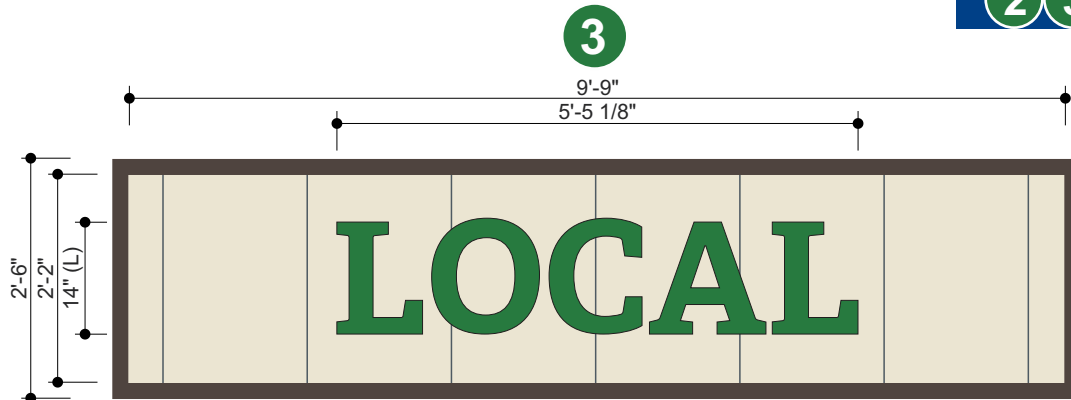
Quantity: 1

LETTER SQ. FT. = 8.9

FRAME SQ. FT. = 21.1



Night View



Front Elevation

Scale: 1/2"=1'-0"

Quantity: 1

LETTER SQ. FT. = 6.3

FRAME SQ. FT. = 21.1



Night View



Front Elevation

Scale: 1/2"=1'-0"

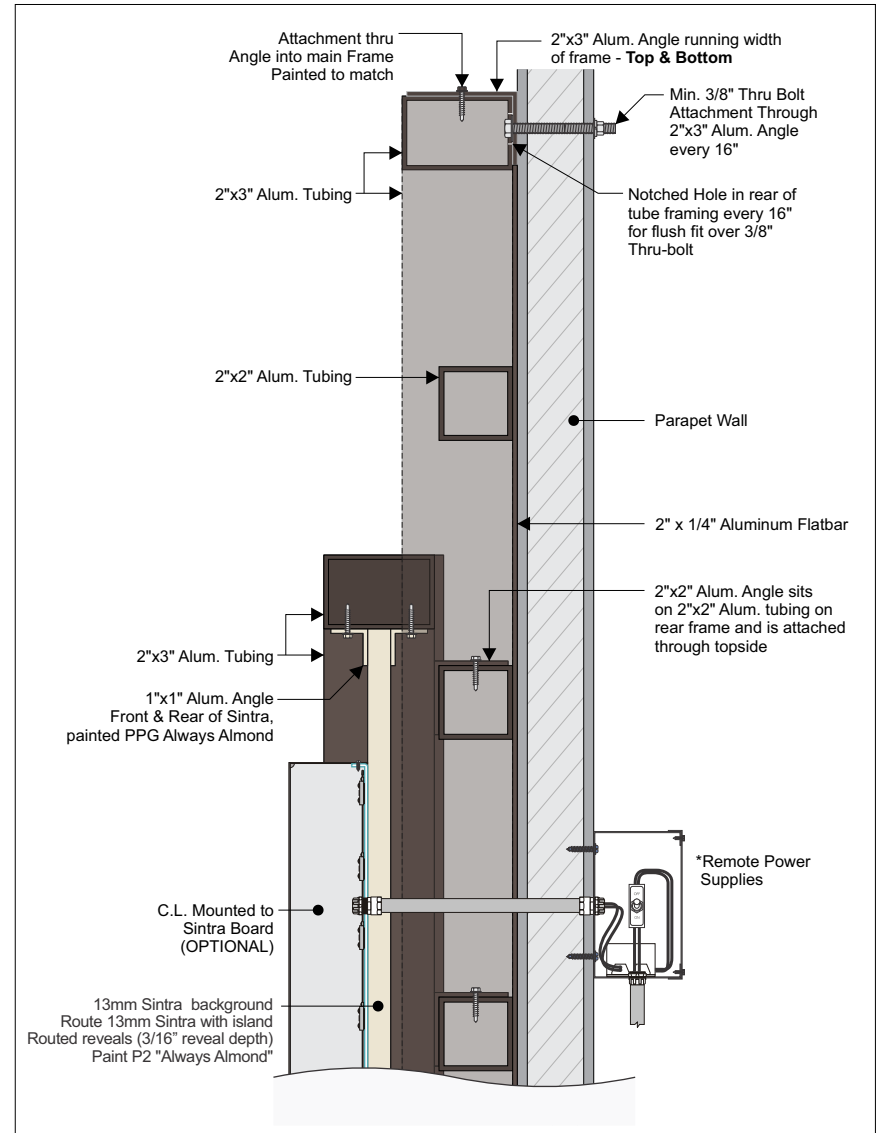
Quantity: 1

LETTER SQ. FT. = 10.4

FRAME SQ. FT. = 21.1



Night View



Color Specifications

- Prefinished White
- White Trim Cap
- White Polycarbonate
- PMS 2465 - Green
- PPG1099-1 Always Almond on Sintra Panels
- PPG1005-7 Dark Granite

Hardware Mounting Chart

Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Signs and Raceways			
3/8" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
3/8" Lags with Shields	•		
3/8" Lag Bolts		•	
3/8" Toggle Bolts			•
Letters			
1/4" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
1/4" x 2-1/4" Tapcons	•		
Flathead Stainless Screws		•	•



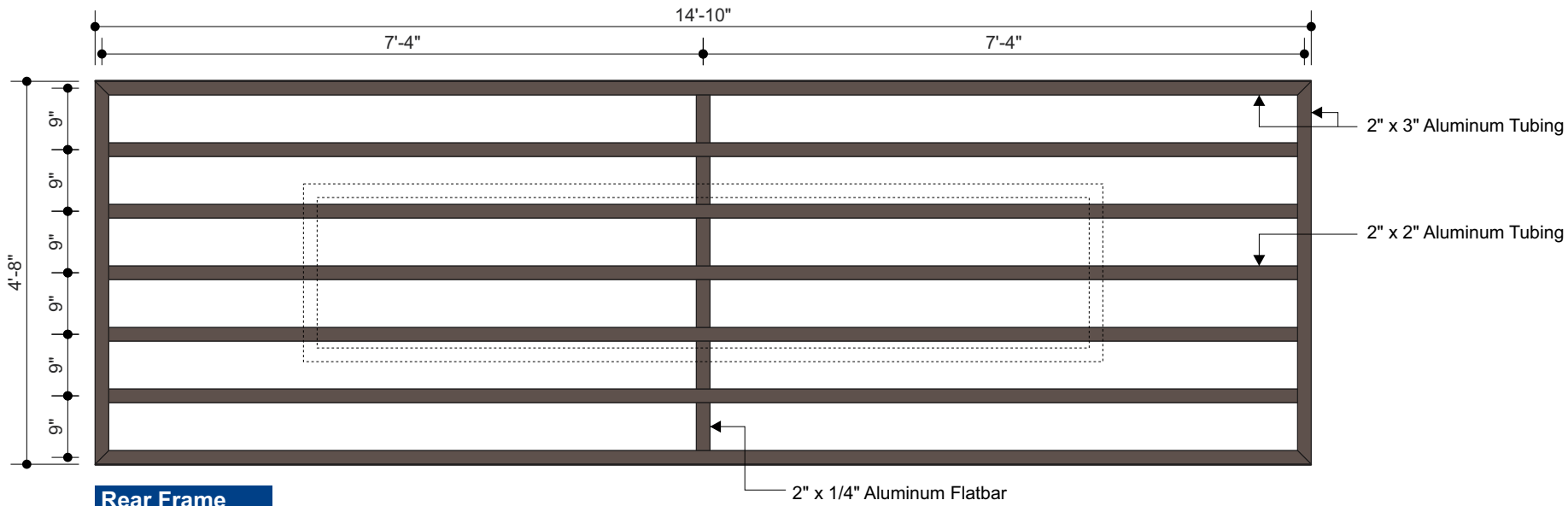
Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.

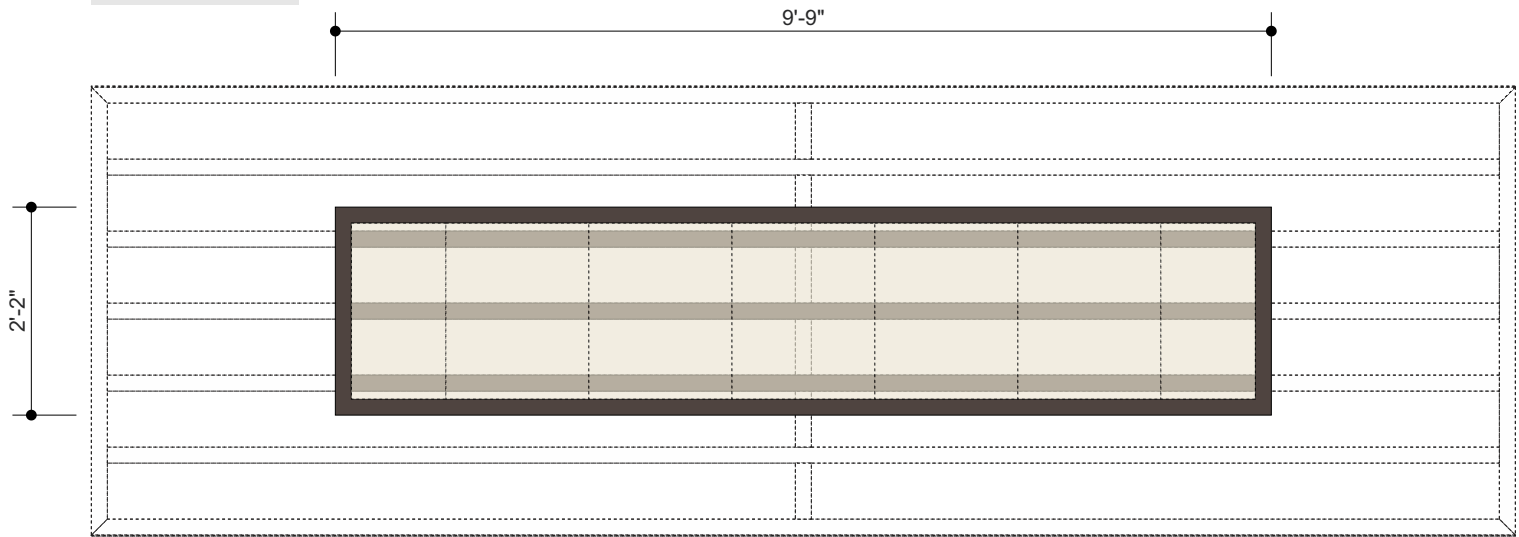


SIGN MOUNTING & FRAMING DETAILS
FOR 14" SECONDARY SIGNAGE 2,3,4,5

2 3 4 5 Pasture Gate Framing
Option B



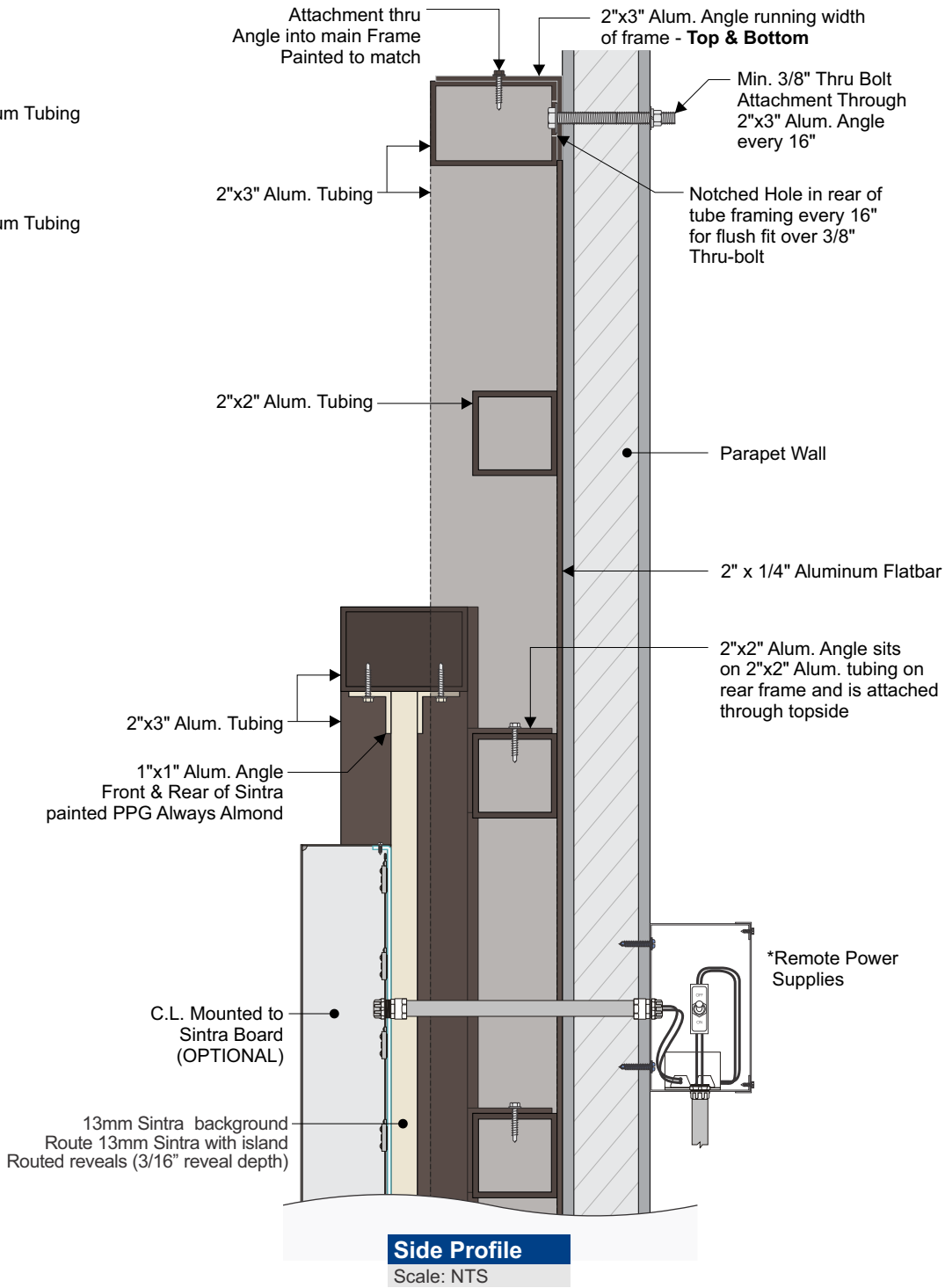
Rear Frame
Scale: 1/2"=1'-0"



Front Frame
Scale: 1/2"=1'-0"

Color Specifications

- PPG1099-1 Always Almond on Nichiha Panels - 17 7/8" Wide x 5/8" Thick - AWP 3030 (Roughsawn Architectural Wall Panels)
- PPG1005-7 Dark Granite



Side Profile

Scale: NTS



Electric Sign
Complies with
UL48

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#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-



Standard S/F Digitally Printed Banner

INSTALLS WITHIN 2 WEEKS OF CONSTRUCTION START DATE

Scale: 1/2" = 1'-0"

Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White

SQ. FT.= 40.0



Standard S/F Digitally Printed Banner

INSTALLS 90 DAYS PRIOR TO OPENING

Scale: 1/2" = 1'-0"

Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White

SQ. FT.= 40.0



Standard S/F Digitally Printed Banner

INSTALLS 30 DAYS PRIOR TO OPENING

Scale: 1/2" = 1'-0"

Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White

SQ. FT. = 40.0



Standard S/F Digitally Printed Banner

INSTALLS 1 DAY PRIOR TO OPENING AFTER 7 PM

Scale: 1/2" = 1'-0"

Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White

SQ. FT. = 40.0



Standard S/F Digitally Printed Banner

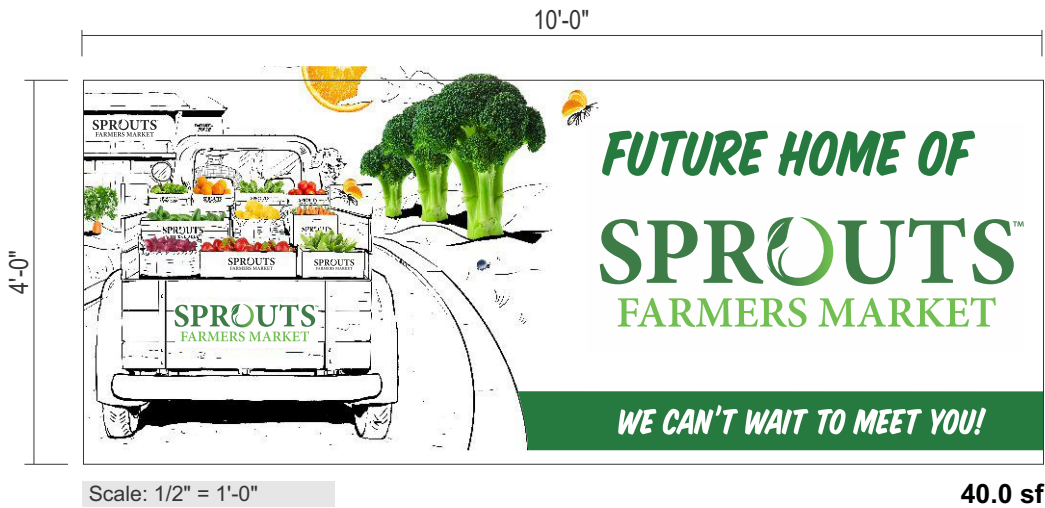
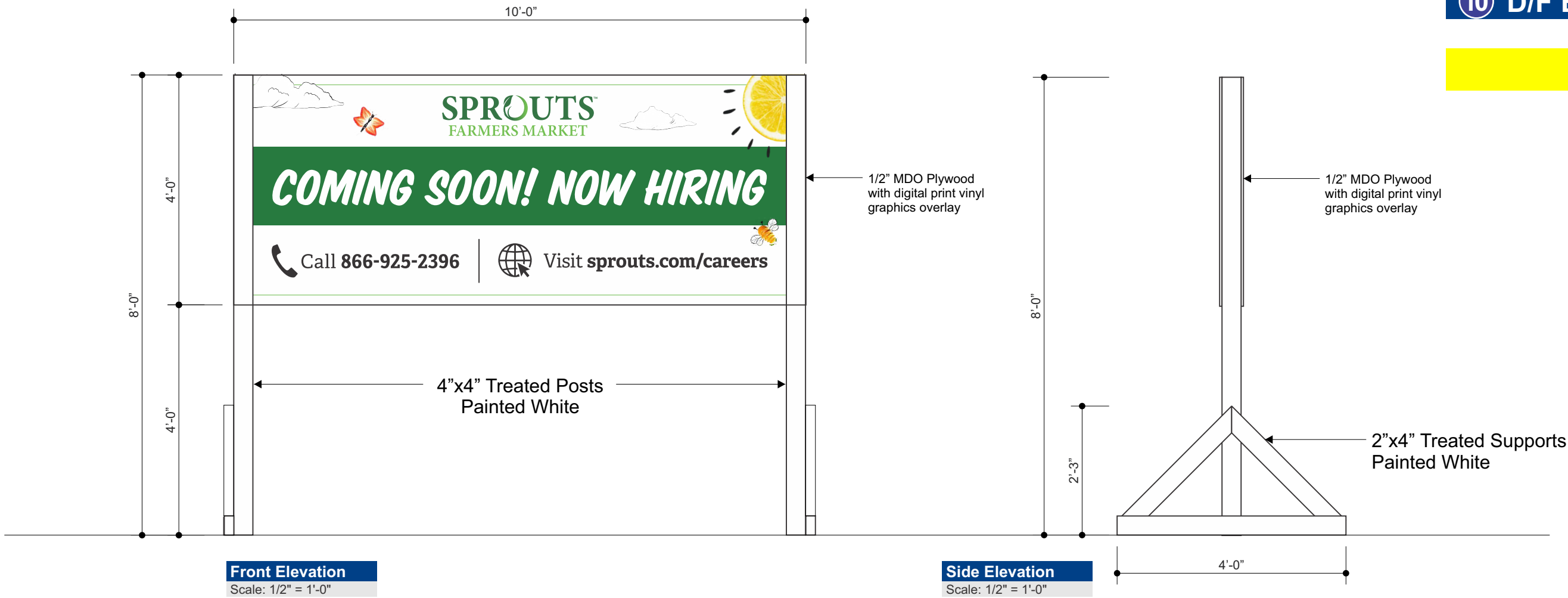
INSTALLS 1 DAY PRIOR TO OPENING AFTER 7 PM

Scale: 1/2" = 1'-0"

Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White

SQ. FT. = 61.25





Standard S/F Digitally Printed Banner
Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White
Quantity: 2

INSTALLS WITHIN 2 WEEKS OF
CONSTRUCTION START DATE



Standard S/F Digitally Printed Banner
Hemmed And Grommets At Corners & Center
S/F Banner Material - 13oz. Arlon Gloss White
Quantity: 2

INSTALLS 90 DAYS PRIOR TO OPENING

Customer:
Newnan Grocery Retail-Monument Sign

19 Millard Farmer Industrial Blvd
Newnan, GA 30263

Drawing #:
311735

Date:
03/12/2021

Revision:

Customer Approval:

Date:

Sales:
B. Konoff

Design: NL	Check by: K@
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All components & installations are approved & listed by  UNDERWRITERS LABORATORIES

Drawing Type:
Concept / Sales



Zoning Information

Sec. 5-4. - QDC, Quality Development Corridor Overlay District.

(6) Sign Requirements. Signs shall conform to the Sign Regulations Article. In addition, the following requirements shall apply:

- a. There shall be no visible neon tubing sign(s) or any sign emulating neon tubing permitted on wall or freestanding signs within the overlay district.
- b. Signs shall be of wood, stone or other similar materials and shall complement the material and color of the building. Sign supports shall be faced with the primary material used on the primary structure. The primary structure material shall be used to frame the sign in such a way as to completely surround the sign a maximum of eight inches (8”) on the top and sides of the sign. No part of a metal can shall be left exposed, except as required for maintenance of the sign and/or its components.

A1 A2 (2) D/F Internally Lighted Refurbished Monument Signs
Scale: 1/2" = 1'-0"

Color Notes



1/2" Clear acrylic - push thru copy



7328 White polycarb - push thru backer panel, tenant faces



TBD Beige (satin) - cabinet, retainers, t-bar



Dk Bronze (satin) - topper



PMS 7731 C Green (satin) - Sprouts face

Customer:
Newnan Grocery Retail-Monument Sign

19 Millard Farmer Industrial Blvd
Newnan, GA 30263

Drawing #:
332664

Date:
05/25/2023

Revision:

Customer Approval:

Date:

Sales:
S. Brady

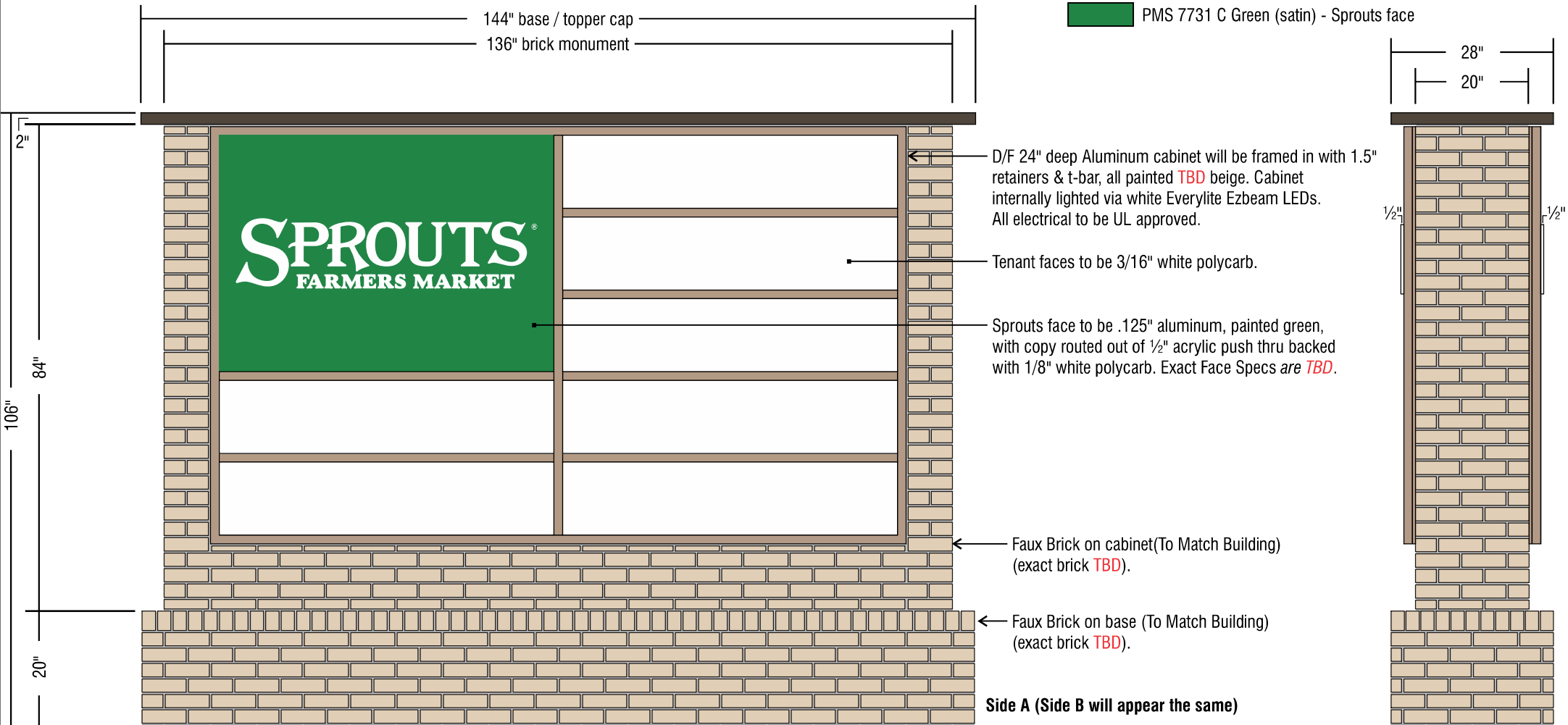
Design:
G. Moon

Check by:

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Drawing Type:
Concept / Sales



Existing Footing & Steel is TBD Pending Further Details

General Sign Notes

Existing Sign cabinet to be refurbished and have Faux brick added to body of sign.



The existing monument signs that are shown above, are to be refurbished to look like the proposed monument sign shown on the rendering above.

Customer:
**Newnan Grocery Retail-
Monument Sign**

19 Millard Farmer Industrial Blvd
Newnan, GA 30263

Drawing #:
311735

Date:
03/12/2021

Revision:

Customer Approval:

Date:

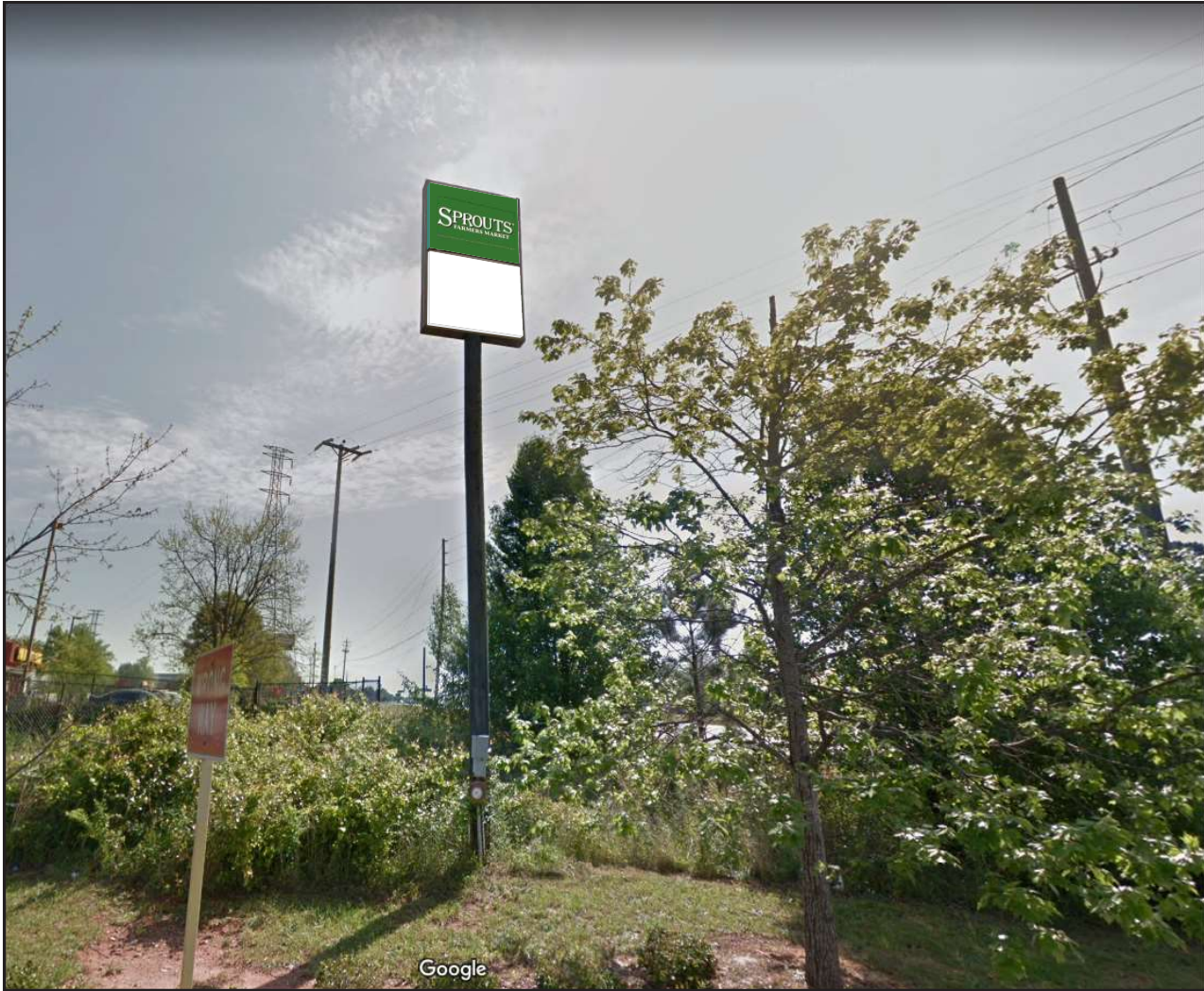
Sales:
B. Konoff

Design: NL Check by: K@

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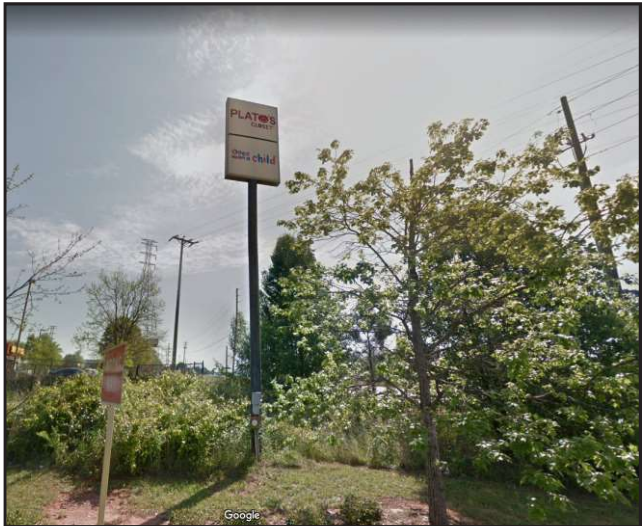
All components & installations are approved & listed by  UNDERWRITERS LABORATORIES

Drawing Type:
Concept / Sales



Proposed

Not to Scale



Existing

Not to Scale

The existing pole sign shown above, is to be refurbished to look like the proposed pole sign shown on the rendering to the left.