



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for October 10, 2023 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. September 12, 2023 Minutes
3. Public Hearings
 - a. Variance Request - 1 Pecan Trace
4. Other Business
 - a. Certificate of Appropriateness - 19 Perry Street
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**

September 12, 2023
7:00 p.m.

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

Commissioners Absent: Chris Hunt

Others in Attendance: Samantha Wood, Administrative Assistant Planning & Zoning
Dean Smith, Senior Planner
Chris Cole, 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.

A motion was made by Commissioner Hamlin to move items 4a and 4b into the 3a and 3b positions. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

READING OF MINUTES

Chairman Smith asked if everyone reviewed the August 8, 2023 meeting minutes. Commissioner Coggin made a motion to approve the minutes. Commissioner West seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness – 157 LaGrange Street

Cole presented the staff report for a certificate of appropriateness (COA) request by Mallard Residential, LLC for a new home to be constructed at 157 LaGrange Street. He stated the location was previously a site for a residence that was condemned by the City in March of 2022

after the property owners failed to take any corrective action to repair or demolish the former existing structure that sustained extensive damage from the 2021 Tornado. Cole said a demolition permit was issued by the City of Newnan in July of 2022 and the lot is presently vacant.

Cole said the building plans indicate the house will have a total heated area of 2,293 square feet which complies with the minimum house size requirements. He added that the selling price would be between \$500,000 and \$550,000. Cole also mentioned that the Board of Zoning Appeals had given them a front setback variance to allow the front of the house to be “in line” with the adjacent homes.

Cole reviewed the standards that the City uses for new construction in the Historic Residential Design Overlay (HRDO) district and recommended approval of the certificate of appropriateness request.

Andrew Villarreal came forward and stated that the yellow house in the pictures is the exact house they intend to build on the property. Chairman Smith asked if they planned to take the rock all the way around the home up to the water table. Villarreal stated that they would do that.

Commissioner West made motion to approve the COA request for 157 LaGrange Street with the condition that the water table go around the front and sides of the building. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness - 75 Greenville Street

Dean Smith presented the staff report for a certificate of appropriateness by K.A. Oldham Design, Inc. for renovations and improvements to the building at 75 Greenville Street. He stated the proposal includes upgrades to the exterior of the building and parking areas. Dean Smith said there are also planned interior improvements that are not subject to the Commission’s review.

Dean Smith reviewed the standards that the City uses for non-residential construction in the HRDO district. He mentioned that in addition to evaluating the proposal based upon that criteria for granting a COA, he also asked the City’s Main Street Department for their review in conjunction with the approved Newnan Design Guidelines from 2022. He discussed the comments provided by Jesse Branch, Special Events Coordinator/Acting Main Street Director, who concluded that she felt the design could be appropriate. Dean Smith also recommended approval of the request.

Kip Oldham, applicant, came forward and stated that they are seeking to bring the front door of the building back to the street.

Commissioner McEntire asked what materials will be used on the building. Oldham stated that they will reuse the original brick and there will also be stucco on the Powell Street side. He added that the metal they are proposing will be new, as the existing was too damaged.

Chairman Smith asked if the color scheme will be consistent with the renderings submitted to staff. Oldham stated they would be using the same color scheme as what is shown in the renderings.

Commissioner Crain asked if the building would be done in phases. Oldham stated that this would be the final phase of the project.

Commissioner Coggin made a motion to approve the COA for 75 Greenville Street. Commissioner Crain seconded the motion.

MOTION CARRIED (6-0)

Annexation Request – Annex2022-06 163.61 ± acres located off Green Top Road (Tax Parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003)

Chairman Smith opened a public hearing and asked Dean Smith to give the staff report.

Dean Smith stated that before the Commission is a request by George Rosenzweig on behalf of Pulte Group Home Company, LLC and Green Top Road, LLC to annex and rezone 163.61± acres located on Green Top Road. He added that the purpose of the request was to develop 300 single-family lots to be used for fee simple homes. Dean Smith stated the site is currently heavily wooded and undeveloped with the exception of a small block building. He added the petitioner is proposing a density of 2.04 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 11,284 square feet. Dean Smith provided average square footages for each pod and also listed the amenities. He stated that there will be three to four different floor plans for each lot type, with each plan having three to four different elevations and color combinations. Dean Smith said sales prices will range from \$392,150 to \$527,190.

Dean Smith said since this is an annexation, Coweta County was notified in accordance with state law and the County did object to the annexation. He stated that as a result, the development went before an arbitration panel which resulted in 26 conditions being placed on the development. Dean Smith informed the Commission that those conditions have been recorded and are in effect for a two-year period (through February 9, 2025). He mentioned that a list of the recorded conditions had been included in the full written assessment.

Dean Smith reminded the Commission that this property was considered for annexation in 2015 and that request was ultimately denied by the City Council. He summarized the 8 required standards for considering a rezoning and said staff found the development met 6 of the 8 standards. Dean Smith concluded by stating that if the Planning Commission decides to recommend approval of the request, the staff would recommend the following conditions be included:

1. The project will be consistent with the concept plan, density, project data, amenities (including a pickle ball complex), and elevations provided as part of the application.

2. The average square footages for each Pod will be as follows: Ranch Pod – 1,860 square feet; Traditional Pod – 2,640 square feet; Estate Pod – 3,004 square feet.
3. The City of Newnan will not issue a permit for land disturbing activities until such time as Coweta County has reviewed and approved the plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Green Top Road.

He added that the Commission could also consider the conditions from the arbitration process as well as the conditions proffered by the applicant.

Attorney George Rosenzweig came forward to represent the applicant. Rosenzweig discussed the many steps the request has taken to finally get to the public hearing process. He added that the revised site plan includes less lots and additional green space.

Chairman Smith asked if there was anyone that wanted to speak in opposition to the annexation.

Avery Jackson, Tisinger Vance, PC representing the Coweta County Water Authority, came forward to speak against the annexation. He stated that they have spent 3.5 million dollars on the sewer system that runs through this property. Jackson stated that if they are not going to build anything until after the arbitration conditions expire, then the County would like to go back to arbitration.

Richard Yancey came forward stating that this is not the right development for this area. He added the development will destroy lives. Yancey said the traffic numbers are not realistic and there are safety issues as well. He added that if this is approved for the 163 acres, there is another 115 acres that they are just waiting to bring forward another new development right next door.

Pat Burns came forward and stated that the powers that be do not care what the residents want and it is just greed.

Bob Ziifle came forward and stated that 525 homes between the two pieces of property is too much. He stated this property only has 4 tenths of a mile of road frontage on a road that is less than a mile long. Ziifle added the people of Coweta County have been fighting this development for 9 years. He stated high density is destroying our quality of life in this county and added that the arbitration conditions only reduced the plan by 66 homes.

John Moody stated that if this project was so popular and wanted by the citizens, it wouldn't be taking over 9 years to get approved. He asked how many times do the citizens have to keep defending their quality of life.

Judy Davenport came forward and stated JUST SAY NO!!! JUST SAY NO!!

Rosenzweig stated that he actually agrees with a lot of the concerns expressed by the opposition. He reminded the Commission that the court listened to all the evidence and testimony and made a decision based on what they felt was fair. Rosenzweig stated that he hopes that the City

Council would follow the conditions awarded by the arbitration board and allow this annexation to proceed.

Chairman Smith closed the public hearing.

Chairman Smith stated that sewer provision for this property is a complex issue. Brad Sears added the city has to accept the conditions, but reminded the Commission that they do expire in February of 2025. He added this property is not currently being serviced; therefore, Newnan Utilities would be prepared to provide both water and sewer. Sears added it gets back to the Commission's decision and they should not worry about the sewer stuff right now.

Commissioner Hamlin asked if the Commission does not approve the annexation, is Council obligated to the arbitration conditions. Sears stated if you recommend approval, the City is bound by the conditions that have been recorded through February of 2025.

Commissioner Hamlin asked if the Commission votes not to recommend and council votes to not approve the annexation, would the City be going against the court order. Sears stated that the City is not bound to the annexation of this property. He added the court cannot order the annexation or zoning of a property.

Commissioner Coggin stated that for 20 years he has been an outspoken critic that the County does not plan for growth. He added the DOT says Coweta is the worst from an infrastructure standpoint when it comes to dealing with growth.

Chairman Smith asked if the proposed bonds will expire in 5 years. Dean Smith stated that yes, they will expire in 5 years.

Commissioner McEntire stated that in 2015, the applicant proposed 161 homes for this acreage. He added that at that time, it was deemed too dense. He added that then it went to 366 homes and now 300 and nothing has been changed. McEntire stated that if we continue to have mass projects particularly where the residents do not want them, we can't put it back after it is built.

Commissioner McEntire made a motion to recommend denial of the annexation request on Green Top Road. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request – RZ2023-04 – 12.56± acres located along Bullsboro Drive (Portion of Tax Parcel #N57-023)

Chairman Smith opened a public hearing on a rezoning request for Bullsboro Drive.

Dean Smith gave the staff report. He stated that Templar Development Group, LLC is seeking to rezone a 12.56± on Bullsboro Drive for the purpose of developing a 95-unit townhouse condominium residential community. He added that in order to accomplish this, the applicant is seeking an RMH (Residential Multiple Family Dwelling-Higher Density) zoning designation.

Dean Smith summarized the eight standards by which rezonings are considered. He stated that the request meets 6 of the 8 standards. Dean Smith also discussed the tree management plan comments from Mike Furbush, City Landscape Architect.

Dean Smith stated the applicant has proffered six conditions and listed them as follows:

- 1) The development will substantially comply with the site plan and elevations presented with this application.
- 2) No more than 10% of the units will be rentals.
- 3) Density will not exceed 8 units per acre.
- 4) Townhouse width will be no less than 24 feet.
- 5) Streets will be public.
- 6) The applicant will use a variety of techniques to avoid the monotonous appearance of identical row homes. Such techniques may employ, among others, the staggering of foundations and setbacks, the use of different front elevations (such as raising and lowering roof lines and using a mixture of gable and shed roof lines on roof dormers), architectural styles, building exteriors, and other similar techniques to provide a more pleasing appearance to the development. No vinyl or wood siding shall be allowed.

He added that should the Commission elect to recommend the request, staff would recommend that the following conditions be considered:

- 1) The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- 2) The project will be capped at 95 units maximum.

George Rosenzweig, attorney for the applicant, stated that they are wanting to rezone 12 acres on Bullsboro from General Commercial to Residential High Density to build a 95-unit, fee-simple townhome complex with 8 units per acre. He added that Templar is a locally owned family run business by the Knight family. Rosenzweig said they are wanting to put the main entrance on Bullsboro and build 3 bedroom/2.5 bathrooms homes. He mentioned the price would be in the mid-300s and all elevations will change as shown in the virtual fly through of the development.

Jay Knight stated that his son (Zack) is a 3rd generation builder for Knight Homes. He gave background on his company.

Chairman Smith asked if there was emergency access off Berry Avenue. Knight stated that there would be a secondary entrance only for emergency vehicles and it would be blocked with removable pillars. Commissioner West asked about fire access. Dean Smith stated that if any development is 25 lots or more, they are required to have a second entrance and that entrance can be for emergency vehicles only.

Commissioner Crain asked if there would be a buffer between the development and the properties on Berry Avenue. Dean Smith stated that a 15-foot buffer would be required.

Commissioner Crain asked if it was a planted buffer. Dean Smith stated that yes, it is a planted buffer.

Commissioner Hamlin stated that the site is classified business and that is what comes up on the future land use map. He added that if the City keeps making exceptions, then what is the purpose for having the map. Commissioner Hamlin said the City needed to do a better job of following the future land use map.

Brad Sears stated that as a general rule, 8 units/acres will have less impact than commercial properties. Commissioner Hamlin asked what impact was he referring to. Sears stated that there would be more impact to Bullsboro Drive if it were zoned commercial. Commissioner Hamlin argued that may be the case for traffic, but you now have a higher impact on schools and emergency services when it becomes residential. Dean Smith stated that commercial impacts traffic more.

Chairman Smith stated that Bullsboro was not just commercial when it was developed. He added the Commission needs to look if the zoning is suitable. Chairman Smith added that if you look at what is around the area, there are two apartment complexes, commercial properties and lower density residential uses in neighboring RUI and RU7 zoning districts.

Commissioner Crain stated he felt the Alta decision was made because of Ashely Park and the fact that it was setback off of Bullsboro. Dean Smith stated that the wetlands also provided a natural buffer for the Alta Ashley project.

Commissioner Crain stated that he is familiar with the product and it is a great quality product; however, it just seems out of place on Bullsboro Drive and it is hard to comprehend someone wanting to buy a home next to a jail and the other commercial buildings around it.

Commissioner Hamlin stated that the prison is lit up like a Christmas tree at night and he does not see how anyone would want to live there.

Commissioner Hamlin made a motion to deny the rezoning request for Bullsboro Drive. Commissioner McEntire seconded the motion.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

OTHER BUSINESS

None

ADJOURN

With no further business, the meeting adjourned at 8:57 p.m. on a motion from Commissioner West and seconded by Commissioner Coggin.

MOTION CARRIED (6-0)

Chairman Proctor Smith



City of Newnan, Georgia – Planning Commission

Date: October 10, 2023

Application Number: PD-2023-02

Agenda Item: Variance Request – 1 Pecan Trace

Prepared and presented by: Dean Smith, Senior Planner

Purpose: Jermon Sims is seeking a reduction in the side building setback for the purpose of adding a garage to the principal structure.

Applicant: Jermon and Kelly Sims
1 Pecan Trace
Newnan, GA 30265

Property Owner: Same as applicant

Zoning: Planned Residential Development District (PDR)

Present Use: Single Family Residential Dwelling

Proposed Use: Single Family Residential Dwelling

Pertinent Regulations: Article 6, Table 6-A

Applicant's Position: Applicant wishes to build an additional garage onto the rear side of their house for extra space/storage.





Basis for Granting Variance

The Planning Commission shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
 - ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
- B. In addition, the Planning Commission shall affirmatively determine that:
 - ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.
 - ✓ The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

The subject property is located within a pod of the Summergrove neighborhood called "Carriage Park". The recorded plat for this pod notes that there is a minimum distance between buildings of 20 feet, which is a de facto 10-foot side setback. The applicant is seeking to encroach in this 10-foot setback with the structure and is seeking a reduction from 10 feet to 3 feet, or to reduce the minimum distance between 1 Pecan Trace and their neighbor at 7 Pecan Trace from 20 feet to 13 feet. The applicant has furnished a letter from property owners at 7 Pecan Trace indicating support of the variance. Furthermore, the applicant has furnished a letter from the Summergrove Homeowners Association's management group.

Since the City has notified the public of the variance petition, the City has received two objection emails from neighboring property owners (see attached).

Based upon the City's standards for variances, there is an absence of evidence to use as a basis for granting a variance.

Conversely, the owner's desire to add onto to their house in the rear side yard is not an unreasonable request. The Planning Commission has heard similar requests in the past, 228 Greenview Drive in 2008 and 31 Beacon Crest in 2016, are two such examples. Alleviation of the required setback poses no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit expansion and additions onto a residence.

Staff doesn't have a recommendation on this request. Should the Planning Commission make a determination to approve the request, staff would suggest adding a condition that the applicant have a foundation survey performed to ensure that the addition is no closer than 13 feet to the property at 7 Pecan Trace.

Options:

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

Attachments:

Application

CITY OF NEWNAN, GEORGIA



Application Form

For

Variance Requests
within Planned Developments

Revised October, 2002
Application revised July, 2007



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received

7/31/23

Name of Applicant Jermom + Kelly Sims
Mailing Address 1 Pecan Trace Newnan GA 30265
Telephone 678 790 0373 E-Mail: simspecantrace@gmail.com
Property Owner (Use back if multiple names) Jermom + Kelly Sims
Mailing Address 1 Pecan Trace Newnan, GA 30265
Telephone 678 790 0373
Address/Location of Property 1 Pecan Trace Newnan, GA 30265
Tax Parcel No.: SG 2043
Present Zoning Classification: R3 Residential
Present Land Use Residential home
Intended Use Garage addition

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

If you have any questions concerning this process, you may call the Planning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM forty-five (45) days prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

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

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

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

Setbacks are 10 feet ; currently we only have 3 feet from edge of proposed building to property line

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

Residential

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

Setbacks are 10 feet - we are at 3 feet

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

Not being able to build an additional garage for extra space/storage

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

Allowing 3 foot setback instead of a 10 foot setback

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

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

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

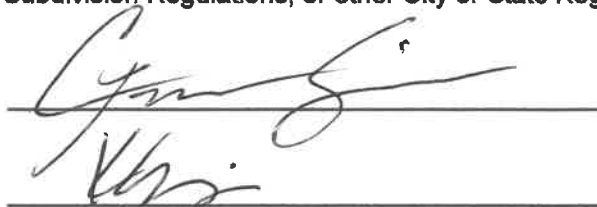
B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

Included with the application, the following information is required and must also be furnished in digital, pdf format:

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

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



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean SmithDATE OF FILING 7/31/23PC MEETING DATE October 18, 2023

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner Jermon + Kelly Sims

Telephone Number 678 378 5665 / 678 790 0373 (*)

Address of Subject Property 1 Pecan Trace
Newnan GA 30265

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

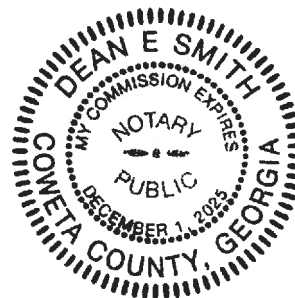

Signature of Property Owner

Personally appeared before me

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


Notary Public

7/31/23
Date



(Affix Raised Seal Here)

SUMMERGROVE CAC/o CMA, Inc.
1465 Northside Drive NW, Suite 128
Atlanta, GA 30318
Telephone: (404) 835-9100 Fax: 404-835-9200
www.cmacommunities.com

July 27, 2023

Jermon & Kelly Sims
1 PECAN TRACE
NEWNAN GA 30265

Project Ref: [83663542] 1 PECAN TRACE

Dear Jermon & Kelly Sims:

I am pleased to inform you that the SUMMERGROVE CA has approved your request for the listed project item(s) **with the following stipulations:**

Project Request: Request for an Additional Garage w Driveway

Stipulations: Your application to build the addition of a garage to your unit has been reviewed and approved with conditions as submitted. Do not alter the natural flow of water. Most construction requires permits from the city, please check before beginning work. All construction must be completed within six (6) months of permit issue. Colors and materials must match/complement the existing house or approved as submitted. Dumpsters must be dumped regularly and cannot remain in place more than 30 days, if needed. Any changes to the exterior design must be re-submitted to the committee. *You are responsible to find out what the building setbacks and property lines are for your plat/ lot before beginning any work*** If you have a corner, golf course, lake or alley lot you will have special setback requirements. You are responsible to know what they are and to ensure the project is installed properly according to all easement, height, design and setback requirements. Please understand that the committee is not approving the structural / engineering design of the project. The committee is only approving the aesthetic impact the project will have on the unit.**

The approval is contingent upon compliance with the specifications set forth in the approved request form.

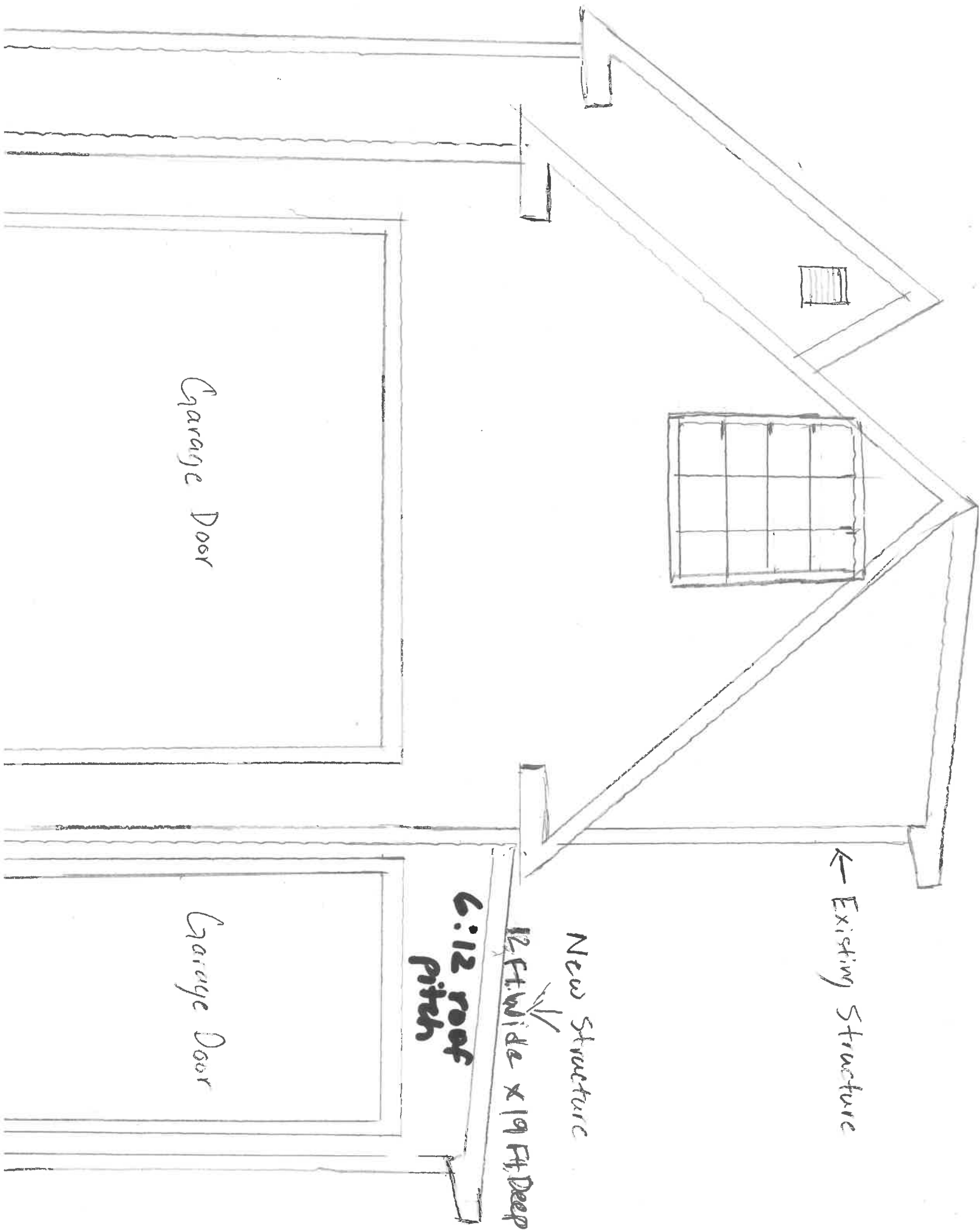
If your change or addition requires a county, city or state permit, it must be obtained before construction.

Please retain this letter in your files. If you have any questions regarding this matter, please do not hesitate to contact us.

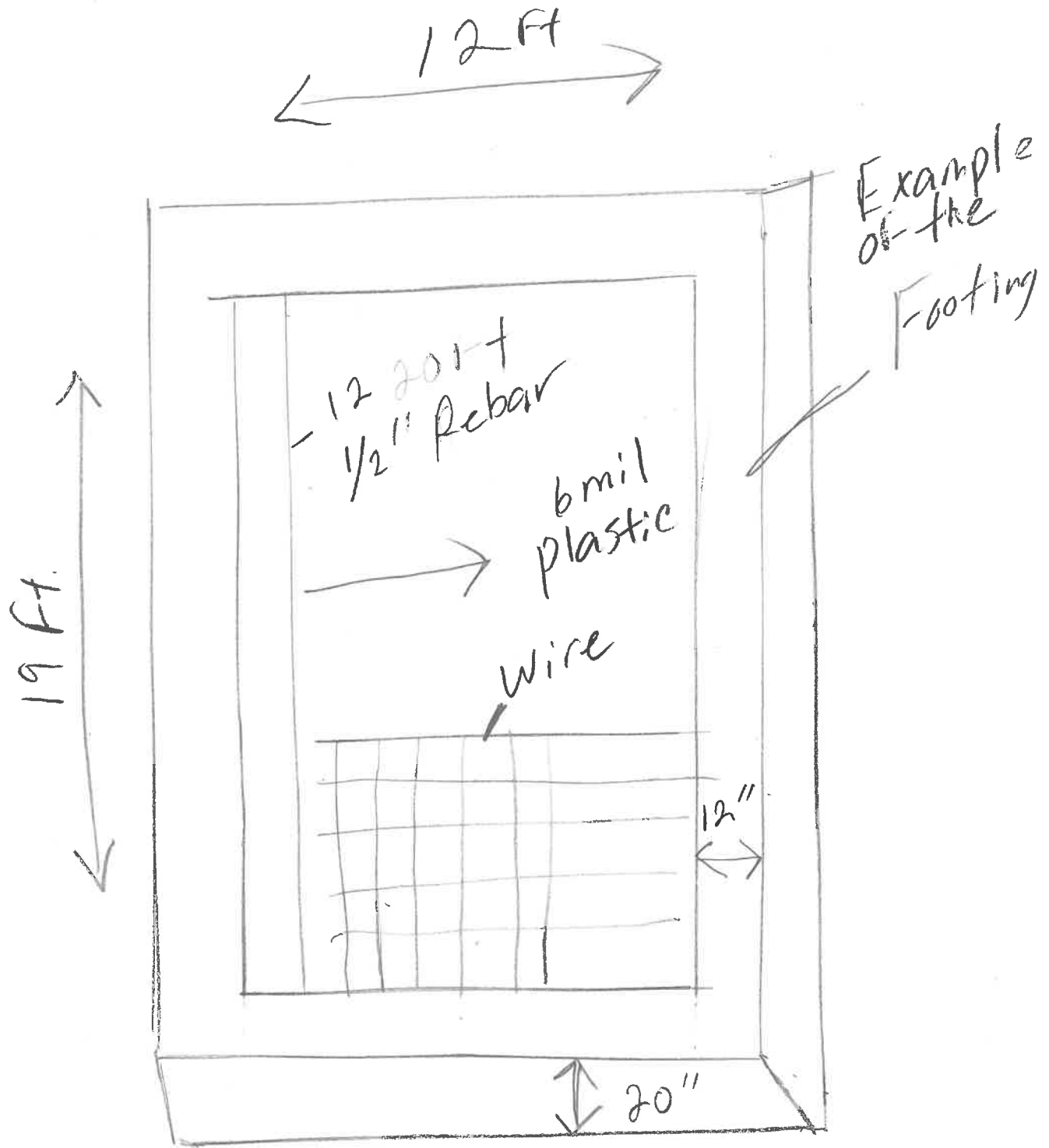
Sincerely,

Darcy Beardsley
Community Manager

dbeardsley@cmacommunities.com



- Footing will be 12" wide + 20" deep Framed with 2x8's
- We will use 3000 5½ bag mix Commercial Concrete
- We will use 20' long 1/2" Rebar every 12 inches with wire + 6 mil plastic + gravel for underlayment
- The garage addition will be 12 ft. wide + 19 ft. deep with a 6/12 Roof Pitch



1 Pecan Trace

SummerGrove Modification Application Worksheet

Return to:

Admin@summergrovepa.org

Modifications Type: Building Addition

Please circle all answers that apply to your request

Type: Attached Room Covered Patio Garage Pergola Screened Porch Sun Room

Dimensions: 12ft wide x 19ft. deep

Materials: hardieboard, shingles, wood, etc. -

Colors: Same color as existing home (pictures submitted)

(Provide Samples to the Office)

Roof Line Description: lean-to roof - no pitch (see drawing)

Flooring: wood concrete other, attached sample concrete floor

Plat Must be Attached with Location of Project: see attached

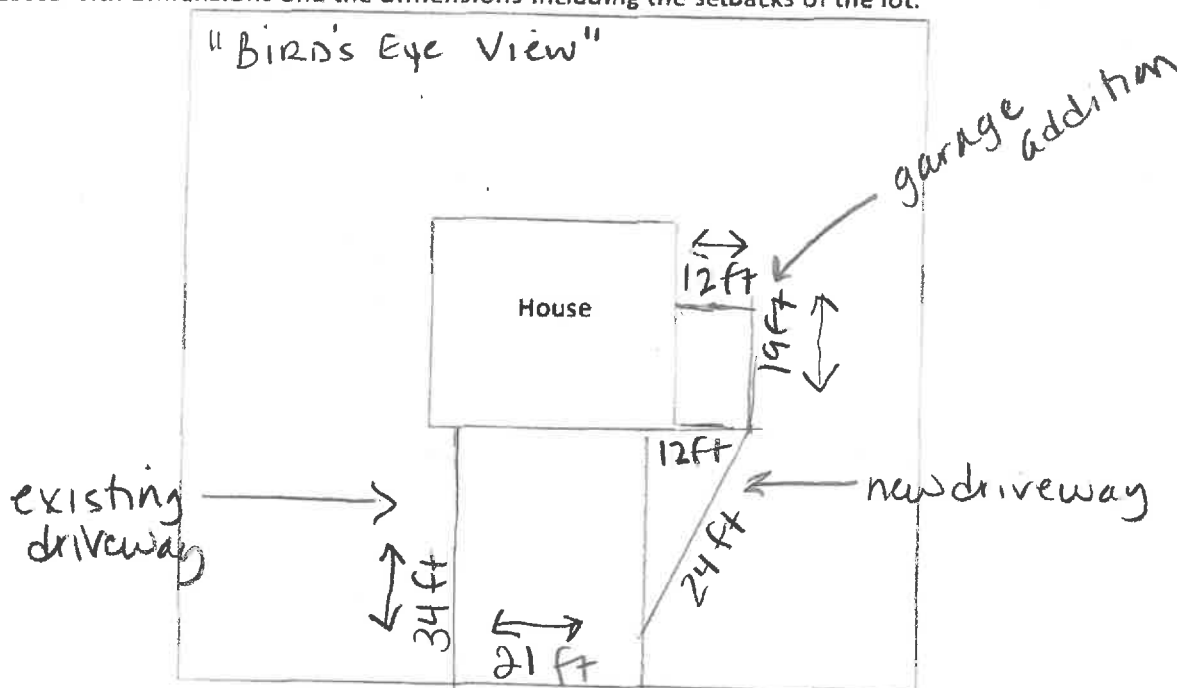
Describe the Project: build an additional (1) car garage to the right rear of home

**Please provide a photo of the existing house, a stacked/flagged project location, and sample of the finished project.

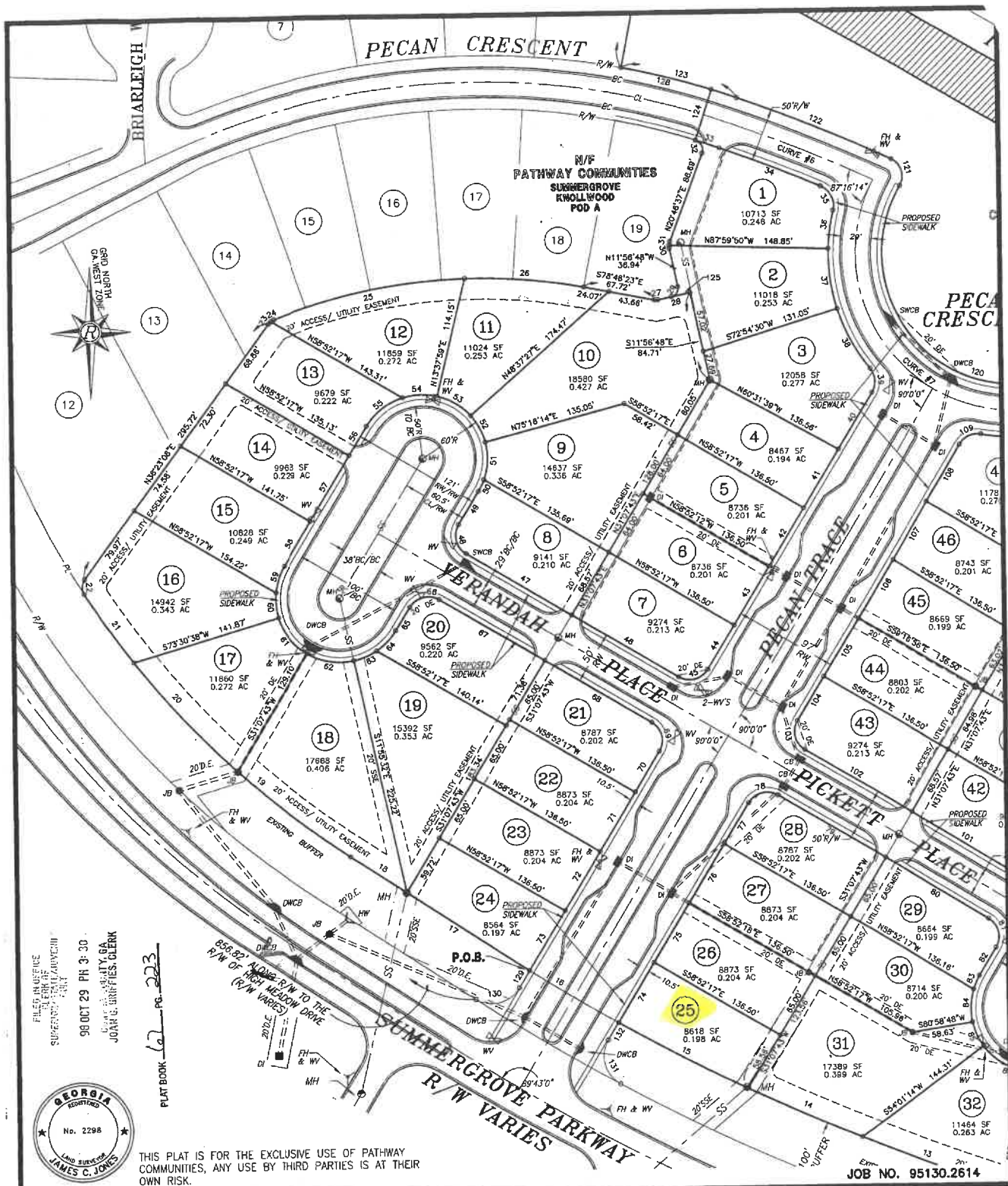
Please fill in the drawing below with the driveway location, street orientation, front of

house, and any other permanent structures on your lot. Please fill in where the project will

be located with dimensions and the dimensions including the setbacks of the lot.



PLEASE INCLUDE NEW DRIVEWAY AND ITS DIMENSIONS
AND DIMENSIONS OF EXISTING DRIVEWAY



FILED IN OFFICE
 SUPERVISOR JAMES C. JONES
 98 OCT 29 PM 3:30
 JOAN G. BRIDGES, CLERK



PLAT BOOK 12 pg. 223

THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

JOB NO. 95130.2614

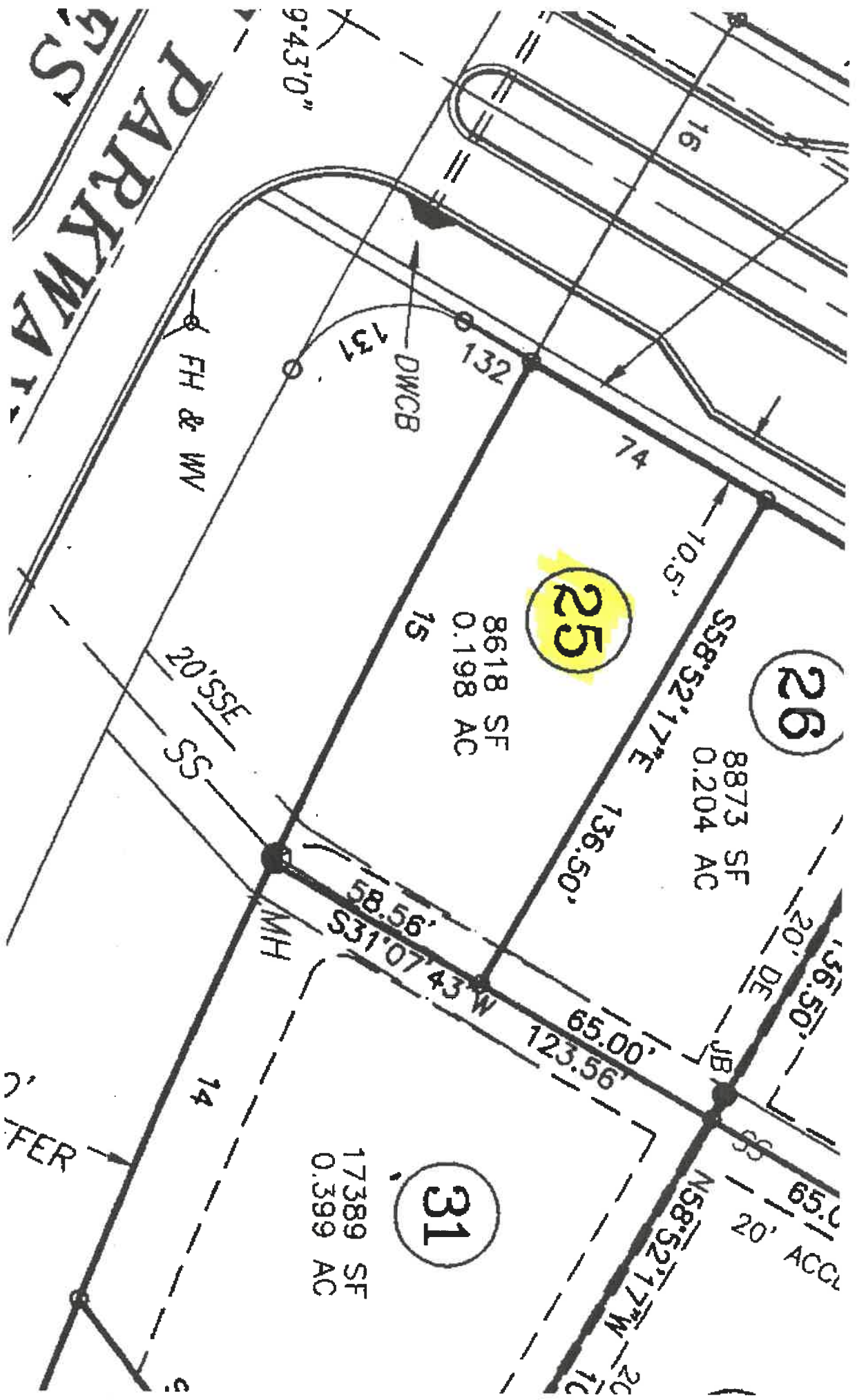
3 OF 5
 DATE 8/17/98
 SCALE 1"=80'
 JOB NO. 95130.26
 DRAWN BY J.B.
 FILE NO. 5-1628

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
SUMMERGROVE CARRIAGE PARK
POD B
 LOCATED IN
 LAND LOTS 19 • 5th DISTRICT • CITY OF NEWNAN
 COWETA COUNTY, GEORGIA

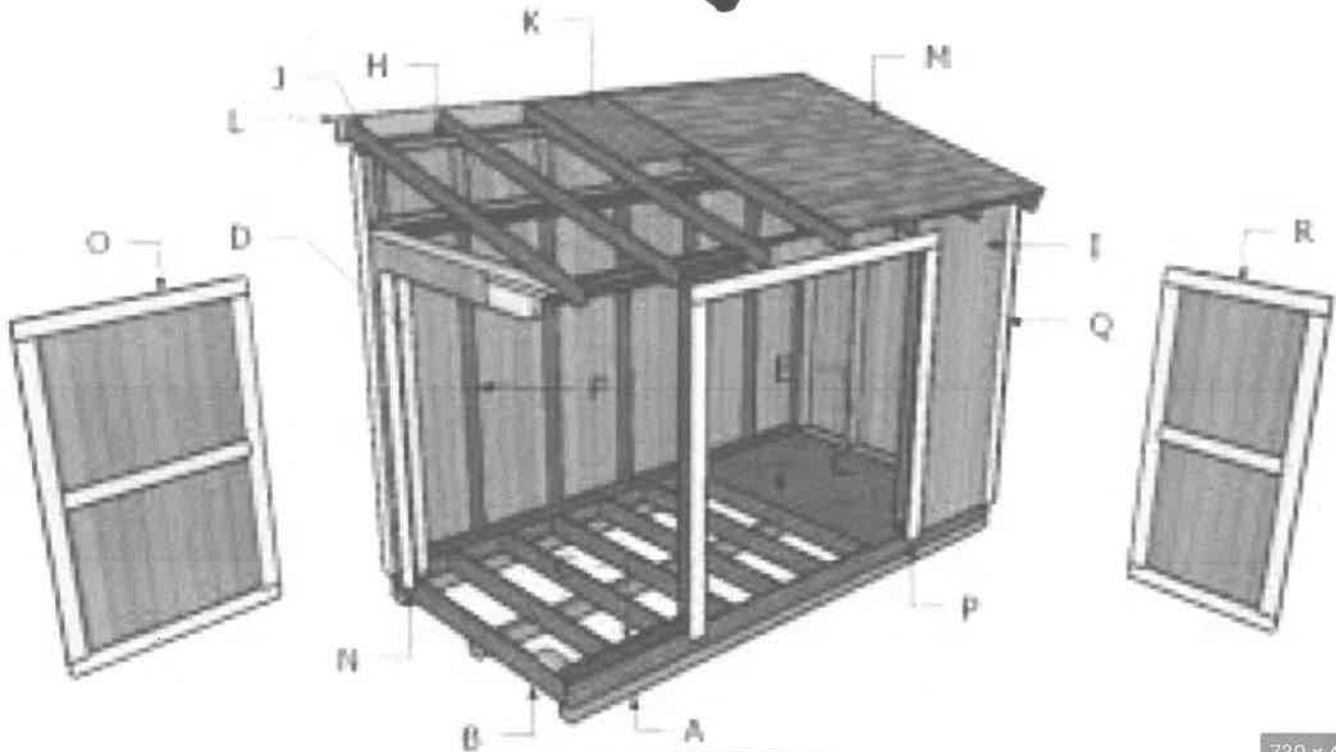
rochester
 rochester & associates, inc.
 atlanta (770) 706-0406 • palmville (770) 634-5106
 hickoryville (770) 745-5106
 425 oak st., n.w. palmville, ga. 30501



Example of 6:12 roof pitch

HowToSpecialist.com

⋮ ×



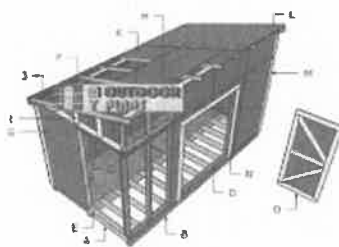
730 x 430

6x12 Lean to Shed Roof - Free DIY Plans | HowToSpecialist - How to Build, Step by Step DIY Plans

Visit

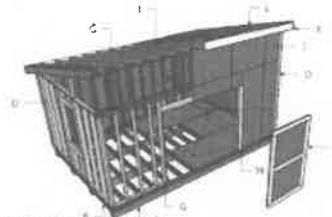
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Related content



 MyOutdoorPlans

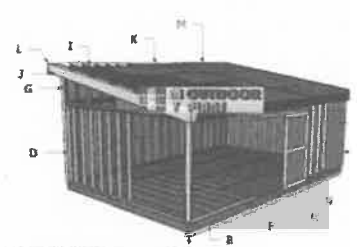
8x16 Lean to Shed Roof Plans | ...



MyOutdoorPlans.com

 MyOutdoorPlans

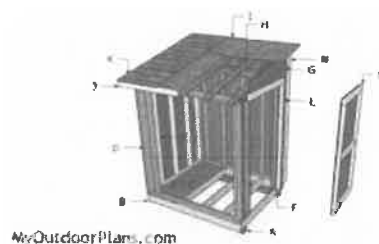
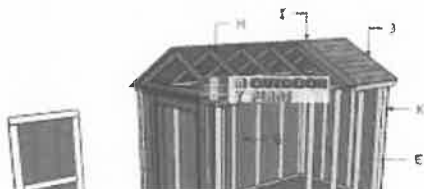
12x18 Lean to Shed Roof Plans | ...



MyOutdoorPlans.com

 MyOutdoorPlans

16x24 Lean to Shed Roof Pla



MyOutdoorPlans.com



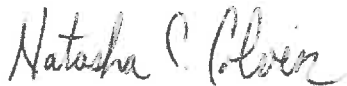
Donald & Natasha Colvin
Summer Grove Community
7 Pecan Trace
Newnan, GA 30265

To Whom This May Concern:

As neighbors of Jermon Sims, we do not have any objections to his plans to extend his current two-car garage into a three-car garage. We don't foresee any physical obstructions onto our 7 Pecan Trace property. Hence, we grant our consent for Mr. Sims to move forward with his garage addition project.

Kinds Regards,

Summer Grove Neighbors: Donald "D.J." and Natasha Colvin



Dean Smith

From: David - Evelyn Davis <sailawayin08@yahoo.com>
Sent: Friday, September 22, 2023 5:37 PM
To: Dean Smith; Jerry Leavins
Subject: Variance Request by Homeowner at 1 Pecan Trace

Good afternoon sir. This is David & Evelyn Davis. We live at 2 Pecan Trace, which is across the street from 1 Pecan Trace. We will be out of town on the 10th, when this request comes before the board for approval. We would like to express our objection to this project.

Our subdivision, Carriage Park, was one of the first subdivision built in Summergrove, and was built with the express desire to copy some of the older homes in downtown Newnan. We believe that our small part of Summergrove is one of the best and most attractive, with these turn of the Century homes. Look at some of those homes and see what we have. We simply don't see how this addition will add anything to our neighborhood, but in fact will detract from our homes.

We were told that the owner wants to have some place to put his stuff. We have stuff also, and what we do is rent a storage building to put our things in and would suggest that would be the solution to this issue.

We respectfully ask that this request be denied.

Thank You!

David & Evelyn Davis
2 Pecan Trace
770-584-5654

Dean Smith

From: Richard Harmon <rich.n.harmon@gmail.com>
Sent: Wednesday, September 27, 2023 5:54 PM
To: Dean Smith; Richard Harmon
Subject: Variance request

My name is Richard Harmon at 12 Pecan Trace across the street from 1 Pecan Trace.
My wife is handicapped and unable to attend the hearing. I'm her caretaker so I'm responding by email.

I am responding in total opposition to this request to add this garage. (10/10/2023) hearing date.
Our neighbor is laid out to be like little cottages and if we start allowing homeowners to make such a sizable additions, we will be opening up a can of worms for others to follow.

Let's keep this community simple and maintain its character for years to come.

Thank you
Sincerely,
Richard & Cindy Harmon

Sent from my iPhone

Dean Smith

From: Jerry Leavins <jerleavins@yahoo.com>
Sent: Tuesday, October 3, 2023 9:41 PM
To: Dean Smith
Subject: variance at 1 Pecan Trace Newnan in Summer Grove

Mr Smith:

We are the owners of the residence at 11 Pecan Trace Newnan. We will not be able to attend the variance meeting on October 10 regarding the property at 1 Pecan Trace Newnan. We would like to make it known for the hearing that we OPPOSE the approval of the 1 Pecan Trace variance.

We feel adding a structure to the existing structure at 1 Pecan Trace will look strange and not match the character of our Carriage Park neighborhood. We feel the addition will have a negative effect on our property values by changing the footprint of one house. We feel the small distance between 1 Pecan Trace and the house next door could be a fire hazard.

We would appreciate someone from your office could make a trip to Summer Grove and look at the actual site. It is 20 feet between our houses in Carriage Park and the variance concerns construction of a 12x19 addition. If each of our houses has 10 feet of that 20 foot distance, it looks like the addition is going to be two feet into the yard of the house next door to 1 Pecan Trace. How is that okay????

For you information, NO ONE in our neighborhood got your Sep 6 letter. You might want to delay the Oct 10 hearing until everyone involved in this variance gets a letter and rendering of said change. The sign announces the meeting but doesn't explain the changes. You emailed the Sep 6 letter to me but I'm not responsible for making sure others get the information. Without the letter our neighborhood has no idea what is going on and that's not fair!

Sincerely
Jerry and Judy Leavins
11 Pecan Trace



City of Newnan, Georgia – Planning Commission

Date: October 10, 2023

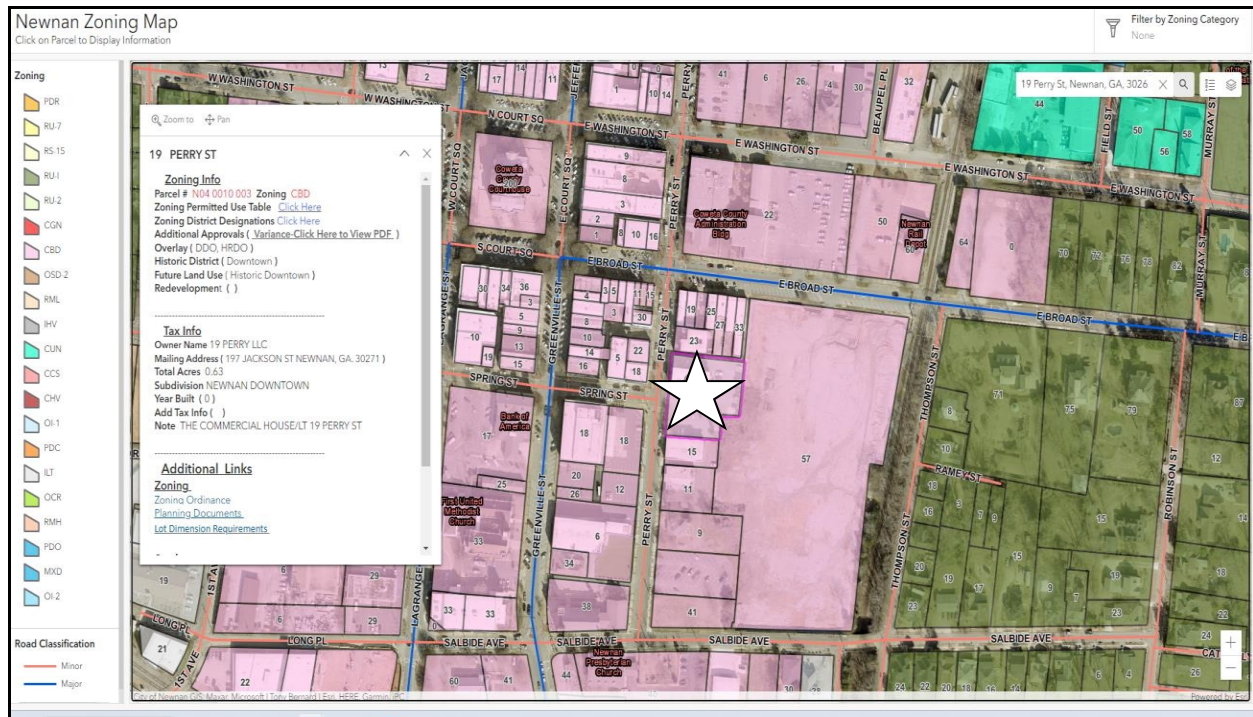
Agenda Item: Certificate of Appropriateness – 19 Perry Street

Prepared by: Dean Smith, Senior Planner

Purpose: To consider a certificate of appropriateness application from Kip Oldham with K.A. Oldham Design, Inc for a new mixed-use structure to be located on the property identified as 19 Perry Street. This location is within the Downtown Design Overlay District (DDO) which specifies all new nonresidential development, must obtain a Certificate of Appropriateness from the City’s Planning Commission.

Background:

Zoning District	CBD- Central Business District
Proposed Land Use	Commercial
Total Subject Site Size	0.33 acres



The properties surrounding the site are commercial and governmental. The lots that comprise the block on which this site is located, are all zoned Central Business District (CBD). The applicant sought a variance to increase the height from 45 feet to 58 feet. That variance request was denied by the Board of Zoning Appeals at a hearing on October 3, 2023.

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 19 Perry Street:

- a) **Building Orientation and Setback** – The building will be oriented so that the primary entrance will be facing west, facing Perry Street. The Central Business District does not have any building setback requirements; however, the predominant setback within the CBD favors a streetscape layout and this proposed development illustrates that layout.
- b) **Directional Emphasis** – The directional emphasis will be primarily vertical and is consistent with the Newnan Views Townhouse development previously approved and the Federal U.S. Post Office building across the street from the subject site.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with existing structures within the area of influence.
- d) **Proportion** – The new structure will be taller than other structures on the same side of the road, but within building height tolerances allowed in the CBD zoning (45 feet maximum height).
- e) **Rhythm** – The new construction may possibly disrupt the existing rhythmic patterns in the area of influence by eliminating the parking lot area which has provided parking for employees and patrons of businesses in the Commercial House building to the north of the subject site.
- f) **Massing** - The massing of the building for the new construction is larger and taller in overall mass in comparison to the structures on adjoining properties.
- g) **Scale and Height** – The proposed work conforms to the height allowed by the zoning district, but taller than some of the buildings within the area of influence. The proposed new building conforms to the existing dominant patterns within the area of influence.
- h) **Architectural and Site Elements** – The project will complement the surrounding architecture of Historic Downtown Newnan. Additionally, the proposed project includes off-street parking spaces, for the future residents of apartment units being proposed by the applicant.

Options:

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

Staff Findings: In addition to evaluating the proposal based upon the city's standards for non-residential constructure, we also forwarded the proposal to our Main Street Department for their review. In conjunction with 2022 approved Newnan Design Guidelines, we received the following comments from Jesse Branch, Special Events Coordinator/Acting Main Street Director, regarding the proposal:

"...According to our Downtown Design Guidelines for Mixed-Use buildings, I think this design could be appropriate...I would classify this structure in the 'Italianate' architectural style...There are other elements to the design that I feel make it 'work' as well, including:..."

...A flat roof

Asymmetrical building composition

Simple, repetitive windows

A change in material vertically on the structure, with the foundation being brick

A high percentage of glass on the ground floor in order to provide a high level of viability into and out of commercial areas.

Not all sides of the building are treated the same, with the highest level of detail and quality of materials being used on the façade.

Several corner returns.....”

Recommendation: Staff recommends Option B to approve the Certificate of Appropriateness request with a condition that 17 off-street parking spaces will be supplied as previously illustrated by the applicant.

Attachments: Certificate of Appropriateness Application

Previous Discussions with Commission: None





U.S. Post Office Building



View of subject site from East property



View of neighboring businesses



View of neighboring business



North view of neighboring buildings

CITY OF NEWNAN, GEORGIA



Application Form

For

Certificate of Appropriateness



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 19 Perry St Newnan, GA 30263

Name of Applicant Kip Oldham

Mailing Address 57 Perry St Newnan, GA 30263

Telephone (770) 683-9170

Property Owner (Use back if multiple names) 390 group (Kerri Peters, Ryan Brookes, John Strickland, & Scott Stokes)

Mailing Address 57 Perry St Newnan, GA 30263

Telephone (770) 683-9170

Map # N N04 Block # _____ Parcel # 0010 003 Land Lot _____

District/Section Downtown Newnan 02 Present Zoning Classification CBD

Present Land Use Commercial

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

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

NATURE OF PROPOSED WORK:

- ☒ New Construction
- ☐ Repairs or Alterations
- ☐ Demolition

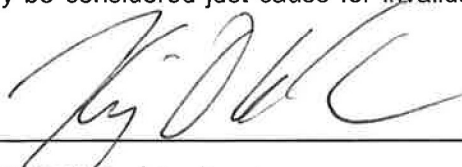
- ☐ Relocation of Building
- ☐ Sign Erection or Placement
- ☐ Other

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): Construction
of a new building, 4-stories above Perry St w/ partially buried
parking below. Site improvement.

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)



19 Perry St

July 2023

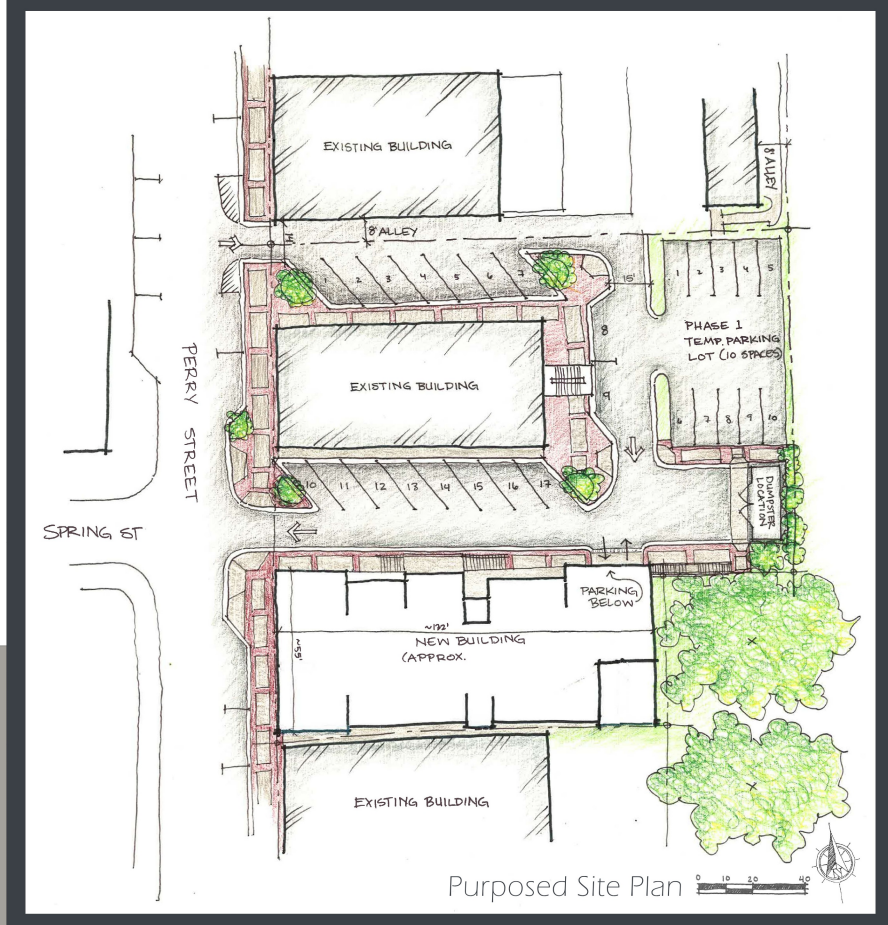
This presentation is to propose improvements to the property at 19 Perry St. The existing Commercial House and existing access would remain including the alley access along the North property line. The improvements would be implemented in 2 phases. For this COA we are requesting approval for phase 1. Phase 1 would include a new building to the South of the property, a temporary parking lot, and sitework to improve the existing appearance.

The design of the new 26,000 sf building was inspired by the look and feel of Downtown Newnan and the many opportunities that the City of Newnan provides for both living and working in downtown. The building would abutt the property line along Perry St to maintain the Downtown street front aesthetic. On the South side of the building a small space would provide access between the new building and the existing coworking building.

The existing site would be improved to mimic the Downtown Newnan streetscape aesthetic including updated sidewalks and tree islands for shade. There will also be a new dumpster location on the East property line with a privacy fence and gate.



Existing Site Photos



Purposed Site Plan

Existing parking layout

- 50 spaces

New parking layout: total approx. 44 spaces

- 17 parking spaces on site

- 10 temporary parking spaces

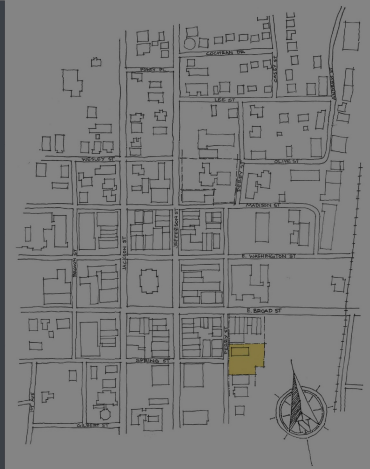
- approx. 15-17 garage parking spaces

Net Loss: approx. 8 spaces





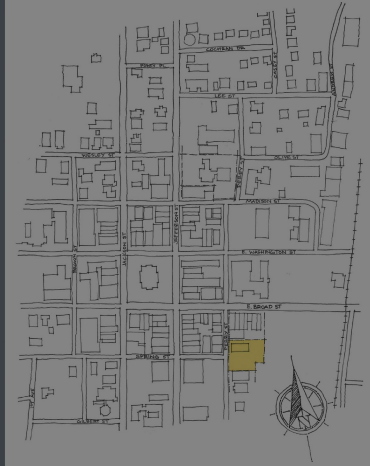
North Elevation



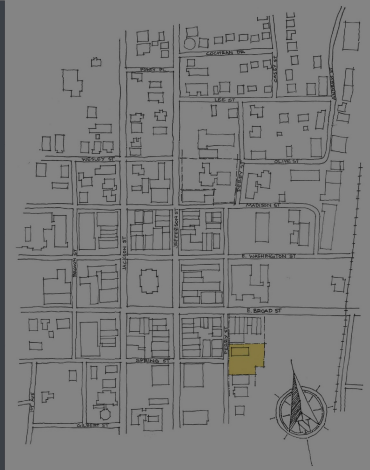
- Building Materials:
- Grey/Biege Standard Brick above level 2
 - White Queen Brick below level 2 and at center elevator shaft
 - Aluminum Storefront
 - Standard Windows



South Elevation



- Building Materials:
- Grey/Biege Standard Brick above level 2
 - White Queen Brick below level 2 and at center elevator shaft
 - Aluminum Storefront
 - Standard Windows



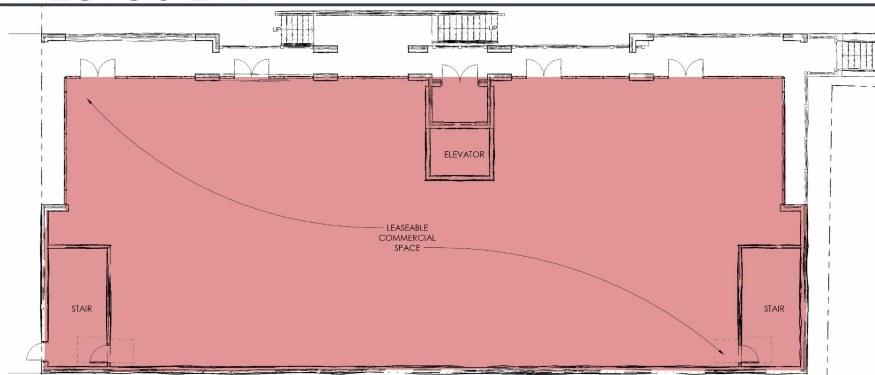
- Building Materials:
- Grey/Biege Standard Brick above level 2
 - White Queen Brick below level 2 and at center elevator shaft
 - Aluminum Storefront
 - Standard Windows

East & West Elevations



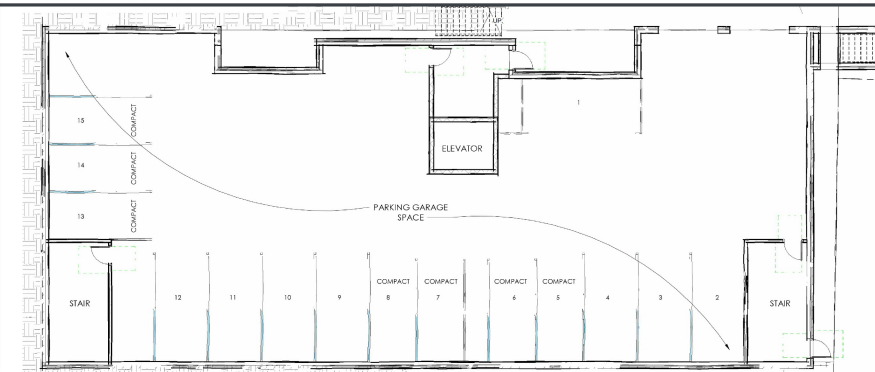
Levels 2-4

Residential Levels 2-4:
approx. 6,650 SF per level
total of 19,950 SF



Level 1

Commerical Level:
approx. 6,000 SF



Parking Level

Parking Level:
approx. 6,650 SF
approx. 15 parking spaces

The lowest level of the building would be a Parking Garage that is partial buried due to the slope on the site. Level 1 would be at the the same elevation as Perry St and would contain approx. 6,000 sf of leaseable commercial space. Levels 2-4 would be leaseable residential space with approx. 4 units per floor for a total potential of 12 residential units.

Total Building: approx. 27,200 SF





Neighboring Properties

The Commercial House on the same property has a similar aesthetic at the street level with the commercial set back to provide a place to walk and get out of the weather before entering the building. 15 Perry Street's color scheme and storefront shares a similar feel as the new building proposed for 19 Perry.



Walking distance from 19 Perry are the new residential buildings with similar color schemes but more modern feel that the proposed 19 Perry St building. The 1914 Spencer building has a similar color scheme visible beyond the street front brick as well as visible beams which are proposed on the new construction along the North Elevation adding interest to pedestrians walking by.

RECORDING INFORMATION

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 22,935 FEET, AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 232,772 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13077002310 REVISED DATE: 02/06/13

LEGEND

#4RBF	1/2" REBAR FOUND
#4RBS	1/2" REBAR SET
1" ROD	1" SOLID ROD FOUND
MNS	MAG NAIL SET
⊙	FIRE HYDRANT
⊙	POWER POLE
⊙	SANITARY SEWER MANHOLE
⊙	LIGHT POLE
⊙	WATER METER
PBX	POWER BOX
⊙	POWER METER
⊙	CABLE TV PEDESTAL
⊙	TELEPHONE PEDESTAL
⊙	GAS METER
— — — — —	OVERHEAD POWER
— X — X —	FENCE



NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.

BOUNDARY SURVEY FOR:
19 PERRY STREET

19 PERRY, LLC

PARCEL "A" & "B" ON PLAT OF PROPERTY ENTITLED "SURVEY FOR WILLIAM V. HEADLEY" BY W.W. FLOWERS, JR.
DB 5436, PG 775; PB 32, PG 107

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 THIS DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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.

JEREMY SHIREY, GA RLS #3156
DATE: 3/17/22



52 CURETON LANE
MORELAND, GA 30259
678-633-5685

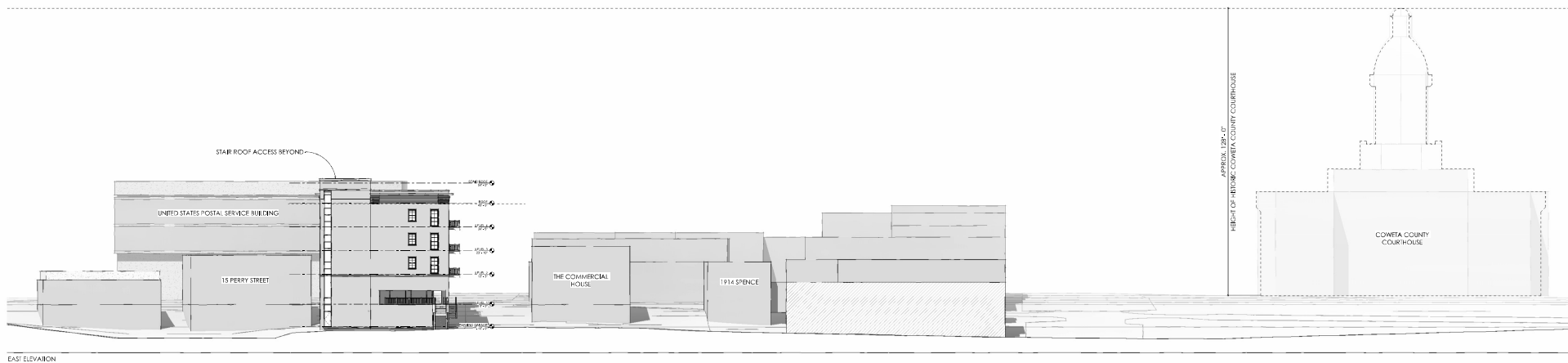
WWW.WIDEOPENLANDSURVEYING.COM

JOB #2571



FIELD DATE: 3/14/22
PLAT DATE: 3/17/22
SCALE: 1"=20'
COUNTY: COWETA
DISTRICT: 5TH
LAND LOT: 25
CITY: NEWNAN





EAST ELEVATION