



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for November 14, 2023 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. Approval of October 10, 2023 Meeting Minutes
3. Public Hearings
4. Other Business
 - a. Revised Certificate of Appropriateness - 31 Brown Street (formerly 22 Jackson 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**

October 10, 2023
7:00 p.m.

Commissioners Present: Proctor Smith, Joe Crain, Jr., Alton West, Chris Hunt

Commissioners Absent: Robert Coggin, Fred Hamlin, Clay McEntire

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 September 12, 2023 meeting minutes. Chairman Smith suggested amending the minutes to specify that the water table run all the way around the outside of the building for the Certificate of Appropriateness request for 157 LaGrange Street. Commissioner Crain made a motion to approve the minutes as amended. Commissioner West seconded the motion.

MOTION CARRIED (4-0)

Variance Request – 1 Pecan Trace

Chairman Smith opened a public hearing on a variance request for 1 Pecan Trace.

Dean Smith gave the staff report. He stated the applicant wishes to build an additional garage onto the rear of their home to use for extra space/storage. Dean Smith stated the subject property is located within a pod of the Summergrove neighborhood called “Carriage Park”. He added 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. Dean Smith said 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. He mentioned the applicant has furnished a letter from property owners at 7 Pecan Trace indicating support of the variance and a letter from the Summergrove Homeowners Association's (HOA) management group indicating their approval of the request. Dean Smith added the City has received two objections from neighboring property owners as well and referred the Commission to the emails included in their packets.

Dean Smith discussed the City's standards for variances and said there is an absence of evidence in terms of a hardship to use as a basis for granting this variance. He mentioned similar requests that have been granted at 228 Greenview Drive in 2008 and 31 Beacon Crest in 2016. He concluded by stating staff doesn't have a recommendation on this request, but should the Planning Commission make a determination to approve, 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 structure at 7 Pecan Trace.

Joel Cheek was sworn in by Brad Sears. Cheek stated that he is in favor of this modification and that the HOA requires that trash cans be placed in the garage as well, so there is not a lot of room for cars.

Chairman Smith asked if there was anyone present to speak against this COA request.

With no one coming forward, Chairman Smith closed the public hearing.

The applicant was asked how far back the addition would be placed. Cheek stated that it would be 19 to 20 feet.

Commissioner Hunt stated that it is a rear facing garage and he is not even sure that it will be seen. Chairman Smith asked if the HOA was going to require that the siding match the existing materials. Cheek stated that it would match.

Commissioner Crain asked if there would be windows on the side of the garage facing the neighbor's home. Cheek stated that there would not be any windows on that side.

Chairman Smith stated that from the street view there looks to be room to do some sort of plantings. Cheek stated that he was planning on adding some plantings.

Commissioner West asked staff if the public was good with this and if there was a reasonable hardship. Chairman Smith stated that by the definition of hardship, the request does not meet the standards, but added that the nature of the homes makes it difficult for additions and accessory buildings.

Commissioner Crain asked if the driveway falls under the variance. Dean Smith stated that it is a private alley so there are no width regulations. Commissioner Crain asked if that would encroach on the 10' setback. Dean Smith stated that the driveway does not have a setback.

Commissioner Hunt stated that he read the objection letters; however, in this instance you can't see the addition from the main road and the next-door neighbor is good with the request.

Chairman Smith asked the applicant if the Commission were to recommend approval of this variance request, would he be on board with the following three conditions: 1) The planting of bushes in front of the addition; 2) Getting a foundation survey; and 3) The siding on the addition be consistent with the existing structure. The applicant stated that he would agree with the proposed conditions.

Commissioner Hunt made a motion to approve the variance request at 1 Pecan Trace with the following three conditions: 1) The planting of bushes in front of the addition; 2) Getting a foundation survey; and 3) The siding on the addition be consistent with the existing structure. Commissioner Crain seconded the motion.

MOTION CARRIED (3-1) {Alton West}

Certificate of Appropriateness – 19 Perry Street

Dean Smith gave the staff report. He stated the applicant is seeking a Certificate of Appropriateness (COA) for a new mixed-use structure to be located at 19 Perry Street. He reviewed the issues for consideration for the COA. Dean Smith added that the City's Main Street Department has also reviewed the proposal and found it to be acceptable. He concluded his report by recommending approval of the COA request with a condition that 17 off-street parking spaces be supplied for the project.

Kip Oldham, representing the applicant, came forward to speak to the Commission. Oldham stated that the way Dean Smith presented their request was correct and thorough. He said this is two pieces of property and added they are only reducing the parking by 6 spaces. Oldham stated they will use the topography of the lot to allow for parking under the building. He added that the people who would want to live in this building might not even own a car. Oldham mentioned wanting to go before the City Council about the use of the Caldwell Tanks site as temporary parking.

Chairman Smith asked Oldham if he felt the building would look out of place based on the height of the buildings next to it. Oldham stated that he did not believe that it would be that way for long once the Caldwell Tanks site is developed.

Commissioner Crain asked if this project has to be approved by the Commission before it moves forward. Oldham stated that the project can't proceed with any permitting until this is approved.

Commissioner West asked if there has been any dialog about the parking between the parcel owners and the businesses in the Commercial House. Oldham stated that they are not tearing down the Commercial House.

Dean Smith stated that there is not a parking requirement in the Central Business District and the only time parking is required is when there is ground floor residential. He stated that requirement is one space per residential unit.

Chairman Smith said the project looks great, but expressed concern regarding the loss of parking and the scale of the project. He added that it just seems too big for the space. Chairman Smith stated that if it was being built at the same time as the Caldwell Tanks site, then it probably wouldn't stand out as much.

Oldham stated that another way of looking at this would be to let the smaller projects set the tone for the downtown area instead of the larger projects.

Commissioner West asked staff if this site is zoned the same as Caldwell Tanks. Dean Smith stated that it is zoned the same.

Sears updated the Commission on the Caldwell Tanks site. He stated that several proposals have come before the City Council and the one currently being considered would move the conference center downtown and provide a parking deck. He added that across the street at the old county building, they are looking at a proposal to build a new hotel and 47 townhomes with a parking deck as well. Sears said this project is very similar to those two projects and the Commission will probably be seeing a lot more of this type of project in the future.

Chairman Smith stated that he believes the character is great, but the height is what is bothering him. Dean Smith stated that the townhomes that were built a few years ago have blended well and the Commission had those same conversations when they were being proposed.

Chairman Smith asked if staff could condition the approval with a parking plan. Dean Smith stated that the Commission could propose a parking requirement.

Commissioner West asked if this was a concept plan or a final plan. Oldham stated that whatever was approved by the Commission would be what they would have to build. Dean Smith added that the approval will be followed up with a full staff site development review.

Chairman Smith asked if the brick was different colors. Oldham stated that it is and they are different sizes.

Chairman Smith asked where the mechanical would be located. Oldham stated that it would all be on the roof and concealed.

Commissioner West made a motion to approve the Certificate of Appropriateness at 19 Perry Street with the conditions that 17 off-street parking spaces be supplied, as depicted on the proposed site plan, for the project. Commissioner Hunt seconded.

MOTION CARRIED (4-0)

PUBLIC COMMENTS

None

OTHER BUSINESS

Dean Smith informed the Commission that as of right now, no cases have come in for the November meeting.

ADJOURN

With no further business, the meeting adjourned at 8:20 p.m. on a motion from Commissioner Hunt and seconded by Commissioner West.

MOTION CARRIED (4-0)

Chairman Proctor Smith



NEWMAN
GEORGIA

City of Newnan, Georgia – Planning Commission

Date: November 14, 2023

Agenda Item: Revised Certificate of Appropriateness –31 Brown Street
(formerly 22 Jackson Street)

Prepared and Presented by: Chris Cole, Senior Planner

Purpose:

This item involves a revision of a previously approved certificate of appropriateness (COA) for 22 Jackson Street. The proposal consisted of a coffee shop building (a renovated garage) and a storage/toilet building (new construction). Since that time, the City issued the proposed coffee shop the address of 31 Brown Street. The Planning Commission approved the original application on November 9, 2021. Staff has included the previously approved renderings in this report.

Since the initial COA approval, the applicant proceeded to complete the proposed buildings. When inspecting the site for COA compliance before the issuance of a Certificate of Occupancy, staff noticed changes had occurred that deviate from the approved certificate of appropriateness application. Staff then informed the applicant of the need to present updated information to the Planning Commission. *Staff Note – Please see the memo below from the applicant for a status update of items related to the approved certificate of appropriateness application.*

Mr. Cole,

I shall attempt to describe the changes to the facade, one side at a time.

The East facade: Staff Note - This is the Rear Elevation.

The new building was originally designed with an integral porch that was supported by a colonnade. The porch was eliminated to accommodate the walk-in refrigerator. The wall which was moved to the place where the columns were, now supports the roof. The dimensions of the roof (I.e. the foot print of the building) as well as the materials, and trim details of the wall are unchanged.

The West facade: Staff Note - This is the Brown Street (Front) Elevation.

Asphalt shingles were substituted for the metal roof on the 4-foot bump out. At that time, the metal was special order. Obtaining it would have involved an unknown waiting period and been cost prohibitive. Therefore, we used shingles that were specified for the rest of the building and matched the original house.

The keel of the hip that covers the addition on the front is slightly higher than the original drawing.

A 4-foot section of roof, that covers the addition on the rear of the original garage, would be visible (on the right side of the building) if not obscured by the dogwood tree. It was a hip in the original drawing. It is instead a gable which is identical to the gables on the existing structure, and those on the west facade of my historic house. The framing beneath that gable was deemed an advantage structurally, and the additional flat area it provided was used for a vent that accommodates make up air. This vent is not visible from the street as it is hidden behind the new roof line.

All other features and materials are the same with the exception of solid panels which replace windows in the original drawings. The dimensions and trim around the panels are unchanged, and match the historic house.

South facade: Staff Note - This is the Right-Side Elevation.
The above-mentioned gabled end is the only difference.

North facade: Staff Note - This is the Wesley Street (Left Side) Elevation.
The two windows were not on the original drawing. This was an inadvertent omission. Two fenestrations on each side of the new building were placed and spaced in a way to preserve the scale and appearance present in the original historic structure. Great care was taken to make this “storage building” look like is part of the historic house on the property and not a shed. Although actual windows are not needed in this building, and would pose a security liability, the appearance of windows was deemed necessary for the sake of my neighbors. Dimensions and trim details are identical to that of the historic house. No doors were added.

Thank you for your help in this matter,
Mike Rayburn

Background:

Zoning District	Central Business District (CBD)
Proposed Land Use	A coffee shop with restroom facilities connected by a roof line
Parcel #	N02 0007 001
Parcel Size	0.38 +/- of an acre

The site is currently the location of Dr. Rayburn’s dental office (that will remain). Per the City’s Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness since the property lies within the *Downtown Design Overlay* district (DDO). Specifically, the DDO is activated in this case due to:

- Zoning Ordinance Section 5-6(c)(1) that states, “All new nonresidential developments falling within the DDO overlay area shall be subject to all provisions of this section.”
- Zoning Ordinance Section 5-6(c)(2) that states, “Expansion of existing structures shall subject the expansion area to the standards of this section.”

The project included converting the existing garage into a coffee shop and adding a storage building that contains restrooms. These two buildings are connected by a roofline. A drive-thru lane (utilizing the existing drive) will serve the coffee shop customers. The properties in the vicinity of this site include a mixture of retail, office and institutional, general commercial, and residential uses.

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 31 Brown Street:

- a) **Building Orientation and Setback** – Regarding the new building, its orientation and site placement are consistent with dominant patterns within the area of influence. Regarding the garage renovation, there is a small increase to the former garage footprint with a 4-foot extension towards Brown Street and an 8-foot extension towards the dental office. The walls of both buildings that face the dental office are aligned as well. Note- There are no setback requirements for this property as it falls within the CBD zoning category.
- b) **Directional Emphasis** – The new construction will be consistent with dominant patterns of directional emphasis within the area of influence. Regarding the garage renovation, there is no change in terms of directional emphasis based on the improvements made by the applicant.
- c) **Shape** – The proposed building and the renovation are consistent and compatible with the existing buildings within the area of influence in regards to roof pitch and building elements.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion of existing buildings in the area of influence. Regarding the garage renovation, the proposed individual elements that were renovated are proportional with each other and the existing building.
- e) **Rhythm** – The new building and the renovation do not disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The new construction is consistent with dominant massing patterns of existing buildings in the area of influence. Regarding the garage renovation, the massing of the building is compatible with the overall mass in the area of influence.
- g) **Scale and Height** – The new construction is consistent with dominant patterns of scale within the area of influence. Regarding the garage renovation, the proposed work did slightly increase height of the former structure with a change to a gable roof. The garage renovation also increased the footprint with a 4-foot extension towards Brown Street and an 8-foot extension towards the dental office.
- h) **Architectural and Site Elements** – Regarding the proposed building, the design complements the surrounding architecture of Downtown Newnan. Regarding the garage renovation, the alteration also complements the surrounding architecture of Historic Downtown Newnan.

Options:

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

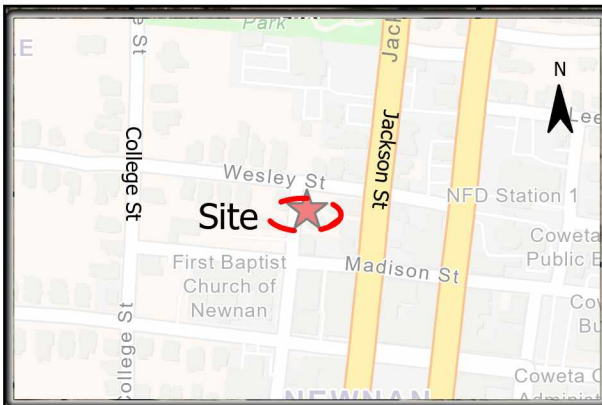
Conclusion:

Staff reviewed the revised certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the *Downtown Design Overlay* district (*DDO*). **Therefore, staff would recommend Option A; approve the revised certificate of appropriateness request.**

Attachments:

Supporting Materials
Photographs

Previous Discussions with the Commission: November 9, 2021



CITY OF NEWNAN

Project Location

1" = 480 feet

Date: 11/6/2023 12:27 PM



Project Location



Parcel # N02 0007 001

ADDRESS

31 Brown St
Newnan, Ga 30263



CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

Revised COA – 31 Brown Street

View of Front Elevation along Brown Street – Coffee Shop Building on right



View of Front Elevation along Brown Street – Storage/Toilet Building on left



Revised COA – 31 Brown Street

View of Front Elevations along Brown Street



View of Right Elevation facing 29 Brown Street



Revised COA – 31 Brown Street

View of Left Elevation along Wesley Street



View of Rear Elevations facing the applicant's dental office



Revised COA – 31 Brown Street

View of Rear Elevation (Storage/Toilet Building)



View of Interior Drive Area facing south towards Coffee Shop Building



Revised COA – 31 Brown Street

View of Rear Elevation (Coffee Shop Building)



**View of Interior Drive Area facing north towards
Storage/Toilet Building**



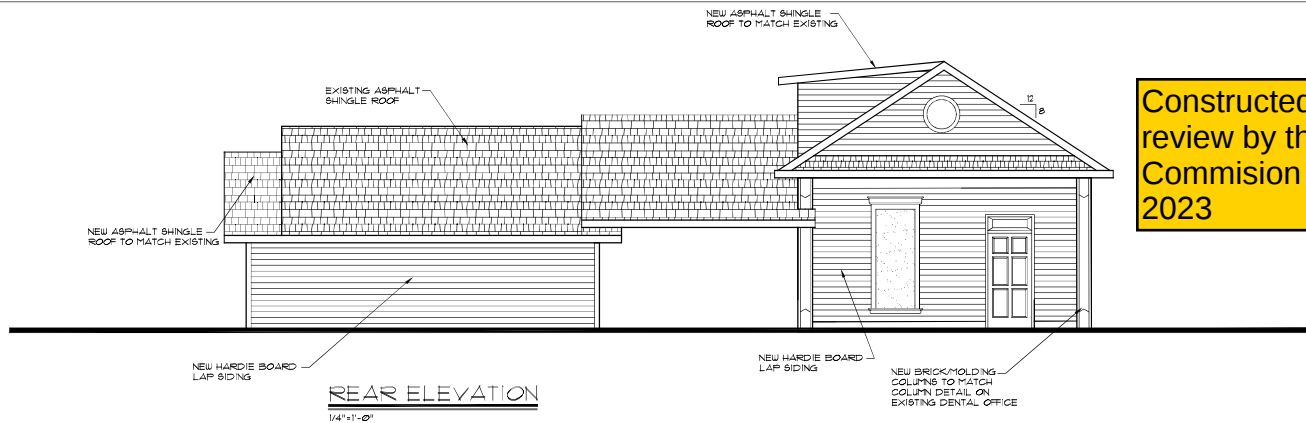
Photos from Original COA Approval

View of garage proposed to be converted into a coffee shop

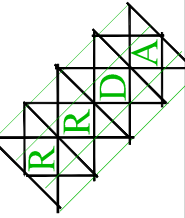
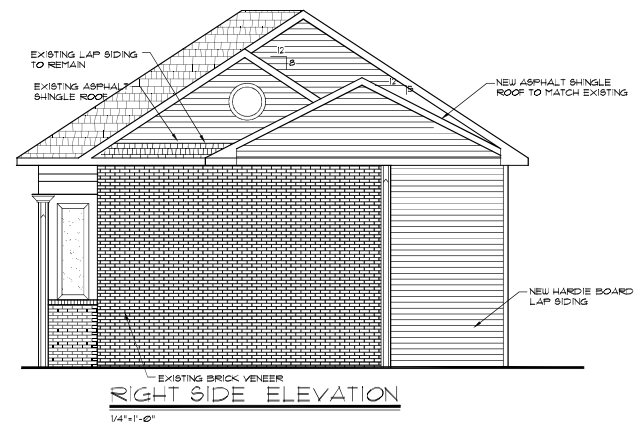
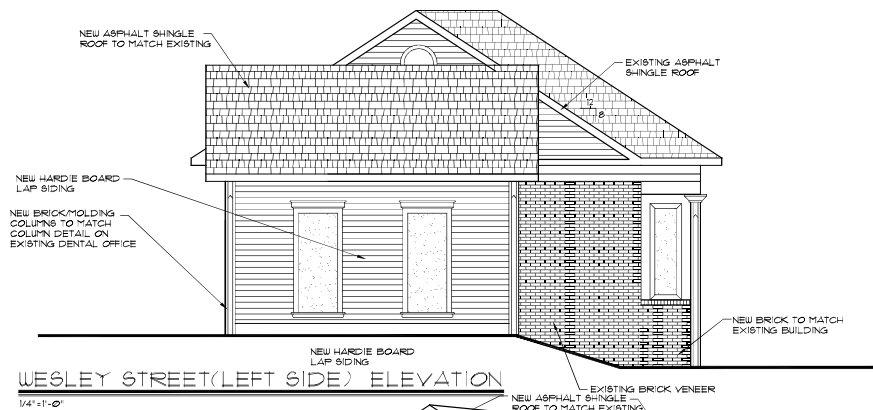


Alternate view of garage and the subject property's access onto Brown Street





Constructed elevations under review by the Planning Commission on November 14, 2023



ROSE & REID DESIGN ASSOCIATES, P.C.
404 STURDIVANT COURT
PEACHTREE CITY, GEORGIA
PHONE: 770-653-7732
RRDA@BELLSOUTH.NET

This drawing is the property of the architect and may not be reproduced or used without the written permission.
Issue date/revision

**A NEW LOCATION FOR
BROWN STREET BODEGA**
BROWN STREET at WESLEY STREET
NEWNAN, GEORGIA 30265

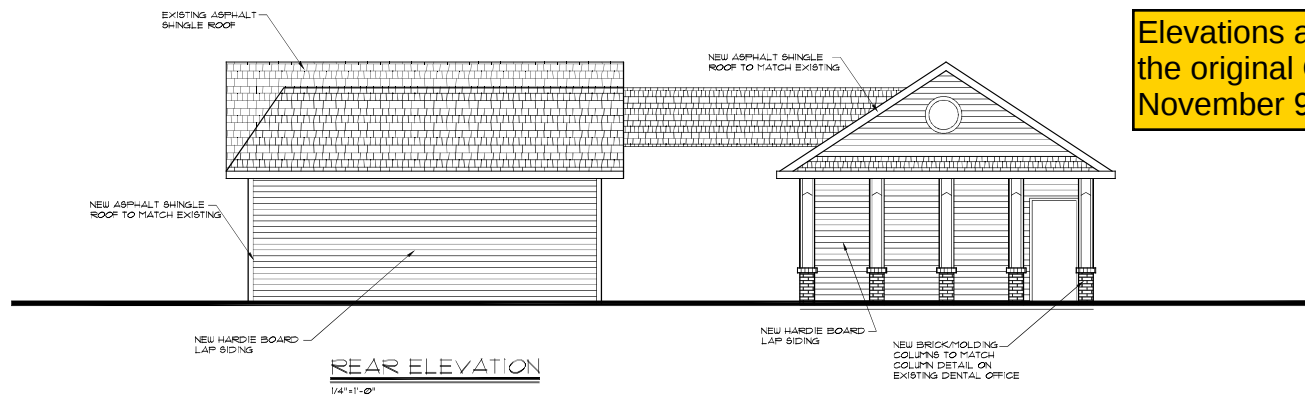
architect's seal
STATE OF GEORGIA
JAMES C. REID, JR.
REGISTERED ARCHITECT
project name

**A NEW LOCATION
FOR
BROWN STREET
BODEGA**
for
DR. MIKE RAYBURN

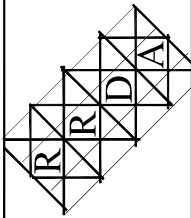
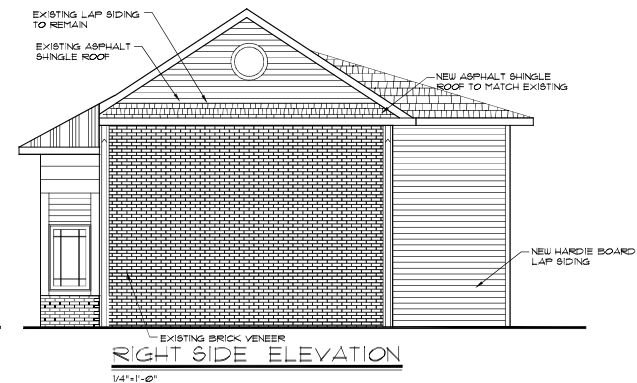
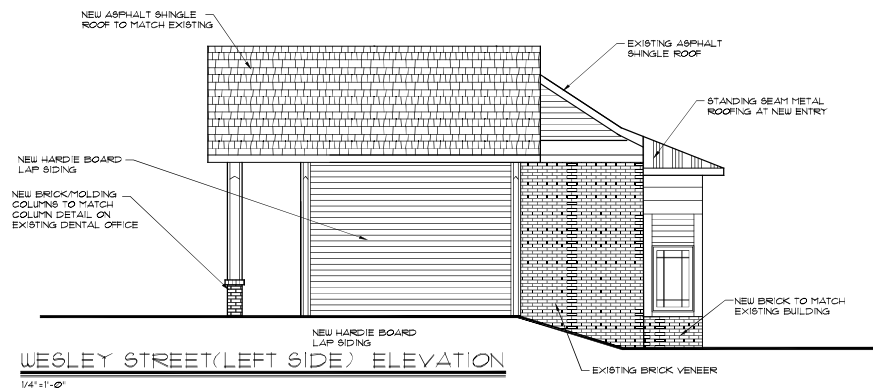
sheet title
**EXTERIOR
ELEVATIONS**

drawn
JMF
checked
JMF
project no.
RRDA-21-077
date
08/11/2021
sheet no.

A-4



Elevations approved as part of
the original COA approval on
November 9, 2021



ROSE & REID DESIGN ASSOCIATES, P.C.
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A NEW LOCATION FOR
BROWN STREET BODEGA
BROWN STREET at WESLEY STREET
NEWNAN, GEORGIA 30265

architect's seal
STATE OF GEORGIA
JAMES C. REID, JR.
REGISTERED ARCHITECT
project name
sheet title

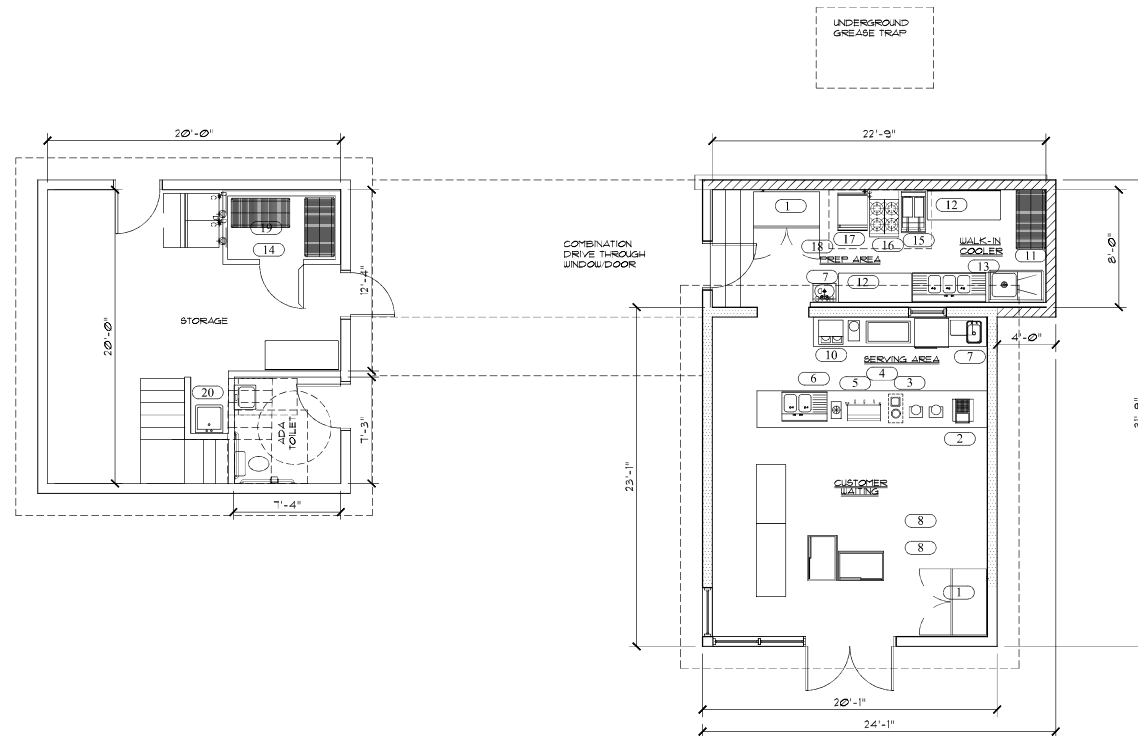
A NEW LOCATION FOR
BROWN STREET
BODEGA
for
DR. MIKE RAYBURN
sheet title
EXTERIOR
ELEVATIONS

drawn
JMF
checked
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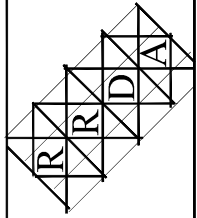
A-3
sheet no.

A-2 Composite Floor Plan/Equipment Plan -
Revised referred to in the "Proposed Work to be
Done" attached memo.

EQUIPMENT SCHEDULE	
ITEM NO.	DESCRIPTION
1	2-Section Reach-In Refrigerator
2	POS/Register
3	1-Section Undercounter Refrigerator
4	Knock Box
5	Espresso Machine
6	Dual Coffee Brewer
7	Handsink
8	Merchandise Display
9	Glass Washer
10	Burn Coffee Grinder
11	Wire Shelving
12	Stainless Steel Work Table
13	3 Compartment Sink
14	Walk-In Cooler
15	Fryer
16	4 Burner Range
17	24" Flat Top Griddle
18	Exhaust Hood w/ Fire Suppression Sys.
19	Tankless Water Heater
20	Mop Sink
21	
22	



COMPOSITE FLOOR PLAN/EQUIPMENT PLAN
1/4"=1'-0"



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**A NEW LOCATION FOR
BROWN STREET BODEGA**
BROWN STREET at WESLEY STREET
NEWNAN, GEORGIA 30265



project name
**A NEW LOCATION
FOR
BROWN STREET
BODEGA**
for
DR. MIKE RAYBURN

sheet title
**COMPOSITE
FLOOR PLAN /
EQUIPMENT PLAN**

drawn
JMF
checked
JMF
project no.
RRDA-21-077
date
08/11/2021

A-2
sheet no.



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Staff Note- The actual address is 31 Brown Street. @ 11-6-2023

Address of Property 22 Jackson St. Newnan, GA 30263
Name of Applicant Michael Rayburn
Mailing Address 22 Jackson St. Newnan, GA 30263
Telephone 770-307-6735
Property Owner (Use back if multiple names) Michael & Suzanne Rayburn
Mailing Address 22 Jackson St. Newnan, GA 30263
Telephone 770-307-6735
Map # N _____ Block # _____ Parcel # _____ Land Lot _____
District/Section _____ Present Zoning Classification _____
Present Land Use Home, Dental office

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): _____

Please note: this is an amended application for Certificate of appropriateness. Please see attached explanation.

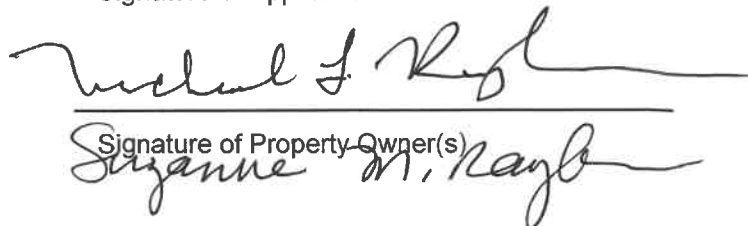
Included with the application, the following information is required:

- ✓ 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 Chris Cole

DATE OF FILING 10-30-2023

^{PC}
HRC MEETING DATE 11-14-2023

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____

Mr Cole,

I shall attempt to describe the changes to the facade, one side at a time.

The east facade:

The new building was originally designed with an integral porch that was supported by a colonnade. The porch was eliminated to accommodate the walk-in refrigerator. The wall which was moved to the place where the columns were, now supports the roof. The dimensions of the roof (i.e. the foot print of the building) as well as the materials, and trim details of the wall are unchanged.

The west facade:

Asphalt shingles were substituted for the metal roof on the 4-foot bump out. At that time, the metal was special order. Obtaining it would have involved an unknown waiting period and been cost prohibitive. Therefore, we used shingles that were specified for the rest of the building and matched the original house.

The keel of the hip that covers the addition on the front is slightly higher than the original drawing.

A 4-foot section of roof, that covers the addition on the rear of the original garage, would be visible (on the right side of the building) if not obscured by the dogwood tree. It was a hip in the original drawing. It is instead a gable which is identical to the gables on the existing structure, and those on the west facade of my historic house. The framing beneath that gable was deemed an advantage structurally, and the additional flat area it provided was used for a vent that accommodates make up air. This vent is not visible from the street as it is hidden behind the new roof line.

All other features and materials are the same with the exception of solid panels which replace windows in the original drawings. The dimensions and trim around the panels are unchanged, and match the historic house.

South facade:

The above-mentioned gabled end is the only difference.

North facade:

The two windows were not on the original drawing. This was an inadvertent omission. Two fenestrations on each side of the new building were placed and spaced in a way to preserve the scale and appearance present in the original historic structure. Great care was taken to make this "storage building" look like is part of the historic house on the property and not a shed. Although actual windows are not needed in this building, and would pose a security liability, the appearance of windows was deemed necessary for the sake of my neighbors. Dimensions and trim details are identical to that of the historic house.

* the email from Mr Smith mentions a door that was added. No doors were added.

Thank you for your help in this matter,
Mike Rayburn

Proposed Work to be Done:

The project consists of building out new tenant improvements in an existing building and constructing a new storage building. Improvements include walls, doors, frames, finishes, and limited electrical, mechanical, and plumbing work.

The changes to the original plan are as follows:

1. Moving a wall in the storage building, which eliminated an integral porch, to make room for a walk-in refrigerator that would not fit in the original building.
2. A shed dormer was added to the storage building.

These changes are reflected in A-2 Composite Floor Plan/Equipment Plan-Revised.

A new set of drawings dated 5/22/23 reflect these changes.

A final set of drawings dated 10/30/23 reflect the finished work.



APPEARANCE STATEMENT

Public Hearing Attendance Requirements

To process an application for an item requiring a Public Hearing, the applicant or applicant's designated representative must be present and in attendance at said hearing. This includes any items to be presented to the Board of Zoning Appeals; Mayor and City Council; and the Planning Commission.

Failure to appear at a Public Hearing may result in denial of the request, or an extended waiting period before the next available meeting. Certain requests, i.e. variances or special exceptions, if denied cannot be re-submitted for consideration for a term not less than one (1) year from the date of denial by that particular governing body.

The Board of Zoning Appeals will hear your request on _____ at 10:00 AM

The Mayor and City Council will hear your request on _____ at _____ PM

The Planning Commission will hear your request on November 14, 2023 at 7:00 PM

IMPORTANT

A zoning sign will be affixed and posted on the property in question. Owner/applicant shall notify the Planning & Zoning Department immediately if the sign is removed, defaced, incorrect, etc. After the Public Hearing date, City personnel will remove the zoning sign.

Applicant's Name: Michael / Suzanne Rayburn
(Please Print)

Applicant's Signature: Suzanne M. Rayburn

Date: 10/30/23

All meetings are held in the Richard A. Bolin Council Chambers located at 25 Lagrange Street, Newnan, GA 30263, unless otherwise stated.