



Newnan City Council Meeting

March 26, 2024

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on March 12, 2024
- B. Minutes from Work Session on March 12, 2024

REPORTS OF BOARDS AND COMMISSIONS

- C. 10 Appointments - Bicentennial Committee
- D. 2 Appointments - Christmas Commission, 3-year terms
- E. 1 Appointment - Cultural Arts Commission, 3-year term
- F. 1 Appointment - Explore Newnan-Coweta, Inc. - 3 year term
- G. 1 Appointment - Parks Commission, 3-year term
- H. 1 Appointment - Tree Commission, 3-year term
- I. 2 Appointments - Youth Activities Commission, 3-year terms

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- J. Public Hearing - Consideration of request to demolish the structure at 23 Pinson Street
- K. Public Hearing - Consideration of request to demolish structure at 6 Dewey Street
- L. Consideration of Contract Award for Carnegie Audio Control Upgrade
- M. Consideration of Contract Award for Program Management Services from Comprehensive Program Services (CPS) for SPLOST Park Projects
- N. Consideration of Resolution for Condemnation of Property along Savannah and Pinson to Start Culvert Replacement Construction

- O. Consideration of Additional Roadways for 2024 Roadway Paving Program
- P. Presentation from Lowe Engineers - Jefferson St./Clark St./Jackson St. Two-Way Conversion Project

UNFINISHED BUSINESS

- Q. Public Hearing - Rezoning Request – RZ2024-01; 8.44± acres located off Newnan Crossing Bypass and Ashley Park Boulevard (Tax Parcel # 087 5043 004) – Change in Conditions

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- R. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 12, 2024

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 12, 2024 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Jim Thomasson, Cynthia Jenkins, Rhodes Shell, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on February 27, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on February 27, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 3 Appointments – Christmas Commission, 3-year term

Motion by Councilman Thomasson, seconded by Councilman Koritko to appoint Edie Eldridge to the Christmas Commission.

MOTION CARRIED. (7-0)

Continue other appointments to the next agenda.

C. 1 Appointment – Cultural Arts Commission, 3-year term

Continue to next agenda.

D. 1 Appointment – Keep Newnan Beautiful, 3-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Phyllis Graham to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

E. 1 Appointment – Parks Commission, 3-year term

Continue to next agenda.

F. 1 Appointment – Tree Commission, 3-year term

Continue to next agenda.

G. 3 Appointments – Youth Activities Commission, 3-year terms

Motion by Councilman Koritko, seconded by Councilman Thomasson to reappoint Matt Markham for another term.

MOTION CARRIED. (7-0)

H. Consideration to Amend Resolution Establishing the Bicentennial Committee and Subsequent Appointments

Councilman DuBose said that the committee process is important. This committee will have a lot to do and the 14 members will be busy. It's important to have members from all parts of the City. Mayor Brady agreed that the workload necessitates 14 members as this won't just be one day to plan but spread over a year or so.

Council decided to take no action.

Motion by Councilman DuBose, seconded by Councilman Thomasson to appoint Ronnie Oliver and Jenny Horn to the Bicentennial Committee.

MOTION CARRIED. (7-0)

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Danny Beck and Jennifer Morrison to the Bicentennial Committee.

MOTION CARRIED. (7-0)

NEW BUSINESS

I. Public Hearing – Application for Alcohol Beverage License – BAF Enterprises, Inc dba Fraziers@Jackson – 227 Jackson St.

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine for Fraziers@Jackson at 227 Jackson St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman DuBose, seconded by Councilman Thomasson to approve the application for a Retail Off Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

J. Consideration of a Resolution to Authorize an Interfund Loan from the General Fund Unassigned Fund Balance to SPLOST 2025

Meg Kelsey, Assistant City Manager, stated that the list of SPLOST projects was discussed at the Council Retreat and the LINC Trailhead has been moved to 2025. Funding was also discussed at the Retreat. The SPLOST proceeds will not begin coming in until February 2025 so to get these projects started funding is needed. Staff thinks that \$3 million is the maximum needed. This would be a loan not to exceed \$3 million and will be paid back over the 6 years of the projects. There are some SPLOST funds available to begin design and engineering of the projects in 2024 so construction can begin in 2025.

Mayor Pro Tem Guillaume asked for clarification regarding the repayment over the 6 years and the possibility of paying it back sooner. Ms. Kelsey said they would keep a close eye on the projects, as funding comes in and \$3 million is worst case scenario.

Councilman Koritko asked what the fund balance will be at after the \$3 million is taken out? City Manager stated that the fund balance currently is around \$21 million and there is the 50% policy in place so there is not a huge gap. Total fund balance is bigger but in different categories.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to adopt the resolution as presented.

MOTION CARRIED. (7-0)

K. Consideration to add LaGrange St. to the list of streets to be repaired in 2024

Ray Norton, Public Works Director, said the request is to add LaGrange Street to the list of streets to be repaired and to authorize staff to put out the RFP to see what the cost is going to be.

Councilman Shell asked if this would be from the bridge all the way out to City limits and Mr. Norton confirmed yes. He also asked about the time frame. Mr. Norton said the goal is to do it during summer break so school traffic is not impacted. Mayor Brady asked if the construction at the school will be done at that point? Mr. Norton said that it should be.

Councilman Koritko asked about prioritizing street repairs for the Bicentennial coming up. Councilwoman Jenkins also asked about emails that had been received regarding another road that needs repairs. City Manager stated he knows Cates Alley has been asked about, it is very narrow and was never constructed to the typical standards of a City street. There has been discussion about the method to use for the repairs. Councilwoman Jenkins asked if Staff can come up with a list of the smaller streets, ones that may require different methods and come up with costs and bring that back to Council.

City Manager commented that there are additional LMIG dollars that the City can apply for in the new state budget that was passed. First step for LaGrange would be to get it patched, fixed and structurally sound and then maybe come back regarding the overlay. Councilman Thomasson asked about a time frame on repaving the whole street. Mr. Norton said that is a decision for Council. The last time it was paved was 2015 so it may need to happen in another 3 years.

Motion by Councilwoman Jenkins, seconded by Councilman Shell to approve as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

L. Request from Operation Tackle Box and AD-1 Originals to close Madison St. between Jackson St. and Jefferson St. on March 23rd for Warriors Bike Show, from 12pm-6pm

Councilman Koritko asked if this is for a walk or run? Mr. Jacob Watkins with Operation Tackle Box stated no, this is just the bike show, to help raise money for the family of a veteran who they lost to suicide.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request as presented.

MOTION CARRIED. (7-0)

M. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. on June 8th for Fundraiser, from 11am-6pm

Motion by Councilwoman Jenkins, seconded by Councilman Shell to approve the request as presented.

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within

exceptions permitted by the open meetings law at 2:55PM. Mayor Brady recused himself due to a business relationship.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (6-0)

LENNAR PROPERTY CASE

Motion by Councilwoman Jenkins, seconded by Councilman Koritko, In a good faith effort to settle the County lawsuit against the City in the Lower Fayetteville "Lennar Property" and recognizing that the County has made an unsupported offer to settle the case, I move that the Council make a counter offer to settle the case by authorizing Newnan Utilities to provide sewer services to the proposed County fire station on Belk Road at the expense of the County and the City take over maintenance of that portion of Lower Fayetteville Road from Kent Drive to the northeast corner of the Lennar Property subject to the acceptance of this offer by the Coweta County Commission at its March 12, 2024 meeting and additionally upon confirmation of the decision of the County not to appeal the Superior Court order finding in favor of the City

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 3:23pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, March 12, 2024 at 3:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

Call to Order

Mayor Brady called the meeting to order at 3:30pm and delivered the invocation.

Rezoning Request – RZ2024-01; 8.44 + acres located off Newnan Crossing Bypass and Ashley Park Blvd (Tax Parcel #087 5043 004) – Change in Conditions

Tracy Dunnavant, Planning Director, presented the rezoning. She explained that the request is from Robert Bergmann to change the conditions on a previously approved mixed-use development. This was approved by City Council in 2020 for 278 apartments and 56,668 sq ft of commercial retail space. In June 2022 the applicant asked to increase the number of multi-family units to 350 and that was denied. The applicant is now requesting to increase the total retail square footage to 79,018. This includes 17,100 sq ft of retail within the residential component to create a ‘main street’ feel and a 1,600 sq ft jewel box in the center of the parking lot and a tower signage feature. The 17,100 sq ft is optional as Mr. Bergmann may not be the one building that.

Ms. Dunnavant showed the site plan and renderings of what everything would look like. She did state that the height of the buildings would not change from what was previously approved. The tower signage would be to advertise the tenants, 2ft per tenant with 3 tenants on the sign and the development as a whole on top. The Planning Commission voted unanimously to recommend approval at their February 13, 2024 meeting, with the following conditions:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as updated and provided as part of the application. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet (residential).
- All comments specified in the City Engineer’s memo dated February 5, 2024 will be addressed during the development of the project.
- The tower feature will only display signage on two sides with the square footage allotment for each side being the top eighty square feet of the structure.

There was also a condition from 2020 that due to the urban nature of the project, not all requirements of the Landscape Ordinance can be met so the developer would submit a landscape plan showing alternative compliance. Staff suggests leaving this in.

Mayor Brady asked to clarify that the height of the sign is 50ft and the height of the building is 40 ft? Ms. Dunnavant said yes, that is allowed. Robert Bergmann, the developer, explained that the drawing shown may not be to scale. Mayor Brady asked if he can provide a picture that is to scale and Mr. Bergmann said he could do that.

Councilwoman Jenkins asked about the height of surrounding buildings in comparison? Mayor Brady recalled approving 75ft on the apartments so the tower is lower. Ms. Dunnavant commented that Dillard's is 50ft. Mayor Pro Tem Guillaume asked about a recent variance that was approved for the Embassy Suites and Mr. Dean Smith, Senior Planner, said that was about 50ft.

Councilman Thomasson asked about multiple tenants listed on the sign, will they all be in the same building? Mr. Bergmann said yes, it is for those that are in that building. Councilman Thomasson then asked about the maximum graphics on the tower and Mr. Smith stated it is 80 sq ft no matter how many tenants they put on there. City Manager commented that the content cannot be regulated, they can only regulate the form, shape, size etc. Ms. Dunnavant also reminded Council that this is MXD so there is more flexibility in what they can ask for, it does not go strictly by the zoning ordinance.

Council discussed the placement of the tower in the development and relative to other surrounding businesses.

Councilwoman Jenkins left the work session.

Mayor Pro Tem Guillaume referenced the sign moratorium that Council recently passed and Mr. Smith clarified that a sign permit could not be issued until after the moratorium ends. Mayor Brady asked Mr. Bergmann to bring back a to scale drawing and other things that can help clarify some of the confusing points discussed and he asked Ms. Dunnavant to help with that. This will be on the agenda for the next Council meeting for a public hearing.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the meeting at 3:57PM.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council

Date: March 26, 2024

Agenda Item: Public Hearing - Consideration of request to demolish the structure at 23 Pinson Street

Prepared By: Bryan Partin, Chief Building Official

Purpose:

Consideration of request to demolish the structure located at 23 Pinson Street.

Background:

A citation was issued in October 2023 for property maintenance issues. At the most recent court hearing in January 2024, the property owner indicated that they would proceed with demolition. This structure was built in 1930 according to tax records and is considered historic due to its age. This structure is located in an historical district and was included in a survey conducted in the early 1990s and is considered to contribute to architectural significance. The cost to renovate the structure would well exceed 50% of the 2023 assessed value of \$41,966.00, which is the threshold used by City ordinance to be considered eligible for demolition in the substandard building program.

Funding:

N/A

Recommendation:

Allow demolition.

Attachments:

1. 23 Pinson Street

Previous Discussion with Council:

none



Lorie Clowers
Lorie Clowers/Marietta Newson
23 Pinson St., Newnan, GA 30263
A demolition permit has been applied
for and a public hearing will be held at
City Hall, 25 Lagrange St., Newnan, GA
regarding this application on
March 26, 2024 at 6:30 p.m.



To: Mayor and Council

Date: March 26, 2024

Agenda Item: Public Hearing - Consideration of request to demolish structure at 6 Dewey Street

Prepared By: Bryan Partin, Chief Building Official

Purpose:

Request by owner to demolish the structure at 6 Dewey Street.

Background:

Previously permitted in July 2023 to renovate the structure, once work had begun, the applicant discovered damage was more extensive than anticipated. This structure was built in 1925 according to tax records and is considered historic due to its age. This structure is located in an historical district and was included in a survey in the early 1990s and was considered to contribute to architectural significance. The cost to renovate the structure would exceed 50% of the 2022 assessed value of \$41,106.00, which is the threshold used by ordinance to be considered eligible for demolition in the substandard building program.

Funding:

N/A

Recommendation:

Allow demolition of structure

Attachments:

1. 6 Dewey Street

Previous Discussion with Council:

none



JOB LOT BLOCK
WARNING!
PROPOSED DEMOLITION
NO TRESPASSING

PROPOSED DEMOLITION
Elizabeth Egan
6 Dewey Street, Newbury, GA 30065
A demolition permit has been applied for and
a public hearing will be held at the City Hall
15 Lawrence St., Newbury, GA regarding
this application on March 20th at 6:00 PM.

NO
TRESPASSING



To: Mayor and Council
Date: March 26, 2024
Agenda Item: Consideration of Contract Award for Carnegie Audio Control Upgrade
Prepared By: Susan Crutchfield, Carnegie Director

Purpose:

To present City Council with recent bid results for the Carnegie Audio Control Upgrade at the Carnegie Library and request approval to enter into a contract with Innuvo as the low bidder and to approve the overall budget for the project.

Background:

The current Carnegie sound system has been in use for 15 years and needs to be upgraded due to malfunctions and new technology.

A Request for Proposal (RFP) was released on Thursday, February 15, 2024, and the proposals were due Friday, March 15, 2024, with three firms responding:

Innuvo	Solutionz, Inc	dB Integrations
3300 Corporate Avenue	120 Interstate N Pkwy	2196 Hilton Dr.
Suite 116	Suite 158	Suite A
Weston, FL 33331	Atlanta, GA 30339	Gainesville, GA 30501

Staff are confident of the low bidder, Innuvo, being able to provide quality and timely delivery of the audio and control system. The initial quote included sales tax and an optional item of an Extron-60. City staff asked Innuvo to send a new quote without the sales tax and adding the optional item to the quote.

Funding:

General Fund
Carnegie Library Reserved Funds

Recommendation:

Staff recommends the approval of the Carnegie Audio and Control Upgrade including the optional item, bringing the total price to \$32,091.75.

General Fund Budget for this project: \$32,000

Carnegie Library Reserved Funds: \$91.75

Attachments:

1. Bid Tab - Carnegie Audio 3.15.24
2. Innuvo Carnegie Audio and Control Upgrade

Previous Discussion with Council:



City of Newnan, Georgia

BID OPENING: RFP for Carnegie Audio Control Upgrade
Friday, March 15th .2024 – 2pm

BIDDER	BID AMOUNT	COMMENTS
Innuvo Weston, FL	\$32,554.81	
Solutionz Atlanta, GA	\$50,301.78	
DB Integrations	\$44,471.42	

BIDS OPENED BY [Signature] [Signature]

PROPOSAL

Carnegie Audio

City of Newnan

Revision: 1
Modified: 3/18/2024



Presented By:

Innuvo

3300 Corporate Ave
Suite 116
Weston, FL 33331 US
954-581-1756
<https://www.innuvo.com/>



<https://www.innuvo.com/>

SCOPE OF WORK

Innuvo agrees to furnish and install the following:

We are pleased to present our design for an upgraded audio system for the Carnegie Library Meeting Rooms. The new system includes state of the art digital equipment. This new digital equipment will allow for much easier control of the system with no manual mixers or controls.

A new Audio DSP will be installed to control all audio switching. This DSP will allow digital routing of all audio signals between the two rooms. This will allow the rooms to be combined or separated easily.

All existing program audio sources from the Bluray Player, HDMI wall plates and wireless presentation system will be available for routing. Innuvo will provide a new wireless microphones system. We have included (4) new microphones. (2) Body packs and (2) handhelds. The body pack will include both a lapel and head worn microphones to interchange as needed. All (4) microphones will be available to be assigned to either room or used all together when the rooms are combined.

Our design includes new JBL flush mount ceiling speakers to replace your existing speakers. This includes (6) JBL 8" full range speakers and (2) JBL subwoofers for each room.

This proposal includes a new Extron matrix switcher to allow for easy room combining from the touch screen. This device will streamline the video workflow.

A new Extron Control System is included to allow for easy operation of the room. A 7" touch screen will be installed in each room adjacent to the existing racks. Each touch screen will have the following capabilities:

- > Projector Power
- > Projection Screen Control
- > Room Combining
- > Source Selection
- > Volume Level
- > Mute
- > Microphone assignments
- > Microphone levels

The touch screen is custom designed. This will allow us to place more complex functionality on a password protected admin page.

The system can also be controlled remotely via an iPad. Simply install the Extron software and connect to the system to control it as if you were in the room.

The current rack setup does not allow the equipment to be serviced from behind. Our proposal includes reorganizing the racks so that all equipment is installed on one side. This will allow the empty rack to be used to access the rear of the equipment.

* Price Includes Accessories

Notes:

- 1) Innuvo will be reusing your existing video equipment. Should we find any equipment to be faulty, we will notify you and provide a quote for repair or replacement
- 2) Customer to provide POE network switch
- 3) Customer to provide roof access for cabling
- 4) During the installation, it may be necessary to cut holes in your drywall. Innuvo is not responsible for the repairs to these areas following the installation.

If a project is cancelled after equipment has been ordered, the following fees will apply:

- 1) 30% re-stocking fee plus shipping for any items that can be returned
- 2) Any items that cannot be returned will be paid for and delivered

Payment Terms:

- > This Proposal includes a discount based on Cash or Check Payment
- > 50% Deposit Due Upon Acceptance of Proposal
- > 25% Due at start of project
- > Balance Due Immediately Upon Completion of Project

* Price Includes Accessories



- 4 C2G 40058**
3ft Pro-Audio XLR Male to XLR Female Cable

- 1000 Genesis 16/2 Riser Black**
16 AWG 2C Str Riser Speaker, Black



- 300 Honeywell Cable 12025509**
22/2 Stranded Shielded 500ft Box - Grey



- 350 Honeywell Cable 63601106**
CAT6 23/4 CMR/FT 1000ft Box - Blue



- 1 Extron 60-1245-01**
XPA 4002-70V - Two Channel 70 V Amplifier - 400 Watts Per Channel



- 1 Extron 60-1511-01**
DMP 128 Plus - 12x8 ProDSP Digital Matrix Processor



- 2 Extron 60-1562-02**
TLP Pro 725T - 7" Tabletop TouchLink Pro Touchpanel - Black



- 1 Extron 60-1678-01**
DXP 42 HD 4K PLUS 4x2 4K/60 HDMI with 2 Audio Output



- 12 JBL Pro Control 18C/T**
Two-way 8-inch coaxial ceiling loudspeaker, 8 ohm, 90 degree conical coverage



- 4 JBL Pro CONTROL 19CST**
Control contractor series in-ceiling subwoofer, 8 ohm, 180 degree conical coverage



- 2 Shure BLX1=-H10**
Bodypack Transmitter



- 2 Shure BLX2/PG58=-H10**
Handheld Transmitter with PG58 Microphone



- 4 Shure BLX4R=-H10**
Rackmount Wireless Receiver



- 2 Shure PGA31-TQG**
Headset condenser microphone, TA4F (TQG)



- 4 Shure UA505**
Antenna mounting bracket/bulkhead adapter

* Price Includes Accessories



- 1 **SHURE Incorporated UA221**
Shure Passive Antenna Splitter



- 4 **SHURE Incorporated UA825**
25ft Antenna Cable



- 1 **SHURE Incorporated UA844+SWB/LC**
Five-Way Active Antenna Splitter (Use BNC antenna cables that come with the receivers)

- 4 **SHURE Incorporated UA8-518-578**
Shure 1/2 Wave Antenna



- 2 **SHURE Incorporated WL185**
Lavalier microphone, black, cardioid, TQG connector



- 6 **W Box 0E-C6BL3**
3' CAT6 patch cable



- 1 **Xantech 283D**
Designer Blink Emitter



- 1 **Innuvo Lift**
LIFT RENTAL



- 1 **Innuvo Shipping Variable**
Shipping Charges



- 1 **Innuvo Shop Supplies - Variable**
Innuvo - Shop Supplies



- 1 **Innuvo Engineering**
Engineering



- 1 **Innuvo Labor**
Installation and Labor



- 1 **Innuvo Programming - Complete Project**
Programming Labor



- 1 **Innuvo Project Management - Existing Construction**
Project Management - Existing Construction

Unassigned Total

\$32,091.75

Project Subtotal:

\$32,091.75

* Price Includes Accessories

PROJECT SUMMARY

Total Installation Price:

\$32,091.75

Grand Total:

\$32,091.75

Client:

Date

Contractor: Innuvo
EG13000186

Date



To: Mayor and Council
Date: March 26, 2024
Agenda Item: Consideration of Contract Award for Program Management Services from Comprehensive Program Services (CPS) for SPLOST Park Projects
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Consideration of awarding a contract to Comprehensive Program Services (CPS) to provide Program Management Services for SPLOST Park Projects.

Background:

The City of Newnan is in need of assistance to assess, build and construct 5 SPLOST park projects. Project management will be important to ensure that our projects are completed on time, within budget, and to the expected quality of work. It will also help identify and mitigate risks, and be a tool to effectively manage city resources.

Scope of work will include planning activities, design, construction and closeout of each project.

Phase 1 - Planning/Team Selections

- *Creation of a Work Plan
- *Due Diligence
- *Site Analysis
- *Construction Professional Selection
- *Other Consultant Selections

Phase 2 - Design/Pre-Construction

- *Design Phase Management
- *Design Phase Reporting
- *Budget Management
- *Schedule Management
- *Quality Management
- *Permitting
- *Construction Package Reviews

Phase 3 - Construction

- *Construction Representation
- *Construction Phase Reporting
- *Budget Management
- *Schedule Management
- *FF&E Management
- *Claims Control
- *Closeout

Program Management Fees are as follows:

Bi-Centennial Park	\$88,930
Extension of Linc Path:	\$59,290
Lynch Park	\$35,580
Greenville Street Park	\$29,640
Pickeball	\$26,680

Total Cost \$240,120

(Fees are inclusive of travel to Newnan for design meetings and construction phase site meetings, reproduction and other stand reimbursables.)

3.0% of Estimated Total Project Costs (\$8,100,000)

Funding:

SPLOST 2019

Recommendation:

It is the recommendation of staff that the Mayor and Council enter into a contract with CPS to provide Program Management Services for five (5) park projects to include Bicentennial Linc Trailhead, Linc Segment, Lynch Street Parking, Greenville Street Park Improvements, and 6 additional pickleball courts at the House of Pickleball.

Attachments:

1. CPS Proposal

Previous Discussion with Council:

Council approved an inter-fund loan resolution for 2025 SPLOST projects on 3/12/24.



March 11, 2024

Mr. Cleatus Phillips
City Manager
City of Newnan
25 LaGrange St.
Newnan, GA 30263

**Re: City of Newnan Parks Projects
Program Management Services Proposal**

Dear Mr. Phillips,

CPS is very pleased and excited to provide the City of Newnan our proposal to provide Program Management Services for the City of Newnan's Parks Projects.

Scope of Work

CPS will be providing Program Management services as subject matter experts and staff extension to the City of Newnan in the management of the Parks Projects, which will utilize a Construction Management At-Risk delivery method where possible. Our involvement will span the remaining planning activities, design, construction, and closeout of each project. A detailed scope of work is outlined in Exhibit A.

The Projects to be completed by the end of 2025 are:

- 1- Bi-Centennial Park (Project Budget of \$3MM)
- 2- Council approved extension of Link Path (Project Budget of \$2MM)
- 3- Lynch Park Parking Enhancement (Project Budget of \$1.2MM)
- 4- Greenville Street Park Improvements (Project Budget of \$1.0MM)
- 5- Additional Pickle Ball Courts at The HOP (Project Budget of \$900K)

Fees

Our lump sum fees for Program Management services are as follows: **\$240,120.**

Role	Name of Proposed Personnel	Rate/Hour	Avg Hours/Week	No. Weeks	Totals
Principal-In-Charge	Eric Johnson	\$ 250.00	2	92	\$ 46,000.00
Program Manager	Jalen Johnson	\$ 165.00	12	92	\$ 182,160.00
Reimbursables	Reimbursables	\$ -		92	\$ 11,960.00
					\$ 240,120.00

A breakdown of our services by Project is below.

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



Bi-Centennial Park	\$ 88,930.00
Extension of Link Path	\$ 59,290.00
Lynch Park Parking Enhancement	\$ 35,580.00
Greenville Street Park Improvements	\$ 29,640.00
The HOP Expansion	\$ 26,680.00

Our fees are inclusive of travel to Newnan for design meetings and construction phase site meetings, reproduction, and other standard reimbursables. Costs for out-of-town travel or professional printing/signage are not included.

Schedule

We understand that the City wants these Projects completed by the end of 2025. Because the project is Construction Management At-Risk, we anticipate that planning/due diligence, team selections, construction packages review, and permitting will overlap with the design phase of each Project.

The schedule for each Project will be developed during the initial Planning Phase of the Project but are assumed to largely overlap. CPS fees will be adjusted accordingly based on the procurement and final schedule of each Project, if extended beyond the end of 2025.

This is our understanding of the services requested. We sincerely appreciate the opportunity to continue our wonderful working relationship with the City of Newnan and are available to address any questions regarding this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric L. Johnson", is written over a light blue circular stamp or watermark.

Eric L. Johnson
CEO

cc: Jalen Johnson, Lead Program Manager

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



EXHIBIT A PROGRAM MANAGER'S BASIC SERVICES

Program: Parks Projects
Owner: City of Newnan, Georgia

CPS will assist the Owner with the following services on the above-mentioned project:

PHASE I PLANNING/TEAM SELECTIONS

1.0 Work Plan

- 1.0.0 Prepare overall Program Management plan for project, including:
 - Program/scope information
 - Stakeholders
 - Approval levels and procedures
 - Owner guidelines, standards
 - Master budget and schedule

1.1 Due Diligence

- 1.1.0 Review existing information with respect to site
- 1.1.1 Review with Owner existing program and/or needs assessment
- 1.1.2 Obtain additional site due diligence not yet completed
- 1.1.3 Coordinate and assist with water/sewer connection planning

1.2 Site Analysis

- 1.2.0 Coordinate work from outside sources such as surveyors, geotech, etc
- 1.2.1 Review existing site for program coordination/verification
- 1.2.2 Review existing site for logistics challenges, encumbrances, etc.

1.3 Construction Professional Selection [Construction Management At-Risk]

- 1.3.0 Identify pool of qualified vendors for project/increase interest in project in vendor community
- 1.3.1 Identify selection committee and coordinate advertisement/selection dates
- 1.3.2 Prepare advertisement
- 1.3.3 Oversee selection process, including:
 - Pre-proposal meeting
 - Question and answer process
 - Issuance of addenda
 - Scoresheet/proposal analysis
 - Interview process
 - Notification of award
- 1.3.4 Vendor negotiations and contract review/processing

1.4 Other Consultant Selections (Surveys, Testing, Commissioning, Etc.)

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ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



- 1.4.0 Identify pool of qualified vendors for each scope of work
- 1.4.1 Identify best suited vendor candidate or oversee selection process (depending on procurement laws for Owner)
- 1.4.2 Vendor negotiations and contract review/processing

PHASE II DESIGN/PRECONSTRUCTION PHASE

2.0 Design Phase Management

- 2.0.0 Schedule regular design meetings, engineering coordination meetings, etc.
- 2.0.1 Monitor design for compliance with budget, program, and operational objectives
- 2.0.2 Conduct Design Reviews at each design phase milestone
- 2.0.3 Coordinate all project teams members throughout design, including Construction Professional, Commissioning Agent, Authorities Having Jurisdiction, etc.
- 2.0.4 Oversee budget reconciliation process at each design phase, including, if necessary, Value Engineering
- 2.0.5 Assist in developing alternatives for Owner Review
- 2.0.6 Conduct formal presentations at each design phase milestone
- 2.0.7 Review all design phase invoices and make recommendation for payment

2.1 Design Phase Reporting

- 2.1.0 Information tracking, reporting and administration, including:
 - Program Updates
 - Major Activity Updates
 - Budget, Cost, Cash Flow
 - Schedule
- 2.1.1 Present at City Council meetings, as needed
- 2.1.2 Provide monthly update report

2.2 Budget Management

- 2.2.0 Management of the overall project budget to ensure all project costs are accounted for and accurate
- 2.2.1 Tracking and management of all invoices for alignment with services provided and adherence to contractual requirements

2.3 Schedule Management

- 2.3.0 Develop, monitor and control master schedule
- 2.3.1 Monitor and control of design issues relating to schedule
- 2.3.2 Long lead materials and equipment procurement monitoring
- 2.3.3 Manage decision making for schedule control

2.4 Quality Management

- 2.4.0 Monitor and enforce adherence to objectives
- 2.4.1 Monitor each individual system as well as the overall Project

2.5 Permitting

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



- 2.5.0 Coordinate all required permits and ensure adequate time is included for reviews
- 2.5.1 Conduct permitting review meetings and courtesy meetings, as appropriate, with appropriate Authorities Having Jurisdiction to ensure a smooth permitting process
- 2.5.2 Align permitting schedule with construction schedule; coordinate permits with appropriate construction packages to be issued
- 2.6 Construction Package Reviews**
 - 2.6.0 Advise on appropriate construction packages on the project, including Component Guaranteed Maximum Price (CGMP) packages and the Guaranteed Maximum Price package (GMP); CGMPs may include early site packages and early procurement of long-lead materials and systems
 - 2.6.1 Ensure design schedule aligns with construction packages
 - 2.6.2 Review construction packages for completeness and conformance with contractual requirements, including the following:
 - Comparison of pricing to estimates
 - Review of bids and scope checklists
 - Schedule
 - Assumptions, Qualifications & Exclusions
 - Quality plan
 - Logistics plan
 - Forms, unit rates, subcontracts

PHASE III CONSTRUCTION/CLOSEOUT PHASE

- 3.0 Construction Representation**
 - 3.0.0 Schedule and conduct regular construction meetings
 - 3.0.1 Regular site visits throughout construction
 - 3.0.2 Monitor labor and materials progress
 - 3.0.3 Observe quality of workmanship and materials
 - 3.0.4 Conflict/issues resolution
 - 3.0.5 Change order management and processing
 - 3.0.6 Contingency monitoring
 - 3.0.7 Oversee proper implementation of all construction phase administrative tasks, including Submittals, Requests for Information, etc.
 - 3.0.8 Review all construction phase invoices and make recommendation for payment
 - 3.0.9 Manage closeout preparation throughout construction
- 3.1 Construction Phase Reporting**
 - 3.1.0 Information tracking, reporting and administration, including:
 - Major Activity Updates
 - Budget, Cost, Cash Flow
 - Add Alternate Tracking
 - Contingency Updates
 - Schedule

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ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



Technical and Quality Issues

Coordination with Non-Construction Activities

- 3.1.1 Present at public meetings, as needed
- 3.1.2 Provide monthly update report

3.2 Budget Management

- 3.2.0 Management of the overall project budget to ensure all project costs are accounted for and accurate
- 3.2.1 Tracking and management of all invoices for alignment with services provided and adherence to contractual requirements

3.3 Schedule Management

- 3.3.0 Review of construction sequencing and methods
- 3.3.1 Detailed monitoring and coordination of construction scheduling
- 3.3.2 Continuous updates of schedule

3.4 Furniture, Fixtures & Equipment (FF&E) Management

- 3.4.0 Assist in development of list of FF&E items
- 3.4.1 Assist in procurement of FF&E
- 3.4.2 Assist in coordination/installation of FF&E
- 3.4.3 Assist in punchlist review of FF&E

3.5 Claims Control

- 3.5.0 Prevention measures through assertive management
- 3.5.1 Reporting on potential claims and recommended action
- 3.5.2 Impact analysis and recommendation for action

3.6 Closeout

- 3.6.0 Coordinate spare parts and attic stock
- 3.6.1 Coordinate training of maintenance staff by Construction Professional
- 3.6.2 Review operations & maintenance manuals
- 3.6.3 Review preventative maintenance schedules
- 3.6.4 Develop warranty management procedures

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672



To: Mayor and Council
Date: March 26, 2024
Agenda Item: Consideration of Resolution for Condemnation of Property along Savannah and Pinson to Start Culvert Replacement Construction
Prepared By: Samuel Henriquez, Civil Engineer

Purpose:

Newnan City Council may consider resolutions for the use of condemnation of certain properties in order to acquire right-of-way and easements, thereby enabling the City of Newnan Culvert Replacement Project to proceed.

City staff will continue to negotiate with the subject property owners. However, staff is requesting the consideration of the attached resolutions in the event that an agreement cannot be achieved.

The subject properties are listed below:

Savannah Street:

Parcel 1 - 83 Savannah Street, Newnan, GA 30263 (Tax Parcel ID N13 0002 027)

Burch Avenue:

Parcel 4 – 37 Burch Ave, Newnan, GA 30263 (Tax Parcel ID N13 0001 013)

Pinson Street:

Parcel 5 – V/L Pinson Street, Newnan, GA 30263 (Tax Parcel ID N54 0007)

Parcel 6 – V/L Pinson Street, Newnan, GA 30263 (Tax Parcel ID N13 0002 026)

Background:

At the regular Council meeting on May 24, 2022, Newnan City Council considered and adopted a resolution ratifying utilizing ARPA funds in the replacement of two deficient Culverts. The aforementioned resolution directed staff to take all actions necessary to acquire interest in the subject properties.

City staff, in consultation with the City Attorney, has held conversations with the subject property owners for Parcel 1 and Parcel 4 regarding right-of-way and easement acquisitions. At this time, negotiations are still ongoing. Conversations with the subject property owners for Parcel 5 and Parcel 6 regarding right-of-way and easement acquisitions have been unsuccessful.

Funding:

ARPA funds

Recommendation:

City staff is supportive of the resolutions as proposed.

Attachments:

1. Order and Resolution Parcel 1 - 83 Savannah Street
2. Order and Resolution Parcel 4 - 37 Burch Ave
3. Order and Resolution Parcel 5 - V/L Pinson Street
4. Order and Resolution Parcel 6 - V/L Pinson Street
5. Pinson Street ROW resized

Previous Discussion with Council:

The Newnan City Council, beginning in 2022, discussed their collective desire to utilize ARPA funds, to locate and replace two deficient culverts at the subject location.

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a Stormwater Replacement Project, known as City of Newnan Culvert System Replacement Savannah Street & Pinson Street Project, as has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the protection of the Savannah Street and Pinson Street intersection and joining properties and the disbursement of stormwater runoff through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of sidewalk and roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 1, 526 square feet (0.0120± acres) acquisition in fee simple of required right of way colored yellow on attached plats; 698 square feet (.0160± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
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Owner:	ZION SCHWIEDEREK
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NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City

Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2024.

City Clerk

Mayor

GEORGIA, COWETA COUNTY

I, Megan Shea, do hereby certify that I am City Clerk of the City of Newnan, of Coweta County, Georgia.

I further certify that the foregoing ____ pages constitute a true and exact copy of an Order and Resolution of the Mayor and City Council of the City of Newnan, Coweta County, Georgia entered on the ____ day of _____, 2024, as same applied to the tract or parcel of land described in said ____ pages; and the original of said Order is on file at my office at the City Hall, City of Newnan, 25 LaGrange Street, Newnan, Georgia.

Given under my hand and seal, this ____ day of _____, 2024.

Megan Shea, Clerk
City of Newnan, Georgia

CITY OF NEWNAN
REQUIRED RIGHT-OF-WAY
TAX ID N13 0002 027

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 66 DEGREES 45 MINUTES 58 SECONDS WEST, 66.68 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, SOUTH 34 DEGREES 27 MINUTES 14 SECONDS WEST, 5.04 FEET TO A POINT;
THENCE, NORTH 84 DEGREES 25 MINUTES 46 SECONDS WEST, 4.75 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 28 MINUTES 35 SECONDS WEST, 23.87 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 28 MINUTES 35 SECONDS WEST, 76.36 FEET TO A POINT;
THENCE, NORTH 05 DEGREES 14 MINUTES 00 SECONDS EAST, 5.61 FEET TO A POINT;
THENCE, SOUTH 84 DEGREES 46 MINUTES 00 SECONDS EAST, 107.43 FEET TO THE
POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (526 SQUARE FEET).**

CITY OF NEWNAN
PERMANENT EASEMENT
TAX ID N13 0002 027

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 64 DEGREES 35 MINUTES 30 SECONDS WEST, 70.99 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, SOUTH 34 DEGREES 27 MINUTES 14 SECONDS WEST, 0.57 FEET TO A POINT;
THENCE, SOUTH 45 DEGREES 35 MINUTES 13 SECONDS WEST, 11.25 FEET TO A POINT;
THENCE, SOUTH 27 DEGREES 44 MINUTES 59 SECONDS WEST, 12.55 FEET TO A POINT;
THENCE, SOUTH 45 DEGREES 43 MINUTES 12 SECONDS WEST, 0.89 FEET TO A POINT;
THENCE, NORTH 73 DEGREES 58 MINUTES 23 SECONDS WEST, 5.75 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 10 MINUTES 06 SECONDS WEST, 9.88 FEET TO A POINT;
THENCE, NORTH 04 DEGREES 49 MINUTES 54 SECONDS EAST, 20.06 FEET TO A POINT;
THENCE, SOUTH 85 DEGREES 28 MINUTES 35 SECONDS EAST, 23.87 FEET TO A POINT;
THENCE, SOUTH 84 DEGREES 25 MINUTES 46 SECONDS EAST, 4.75 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (435 SQUARE FEET).**

LEGEND

- LL LAND LOT
- OT OPEN TOP PIPE
- RB REBAR
- CIP CRIMP TOP PIPE
- E- OVERHEAD POWER LINE
- sq ft SQUARE FOOT
- POB POINT OF BEGINNING
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY

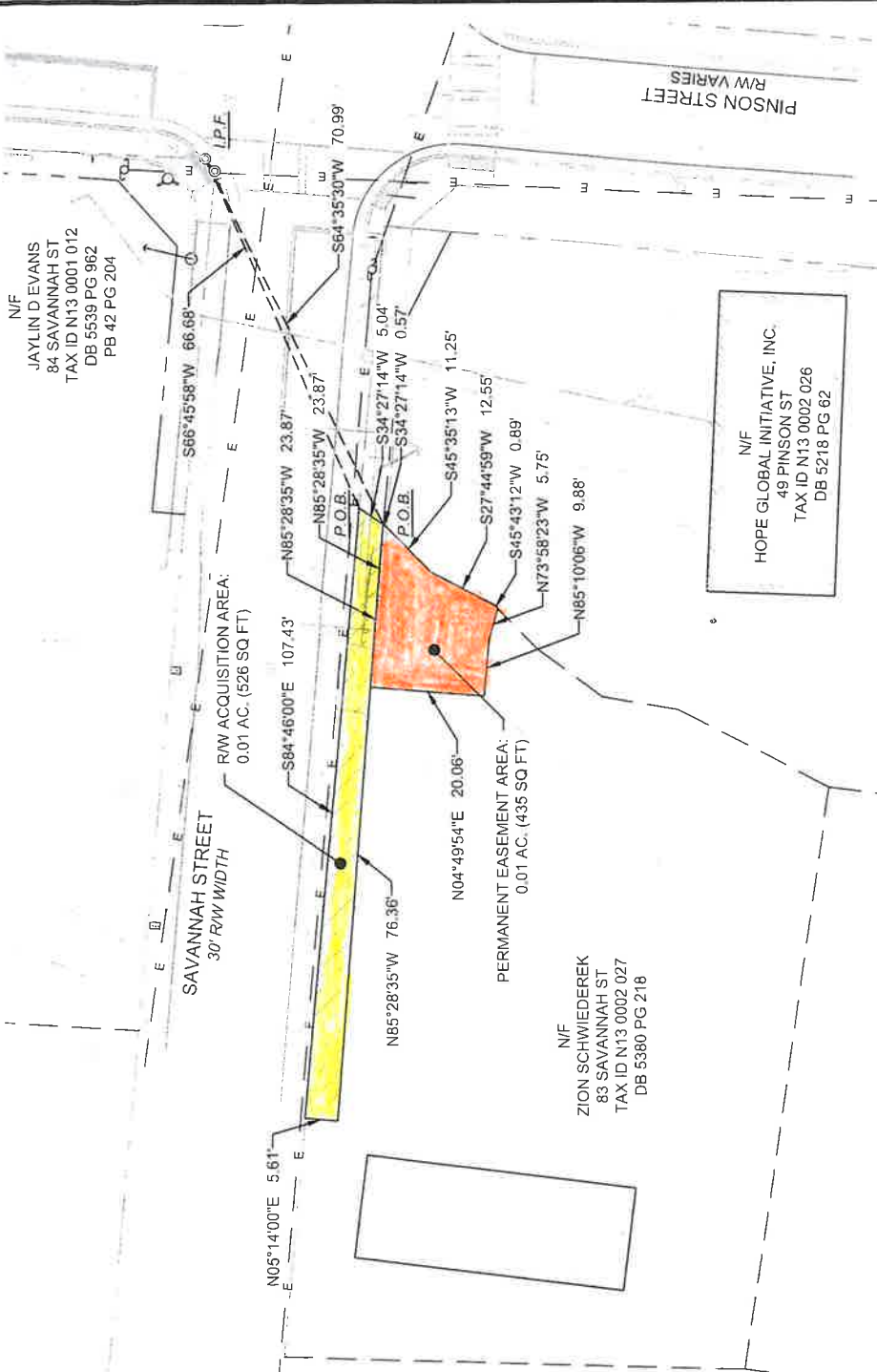
PERMANENT EASEMENT AREA

R/W ACQUISITION AREA

GRAPHIC SCALE



(GA WEST ZONE)
GRID NORTH



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REVISIONS

DATE	BY
2-8-23	A. WILLIS
1" = 20'	K. BROWN
2.	
3.	
4.	
5.	

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ORIGINAL SIGNATURE OF THE
REGISTRANT ACROSS THE
REGISTRANT'S SEAL.



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CITY OF NEWNAN R/W & ESMT EXHIBIT
TAX ID N13 0002 027
ZION SCHWIEDEREK
83 SAVANNAH ST
LOCATED IN:
LAND LOT 8, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

CIVIL
ENGINEERING

LAND
PLANNING

LAND
SURVEYING

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

MANAGER
APPROVED FOR THE CITY OF NEWNAN
2/21/23
1:10 PM
P. 10/10

NEWNAN UTILITIES
PERMANENT EASEMENT
TAX ID N13 0002 027

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 64 DEGREES 35 MINUTES 30 SECONDS WEST, 70.99 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

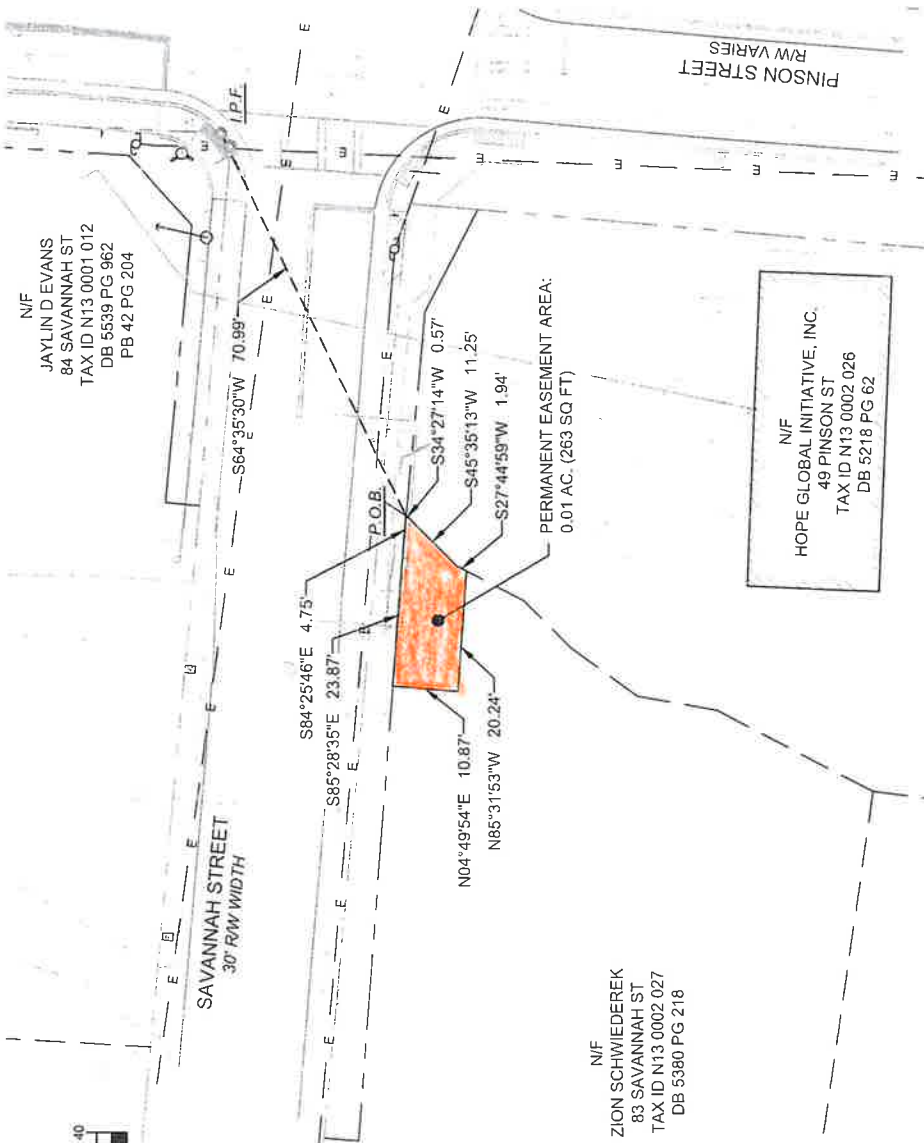
THENCE, SOUTH 34 DEGREES 27 MINUTES 14 SECONDS WEST, 0.57 FEET TO A POINT;
THENCE, SOUTH 45 DEGREES 35 MINUTES 13 SECONDS WEST, 11.25 FEET TO A POINT;
THENCE, SOUTH 27 DEGREES 44 MINUTES 59 SECONDS WEST, 1.94 FEET TO A POINT;
THENCE, NORTH 85 DEGREES 31 MINUTES 53 SECONDS WEST, 20.24 FEET TO A POINT;
THENCE, NORTH 04 DEGREES 49 MINUTES 54 SECONDS EAST, 10.87 FEET TO A POINT;
THENCE, SOUTH 85 DEGREES 28 MINUTES 35 SECONDS EAST, 23.87 FEET TO A POINT;
THENCE, SOUTH 84 DEGREES 25 MINUTES 46 SECONDS EAST, 4.75 FEET TO THE **POINT
OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (263 SQUARE FEET)**.

LEGEND

- LL LAND LOT
- OTP OPEN TOP PIPE
- RB REBAR
- CTP CRIMP TOP PIPE
- E- OVERHEAD POWER LINE
- sq ft SQUARE FOOT
- POB POINT OF BEGINNING
- PCP REINFORCED CONCRETE PIPE
- RW RIGHT-OF-WAY
- PERMANENT EASEMENT AREA

GRAPHIC SCALE



NEWNAN UTILITIES ESMT EXHIBIT

TAX ID N13 0002 027

ZION SCHWIEDEREK

83 SAVANNAH ST

LOCATED IN:
LAND LOT 8, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

811

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OR DIAL 811

REVISIONS

NO.	DATE	DESCRIPTION
1.	2-8-23	
2.	1" = 20'	
3.	A. WILLIS	
4.	K. BROWN	
5.		

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

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

SHEET NUMBER:

1 OF 1

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

DATE: 2-8-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a Stormwater Replacement Project, known as City of Newnan Culvert System Replacement Savannah Street & Pinson Street Project, as has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the protection of the Savannah Street and Pinson Street intersection and joining properties and the disbursement of stormwater runoff through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of sidewalk and roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 4, 334 square feet (0.0076± acres) acquisition in fee simple of required right of way colored yellow on attached plats; 528 square feet (0.012± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and 369 square feet (0.008± acres) acquisition for temporary construction easements for construction of slopes as shown colored green on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
Owner:	BONNIE W. NEELY

NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2024.

City Clerk

Mayor

GEORGIA, COWETA COUNTY

I, Megan Shea, do hereby certify that I am City Clerk of the City of Newnan, of Coweta County, Georgia.

I further certify that the foregoing ____ pages constitute a true and exact copy of an Order and Resolution of the Mayor and City Council of the City of Newnan, Coweta County, Georgia entered on the ____ day of _____, 2024, as same applied to the tract or parcel of land described in said ____ pages; and the original of said Order is on file at my office at the City Hall, City of Newnan, 25 LaGrange Street, Newnan, Georgia.

Given under my hand and seal, this ____ day of _____, 2024.

Megan Shea, Clerk
City of Newnan, Georgia

CITY OF NEWNAN
REQUIRED RIGHT-OF-WAY
TAX ID N13 0001 013

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 03 DEGREES 08 MINUTES 12 SECONDS EAST, 80.45 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 83 DEGREES 25 MINUTES 58 SECONDS WEST, 4.52 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, 70.39 FEET TO A POINT;
THENCE, SOUTH 79 DEGREES 51 MINUTES 04 SECONDS EAST, 5.10 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, 70.00 FEET TO THE **POINT**
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (334 SQUARE FEET).**

CITY OF NEWNAN
PERMANENT EASEMENT
TAX ID N13 0001 013

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00 DEGREES 03 MINUTES 39 SECONDS WEST, 80.85 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 83 DEGREES 25 MINUTES 58 SECONDS WEST, 18.49 FEET TO A POINT;
THENCE, NORTH 34 DEGREES 43 MINUTES 12 SECONDS EAST, 27.12 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, 17.38 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, 29.07 FEET TO A POINT;
THENCE, SOUTH 79 DEGREES 51 MINUTES 04 SECONDS EAST, 2.64 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, 70.39 FEET TO THE **POINT**
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (376 SQUARE FEET).**

CITY OF NEWNAN
TEMPORARY EASEMENT
TAX ID N13 0001 013

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 12 DEGREES 32 MINUTES 17 SECONDS WEST, 84.99 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 83 DEGREES 25 MINUTES 58 SECONDS WEST, 11.34 FEET TO A POINT;
THENCE, NORTH 34 DEGREES 43 MINUTES 12 SECONDS EAST, 46.68 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, 17.38 FEET TO A POINT;
THENCE, SOUTH 34 DEGREES 43 MINUTES 12 SECONDS WEST, 27.12 FEET TO THE **POINT**
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (369 SQUARE FEET).**

LEGEND

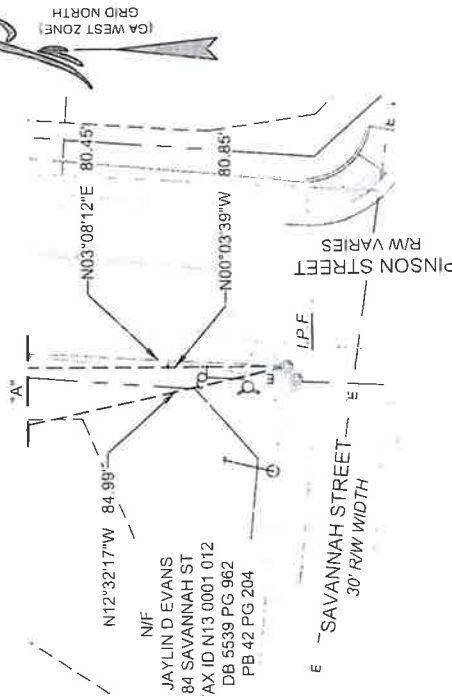
- LL LAND LOT
- OTP OPEN TOP PIPE
- RB REBAR
- CTP CRIMP TOP PIPE
- E- OVERHEAD POWER LINE
- sq ft SQUARE FOOT
- POB POINT OF BEGINNING
- RCP REINFORCED CONCRETE PIPE
- RW RIGHT-OF-WAY

PERMANENT EASEMENT AREA

R/W ACQUISITION AREA

TEMPORARY EASEMENT AREA

GRAPHIC SCALE



REVISIONS

DATE	DESCRIPTION
2-8-23	1. SCALE: 1" = 20'
	2. DRAWN BY: A. WILLIS
	3. REVIEWED BY: K. BROWN
	4.
	5.

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OR DIAL 811



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CITY OF NEWNAN R/W & ESMT EXHIBIT
TAX ID N13 0001 013
BONNIE W. NEELY
37 BURCH AVE.
LOCATED IN:
LAND LOT B, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

CIVIL
ENGINEERING

LAND
PLANNING

LAND
SERVISING

FALCON DESIGN CONSULTANTS, LLC
2115 LAMAR AVENUE, SUITE 100
NEWNAN, GA 30054
770.244.1111
www.falcondesignllc.com

CONSULTING
MANAGEMENT

LANDSCAPE
ARCHITECT

COA # LSF 000995
2/21/23

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OR DIAL 811

1 OF 1

NEWNAN UTILITIES
PERMANENT EASEMENT
TAX ID N13 0001 013

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00 DEGREES 03 MINUTES 39 SECONDS WEST, 80.85 FEET
FROM AN IRON PIN FOUND AT THE NORTHERLY MITER CORNER OF THE WESTERLY
RIGHT-OF-WAY LINE OF PINSON STREET (VARIABLE R/W WIDTH) AND THE NORTHERLY
RIGHT-OF-WAY LINE OF SAVANNAH STREET (30 FOOT RIGHT-OF-WAY WIDTH);

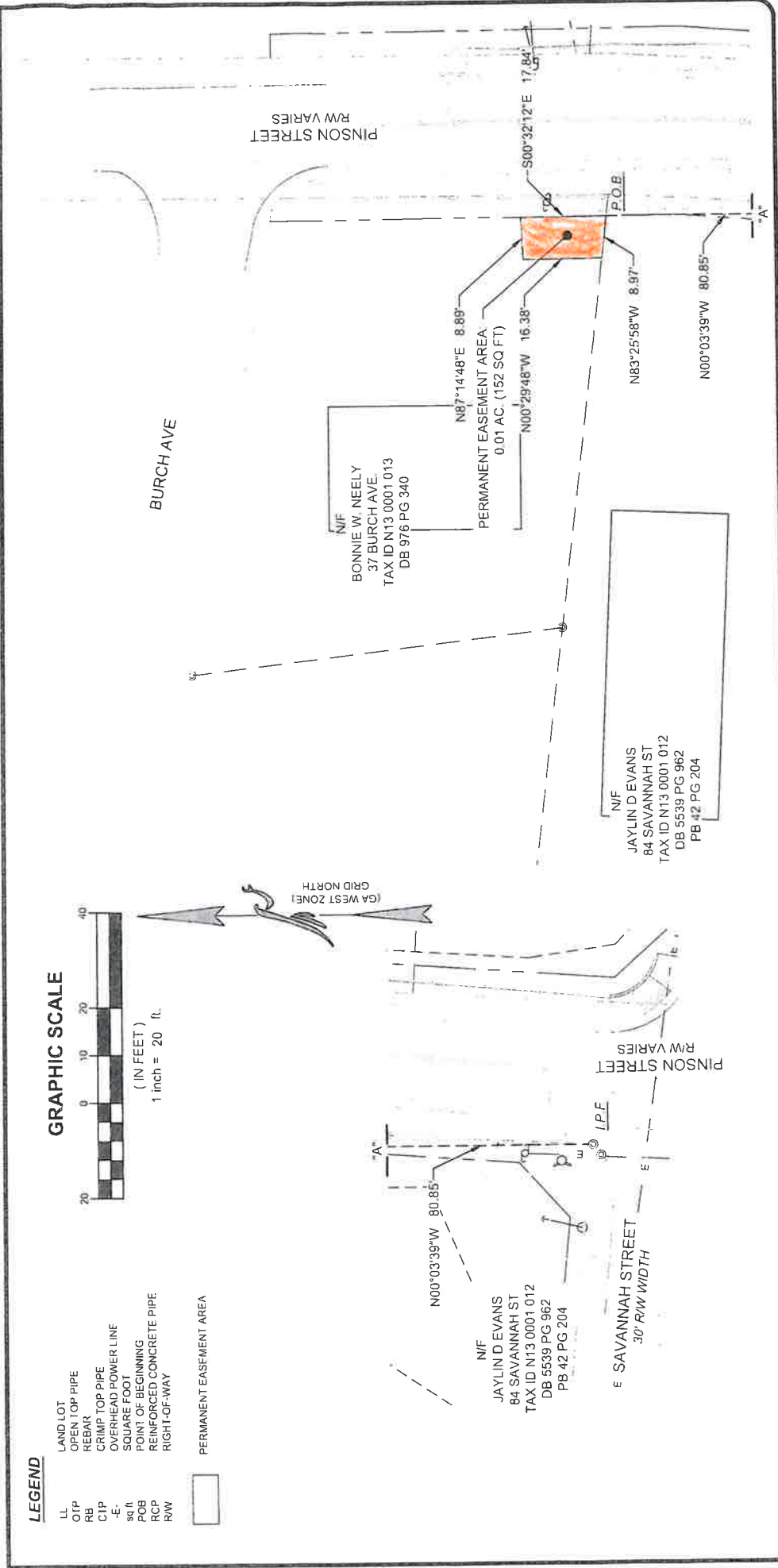
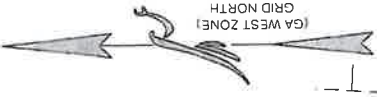
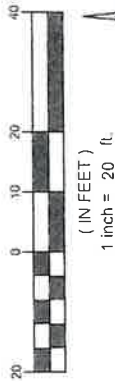
THENCE, NORTH 83 DEGREES 25 MINUTES 58 SECONDS WEST, 8.97 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 29 MINUTES 48 SECONDS WEST, 16.38 FEET TO A POINT;
THENCE, NORTH 87 DEGREES 14 MINUTES 48 SECONDS EAST, 8.89 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, 17.84 FEET TO A POINT;
TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.00 ACRES (152 SQUARE FEET).**

LEGEND

- LL LAND LOT
- OTF OPEN TOP PIPE
- RB REBAR
- CIP CRIMP TOP PIPE
- E- OVERHEAD POWER LINE
- sq ft SQUARE FOOT
- POB POINT OF BEGINNING
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- PERMANENT EASEMENT AREA

GRAPHIC SCALE



NEWNAN UTILITIES ESMT EXHIBIT TAX ID N13 0001 013 BONNIE W. NEELY 37 BURCH AVE. LOCATED IN: LAND LOT 8, 5TH DISTRICT CITY OF NEWNAN, GEORGIA		REGISTERED PROFESSIONAL NO. 2960 KARIN M. BROWN 2/21/23 COA# LSF 000995																		
REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2-8-23</td> <td>2-8-23</td> </tr> <tr> <td>2</td> <td>1-1-20</td> <td>1-1-20</td> </tr> <tr> <td>3</td> <td>A. WILLIS</td> <td>A. WILLIS</td> </tr> <tr> <td>4</td> <td>K. BROWN</td> <td>K. BROWN</td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </table>		NO.	DATE	DESCRIPTION	1	2-8-23	2-8-23	2	1-1-20	1-1-20	3	A. WILLIS	A. WILLIS	4	K. BROWN	K. BROWN	5			811 Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7272 OR DIAL 811
NO.	DATE	DESCRIPTION																		
1	2-8-23	2-8-23																		
2	1-1-20	1-1-20																		
3	A. WILLIS	A. WILLIS																		
4	K. BROWN	K. BROWN																		
5																				
SHEET NUMBER: 1 OF 1		THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.																		

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a Stormwater Replacement Project, known as City of Newnan Culvert System Replacement Savannah Street & Pinson Street Project, as has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the protection of the Savannah Street and Pinson Street intersection and joining properties and the disbursement of stormwater runoff through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of sidewalk and roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 5, 332 square feet (0.007± acres) acquisition in fee simple of required right of way colored yellow on attached plats; and 823 square feet (0.018± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and 738 square feet (0.016± acres) acquisition for temporary construction easements for construction of slopes as shown colored green on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
-----------	---

Owner:	DONELL L. HARRIS, SR.
--------	-----------------------

NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2024.

City Clerk

Mayor

GEORGIA, COWETA COUNTY

I, Megan Shea, do hereby certify that I am City Clerk of the City of Newnan, of Coweta County, Georgia.

I further certify that the foregoing ____ pages constitute a true and exact copy of an Order and Resolution of the Mayor and City Council of the City of Newnan, Coweta County, Georgia entered on the ____ day of _____, 2024, as same applied to the tract or parcel of land described in said ____ pages; and the original of said Order is on file at my office at the City Hall, City of Newnan, 25 LaGrange Street, Newnan, Georgia.

Given under my hand and seal, this ____ day of _____, 2024.

Megan Shea, Clerk
City of Newnan, Georgia

CITY OF NEWNAN
REQUIRED RIGHT-OF-WAY
TAX ID N54 007

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 21 DEGREES 37 MINUTES 28 SECONDS EAST, 93.32 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 06 MINUTES 00
SECONDS WEST, 63.99 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 54 MINUTES 00
SECONDS EAST, 4.98 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, 13.64 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, 49.43 FEET TO A POINT;

THENCE, SOUTH 80 DEGREES 19 MINUTES 08 SECONDS WEST, 5.54 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (332 SQUARE FEET).**

CITY OF NEWNAN
PERMANENT EASEMENT
TAX ID N54 007

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 24 DEGREES 26 MINUTES 29 SECONDS EAST, 96.32 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, 49.43 FEET TO A POINT;
THENCE, SOUTH 26 DEGREES 57 MINUTES 47 SECONDS EAST, 28.66 FEET TO A POINT;
THENCE, SOUTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, 21.94 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 19 MINUTES 08 SECONDS WEST, 21.03 FEET TO THE **POINT**
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.01 ACRES (541 SQUARE FEET).

CITY OF NEWNAN
TEMPORARY EASEMENT
TAX ID N54 007

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 33 DEGREES 35 MINUTES 24 SECONDS EAST, 109.51
FEET FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

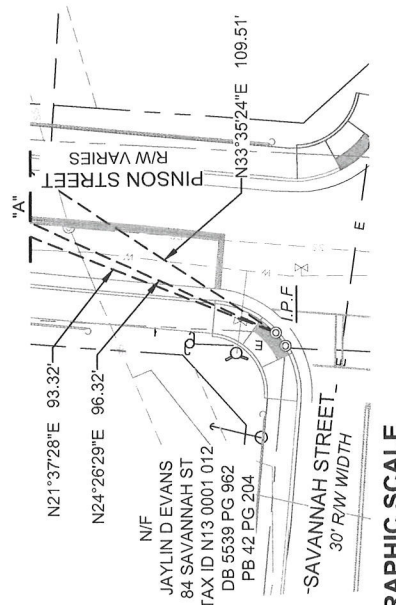
THENCE, NORTH 21 DEGREES 56 MINUTES 56 SECONDS WEST, 21.94 FEET TO A POINT;
THENCE, NORTH 26 DEGREES 57 MINUTES 47 SECONDS WEST, 28.66 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, 11.23 FEET TO A POINT;
THENCE, SOUTH 26 DEGREES 57 MINUTES 47 SECONDS EAST, 38.94 FEET TO A POINT;
THENCE, SOUTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, 23.25 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 19 MINUTES 08 SECONDS WEST, 5.12 FEET TO THE POINT
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.01 ACRES (282 SQUARE FEET).

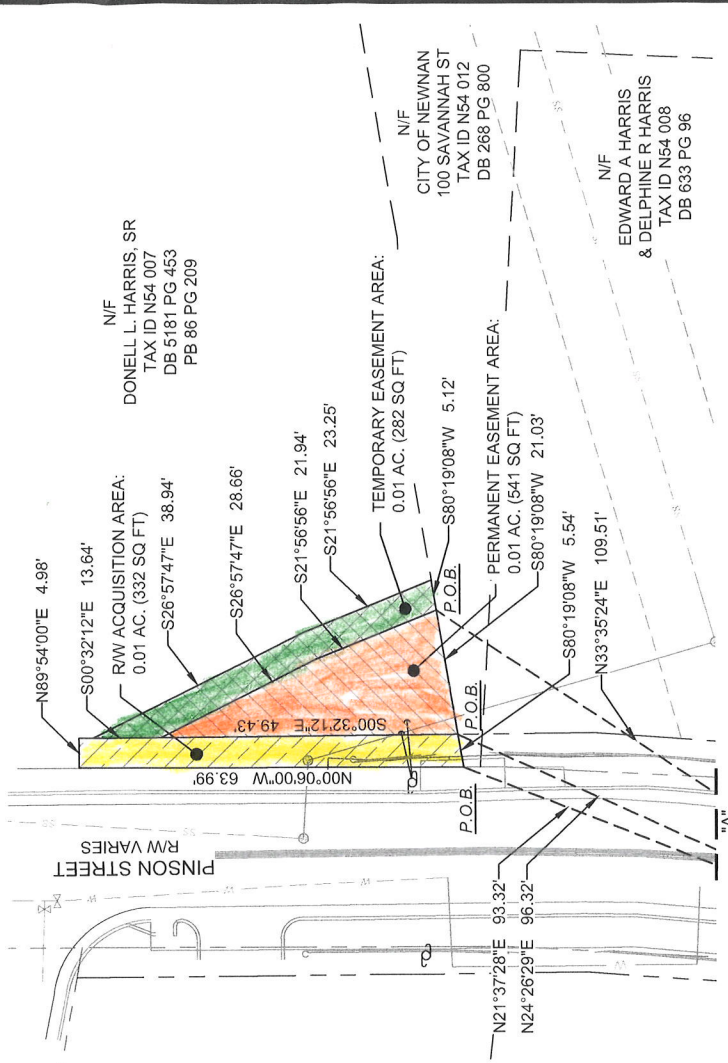
LEGEND

LL LAND LOT
 OTP OPEN TOP PIPE
 RB REBAR
 CTP CRIMP TOP PIPE
 -E- OVERHEAD POWER LINE
 sq ft SQUARE FOOT
 P.B. POINT OF BEGINNING
 RCP REINFORCED CONCRETE PIPE
 RW RIGHT-OF-WAY

PERMANENT EASEMENT AREA
 RW ACQUISITION AREA
 TEMPORARY EASEMENT AREA



GRAPHIC SCALE



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CITY OF NEWNAN R/W & ESMT EXHIBIT
TAX ID N54 007
DONELL L. HARRIS, SR

LOCATED IN:
 LAND LOT 8, 5TH DISTRICT
 CITY OF NEWNAN, GEORGIA

811
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 OR DIAL 811

REVISIONS

NO.	DATE	DESCRIPTION
1.	2-5-23	
2.		
3.		
4.		
5.		

COA# LSF 000995
 2/21/23

DATE: 2-5-23
SCALE: 1" = 20'
DRAWN BY: A. WILLIS
REVIEWED BY: K. BROWN

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

SHEET NUMBER: 1 OF 1

LAND SURVEYING
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

WANDA N. OFFICE
 2000 W. 10TH ST. SUITE 100
 NEWNAN, GEORGIA 30059
 PH: (770) 795-5555
 WWW.FDC-LLC.COM

LAND SURVEYING
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

NEWNAN UTILITIES
PERMANENT EASEMENT
TAX ID N54 007

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 24 DEGREES 26 MINUTES 29 SECONDS EAST, 96.32 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS
WEST, 35.01 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 32 MINUTES 28
SECONDS EAST, 3.65 FEET TO A POINT;

THENCE, SOUTH 16 DEGREES 08 MINUTES 15 SECONDS EAST, 33.95 FEET TO A POINT;

THENCE, SOUTH 80 DEGREES 19 MINUTES 08 SECONDS WEST, 12.93 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (282 SQUARE FEET).**

NEWNAN UTILITIES
TEMPORARY EASEMENT
TAX ID N54 007

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 30 DEGREES 20 MINUTES 36 SECONDS EAST, 104.12
FEET FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

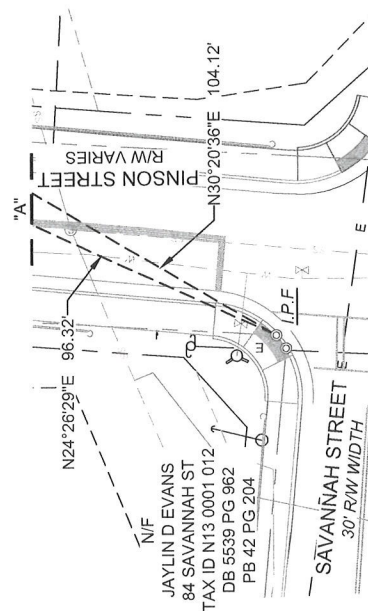
THENCE, NORTH 16 DEGREES 08 MINUTES 15 SECONDS WEST, 33.95 FEET TO A POINT;
THENCE, NORTH 86 DEGREES 32 MINUTES 28 SECONDS WEST, 3.65 FEET TO A POINT ON
THE EASTERLY RIGHT-OF-WAY LINE OF PINSON STREET;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 32 MINUTES 12
SECONDS WEST, 10.02 FEET TO A POINT;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 32 MINUTES 28
SECONDS EAST, 11.40 FEET TO A POINT;
THENCE, SOUTH 16 DEGREES 08 MINUTES 15 SECONDS EAST, 42.14 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 19 MINUTES 08 SECONDS WEST, 10.06 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (456 SQUARE FEET).**

LEGEND

LL LAND LOT
 OTP OPEN TOP PIPE
 REBAR
 CTP CRIMP TOP PIPE
 OVERHEAD POWER LINE
 sq ft SQUARE FOOT
 POB POINT OF BEGINNING
 RCP REINFORCED CONCRETE PIPE
 RW RIGHT-OF-WAY

PERMANENT EASEMENT AREA
 TEMPORARY EASEMENT AREA



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

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DATE:	2-8-23
SCALE:	1" = 20'
DRAWN BY:	A. WILLIS
REVIEWED BY:	K. BROWN

REVISIONS

NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	

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 REGISTRANT ACROSS THE
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 OR DIAL 811



COA# LSF 000995

2/21/23

NEWMAN UTILITIES ESMT EXHIBIT TAX ID N54 007 DONELL L. HARRIS, SR

LOCATED IN:
 LAND LOT 8, 5TH DISTRICT
 CITY OF NEWMAN, GEORGIA

CIVIL
 ENGINEERING

LAND
 PLANNING

LAND
 SURVEYING



CONSTRUCTION
 MANAGEMENT
 LANSING
 ARCHITECT
 1000 W. 10TH ST.
 SUITE 100
 OKLAHOMA CITY, OK 73106
 PH: (405) 241-1111
 WWW.LANSING-ARCHITECT.COM
 CLAYTON, GEORGIA 30136
 PH: (770) 785-5000

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a Stormwater Replacement Project, known as City of Newnan Culvert System Replacement Savannah Street & Pinson Street Project, as has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the protection of the Savannah Street and Pinson Street intersection and joining properties and the disbursement of stormwater runoff through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of sidewalk and roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 6, 285 square feet (0.006± acres) acquisition in fee simple of required right of way colored yellow on attached plats; and 926 square feet (0.021 ± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and 429 square feet (0.009± acres) acquisition for temporary construction easements for construction of slopes as shown colored green on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
Owner:	EDWARD A. HARRIS and DELPHINE R. HARRIS

NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this _____ day of _____, 2024.

City Clerk

Mayor

GEORGIA, COWETA COUNTY

I, Megan Shea, do hereby certify that I am City Clerk of the City of Newnan, of Coweta County, Georgia.

I further certify that the foregoing ____ pages constitute a true and exact copy of an Order and Resolution of the Mayor and City Council of the City of Newnan, Coweta County, Georgia entered on the ____ day of _____, 2024, as same applied to the tract or parcel of land described in said ____ pages; and the original of said Order is on file at my office at the City Hall, City of Newnan, 25 LaGrange Street, Newnan, Georgia.

Given under my hand and seal, this ____ day of _____, 2024.

Megan Shea, Clerk
City of Newnan, Georgia

CITY OF NEWNAN
PERMANENT : EASEMENT
TAX ID N54 008

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 46 DEGREES 00 MINUTES 19 SECONDS EAST, 52.80 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 04 DEGREES 09 MINUTES 08 SECONDS EAST, 28.65 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, 18.40 FEET TO A POINT;
THENCE, SOUTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, 24.37 FEET TO A POINT;
THENCE, SOUTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, 6.32 FEET TO A POINT;
THENCE, SOUTH 70 DEGREES 48 MINUTES 16 SECONDS WEST, 23.72 FEET TO A POINT;
THENCE, SOUTH 37 DEGREES 57 MINUTES 59 SECONDS WEST, 2.25 FEET TO A POINT;
THENCE, SOUTH 03 DEGREES 42 MINUTES 36 SECONDS WEST, 30.33 FEET TO A POINT;
THENCE, NORTH 86 DEGREES 37 MINUTES 00 SECONDS WEST, 2.85 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (376 SQUARE FEET).**

CITY OF NEWNAN
TEMPORARY CONSTRUCTION EASEMENT
TAX ID N54 008

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 34 DEGREES 09 MINUTES 31 SECONDS EAST, 75.75 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 03 DEGREES 42 MINUTES 36 SECONDS EAST, 4.11 FEET TO A POINT;
THENCE, NORTH 37 DEGREES 57 MINUTES 59 SECONDS EAST, 2.25 FEET TO A POINT;
THENCE, NORTH 70 DEGREES 48 MINUTES 16 SECONDS EAST, 23.72 FEET TO A POINT;
THENCE, NORTH 21 DEGREES 56 MINUTES 56 SECONDS WEST, 6.32 FEET TO A POINT;
THENCE, SOUTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, 5.53 FEET TO A POINT;
THENCE, SOUTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, 9.20 FEET TO A POINT;
THENCE, SOUTH 70 DEGREES 48 MINUTES 16 SECONDS WEST, 32.45 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.00 ACRES (182 SQUARE FEET).**

CITY OF NEWNAN
REQUIRED RIGHT-OF-WAY
TAX ID N54 008

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 40 DEGREES 54 MINUTES 00 SECONDS EAST, 48.99 FEET
FROM AN IRON PIN FOUND AT THE NORTHERLY MITER CORNER OF THE WESTERLY
RIGHT-OF-WAY LINE OF PINSON STREET (VARIABLE R/W WIDTH) AND THE NORTHERLY
RIGHT-OF-WAY LINE OF SAVANNAH STREET (30 FOOT RIGHT-OF-WAY WIDTH);

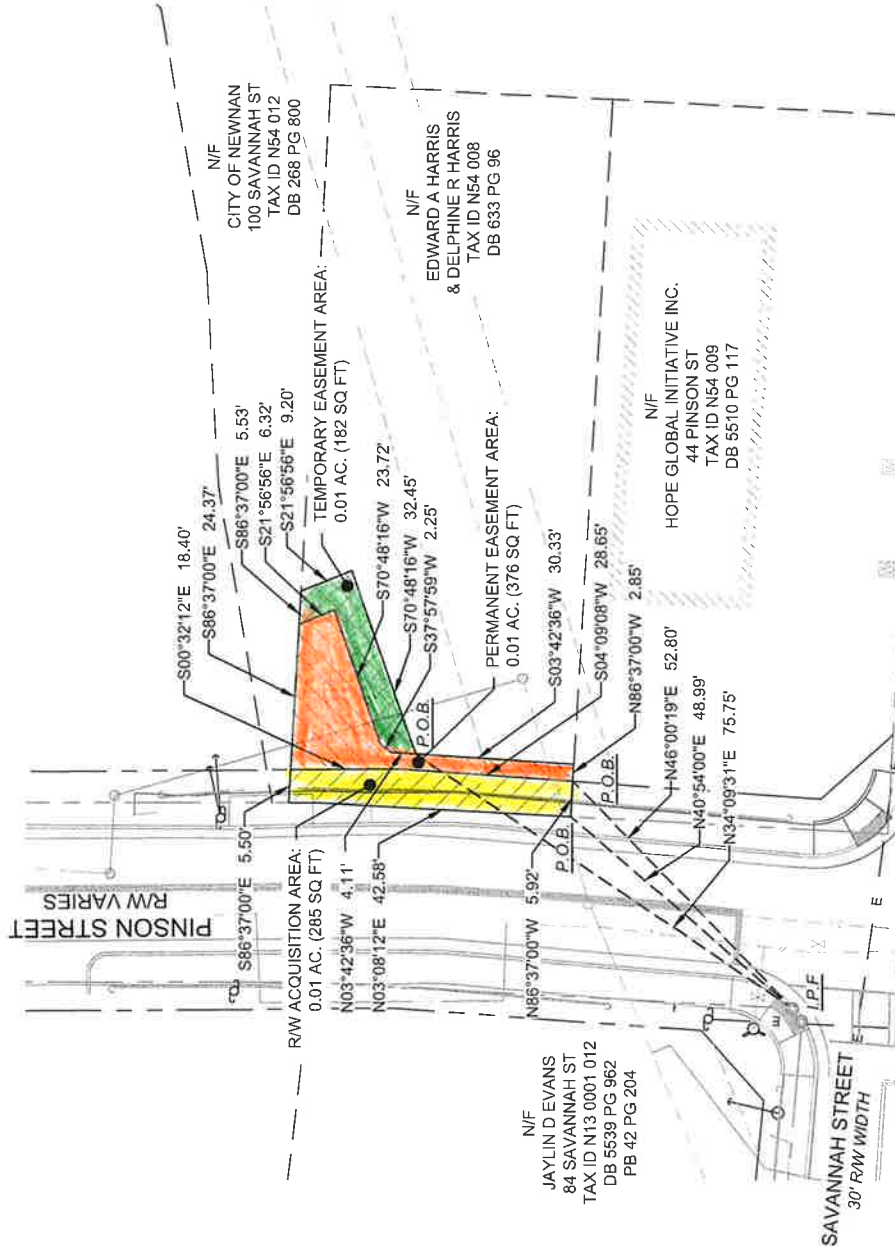
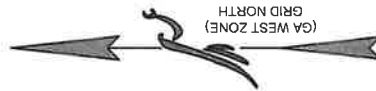
THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 03 DEGREES 08 MINUTES 12
SECONDS EAST, 42.58 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, 4.43 FEET TO A POINT;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 37 MINUTES 00
SECONDS EAST, 5.50 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, 18.40 FEET TO A POINT;
THENCE, SOUTH 04 DEGREES 09 MINUTES 08 SECONDS WEST, 28.65 FEET TO A POINT;
THENCE, NORTH 86 DEGREES 37 MINUTES 00 SECONDS WEST, 5.92 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (285 SQUARE FEET).**

LEGEND

- LL LAND LOT
- OTP OPEN TOP PIPE
- RB REBAR
- CTP CRIMP TOP PIPE
- E- OVERHEAD POWER LINE
- sq ft SQUARE FOOT
- POINT OF BEGINNING
- POB
- RCF REINFORCED CONCRETE PIPE
- RW RIGHT-OF-WAY
- PERMANENT EASEMENT AREA
- RW ACQUISITION AREA
- TEMPORARY EASEMENT AREA

GRAPHIC SCALE



REVISIONS

DATE	BY	REASON
11-23-23	AL WILLIS	1. INITIAL SETBACK
	K. BROWN	2. REVISIONS
		3.
		4.
		5.

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CITY OF NEWNAN R/W & ESMT EXHIBIT
TAX ID N54 008
EDWARD A HARRIS
& DELPHINE R HARRIS
LOCATED IN:
LAND LOT 8, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

CONSTRUCTION MANAGEMENT

LANDSCAPE ARCHITECTURE

EDWARD A. HARRIS
100 SAVANNAH ST
NEWNAN, GA 30054
PH: 770.424.1111
FAX: 770.424.1112
www.eaharris.com

DELPHINE R. HARRIS
100 SAVANNAH ST
NEWNAN, GA 30054
PH: 770.424.1111
FAX: 770.424.1112
www.drharris.com

NEWNAN UTILITIES
PERMANENT EASEMENT
TAX ID N54 008

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 37 DEGREES 34 MINUTES 46 SECONDS EAST, 63.96 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 04 DEGREES 09 MINUTES 08 SECONDS EAST, 14.60 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, 18.40 FEET TO A POINT;
THENCE, SOUTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, 14.79 FEET TO A POINT;
THENCE, SOUTH 16 DEGREES 08 MINUTES 15 SECONDS EAST, 26.47 FEET TO A POINT;
THENCE, SOUTH 73 DEGREES 51 MINUTES 44 SECONDS WEST, 23.95 FEET TO THE **POINT**
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (550 SQUARE FEET).**

NEWNAN UTILITIES
TEMPORARY CONSTRUCTION EASEMENT
TAX ID N54 008

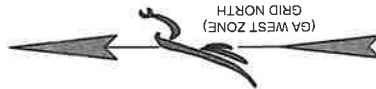
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 5TH DISTRICT,
CITY OF NEWNAN, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 47 DEGREES 14 MINUTES 21 SECONDS EAST, 84.46 FEET
FROM AN IRON PIN FOUND ON THE WESTERNLY RIGHT-OF-WAY LINE OF PINSON
STREET (VARIABLE R/W WIDTH);

THENCE, NORTH 16 DEGREES 08 MINUTES 15 SECONDS WEST, 26.47 FEET TO A POINT;
THENCE, SOUTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, 10.61 FEET TO A POINT;
THENCE, SOUTH 16 DEGREES 08 MINUTES 15 SECONDS EAST, 22.93 FEET TO A POINT;
THENCE, SOUTH 73 DEGREES 51 MINUTES 44 SECONDS WEST, 10.00 FEET TO THE **POINT
OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.01 ACRES (247 SQUARE FEET).**

LL	LAND LOT
OTOP	OPEN TOP PIPE
REB	REBAR
CTP	CRIMP TOP PIPE
OE	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
POB	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY



SHEET NUMBER:	DATE:	2/10/23	1.
	SCALE:	1" = 20'	2.
	DRAWN BY:	A. WILLIS	3.
	REVIEWED BY:	K. BROWN	4.

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NEWNAN UTILITIES ESMT EXHIBIT

TAX ID N54 008

EDWARD A HARRIS

& DELPHINE R HARRIS

LOCATED IN:

LAND LOT 8, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

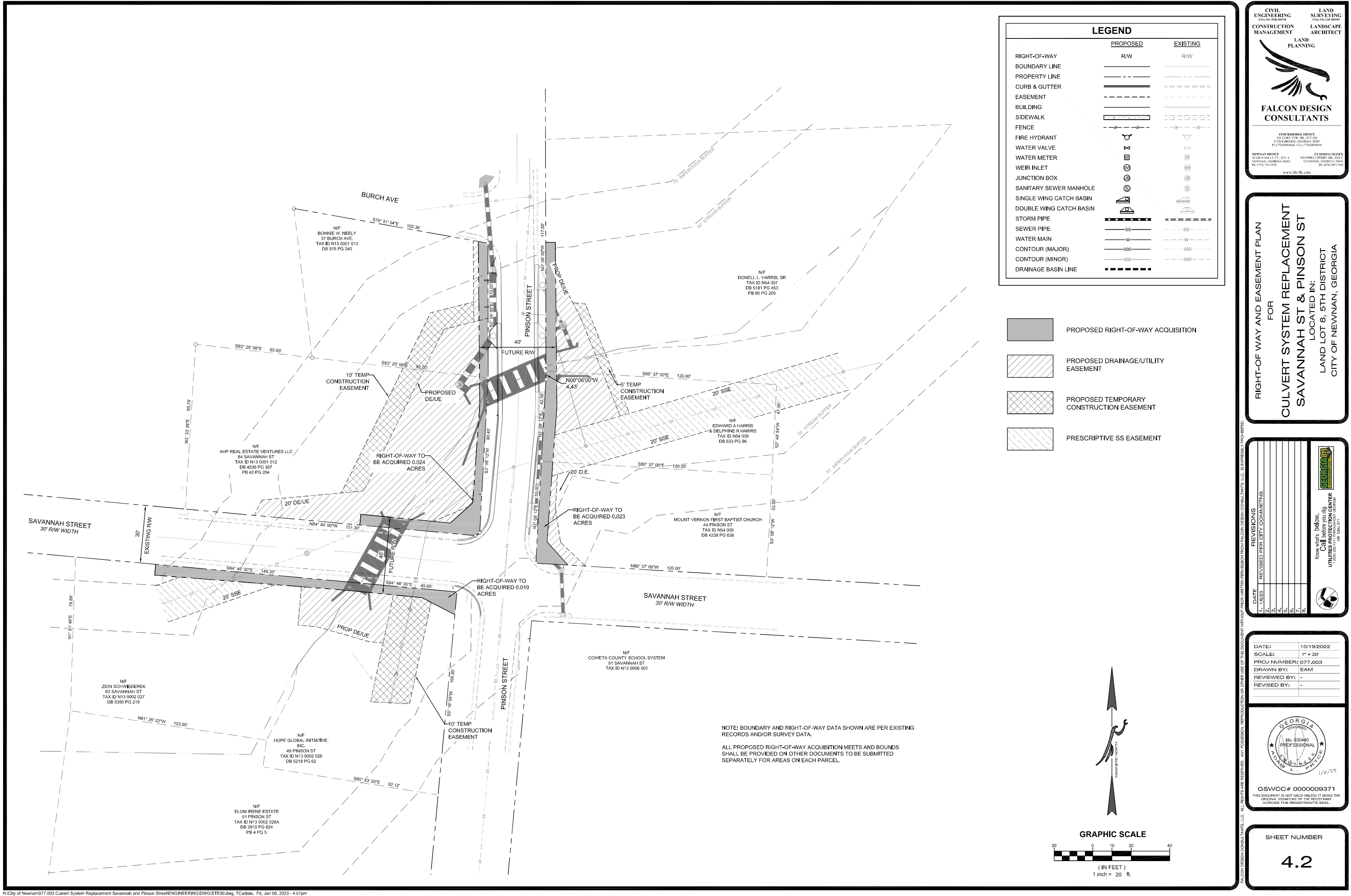
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECTS

STATIONING 10+00 TO 10+100
235' COMP. C. 10+100 TO 10+1200
SLOPE 1:1.5
STOCK MARKET: 10+1200 TO 10+1300
10+1300 TO 10+1400 1:1.5 TO 10+1500 1:1.5
10+1500 TO 10+1600 1:1.5 TO 10+1700 1:1.5

[illegible]





To: Mayor and Council
Date: March 26, 2024
Agenda Item: Consideration of Additional Roadways for 2024 Roadway Paving Program
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Consider the addition of Cates Alley and Crit Alley to the previously approved 2024 Roadway Improvement Program list of to-be improved roadways.

Background:

Beginning at the 2022 Newnan City Council Retreat, members identified a Pavement Condition Index goal of 60 for all roadways in Newnan. Thereafter, City Staff identified certain roadways for inclusion in a three-year paving program. Subsequently, the Newnan City Council approved a program that includes 84,200 linear feet of public roadway improvements. Year 1 work is currently underway. City Staff are nearly complete with preparing Year 2 work for competitive bidding.

At the March 12, 2024 Newnan City Council Meeting, members requested from staff that short roadways and dead end streets be identified for potential inclusion in future paving programs. Over the subsequent two weeks, City Staff developed a list of short roadways and dead ends. The full list includes 44 roadway sections, totaling 17,939 linear feet of roadway and an estimated cost to improve of \$1,668,640. City Staff met to prioritize certain roadways.

As a result, City Staff recommends that the Newnan City Council add the following roadway sections to the previously approved 2024 Roadway Paving Program, Year 2:

1. Cates Alley (370 linear feet; estimated cost = \$34,340)
2. Crit Alley (259 linear feet; estimated cost \$24,047)

City Staff will continue to utilize the previously approved three-year roadway improvement program. In addition, City Staff will identify short roadways and dead ends for potential inclusion.

Funding:

SPLOST
LMIG

Recommendation:

City Staff recommends that the Newnan City Council include Cates Alley and Crit Alley to the 2024 Roadway Paving Program.

Attachments:

1. Three-Year Paving Program
2. Crit and Cates Alley

Previous Discussion with Council:

Newnan City Council, at the March 12, 2024 Meeting, discussed the identification and inclusion of short roadway and dead ends into the current three-year roadway paving program.

Street Segment	From	To	Length	Approach	Estimated Cost	PCI	Recommendation	Year
W Washington St	College St	Belt Rd	6482	FDR	1,080,333	24	Base rehab	2023
Boone Dr	LaGrange St	W Washington St	4531	FDR	604,133	38	Base rehab	2023
Jefferson St	Jefferson St	Bullsboro Dr	8862	FDR/MDO	1,278,533	38	Mill + thick overlay	2023
E Broad St	RR	Farmer St	1650	FDR	220,000	47	Mill + thick overlay	2023
E Washington St	RR	Roberts Rd	1613	FDR	215,067	34	Base rehab	2023
Salbide Ave	Bridge	Robinson St	680	FDR	75,556	41	Mill + thick overlay	2023
Dunbar Pl	Salbide Ave	Savannah St	490	FDR	65,333	30	Base rehab	2023
Savannah St	Greenville St	Dunbar Pl	590	FDR	98,333	36	Base rehab	2023
Elm St	Jackson St	Atkinson St	568	FDR	94,667	35	Base rehab	2023
Parks Ave	Jackson St	Atkinson St	450	FDR	60,000	53	Mill + mod overlay	2023
Atkinson St	Elm St	Parks Ave	1075	FDR	179,167	34	Base rehab	2023
Newnan Crossing Byp	Lower Fayetteville Rd	City Limit	3733	FDC	995,467	44	Mill + thick overlay	2023
McAdam Ct	Baldwin Ct	Cul d Sac	253	MDO	20,240	48	Mill + thick overlay	2023
Mumford Dr	Old Atlanta Hwy	Baldwin Ct	170	MDO	13,600	54	Mill + mod overlay	2023
Baldwin Ct	Cul d Sac	The Boulevard	4044	MDO	323,520	39	Mill + thick overlay	2023
Jacks Dr	Brown Ridge Dr	Brown Ridge Dr	1900	MDO	152,000	40	Mill + thick overlay	2023
Jane Ln	Weldon Way	Brown Ridge Dr	1270	MDO	101,600	46	Mill + thick overlay	2023
Repton Way	Cul d Sac	The Boulevard	835	MDO	66,800	49	Mill + thick overlay	2024
The Boulevard	Repton Way	Downing Dr	836	MDO	66,880	34	Base rehab	2024
McIntosh Pkwy	Newnan Crossing Bypass	Ashley Park Blvd	810	MDO	129,600	44	Mill + thick overlay	2024
Diplomat Pkwy	Newnan Crossing Blvd E	Shopping Center	3657	MDO	292,560	57	Mill + moderate overlay	2024
Farmer St	E Broad St	Bullsboro Dr	4132	MDO	330,560	38	Mill + variable overlay	2024
Pecan Crescent	Summervine Pkwy	Summervine Pkwy	2660	MDO	212,800	44	Mill + thick Overlay	2024
Woodmere	Pecan Crescent	Cul d Sac	593	MDO	47,440	52	Mill + moderate overlay	2024
Briarleigh Way	Pecan Crescent	Cul d Sac	139	MDO	11,120	42	Mill + thick overlay	2024
Pickett Pl	Pecan Trace	Pecan Trace	966	MDO	77,280	53	Mill + moderate overlay	2024
Verandah Pl	Pecan Trace	Pecan Trace	864	MDO	69,120	42	Mill + think overlay	2024
Pecan Trace	Summervine Pkwy	Pecan Crescent	771	MDO	61,680	60	Mill + thin overlay	2024
Quail Run Ct	Pecan Crescent	Cul d Sac	276	MDO	22,080	65	Mill + thin overlay	2024
Cherokee St	Poplar St	Oak St	1640	MDO	131,200	41	Mill + thick overlay	2024
Nury Trace	Poplar St	Oak St	1348	MDO	107,840	48	Mill + thick overlay	2024
Alejo Ct	Oak St	Cul d Sac	422	MDO	40,793	48	Mill + thick overlay	2024
Andrea Ct	Nury Trace	Cul d Sac	250	MDO	20,000	64	Mill + thin overlay	2024
Jordi Ct	Nury Trace	Cul d Sac	354	MDO	28,320	52	Mill + moderate overlay	2024
Mauro Ct	Nury Trace	Cul d Sac	224	MDO	17,920	29	Base rehab	2024
Mono St	Nury Trace	Cul d Sac	105	MDO	8,400	57	Mill + moderate overlay	2024
First Ave	Spring St	RR	720	FDR	120,000	41	Mill + thick overlay	2024
Gilbert St	LaGrange St	First Ave	465	FDR	93,000	31	Base rehab	2024
Long Pl	LaGrange St	First Ave	490	FDR	54,444	38	Base rehab	2024
Lee St	Jefferson St	Andrew St	815	FDR	126,778	36	Base rehab	2024
Robinson St	E Broad St	Reynolds St	2682	FDR	357,600	28	Base rehab	2024
Armory Rd	Sewell Rd	LaGrange St	2126	FDR	803,156	36	Base rehab	2025
Cougar Way	Sewell Rd	LaGrange St	1455	FDR	323,333	39	Base rehab	2025
Sewell Rd	Cougar Way	Greenville St	6520	FDR	905,556	29	Base rehab	2025
Evans Dr	Hospital Rd	Temple Ave	1334	FDR	444,667	32	Base rehab	2025
Dixon St	Elm Cir	Brookside Dr	1831	FDR	244,133	29	Base rehab	2025
Westhill Dr	Hunterian Pl	Fairway Dr	1962	FDR	261,600	39	Base rehab	2025
Newnan Crossing Blvd	Stillwood Dr	Lower Fayetteville Rd	2544	MDO	339,200	43	Mill + variable overlay	2025
Murray St	E Washington St	Wilcoxon St	2002	MDO	160,160	34	Mill + thick overlay	2025



ROADNAME	SURF_WIDTH	LenghtTota	PCI	MAINTBY
CRIT ALY	12	258.511588	0	NEWNAN
CATES ALY	9	369.165596	6	NEWNAN



NEWNAN
GEORGIA

City of Newnan, Georgia – City Council

Date: March 26, 2024

Agenda Item: Rezoning Request – RZ2024-01
8.44± acres located off Newnan Crossing Bypass and
Ashley Park Boulevard (Tax Parcel # 087 5043 004)

Prepared and Presented by: Tracy Dunnavant, Planning Director

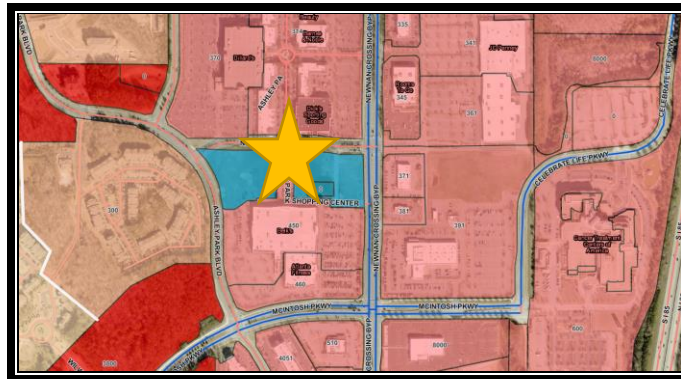
REZONING ASSESSMENT

APPLICANT INFORMATION:

Robert Bergmann on behalf of Fourth Quarter Properties 93, LLC
47 East Aviation Way
Newnan, GA 30263

SITE INFORMATION:

The site consists of 8.44± acres located between Newnan Crossing Bypass and Ashley Park Boulevard. The tax parcel ID number is 087 5043 004. The tract is currently under development and is zoned MXD (Mixed Use Development). The property fronts on both Newnan Crossing Bypass and Ashley Park Boulevard and is bisected by a frontage road with parking that connects the Belk building to the Ashley Park stores located across Newnan Place Parkway to the north.



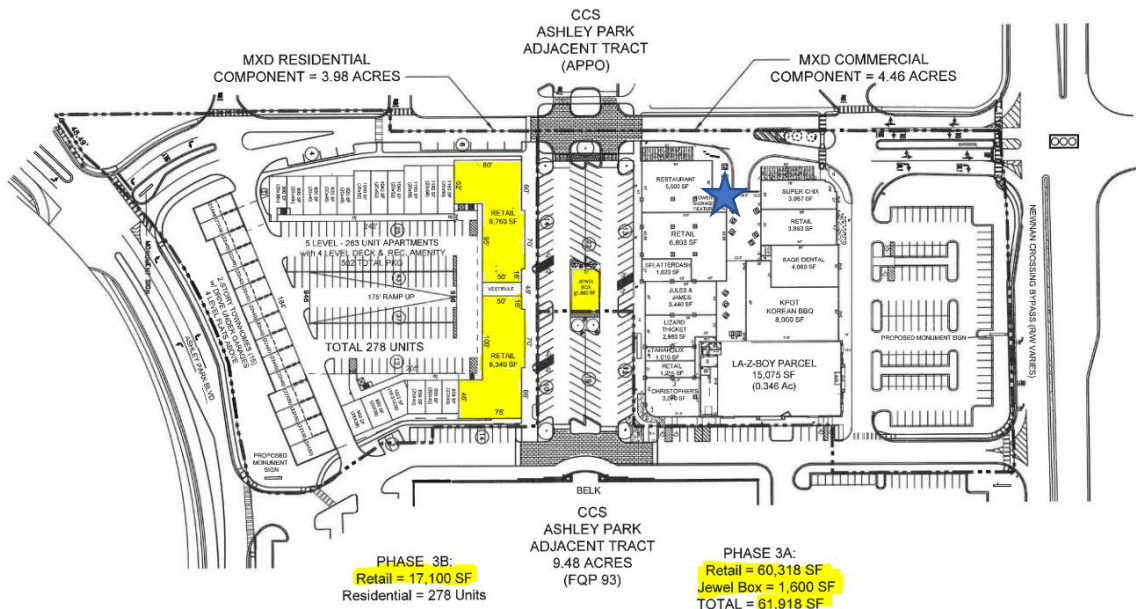
The land is part of a Development of Regional Impact (DRI) that was approved back in 2005. All required improvements related to the DRI must be completed prior to the final CO being issued since this will be the last phase of this development.

OVERVIEW OF REQUEST:

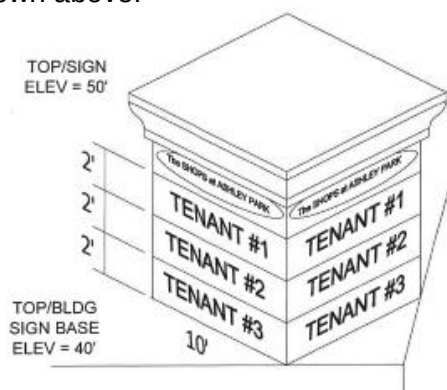
Thomas Land & Development Company is completing the final phase of Ashley Park by developing the remaining undeveloped land with a mixture of commercial and multi-family uses. In order to accomplish this, the applicant sought and received an MXD (Mixed Use Development District) zoning on May 26, 2020 for the final 8.44 ± acres located just north of the

Belk building. The approval was based on a specific plan that showed 4.46 acres of commercial development and 3.98 acres of multi-family with detailed conditions for each land use category. The development was limited to 278 multi-family units and 56,668 SF of commercial/retail space.

In June of 2022, the applicant sought a change in conditions to increase the number of multi-family units from 278 to 350. Council ultimately denied that application, so the initial plan and conditions remained in place. The applicant is now seeking to increase the total retail square footage from 56,668 SF to 79,018 SF. The new total includes 17,100 SF of retail within the residential component which the developer has indicated will help make the apartments more financially viable. It should be mentioned that the additional 17,100 square feet would be optional as “the final building proposal may choose to only develop residential” on the apartment tract.



In addition to the increase in retail, the applicant is also seeking to incorporate tower signage into the project. A tower feature was shown on the 2020 site plan, but no reference was made to the feature having signage in the original description that detailed signage sites and types for the commercial development. Therefore, the applicant is seeking Council's approval for the tower signage as depicted below. The location of the feature is shown as a blue star on the overall master concept plan shown above.

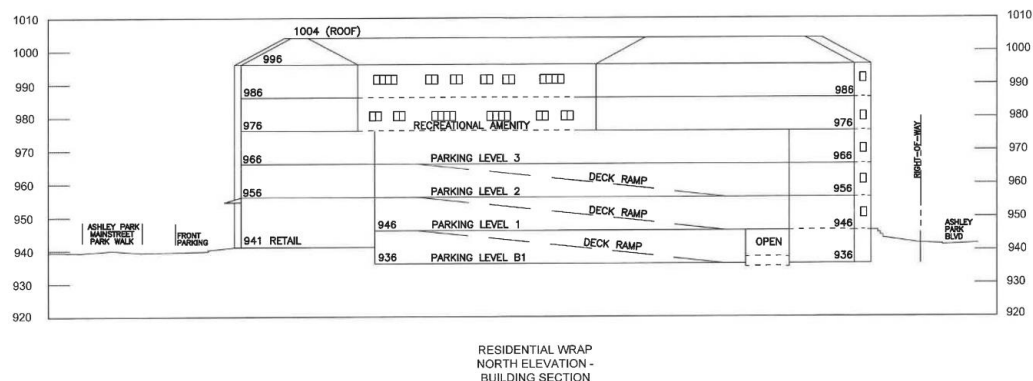


In the applicant's proposed development description, no changes are being made to the residential portion. The commercial portion will change as follows:

- 1) The open space will go from 0.67 acres to 0.53 acres with the addition of the jewel box retail site.
- 2) The floor area ratio will go from 0.30 to 0.32.
- 3) The kiosk is added to the central island.
- 4) The building height will remain at 40 feet, except for the tower signage feature which will be at 50 feet.
- 5) The tower signage feature has been added to the sign section.

The commercial development is located on the eastern portion of the overall site. All buildings within the commercial component will meet the Quality Development Corridor Overlay requirements. The apartments will be located on the western portion of the tract and will be consistent with the elevations that were previously approved by Council.

The application proposes that the apartment units will be reconfigured around the new Main Street retail and one additional parking level will be added to the deck. The building will remain at the approved height of 70 feet.



No changes are being proposed to the amenities. The complex will feature a fitness center, pet services & grooming, a clubhouse/common area on the basement level. A pool with adjacent sunning decks and a passive recreation area would be on the fourth level above the parking structure.

STANDARDS:

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each

standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red “X” ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? As with the initial assessment, the project would be primarily surrounded by commercial designations with CCS zonings. A 500-unit apartment complex zoned RMH lies to the west across Ashley Park Boulevard and there is a proposed CGN development on McIntosh Parkway to the southwest that would have a mixture of commercial and office uses. Staff feels the uses would be suitable given that there would only be an increase in the amount of commercial square footage and apartments above storefronts would actually make the development more consistent with a traditional mixed-use project. In addition, both uses have already been approved in the original master plan.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? In terms of use, the only change to the plan is an increase in commercial square footage with a portion of the commercial being located below the apartment units. More commercial development will increase traffic; however, the location has multiple access points from Ashley Park Boulevard and Newnan Place Parkway from which to enter onto either Bullsboro Drive, Newnan Crossing Bypass or McIntosh Parkway. In addition, the City Engineer reviewed the request and did not have any additional comments regarding traffic or environmental concerns.

Staff Assessment – ADVERSE AFFECT WILL BE MINIMAL ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property could be used as currently conditioned; however, the applicant has expressed concern that construction costs over the last two years have made the apartment portion of the project not “economically viable” without the increased commercial space.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? Since the only change to the development is the increase in commercial square footage, the applicant did not have to submit a new Community Impact Assessment (CIA). However, staff did reach out to each provider to assess what impact the additional commercial square footage would have on service provision. A summary of the provider’s responses are as follows:

Police: Police Chief Blankenship indicated that there would be some increased call volume and services required that will have a monetary impact; however, they would be able to provide the necessary services.

Fire: Chief Stephen Brown has indicated that NFD can service this development with the addition of the proposed commercial square footage.

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed increase in commercial square footage.

Engineering: Michael Klahr, City Engineer, did not have any additional comments beyond what was originally provided when the MXD zoning was approved.

Coweta County Schools: Since there are no additional apartments, there will be no greater impact on the County school system.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development, so the additional 22,350 square feet of commercial/retail will not be excessive or burdensome.

Staff Assessment – PROJECT WILL HAVE IMPACT, BUT AN ADDITIONAL 22,350 SQUARE FEET OF COMMERCIAL USES IS NOT EXCESSIVE OR BURDENSOME ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as future Mixed-Use development. The project will still maintain a mixture of commercial and residential uses, which is consistent with the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE MIXED USE DEVELOPMENT ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The Mixed-Use development designation consists of “areas that blend residential, commercial, cultural, institutional, or entertainment uses that are physically and functionally integrated. Mixed-use developments require a specific development plan with emphasis being placed on creating a walkable community.”

Staff feels that adding the commercial space beneath the apartments actually furthers the projects ability to meet the intent and purpose of the Mixed-Use development designation. In addition, the project continues to be plan based and the proposed types of uses have not changed from the original submittal.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “mixed use” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment – COMPREHENSIVE PLAN SHOWS THE PROPERTY AS A MIXED-USE DEVELOPMENT ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The only change, in addition to the tower signage, is the 22,350 square feet of commercial/retail space in the form of a jewel box and storefronts below residential units. No additional apartments are being added and the height restrictions, except for the tower feature, will remain as previously approved at 40 feet.

Staff Assessment – THE PROPOSED PROJECT WOULD CONTINUE TO REFLECT A REASONABLE BALANCE EVEN WITH THE CHANGE IN CONDITIONS ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **7 of the 8 standards**.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their February 13, 2024 meeting, held a public hearing and voted unanimously to recommend approval of the rezoning request with the following conditions:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as updated and provided as part of the application. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet.
- All comments specified in the City Engineer's memo dated February 5, 2024 will be addressed during the development of the project.
- The tower feature will only display signage on two sides with the square footage allotment for each side being the top 8' x 10' feet of the structure.

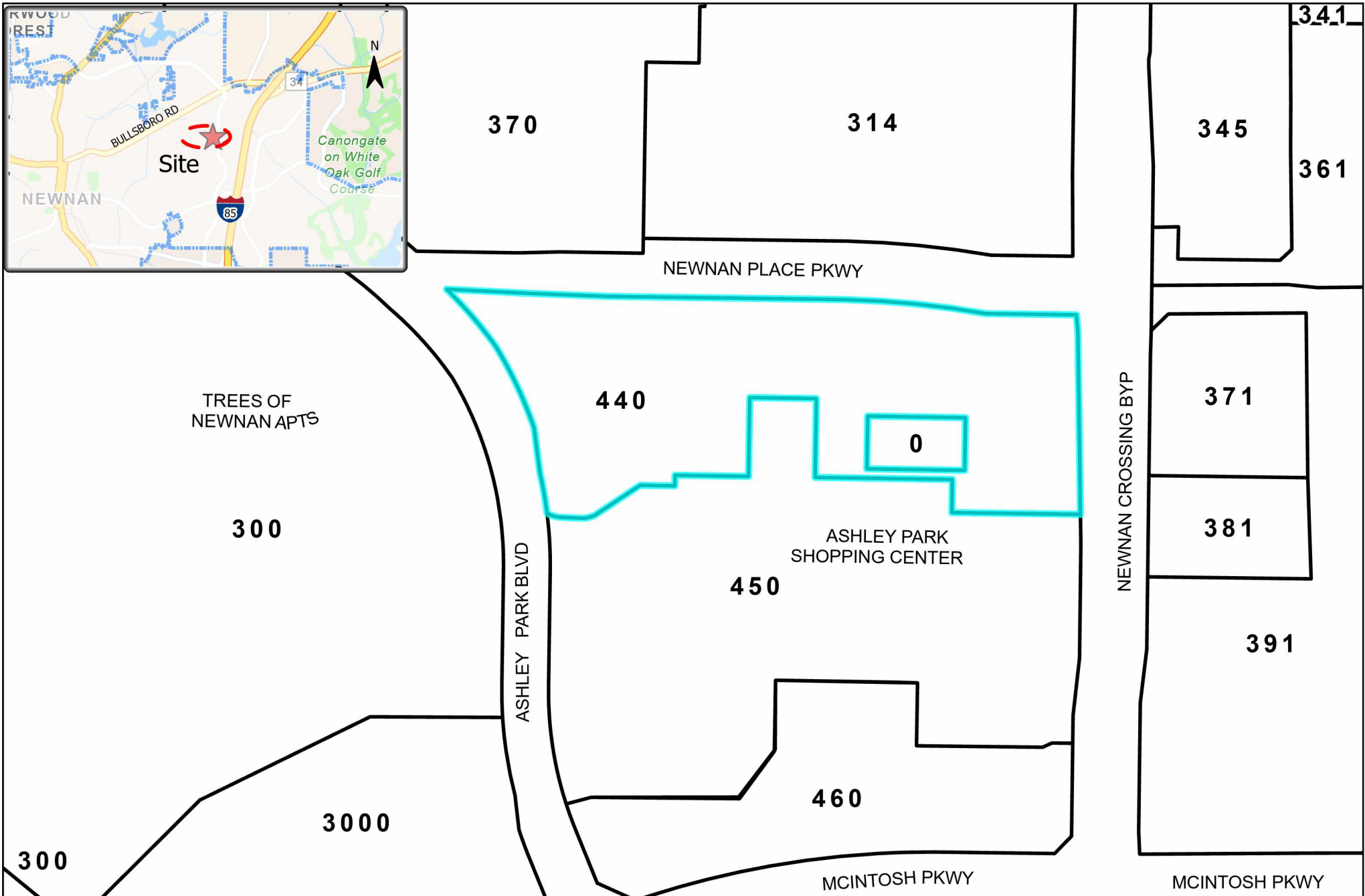
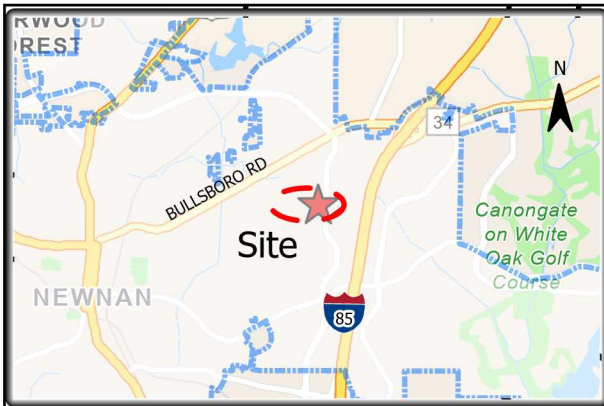
One other condition of the 2020 rezoning was that "due to the urban nature of the project, not all requirements of the of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance". Staff would recommend leaving that condition in place as well.

OPTIONS:

- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

ATTACHMENTS:

Application for Rezoning
Location Map
Documents From Work Session
Input Letters from Service Providers
Draft Minutes From Planning Commission Meeting



CITY OF NEWNAN

Project Location

1 = 2,640 feet

Date: 2/7/2024 11:57 AM



Project Location

City Limits

Parcel # 086 5043 004

ADDRESS
440 NEWNAN CROSSING BYP
Newnan, Ga 30263



NEWNAN
GEORGIA

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



CITY OF NEWNAN | Project Location



CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
www.cityofnewnan.com

1 inch = 150 feet

LEGEND

Date: 6/24/2022

Project Location

PARCELS

CITY LIMITS

Parcel # 086 5043 004

ADDRESS

440 Newnan Crossing Byp
 NEWNAN GA. 30263

THOMAS LAND & DEVELOPMENT, LLC

49 East Aviation Way
Newnan, GA 30263
678.423.5445

December 20, 2023

Tracy Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase 3 – MXD Zoning Letter of Intent
Retail Density Increase and Tower Feature Signage

Dear Tracy,

The City of Newnan approved the rezoning of 8.44 acres in Ashley Park to MXD on May 26, 2020 with 278 multifamily residential units. The construction costs have increased in the last four years for both the high-quality apartment and the retail components, and the whole project needs either more units or more retail density to make it economically viable.

An increase in total residential units was denied by City Council on August 23, 2022. Thomas Land & Development requests to increase the total retail area from 56,668 SF in 2020 to 79,018 SF that includes up to 17,100 SF of retail within the residential component. Total residential units will remain at 278 and be reconfigured around the new MainStreet retail. One additional parking level will be added to the deck, with the maximum height of the building remaining at 70'. The 2-level townhomes would be unchanged. It is the intent to include retail within the residential building to create a financially viable building unit. The final building proposal may choose to only develop residential, but the opportunity to include retail is needed.

In addition, the original intent of the 2020 zoning was to incorporate a tower signage feature, as indicated on the 2020 rendered site plan approved in the MXD case. The word "signage" was inadvertently left out of the building tower feature verbiage in the original application and summary. This application corrects the description to include signage on the tower.

The MXD zoning designation would be unchanged. I understand a Community Impact Study is not required after the 2022 CIS was submitted for increased units last year. All components and conditions of the 2020 zoning ordinance would be valid and unchanged except for the total retail area.

THOMAS LAND & DEVELOPMENT, LLC

49 East Aviation Way
Newnan, GA 30263
678.423.5445

The zoning package accompanying this Letter of Intent includes:

1. Zoning Application,
2. Names and addresses of owners within 250 feet,
3. Legal Description,
4. Certified Plat and Concept Plan,
5. Completed Proffered Conditions,
6. Disclosure of Campaign Contributions and Gifts,
7. Property Owner's Authorization,
8. Development Summary Report (2 page),
9. Revised Retail Site Plan with Residential Wrap,
10. Revised Residential Floor Plan and Building Section,
11. Revised Rendered Elevations,
12. 2020 Rendered Site Plan highlighting "Tower Signage Feature",
13. The 2023 "Shops at Ashley Park" Signage Exhibit, and
14. \$711 check for the 8.44 acre commercial and residential zoning tract.

Sincerely,



Robert Bergmann, P.E.
Engineering Director



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant Fourth Quarter Properties 93, LLC - Robert Bergmann, Engineering Director

Mailing Address 49 East Aviation Way, Newnan GA 30263

Telephone 678-423-5445 Email: rbergmann@thomasent.com

Property Owner (Use back if multiple names) Fourth Quarter Properties 93, LLC

Mailing Address (same as above)

Telephone (same as above)

Address/Location of Property Ashley Park Blvd; NW section of Tract F-3A, Rev Final Plat of Phase 2 Ashley Park

Tax Parcel No.: 086 5043 004 Land Lot 43

District/Section 5th / Coweta Co. Size of Property (Square Feet or Acres) 8.44 Ac

Present Zoning Classification: MXD Proposed Zoning Classification: MXD

Present Land Use: Commercial / Undeveloped

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____
Total retail space needs to be increased for financial viability, and to include signage on the Tower Feature.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made N/A

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

The increased retail space conforms to adjacent CCS zoning, but must be approved in the MXD designation.

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one (1) copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. 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 that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

20th day of December, 2023

Signature of Applicant

George L. Maddox
Notary Public

My commission expires 10/2/27



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: Tracy S. Durnavant

DATE OF FILING: 12/20/2023

FILING FEE RECEIVED: \$711.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

1. Multifamily residential density maintained at 70 units/acre,
2. Setbacks - 30' along Ashley Park Blvd, and zero setback along the south property lines adjacent to CCS,
3. Building Height - 50' for a commercial tower signage feature, and 70' for the multi-level residential building,
4. Signs - additional monument signs are maintained in the original zoning along Newnan Bypass and along Ashley Park Blvd, and signage is to be included on the Tower Signage Feature.

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

1. Master Concept Plan displaying conditions listed above,
2. Revised Retail Site Masterplan,
3. Residential Wrap Multi-level Floor Plan & Building Section
4. Retail & Residential Wrap Rendered Elevations
5. "Shops at Ashley Park" Signage Exhibit

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


Signature of Applicant

Robert Bergmann, Engineering Director

Type or Print Name and Title

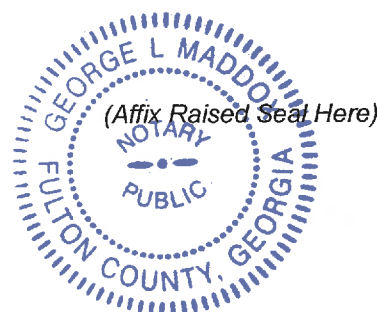
Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public

Date

My commission expires 10/2/27





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on December 20, 2023 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
8.44 acres of Tract F-3A on the Revised Final Plat of Ashley Park, Phase 2; located in LL 43 of the 5th District of Coweta County. The parcel fronts on Ashley Park Blvd and Newnan Crossing Bypass.

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

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

N/A

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

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

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

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



Signature of Applicant

Robert Bergmann, Engineering Director

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 12/20/23

Signature of Notary Public Date
My Commission expires 10/30/27

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner’s Authorization (if applicable)
- ☐ N/A Completed Attachment D – Attorney’s Authorization (if applicable)
- ☐ N/A Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



City of Newnan, Georgia

Attachment C

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 rezoning of the property.

Name of Property Owner Fourth Quarter Properties 93, LLC
Stan Thomas, Manager

Telephone Number 678-423-5445

Address of Subject Property 440 Newnan Crossing Bypass & 311 Ashley Park Blvd.

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

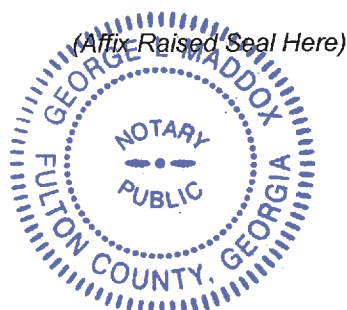
Personally appeared before me

Stanley E. Thomas

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

George L. Maddox
Notary Public

12/20/23
Date
My commission expires 10/2/27



ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
December 20, 2023

1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 proposes to maintain the existing MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily “Apartment Wrap”. The residential complex proposes to modify the approved 5-level, 278-unit apartment building around a 3-level parking deck to include retail space on the ground floor facing the “Mainstreet” angled parking. The same 5-level apartment structure will add 1-level to the parking deck for a total of 4-levels, with recreational amenity facilities on a surface level above the deck. The 15 two-level townhomes facing Ashley Park Blvd with two car garages will be maintained as planned.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation, and incorporates a revised total retail space of 61,918 SF in the commercial parcel alone with this request. The commercial summaries below are maintained UNCHANGED except as noted from the 2020 MXD rezoning.

- (1) Open Space – 0.17 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.53 acres.
- (2) Density – The proposed Floor Area Ratio is 0.32.
- (3) Setbacks – The front right-of-way setback is maintained at 40’, while most side and internal setbacks are 10’. The exception is a zero setback along the south line adjacent to the Belk drive and parking. For 2023, Kiosks are added to the central islands of Mainstreet.
- (4) Building Height – Primary building heights are maintained at 40’, while the single tower signage feature is a maximum of 50’ exhibiting identification for this phase of the retail center and select tenants.
- (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175’, to allow one additional sign between the existing Ashley Park monument signs at the two driveways. Signage is also proposed on the Tower Signage Feature.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - Buildings within Phase 3A shall conform to the QDC Overlay District

B. Residential (AP Phase 3B) - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. For 2023, 17,100 SF of commercial and service businesses is proposed along the Mainstreet frontage to operate and support residences within the complex as well as for retail shopping patrons. The residential density will remain to be a total of 278 units.

- (1) Open Space – UNCHANGED - *0.41* acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is *0.47* acres of dedicated open space within Phase 3B. Lastly, *0.20* acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is *1.08* acres within the 3.98 acre tract.
- (2) Density – UNCHANGED - The proposed unit density is 70 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
- (3) Setbacks – UNCHANGED - The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
- (4) Building Height – UNCHANGED - The 5-level (with 4-level garage and half-basement) residential wrap requires a maximum building height of 70' from the rear ground level.
- (5) Signs – UNCHANGED - One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.

LEGAL DESCRIPTION

ASHLEY PARK PHASE 3A & 3B MXD TRACT

BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WESTERNLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' **TO THE POINT OF BEGINNING**; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 **TO THE POINT OF BEGINNING**, SAID PARCEL BEING 8.44 ACRES.

ASHLEY PARK PHASE 3B ZONING - ADDRESS LIST within 250'
December 20, 2023

Parcel ID	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
086 5054 021	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST	NEW YORK	NY	10019
086 5054 001	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST	NEW YORK	NY	10019
086 5043 004A	FOURTH QUARTER PROPERTIES 93 LLC, % THOMAS LAND & DEVELOPMENT	49 EAST AVIATION WAY	NEWNAN	GA	30263
086 5043 004	FOURTH QUARTER PROPERTIES 93 LLC, % THOMAS LAND & DEVELOPMENT	49 EAST AVIATION WAY	NEWNAN	GA	30263
086 5043 012	VP REAL ESTATE TRUST	BUILDING A SUITE 100 1100 OAKLEY INDUSTRIAL BOULEVARD W	FAIRBURN	GA	30213
086 5043 006	LOIS GEORGIA PROPERTIES LLC, C/O ASSESSMENT TECHNOLOGIES LTD	SUITE 607 40 NE LOOP 410	SAN ANTONIO	TX	78216
086 5044 008	REALTY INCOME PROPERTIES 18 LLC, C/O AT HOME STORES LLC	11995 EL CAMINO REAL	SAN DIEGO, CA	92130	
086 5044 013	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST	NEW YORK	NY	10019
086 5044 014	HENDRICK AUTOMOTIVE GROUP	6000 MONROE RD	CHARLOTTE	NC	28212
086 5043 007	300 ASHLEY (GA) LLC	PO BOX A-3878	CHICAGO, IL		60690-3878



LANDIS EVANS
+ PARTNERS
www.landisevans.com

3810 NORTHDALE BLVD.
SUITE 100
TAMPA, FL 33624
OFFICE: 813-945-7449
FIRE CERT. OF AUTH. #45448

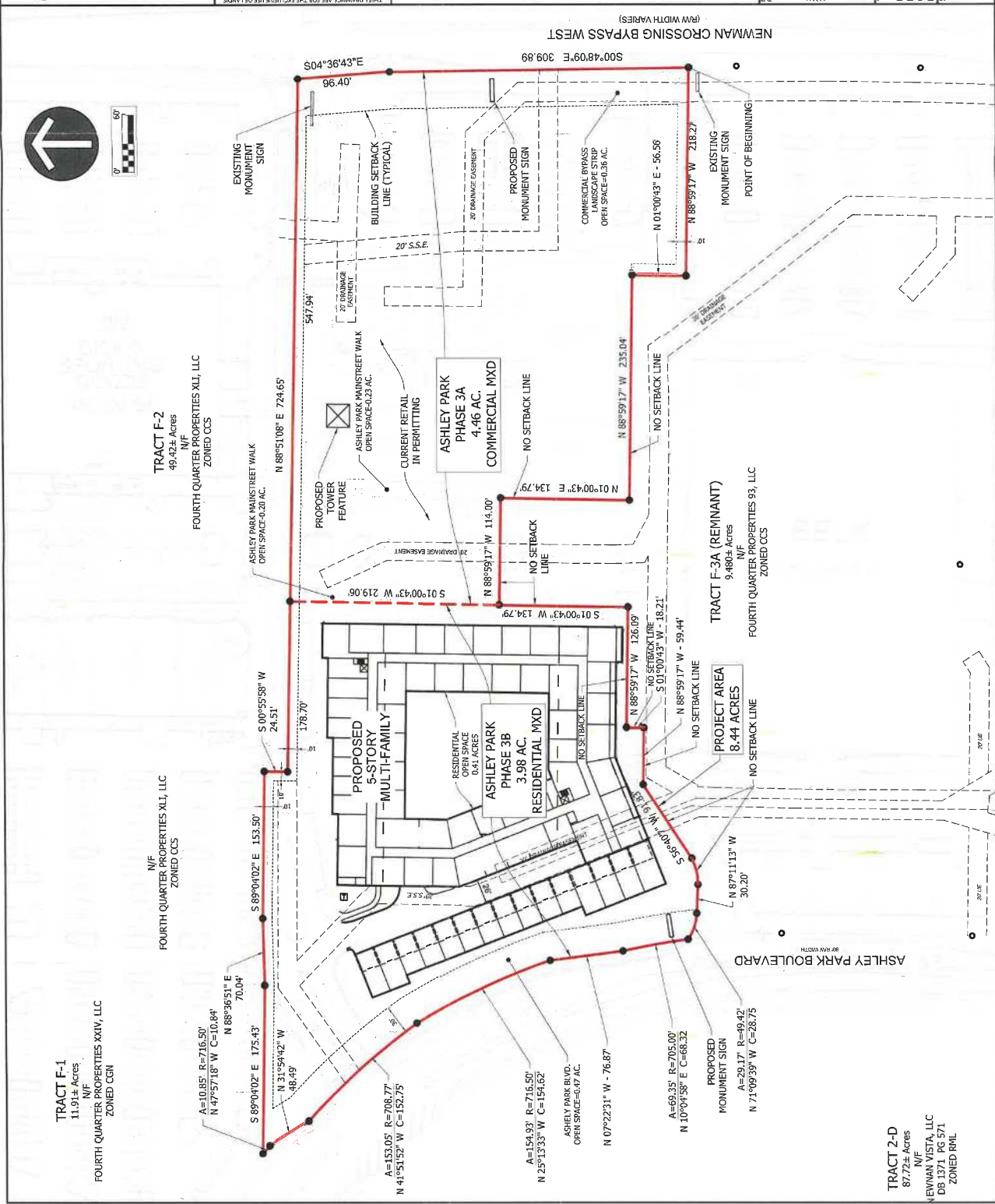
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REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LANDIS EVANS AND PARTNERS, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LANDIS EVANS AND PARTNERS, INC.

REZONING PLAT/MASTER CONCEPT PLAN ASHLEY PARK - PHASE 3A & 3B January 30, 2020 CITY OF NEWMAN, COWETA COUNTY, GEORGIA



VERT. DATE: _____
DESIGNED BY: M.S.
DRAWN BY: J.D.E.
CHECKED BY: J.D.E.
PROJECT NO.: 19-002
SHEET NUMBER: _____

1 of 1

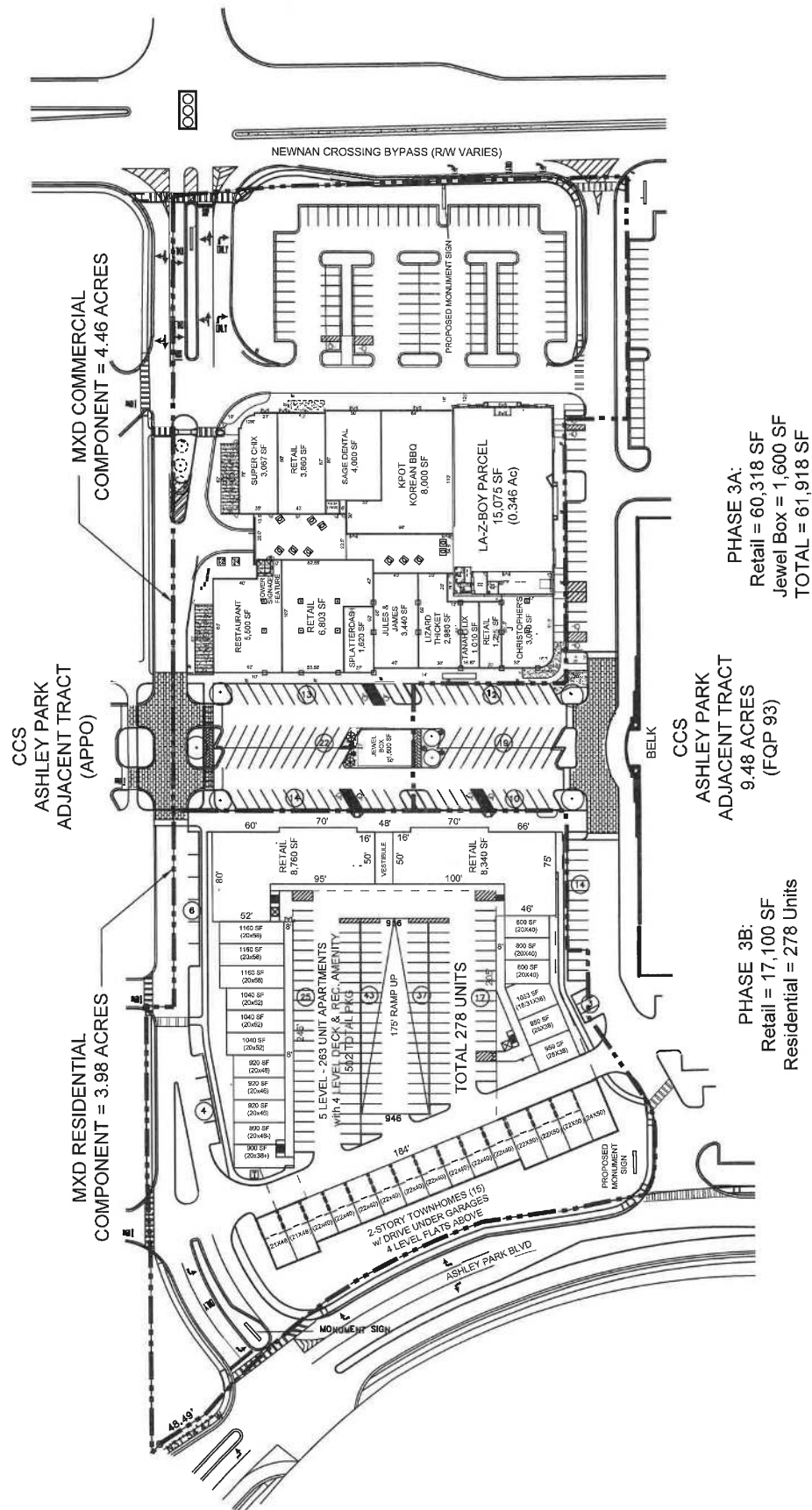


TRACT 2-D
87.72± Acres
N/F
NEWMAN VISTA, LLC
DB 137.1 PG 571
ZONED RML

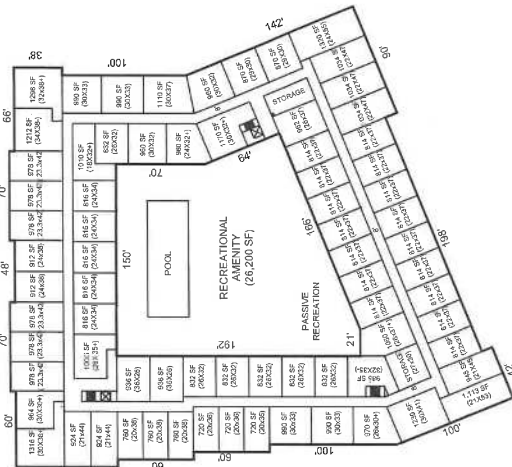
TRACT F-1
11.91± Acres
N/F
FOURTH QUARTER PROPERTIES XXIV, LLC
ZONED CGN

TRACT F-2
49.42± Acres
N/F
FOURTH QUARTER PROPERTIES XII, LLC
ZONED CCS

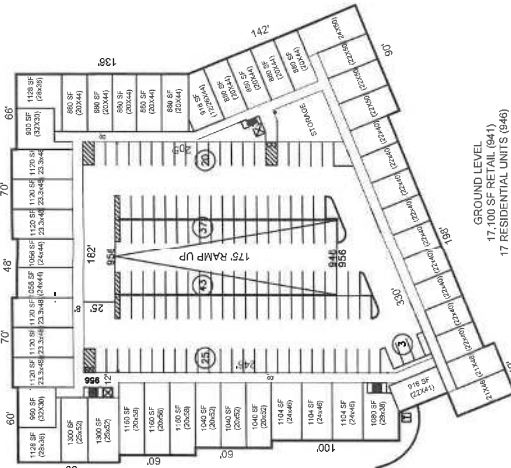
TRACT F-3A (REMNANT)
9.480± Acres
N/F
FOURTH QUARTER PROPERTIES 93, LLC
ZONED CCS



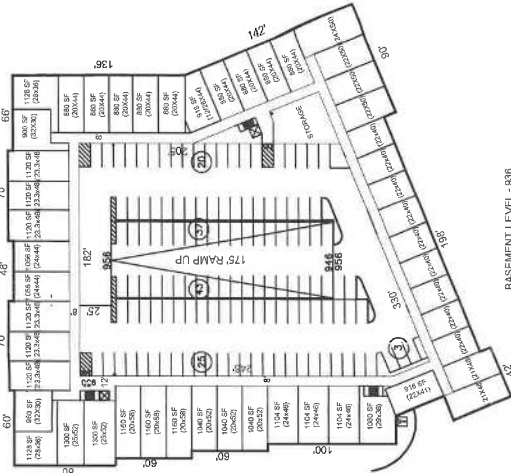
4TH LEVEL (976) - 73 UNITS
NET LEASABLE = 69,388 SF
RECREATION AMENITY LEVEL



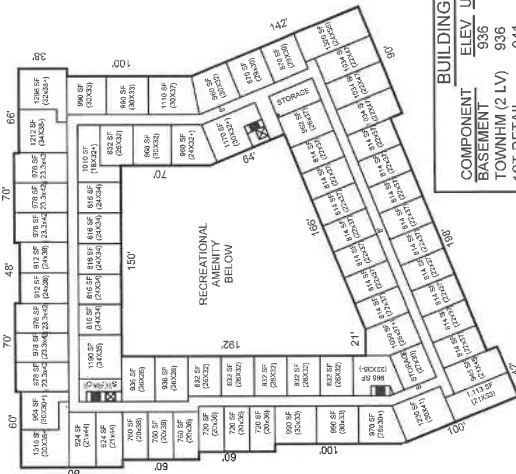
3RD LEVEL (959) - 50 UNITS
NET LEASABLE = 48,100 SF
128 DECK PKG



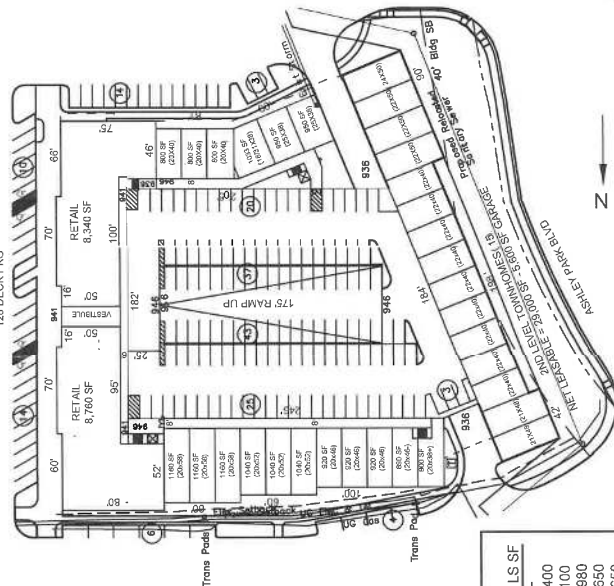
2ND LEVEL (959) - 50 UNITS
NET LEASABLE = 49,100 SF
128 DECK PKG



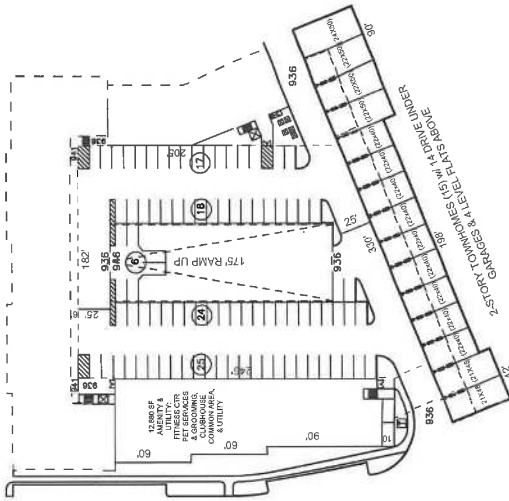
5TH LEVEL (980) - 73 UNITS
NET LEASABLE = 69,388 SF



GROUND LEVEL
17,100 SF RETAIL (941)
17 RESIDENTIAL UNITS (946)
NET RESIDENTIAL = 31,117 SF
128 DECK PKG

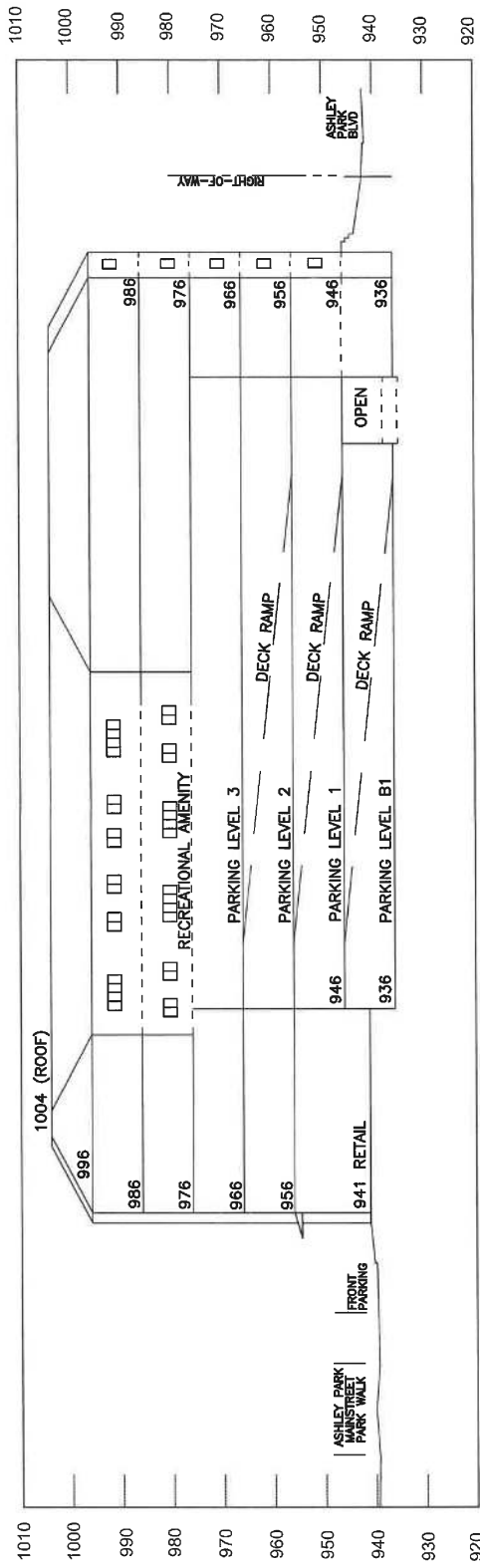


BASEMENT LEVEL - 836
90 DECK PKG + 28 GARAGE
14,500 SF TOWNHOME
12,875 SF AMENITIES



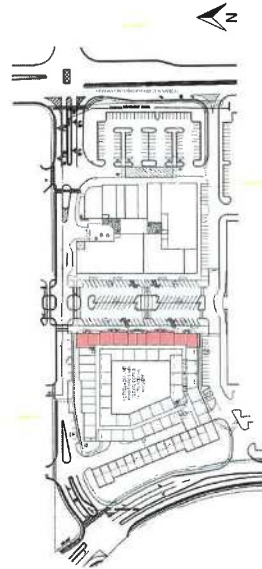
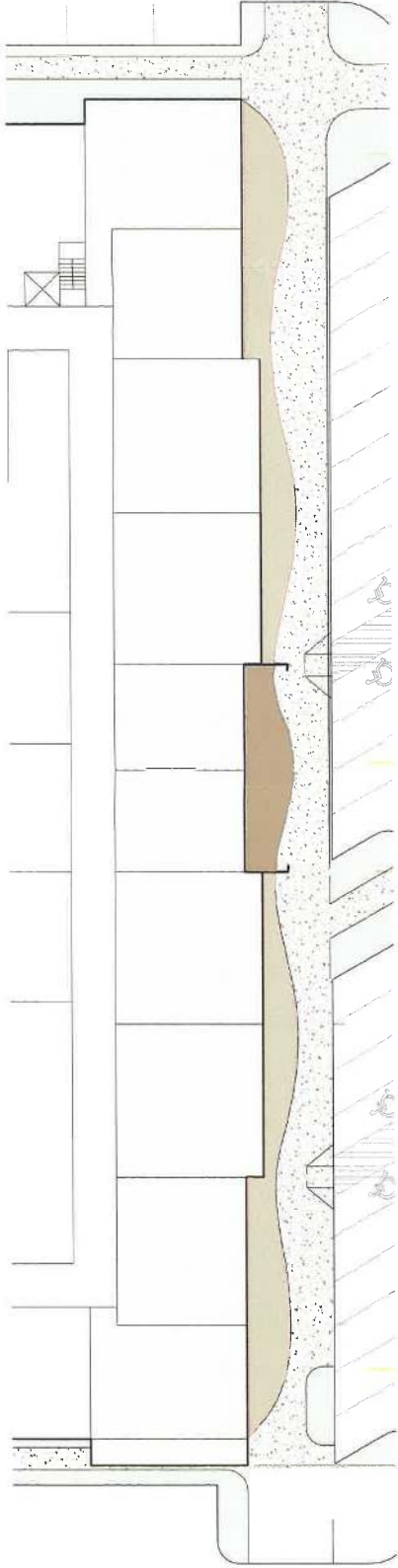
BUILDING DATA w/ 4-Level Deck:

COMPONENT	ELEV	UNITS	PARKING	GROSS SF	NET LS SF
TOWNHOM (2 LV)	936	15	28	29,000	23,400
1ST LEVEL RETAIL	941	-	-	17,815	17,100
1ST LEVEL APT	946	17	128	21,010	15,980
2ND LEVEL APT	956	50	128	59,374	48,650
3RD LEVEL APT	966	50	128	59,374	48,650
4TH LEVEL APT	976	73	73	78,370	69,388
5TH LEVEL APT	986	73	73	78,370	69,388
TOTAL		278	502	387,383	292,736



RESIDENTIAL WRAP
NORTH ELEVATION -
BUILDING SECTION





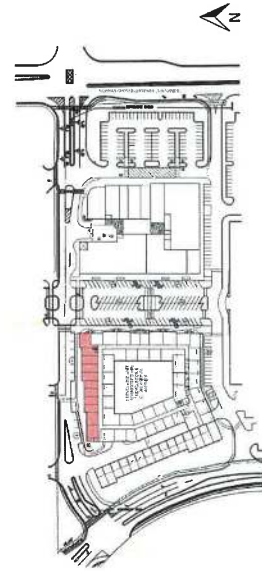
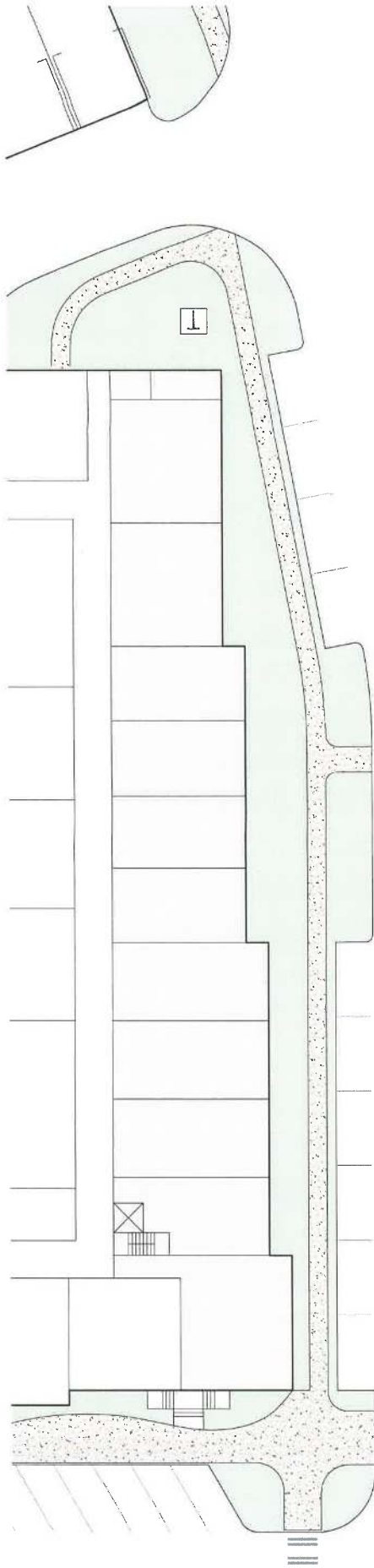
PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
JANUARY 31, 2023

NELSON

TID

Thomas Land & Development

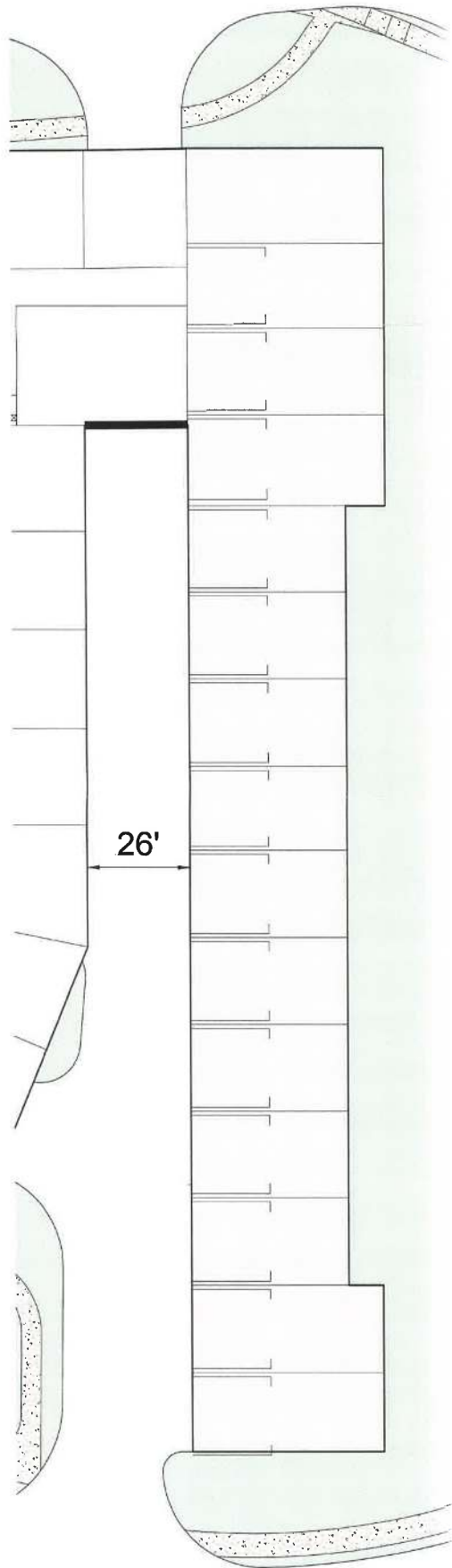
WS-1803000.000



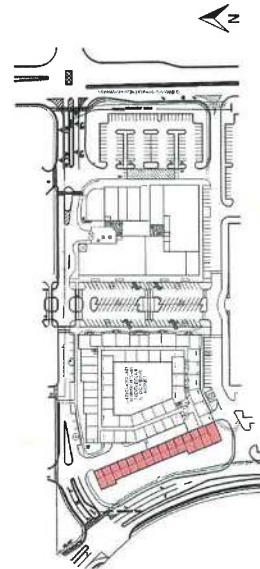
PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020

NELSON

TID
Thomas Land & Development
WB - 1803000.000



WEST ELEVATION

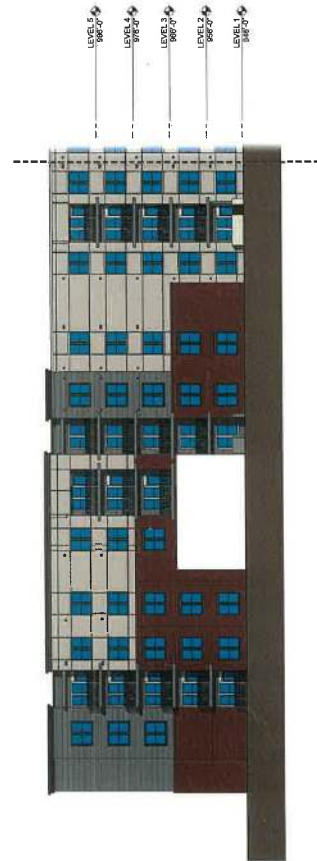
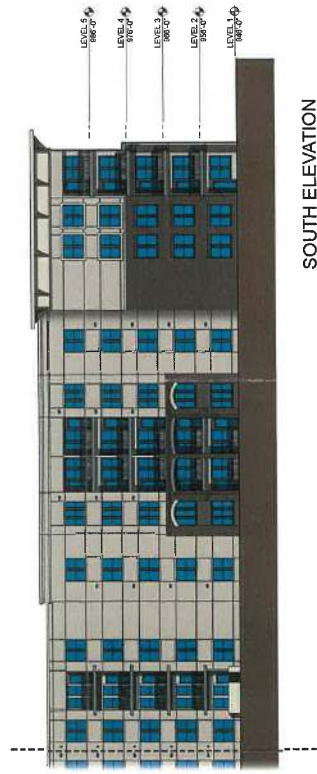
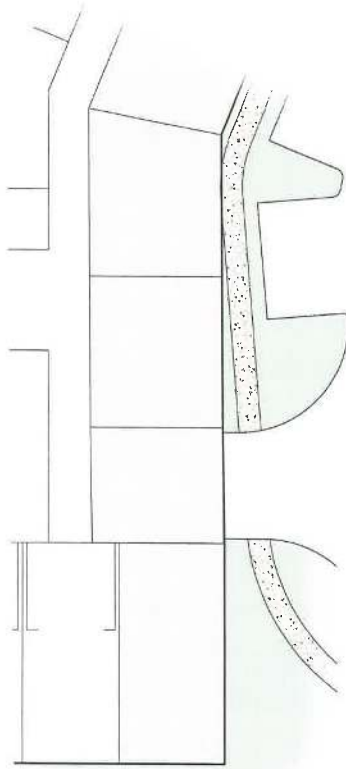
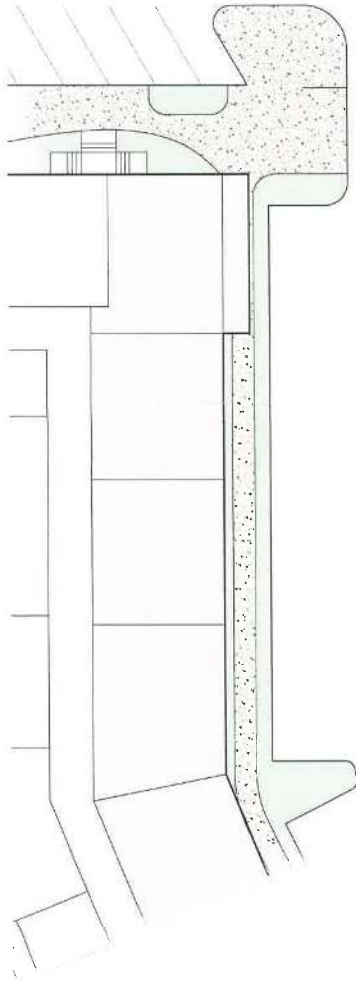


PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020

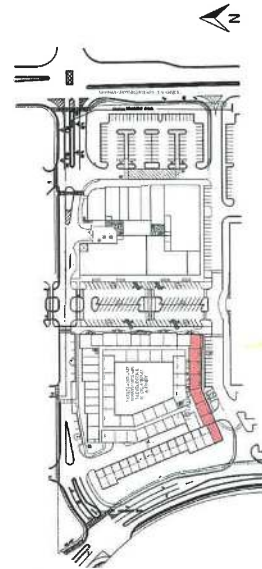
NELSON

TID

Thomas Land & Development
WB-1503000.000



SOUTH ELEVATION



PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020

NELSON

TID

Thomas Land & Development
WB - 1803 p100 - 000

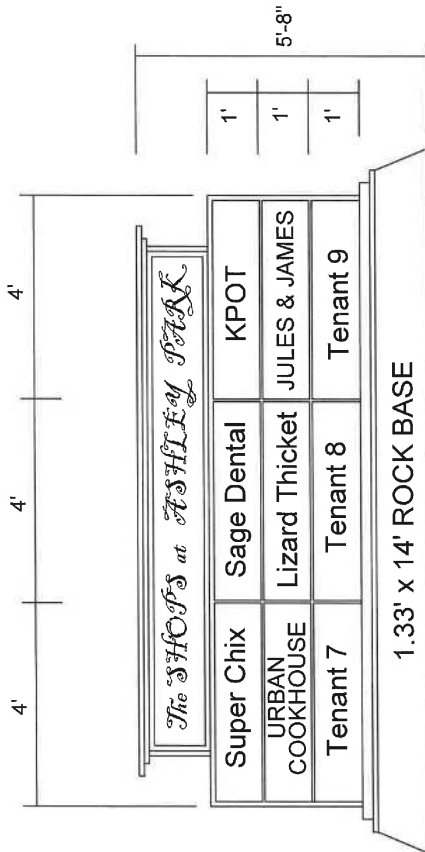


ORIGINAL 2020 MXD RENDERED SITE PLAN
Highlighting the Tower Signage Feature 12-20-23

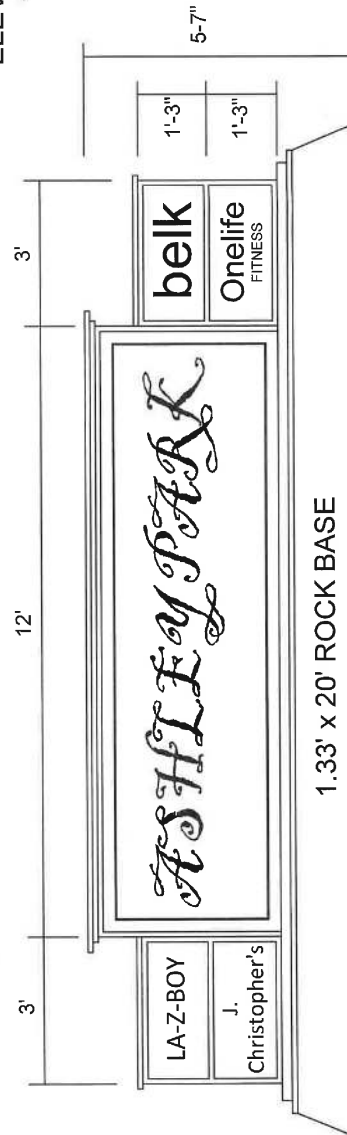
PSP.001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP & RETAIL
 NEWNAN, GEORGIA
 FEBRUARY 17, 2020

NELSON

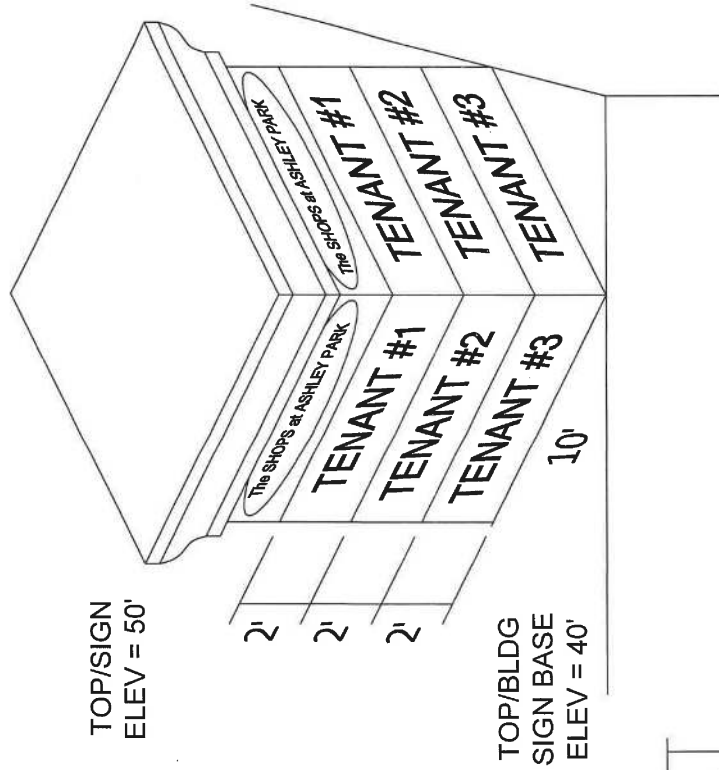
TLD
 Thomas Land & Development
 W6-1863600.000



NEW BYPASS MONUMENT SIGN



EXISTING BYPASS MONUMENT SIGN

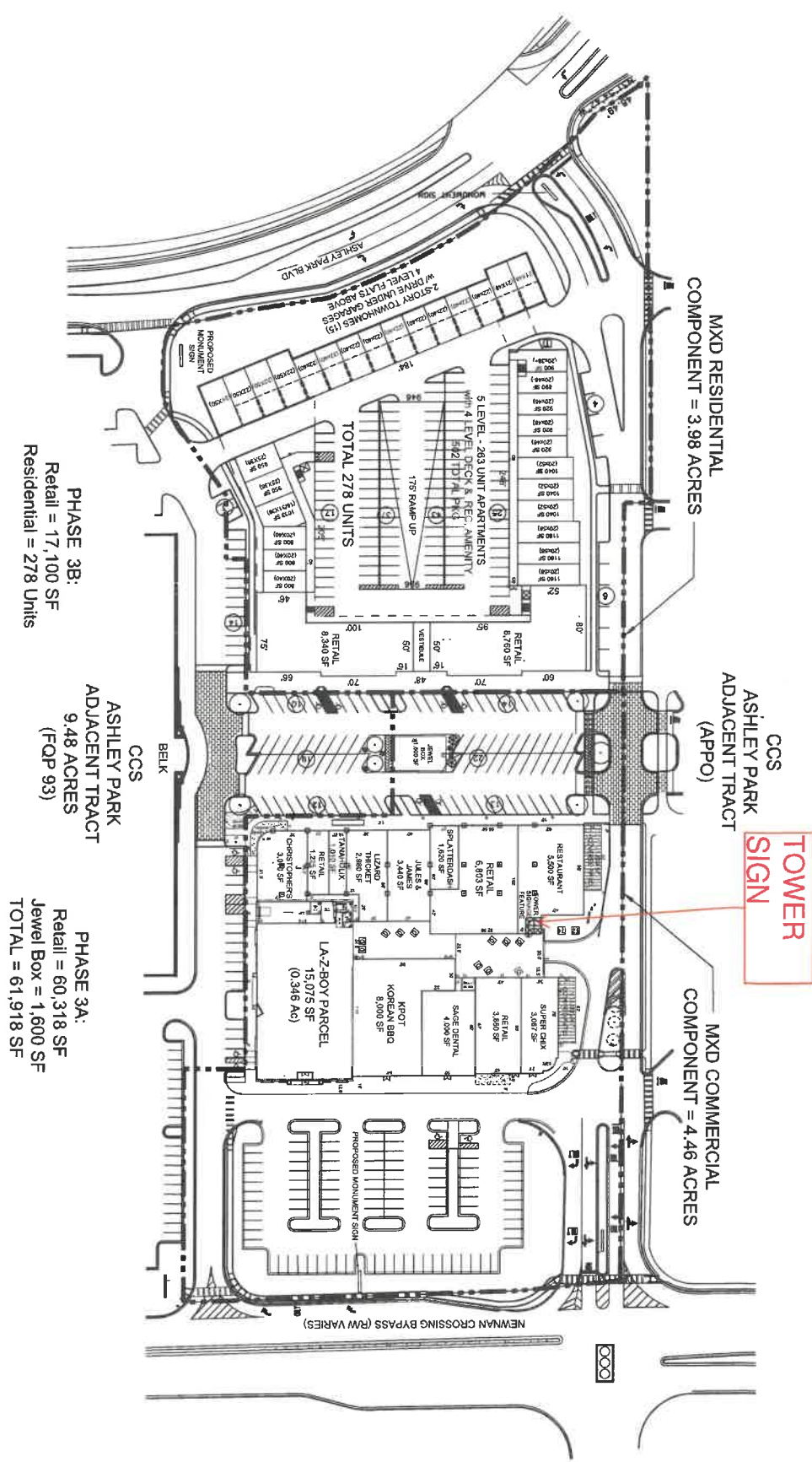


BLDG 200 TOWER SIGN

THOMAS LAND & DEVELOPMENT

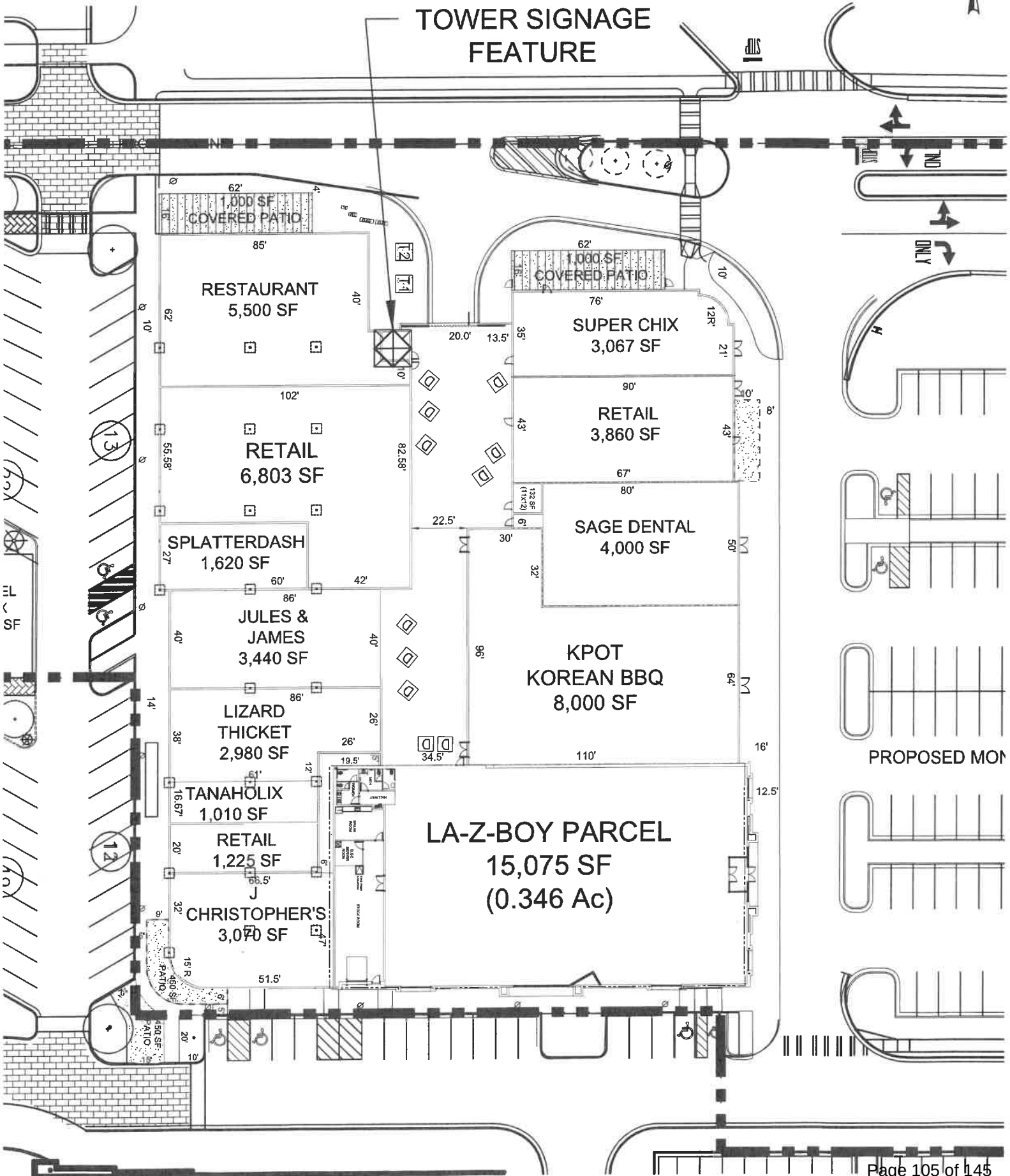
ASHLEY PARK PHASE 3A
SIGNAGE EXHIBIT
"The SHOPS at ASHLEY PARK"

DECEMBER 20, 2023

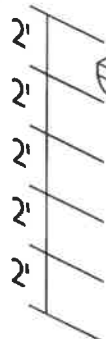


ASHLEY PARK PHASE 3A RETAIL ZONING SITE PLAN ENLARGEMENT

0' 50'
1" = 50'



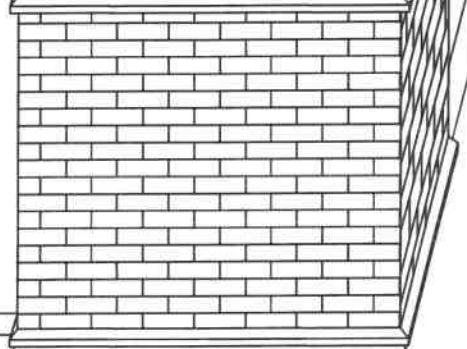
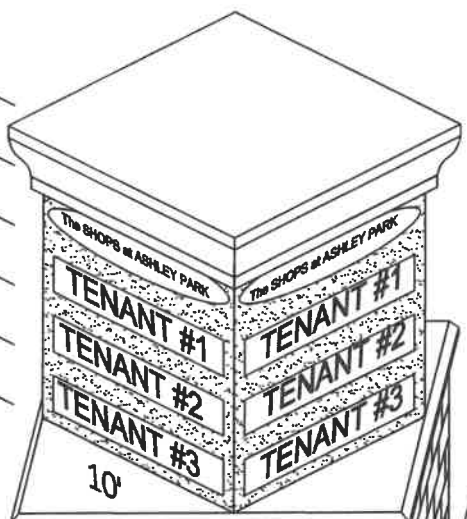
TOP/SIGN
ELEV=50'



SIGN BASE
ELEV = 40'

TOP/BLDG
PARAPET
ELEV = 24'

GROUND
ELEV = 0'



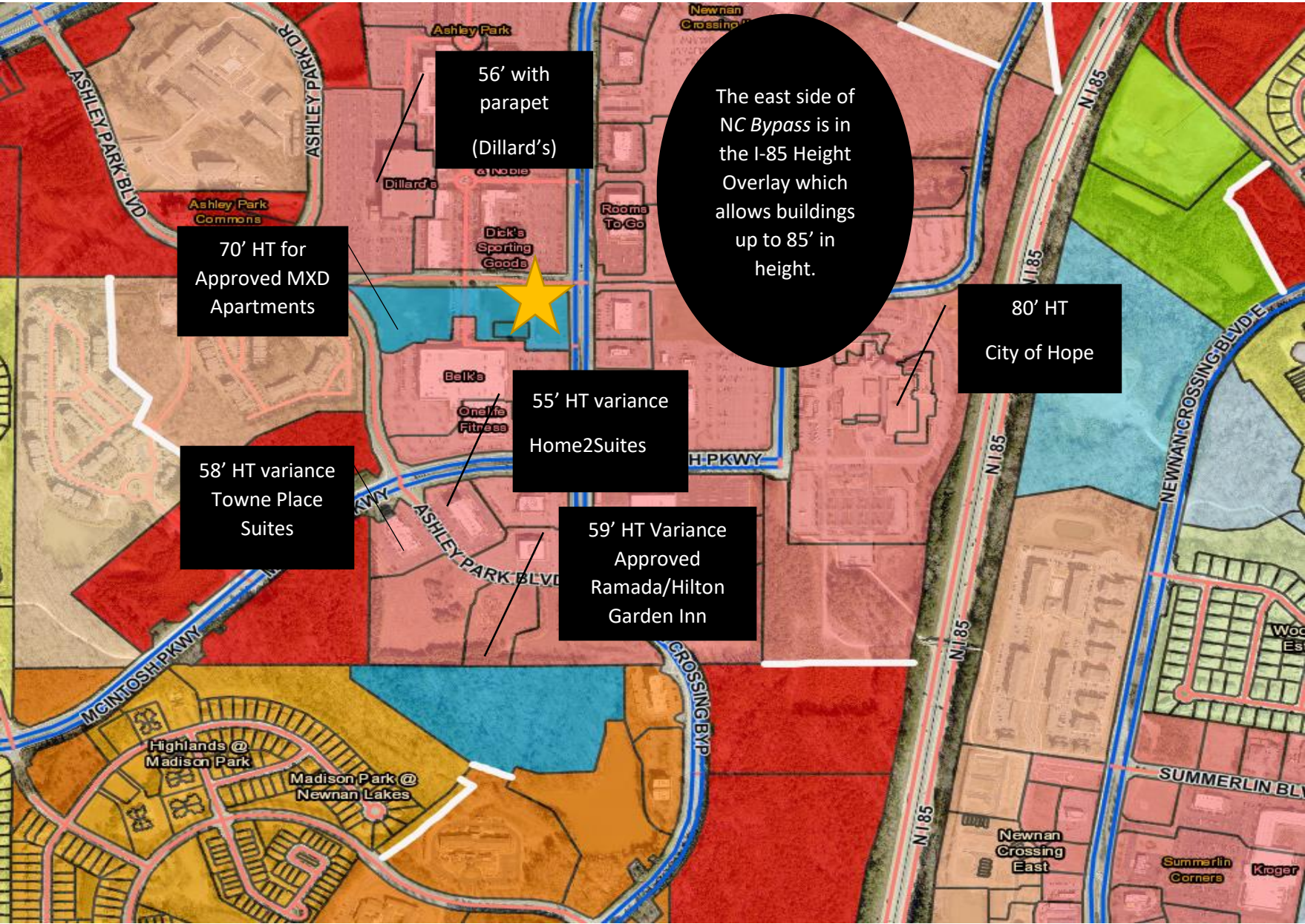
14'

ASHLEY PARK PHASE 3A
CORNICED TOWER SIGN
"The SHOPS at ASHLEY PARK"

THOMAS LAND & DEVELOPMENT

MARCH 15, 2024

Comparable Height Comparisons in the Area





TownePlace Suites - 58 ' height variance granted



Home2Suites – 55' height variance granted



In this picture, the aerial truck is illustrating the height of a 75' tall building. The truck is sitting adjacent to Dillard's. The main roofline of Dillard's is 44'2" while the arch just below the bucket is 56'3". The picture was taken during Ashley Park's early construction from the parking lot in front of BJ's Wholesale Club.





City of Hope - 80' in height (located in I-85 Height Overlay District)



Proposed Hampton Inn/Hilton Garden Inn (59' variance approved)

Tracy Dunnavant

From: Brent Blankenship
Sent: Tuesday, February 6, 2024 12:24 PM
To: Tracy Dunnavant
Subject: RE: Rezoning - Change in MXD Conditions for Ashley Park Phase III

Tracy,

There will be an impact on Police with some increased call volume and services required. Although that will have some monetary value attached to that impact, we would be able to provide the necessary services required as it relates to public safety needs with Law Enforcement.

Thanks

Brent



Brent Blankenship

Chief of Police

Main: (770) 254-2355

www.newnanga.gov

Newnan Police Department

1 Joseph Hannah Blvd.

Newnan, Georgia 30263

From: Tracy Dunnavant <TDunnavant@newnanga.gov>
Sent: Tuesday, February 6, 2024 11:39 AM
To: Jay LaChance <JLaChance@newnanga.gov>; Brent Blankenship <BBlankenship@newnanga.gov>
Subject: FW: Rezoning - Change in MXD Conditions for Ashley Park Phase III

Tracy Dunnavant

From: Stephen Brown
Sent: Monday, February 5, 2024 9:18 AM
To: Tracy Dunnavant
Subject: RE: Rezoning - Change in MXD Conditions for Ashley Park Phase III

Tracy,

The original report is fine.



Stephen Brown
Chief of Fire

Main: (770) 253-1851
Cell: (770) 328-1141
sbrown@newnanga.gov
www.newnanga.gov

Newnan Fire Department
23 Jefferson Street
Newnan, Georgia 30263



From: Tracy Dunnavant <TDunnavant@newnanga.gov>
Sent: Friday, February 2, 2024 4:30 PM
To: Stephen Brown <SBrown@newnanga.gov>
Subject: RE: Rezoning - Change in MXD Conditions for Ashley Park Phase III

Stephen,



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

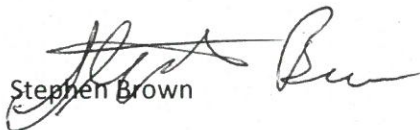
Impact assessment for Ashley Park Phase 3B

In comparing the calls for service to other area complexes, the following information was found.

-The Preserve at Greison Trail	28 Responses
-Lullwater at Calumet	37 Responses
-The Vinings at Newnan Lakes	28 Responses
-Stillwood Farm Apartments	42 Responses
-Newnan Crossing Apartments	115 Responses

Tracy,

At this time, NFD can provide services for Ashley Park Phase 3B.


Stephen Brown

City of Newnan Fire Chief



February 5, 2024

Tracy S Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase III MXD Change

Ms. Dunnavant,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number 086 5043 004
- 7.98 Acres
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

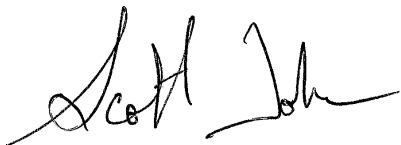
- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

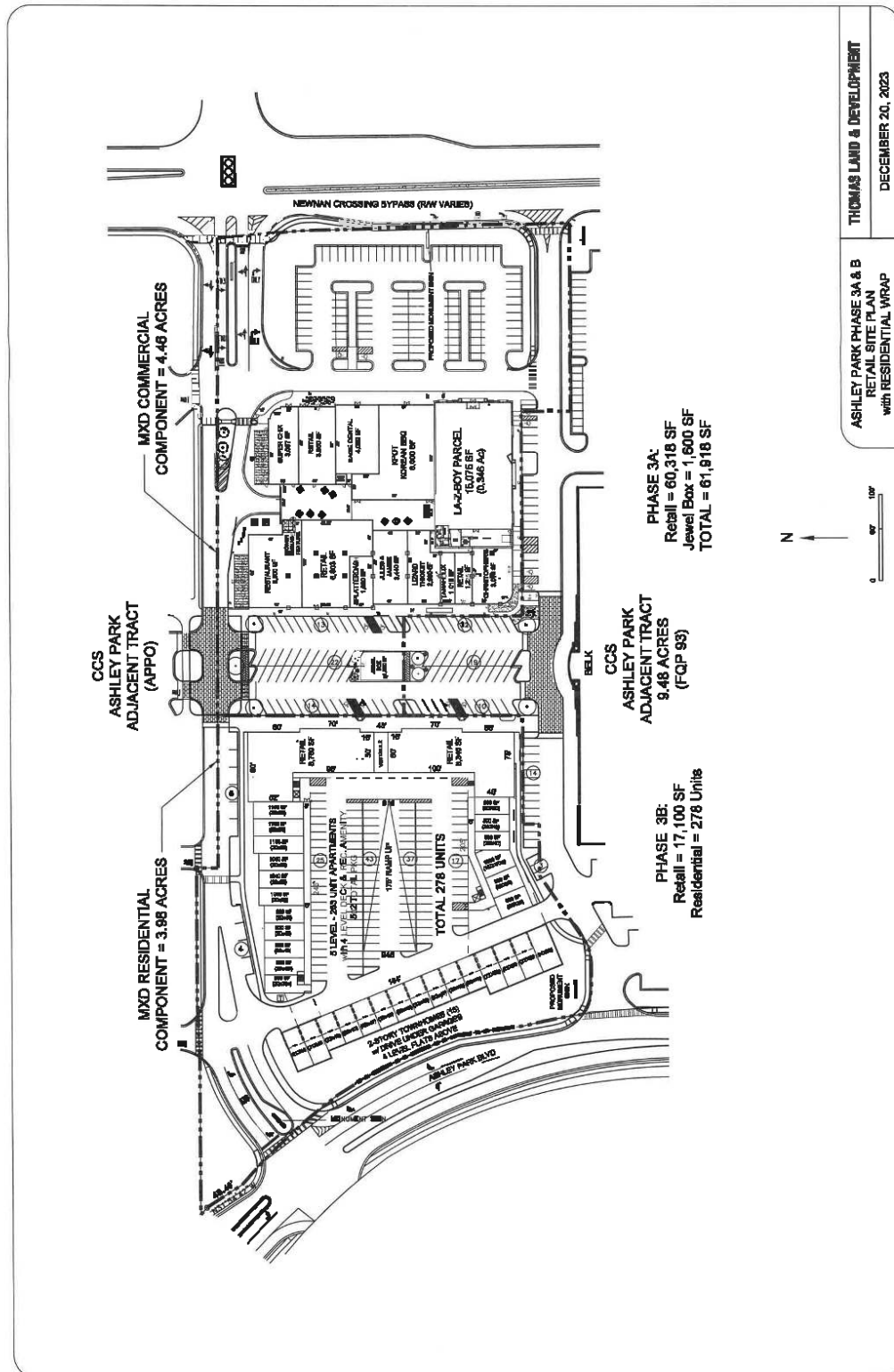
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar", with a stylized flourish at the end.

Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org



ASHLEY PARK PHASE 3A & B
RETAIL SITE PLAN
with RESIDENTIAL WRAP

THOMAS LAND & DEVELOPMENT
DECEMBER 20, 2023



The City of Newnan, Georgia

Office of City Engineer

02.05.2024

REZONING REQUEST

Ashley Park Phase 3B – Proposed Multifamily Development

Comments:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with DRI 591, 01.19.2005.

This includes extending sidewalk from Ashley Park Dr to existing across from Belk

Install 6 foot sidewalk along Ashley Park Dr, modifying existing curb ramps to meet ADA standards, and refreshing crosswalk pavement markings.

Install 6 foot sidewalk along driveway connecting Ashley Park Dr to Newnan Crossing Bypass (Newnan Place Pkwy, private); note possible conflict with existing post lights

Ensure pedestrian connectivity between this parcel and adjacent parcels.

2. Note: Notice of Decision- DRI 591- The Forum at Newnan Crossing, 01.19.2005

The existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

Tracy Dunnivant

From: Mike Furbush
Sent: Friday, January 26, 2024 12:37 PM
To: Tracy Dunnivant
Subject: RE: Rezoning - Change in MXD Conditions for Ashley Park Phase III

I am fine with the kiosk in the middle of the parking lot, but the plan would still have to meet all landscape requirements.



Mike Furbush

City Landscape Architect & Arborist

Main: (770) 254-2354

Desk: (678) 673-5564

Cell: (404) 819-2420

mfurbush@newnanga.gov

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Tracy Dunnivant <TDunnivant@newnanga.gov>

Sent: Thursday, January 25, 2024 11:52 AM

To: Scott Tolar <stolar@newnanutilities.org>; Jay LaChance <JLaChance@newnanga.gov>; Stephen Brown <SBrown@newnanga.gov>; Mike Furbush <MFurbush@newnanga.gov>; Michael Klahr <mklahr@newnanga.gov>; Brent Blankenship <BBlankenship@newnanga.gov>

Subject: Rezoning - Change in MXD Conditions for Ashley Park Phase III

Good Morning,

Robert Bergman is seeking to amend the conditions of the MXD zoning development out at Ashley Park. The current approved plan calls for a total of 56,668 square feet of commercial/retail and he would like to increase that to 79,018 square feet. Of that additional 22,350 square feet, 17,100 would be an optional addition for the previously approved residential component (see proposed plan). In addition, they would also like to incorporate a tower signage feature on the commercial portion as well.

I have included the proposed written conditions, which explains the changes, as well as the approved and proposed concept plans for the site. Please let me know if you have any comments based on the revised conditions. I will need them no later than January 31st for inclusion in my commission report.

Thanks and just let me know if you have questions or need to see your previous comments.

Tracy



Tracy S Dunnavant, AICP

Planning and Zoning Director

Main: (770) 254-2354 x4

Desk: (678) 673-5481

Cell: (404) 535-0960

tdunnavant@cityofnewnan.org

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263





**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

February 13, 2024
7:00 p.m.

Commissioners Present: Proctor Smith, Joe Crain, Jr., Alton West, Robert Coggin, Fred Hamlin, Clay McEntire
Commissioners Absent: Chris Hunt
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 December 19, 2023 meeting minutes. Commissioner Hamlin made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request – RZ2024-01; 8.44± acres located off Newnan Crossing Bypass and Ashley Park Boulevard (Tax Parcel #087 5043 004) – Change in Conditions of MXD (Mixed Use Development)

Chairman Smith opened the public hearing.

Tracy Dunnavant gave the staff report. She stated Thomas Land & Development Company is completing the final phase of Ashley Park by developing the remaining undeveloped land with a mixture of commercial and multi-family uses. Dunnavant added that in order to accomplish this, the applicant sought and received an MXD (Mixed Use Development District) zoning on May 26, 2020 for the final 8.44 ± acres located just north of the Belk Building. She added the

approval was based on a specific plan that showed 4.46 acres of commercial development and 3.98 acres of multi-family with detailed conditions for each land use category. Dunnavant stated the development was limited to 278 multi-family units and 56,668 SF of commercial/retail space.

Dunnavant reminded the Commission that in June of 2022, the applicant sought a change in conditions to increase the number of multi-family units from 278 to 350. She stated Council ultimately denied that application, so the initial plan and conditions remained in place.

Dunnavant explained the applicant is now seeking to increase the total retail square footage from 56,668 SF to 79,018 SF, which includes an additional 17,100 SF of retail within the residential component (which the developer has indicated would be optional as “the final building proposal may choose to only develop the residential” on the apartment tract), a 1,600 SF jewel box retail space and a tower signage feature. She added that there was a tower feature shown on the approved plan, but no mention was made to signage on the plan or in the signage description for the overall site. Dunnavant stated the approved heights for both sections will remain as previously approved, except for the tower feature which is requesting a height of 50 feet. She mentioned that the applicant was asked to provide a rendering or picture of what the signage on the tower feature would look like and it was provided to the Commissioners prior to the meeting.

Dunnavant said staff has completed an assessment of each of the eight required standards, and gave a summary of each. She said staff found the development met 7 of 8 standards and suggested the following conditions be considered:

1. The project would be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as updated and provided as part of the application. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet.
2. All comments specified in the City Engineer’s memo dated February 5, 2024 will be addressed during the development of the project.

Chairman Smith asked if there was anyone here on behalf of the applicant that would like to come forward and speak to the issue.

Robert Bergman, Thomas Land and Development Group, stated part of the proposal is to increase the residential retail area. He explained that when they first began looking at this, they tried to increase the number of residential units to make it more economically viable, but that request was denied. Bergman said they now would like to add more retail below the residential to generate a “main street vibe”. He added that they would also like to increase the retail area in the commercial section by adding a jewel box. Bergman said the final part of the request is to include signage on the tower feature. He stated the original application was intended to have a tower signage feature, but the print was so tiny that it could not be read. Bergman said he wanted a high enough tower to advertise featured businesses, but it would complement the building as well.

Chairman Smith asked if there was anyone else that would like to speak in favor of the application.

Chairman Smith asked if there was anyone present to speak in opposition to the application.

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

Commissioner McEntire asked about the moratorium that is currently in place for signs in the city limits and if it applied to this sign as well. Dean Smith stated that this project will not get approved for construction before the moratorium ended.

Commissioner Crain asked what happens if they opt not to do the retail portion. Bergman stated that they wanted to leave it flexible, so that if a developer wants to do both it would give them that option. Dunnivant reminded the Commission that if the retail was not developed in the residential portion, they still could not exceed the approved 278 units.

Commissioner West asked if the residential component was allowed on the ground floor. Dunnivant stated that in the MXD zoning it is allowed.

Chairman Smith asked if a jewel box retailer has committed. Bergman stated they have tenants lined up.

Chairman Smith stated that when the Board first discussed the MXD zoning, (residential and commercial combined) Ashely Park was the place the Commission said would be the best fit for it.

Chairman Smith asked Dean Smith to elaborate on the signage and what the current ordinance would allow.

Dean Smith stated that in 2021 when the changes were made to the MXD ordinance, the key elements were not as strict as the master sign plan. He added that MXD is more open ended and provides greater flexibility.

The Commission discussed allowing signage on two sides of the tower utilizing the top 80 square feet.

Commissioner Crain made a motion to approve the rezoning request of the 8.44 ± acres located off Newnan Crossing Bypass and Ashely Park Boulevard (Tax Parcel #087 5043 004) with the conditions recommended by staff and specifying that the tower feature will only display signage on two sides with the square footage allotment for each side being the top 80 square feet of the structure. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

OTHER BUSINESS

Information on proposed changes to Articles 2, 8 and 13 of the City's Zoning Ordinance

Dean Smith informed the Commissioners that in January, the Mayor and Council adopted a moratorium on issuing sign permits until April 4, 2024. He stated this is in response to the threat of litigation and the proposed changes will help the City avoid these kinds of issues in the future.

Chairman Smith stated he believed it might be good to have a specific sign package when considering MXD requests.

ELECTION OF OFFICERS

Commissioner Coggin made a motion to elect Proctor Smith as the Chairman of the Planning Commission. Commissioner West seconded the motion

MOTION CARRIED (6-0)

Commissioner Hamlin made a motion to elect Chris Hunt as the Vice Chairman of the Planning Commission. Commissioner Crain seconded the motion.

MOTION CARRIED (6-0)

ADJOURN

With no further business, the meeting adjourned at 7:36 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

MOTION CARRIED (6-0)

Chairman

Fourth Quarter Properties 93, LLC
8.44 ± acres, located off Newnan Crossing ByPass
And Ashley Park Boulevard
Coweta County, Georgia
Tax Parcel 086 5043 004

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED OFF NEWNAN CROSSING BYPASS AND ASHLEY PARK
BOULEVARD, CONTAINING 8.44± ACRES IN LAND LOTS OF THE FIFTH
LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application to amend the conditions of the property described on Exhibit "A" attached hereto and by reference made a part hereof said property having been re-zoned to MXD (Mixed Use Development District with certain conditions in Ordinance No. 2020-8 dated May 26, 2020); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of March, 2024; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the request to amend the conditions of zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised by amending the MXD (Mixed Use Development District) conditions affected to the property in Ordinance 2020-8 adopted May 26, 2020, as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 8.44± acres continue to be zoned as MXD (Mixed Use Development District) subject to the amended conditions which follow.

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details and

infrastructure requirements as updated and provided as part of the application and staff report and attached hereto as Exhibit "B" as may be modified herein below. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet (residential portion).

2. Due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance.

3. The development shall comply with all comments of the City Engineer's memo dated 2/5/2024 and accompanying plan attached hereto as Exhibit "C" which will be addressed during development of the project.

4. The tower feature will only display signage on two sides with the square footage allotment for each side being the top 80 square feet of the structure

Section II. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2024 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Paul Guillaume, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

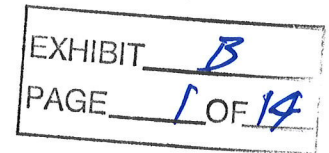
James J. Thomasson, III,
Councilmember

LEGAL DESCRIPTION

ASHLEY PARK PHASE 3A & 3B MXD TRACT

BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WETERNLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' TO THE POINT OF BEGINNING; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARKING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 TO THE POINT OF BEGINNING, SAID PARCEL BEING 8.44 ACRES.

ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
December 20, 2023



1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 proposes to maintain the existing MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily "Apartment Wrap". The residential complex proposes to modify the approved 5-level, 278-unit apartment building around a 3-level parking deck to include retail space on the ground floor facing the "Mainstreet" angled parking. The same 5-level apartment structure will add 1-level to the parking deck for a total of 4-levels, with recreational amenity facilities on a surface level above the deck. The 15 two-level townhomes facing Ashley Park Blvd with two car garages will be maintained as planned.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation, and incorporates a revised total retail space of 61,918 SF in the commercial parcel alone with this request. The commercial summaries below are maintained UNCHANGED except as noted from the 2020 MXD rezoning.

- (1) Open Space – 0.17 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.53 acres.
- (2) Density – The proposed Floor Area Ratio is 0.32.
- (3) Setbacks – The front right-of-way setback is maintained at 40', while most side and internal setbacks are 10'. The exception is a zero setback along the south line adjacent to the Belk drive and parking. For 2023, Kiosks are added to the central islands of Mainstreet.
- (4) Building Height – Primary building heights are maintained at 40', while the single tower signage feature is a maximum of 50' exhibiting identification for this phase of the retail center and select tenants.
- (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175', to allow one additional sign between the existing Ashley Park monument signs at the two driveways. Signage is also proposed on the Tower Signage Feature.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - Buildings within Phase 3A shall conform to the QDC Overlay District

- B. Residential (AP Phase 3B)** - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. For 2023, 17,100 SF of commercial and service businesses is proposed along the Mainstreet frontage to operate and support residences within the complex as well as for retail shopping patrons. The residential density will remain to be a total of 278 units.
- (1) Open Space – UNCHANGED - 0.41 acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is 0.47 acres of dedicated open space within Phase 3B. Lastly, 0.20 acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is 1.08 acres within the 3.98 acre tract.
 - (2) Density – UNCHANGED - The proposed unit density is 70 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
 - (3) Setbacks – UNCHANGED - The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
 - (4) Building Height – UNCHANGED - The 5-level (with 4-level garage and half-basement) residential wrap requires a maximum building height of 70' from the rear ground level.
 - (5) Signs – UNCHANGED - One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
 - (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
 - (7) Building Architecture – UNCHANGED - The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.

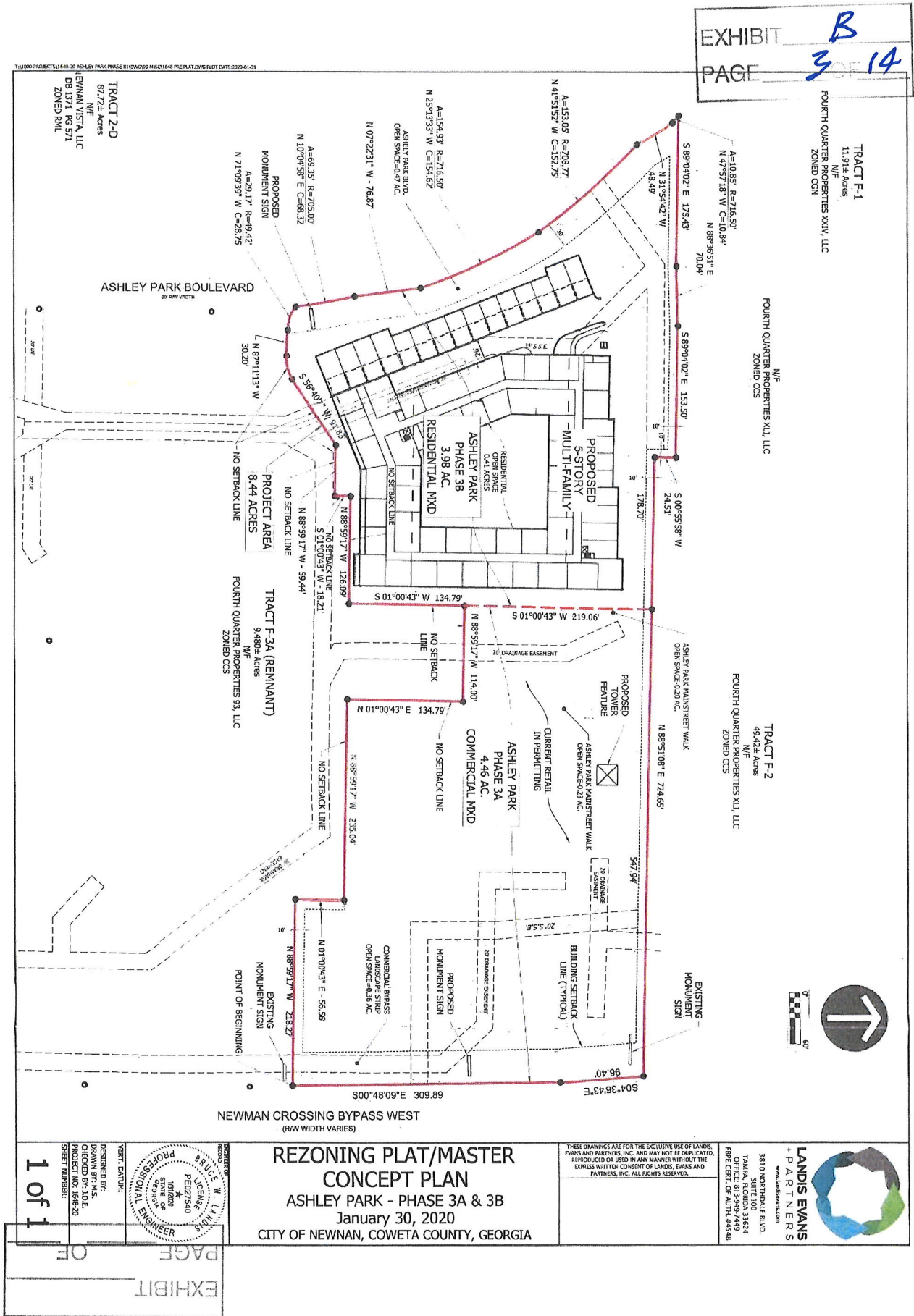
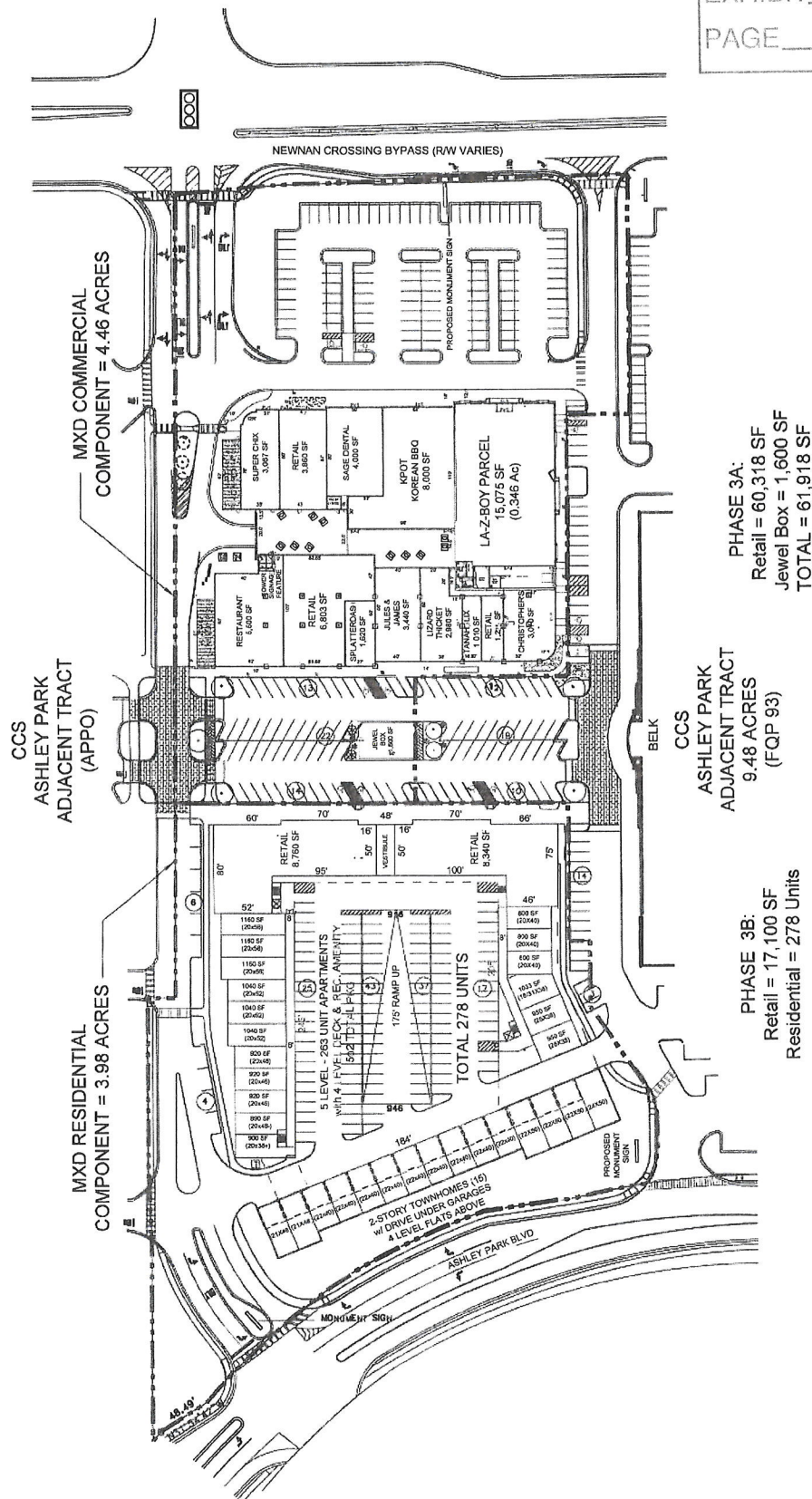
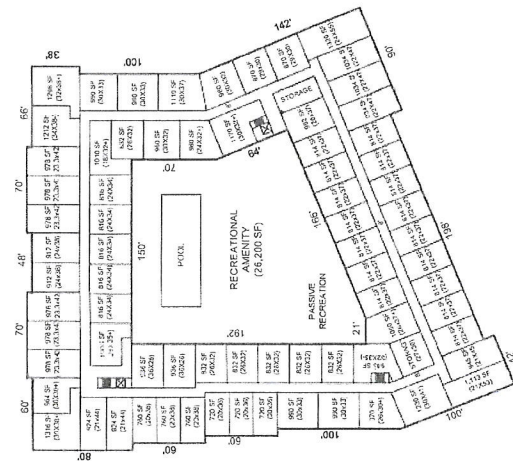


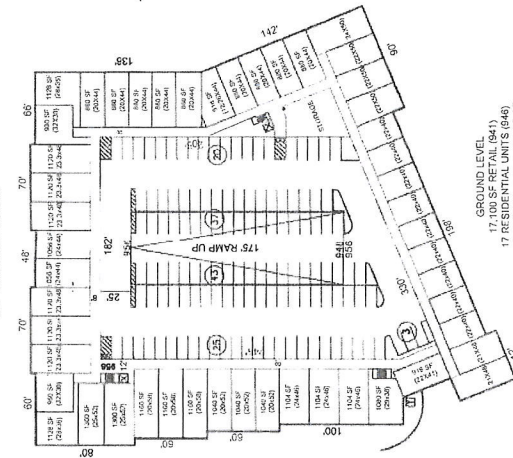
EXHIBIT B
PAGE 4 OF 14



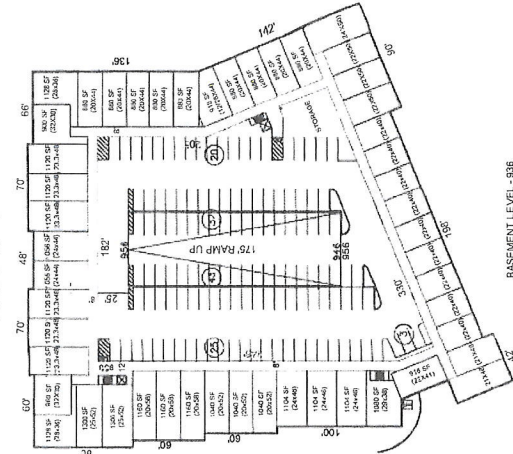
4TH LEVEL (976) - 73 UNITS
NET LEASABLE = 69,388 SF
RECREATION AMENITY LEVEL



3RD LEVEL (969) - 50 UNITS
NET LEASABLE = 46,100 SF



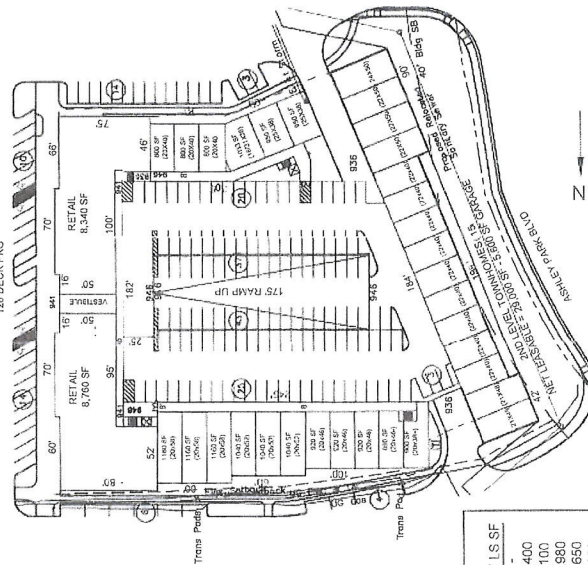
2ND LEVEL (956) - 50 UNITS
NET LEASABLE = 45,100 SF



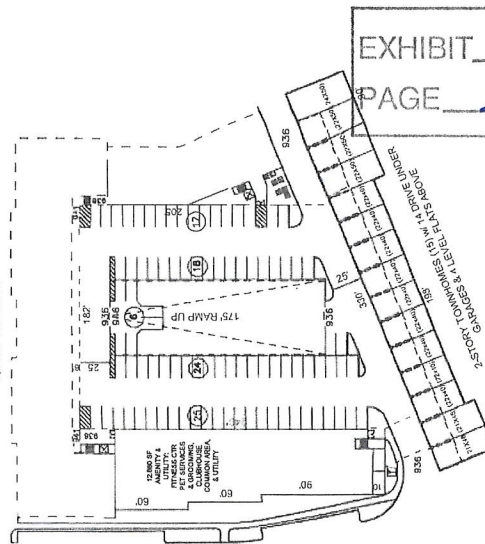
5TH LEVEL (980) - 73 UNITS
NET LEASABLE = 69,388 SF



GROUND LEVEL
175 RESIDENTIAL UNITS (846)
NET RESIDENTIAL = 31,117 SF
128 DECK PKG



BASEMENT LEVEL - 936
90 DECK PKG - 28 GARAGE
14,500 SF TOWNHOME
12,875 SF AMENITIES



BUILDING DATA W/ 4-LEVEL DECK

COMPONENT	ELEV	UNITS	PARKING	GROSS SF	NET LS SF
BASEMENT	936	-	90	54,070	-
TOWNHOME (2 LV)	936	15	28	29,000	23,400
1ST LEVEL	941	-	17	17,815	17,100
2ND LEVEL	946	17	128	21,010	15,980
3RD LEVEL	956	50	128	59,374	48,650
4TH LEVEL	976	73	78,370	69,388	69,388
5TH LEVEL	986	73	78,370	69,388	69,388
TOTAL		278	502	397,383	292,735

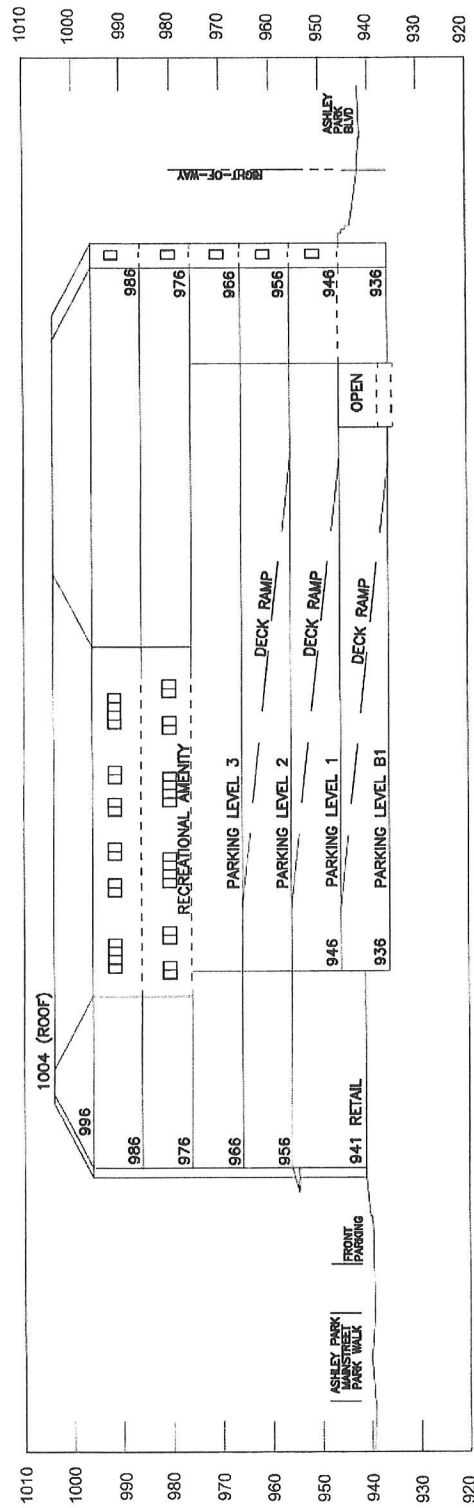
EXHIBIT **B**
PAGE **5** OF **14**

ASHLEY PARK PHASE 3B
RETAIL & RESIDENTIAL WRAP
5-LEVEL FLOOR PLAN

FEBRUARY 8, 2014

N

0 100'



RESIDENTIAL WRAP
NORTH ELEVATION -
BUILDING SECTION

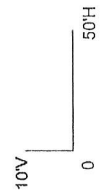
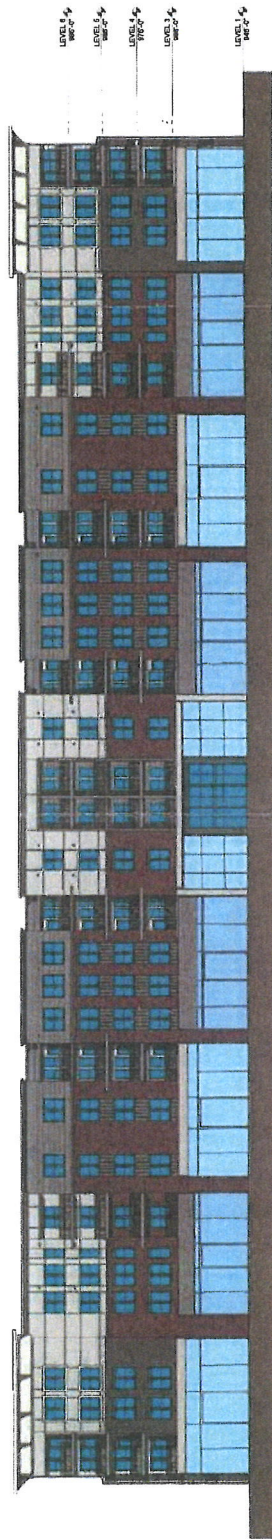
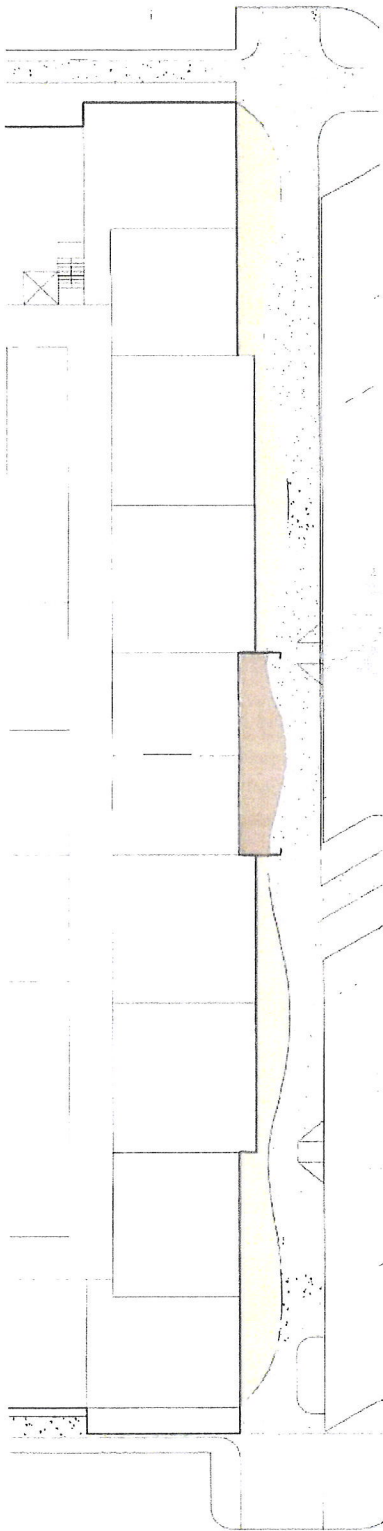


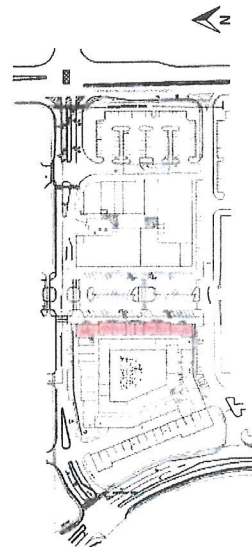
EXHIBIT 13
PAGE 6 OF 14

ASHLEY PARK PHASE 3B
RETAIL & RESIDENTIAL WRAP
BUILDING ELEVATION/SECTION

THOMAS LAMB & ASSOCIATES
SEPTEMBER 7, 2012



EAST ELEVATION



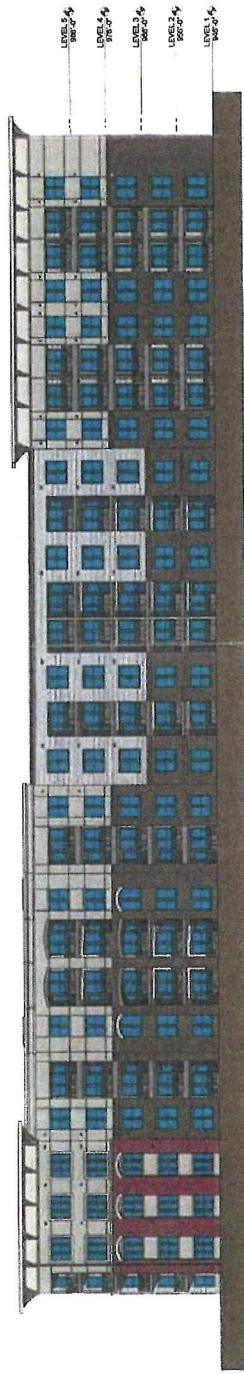
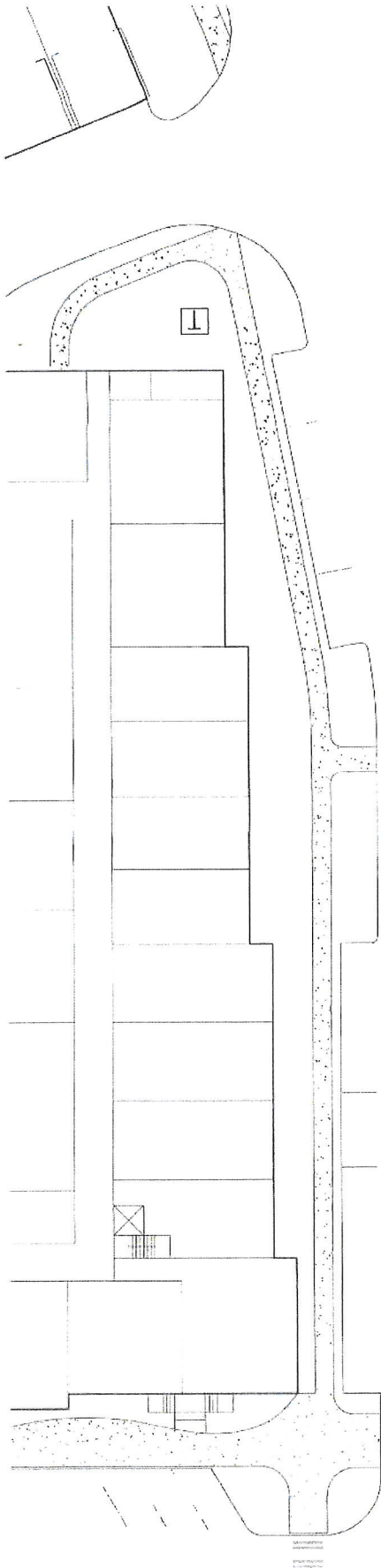
PSP.001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP - ELEVATIONS
 NEWNAN, GEORGIA
 JANUARY 31, 2023

EXHIBIT B
 PAGE 2 OF 14

NELSON

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WS 1-23-2023



NORTH ELEVATION

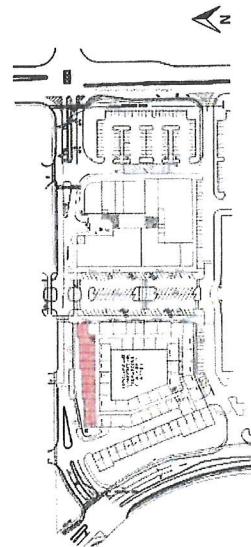


EXHIBIT B
PAGE 8 OF 14

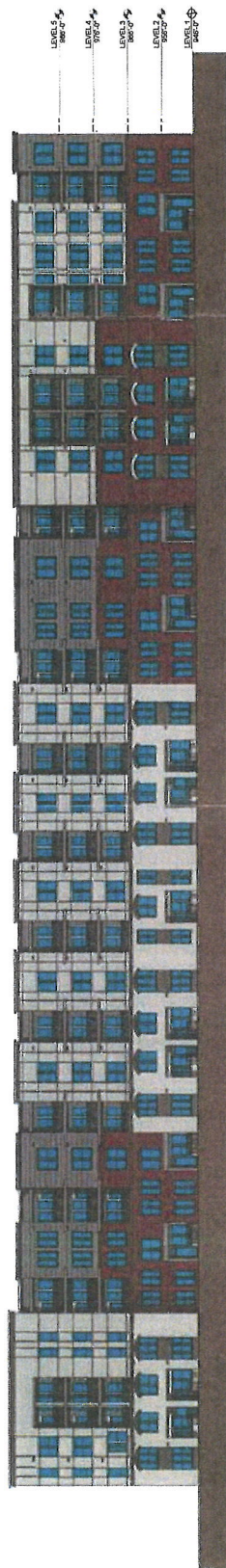
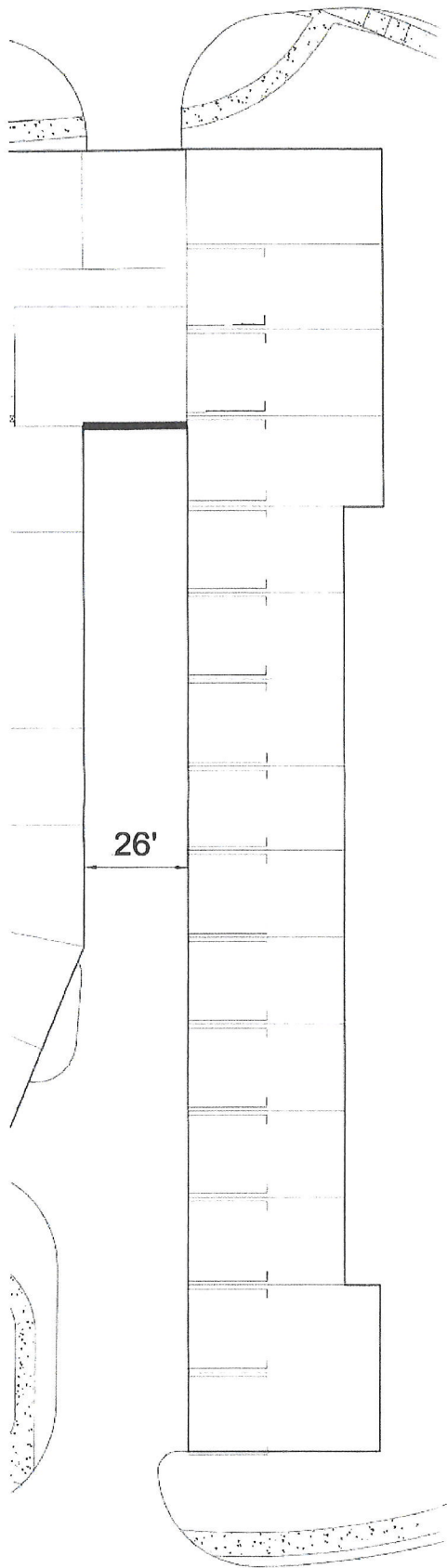
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PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS

NEWNAN, GEORGIA
FEBRUARY 17, 2020

TID

Thomas Land & Development
WB 1803000.000



WEST ELEVATION

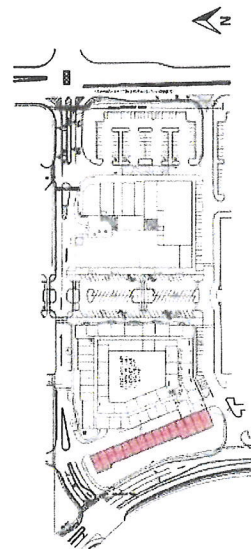
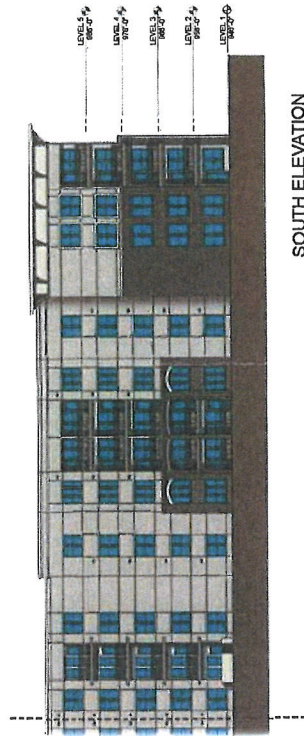
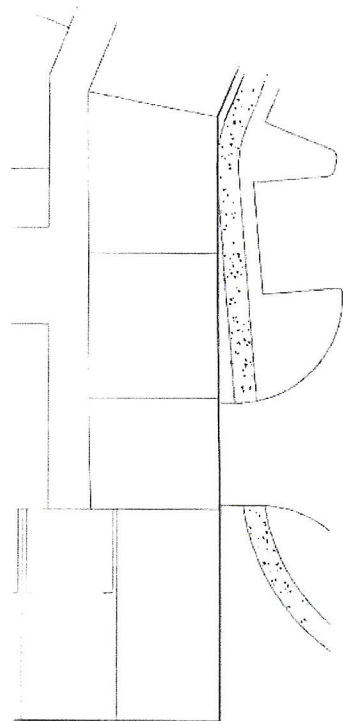
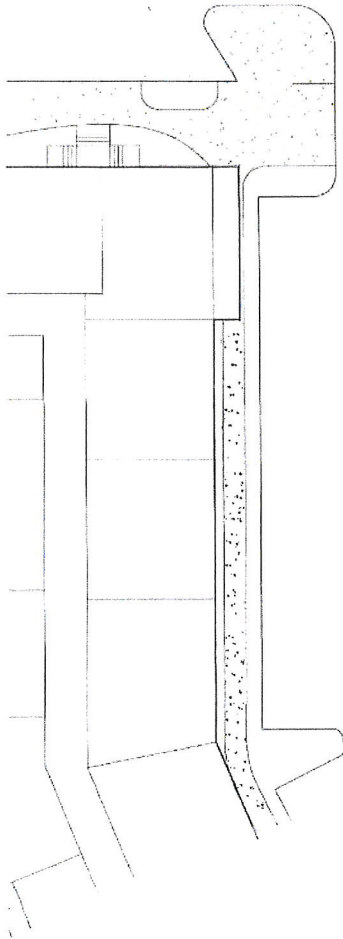


EXHIBIT B
PAGE 9 OF 14

NELSON

PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWARK, GEORGIA
FEBRUARY 17, 2020

TID
Thomas Land & Development
WB 1503.001.000



SOUTH ELEVATION

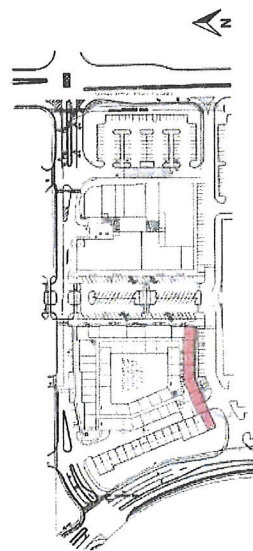
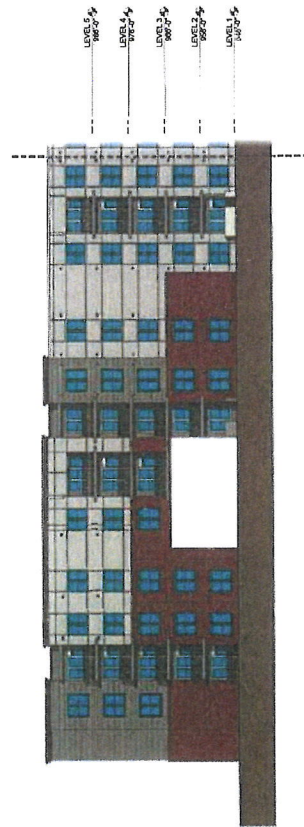


EXHIBIT B
PAGE 10 OF 14

NELSON

TUD

Thomas Land & Development
WB: 1803760.000

PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWARK, GEORGIA
FEBRUARY 11, 2020



ORIGINAL 2020 MXD RENDERED SITE PLAN
 Highlighting the Tower Signage Feature 12-20-23



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1

TLD
 Thomas Land & Development
 WS-1803600-000

NELSON

PSP.001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP & RETAIL
 NEWMAN, GEORGIA
 FEBRUARY 17, 2020



EXHIBIT	<u>B</u>
PAGE	<u>12</u> OF <u>14</u>

February 5, 2024

Tracy S Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase III MXD Change

Ms. Dunnavant,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number 086 5043 004
- 7.98 Acres
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

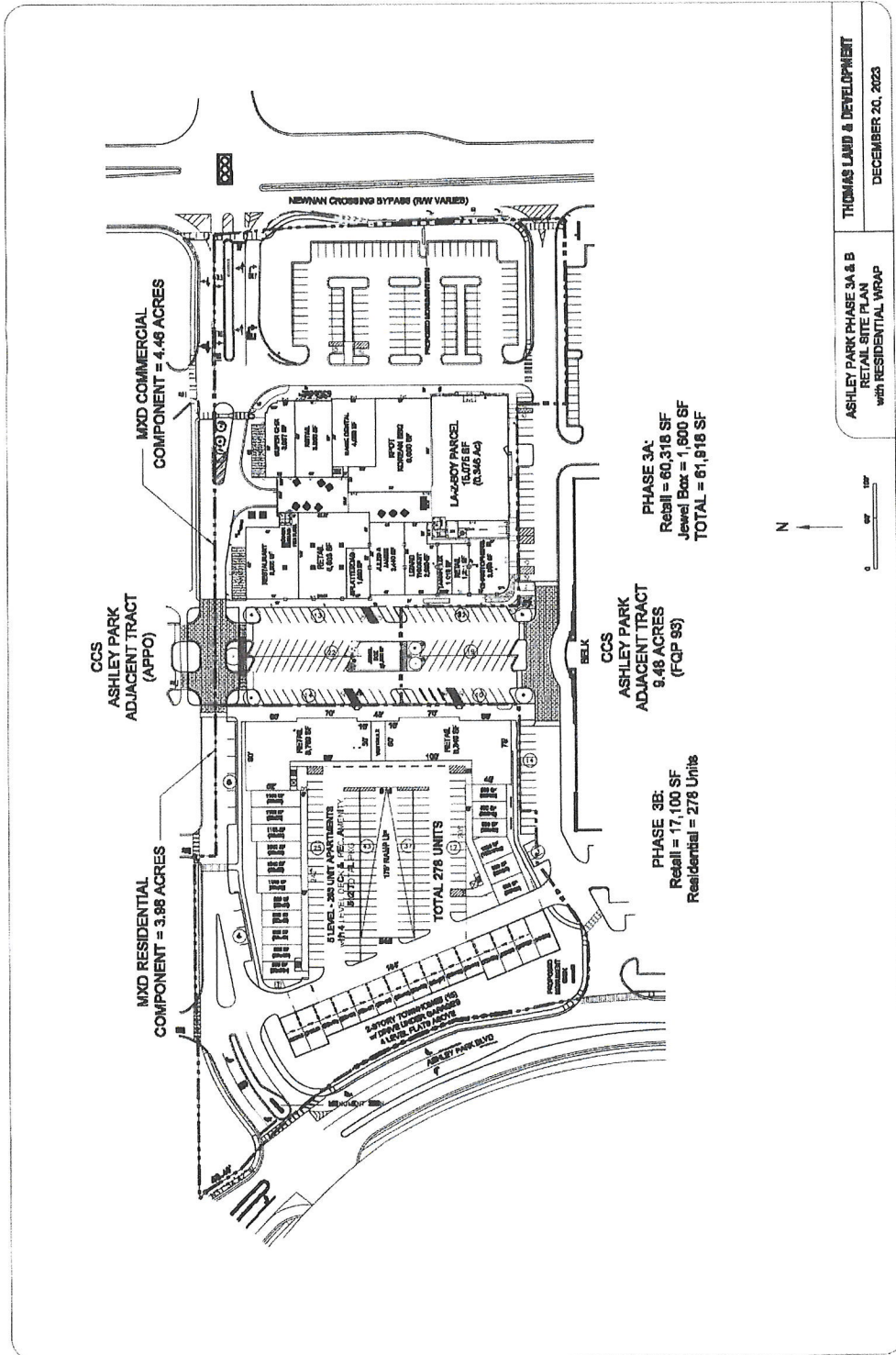
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,



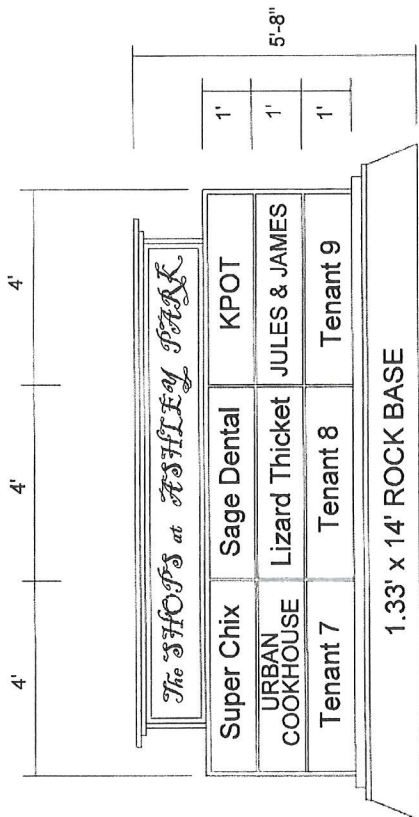
Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org



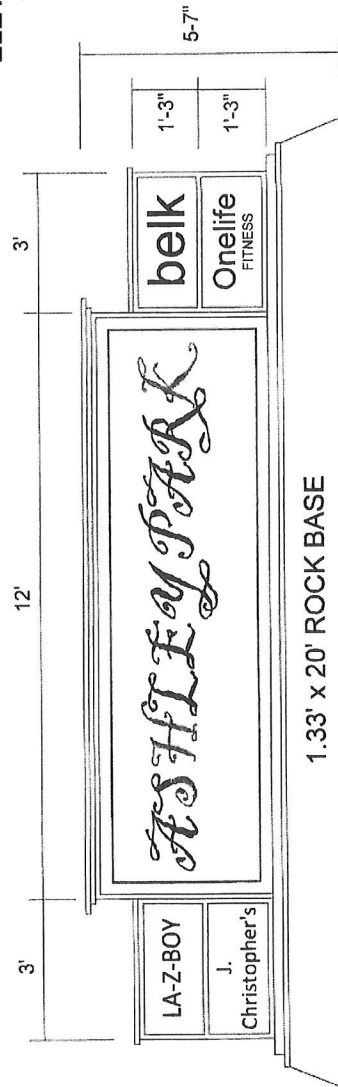
ASHLEY PARK PHASE 3A & B
RETAIL SITE PLAN
with RESIDENTIAL WRAP

THOMAS LAND & DEVELOPMENT

DECEMBER 20, 2023



NEW BYPASS MONUMENT SIGN



EXISTING BYPASS MONUMENT SIGN

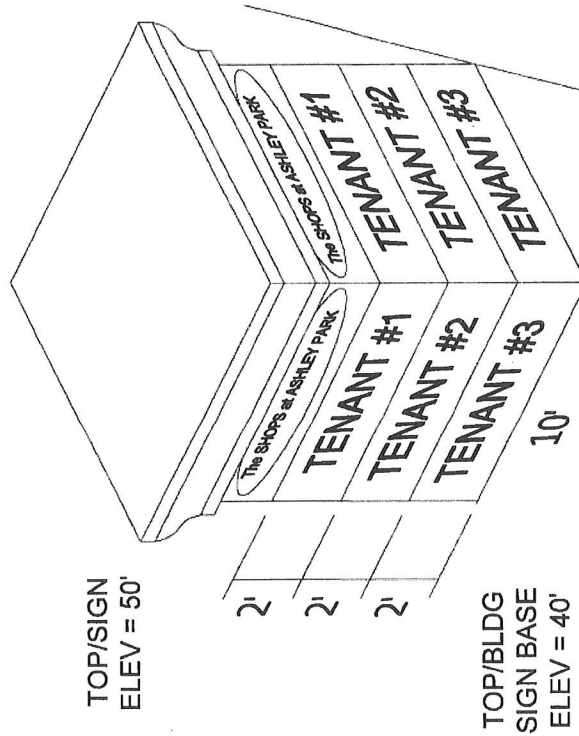


EXHIBIT **B**
PAGE **14B** OF **14**

BLDG 200 TOWER SIGN

ASHLEY PARK PHASE 3A
SIGNAGE EXHIBIT
"The SHOPS at ASHLEY PARK"

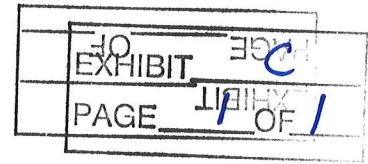
THOMAS LAND & DEVELOPMENT

DECEMBER 20, 2023



The City of Newnan, Georgia

Office of City Engineer



02.05.2024

REZONING REQUEST

Ashley Park Phase 3B – Proposed Multifamily Development

Comments:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with DRI 591, 01.19.2005.

This includes extending sidewalk from Ashley Park Dr to existing across from Belk

Install 6 foot sidewalk along Ashley Park Dr, modifying existing curb ramps to meet ADA standards, and refreshing crosswalk pavement markings.

Install 6 foot sidewalk along driveway connecting Ashley Park Dr to Newnan Crossing Bypass (Newnan Place Pkwy, private); note possible conflict with existing post lights

Ensure pedestrian connectivity between this parcel and adjacent parcels.

2. Note: Notice of Decision- DRI 591- The Forum at Newnan Crossing, 01.19.2005

The existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).