



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for May 14, 2024 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. April 9, 2024 Meeting Minutes
3. Public Hearings
 - a. Variance Request - 78 Lake Cove Approace - PD-2024-01
4. Other Business
 - a. Discussion of concept plan requirements for annexation applications
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

April 9, 2024
7:00 p.m.

Commissioners Present: Chris Hunt, Joe Crain, Jr., Robert Coggin, Clay McEntire, Katie Frost, Alton West, Fred Hamlin

Commissioners Absent:

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 Hunt 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 Hunt asked if everyone reviewed the March 12, 2024 meeting minutes. Commissioner Coggin made a motion to approve the minutes as drafted. Commissioner Crain seconded the motion.

MOTION CARRIED (7-0)

Discussion on concept plan requirements for annexation applications

Dean Smith informed the Planning Commission that the City Council at their retreat had requested a discussion on annexation applications. He stated Council specifically wanted them to look at concept plans as part of the submittal process. Dean Smith cautioned that they needed to also consider the applicant's cost when adding more requirements. He reviewed the current Zoning Ordinance definitions related to concept plans and mentioned that they were very similar.

Commissioner West spoke about LaGrange's requirements for annexation. He discussed requiring a preliminary concept plan during the annexation process and having a full concept plan approved at a later date. Commissioner West added that they also make them maintain the

character of the area.

The Commission discussed the possibility of having a tiered system depending upon land use.

Brad Sears discussed how other jurisdictions annex properties. He stated that Peachtree City annexes the property with a conservation zoning designation and once the property is annexed, a new rezoning request will be submitted at a later date with more detailed concept and development plans.

Commissioner Hamlin asked if the city would be opening itself up for lawsuits by following that method; especially, if the property gets annexed and then the new rezoning request gets denied.

Commissioner Coggin stated that whatever the Commission decides to do, it needs to be consistent from case to case.

There was a consensus amongst the Commissioners that the city needed at a minimum, a survey, identification of natural features, the character plan for the area, consistency with zoning and adjoining zoning, and some type of tiered system.

Dunnavant stated that staff would put together a memo regarding the concept plans for the Commission to review at their May meeting. She also asked the Commissioners to look at the City's use table and provide input on any changes that need to be made in terms of new uses, limitations, etc.

More conversation was had on the use table and each member stated they would look it over and come back to the May meeting with suggestions.

PUBLIC COMMENTS

None

OTHER BUSINESS

None

ADJOURN

With no further business, the meeting adjourned at 7:52 p.m. on a motion from Commissioner Coggin and seconded by Commissioner McEntire.

MOTION CARRIED (7-0)

Chairman



City of Newnan, Georgia – Planning Commission

Date: May 14, 2024

Application Number: PD-2024-01

Agenda Item: Variance Request – 78 Lake Cove Approach

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request to be able to keep a driveway wider than the regulatory limit of 24 feet, at the point where the driveway intersects a public street for a one dwelling residential use

Applicant: Thomas Galusha
Angela Galusha
78 Lake Cove Approach
Newnan, GA 30265

Property Owner: Same as applicant

Zoning: Planned Residential Development District (PDR)

Present Use: Single Family Residential Dwelling

Proposed Use: Single Family Residential Dwelling

Pertinent Regulations: Section 12, (2), (1) of the Subdivision Regulations

Applicant's Position: Applicant desires to expand their existing driveway. “....the right of way provision limits access to garage without sometimes egressing grass that borders driveway....the current right of way provision is 24 feet...If I were allowed an additional 2 feet on each side of the driveway, it would allow the driveway to maintain the same width from the garage opening to the street for a more aesthetically pleasing view and access to garage....”



Basis for Granting Variance

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

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

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

Options:

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

Planning Department's Review and Findings:

The applicant's property is located on a corner lot and there is some merit to consider the ingress/egress restraints along Lake Cove Approach. The variance, if granted, would not alter the essential character of the neighborhood, because the site already has been established in a residential neighborhood. The granting of the variance would not impair the appropriate use or development of the property because the driveway width would allow for more functional ingress and egress movements from the public street.

Staff did consult with the City of Newnan's Engineering Department on this request, as the enforcement of the Subdivision Regulations typically falls within their purview. The Director of Engineering Services Michael Klahr provided a response stating that he "would have no objection" to the applicant's request. The applicant has further provided that the request for driveway expansion has been approved by the Property Owners Association for Summergrove.

After considering the facts of the case and the intent and purpose of the ordinance, Staff could support a decision to grant the variance request as relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. If such a variance is granted, staff would recommend Option B, to approve the variance with a condition that the catchbasin/stormdrain structure be protected and not damaged by the driveway expansion project.

Attachments:

Application









CITY OF NEWNAN, GEORGIA



NEWNAN
CITY OF HOMES

Application Form

For

**Variance Requests
within Planned Developments**

Revised October, 2002
Application revised July, 2007



NEWNAN
CITY OF HOMES

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received

3/27/24

Name of Applicant Thomas and Angela Galusha

Mailing Address 78 Lake Cove Approach, Newnan GA 30265

Telephone (678) 953-3722

E-Mail: tgalusha3@gmail.com

Property Owner (Use back if multiple names) Thomas and Angela Galusha

Mailing Address 78 Lake Cove Approach, Newnan GA 30265

Telephone (678) 953-3722

Address/Location of Property 78 Lake Cove Approach, Newnan, GA 30265

Tax Parcel No.: Land Lot 16 of 5th District Lot 257

Present Zoning Classification: Residential

Present Land Use Primary home

Intended Use Primary resident

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

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

I (We) hereby request the following variance from the provisions of section(s) Section 12.2 of the Zoning Ordinance/Subdivision Regulations: _____

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

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

24' Right of way provision

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

PDR

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

The Right of way provision limits access to garage without sometimes egressing grass that borders driveway.

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

It's not a Hardship per say but more of a convenience, to access the garage, more easily, and without egressing on the grass adjacent to the driveway.

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

The current Right of way provision is 24'. If I were allowed an additional 2' on each side of the driveway it would allow the driveway to maintain the same width from the garage opening to street for a more aesthetically pleasing view and access to garage.

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

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

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

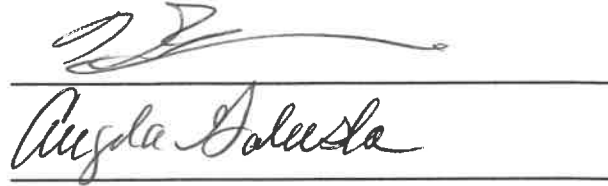
B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

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

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

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

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



Signature of Property Owner(s)

We have submitted this modification to our ARB
and have been approved. This request is similar to current
driveways in our community.

FOR OFFICIAL USE ONLY

RECEIVED BY Dean SmithDATE OF FILING 3/27/24PC MEETING DATE 5/14/24

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner Thomas and Angela Galusha

Telephone Number (678) 953-3722

Address of Subject Property 78 Lake Cove Approach, Newnan, GA 30265

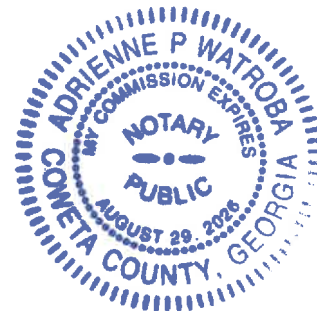
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

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

Notary Public

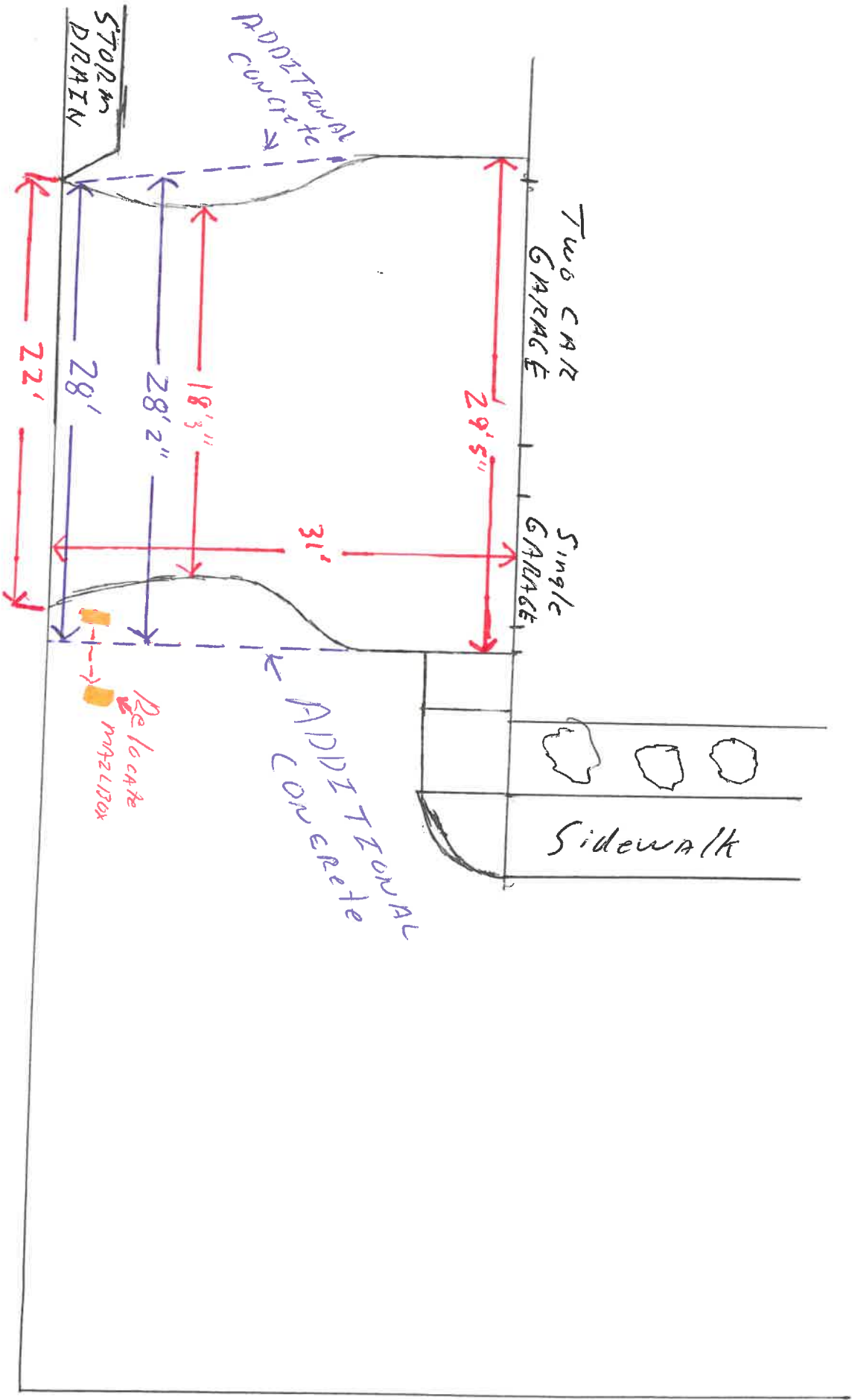


(Affix Raised Seal Here)

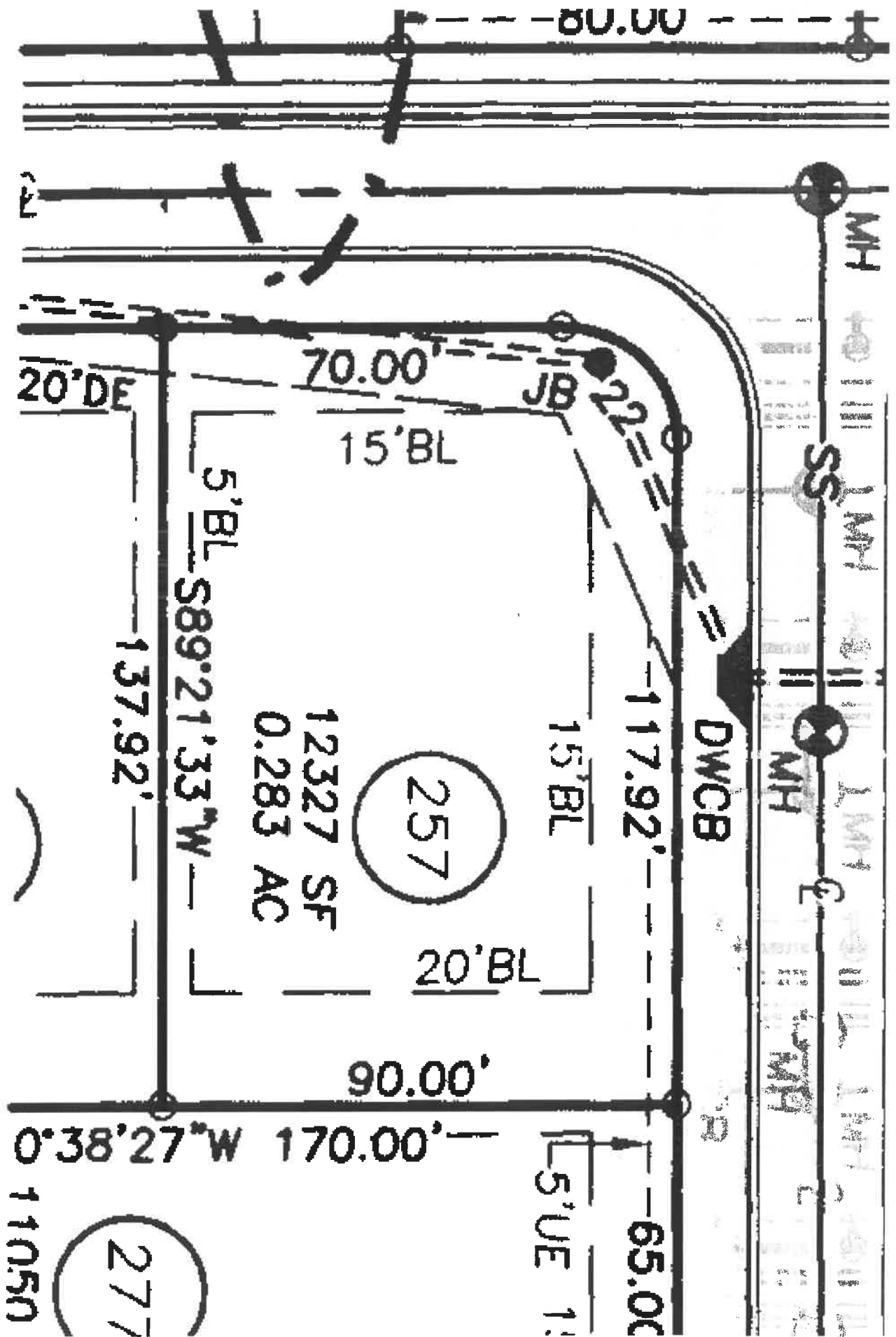
3/22/24
Date

78 LAKE COVE APPROACH

House



LAKE COVE APPROACH



PLAT BOOK 74 Pg. 11









Summergrove Community Association, Inc.
1465 Northside Drive NW, Suite 128
Atlanta, GA 30318

April 02, 2024

Thomas & Angela Galusha
78 LAKE COVE APPROACH
NEWNAN, GA 30265

Reference: 78 LAKE COVE APPROACH

Dear Thomas Galusha,

Your Request for an Architectural Modification on your property at 78 LAKE COVE APPROACH has been approved by the Architectural Review Committee of Summergrove Community Association, Inc.. Specifically, you have approval to proceed with the following request:

Request Type:
Driveway

Additional Info (if any):

ALL DRIVEWAY EXPANSIONS MUST BE PLACED AT LEAST FIVE (5) linear feet from the side property line. Your request to extend your driveway has been reviewed by the Architectural Review Board. The application has been approved with conditions as submitted. The owner or contractor will obtain a permit from the City prior to beginning work on the project and a copy submitted to admin@summergrovepoa.org to be placed with the application. Do not alter water flow or grade in such a way that it blocks drainage swales or negatively impacts neighboring lots with excess water runoff. ***The owner is responsible to find out what the building setbacks and property lines are for your plat/lot before beginning any work*** If you have a corner, golf course, lake or alley lot you will have special set back requirements. You are responsible to know what they are and to ensure the project is installed properly according to all easement, height, design and setback requirements. Please understand that the committee is not approving the structural / engineering design of the project. The committee is only approving the aesthetic impact the project will have on the unit. The project should be completed within 90 days. Please provide a photo update of the completed project to admin@summergrovepoa.org.

The Driveway Expansion Application is on file in the POA office.

This approval is contingent with the specifications set forth in the approved application. Any changes from the approval description must be submitted again for review and approval.

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood and if your change or addition requires a County, City or State permit, it must be obtained before construction.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed. Please retain this letter for your files.

If you have any questions, please log into your account at www.cmacommunities.com.

Sincerely,

Darcy Beardsley
Community Association Manager
Community Management Associates, Inc.
Agent for Summergrove Community Association, Inc.
(404) 835-9100
www.cmacommunities.com

DOCH 022557
FILED IN OFFICE
08/09/2006 10:51 AM
BK=3021 PG=553-553
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$308.50

2006-6079

Return to:
Morris|Hardwick|Schneider, LLC
800 Commerce Drive, Suite 202
Peachtree City, GA 30269
File #: PCT-060700759S

WARRANTY DEED

State of Georgia
County of Fayette

THIS INDENTURE made this 8th day of August, 2006, between

✓ **Bach Homes, LLC**

as party or parties of the first part, hereinafter called Grantor, and

✓ **Thomas L. Galusha and Angela Galusha**

as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property: **Phase II* ✓

✓ **All that tract or parcel of land lying and being in Land Lot 16 of the 5th District, Coweta County, Georgia, being Lot 257, of Eastlake at Summergrove Subdivision, as per plat thereof recorded in Plat Book 74, page 143-148, Coweta County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.**

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Heather Marie Ison

Witness

Notary Public

My Commission Expires:

10-31-09

Bach Homes, LLC

Bruce Bachtel (Seal)
By: Bruce Bachtel, *Managing Member*

(Corporate Seal)





City of Newnan, Georgia - Memorandum

To: Planning Commission

From: Dean Smith, Senior Planner

Date: May 14, 2024

RE: Multiple discussion items

Concept Plan Summary:

- Concept plan requirements need to be consistent for both annexation and rezoning requests.
- Concept plan requirements can be tiered based upon the type of zoning being requested and the proposed intensity of the project.

Example: If someone wanted to annex land into the city using the Open Conservation Zoning district, then the concept plan may just be limited to a survey illustrating the boundaries of the land, steep slopes, flood zones, wetlands, and significant environmental features, proposed recreational space, including parks, playgrounds, etc.

- Here's a basic outline

For rezoning and annexation requests involving property seeking an Open Space Conservation and Recreation District designation, the concept plan must require:

1. A title, giving the names of the developers and property owners, date, scale land the person or firm preparing the plan.
2. A vicinity map and north arrow
3. The location and size of the area involved
4. Current zoning of subject property and zoning of surrounding properties.
5. Survey showing general location of existing steep slopes, streams, flood zones, wetlands and other significant environmental features.
6. Conceptual location of any proposed public uses, including parks, playgrounds, etc.

For rezoning and annexation requests involving industrial or commercial properties, the first 6 requirements above would apply, but would also need to include the following:

7. The general land use of surrounding properties.
8. General location of transportation routes, including streets and major pedestrian ways, parking areas, etc.
9. General areas to be designated for common open space.

10. Traffic impact analysis
11. Building setbacks, landscape strips and any landscape buffers
12. Requests for commercial or industrial uses can provide a limited concept plan; however, if the annexation or rezoning is approved and before an end user is established, the applicant/user needs to submit detailed architectural elevations to show the intended architectural character of the proposed building and nature of materials to be used need to be brought back to the Planning Commission, along with an updated full concept/site plan, for a site plan review/approval by the Commission.

Rezoning and annexation concept plans for either Mixed Use Developments or residential will need to be far more detailed, including a survey, building elevation renderings, fully conceptualized site plan, street layouts, landscape strips and buffers, open space designations, flood plain designations, stream and stream buffer designations, wetlands, steep slopes, proposed signage, amenity areas (specifics amenities being offered), tree management plan, rental limitations, etc.

Use Table Discussion: At the April 9, 2024 meeting, copies of the City's use table were disseminated and members of the Planning Commission were asked to review the document for the purpose of discussing any possible changes to the use table, additions, modifications, deletions, etc.

Vape Shop Regulation Discussions: One of the concerns from Council resulting from their retreat, was the growing presence of vape shops and electronic cigarette sales. The city does not currently regulate vape shops, but we treat them in the same manner as an establishment selling tobacco products. There is a proposed bill, HB 1260, known as the "Georgia Nicotine Vapor Products Delivery Act", which seeks to restrict nicotine vapor products to nicotine and those products authorized for sale in Georgia. There are also additional penalties being proposed to provide more enforcement tools. At last check, this legislation had been tabled by Senate on March 26, 2024. In 2023, a new law went into effect that regulates the smoking of vapor products like the smoking of tobacco products, i.e., cannot smoke indoors or in many public places.

Some cities in Georgia have adopted limited bans or prohibitions on nicotine vapor products:

Watkinsville – banned the sale of e-cigarettes in flavors other than tobacco, mint and menthol.

Conyers – banned vape shops in 2022

Milton – banned vape shops in 2019

New Car Dealerships: New car sales establishments are currently permitted in the CCS, CGN, CHV, ILT and IHV zoning districts and are possible in CBD by special exception use approval. Some concern was expressed by Council about the growth of new car dealerships

in our community and if the city wants to take any steps towards controlling the growth of new car dealerships. Additionally, council has expressed concern about the fact that several dealerships are being built within close proximity to existing car dealerships, resulting in a "motor mile" appearance. We did some preliminary research and discovered a few cities in Georgia where regulations for new car dealerships are in place. The theme to the other jurisdictions is to limit car dealerships to one or two zoning districts, mainly those of a general or heavy commercial nature. Several have placed restrictions and conditions, for example: a car dealership must have a minimum site size between 1 to 5 acres; not allowed to sell anything over 10,000 pounds of gross vehicle weight, etc.

Extended Stay Hotels: The city does not currently regulate extended stay hotels separately or distinctly from hotel/motel establishments. With the recent establishment of an extended stay hotel near a residential neighborhood, some Council members would like for the Commission to discuss this topic. Several jurisdictions in Georgia regulate extended stay hotels, including: Adairsville; Bartow County; Chickamauga; Dekalb County; Marietta; and South Fulton. Each of these jurisdictions have similar language in their ordinances with the main focus being: limiting the duration of occupancy, building height restrictions, enhanced room standards, enhanced buffers and limiting the number of units. Marietta requires a special use, or special exception approval, for extended stay hotels.

Townhouse Developments: This topic is as broad as it is long. Are there too many townhouse developments in the city now? Should we restrict them for the future? If so, how? Why? By and large, the city's standards for townhouses, lot size, architectural requirements and so forth seem to be in line with higher standards. One of the questions for staff is, have recent townhouse projects proposed to the city be an attempt to build a de facto multifamily apartment community? Here are a few thoughts: require townhouse developments to obtain special exception approval; only be fee-simple (no condominium development); internal streets must be public streets; provide more open space areas and perhaps more amenities. Suggestions?

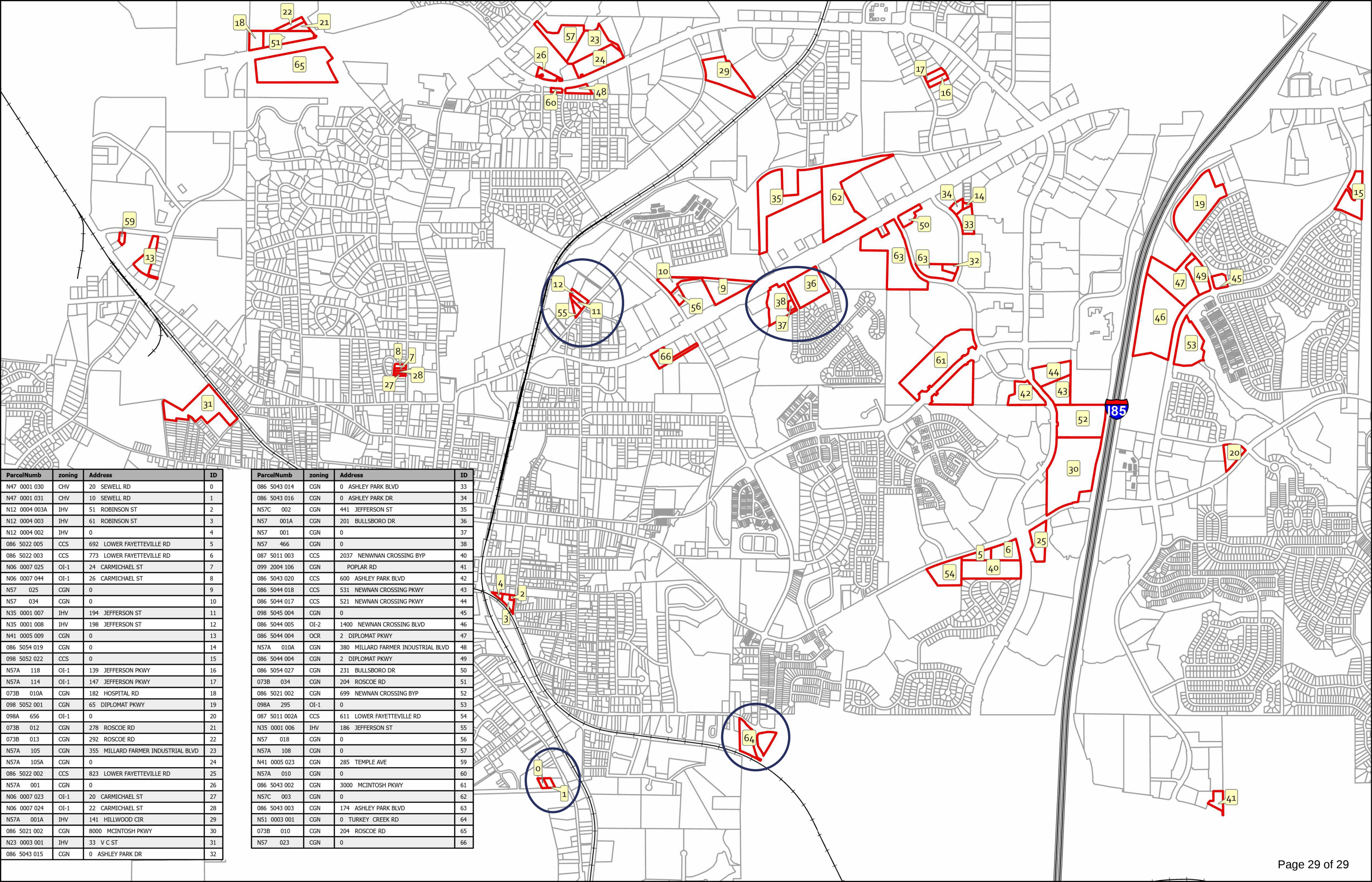
Potential CUN zoning designations: Included is a map of undeveloped commercial properties. To start the conversation, staff has looked at this map and would suggest the following locations as areas that should be considered for rezoning to CUN. On the map, there is a legend which corresponds to areas on the map: For discussion purposes, staff would like to consider zoning changes to areas marked by ID numbers 0, 1, 11, 12, 36, 37, 38, 55 and 64. We will have our zoning maps available for discussion as well. Other areas to consider?

Build To Rent Communities: A fairly recent trend across the country is developers building residential neighborhoods for the purpose of renting them out. The city has one such type of development, called Halcyon, that is under construction presently. The city does not have specific regulations or guidelines on build to rent developments, but we have been asked by council to discuss this topic.

In conducting some preliminary research, we have found where the following jurisdictions have developed regulations on build to rent communities: Cherokee County; Clayton County; Holly Springs; Paulding County; Snellville and Woodstock

Alpharetta has restricted most of its residential zones to “For Sale” development since 2014. Clayton County has banned Build to Rent homes entirely. Woodstock has communities in which 20 percent or more are rentals to one zoning category, R3 and have added costly exterior material requirements. Holly Springs developed a designated zoning for BTR communities, which include any new developments approved after the date of their ordinance and for any existing BTR developments who desire to increase their rental rates to the rental caps for new BTR developments. Cherokee County limits single-family developments in which 10 percent or more of homes are rentals to one zoning district. It is our understanding that Forsyth County is preparing an ordinance to limit BTR Homes.

Food for thought: Would developing a zoning designation for BTR developments, akin to Holly Springs, aid in controlling what we see and what we want? This would involve creating a new zoning category and that would mean that any developer wanting to do a BTR community would have to apply for a rezoning. The rezoning process allows for input from the commissioners, council and the public and provides the opportunity for the city to set parameters and site-specific criteria, i.e., enhanced landscape buffers, open area increases, etc.



ParcelNumb	zoning	Address	ID
N47 0001 030	CHV	20 SEWELL RD	0
N47 0001 031	CHV	10 SEWELL RD	1
N12 0004 003A	IHV	51 ROBINSON ST	2
N12 0004 003	IHV	61 ROBINSON ST	3
N12 0004 002	IHV	0	4
086 5022 005	CCS	692 LOWER FAYETTEVILLE RD	5
086 5022 003	CCS	773 LOWER FAYETTEVILLE RD	6
N06 0007 025	OI-1	24 CARMICHAEL ST	7
N06 0007 044	OI-1	26 CARMICHAEL ST	8
N57 025	CGN	0	9
N57 034	CGN	0	10
N35 0001 007	IHV	194 JEFFERSON ST	11
N35 0001 008	IHV	198 JEFFERSON ST	12
N41 0005 009	CGN	0	13
086 5054 019	CGN	0	14
098 5052 022	CCS	0	15
N57A 118	OI-1	139 JEFFERSON PKWY	16
N57A 114	OI-1	147 JEFFERSON PKWY	17
073B 010A	CGN	182 HOSPITAL RD	18
098 5052 001	CGN	65 DIPLOMAT PKWY	19
098A 656	OI-1	0	20
073B 012	CGN	278 ROSCOE RD	21
073B 013	CGN	292 ROSCOE RD	22
N57A 105	CGN	355 MILLARD FARMER INDUSTRIAL BLVD	23
N57A 105A	CGN	0	24
086 5022 002	CCS	823 LOWER FAYETTEVILLE RD	25
N57A 001	CGN	0	26
N06 0007 023	OI-1	20 CARMICHAEL ST	27
N06 0007 024	OI-1	22 CARMICHAEL ST	28
N57A 001A	IHV	141 HILLWOOD CIR	29
086 5021 002	CGN	8000 MCINTOSH PKWY	30
N23 0003 001	IHV	33 V C ST	31
086 5043 015	CGN	0 ASHLEY PARK DR	32

ParcelNumb	zoning	Address	ID
086 5043 014	CGN	0 ASHLEY PARK BLVD	33
086 5043 016	CGN	0 ASHLEY PARK DR	34
N57C 002	CGN	441 JEFFERSON ST	35
N57 001A	CGN	201 BULLSBORO DR	36
N57 001	CGN	0	37
N57 466	CGN	0	38
087 5011 003	CCS	2037 NEWNAN CROSSING BYP	40
099 2004 106	CGN	POPLAR RD	41
086 5043 020	CCS	600 ASHLEY PARK BLVD	42
086 5044 018	CCS	531 NEWNAN CROSSING PKWY	43
086 5044 017	CCS	521 NEWNAN CROSSING PKWY	44
098 5045 004	CGN	0	45
086 5044 005	OI-2	1400 NEWNAN CROSSING BLVD	46
086 5044 004	OCR	2 DIPLOMAT PKWY	47
N57A 010A	CGN	380 MILLARD FARMER INDUSTRIAL BLVD	48
086 5044 004	CGN	2 DIPLOMAT PKWY	49
086 5054 027	CGN	231 BULLSBORO DR	50
073B 034	CGN	204 ROSCOE RD	51
086 5021 002	CGN	699 NEWNAN CROSSING BYP	52
098A 295	OI-1	0	53
087 5011 002A	CCS	611 LOWER FAYETTEVILLE RD	54
N35 0001 006	IHV	186 JEFFERSON ST	55
N57 018	CGN	0	56
N57A 108	CGN	0	57
N41 0005 023	CGN	285 TEMPLE AVE	59
N57A 010	CGN	0	60
086 5043 002	CGN	3000 MCINTOSH PKWY	61
N57C 003	CGN	0	62
086 5043 003	CGN	174 ASHLEY PARK BLVD	63
N51 0003 001	CGN	0 TURKEY CREEK RD	64
073B 010	CGN	204 ROSCOE RD	65
N57 023	CGN	0	66