



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for June 11, 2024 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. May 14, 2024 Meeting Minutes
3. Public Hearings
4. Other Business
 - a. Certificate of Appropriateness - 6 Perry Street
 - b. Continuation of post-council retreat discussion items
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

May 14, 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
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 April 9, 2024 meeting minutes. Commissioner Crain made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 78 Lake Cove Approach – PD-2024-01

Chairman Hunt opened the public hearing.

Dean Smith gave the staff report. He explained the request and stated that the applicant is seeking a wider driveway by adding 2 feet on each side for easier access to their garage and for aesthetics. Smith said he asked Michael Klahr, City Engineer, his opinion and he had no issue with the request. Smith stated it would not impact the storm basin and the HOA has approved the request as well.

The applicant, Thomas Galusha, was sworn in by Brad Sears. Galusha stated that Smith was pretty thorough in his report. He added that he has letters of support from his neighbors if the Commission would like to see them.

Commissioner Coggin asked Galusha if he was sure the HOA was okay with his request. Galusha stated that they agree with his request.

Commissioner West asked about the mailbox. Galusha said it would be moved to the right.

Commissioner Hamlin asked if the Commission had seen a request like this in the area before. Dean Smith stated yes, and added that they had approved it.

Chairman Hunt asked if anyone wanted to speak in favor or in opposition to the request. Seeing no one come forward, he closed the public hearing and asked for a motion.

Commissioner McEntire made a motion to approve the variance request at 78 Lake Cove Approach adding 2 feet on each side of the driveway. Commissioner Frost seconded the motion.

MOTION CARRIED (7-0)

OTHER BUSINESS

The Commission discussed concept plan requirements for annexation applications. Smith recapped the concept plan discussion from the last meeting. He reviewed the outline he provided as part of the agenda item and verified that the Commission wanted a limited concept plan for commercial, industrial or office developments with a full concept coming back to the Planning Commission prior to a land disturbance permit being issued.

Commission Hamlin asked if this would clarify that annexations would no longer occur without a concept plan. Smith explained how the new process would work if Council decides to move forward with their recommendation. The consensus of the Planning Commission was to move forward with taking their recommendations to Council.

Use table discussions – Smith gave a short presentation explaining what Council was seeking from the Commission.

Dunnavant explained the distance separations for child daycares. Commissioner Frost said she felt the market should dictate daycare locations and felt it should be removed from other uses that are required to have separations. Commissioner West said he agreed and described how they handled these situations in LaGrange. He added LaGrange's use table is more condensed versus Newnan's which is more exhaustive. Commissioner West said LaGrange's use table allowed greater flexibility when considering more sensitive uses.

Smith said staff had previously received a lot of calls on group homes seeking to be operated in a residential zoning, which was the catalyst for adding the distance requirements.

Commissioner West asked about Vape shop banning. Brad Sears stated that he was aware of two jurisdictions that have already banned them. He added that the question is regarding nicotine vs. the flavored vape products. Sears said there is nothing directly in state law that says

you can't ban, but the vape store lobby will probably be trying to advocate with the Legislature on this. Sears added some jurisdictions have regulated the use based on distance. He said existing stores are still allowed, but these regulations can always be subject to a lawsuit in the future.

Commissioner Frost said the house bill regarding nicotine had already passed the House and would probably be passed by the Senate as well. She mentioned there had been 5 versions of the bill.

Commissioner Crain stated one could actually look at all convenience stores as vape shops. He added that he feels the Legislature will take care of a lot of these issues. The Commission discussed putting vape shops in one district or possibly limiting the number. Sears cautioned the Commission that they would need findings to support their decision. The consensus of the Commission was to wait and see what the State does before moving forward with an ordinance amendment. Commissioner Frost said she did like limiting it to possibly one district with a special exception approval.

Smith discussed the concerns that had arisen regarding new car dealerships. He reviewed how other jurisdictions handle them. Chairman Hunt asked how many had been constructed over the last 5 years. Smith listed these businesses. He added that all of them are in the QDC corridor. Smith suggested possibly allowing them as a special exception. Commissioner Frost said she could support that. Dunnivant said they could consider limiting them to a special exception use in all commercial zones and allowing them in CHV, ILT and IHV.

(Commissioner Frost had to leave the meeting at 7:45 p.m.)

Dean Smith gave background on extended stay hotels. He discussed how other jurisdiction handle these uses. The Commission discussed who uses the extended stay. Dunnivant stated a lot of the rooms are used by patients from the City of Hope. Commissioner Coggin suggested specifying what amenities would be required. Sears discussed extended stays versus regular hotels and added that this issue had been previously addressed through ordinance changes. Commissioner Crain said he would be in favor of limiting them to certain zones and making them a use by special exception. Commissioner McEntire said Commissioner Frost supported having a public hearing as part of the process. Commissioner Hamlin said he liked the amenities idea as well.

Commissioner West asked about calls for services. Dunnivant stated that should would get with the Police Department and bring back numbers.

Commissioner Coggin made a motion to continue discussion on the use table until the next meeting. Commissioner West seconded the motion.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:04 p.m. on a motion from Commissioner Coggin and seconded by Commissioner McEntire.

MOTION CARRIED (6-0)

Chairman



City of Newnan, Georgia – Planning Commission

Date: June 11, 2024

Agenda Item: Certificate of Appropriateness – 6 Perry Street

Prepared by: Dean Smith, Senior Planner

Purpose: This item involves a certificate of appropriateness request from Foundation Christian Church for a 10,020 square foot proposed addition.

Background:

Zoning District	Central Business District (CBD)
Proposed Land Use	House of Worship/Religious Institution
Parcel #	N04-0009-004
Parcel Size	0.65 +/- of an acre

The applicant is planning an addition to their existing building 6 Perry Street. Per the City's Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness since the property lies within the *Downtown Design Overlay* district (*DDO*). Specifically, the *DDO* is activated in this case due to Zoning Ordinance Section 5-6(c)(2) that states, "Expansion of existing structures shall subject the expansion area to the standards of this section." In addition, Section 5-6- (c), (3) states, "Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this section." According to the Coweta County Tax Assessor's records, the existing building is 18,180 square feet, 50% of which is 9,090 square feet. The 10,020 square foot addition exceeds the 50% threshold, so the entire structure is subject to the standards of the ordinance.

The properties in the vicinity of this site include a mixture of retail, office and institutional, general commercial, and residential uses. In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Design Overlay* district (*DDO*), staff addressed the following standards in terms of the work proposed at 6 Perry Street:

- a) **Building Orientation and Setback** – The expansion work will be in the rear of the building and will be extended to the property lines on the east side and to a 10 feet alley easement on the south side.
- b) **Directional Emphasis** – The scope of proposed work proposes horizontal directional emphasis. While the main directional emphasis in the area of influence is vertical, there are some instances where on the Perry Street side, there are existing structures with more of a horizontal emphasis.
- c) **Shape** – The principal elements and shapes proposed on the addition are compatible with the existing building and those within the area of influence.

- d) **Proportion** – The proposed addition will change the overall proportion of the structure, resulting in a very horizontal expression which is compatible with the existing structure, but somewhat incompatible with some of the structures within the area of influence.
- e) **Rhythm** – The proposed work is not anticipated to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The massing of the building for the renovation is compatible with the overall mass in the area of influence.
- g) **Scale and Height** – The proposed addition’s height is compatible with the height of the existing structure. The scale of the project will increase the overall footprint of the building to cover the subject property, which is a pattern consistent within the area of influence, with the exception of a few properties.
- h) **Architectural and Site Elements** – The proposed exterior building materials for the addition are a combination of brick and metal. The east, west and south elevations propose the majority of the walls to be metal with brick veneer on the bottom. The north elevation proposed to employ more brick with less metal; however, the use of metal on the exterior walls is a material that is not consistent within the area of influence. The predominant exterior wall material within the area of influence is brick and masonry. Additionally, the east and south elevations propose few to no windows and are inconsistent with ground floor patterns within the area of influence. Parking is being eliminated on this property; however, there is a lot across the street on the Perry Street side of the property that is used by the applicant for parking. Recently, the Planning Commission approved a Certificate of Appropriateness for a proposed new building located 19 Perry Street. In that case, the exterior building material was brick and masonry products.

Options:

- A. Approve the certificate of appropriateness for the renovations associated with 6 Perry Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Summation: Staff reviewed the certificate of appropriateness request and found it to be consistent with 6 out of the 8 standards governing renovations to structures in the *Downtown Design Overlay* district (DDO) and inconsistent with 2 out of 8 standards, particularly the standards addressing Proportion and Architectural and Site Elements.

In conjunction with approved 2022 Newnan Design Guidelines, please find included in this report, comments from Abigail Strickland, the City of Newnan’s Main Street Director, regarding this project.

Attachments: Certificate of Appropriateness Application, Aerial, and Building Depictions

Previous Discussions with Commission: None



Structure when it was Wells Fargo Bank



Structure as it exists today



The following are examples of structures within the area of influence













Dear Newnan Planning Commission,

The proposed expansion of Foundation Christian Church located at 6 Perry Street within the historic commercial core is proposing the use of materials that do not adhere to both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Newnan Design Guidelines.

As stewards of our city's rich architectural heritage, it is imperative that we ensure any new development respects the historic integrity and character of our existing buildings. The Secretary of the Interior's Standards emphasize the importance of preserving the distinctive materials, features, finishes, and construction techniques that define historic properties. These standards provide a framework to guide modifications in a manner that minimizes impact on the historical value of the property.

Additionally, the Newnan Design Guidelines offer specific recommendations tailored to our local context. These guidelines are essential for maintaining the visual cohesion and historical authenticity of our commercial core. They include, but are not limited to:

1. **Compatibility:** New additions should be compatible with the massing, size, scale, and architectural features of the historic property and its environment. This ensures that the new work does not overwhelm the historic building.
2. **Differentiation:** While the new construction should be harmonious with the old, it should also be differentiated enough to clearly distinguish the new from the historic.
3. **Reversibility:** Whenever possible, new additions or alterations should be designed in a way that they can be removed in the future without impairing the essential form and integrity of the historic property.
4. **Materials and Workmanship:** The use of traditional materials and craftsmanship that match or complement the original construction is encouraged to maintain the aesthetic and historic quality of the building. Metal is not a recommended material for use within the downtown district (see page 41 of Newnan Design Guidelines).



In light of these standards and guidelines, we request the Planning Commission consider the careful review of the plans the plans for the expansion of Foundation Christian Church. These recommendations are crucial to ensure that Newnan's historic commercial core remains a vibrant and preserved part of our community.

Sincerely,

A handwritten signature in blue ink, which appears to read 'A. Strickland', is positioned below the word 'Sincerely,'.

Abigail Strickland
Main Street Manager
City of Newnan: Business Development
6 1st Ave, Newnan, GA 30263
770-253-8283
astrickland@newnanga.gov

Enclosure: Secretary of the Interior's Standards for the Treatment of Historic Properties

Available for reference: Newnan Design Guidelines



Historic Preservation Tax Incentives

New Additions to Historic Buildings

To meet Standard 1, which states that a property shall be placed in a new use that requires minimal change to the defining characteristics of the building, it must be determined whether an historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. After such an evaluation, the conclusion may be that an addition is necessary, particularly if it is needed to avoid modifications to character-defining interior elements. The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior's Standards for Rehabilitation.

In accordance with Standard 9, a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Standard 10 calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. General parameters are outlined below to provide guidance and to assist building owners in meeting the Standards.

Placement or location of the new addition on the site

A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

Site characteristics therefore, are significant factors to consider in the process of determining the appropriate location for a new addition. When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account. Furthermore, significant archeological resources must also be considered when evaluating the placement of an addition and, as appropriate, mitigation measures must be implemented if they are to be disturbed.

A careful site analysis can identify suitable locations for an addition that take advantage of site features such as topographic changes and other factors that may lessen the impact of an addition. Opportunities for locating an addition partially or entirely below ground, or set behind other site features that can screen the visibility of new construction should be evaluated.

Size, scale, and massing of the new addition

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building.

Differentiating the new addition from the historic building

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. Section 67.7(c) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
- Avoiding any approaches that unify the two volumes into a single architectural whole. The coordination of individual features between the new addition and the historic building will not necessarily impair the existing building's historic character as long as the new structure is clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.
- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, new materials that highly contrast the historic ones should be avoided.
- Basing the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- A new addition should also respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

The techniques listed above are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long they maintain the primacy of the historic building.

Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

New additions in densely-built environments

A densely-built neighborhood such as a downtown commercial core offers an opportunity to design an addition that can have a minimal impact on the historic building. Often the site for such an addition is vacant land where an independent building formerly stood. Treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In these instances there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings. There may be an opportunity for a larger addition when the facade of the addition can be broken up into elements that are consistent with the scale of the historic building and the adjacent building.

New additions in historic districts

When a building's historic status derives from its inclusion in an historic district, it is also necessary to look beyond the building itself in evaluating an addition. Relevant guidance comes from 36 CFR Part 67.6 (b)(6), of the program regulations and this guidance makes clear that all aspects of a rehabilitation, including a new addition, will be reviewed first as they affect the historic building and second as they affect the district in which the building is located. Additions to historic buildings may not cause the demolition of an adjacent certified historic structure for a rehabilitation project seeking certification according to 36 CFR Part 67.6 (b)(5).

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Last updated: September 15, 2022

Was this page helpful?

☐ Yes

☐ No



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CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 6 Perry Street Newnan, GA 30263
Name of Applicant Foundation Christian Church
Mailing Address 6 Perry Street Newnan, GA 30263
Telephone (678) 661-6330
Property Owner (Use back if multiple names) Foundation Christian Church
Mailing Address 6 Perry Street Newnan, GA 30263
Telephone (678) 661-6330
Map # N _____ Block # _____ Parcel # N04009004 Land Lot 25
District/Section 5 Present Zoning Classification CENTRAL BUSINESS DISTRICT
Present Land Use Church

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

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

NATURE OF PROPOSED WORK:

- | | |
|---|--|
| ☐ New Construction | ☐ Relocation of Building |
| ☐ Repairs or Alterations | ☐ Sign Erection or Placement |
| ☐ Demolition | ☒ Other <u>Addition to current structure</u> |

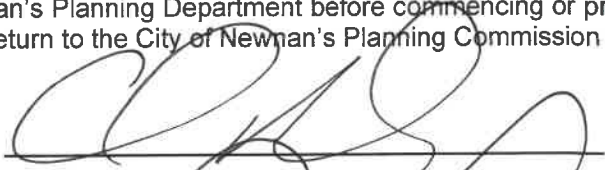
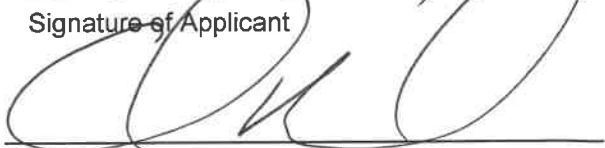
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary):

Constructing a new auditorium as an addition to the existing structure

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.


Signature of Applicant
Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

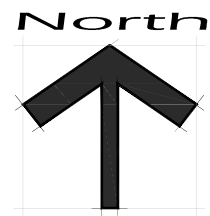
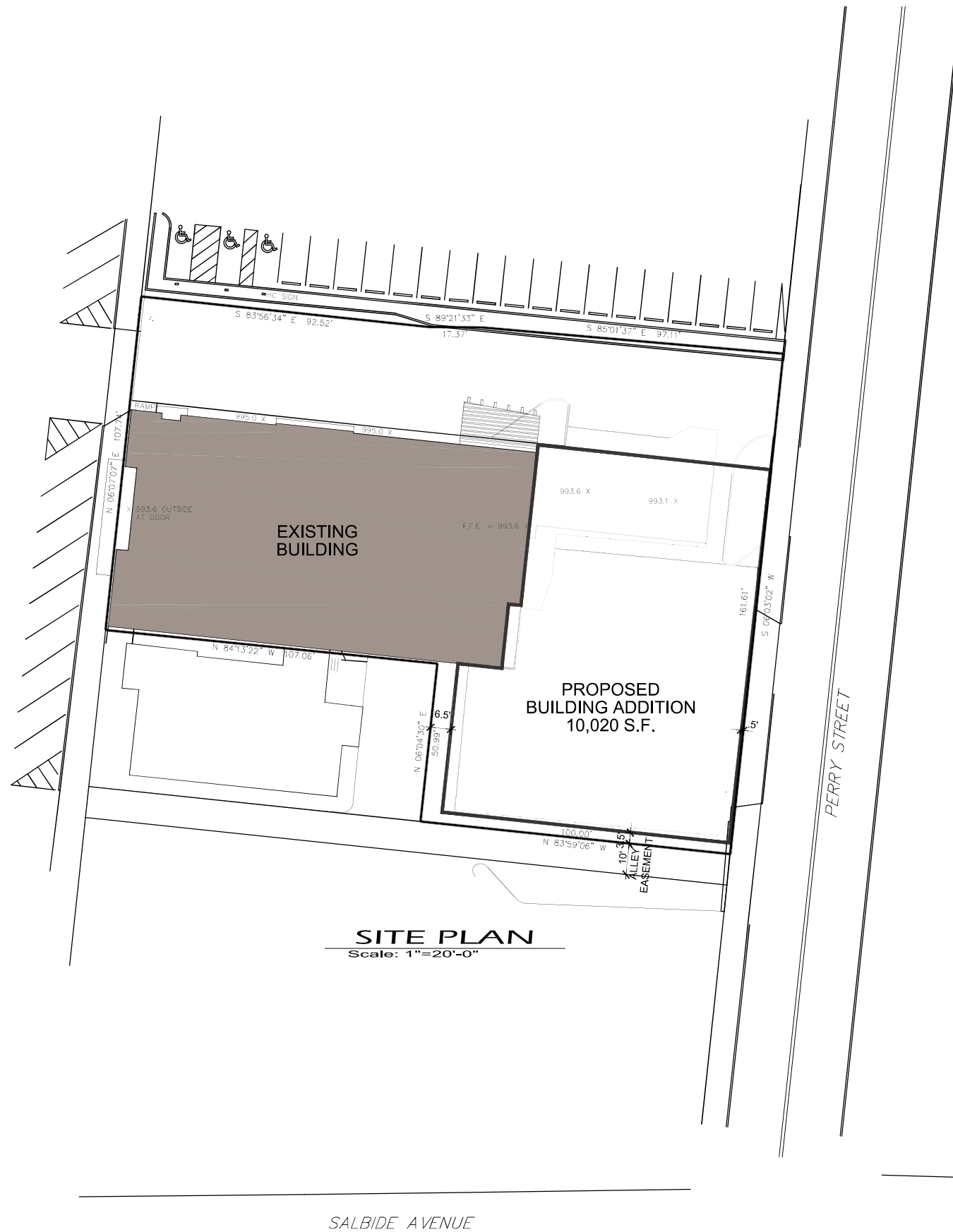
RECEIVED BY Deen Smith

DATE OF FILING 5/3/24

HRC MEETING DATE 6/11/24

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



FOUNDATION
CHRISTIAN CHURCH

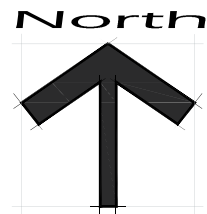
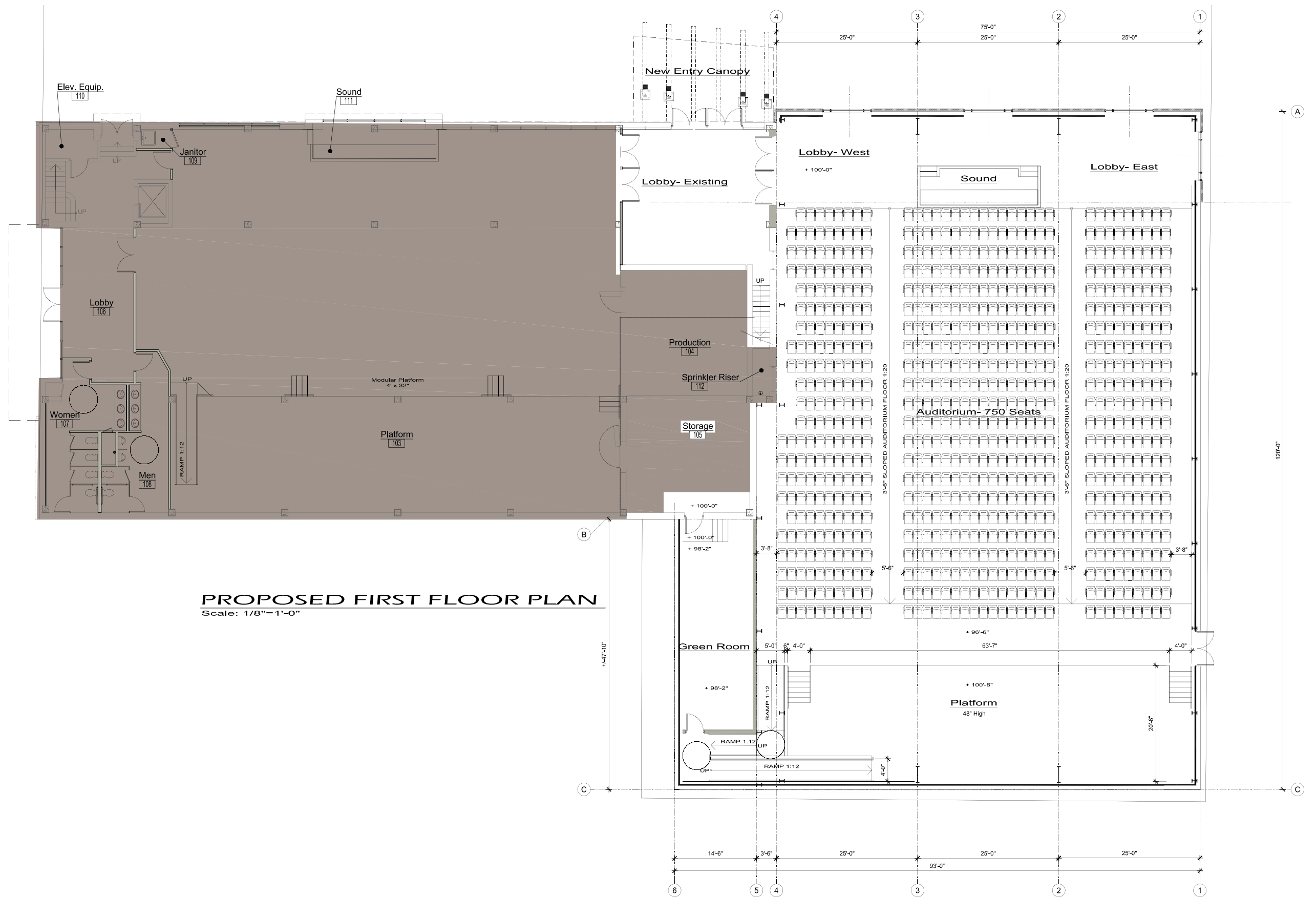
Proposed 750 Seat Auditorium Building Addition- Perry Street, Newnan, Georgia

5 / 20 / 2024

D M Carithers Architect NCARB, LLC

115 savannah court fayetteville, georgia 30214 770-461-5277 www.dmcarithers.com





FOUNDATION
CHRISTIAN CHURCH

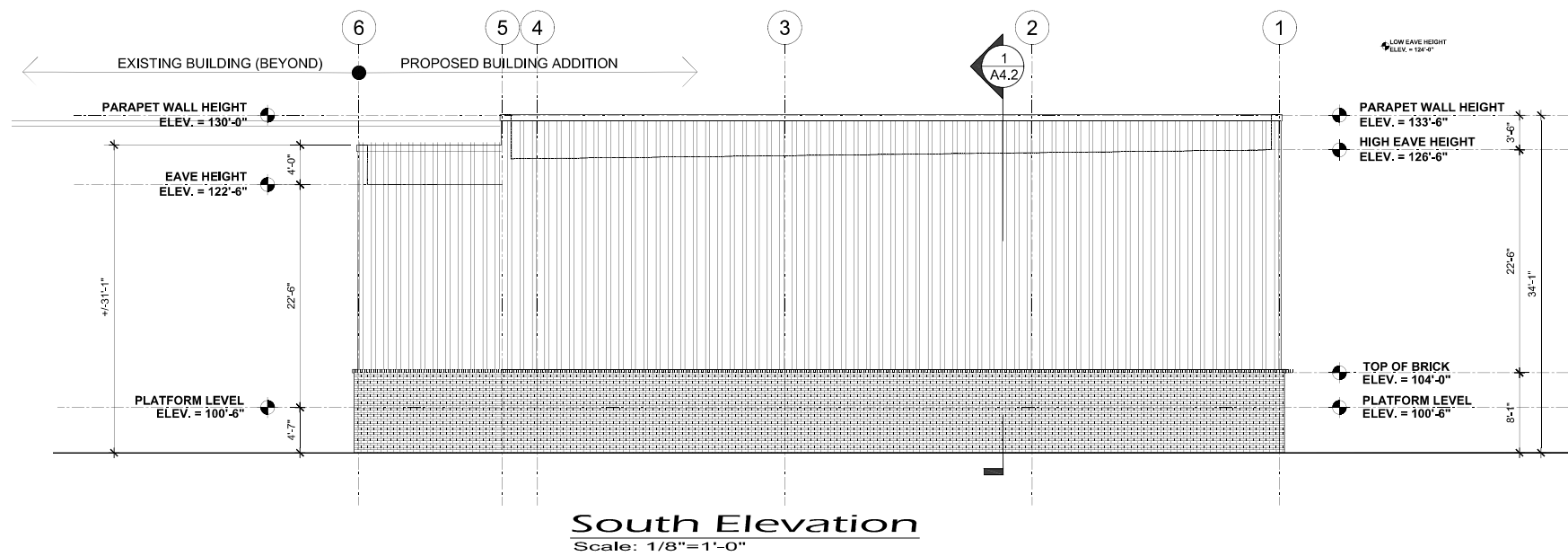
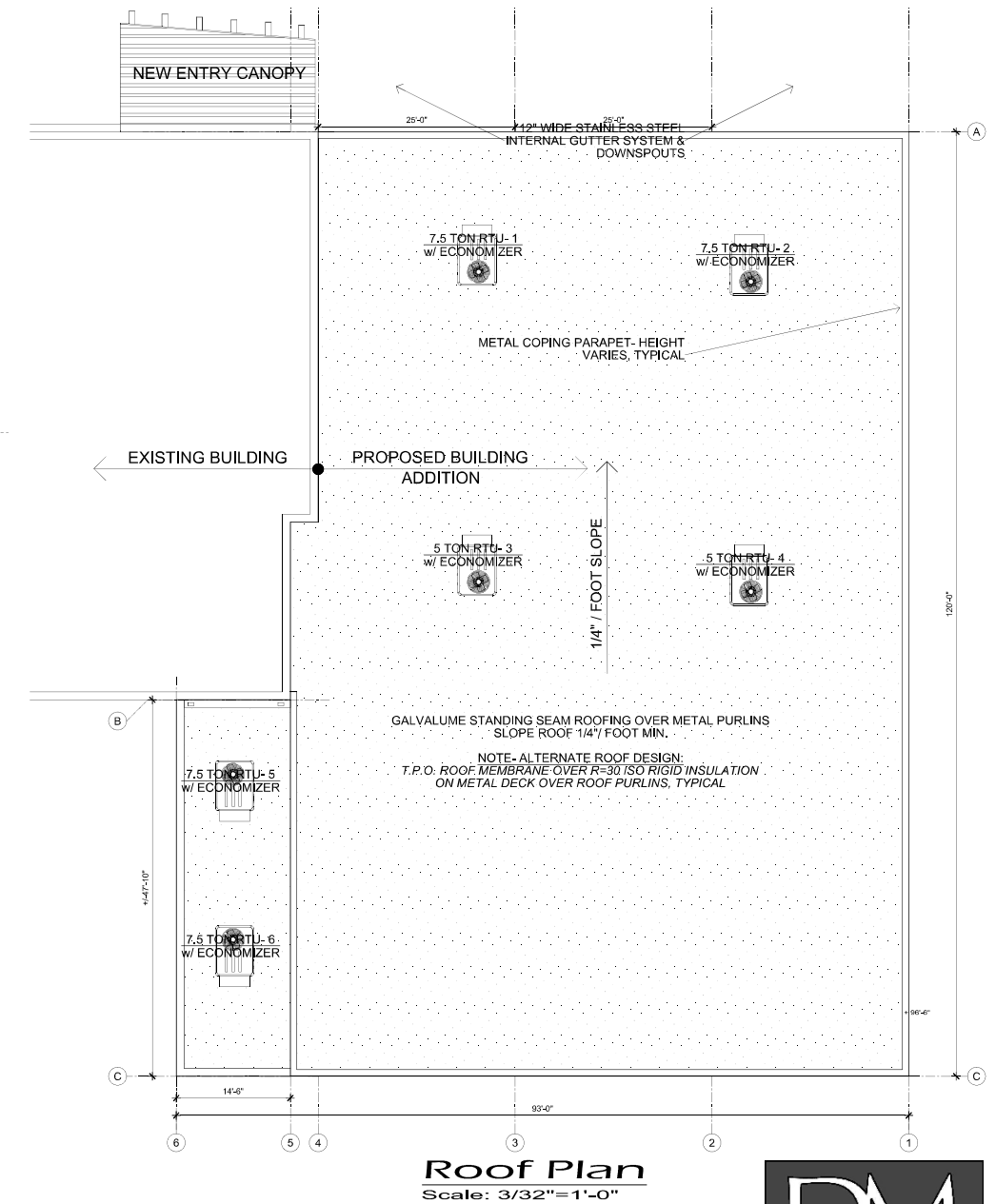
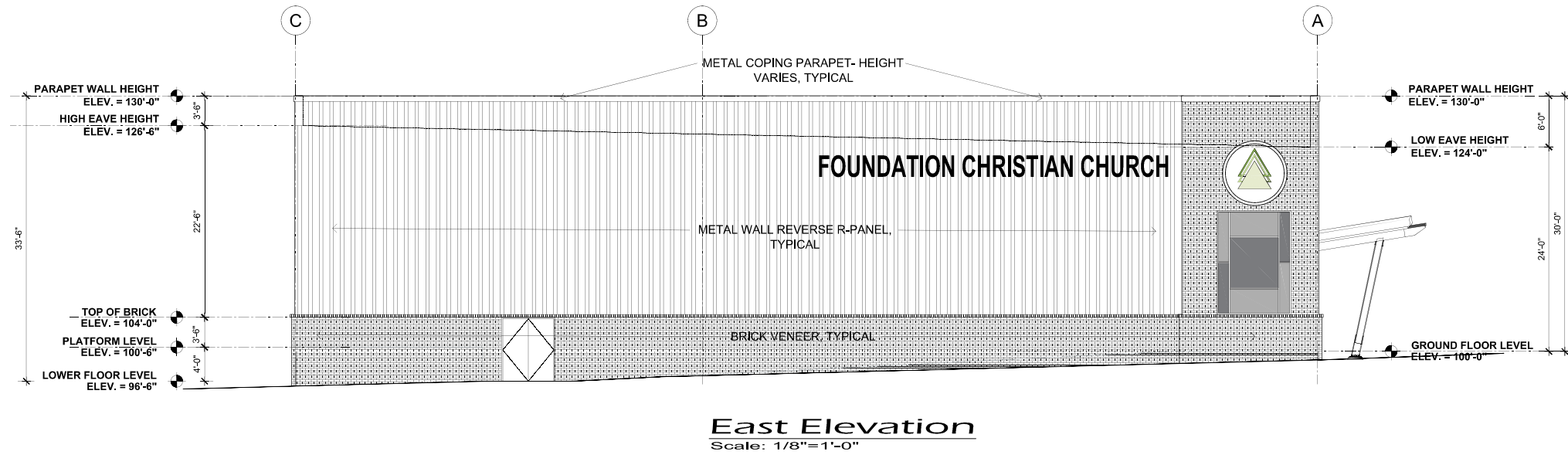
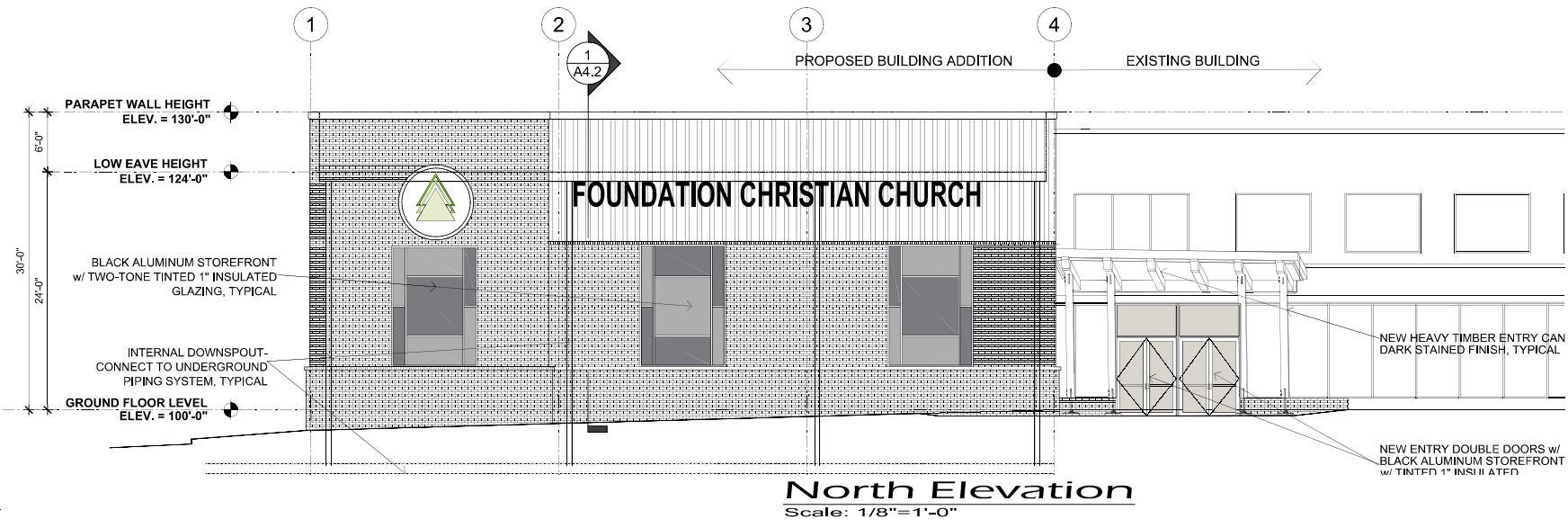
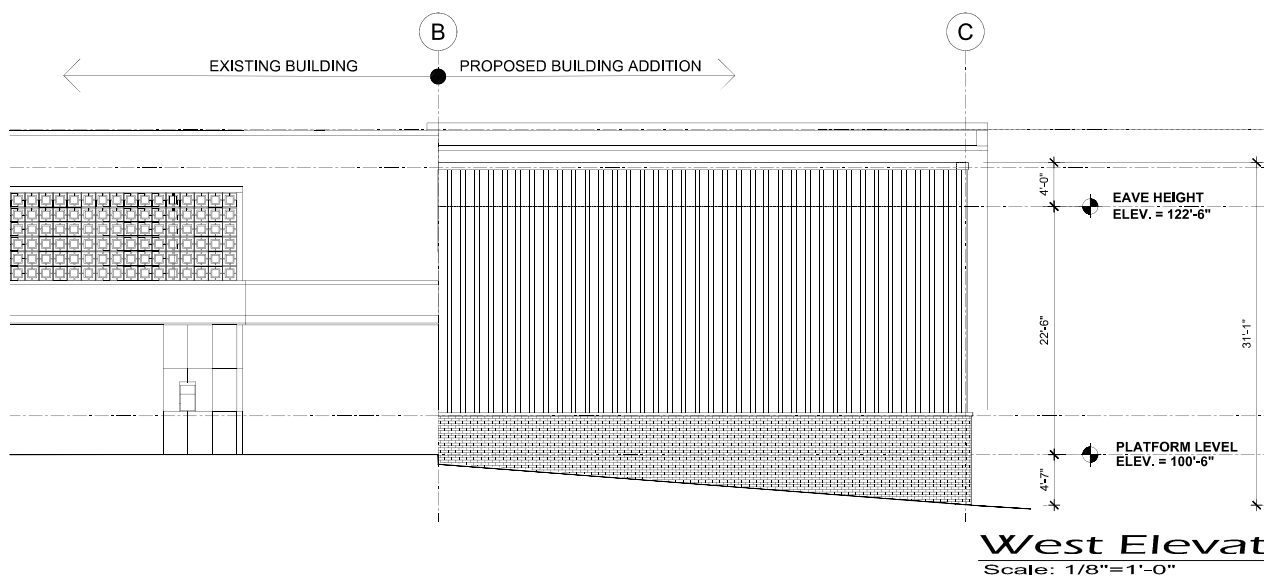
Proposed 750 Seat Auditorium Building Addition- Perry Street, Newnan, Georgia

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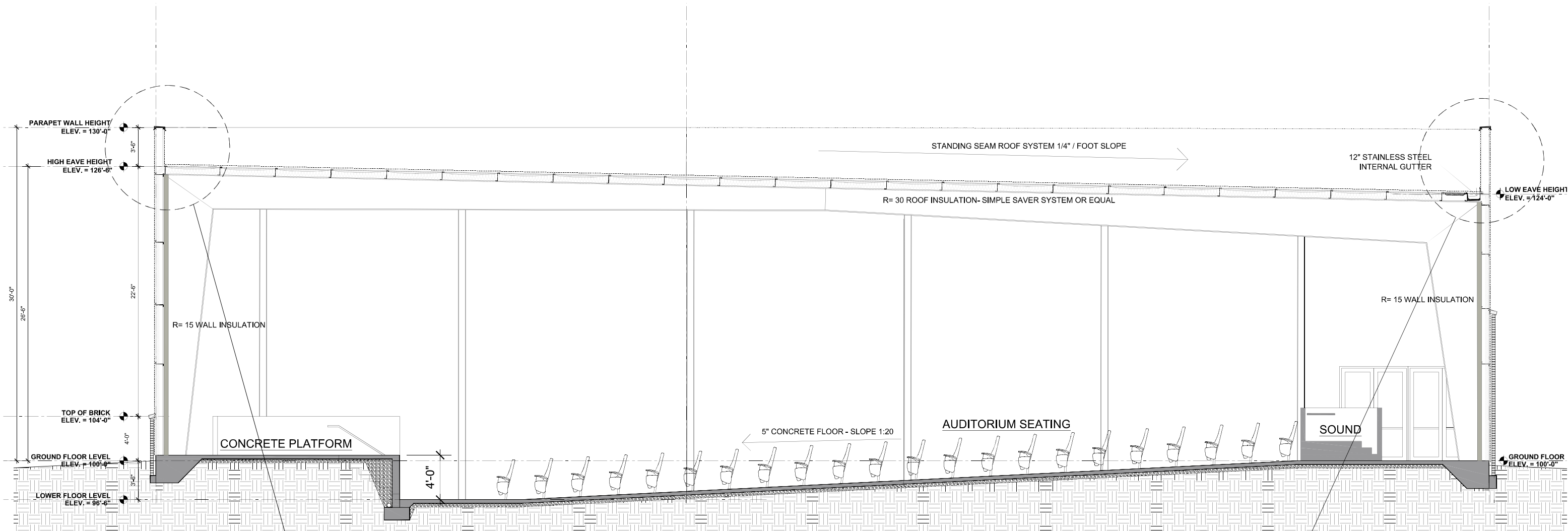
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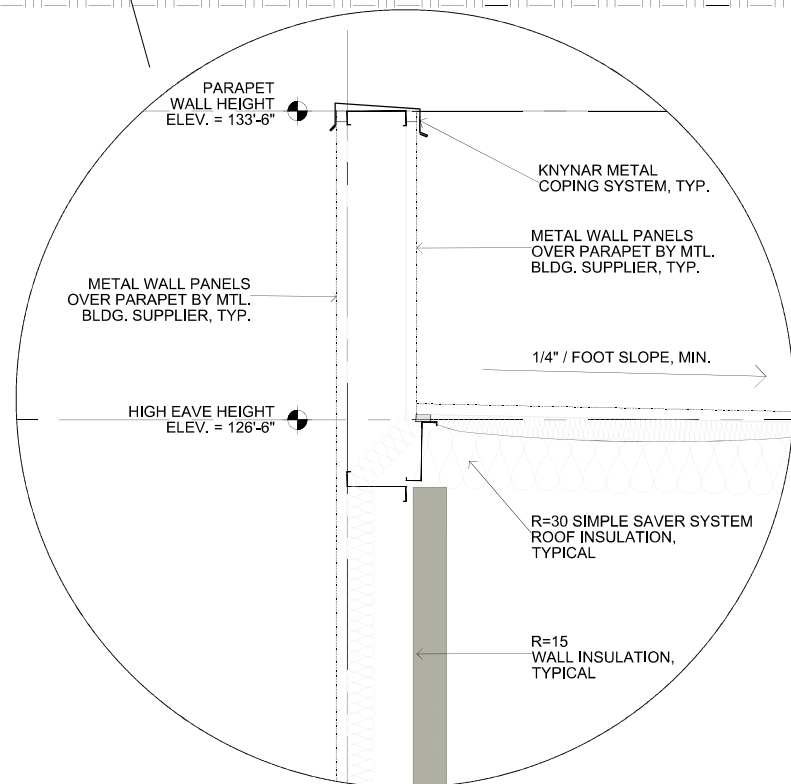
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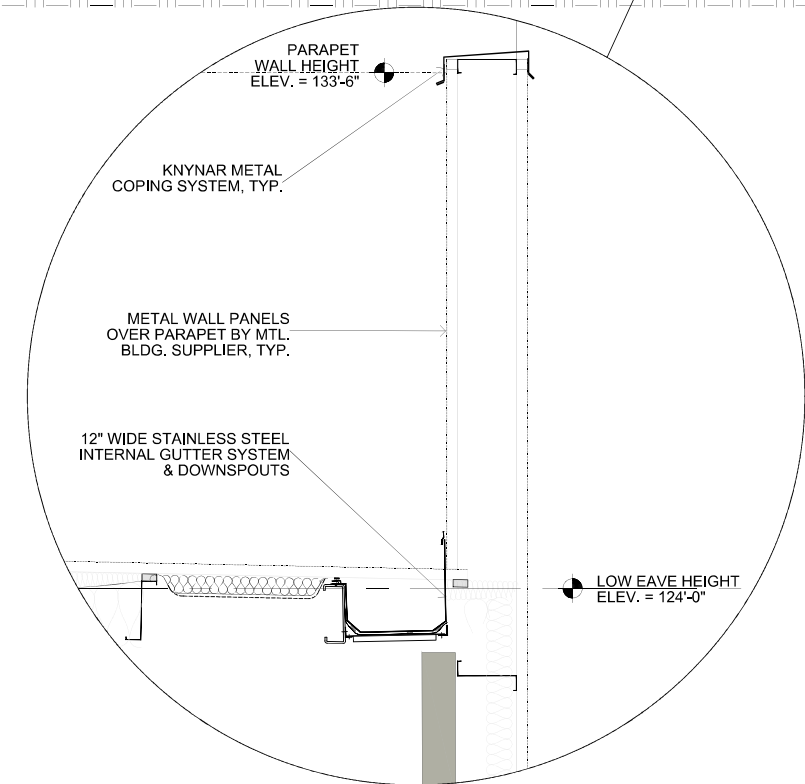




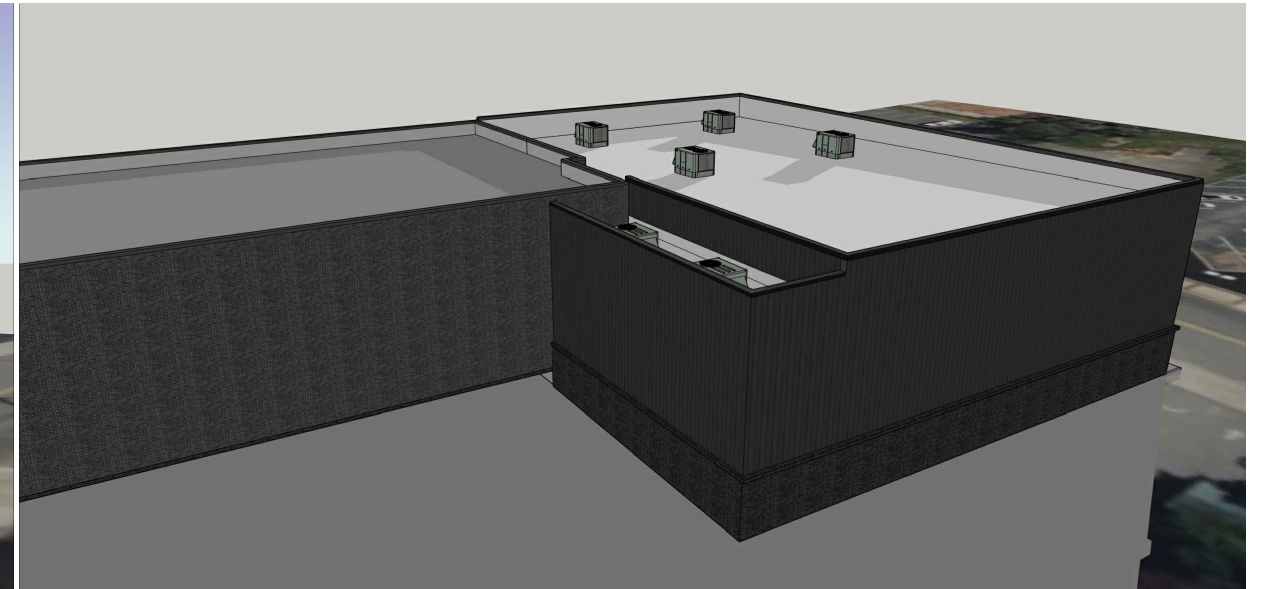
Building Section
Scale: 1/4"=1'-0"



Detail@ High Eave Parapet
Scale: 1"=1'-0"



Detail@ Low Eave Parapet
Scale: 1"=1'-0"



FOUNDATION
CHRISTIAN CHURCH

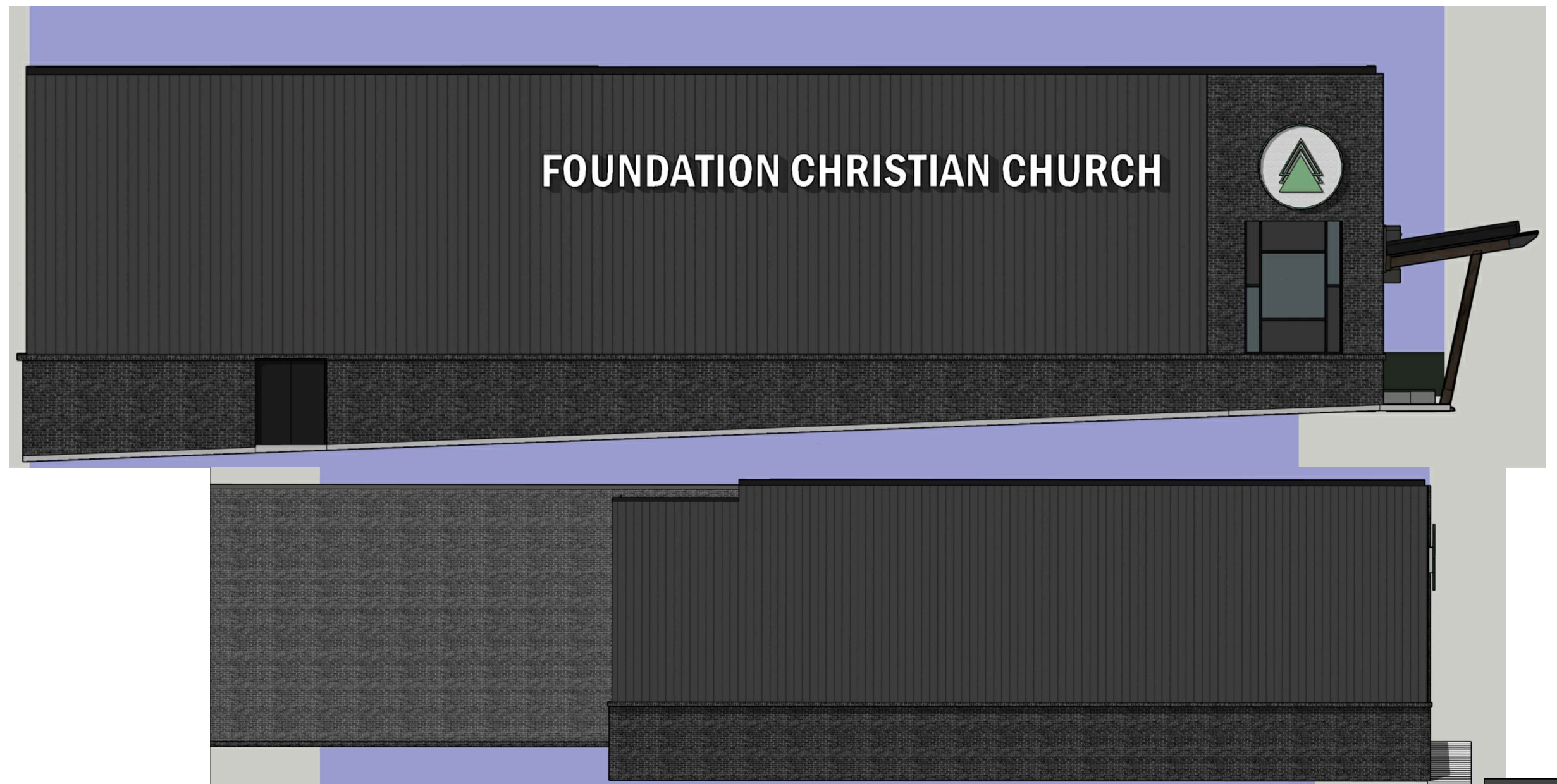
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City of Newnan, Georgia - Memorandum

To: Planning Commission

From: Dean Smith, Senior Planner

Date: June 11, 2024

RE: Continuation of post-council retreat discussion items

Recap from the 5.14.24 meeting

Use table discussion: The commission spoke about the topic of child day care services and the current regulatory 1,000-foot distance requirement from other day cares, assisted living facilities, etc. General consent among the commissioners was that this distance requirement should be removed from one child day care center to another child day care center.

Vape Shops: Discussed the issues surrounding vape shops and the responses from other municipalities in the State of Georgia. We also discuss a state law that applies to vape shops and some pending regulation that will further restrict and govern vape shops. General consensus among commissioners was to wait and see what changes the state law and the pending legislation may have on vape shops.

New Car Dealerships: General consensus among the commissioners is to change the ordinance for new car dealerships, RV dealers, boat dealers, and motorcycle dealers to only be allowed via the special exception process in districts zoned CCS, PDC or CGN.

Extended Stay Hotels: General discussion among commissioners that extended stay hotels need to be separated from the general Hotel/motel category and regulations should be crafted to deal with extended stay hotels specifically. Some suggestions for enhanced regulations would include clearly defining extended stay hotels, require more amenities, i.e. stove, refrigerator, etc., raise standards for extended stay hotels and to limit them to certain zoning district via the special exception process and required extended stay hotel applicants to have the special exception requests heard by the Planning Commission. There was also a request that the city check with the police department to see what type of incident reports they have responded to involving extended stay hotels.

An internet search for "extended stay hotels" in Newnan, reveals several hotels, including:

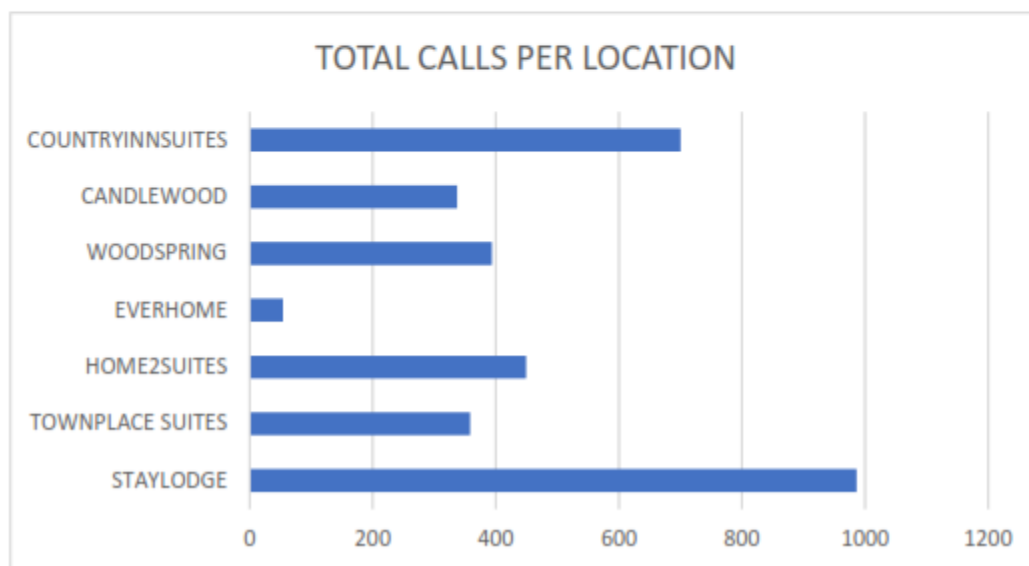
Country Inn and Suites
Candlewood
Woodspring
Everhome
Home 2 Suites
Towneplace Suites

StayLodge

It's important to understand that extended stay hotels incorporate more local hotels than may have initially been considered.

Below is a summary of police calls per location over a 5-year period. More detailed information is included as part of this agenda item.

LOCATION	# CALLS	Year Built
STAYLODGE	986	2005
TOWNPLACE SUITES	358	2014
HOME2SUITES	449	2016
EVERHOME	54	2023
WOODSPRING	393	2020
CANDLEWOOD	337	2019
COUNTRYINNSUITES	700	2006



Items for discussion for the June 11, 2024 meeting:

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; 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.

STAY LODGE

911 HANG UP	71
ABANDONED	1
ACCIDENT	4
ALARM	47
ANIMAL COMPLAINT	4
AREA LOG	60
ASSAULT	6
ASSAULT W INJURY	5
ASSIST MOTORIST	15
ASSIST OTHER AGENCY	22
BURGLARY	2
CHILD CUSTODY	3
CHILD LOCKED IN VEH	1
CHILD ELDER ABUSE	3
CIVIL MATTER	7
CRIMINAL DAMAGE	8
CRIMINAL TRESPASS	14
DEATH INV	2
DISCHARGING FIREARM	3
DISORDERLY CONDUCT	2
DISPUTE FAMILY	45
DISPUTE NON-FAMILY	108
DRUG CASE	5
ESCORT	43
FAMILY VIOLENCE	2
FIGHT IN PROGRESS	5
FIREWORKS	1
FLAG DOWN	1
FRAUD	6
HARASSMENT	4
HIT AND RUN	3
IMPROPERLY PARKS	1
JUVENILE COMPLAINT	9
LOG INFO	23
LOST MISLAID PROPERTY	4
MISSING PERSON	4
NOISE DISTURBANCE	20
PSYCH PATIENT	14
RECOVERED PROPERTY	2
RELAY SUBJECT	2
REPOSSESSION	47
RUNAWAY JUVENILE	1
SECURITY CHECK	4
SEX OFFENSE	1
STALKING	1
STOLEN VEHICLE	12

SUICIDE ATTEMPT	14
SUPPLEMENTAL	28
SUSPICIOUS SUBJ/VEH/ACTIVITY	78
THEFT	21
THREATS	7
TRAFFIC COMPLAINT	1
TRAFFIC STOP	107
UNKNOWN TROUBLE	18
VIN VERIFICATION	3
WARRANT SERVICE	13
WELFARE CHECK	48
 TOTAL	 986

TOWNEPLACE SUITES

911 HANG UP	84
ABANDONED	
ACCIDENT	1
ALARM	
ANIMAL COMPLAINT	1
AREA LOG	79
ASSAULT	
ASSAULT W INJURY	
ASSIST MOTORIST	8
ASSIST OTHER AGENCY	6
BURGLARY	
CHILD CUSTODY	
CHILD LOCKED IN VEH	
CHILD ELDER ABUSE	
CIVIL MATTER	
CRIMINAL DAMAGE	2
CRIMINAL TRESPASS	3
DEATH INV	
DISCHARGING FIREARM	
DISORDERLY CONDUCT	1
DISPUTE FAMILY	2
DISPUTE NON-FAMILY	13
DRUG CASE	1
ESCORT	2
FAMILY VIOLENCE	
FIGHT IN PROGRESS	2
FIREWORKS	
FLAG DOWN	4
FRAUD	3
HARASSMENT	2
HIT AND RUN	1
IMPROPERLY PARKS	2
INDECENT EXPOSURE	1
JUVENILE COMPLAINT	3
LOG INFO	17
LOST MISLAID PROPERTY	
MISSING PERSON	
NOISE DISTURBANCE	1
OPEN DOOR	1
PSYCH PATIENT	3
RECOVERED PROPERTY	
RELAY SUBJECT	1
REPOSSESSION	2
RUNAWAY JUVENILE	1
SECURITY CHECK	18
SEX OFFENSE	1

STALKING	1
STOLEN VEHICLE	2
SUICIDE ATTEMPT	2
SUPPLEMENTAL	6
SUSPICIOUS SUBJ/VEH/ACTIVITY	28
THEFT	7
THREATS	1
TRAFFIC COMPLAINT	
TRAFFIC STOP	36
UNKNOWN TROUBLE	3
VIN VERIFICATION	
WARRANT SERVICE	1
WELFARE CHECK	5
 TOTAL	 358

HOME2SUITES

911 HANG UP	141
ABANDONED	3
ACCIDENT	
ALARM	1
ANIMAL COMPLAINT	
AREA LOG	61
ASSAULT	1
ASSAULT W INJURY	1
ASSIST MOTORIST	3
ASSIST OTHER AGENCY	7
BURGLARY	
CHILD CUSTODY	3
CHILD LOCKED IN VEH	
CHILD ELDER ABUSE	
CIVIL MATTER	
CRIMINAL DAMAGE	3
CRIMINAL TRESPASS	8
DEATH INV	
DISCHARGING FIREARM	
DISORDERLY CONDUCT	3
DISPUTE FAMILY	9
DISPUTE NON-FAMILY	8
DRUG CASE	3
DUI	1
ENTERING AUTO	2
ESCORT	13
FAMILY VIOLENCE	3
FIGHT IN PROGRESS	1
FIREWORKS	
FLAG DOWN	2
FRAUD	2
HARASSMENT	2
HIT AND RUN	
IMPROPERLY PARKS	1
INDECENT EXPOSURE	1
JUVENILE COMPLAINT	1
LOG INFO	16
LOST MISLAID PROPERTY	
MISSING PERSON	1
NOISE DISTURBANCE	10
OPEN DOOR	1
PSYCH PATIENT	2
RECOVERED PROPERTY	1
RELAY SUBJECT	1
REPOSSESSION	4
RUNAWAY JUVENILE	

SECURITY CHECK	9
SEX OFFENSE	1
STALKING	
STOLEN VEHICLE	
SUBJECT ARMED	1
SUICIDE ATTEMPT	2
SUPPLEMENTAL	7
SUSPICIOUS SUBJ/VEH/ACTIVITY	45
THEFT	6
THREATS	1
TRAFFIC COMPLAINT	1
TRAFFIC STOP	29
UNKNOWN TROUBLE	14
VIN VERIFICATION	1
WARRANT SERVICE	
WELFARE CHECK	12
TOTAL	449

EVERHOME SUITES

911 HANG UP	2
ABANDONED	
ACCIDENT	
ALARM	
ANIMAL COMPLAINT	
AREA LOG	39
ASSAULT	
ASSAULT W INJURY	
ASSIST MOTORIST	1
ASSIST OTHER AGENCY	1
BURGLARY	
CHILD CUSTODY	
CHILD LOCKED IN VEH	
CHILD ELDER ABUSE	
CIVIL MATTER	
CRIMINAL DAMAGE	
CRIMINAL TRESPASS	2
DEATH INV	
DISCHARGING FIREARM	
DISORDERLY CONDUCT	
DISPUTE FAMILY	1
DISPUTE NON-FAMILY	1
DRUG CASE	
DUI	
ENTERING AUTO	
ESCORT	2
FAMILY VIOLENCE	
FIGHT IN PROGRESS	
FIREWORKS	
FLAG DOWN	
FRAUD	
HARASSMENT	
HIT AND RUN	
IMPROPERLY PARKS	
INDECENT EXPOSURE	
JUVENILE COMPLAINT	1
LOG INFO	1
LOST MISLAID PROPERTY	
MISSING PERSON	
NOISE DISTURBANCE	
OPEN DOOR	
PSYCH PATIENT	
RECOVERED PROPERTY	
RELAY SUBJECT	
REPOSSESSION	
RUNAWAY JUVENILE	

SECURITY CHECK	
SEX OFFENSE	
STALKING	
STOLEN VEHICLE	
SUBJECT ARMED	
SUICIDE ATTEMPT	
SUPPLEMENTAL	1
SUSPICIOUS SUBJ/VEH/ACTIVITY	1
THEFT	
THREATS	
TRAFFIC COMPLAINT	1
TRAFFIC STOP	
UNKNOWN TROUBLE	
VIN VERIFICATION	
WARRANT SERVICE	
WELFARE CHECK	
 Total	 54

WOODSPRING

911 HANG UP	59
ABANDONED	
ACCIDENT	5
ALARM	2
ANIMAL COMPLAINT	
AREA LOG	83
ASSAULT	
ASSAULT W INJURY	2
ASSIST MOTORIST	7
ASSIST OTHER AGENCY	7
BURGLARY	
CHILD CUSTODY	1
CHILD LOCKED IN VEH	
CHILD ELDER ABUSE	
CIVIL MATTER	4
CRIMINAL DAMAGE	3
CRIMINAL TRESPASS	5
DEATH INV	1
DISCHARGING FIREARM	
DISORDERLY CONDUCT	3
DISPUTE FAMILY	13
DISPUTE NON-FAMILY	26
DRUG CASE	2
DUI	
ENTERING AUTO	1
ESCORT	17
FAMILY VIOLENCE	
FIGHT IN PROGRESS	1
FIRE	1
FIREWORKS	1
FLAG DOWN	2
FRAUD	4
HARASSMENT	2
HIT AND RUN	1
IMPROPERLY PARKS	1
INDECENT EXPOSURE	
JUVENILE COMPLAINT	3
LOG INFO	7
LOST MISLAID PROPERTY	3
MISSING PERSON	1
NOISE DISTURBANCE	8
OPEN DOOR	1
PSYCH PATIENT	2
RECOVERED PROPERTY	1
RELAY SUBJECT	1
REPOSSESSION	8

RUNAWAY JUVENILE	2
SECURITY CHECK	7
SEX OFFENSE	1
STALKING	
STOLEN VEHICLE	2
SUBJECT ARMED	2
SUICIDE ATTEMPT	
SUPPLEMENTAL	11
SUSPICIOUS SUBJ/VEH/ACTIVITY	32
THEFT	7
THREATS	1
TRAFFIC COMPLAINT	2
TRAFFIC STOP	18
UNKNOWN TROUBLE	12
VIN VERIFICATION	1
WARRANT SERVICE	1
WELFARE CHECK	5
 Total	 393

CANDLEWOOD

911 HANG UP	38
ABANDONED	1
ACCIDENT	7
ALARM	
ANIMAL COMPLAINT	2
AREA LOG	30
ASSAULT	
ASSAULT W INJURY	
ASSIST MOTORIST	10
ASSIST OTHER AGENCY	5
BURGLARY	
CHILD CUSTODY	1
CHILD LOCKED IN VEH	2
CHILD ELDER ABUSE	
CIVIL MATTER	
CRIMINAL DAMAGE	6
CRIMINAL TRESPASS	1
DEATH INV	
DISCHARGING FIREARM	
DISORDERLY CONDUCT	1
DISPUTE FAMILY	7
DISPUTE NON-FAMILY	10
DRUG CASE	
DUI	
ENTERING AUTO	
ESCORT	4
FAMILY VIOLENCE	
FIGHT IN PROGRESS	1
FIRE	
FIREWORKS	
FLAG DOWN	2
FRAUD	1
HARASSMENT	2
HIT AND RUN	1
IMPROPERLY PARKED	1
INDECENT EXPOSURE	1
JUVENILE COMPLAINT	1
LOG INFO	22
LOST MISLAID PROPERTY	
MISSING PERSON	
NOISE DISTURBANCE	6
OPEN DOOR	1
PSYCH PATIENT	
RECOVERED PROPERTY	
RELAY SUBJECT	
REPOSSESSION	

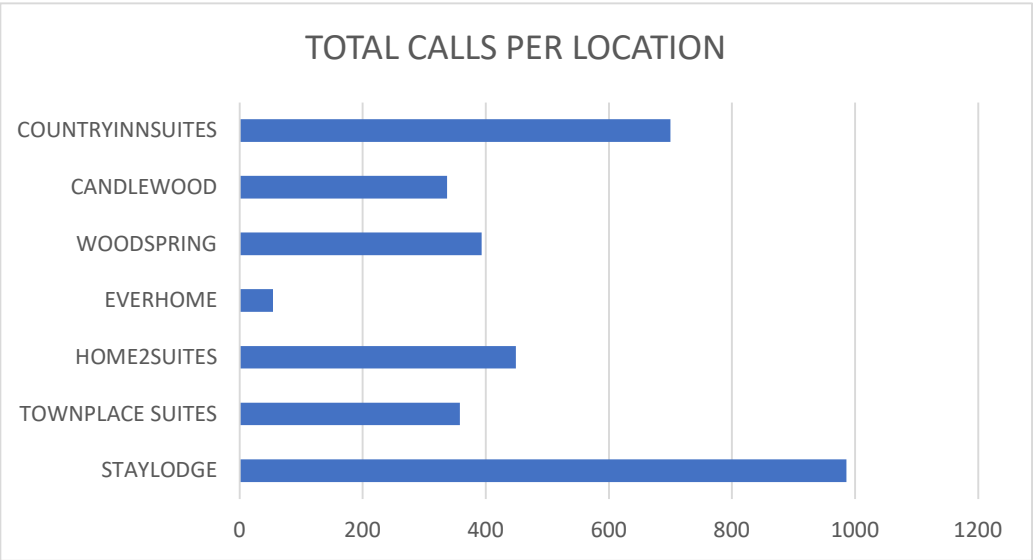
RUNAWAY JUVENILE	
SECURITY CHECK	6
SEX OFFENSE	1
STALKING	
STOLEN VEHICLE	3
SUBJECT ARMED	
SUICIDE ATTEMPT	
SUPPLEMENTAL	5
SUSPICIOUS SUBJ/VEH/ACTIVITY	32
THEFT	4
THREATS	3
TRAFFIC COMPLAINT	
TRAFFIC STOP	104
UNKNOWN TROUBLE	7
VIN VERIFICATION	
VEHICLE REGISTRATION	1
WARRANT SERVICE	
WELFARE CHECK	7
 Total	 337

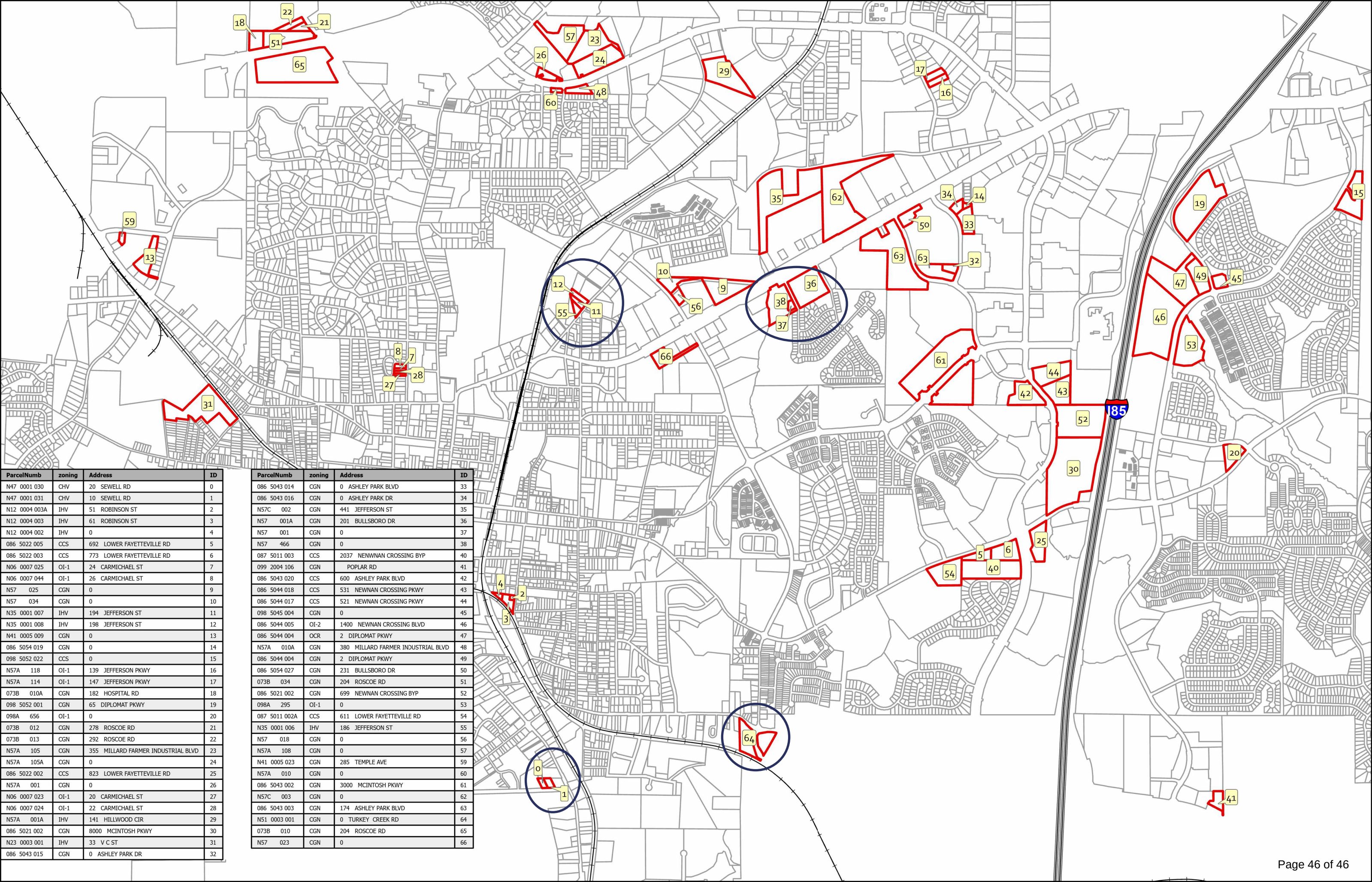
COUNTRY INN & SUITES

911 HANG UP	80
ABANDONED	1
ACCIDENT	8
ALARM	1
ANIMAL COMPLAINT	3
AREA LOG	97
ASSAULT	
ASSAULT W INJURY	
ASSIST MOTORIST	17
ASSIST OTHER AGENCY	12
BURGLARY	1
CHILD CUSTODY	1
CHILD LOCKED IN VEH	
CHILD ELDER ABUSE	
CIVIL MATTER	1
CRIMINAL DAMAGE	3
CRIMINAL TRESPASS	28
DEATH INV	
DISCHARGING FIREARM	1
DISORDERLY CONDUCT	8
DISPUTE FAMILY	10
DISPUTE NON-FAMILY	26
DRUG CASE	1
DUI	
ENTERING AUTO	3
ESCORT	11
FAMILY VIOLENCE	
FIGHT IN PROGRESS	
FIRE	
FIREWORKS	
FLAG DOWN	1
FRAUD	3
GUNSHOT STAB WOUND	1
HARASSMENT	5
HIT AND RUN	1
IMPROPERLY PARKED	1
INDECENT EXPOSURE	
JUVENILE COMPLAINT	1
LOG INFO	19
LOST MISLAID PROPERTY	
MISSING PERSON	2
NOISE DISTURBANCE	1
OPEN DOOR	
PSYCH PATIENT	7
RECOVERED PROPERTY	2
RELAY SUBJECT	

REPOSSESSION	7
RUNAWAY JUVENILE	
SECURITY CHECK	30
SEX OFFENSE	
STALKING	
STOLEN VEHICLE	1
SUBJECT ARMED	2
SUICIDE ATTEMPT	7
SUPPLEMENTAL	11
SUSPICIOUS SUBJ/VEH/ACTIVITY	133
THEFT	11
THREATS	2
TRAFFIC COMPLAINT	1
TRAFFIC HAZARD	3
TRAFFIC STOP	96
UNKNOWN TROUBLE	15
VIN VERIFICATION	2
VEHICLE REGISTRATION	
WARRANT SERVICE	3
WELFARE CHECK	19
 Total	 700

LOCATION	# CALLS	Year Built
STAYLODGE	986	2005
TOWNPLACE SUITES	358	2014
HOME2SUITES	449	2016
EVERHOME	54	2023
WOODSPRING	393	2020
CANDLEWOOD	337	2019
COUNTRYINNSUITES	700	2006





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