



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for August 13, 2024 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. Meeting Minutes of July 9, 2024
3. Public Hearings
 - a. Rezoning Request - RZ2024-02 - 0.48+/- acres located at 65 Millard Farmer Industrial Boulevard (a portion of tax parcel #N57A-091)
4. Other Business
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**

July 9, 2024
7:00 p.m.

Commissioners Present: Alton West, Joe Crain, Jr., Robert Coggin, Fred Hamlin, John Pulicare, Clay McEntire, Katie Frost (arrived late)

Commissioners Absent: None

Others in Attendance: Tracy Dunnivant, Planning & Zoning Director
Dean Smith, Senior Planner
Brad Sears, City Attorney
Samantha Wood, Administrative Assistant Planning and Zoning

CALL TO ORDER

Chairman West 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 West asked if everyone reviewed the June 11, 2024 meeting minutes. Commissioner Coggin made a motion to approve the minutes as drafted. Commissioner Hamlin seconded the motion.

MOTION CARRIED (6-0)

PUBLIC HEARINGS

Proposed amendment to zoning ordinance – Article 11

Chairman West opened the public hearing on a proposed change to the zoning ordinance regarding variance standards.

Dean Smith provided background information and explained that the proposed language would change the requirement from meeting “all” standards to meeting just the “majority” of the standards. Smith added that staff also tried to simplify the language so that it would be easier to understand.

Commissioner Pulicare asked if there was a way for the Commission to change from meeting the majority of the standards to meeting 5 of the 7 standards to improve the quality of what was being built. Dunnivant stated the Commission could make that recommendation, but added Council would make the final decision. Chairman West stated that each application is different and he felt 4 of 7 standards allows greater flexibility.

Commissioner McEntire stated why even have the ordinance if you are going to give variances. Chairman West explained that sometimes there are situations (shape of lot, size of lot, etc.) that may keep you from meeting setbacks and variances allow those conditions to be addressed.

Brad Sears reminded the Commission that most variances are heard by the Board of Zoning Appeals, but the Planning Commission will hear cases involving Planned Developments.

Dean Smith stated that historically, setback enhancements have been what is brought before the Commission.

Commissioner Hamlin stated that most requests that the Commission considers are not divisive.

Sears stated that the requests primarily come from Summergrove due to alleys, small lots, and adding a roof to a patio. Commissioner Hamlin stated that Avery Park has small lots as well. Dunnivant said smaller lots are typical in most PDR developments. She mentioned that most of the requests are not opposed; however, Staff does suggest the applicant talk to their neighbors prior to the public hearing.

Chairman West asked if all of the previous requests had been meeting all the standards. Smith stated that they had not been doing it that way since they had not realized the new language required all standards to be met. He added that staff felt it was almost impossible to meet every standard.

Chairman West stated that he believes that quality could still be achieved with 4 of the 7 standards being met and staff ensuring everything is done appropriately.

Commissioner Crain stated in his opinion changing the standards to meet 5 instead of 4 would not guarantee quality.

Smith asked if the Commission wanted to recommend the applicant meet 5 of the 7 standards. Chairman West stated that he feels that 4 of the 7 standards is fair. The consensus of the Commission was to leave the number at 4.

Chairman West if there was anyone present to speak either for or against the amendment to the ordinance.

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

Commissioner Crain made a motion to move forward with the language suggested by staff with the applicant meeting 4 of the 7 standards. Commissioner Hamlin seconded the motion.

MOTION CARRIED (7-0)

OTHER BUSINESS

Certificate of Appropriateness (COA) – 6 Perry Street (continuation)

Smith discussed the staff report. He stated that the applicant had submitted a revised rendering and that it does meet staff's as well as Abigail Strickland's, Main Street Director, approval. Smith wanted to make sure that the Commission understood that the COA approval does not include the proposed signage and is for building materials only.

The applicant's architect, Doug Carithers, stated that the faux windows are lighter on the rendering so that they can be seen on the paper. Commissioner McEntire asked if the faux windows would be colored or painted. Carithers stated they would be painted to match the brick.

Commissioner Coggin stated he felt this was a big improvement over the last rendering.

A motion was made by Commissioner McEntire to approve the Certificate of Appositeness request for 6 Perry Street. Commissioner Frost seconded the motion.

MOTION CARRIED (7-0)

Discussion of post Council retreat topics

Smith stated that as a recap of the meeting from June 11, 2024, the Commission discussed several topics suggested by City Council from their retreat in March, 2024. He reviewed each of the topics including future townhouse development standards, restrictions and conditions; potential areas in the city where the CUN zoning designation may be applicable; future build to rent community regulations; use table discussion about removing the 1,000 distance requirement from one child day care facility to another child day care facility; withholding taking any action on developing local regulations on vape shops, pending the results of state legislation, including a bill currently pending; developing conditions and restrictions for future new car dealerships; and developing conditions and restrictions for future extended stay hotels.

Following additional discussion on the topics, a motion was made by Commissioners Frost, seconded by Commissioner McEntire to move forward with the Commissioners' recommendations as outlined in the staff report.

MOTION CARRIED (7-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 7:56 p.m. on a motion from Commissioner Frost and seconded by Commissioner Coggin.

MOTION CARRIED (7-0)

Chairman



City of Newnan, Georgia – Planning Commission

Date: August 13, 2024

Agenda Item: Rezoning Request – RZ2024-02
0.48± acres located at 65 Millard Farmer Industrial
Boulevard (a portion of tax parcel # N57A-091)

Prepared and presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

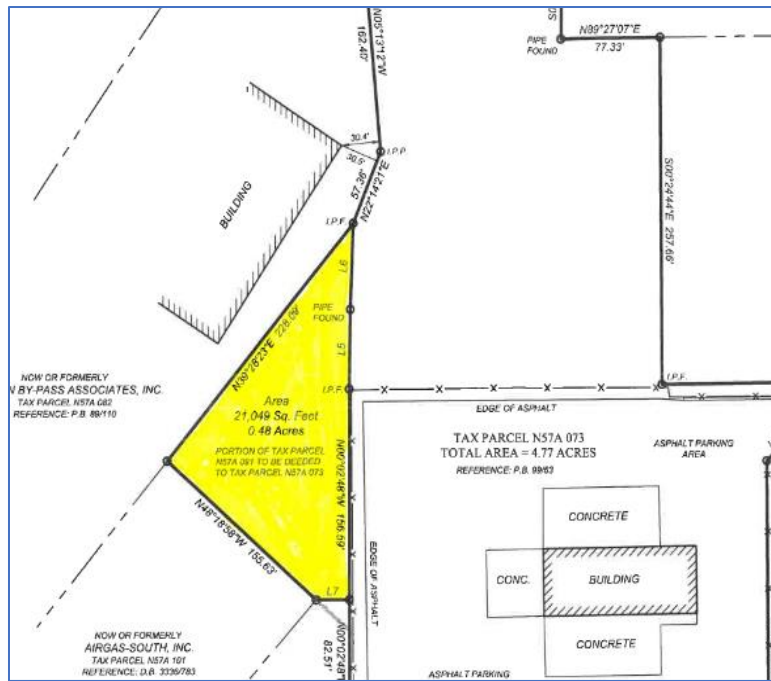
Robert Dollar
49 Millard Farmer Industrial Boulevard
Newnan, GA 30263

Robert Dollar has filed a petition to rezone a portion of property located at 65 Millard Farmer Industrial Boulevard (0.48 ± acres) from CGN (General Commercial District) to IHV (Heavy Industrial District) to add to the applicant's property located at 132 Werz Industrial Drive.

SITE INFORMATION:

The site consists of a portion (0.48± acres) of property located at 65 Millard Farmer Industrial Boulevard. The tax parcel ID number is N57A-091. There is an existing business on part of the land and this particular piece is presently unused and is zoned CGN (General Commercial District). The applicant is seeking an IHV (Heavy Industrial District) designation to be able to add this portion onto the applicant's property located adjacently, which is already zoned IHV.





OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.48± acres located at the back of 65 Millard Farmer Industrial Boulevard. The property is currently zoned CGN (General Commercial District) and the applicant is requesting an IHV (Heavy Industrial District) designation to be able to add the property via the plat process to its existing property located on the east side which is already zoned IHV. The applicant plans to use this property to for more storage and room. The applicant states that there is no plan to build a structure on subject property.

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?

The proposed use is surrounded predominantly by IHV zoned properties and outdoor storage is on several of these properties. There is a mixture of industrial uses in the area. Staff feels the uses would be suitable given that there would be no change to the business and commercial use that is already at 65 Millard Farmer Industrial Boulevard. Since there are already 4 parcels surrounding the subject property that area already zoned IHV, the requested zoning designation is suitable.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

Since the property will be used by the applicant to add to its existing property for the purpose of providing more room for storage and with no building being built, there would be no adverse impact on the adjacent and nearby properties.

Staff Assessment – NO ADVERSE AFFECT ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject site has a very narrow corridor (25 feet in width) linking it to the larger tract to the south. Outdoor storage is very limited in CGN zoning and the use of gravel for outdoor storage is not allowed in CGN zoned areas, but is acceptable in IHV zoning designations. The property can be used as it is currently zoned, but may be limited due to the shape and narrow access area.

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?

Staff feels impact on service provision will be minor, if any. Police, engineering, utilities and landscaping all indicate no to limited impact by the proposed rezoning application. No impact is anticipated in the area of traffic or schools.

Staff Assessment – THERE WILL BE VERY LITTLE IMPACT ON SERVICE PROVISION ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows this property as Business/Office; however, it is directly next to land proposed for industrial. Business/Office is a category for non-industrial employment generators.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE BUSINESS/OFFICE ✗

Is the proposed use consistent with the purpose and intent of the proposed zoning district? Outdoor storage on gravel or pervious surface material is permissible within the IHV zoning district

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 “business/office” designation by City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN SHOW THE PROPOSED ZONING AS A USE NOT CONSISTENT WITH BUSINESS/OFFICE ✗

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?

Staff does not believe there will be any additional impact on services and the change in zoning would be an extension of existing use on land to the east of the property as well as allow the applicant to use the property in a manner that would be conforming to the zoning ordinance. Staff feels the request reflects a reasonable balance.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE - ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets 5 of the 8 standards.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Commission elect to recommend approval of the request, Staff would recommend the following conditions be considered:

- The applicant would need to engage a surveyor to perform a minor property combination plat to combine the properties.
- A 15-foot landscape buffer, can either be planted or undisturbed depending upon existing site conditions, on the two western property lines of the subject site.

OPTIONS:

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

ATTACHMENTS: Application for Rezoning

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL
FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD
INSURANCE RATE MAP NUMBER 13077C0144D WITH AN
EFFECTIVE DATE OF FEBRUARY 6, 2013.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT
TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC.,
MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION
SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK
LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 36,025 FEET AND
AN ANGULAR ERROR OF 02" PER ANGLE POINT AND
WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 652,385
FEET. TYPE OF EQUIPMENT USED: GEOMAX ZOOM 80

LEGEND

E.O.P.	=	EDGE OF PAVEMENT
R.W.	=	RIGHT OF WAY
I.P.F.	=	IRON PIN FOUND
I.P.P.	=	IRON PIN PLACED
C.T.	=	CRIMPED TOP PIPE
R.B.	=	REINFORCING BAR
O.T.	=	OPEN TOP
N.F.	=	NOW OR FORMERLY
B.L.	=	BUILDING LINE
P.P.	=	POWER POLE
L.L.L.	=	LAND LOT LINE
D.B.	=	DEED BOOK
P.B.	=	PLAT BOOK
C.M.F.	=	CONCRETE MONUMENT FOUND
P.O.B.	=	POINT OF BEGINNING
A.K.A.	=	ALSO KNOWN AS
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
L.P.	=	LIGHT POLE
F.H.	=	FIRE HYDRANT
W.M.	=	WATER METER
M.F.F.E.	=	MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	=	LOWEST ADJACENT GRADE
H.A.G.	=	HIGHEST ADJACENT GRADE
D.I.	=	DROP INLET
J.B.	=	JUNCTION BOX
C.B.	=	CATCH BASIN
T.B.M.	=	TEMPORARY BENCHMARK

SHEET 2 OF 2

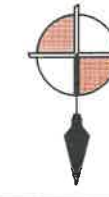
DATE: JUNE 26, 2024	ISSUE		
SCALE: 1"=60'	No.	DESCRIPTION	DATE
ACREAGE:			
DRAWN: TM			
CHECKED: RM			
SHEET: 2 OF 2			
PROJECT #: 20-255A			

IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

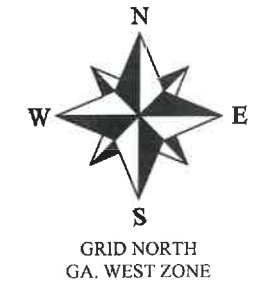
CONCEPTUAL PLAN FOR:
ANOTHER DOLLAR, LLC

LAND LOT 75 - 5TH. DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org



NOW OR FORMERLY
NEWMAN BY-PASS ASSOCIATES, INC.
TAX PARCEL N57A 082
REFERENCE: P.B. 89/110

NOW OR FORMERLY
AIRGAS-SOUTH, INC.
TAX PARCEL N57A 101
REFERENCE: D.B. 3336/783

NOW OR FORMERLY
FRED & SHEILA THOMAS
TAX PARCEL N57A 091
REFERENCE: P.B. 56/58

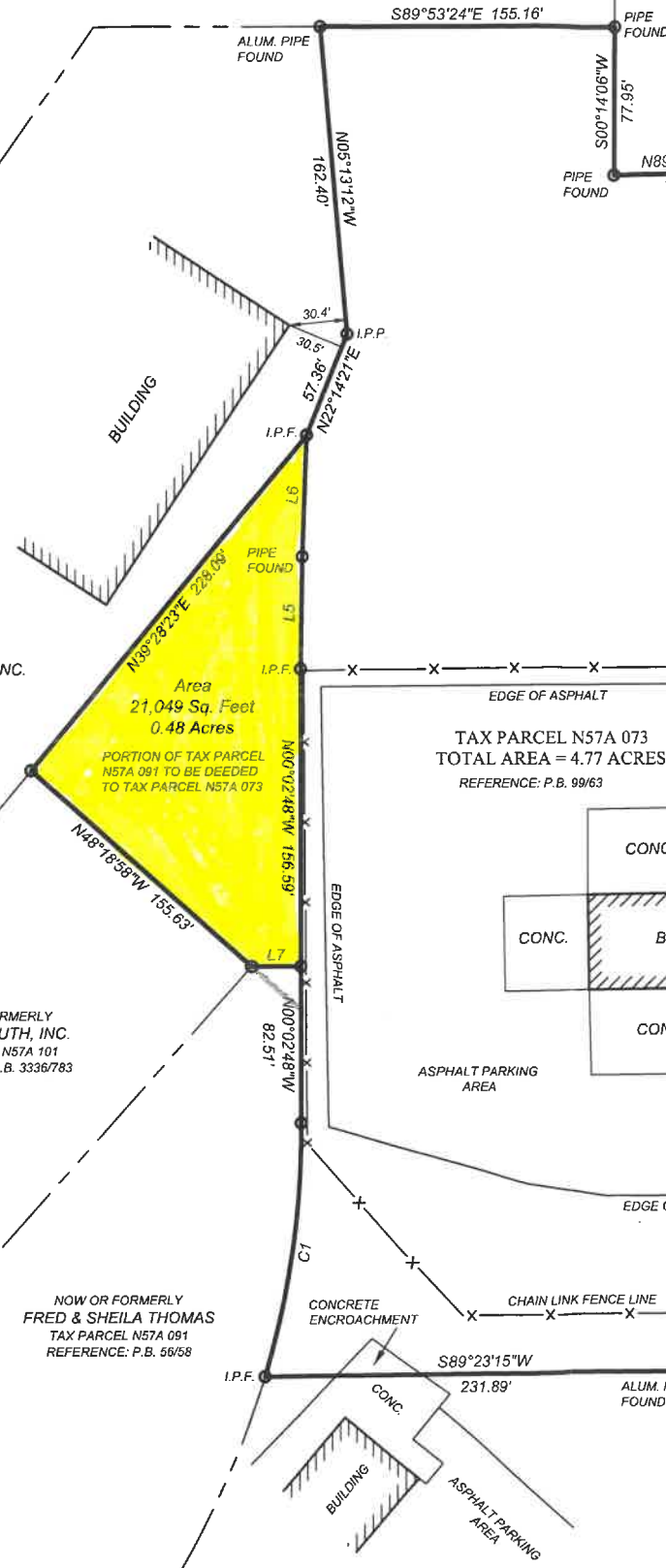
NOW OR FORMERLY
FREEDOM LAND HOLDINGS, LLC
TAX PARCEL N57A 738
REFERENCE: P.B. 97/113

NOW OR FORMERLY
COWETA COUNTY BOARD OF EDUCATION
TAX PARCEL N57A 071
REFERENCE: P.B. 71/202

NOW OR FORMERLY
COWETA COUNTY SCHOOL SYSTEM
TAX PARCEL N57A 072
REFERENCE: P.B. 43/41

NOW OR FORMERLY
WERZ HOLDINGS, LLC
TAX PARCEL N57A 074
REFERENCE: P.B. 79/117

NOW OR FORMERLY
EDWARD R. & MARC C. DOLLAR
TAX PARCEL N57A 075
REFERENCE: D.B. 1187/537



LINE	BEARING	DISTANCE
L1	S00°37'40"E	43.92'
L2	N67°58'04"W	7.64'
L3	N84°12'10"W	10.70'
L4	S45°51'47"W	27.65'
L5	N00°54'06"E	59.07'
L6	N01°58'27"E	63.93'

LINE	BEARING	DISTANCE
L7	S89°57'12"W	25.77'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	463.33'	135.50'	135.02'	N08°11'06\"/>





NEWNAN
GEORGIA

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 Robert Dollar

Mailing Address 49 Farmer Industrial Blvd, Newnan, GA 30263

Telephone 770-713-8577 Email: robert@jencosales.com

Property Owner (Use back if multiple names) Fred & Sheila Thomas

Mailing Address 990 Pea Ridge Road, Franklin, GA 30217

Telephone 770-328-1974

Address/Location of Property 65 Millard Farmer Industrial Blvd. (rear portion only)

Tax Parcel No.: N57A 091 Land Lot 75

District/Section 5th Size of Property (Square Feet or Acres) 0.48 acre

Present Zoning Classification: CGN Proposed Zoning Classification: IHV

Present Land Use: Undeveloped remnant located behind a Commercial business

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
This triangle shaped piece has narrow access from the parent parcel making it unsuitable to use by the current owner. It is situated between Industrial on all other sides.

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 The new zoning would allow for use by adjacent property owner and eliminate the odd triangle of CGN amongst the surrounding Industrial properties.

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 parent parcel is zoned CGN due to the retail nature of the business, however this rear unused portion is better suited for use as Industrial based on its position in the midst of other Industrial properties.

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

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 survey (1) hard 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

1st day of July, 2024

Signature of Applicant

Notary Public

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

Robert Dollar
49 Millard Farmer Industrial Blvd
Newnan, GA 30263
(770) 713-8577 cell
06/21/2024

Ms. Tracy Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Dear Ms. Tracy Dunnavant:

I would like to request the rear portion of Parcel N57A 091 be rezoned from CGN to IHV. This triangle shaped piece is approximately 0.48 acre and is an unused remnant with very narrow access from the existing parent parcel that is zoned CGN due to the retail nature of the current business. It is surrounded on all other sides by Industrial properties including my property, Parcel N57A 073. If approved my plan is to add this piece to my existing property to have a little more room. I do not plan to build any structures. I appreciate the consideration of your department and the Newnan City Council on this matter.

Sincerely,



Robert Dollar



All that tract or parcel of land situate, lying and being in Land Lot 75 of the Fifth Land District of Coweta County, Georgia and being identified as Parcel "A1" containing 0.478 acres according to plat of survey dated August 18, 1993 for Joseph Chris New made by Campbell, Steele & Associates of record in Plat Book 56, Page 59, in the Office of the Clerk of the Superior Court of Coweta County, Georgia reference to which plat is hereby made for a more particular description of the property herein conveyed.



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:

I do not have any plans to build on this property and as such I have no drawings or conceptual plans other than the attached survey. I do plan to extend the existing fencing to include this area and meet up with the existing fencing of the surrounding properties.

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

Conceptual survey is attached.

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

Signature of Applicant

Robert Dollar

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on July 1, 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

65 Millard Farmer Industrial Blvd., Newnan, GA 30263 (rear portion only)

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:

Robert Dollar, Jenco Sales, Inc., Another Dollar LLC

Fred & Sheila Thomas, Coweta Pool & Fireplace

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 Dollar

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(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 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 Fred & Sheila Thomas

Telephone Number 770-328-1974

Address of Subject Property 65 Millard Farmer Industrial Blvd (rear portion only)
Newnan, GA 30263

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)

7-1-24
Date