



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for October 8, 2024 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. September 10, 2024 Meeting Minutes
3. Public Hearings
 - a. Variance Request - 86 Beacon Crest - 2024-02
4. Other Business
 - a. Certificate of Appropriateness - 17 Augusta Drive
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**

September 10, 2024
7:00 p.m.

Commissioners Present: Alton West, Joe Crain, Jr., Robert Coggin, Fred Hamlin, John Pulicare, Clay McEntire

Commissioners Absent: Katie Frost

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Chris Cole, 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 August 13, 2024, meeting minutes. Commissioner Hamlin made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

PUBLIC HEARINGS

OTHER BUSINESS

Certificate of Appropriateness – 12 Savannah Street

Chris Cole gave the staff report. Cole indicated the certificate of appropriateness request from Paul Schwinne pertains to the installation of a new glass recycling collection container at 12 Savannah Street, Tax Parcel No.: N12 0001 007. Cole explained that the subject property, owned by Line Creek Brewing Company, is an empty lot that is adjacent to their facility at 18 Savannah Street. Cole added that the container itself is a 22' x 8' metal bin with a dome top and six sliding doors and is being provided to area residents by Ripple Glass (at no cost to the City or community). Cole said it should be noted that the City currently does not offer glass recycling and Ripple Glass will monitor fill rates through an in-bin camera and handle all hauling and logistics. Cole added that the complete details are in the attached supporting memorandum titled "Ripple Glass, LLC."

Cole stated that the Planning Commission must grant a certificate of appropriateness since the property lies within the Downtown Design Overlay district (DDO) and that the properties surrounding the site include a mixture of primarily retail, institutional, and office uses. Cole added that the subject property is zoned Central Business District (CBD) and other nearby lots are primarily zoned Central Business District (CBD), with a few lots zoned Light Industrial (ILT).

Cole stated that in reviewing the request in terms of the new structure standards that were adopted for development in the Downtown Design Overlay district (DDO), staff addressed the required DDO standards for the work proposed at 12 Savannah Street and found the applicant met all of them.

Cole added that Abigail Strickland, the City's Main Street Manager, commented that there isn't anything in her Design Guidelines that addresses this, but that she thinks the opportunity to recycle is great.

Cole informed the board that the applicant has been made aware that Special Exception approval from the Board of Zoning Appeals is also required (to allow the use itself). Regarding this, Cole added that there is no issue in the Planning Commission hearing this certificate of appropriateness request first. Cole also explained that staff found the request to be consistent with the standards governing new structures in the Downtown Design Overlay district (DDO) and therefore recommended approval.

Rachel Haralson, a representative for the applicant, was there to answer questions. Commissioner Hamlin asked about the cameras inside the recycling unit.

Page Beckwith, the Keep Newnan Beautiful Coordinator for the City of Newnan, came forward to help answer these questions. She stated that the cameras are battery powered and monitored by the recycling container company.

Commissioner Hamlin asked about the location of the unit and if they were afraid of others dumping unwanted trash at the site.

Beckwith stated that the brewery (the applicant) has agreed to maintain the area and keep it free from trash and clutter.

Beckwith also stated that this is a huge positive for the city as well, with pulling the glass weight out of the everyday trash pickup it will help with the cost of the tonnage that is charged to the city by the trash collection company.

Commissioner McEntire stated that Line Creek has always done a great job with keeping the area around there picked up and well maintained.

Commissioner Hamlin wanted to know if staff had to send out letters to the surrounding neighboring properties for this. Cole stated that we did not since this is not a public hearing.

Commissioner Crain asked about lighting. Beckwith stated that the parking lot has auto lights that come on with motion as well. There is a huge customer base there as well so the area is always busy.

Commissioner McEntire made a motion to approve the Certificate of Appropriateness at 12 Savannah Street. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness – 701 Newnan Crossing Bypass

Chris Cole gave the staff report. Cole stated this item involves a Certificate of Appropriateness request from Brian DePouli concerning a request for alternative materials (and the appropriate percentage of materials) on a new Volkswagen dealership to be built at 701 Newnan Crossing Bypass. Cole said the subject property does fall within the QDC overlay district.

Cole explained that the Volkswagen of Newnan will have a showroom and a service shop. Cole added that the showroom is to have a curtain wall system and ACM panels on the front façade and stucco on the side facades. Cole then went over the application details and outlined the specific percentage requests as listed in the application.

Cole explained the specific requests as follows (next three paragraphs):

The proposal does not meet the appropriate percentages of primary and secondary materials. According to the Zoning Ordinance, Primary materials shall compose 67% or more of the area of each elevation. Gable areas and windows shall be calculated in the total of the elevation. Secondary materials shall compose 33% or less of the area of each elevation. Gable areas shall also be calculated in the total of the elevation.

Cole added the applicant's proposal exceeds the allowed percentages of Aluminum Composite Materials (hereinafter ACM). Specifically, the secondary material limit, which includes both the white ACM panel and roof equipment screens per the applicant, is exceeded. The secondary material accounts for 63% of the west elevation (the front elevation facing Newnan Crossing Bypass), instead of the required 33% or less. Cole stated the applicant indicated the west

elevation deviation is entirely comprised of the roof equipment screens. The secondary material also accounts for 34% of the north elevation (also known as the left elevation), instead of the required 33% or less.

Cole also explained that ACM or Panels may be utilized as accent features if painted or covered in non-metallic finish and would be limited to no more than 10% of the total exterior building elevation. Cole stated the applicant meets this requirement as he plans to use a white aluminum composite panel on the building as shown in the drawings and the total percentage of white ACM panel accounts for only 6.6% of all the building's facades.

Cole added that the sign permit review is a separate process that is handled on the staff level. Cole next went over examples of nearby dealerships that utilize metal components in their design. Cole pointed out that a few of them are in unincorporated Coweta County.

Cole stated that staff does not have a recommendation on this request primarily due to the timing of receiving updated information from the applicant and the deadline for packet preparation. Cole added that regarding the elevations in general, there has been communication with the applicant regarding the inclusion of ACM Panels and roof equipment screens for calculation purposes in determining the primary or secondary materials percentages.

However, Cole explained that regarding the north elevation (also known as the left elevation), the request to exceed the percentages for secondary materials from the required 33% to 34% is not unreasonable. Cole concluded by stating that the Glass Curtain Wall Panels are allowed in the QDC overlay district (and the various doors in the proposal are excluded from the façade requirements).

Mr. Patel the project designer for Praxis 3 came forward to speak in favor of the application.

Mr. Patel just wanted to let the board know that they want to do whatever it takes to make the board happy so that this project can move forward.

Commissioner Hamlin asked what the right side of the building faced. Mr. Patel stated that it faces the proposed Subaru dealership.

Commissioner Hamlin stated that when this board approved the Acura dealership, there was concern about the side view not having enough windows. Regarding the current request and the right side of the building, Hamlin added that with the long line of sight, we need some window breaks – maybe even matching the left-hand side of the building.

Mr. Patel stated that is just parts storage so the windows would just face shelves.

Commissioner McEntire stated they don't have to be real windows.

Commissioner Pulicare asked if Praxis was part of the previous Subaru COA project as well? Mr. Patel stated that they were not.

Tracy Dunnavant stated that there is a picture of the Subaru project in the packet.

Commissioner Hamlin asked if those were garage doors on the front. Mr. Patel stated that they were glass rolling doors.

Commissioner Hamlin asked if there were any pictures of the doors. Mr. Patel shared a video of the doors for the board to see.

Chairman West stated that this would not be setting a precedent.

Commissioner Hamlin asked if they would be willing to include the windows on the right-hand side of the building to break up the long warehouse wall.

Mr. Patel stated that they would definitely do that.

Commissioner McEntire made a motion to approve the certificate of appropriateness at 701 Newnan Crossing Bypass with a condition that simulated windows be added to the South Elevation (to be consistent with the North Elevation design) and for staff to approve the updated South Elevation design.

Commissioner Hamlin seconded the motion.

MOTION CARRIED (6-0)

Dunnavant stated that there would be an October meeting and for the members to be on the lookout for the volunteer dinner invitations.

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 7:44 p.m. on a motion from Commissioner Coggin and seconded by Commissioner Pulicare.

MOTION CARRIED (6-0)

Chairman



NEWNAN
GEORGIA

City of Newnan, Georgia – Planning Commission

Date: October 8, 2024

Application Number: 2024-02

Agenda Item: Variance Request - 86 Beacon Crest

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To hear a request to build an addition to the existing house that will be located 10 feet from the rear property line, instead of the required 20 feet to allow for the construction of a screened-in porch.

Applicant/Property Owners: Andy Adams – Applicant (Builder) / Robert & Cynthia Calta – Property Owners

Zoning: Planned Development Residential (PDR)

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

Pertinent Regulations: Section 6-6(C), Table 6-A of the Zoning Ordinance

Applicant's Position:

The applicant, representing the property owners of 86 Beacon Crest as their builder, wishes to convert an existing concrete slab patio in the rear yard into a fully screened-in porch. The proposed porch will be built on the existing pad and will not be expanded past the pad itself. The screened-in porch will be attached to the house. The existing slab area measures 10 feet by 18 feet (180 square feet). Open patios are subject to different setback requirements than screened-in porches. The owners' patio is more than five feet from the rear property line and is currently within the confines of the Ordinance. However, screened-in porches must meet the same rear setback as the primary structure, which is 20 feet in rear yards. In order to fully enclose the existing patio, the applicant is seeking a variance of 10 feet.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated that the new porch can be no less than 20 feet to the rear property line.

Regarding 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 applicant indicated, "The property line to the north (36 Crestwicke Court) uniquely extends from west to east on a bias, extending behind our property (86 Beacon Crest). The property line thus limits the distance from our proposed structure to the property line to less than the codified 20-foot setback."

Regarding the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property, the applicant indicated in part, "The extraordinary and exceptional conditions of how the property line extends behind our property limits our ability to enjoy views of the lake from an enhanced furnished room (unlike a patio)."

Regarding 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 applicant indicated, "The minimum extent that would be necessary for this porch is 10 feet. This screened-in porch will not add any impairment of any view, or access or use of any other properties."

Basis for Granting Variances:

The Planning Commission shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards (please see staff responses in red type):

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

Staff believes this proposal works within the confines of the natural restrictions of the lot's small size (totaling 0.138 acre +/-), shape, and topography. Regarding the subject property's features, and as seen on the attached location map, the home practically fills the majority of the lot leaving only the rear area as the most practical place to expand. In addition, along with the limited land area, the sloped terrain in the rear yard is a key limitation affecting the homeowners. These existing restrictions limit the amount of developable area and make impossible the ability to do any house expansion in the rear yard.

2. Such conditions are peculiar to the particular piece of such property involved;
3. Such conditions were not imposed by the action or will of the owner of the property;
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship;

As seen in the attached pictures, the homeowners' rear yard area is small and any kind of covered addition to the rear of the home would require variance approval regarding the rear yard setback. Staff believes the strict application of the terms of the Ordinance would *unreasonably* restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;

The proposed addition is only for the enjoyment of the homeowners and any visitors and should not engender any additional traffic. No activity is contemplated to occur that will pollute the neighboring area, nor is there any reason to anticipate any activity that will endanger the public.

6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and

The homeowners' wish to add a screened-in porch on the existing concrete patio will allow their family to better enjoy the same patio area they have utilized as an uncovered patio for years. The rear setback requirement, however, prevents this porch addition to the house. Accordingly, neither the homeowners nor any future owner of the home would be able to make reasonable use of the backyard area, including any addition such as a room extension, if the zoning ordinance were applied literally.

7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.

Planning Department's Review and Findings:

The Planning Commission has ruled affirmatively to allow rear building setback reductions in the following similar past cases:

2015 - 31 Beacon Crest
2014 - 85 Vista Bella Way
2013 - 116 Williams Pride Way
2010 - 28 Vista Bella Way

Note - In these cases, the applicants requested a rear setback variance in order to convert a concrete slab in the backyard into a covered back porch.

Planning Department's Review and Findings:

As of the date of this report, the City has received no objections from any of the neighboring property owners. Regarding the variance request to reduce the minimum rear setback from the required 20 feet to 10 feet to allow for the construction of a screened-in porch on the existing concrete patio, staff believes the request is appropriate and will present no negative impacts. According to the Final Plat, the lot size is 0.138 acre +/- . There is also a visible slope in the rear yard that begins just past the existing concrete pad and runs towards the rear property line (as shown in the attached pictures). This slope factor, as well as the small lot size, practically forces the homeowners to expand the rear of the home no further than the existing concrete pad. There is also a landscaped tree area between the subject property and the neighbors along the side property line to the north at 36 Crestwicke Court (as seen in the attached pictures).

It should be emphasized that the actual footprint of the existing concrete patio is not being expanded during the renovation process. In fact, the existing patio is in compliance with the Zoning Ordinance currently because an uncovered patio only has to be five feet from property lines. The applicant is just having to deal with the fact that the patio's existing 10-foot setback from the rear property line will not meet the 20-foot minimum rear setback requirement once the screened-in porch is added. Staff believes this proposal works within the restrictions of the lot's size, shape, and topography.

The desire of the applicant to construct a screened-in porch over the existing patio slab is not unreasonable and should present no impact upon the neighbors. Furthermore, alleviation of the rear setback will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit screened-in porches in residential rear yards.

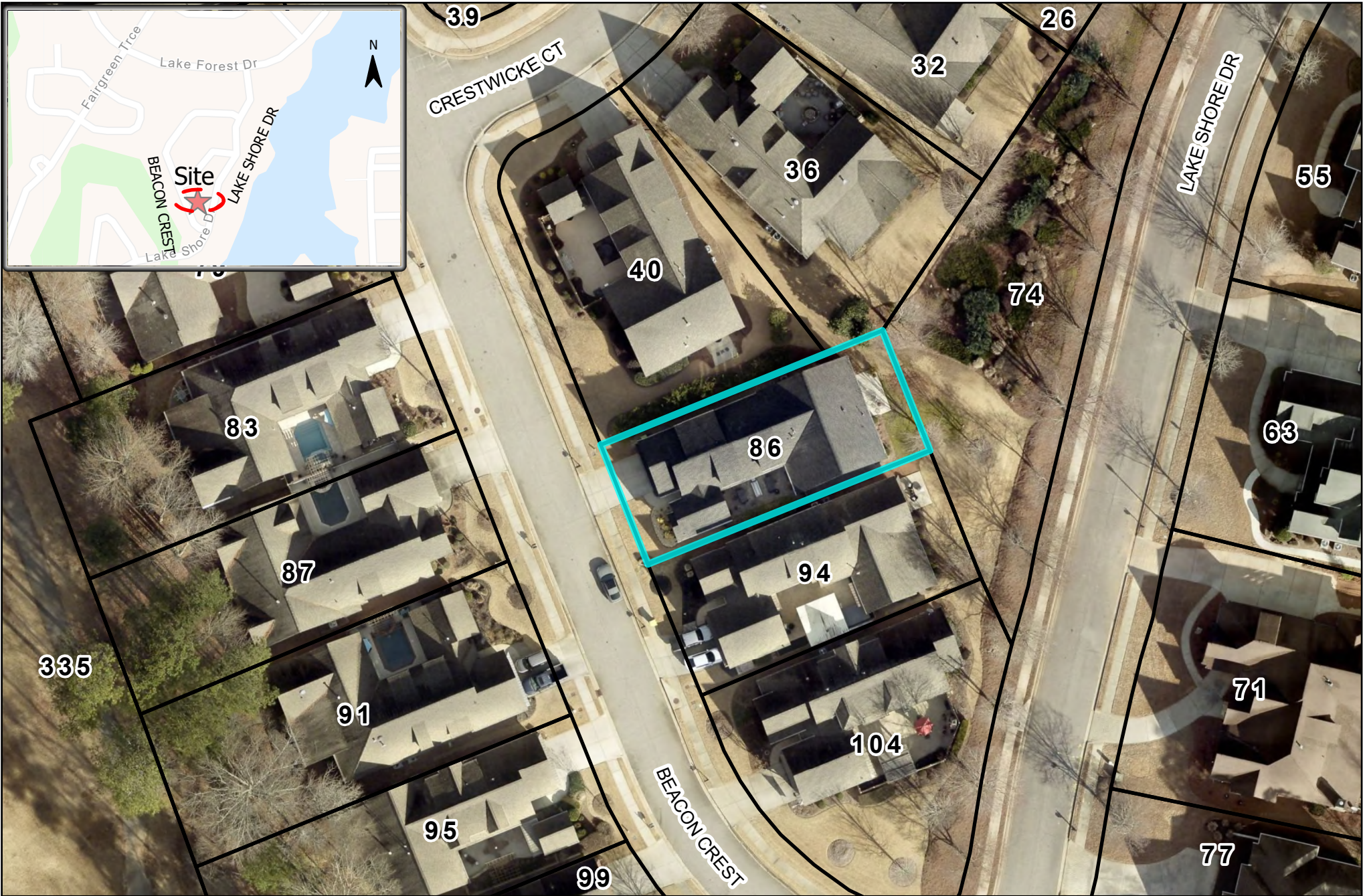
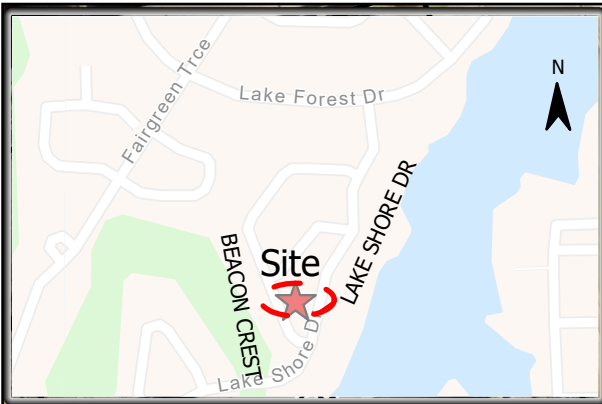
Options:

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

Staff's assessment of this request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff feels that this request meets the following standards: 1, 4, 5, & 6

Attachments:

Application



CITY OF NEWNAN

Project Location



1" = 600 feet

Date: 8/14/2024 3:08 PM



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

Project Location



Parcel # SG6 172

ADDRESS
86 BEACON CREST
NEWNAN, GA 30265



**Example of type of
screened-in porch the
applicant plans to build
on the existing concrete
patio**



**View of rear façade
with existing
concrete patio**



**Close-up view of
rear façade with
concrete patio**



**View of small
rear yard and
sloping terrain**



**View of subject
property (grey
house to the right)
and adjacent
neighbor to the
south at 94
Beacon Crest
(beige house to the
left)**



View of subject property and yard that slopes toward rear property line. Note - Neighbor to the north at 36 Crestwicke Court is on the other side of the landscaped tree area.



**View of rear yard
facade and
south-facing side
facade**



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received 8-14-2024 

Name of Applicant Andy Adams

Mailing Address _____

Telephone 678-776-6959

E-Mail: andy@falconhomesinc.com

Property Owner (Use back if multiple names) Robert & Cynthia Calta

Mailing Address 86 Beacon Crest, Newnan, GA 30265

Telephone 706-284-4555

Address/Location of Property 86 Beacon Crest, Newnan, GA 30265

Tax Parcel No.: SG6 172

Present Zoning Classification: Residential - PDR

Present Land Use Residential

Intended Use Adding 10' x 18' screened in porch on rear of residential home

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) _____ of the Zoning Ordinance/Subdivision Regulations: PDR

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?

No less than 20 ft to rear property line.

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

Residential

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 property line to the north (36 Crestwicke Ct) uniquely extends from west to east on a bias, extending behind our property (86 Beacon Crest). The property line thus limits the distance from our proposed structure to the property line to less than the codified 20 ft setback.
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?
The extraordinary & exceptional conditions of how the property line extends behind our property limits our ability to enjoy views of the lake from an enhanced furnished room (unlike a patio) and reciprocate to neighbors who invite us to their screened porch for local social gatherings.
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 minimum extent that would be necessary for this is porch 10 ft.
This screened in porch will not add any impairment of any view, access or use of any other properties.

The Planning Commission shall base its required findings upon the particular evidence presented 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 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.

Robert & Cynthia Calta

Robert & Cynthia Calta

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY

Chris Cole

DATE OF FILING

8-14-2024

PC MEETING DATE

10-8-2024

DATE OF NOTICE PUBLICATION

9-4-2024

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 Robert & Cynthia Calta

Telephone Number 706-284-0132

Address of Subject Property 86 Beacon Crest
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.

Cynthia Calta

Signature of Property Owner

Personally appeared before me

Cynthia Calta

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

Deanna Campbell

Notary Public

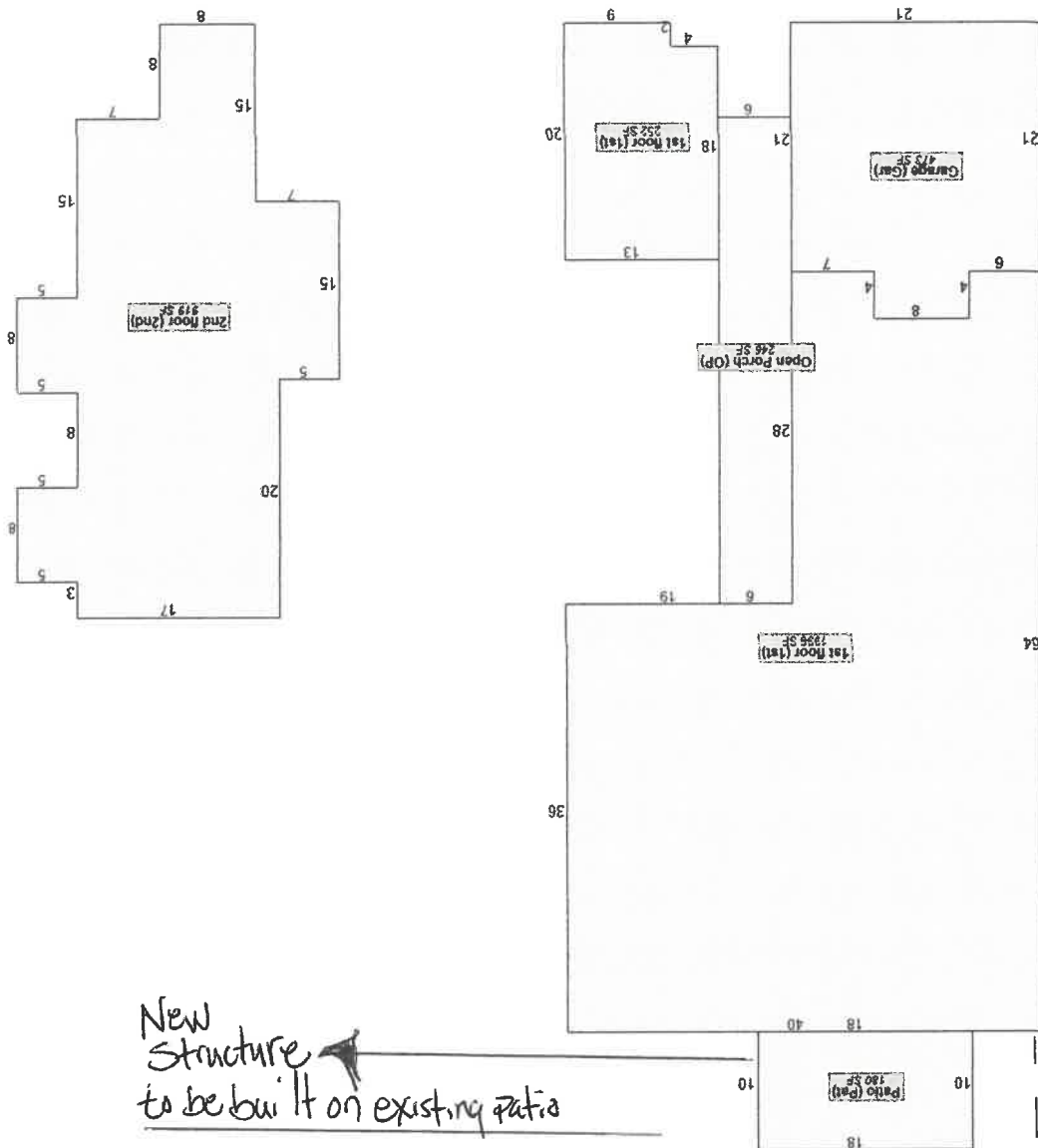


(Affix Raised Seal Here)

8/13/2024

Date

Site Plan (cc)

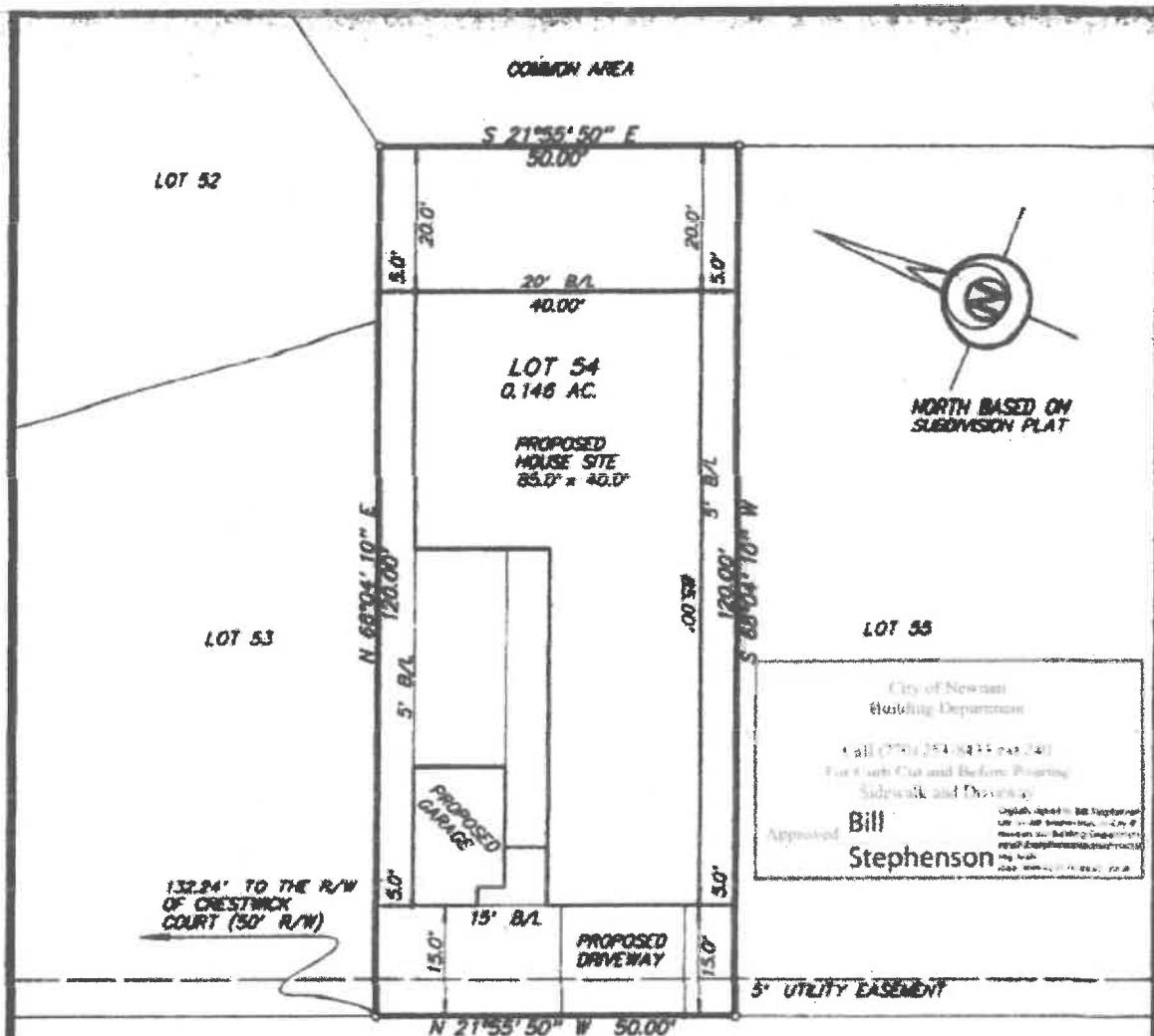


New Structure
to be built on existing patio

proposed
setback
with porch
addition (cc)

required
rear
setback
distance
(cc)

Property line



BEACON CREST (50' R/W)

N.T.P.

NOTE:
Proposed House Site
by this office ONLY.
Boundary data taken
from a plat or deed
by others.

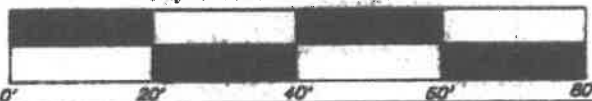
3-3" SHADE TREES



This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

NOTE:
DISTANCES FROM THE PROPOSED HOUSE CORNERS TO THE PROPERTY LINES OR TO ANY ADJACENT STRUCTURES DO NOT ACCOUNT FOR ANY EXTERIOR FINISH MATERIAL PLACED ON THE HOUSE.

Graphic Scale: 1 inch = 20 feet



In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 13077C0251C
Dated: MAY 16, 2006

PREPARED FOR:

CHADWICK HOMES

SUBDIVISION: **BEACON CREST AT SUMMERGROVE (AKA POD 12)**

PLAT BOOK 83,
PAGES 67-71

LOT 54

LAND LOT: 15

DATE: 12/08/09

BLOCK

5th DISTRICT

REV.

SCALE: 1" = 20'

CITY OF NEWNAN
COWETA COUNTY, GA.

JOB No. 0911008

**W.D. Gray and
Associates, Inc.**

land surveyors - planners

180 GREENCASTLE ROAD
PH 770-498-7552

SUITE B TYRONNE, GA. 30080
FAX 770-498-0486



APPEARANCE STATEMENT

Public Hearing Attendance Requirements

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

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

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

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

The Planning Commission will hear your request on October 8, 2024 at 7:00 PM

IMPORTANT

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

Applicant's Name: Andy Adams
(Please Print)

Applicant's Signature: [Signature]

Date: 8/14/24

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



City of Newnan, Georgia – Planning Commission

Date: October 8, 2024

Agenda Item: Certificate of Appropriateness Request –17 Augusta Drive

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: This item involves a certificate of appropriateness request from John Bynum regarding planned enhancements for the building at 17 Augusta Drive. This building is the site of the former Newnan Hosiery Mills/Mann’s Hosiery Mill. According to tax records, the building was built in 1926 and is currently vacant (with ongoing clean up and repairs underway).

Background:

Zoning District	Light Industrial (ILT)
Proposed Land Use	To Be Determined (please see attached “Proposed Design” depictions showing a possible mix of uses)
Parcel #	N05 0005 001A
Parcel Size	4.75 +/- acres

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 the following Zoning Ordinance sections:

- Section 5-6(c)(4) that states, “Improvements to exterior walls covering of more than 25% of the total wall area shall subject the improvements to the standards of this section.”
- Section 5-6(c)(6) that states, “Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section, regardless of the age of the structure. For structures that are 50 years old or older, approval for demolition requires a public hearing before the Newnan City Council and not the Newnan Planning Commission.” Staff Note- After this certificate of appropriateness review, the applicant may have to go before City Council to get demolition approval if it is determined that the portion (that is to undergo demolition) is more than 50 years old. The Building Department is working with the applicant now to determine that age.

This project includes a proposed partial demolition, as well as proposed improvements to the existing building. Regarding the proposed demolition, the applicant stated that he intends to remove the forward section of the building. He added that this area is beyond reasonable repair and was an addition that never matched the architecture of the original structure. In addition, he stated that the area covered by this section of the building will be stabilized with grass and landscaped similar to adjacent areas. Staff Note – Please see the attached sketches and photo that show the proposed portion to be demolished.

Regarding the proposed improvements to the existing building, the applicant indicated the following overall changes (in *italics*):

The existing structure at 17 Augusta Drive requires significant repairs. The following changes and additions to the front elevation of the existing structure are proposed.

1. *Front overhang - The original roof overhang is 24" deep. The overhang must be replaced and is requested to be 7' deep. The overhang will be supported by structural steel brackets (see attached detail) that have been engineered to support the load. The new structure and overhang are in keeping with the industrial design of the building and mimics existing steel structure inside the building. The overhang will assist in protecting the front elevation from weather and should be aesthetically pleasing.*
2. *Front Entry Units - The previous owner had removed 2 window units and 1 pedestrian door in order to install a roll-up door. The area is unsightly and the door is no longer operational. The space, which is 17' wide x 15' tall needs to provide access into the building as well as provide visual appeal. To provide some symmetry, there should be a second entry unit installed on the opposite end of the building. The locations of the units are marked in the attached photo. The proposed entry unit drawings are attached and will be made to replicate old, swinging, bifold doors that would have been used prior to the development of overhead doors. These units will be custom made from original wood reclaimed from the building. Their presence will provide an appealing entrance to interior spaces.*

The designs and applications of the proposed changes listed above have been developed with the influence and feedback from the architectural firm of Historical Concepts. There is historic precedent of these designs dating back to the early American and European industrial period.

Staff Note – Please see the attached drawings for a visual overview of the proposed project.

The properties in the vicinity of this site include a mixture of industrial, office and institutional, food service, 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 17 Augusta Drive:

- a) **Building Orientation and Setback** – There will be no changes in the orientation. The proposed enhancements will also not further encroach in any required setbacks.
- b) **Directional Emphasis** – There will be no change in terms of directional emphasis based on the improvements to be made by the applicant.
- c) **Shape** – The principal elements and shapes proposed for the structure will be compatible with the existing building, including the new front entry units and front overhang. The demolition of the more recent addition to the building will also contribute to the building matching its original shape.

- d) **Proportion** – The proposed individual elements to be renovated are consistent with the dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The renovation will not 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** - There will be no changes in terms of scale and height. Also, the existing footprint is being reduced with the proposed demolition of the more recent addition.
- h) **Architectural and Site Elements** – The renovations will complement the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the certificate of appropriateness for the renovations associated with 17 Augusta Drive.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Conclusion:

Staff forwarded the applicant’s proposal to our Main Street Department for review as well. Please see the attached letter from Main Street Manager Abigail Strickland. In the letter, Ms. Strickland stated in part, “The project aligns with sustainable development goals, emphasizing adaptive reuse and community-focused planning. The preservation of key architectural elements will ensure that the character of the mill is maintained, while the necessary updates will enhance safety and accessibility for all residents.”

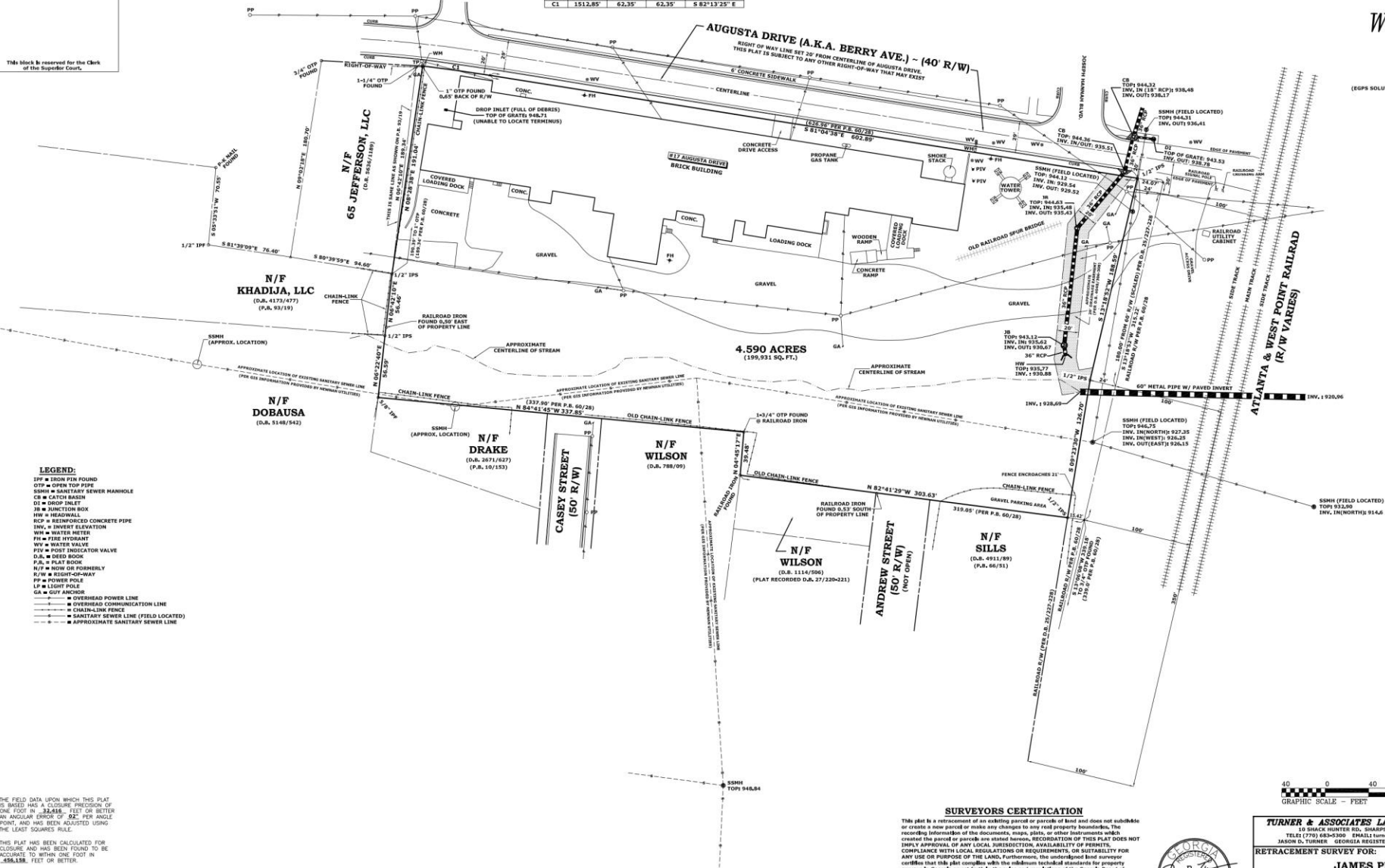
In conclusion, staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the *Downtown Design Overlay* district (DDO). **Therefore, staff would recommend Option A; approve the certificate of appropriateness request.**

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

Previous Discussions with Commission: None

This block is reserved for the Clerk of the Superior Court.

CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	1512.85'	62.35'	62.35'	S 82°13'25" E



- LEGEND:**
- IPP = IRON PIN FOUND
 - OTF = OPEN TOP PIPE
 - SSHH = SANITARY SEWER HANNOLE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - JB = JOINT BOX
 - HW = HEADWALL
 - RCF = REINFORCED CONCRETE PIPE
 - INV. = INVERT ELEVATION
 - WH = WATER HETER
 - PH = FIRE HYDRANT
 - WV = WATER VALVE
 - PIN = POST INDICATOR VALVE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - N/E = NOW OR FORMERLY
 - R/W = RIGHT-OF-WAY
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GA = GUY ANCHOR
 - = OVERHEAD POWER LINE
 - = OVERHEAD COMMUNICATION LINE
 - = CHAIN-LINK FENCE
 - = SANITARY SEWER LINE (FIELD LOCATED)
 - = APPROXIMATE SANITARY SEWER LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET OR BETTER AN ANGULAR ERROR OF 82" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 25,000 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 35 PRO TOTAL STATION.

BASES OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A CARLSON BRV GPS ROVER UTILIZING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK

AS PER F.I.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA; MAP NUMBER 13077031435; EFFECTIVE DATE: FEB. 06, 2013. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

SURVEYORS CERTIFICATION

This plat is a recitment of an existing parcel or parcels of land and does not constitute or create a new parcel or make any change to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys by Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.G.S.A. Section 15-6-67.

Jason D. Turner
Jason D. Turner GA, L.S., # 2795

02-19-2024
Date



TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD., SHARPSBURG, GEORGIA 30277
TELE: (770) 685-3300 EMAIL: turner&associates@turnerandassociates.com
JASON D. TURNER - GEORGIA REGISTERED LAND SURVEYOR NO. 2795

RETRACEMENT SURVEY FOR:

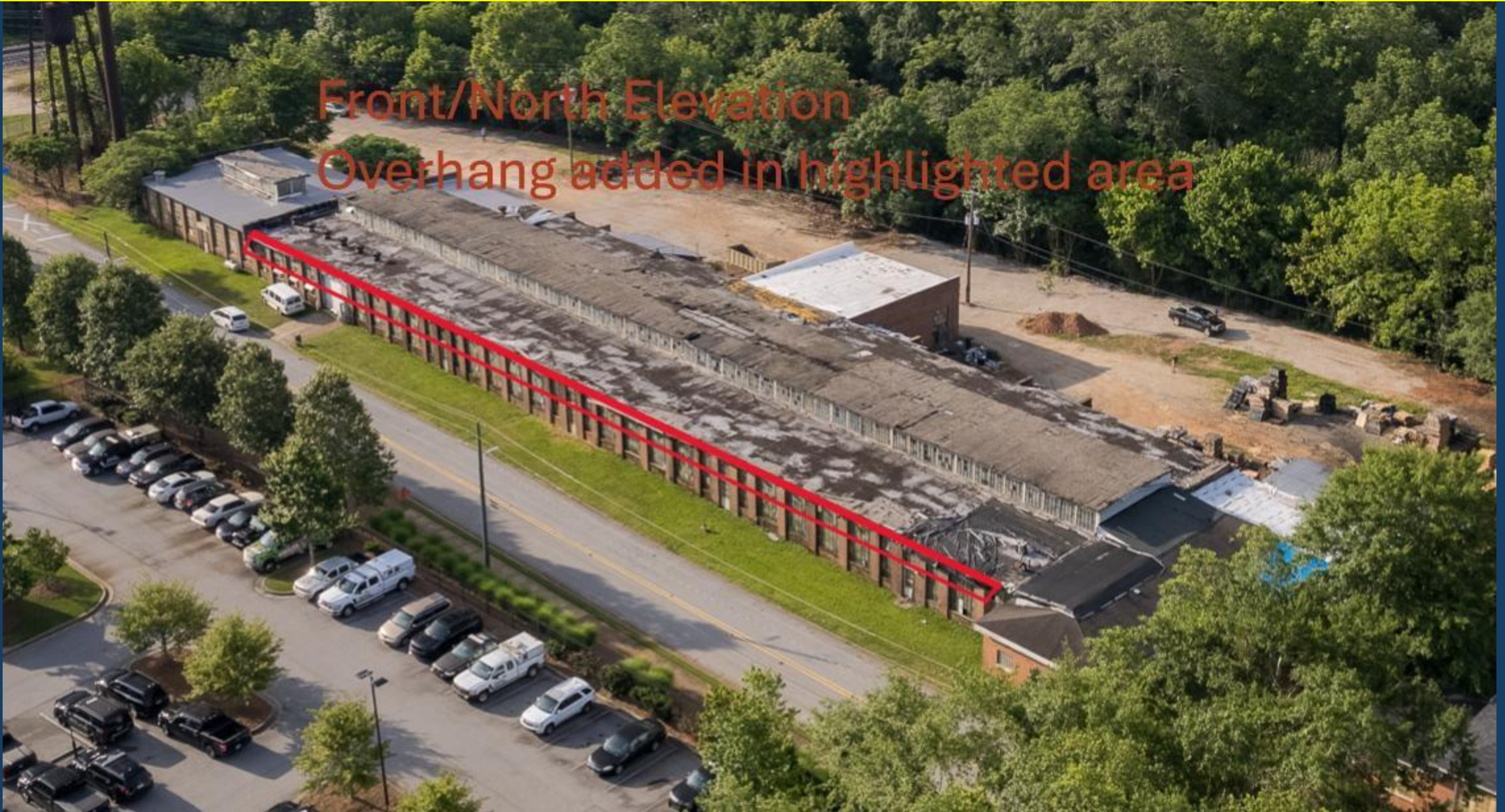
JAMES PRICE

17 AUGUSTA DRIVE TAX L.D., # N05 0005 001A
LOCATED IN LAND LOT 25 30 LAND DISTRICT
COWETA COUNTY, GEORGIA CITY OF NEWMAN

SCALE: 1" = 40' PLAT DATE: 02-19-2024 REVISED:

DATES OF FIELD WORK: 01-22-2024; 01-23-2024; 01-24-2024 DISK #1 2024

DRAWING #1 2024004



New Doors

New Doors

NORTH ELEVATION

North Elevation – Proposed “New Door” areas shown on photo



South/Rear Elevation

South/Rear Elevation

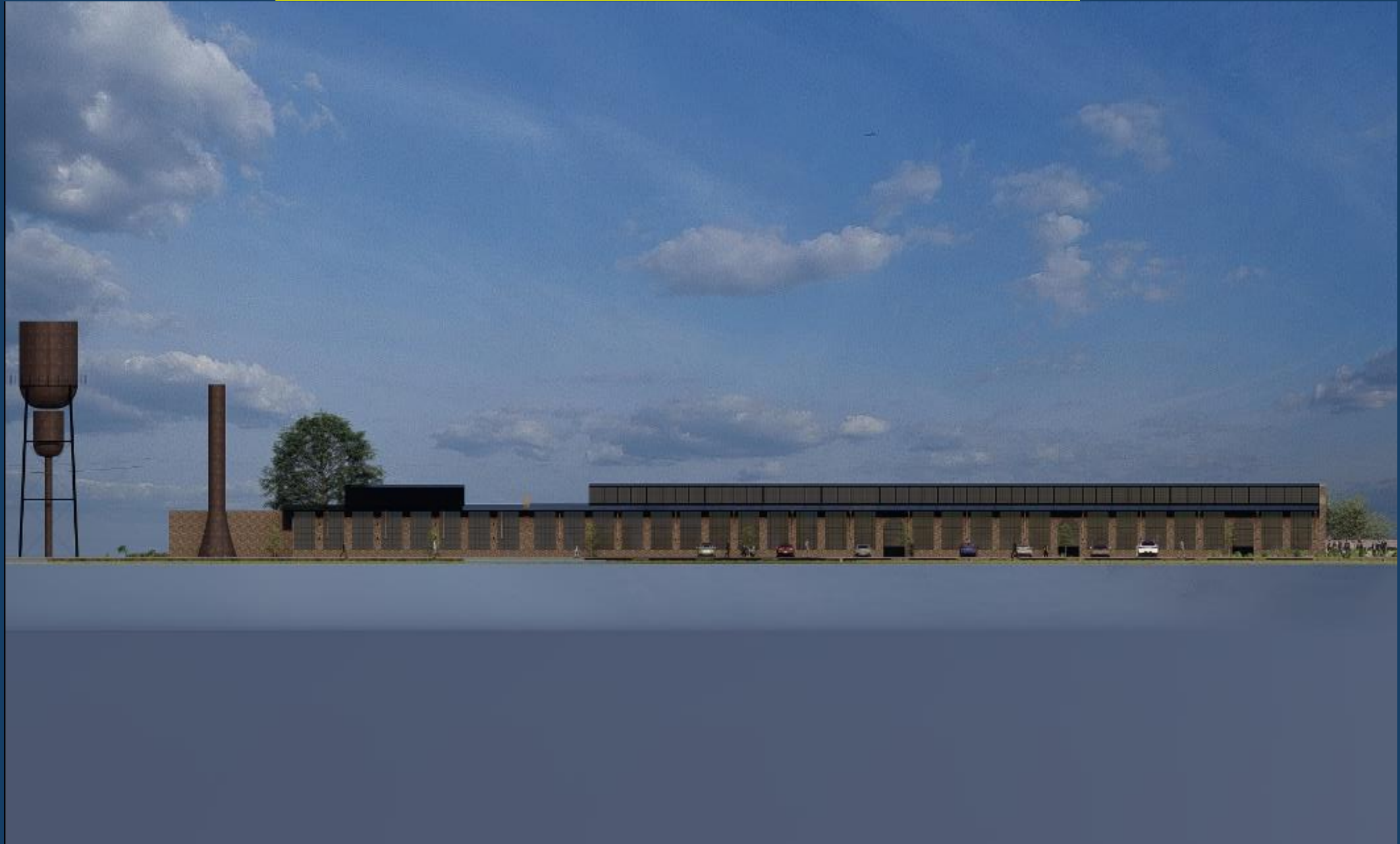
Proposed Design



Proposed Design



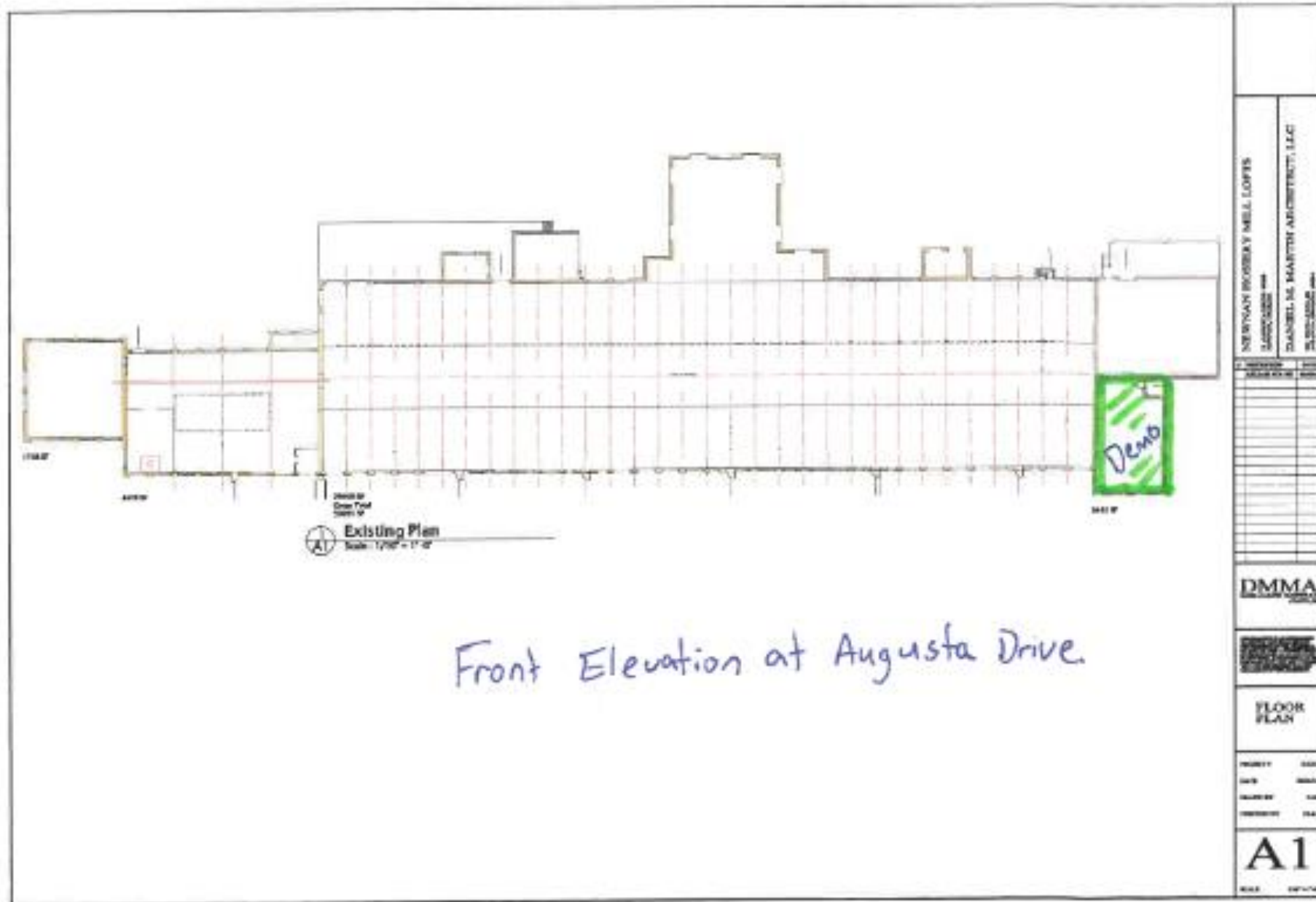
Proposed Design



Proposed Design

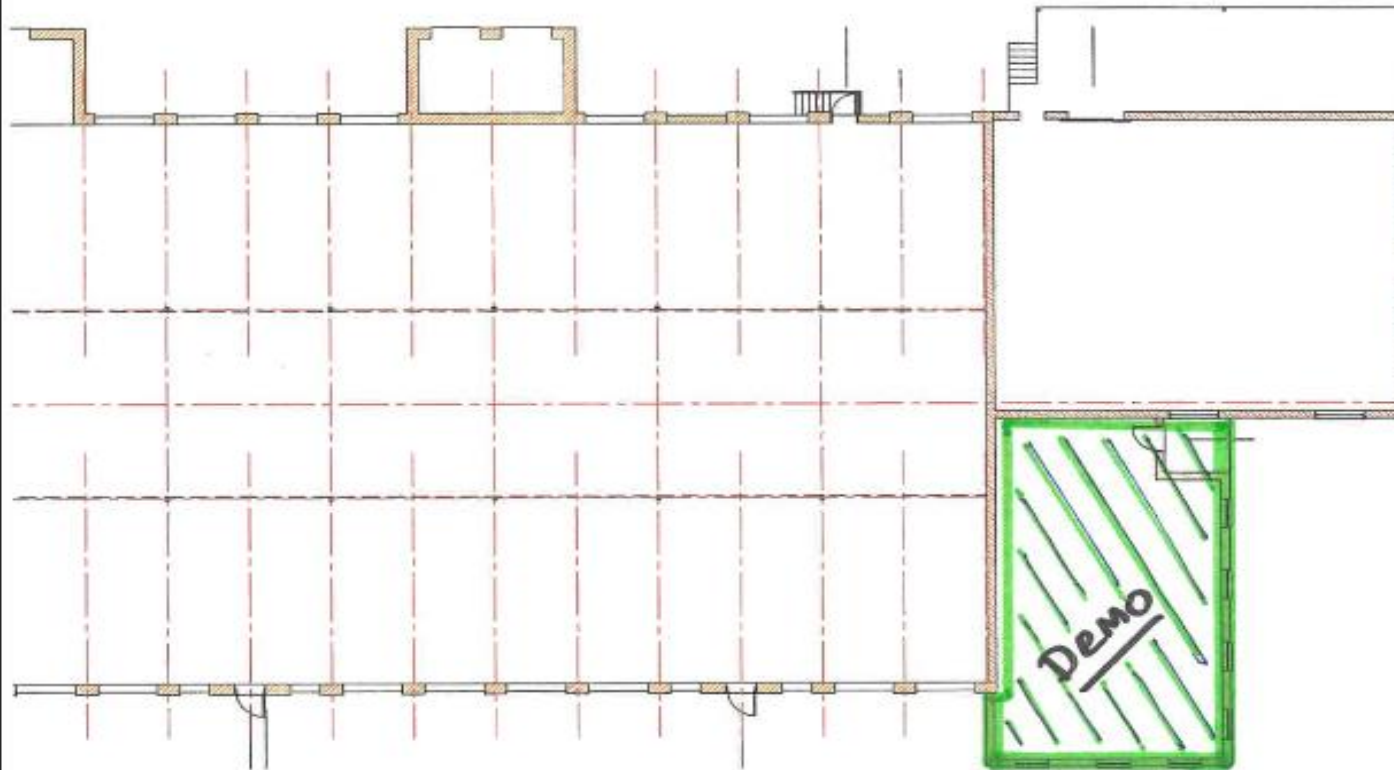


Proposed Demo Area in Green Highlight



Proposed Demo Area in Green Highlight

17 Augusta Drive.



The highlighted Area is beyond repair and of no value.

Front Elevation

NEWNAN HOSIERY

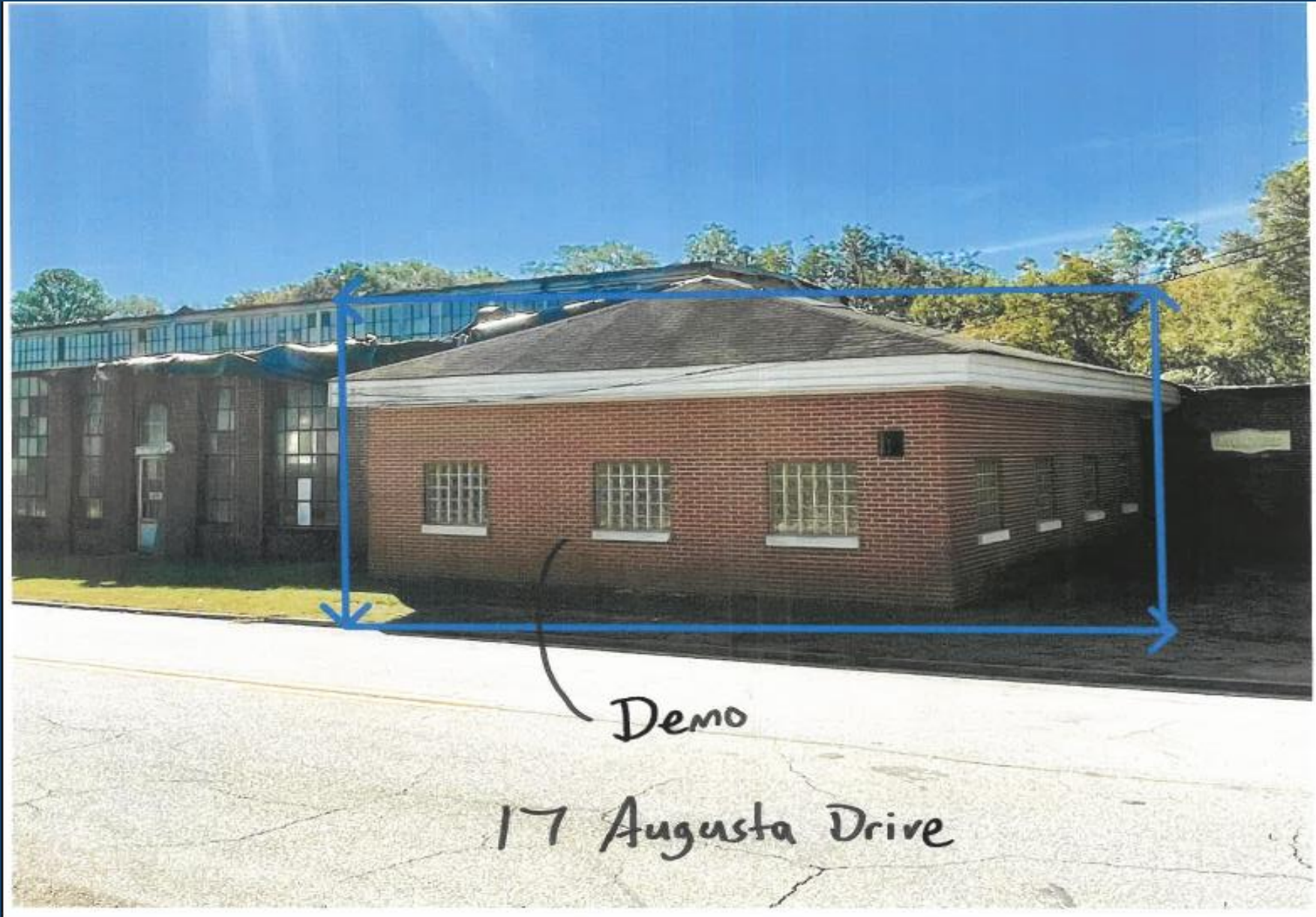
17 AUGUSTA DRIVE 30263
NEWNAN, GEORGIA

DANIEL M. MARTI

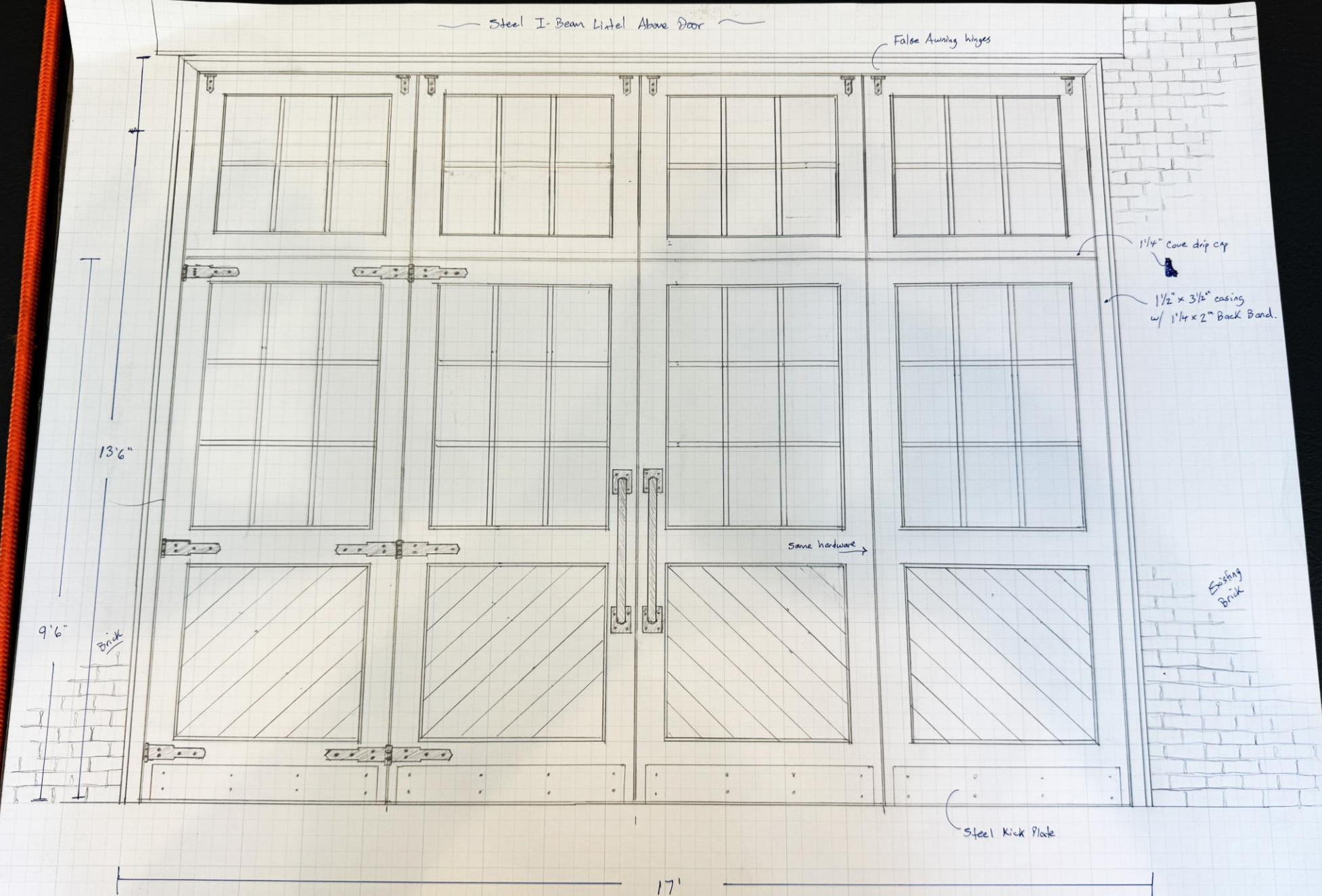
200 SEVILLE CHASE
ATLANTA, GEORGIA 30328
DMARCTH@AOL.COM

[illegible]

View of Proposed Demo Area in Blue Box Area

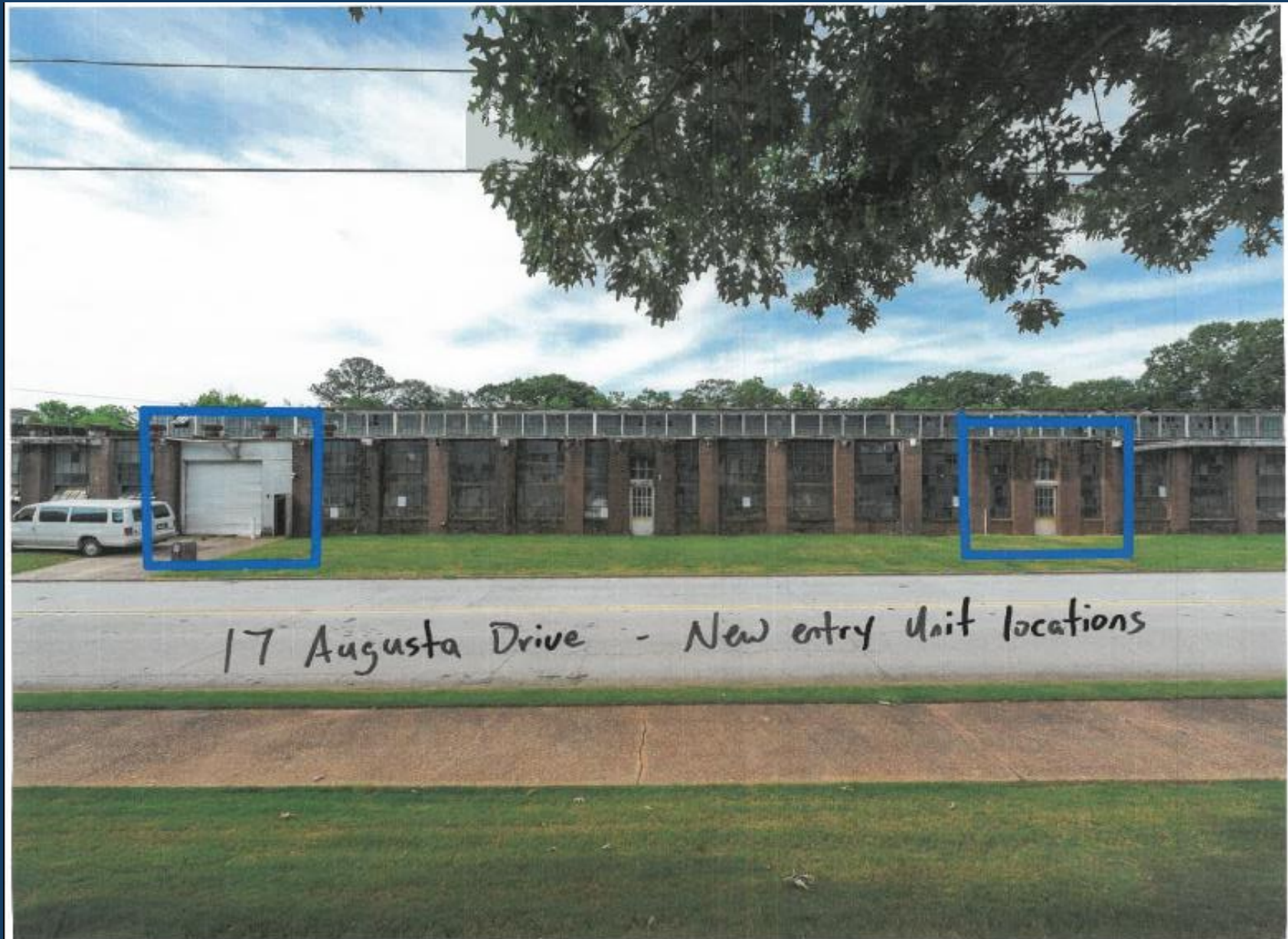


Proposed
Door
Design



17 Augusta Drive, Newnan

Proposed Entry Unit Locations in Blue Highlight



Proposed Entry Unit Locations in Green Highlight

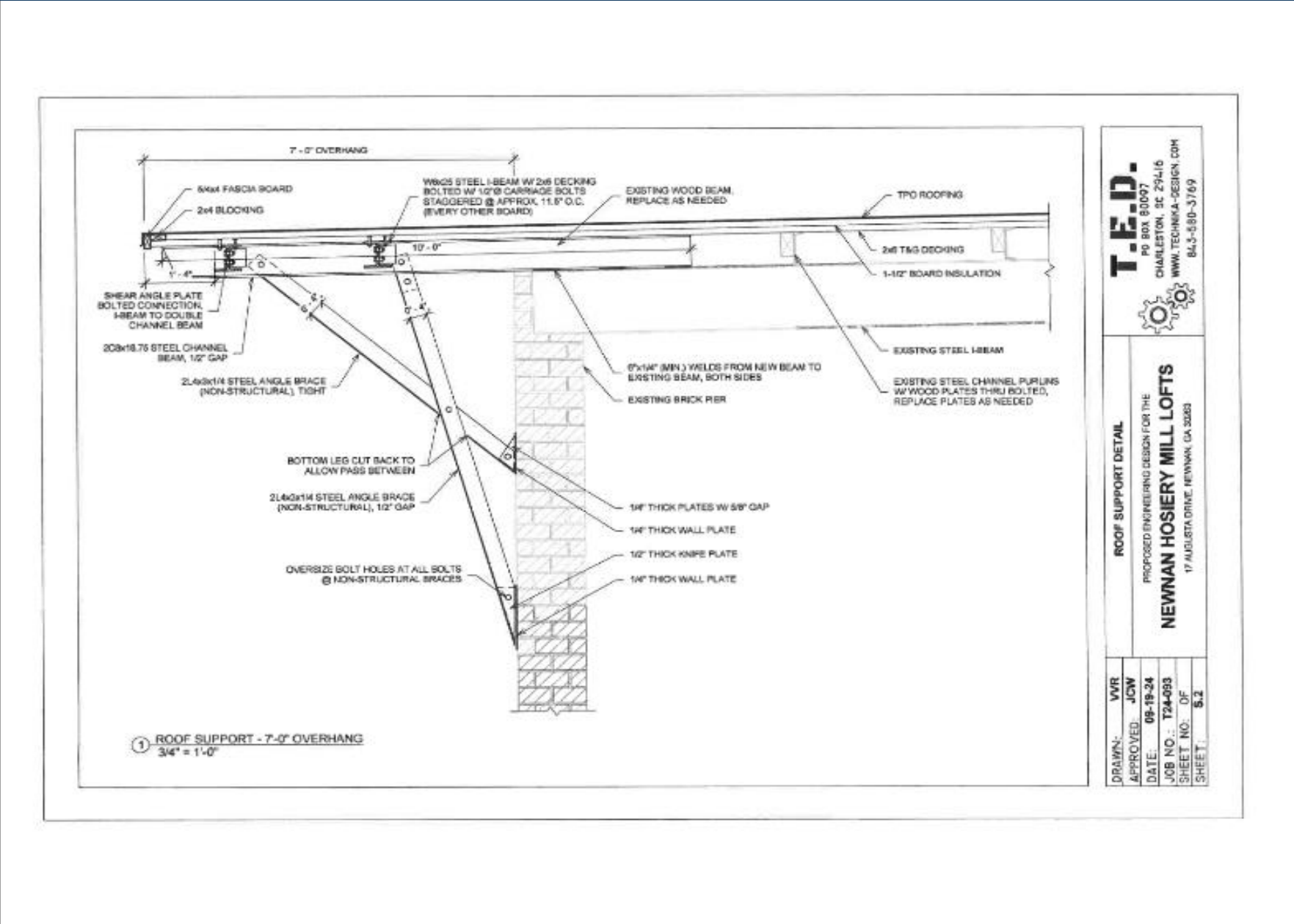


One of the Proposed Entry Unit Locations in Blue
Highlight



New front entry unit
17 Augusta Drive

Proposed Roof Support Detail





NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 17 Augusta Drive Newnan GA
Name of Applicant John Bynum
Mailing Address 130 Deerwood Trail Sharpsburg GA 30277
Telephone 678-725-2848
Property Owner (Use back if multiple names) 17 Augusta LLC
Mailing Address 130 Deerwood Trail Sharpsburg GA 30277
Telephone 678-725-2848
Map # N _____ Block # _____ Parcel # N05 0005 001A Land Lot _____
District/Section _____ Present Zoning Classification Industrial
Present Land Use Industrial

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
☒ Repairs or Alterations
☒ Demolition

(X) - involves repairs or Alterations AND demolition

- ☐ Relocation of Building
☐ Sign Erection or Placement
☐ Other

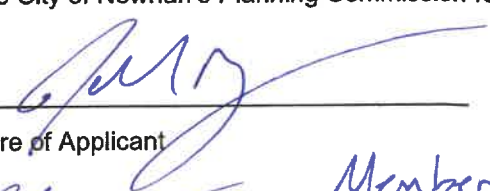
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary):

Remove forward section of Building shown on attached plans
This area is beyond reasonable repair & was an addition that
never matched the architecture of the original structure.
The area covered by this section of building will be stabilized
with grass and landscape similar to adjacent areas.

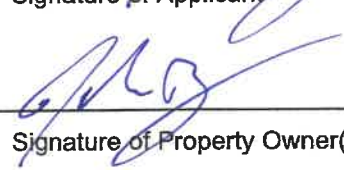
Included with the application, the following information is required:

- ✓ 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)

Member.
17 Augusta LLC

FOR OFFICIAL USE ONLY

RECEIVED BY CHRIS COLE

DATE OF FILING 9-23-2024

PC
HRC MEETING DATE 10-8-2024

DATE OF NOTICE PUBLICATION -

ACTION TAKEN (DATE) _____

17 Augusta Drive - Front Elevation

Proposed changes and additions

The existing structure at 17 Augusta Drive requires significant repairs. The following changes and additions to the front elevation of the existing structure are proposed.

1. Front overhang - The original roof overhang is 24" deep. The overhang must be replaced and is requested to be 7' deep. The overhang will be supported by structural steel brackets (see attached detail) that have been engineered to support the load. The new structure and overhang are in keeping with the industrial design of the building and mimics existing steel structure inside the building. The overhang will assist in protecting the front elevation from weather and should be aesthetically pleasing.
2. Front Entry Units - The previous owner had removed 2 window units and 1 pedestrian door in order to install a roll-up door. The area is unsightly and the door is no longer operational. The space, which is 17' wide x 15' tall needs to provide access into the building as well as provide visual appeal. To provide some symmetry, there should be a second entry unit installed on the opposite end of the building. The locations of the units are marked in the attached photo. The proposed entry unit drawings are attached and will be made to replicate old, swinging, bifold doors that would have been used prior to the development of overhead doors. These units will be custom made from original wood reclaimed from the building. Their presence will provide an appealing entrance to interior spaces.

Note: The designs and applications of the proposed changes listed above have been developed with the influence and feedback from the architectural firm of Historical Concepts. There is historic precedent of these designs dating back to the early American and European industrial period.



Dear Members of the Planning Commission,

I am writing regarding the proposed redevelopment of the historic hosiery mill located on Augusta Drive. While I understand that this project involves partial demolition, I firmly believe that the benefits it will bring to our community far outweigh the concerns surrounding the loss of certain structural elements.

The hosiery mill has long been a part of our city's heritage, embodying the industrious spirit of our community. However, as time has passed, the building has suffered from neglect and disrepair, leading to safety concerns and an overall decline in its aesthetic appeal. The redevelopment project presents an invaluable opportunity to breathe new life into this historic structure, transforming it into a vibrant space that honors its past while paving the way for future growth.

By revitalizing the mill, there will be jobs are created, new businesses open, and enhance our local economy. The planned redevelopment aims to include mixed-use spaces that will support commercial, and residential opportunities, making it a focal point for community engagement and economic activity.

Moreover, the project aligns with sustainable development goals, emphasizing adaptive reuse and community-focused planning. The preservation of key architectural elements will ensure that the character of the mill is maintained, while the necessary updates will enhance safety and accessibility for all residents.

Sincerely,

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