



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan **Board of Zoning Appeals**

Agenda for November 5, 2024 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. October 1, 2024 Meeting Minutes
3. Public Hearings
 - a. Public Hearing-Special Exception and Variance Request-9 Lee Street
 - b. Public Hearing-Special Exception Request-12 Savannah Street
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
Board of Zoning Appeals
Meeting Minutes
October 1, 2024
10:00 a.m.

Board Members in Attendance: Kris Lovell, Cliff Smith, Skin Edge, Ken Parker, Sally Hensley, Willie Walton, Frank Flournoy

Board Members Absent:

Others in Attendance: Chris Cole, Senior Planner
Samantha Wood, Planning & Zoning Administrative Assistant
Dean Smith, Senior Planner
Brad Sears, City Attorney
Hasco Craver, Assistant City Manager

CALL TO ORDER

Chairman Edge called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the September 3, 2024, meeting minutes. Flournoy motioned to approve the minutes. Lovell seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 83 Canyon View Drive – 2024-15

Chris Cole gave the staff report. He stated that this request is for a variance to reduce the minimum rear setback in order to extend the existing patio slab and to cover it with a roof. Cole added the proposed patio extension will be located 18 feet from the rear property line, instead of the required 30 feet.

Cole mentioned that the request was originally scheduled to be heard by the BZA on July 2, 2024, but was continued until the October 1st, 2024, meeting to afford the time needed to amend the zoning ordinance on the variance standards for hardship.

Cole stated the applicant wishes to convert his existing rear 12' x 20' (240 square feet) concrete slab patio to a 13' x 27' (351 square feet) covered concrete slab patio. He said the proposed covered patio would be in keeping in design with the existing front patio the applicant currently has on his house. Cole added the existing rear patio is in compliance with the minimum setback requirement because the patio is uncovered and meets the 5 foot minimum setback required for an uncovered patio; however, once a patio is covered with a roof, it becomes part of the primary structure and thus has to meet the minimum setback requirements for principal buildings.

Cole showed various slides depicting the residence and the proposed patio space. He reviewed the standards for granting variances and concluded that the application meets 4 of the 7 standards. Cole summarized how standards 1, 4, 5 and 6 were met. He added that the board had heard and approved 18 of these types of cases since 2014. Cole also mentioned that no objections had been received by staff. He concluded by stating that staff recommends approval of the application.

Chairman Edge asked the applicant to come forward and state their name for the record.

The applicant, Jorge Mendoza, was sworn in by Brad Sears. Mendoza thanked Cole for his presentation. Mendoza stated that he has HOA approval and there have been no objections from his neighbors.

Parker asked if the slab was originally part of the home build. Mendoza stated that it was there when the home was originally built.

Chairman Edge asked if there was anyone in attendance to speak in favor/opposition of this application. With no one coming forward, Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance request at 83 Canyon View Drive. Lovell seconded the motion.

MOTION CARRIED (7-0)

Variance Request 25 Mansour Circle – 2024-18

Dean Smith gave the staff report. He stated that the request, like the previous one, was originally scheduled to be heard by the Board on July 2, 2024, but had been continued to afford the time needed to amend the zoning ordinance on the variance standards for a hardship.

Dean Smith stated the rear setback for this property is 35 feet and the applicant is seeking approval to construct a covered patio, which would reduce the rear setback to 19.9 feet. He said the home is situated with a much larger front yard than rear. Dean Smith added the home sits elevated on a hill and was built with a partial basement. He said the main level of the home has a very flat backyard, but it was too shallow to construct an outdoor living space per the current setback requirement. Dean Smith concluded by stating that staff has reviewed the application and noted that it meets 4 of the 7 standards for granting a variance. He stated that staff recommends approval of the variance.

The applicant, Kathryn Owens, was sworn in by Brad Sears.

Owens stated she bought an 84 year old home which was in poor condition. She added that she had spoken to her neighbors about the improvements and they were all on board.

Chairman Edge asked if there was anyone in attendance to speak in favor/opposition of the application. With no one coming forward Chairman Edge closed the public hearing.

Hensley made a motion to approve the variance request at 25 Mansour Circle. Flournoy seconded the motion.

MOTION CARRIED (7-0)

Variance Request 9 Sherwood Drive – 2024-20

Dean Smith gave the staff report. He stated that the applicant would like to add a new room to the existing home, but the zoning district has a setback of 12 feet and the addition would be 5 feet 8 inches from the property line. Dean Smith added that this lot is unique in shape as the further back the lot goes the narrower it gets. He reviewed the standards for granting a variance and stated that the application meets 5 of the 7 standards. Dean Smith explained that these older properties were platted before the ordinance changed. He concluded by stating that staff has received no objections as of the date of this hearing and therefore, recommends approval of the variance request.

The applicant, Jackson Horne, was sworn in by Brad Sears.

Hensley asked if the addition would be to the right or left of the house. Horne stated that it would be on the left.

Chairman Edge asked if the neighbors were okay with the addition. Horne stated that he has spoken with them and they were fine with his plans.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application. With no one coming forward, Chairman Edge closed the public hearing.

Hensley made a motion to approve the variance request at 9 Sherwood Drive. Flournoy seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 10 Sherwood Drive – 2024-21

Ken Parker recused himself due to his role as the applicant for this case.

Dean Smith gave the staff report. He stated that the ordinance has a limit of 1,000 square feet for detached structures and the applicant is requesting 1,872 square feet. Dean Smith explained that the applicant plans to add a new detached 3 car garage and the elevation change will require a 3'-4' foundation wall to eliminate issues with water runoff. Dean Smith said the applicant felt a two-story structure would complement the existing home elevations

and they would like to make the second-floor useable space for storage or additional living space.

Dean Smith stated that staff has received no objections to this application as of the date of this hearing. He reviewed the standards for granting a variance and said the application meets 4 of the 7 standards. Dean Smith concluded by stating staff suggests approval of the application.

The applicant, Ken Parker, was sworn in by Brad Sears. Parker stated that the footprint of the structure is 980 square feet with the opportunity to finish the 2nd floor, which pushed the square footage to 1,872.

Chairman Edge asked if there was anyone in attendance to speak in favor/opposition of the application. With no one coming forward Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance request at 10 Sherwood Drive. Lovell seconded the motion.

MOTION CARRIED (6-0)

New Business

None

ADJOURN

Hensley made a motion to adjourn the meeting at 10:26 a.m. Flournoy seconded.

MOTION CARRIED (7-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: November 5, 2024

Application Number: 2024-22

Agenda Item: Special Exception & Variance Request – 9 Lee Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: Special exception & Variance request by Kevin & Carrie Wendelburg, Inc pursuant to Article 1-7 (g) and Article 4 to expand a existing legal non-conforming structure and seek a variance on building setback

Applicant: Kevin Wendelberg
Carrie Wendelberg
9 Lee Street
Newnan, GA 30263

Property Owner: Five Chickens, LLC
147 Greenridge Way
Newnan, GA 30265

Zoning: Low Density Office and Institutional District (OI-1)

Present Use: Residential- single family dwelling

Proposed Use: Residential-single family dwelling expansion

Pertinent Regulations: Article 1, Section 7 (g) and Article 4, Table 4-B

Applicant's Position: The applicant has submitted plans to add a single car garage, approximately 300 square feet in size, to the to the structure at 9 Lee Street. In doing so, the side building setback (which is 12 feet in the OI-1 zoning district) would need to be reduced to 0 feet.

The applicant states, in part, "...The property is our home...A single family 4 bedroom house grandfathered into zoning OI-1...I am asking to build a single car garage measuring 25'X12' to be located on my driveway abutting my house....this request is consistent with many of the other single family homes in my neighborhood....It is the only place I can put my garage, on my driveway, next to my house...Driveway is located on the property line....Allow me to place a garage on my driveway consistent with the placement of other garages in the neighborhood...."

Enclosed are materials provided by the applicant illustrating the scope of the proposed renovation work, which will include adding more landscaping to the existing site, including landscape islands in the parking lot.

Issues for consideration for the expansion, continuation, alteration or major repair of non-Conformities:

The BZA shall not approve the proposed expansion, alteration, or major repair unless and until it finds, based on the evidence and testimony received at the hearing or otherwise appearing in the record of the case, that the proposed expansion, alteration, or major repair meets the standards set forth in this section, as well as the following:

(1) Intent.

- a. The intent of this subsection is to allow the continuation of any nonconformity and the normal maintenance and repair thereof, but to require any expansion, alteration, or major repair of a nonconformity to obtain a special exception to determine whether it will substantially injure the value, use, and enjoyment of neighboring properties.
- b. For the purpose of this Subsection, "normal maintenance and repair" shall mean:
 - 1. Repairs that are necessary to maintain and to correct any damage or deterioration to the structural soundness of interior appearance of a building or structure without expanding or altering the building or structure;
 - 2. Maintenance of land areas to protect against health hazards and promote the safety of surrounding land uses;
 - 3. Repairs which are required to remedy unsafe conditions which cause a threat to public safety; and
 - 4. Repairs which are required to bring a structure up to the standards of the Americans with Disabilities Act (ADA).

(2) Special Exception Procedure.

- a. Unless this Section expressly provides otherwise, the expansion, alteration, or major repair of any nonconformity shall require a special exception and shall occur only as approved by the BZA in accordance with the procedures and standards set forth in the Procedures and Permits Article.
- b. In considering a special exception application, the BZA shall include in its analysis the following factors in addition to the standards outlined in the Procedures and Permits Article:
 - 1. The possible detriment or benefit to the owner of the nonconformity resulting from denying approval, from approving the request but requiring that the nonconformity be brought wholly or partially into compliance, or from approving the request;
 - 2. The possible detriment or benefit to the owners of nearby properties resulting from denying the approval, from approving the request but requiring that the nonconformity be brought wholly or partially into compliance, or from approving the request; and
 - 3. The possible detriment or benefit to the general public resulting from denying the approval, from approving the request but requiring that the nonconformity be brought wholly or partially into compliance, or from approving the request.
- c. The BZA may impose any conditions on approval in accordance with the Procedures and Permits Article.

- d. If the BZA permits a nonconforming use to expand, then the area of such expansion shall not exceed 25% percent of the area of the existing nonconforming use.
- e. In acting upon a special exception application, the BZA shall not order the discontinuation or termination of a nonconformity. If an application is denied, then the continuation, maintenance, and minor repair of the nonconformity shall still be allowed in accordance with the terms of this Article.

Basis for Granting Variances:

The Board of Zoning Appeals 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 the 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:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The house is presently 11 feet (10.91) away from its side building setback, meaning the structure is already non-conforming in terms of building setback on the west property line.**



2. Such conditions are peculiar to the particular piece of such property involved; **Existing location of house and driveway that would be a logical location for a single car garage.**
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; **A single car garage could be located in the rear of the property which would entail expansion of the driveway, and adding more impervious surface area, possibly requiring removal of trees to accommodate a structure in the rear.**
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 homeowner and should not engender any additional traffic, and 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
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. **- with older properties, developed and platted prior to the adoption of the current zoning ordinance, there are always specific instances where adjustments are needed to improve a house or property. These requests aren't recurring enough to enact any broad-based legislation and are situation specific. Furthermore, the process of evaluating each request on a case-by-case basis recognizes the need for certain projects to be sensitive to the area and any concerns from affected citizens.**

Planning Department's Review and Findings:

The property has been zoned as non-residential since 1999 as far as we can document. Since that time, the zoning map and ordinance have gone through two overhauls, one in 2000 and then again in 2017. In both 2000 and 2017, the zoning ordinance changes, including the zoning map were properly advertised and public notice was provided in accordance with the Zoning Procedures Act for the State of Georgia. The use of the property has been a residential use for many years. According to the tax records, the building at 9 Lee Street was built in 1947.

The issue before the BZA at this time is whether the City should allow the applicant to make improvements to the site and expand the building. The area of the proposed garage addition is within the 25% threshold. According to the tax records, the existing structure is 2,404 square feet. A 300 square foot single car garage addition signifies a 12% increase to the size of the structure. Staff have reviewed the application and visited the site. Staff does not believe that expanding the legal non-conforming structure will be detrimental to the adjoining property owners, nor to the general public. Additionally, staff believes that the request to reduce the building setback from 12 feet to 0 feet meets 5 of 7 hardship standards. There is an existing stormwater drainage pipe on the west side of the property, and an access easement area which provides inter-parcel access for the business at 57 Perry Street and the two townhouses at 55 Perry Street, which will render the future building of a structure near this garage, improbable.

The BZA has ruled similarly in 4 prior cases: 66 Jefferson Parkway in 2014; 13 McBride Street in 2017; 19 Millard Farmer Industrial Boulevard in 2023 and 26 Lambert Street in 2024.

Recommendation:

Options:

- A. Approve the special exception and variance request.
- B. Approve the special exception and variance request with proffered conditions.
- C. Deny the special exception and variance request.

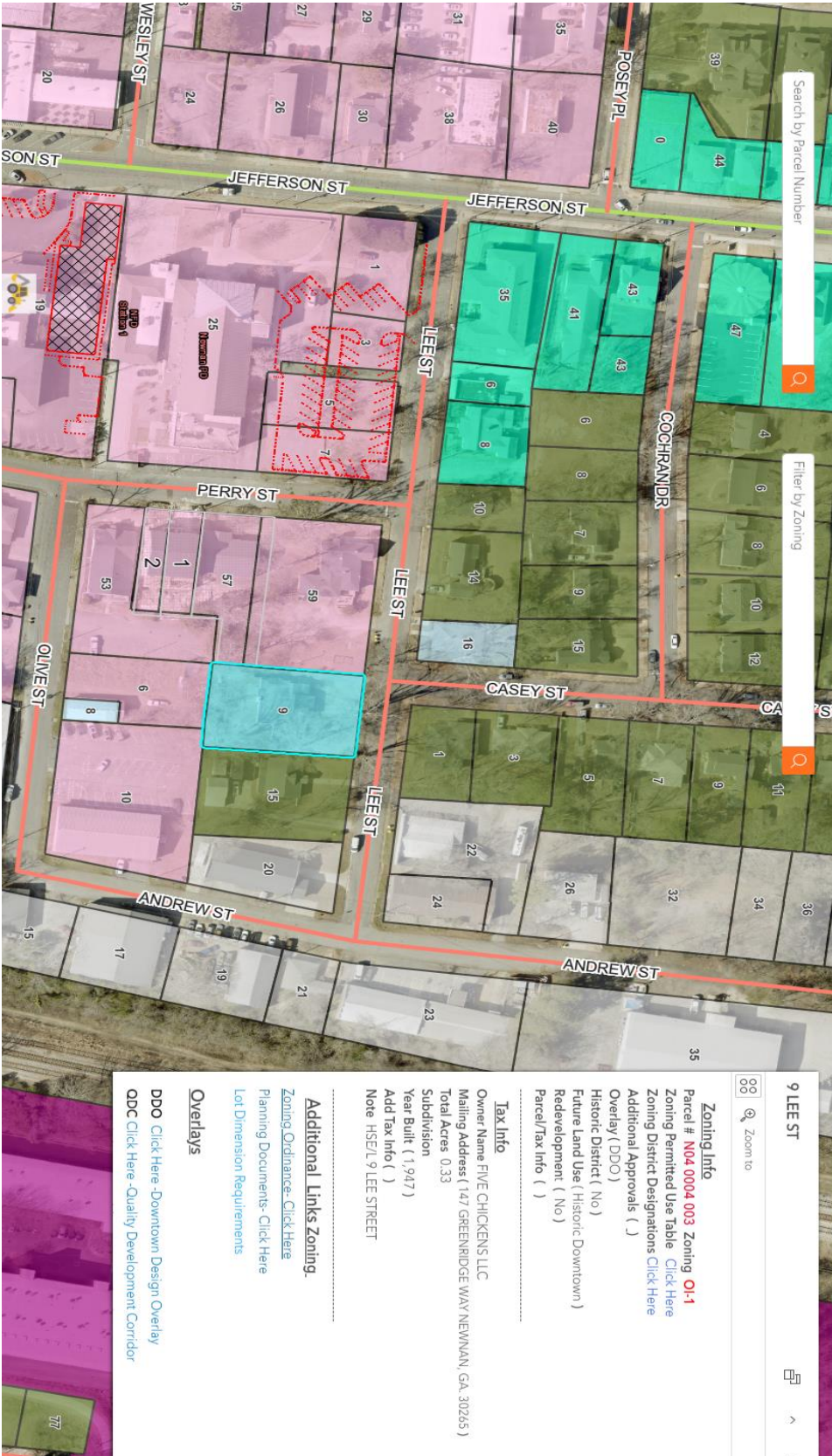
Staff recommends Option B, to approve the special exception and variance request and allow for the expansion of the existing legal non-conforming building, reducing the side building setback on the west property line to 0, as illustrated in the applicant's exhibit provided as a part of this application, with two conditions: 1. The 0 setback includes any overhang areas and that no part of the proposed garage will extend over the applicant's property line and 2. The applicant will need to submit architectural plans to the building department showing how building's fire rated walls have been upgraded, as per the building code requirements.

Attachments:

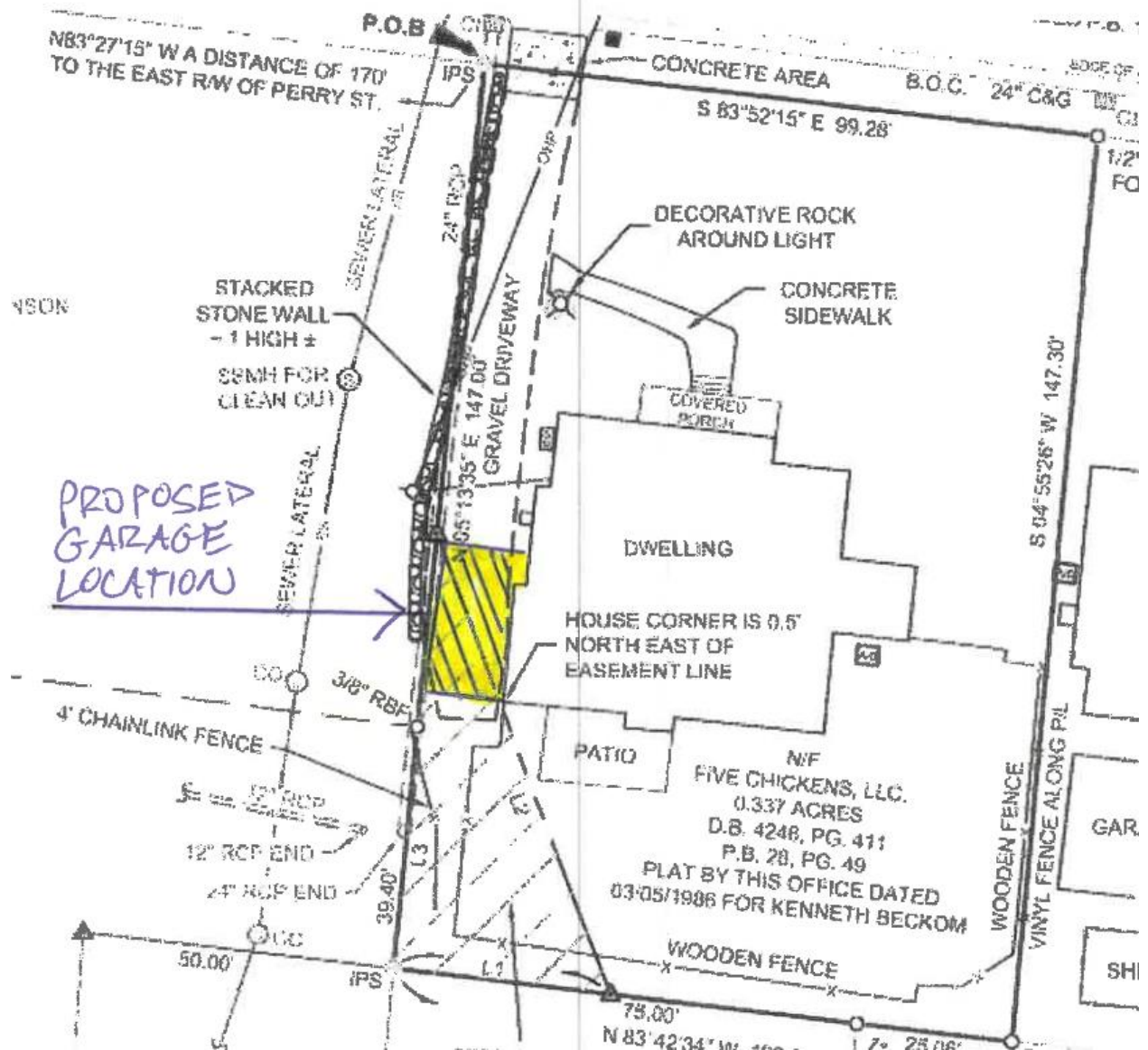
Application













Search by Parcel Number

Filter by Zoning

9 LEE ST

Zoom to

Zoning Info

Parcel # **N04 0004 003** Zoning **OH-1**

Zoning Permitted Use Table [Click Here](#)

Zoning District Designations [Click Here](#)

Additional Approvals ()

Overlay (DDO)

Historic District (No)

Future Land Use (Historic Downtown)

Redevelopment (No)

Parcel/Tax Info ()

Tax Info

Owner Name **FIVE CHICKENS LLC**

Mailing Address (147 GREENBRIDGE WAY NEWMAN, GA, 30265)

Total Acres 0.33

Subdivision

Year Built (1,947)

Add Tax Info ()

Note HSE/L 9 LEE STREET

Additional Links Zoning.

[Zoning Ordinance-Click Here](#)

[Planning Documents- Click Here](#)

[Lot Dimension Requirements](#)

Overlays

[DDO Click Here -Downtown Design Overlay](#)

[ODC Click Here -Quality Development Corridor](#)

CITY OF NEWNAN, GEORGIA



Application Form

For

Special Exception

July, 2000
Revised June, 2003
Application revised July, 2007



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR SPECIAL EXCEPTION

Date Received

8/16/24

Name of Applicant

KEVIN WENDELBURG, CARRIE WENDELBURG

Mailing Address

9 LEE ST NEWNAN GA 30263

Telephone

714-417-6337

E-Mail:

KEVIN@relaxsales.com

Property Owner (Use back if multiple names)

FIVE CHICKENS LLC

Mailing Address

9 LEE ST NEWNAN GA 30263

Telephone

714-417-6337

Address of Property

9 LEE ST NEWNAN GA 30263

Tax Parcel No.:

#N04 0004 003

Present Zoning Classification

OI-1

Proposed Special Exception Use

TO BUILD A SINGLE CAR GARAGE FOR MY HOUSE

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

ASKING TO BUILD A SINGLE CAR GARAGE FOR MY HOME.
CONSISTENT WITH ALL OTHER HOMES IN THE NEIGHBORHOOD.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

WILL ADD VALUE AND IMPROVE CURB APPEAL. WHO WANTS
TO LOOK AT MY CAR PARKED IN THE DRIVEWAY?

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

MY HOUSE IS GRANDFATHERED IN TO THIS ZONING

4. What is the proposed period of time the special exception is requested for?

ASAP

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

LANDSCAPE SHRUBBERY

The following information must be attached to the completed application and must also be furnished in digital, pdf format:

a) 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
- ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
- ✓ The zoning classification which exists at the time of the filing of this application
- ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
- ✓ Dwelling unit size (if applicable)
- ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
- ✓ The number of parking spaces to be provided
- ✓ The height of buildings
- ✓ Any proposed buffers and modification to existing buffers
- ✓ Availability of water and sewer facilities including existing distance to property

~~b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.~~

✓ c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which 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.

d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes 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 improvements on the property

See attached plat

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- 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
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
- f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.
- g) ~~For multiple owners, an attached sheet with signatures duly notarized may be attached.~~
- h) A community impact study must be submitted if the development meets any of the following criteria:
- Office proposals in excess of 2000,000 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
- Note:** This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.
- i) ~~A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-254-2354.~~
- j) Filing fee payable to the *City of Newnan* (\$250.00)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 8/16/24

BZA MEETING DATE 11/5/24

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on 8/16/24, 20 for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:

The undersigned below, making application for the BZA 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:

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 Board of Zoning Appeals? ☐ 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]
Signature of Applicant

[Signature]
Signature of Applicant's Representative

[Signature]
Signature of Notary Public

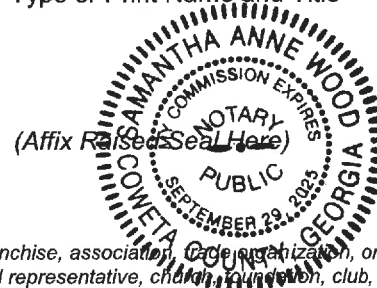
8/16/2024
Date

KEVIN WENDEBURG OWNER

Type or Print Name and Title

Carrie Wendelburg, owner

Type or Print Name and Title



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 B

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 special exception of the property.

Name of Property Owner KEVIN + CARRIE WENDELBURG (5 CHICKENS LLC)

Telephone Number 714-417-6337

Address of Subject Property 9 LEE ST
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.

Sam Anderson
Sam Anderson

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.

Sam Anderson
Notary Public

8/16/2024
Date





NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR VARIANCE

Name of Applicant KEVIN + CARRIE WENDELBURG
Mailing Address 9 LEE ST NEWNAN GA 30263
Telephone 714-417-6337 E-Mail: KEVIN@relaxsales.com
Property Owner (Use back if multiple names) FIVE CHICKENS LLC
Mailing Address 9 LEE ST NEWNAN GA 30263
Telephone 714-417-6337
Address/Location of Property 9 LEE ST NEWNAN GA 30263
Tax Parcel No: #N04 0004 003
Present Zoning Classification: OI-1
Present Land Use RESIDENTIAL SINGLE FAMILY HOME
Intended Use NO CHANGE

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 and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. 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: _____.

In order for the Board 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? SETBACKS
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers? OI-1

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?

IT IS THE ONLY PLACE I CAN PUT MY GARAGE -
ON MY DRIVEWAY NEXT TO MY HOUSE. DRIVEWAY
IS LOCATED ON THE PROPERTY LINE.

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?

I WOULD NOT BE ALLOWED THE USE OF A SINGLE
CAR GARAGE FOR MY CAR AND MY HOUSE. I WOULD
LIKE A GARAGE TO PROTECT MY CAR, SECURE MY HOUSE.

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?

ALLOW ME TO PLACE A GARAGE ON MY DRIVEWAY CONSISTENT
WITH THE PLACEMENT OF OTHER GARAGES IN THE NEIGHBORHOOD.

The Board of Zoning Appeals 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.
- ✓ 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.~~

Application For Variance

City of Newnan, Georgia

✓ Check for applicable fees (\$250.00).

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.

KEVIN + CARIE WENDELBURG

Applicant(s) Name(s) (Please Print)

Kevin Wendelburg

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 8/16/24

BZA MEETING DATE 11/5/24

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner KEVIN + CARRIE WENDELBURG
FIVE CHICKENS LLC
Telephone Number 714-417-0337

Address of Subject Property 9 LEE ST
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.

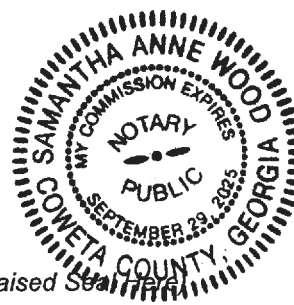
[Signature]
Signature of Property Owner

[Signature]
Personally appeared before me

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

[Signature]
Notary Public

8/12/2024
Date



(Affix Raised Seal Here)

8/14/2024

Dear Council,

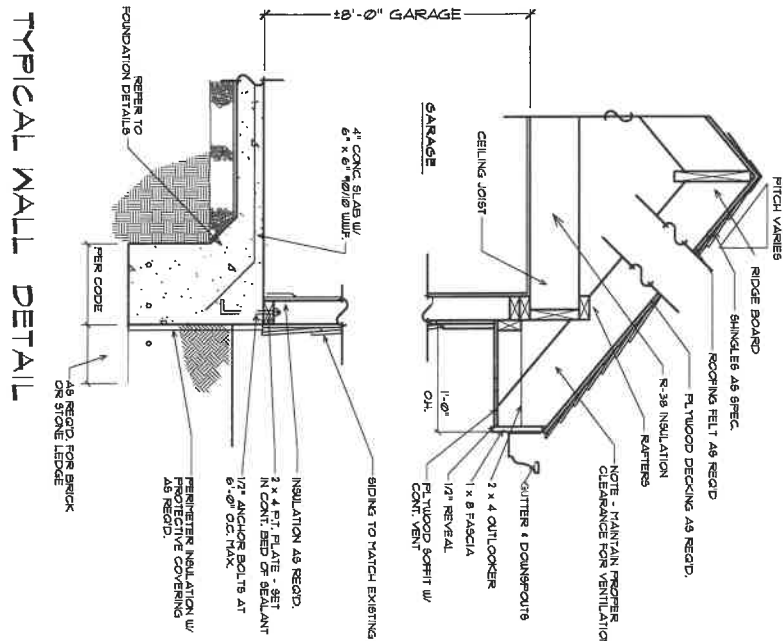
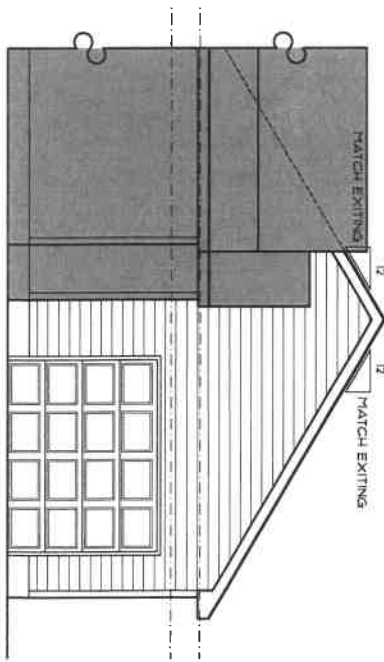
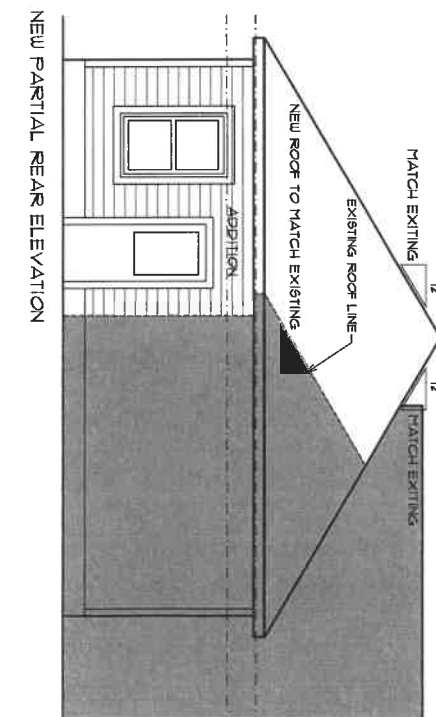
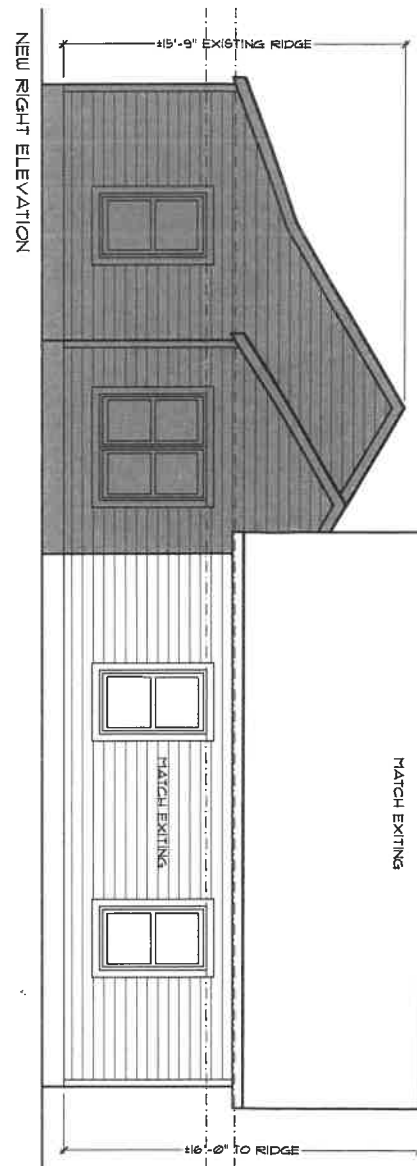
This serves as my letter of intent for my application for Special Exception for my property located at 9 LEE ST. NEWMAN Gt 30263.

The property is our home. A single family 4 bedroom house grandfathered in to zoning OI-1. I have attached a plat with my application showing the size of my parcel.

I am asking to build a single car garage measuring 25' x 12' to be located on my driveway abutting my house. See attached sketch.

This request is consistent with many of the other single family homes in my neighborhood.

Thank you -
/s/ Kim Hemmelen



These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility from the designer and/or draftspersons of Brian Riede Design, Inc. to be held responsible for inadvertent discrepancies, construction interpretations and/or construction results. Therefore, supplemental to these documents, is the owner, and his builder(s) responsibility for following material and equipment manufacturer's instructions, structural analysis (unless otherwise stipulated), and using recognized standards for each building craft trade, as well as compliance in full with all governing code requirements.

Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA, 30263
678-361-2356 briede@yahoo.com

PROJECT:

DRAWING:
FLOOR PLAN

DRAWN BY:

RIEDE

DATE:

2/3/21

SCALE:

1/4" = 1'-0"

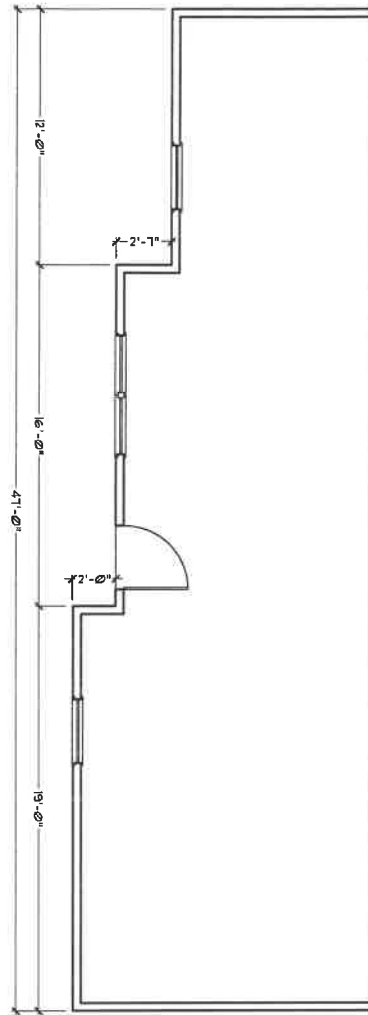
PLAN NUMBER:

BRD210017

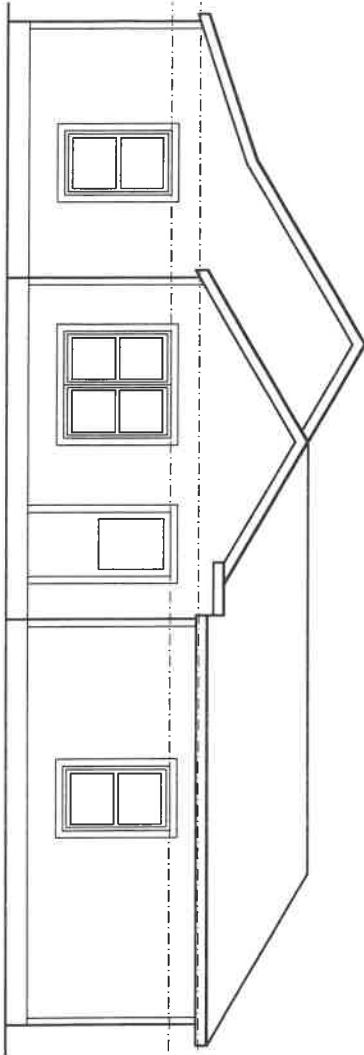
DRWG. NO.

A-1

RELEASE DATE:



EXISTING FLOOR PLAN



EXISTING RIGHT ELEVATION

GENERAL NOTES:
ALL DETAILS AND CONDITIONS ARE CNTR.
RESPONSIBILITY TO VERIFY PRIOR TO
CONSTRUCTION.
ALL SLAB AND FLOOD PLAN DIMENSIONS TO BE
VERIFIED BY CNTR. PRIOR TO CONSTRUCTION.

WINDOW & DOORS NOTES:
1. WINDOW EGRESS TO BE 20"V X 24" H MINIMUM (21" SQ. IN.) CLEAR OPENING.
2. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FROM THE FLOOR
MUST HAVE TEMPERED GLASS.
3. ALL DOORS, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED
GLASS.

FRAMING NOTES:
STRUCTURAL SPECIFICATIONS PROVIDED ON THESE PRINTS ARE A SUGGESTION FROM THE
DESIGN AND ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR
LOCAL CODES.

CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER
MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN
WHICH THEY ARE TO BE CONSTRUCTED.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS W/ #2 SIP UNLESS OTHERWISE
NOTED.

ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL
ENGINEER AND MEET ALL LOCAL CODES.
ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL
ENGINEER AND MEET ALL LOCAL CODES.

ALL JOISTS AND RAFTERS SHALL BE ALIGNED W/ WALL STUDS.
FRAMER TO PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS.
ALL EXTERIOR DOORS SHALL BE BRUSHED STYLUS UNDER PARTITION WALLS.
BE EXTERIOR DOORS SHALL BE BRUSHED STYLUS UNDER PARTITION WALLS.
STUDS (OPTIONAL) - APPROVED CORNER BRACING BOTH DIRECTIONS AT ALL CORNERS.
ALL COLUMNS AND SOLID FRAMING TO EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE
AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR
FOOTING DESIGN TO CARRY THE LOAD.
PROVIDE DOUBLE 2X10 STRONG BACKS AT FOR MID SPAN AT CEILING JOISTS WITH SPANS
GREATER THAN 10'-0".

PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND
CEILING JOISTS @ 24" ON CENTER.
ALL CEILING JOISTS AND ROOF RAFTERS SHALL BE 2X6 SIZE LARGER THAN RAFTERS.
ALL CEILING JOISTS AND ROOF RAFTERS TO BEAR ON LOAD BEARING WALLS DESIGNED TO
CARRY LOADS THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE
SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR FOOTING DESIGN TO CARRY THE
LOAD.

CONSTRUCTION CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Fire Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- National Electrical Code, 2020 Edition, with no Georgia Amendments (Effective January 1, 2020).
- International Energy Conservation Code, 2018 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- NFPA 101, Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility from the designer and/or spokesperson of Brian Riede Design, Inc. to be held responsible for independent discrepancies, construction interpretations and/or construction results. Therefore, supplemental to these documents, is the owner, and his builder(s) responsibility for following material and equipment manufacturer's instructions, structural analysis (unless otherwise stipulated), and using recognized standards for each building craft trade, as well as compliance in full with all governing code requirements.

Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA. 30263
678-361-2356 briede@yahoo.com

PROJECT:
9 LEE STREET

DRAWING:
EXISTING

DRAWN BY:
REDE

DATE:
2/3/21

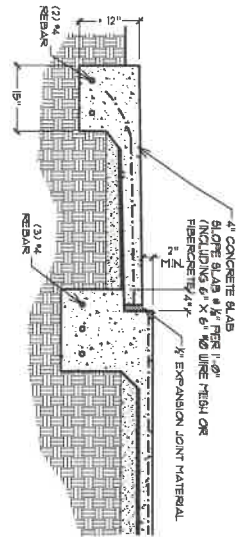
SCALE:
1/4" = 1'-0"

PLAN NUMBER:
BRD21001

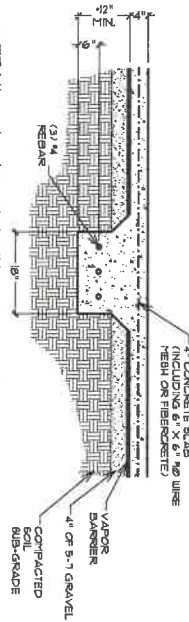
DWG. NO.
A-1

RELEASE DATE:

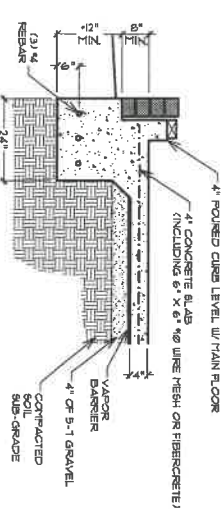
DETAIL @ PATIO/PORCH SLAB



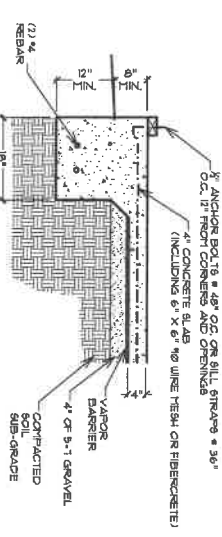
DETAIL @ LOAD BEARING GRADE BEAM



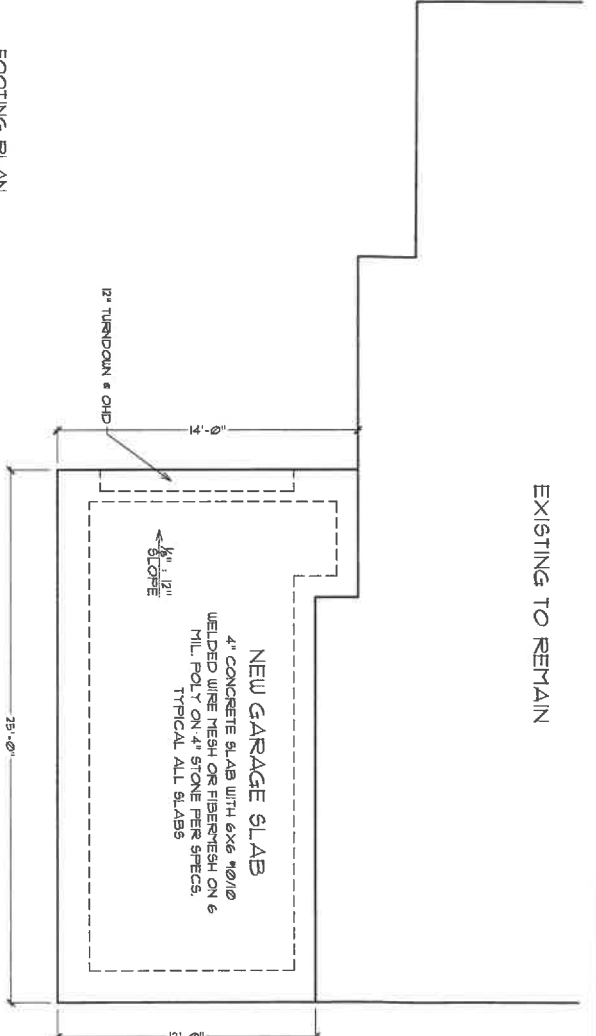
DETAIL @ TURNED DOWN SLAB FOOTER W/ BRICK LEDGE



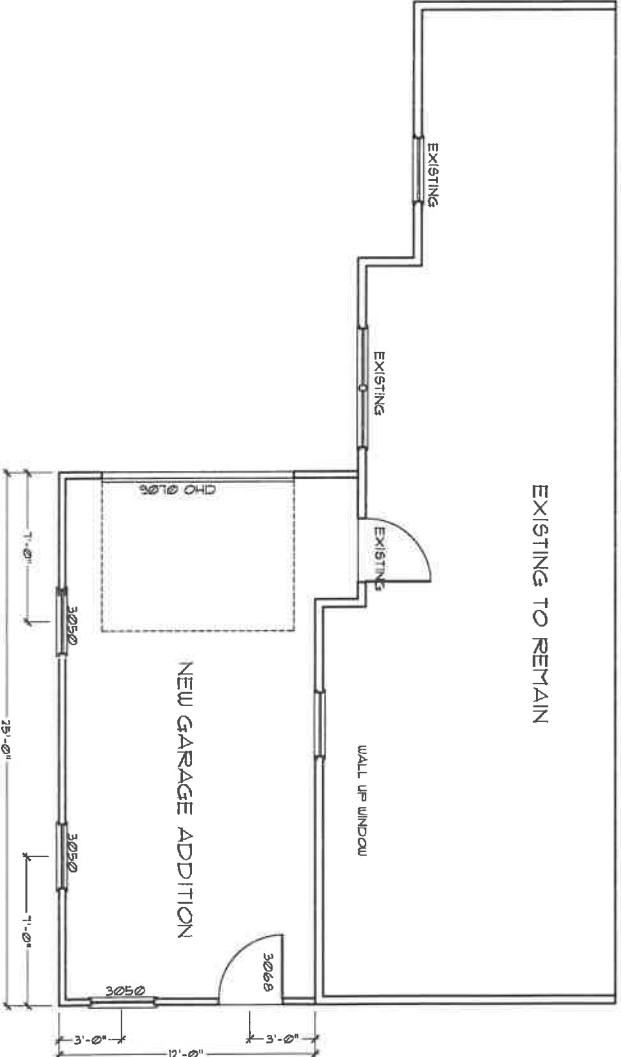
DETAIL @ TURNED DOWN SLAB FOOTER



FOOTING PLAN



EXISTING TO REMAIN



NEW PARTIAL FRONT ELEVATION

SQUARE FOOTAGES: 312

RELEASE DATE:

PROJECT: 9 LEE STREET
 DRAWING: FLOOR PLAN & FOOTING PLAN
 DETAILS
 DRAWN BY: BRIAN RIEDE
 DATE: 2/3/21
 SCALE: 1/4" = 1'-0"
 PLAN NUMBER: BRD21001
 DRAWING NO: A-3

Brian Riede Design, Inc.
 1241 Smokey Road Newnan, GA. 30283
 678-361-2356 briede@yahoo.com

These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility from the designer and/or draftsman of Brian Riede Design, Inc. to be held responsible for inadvertent discrepancies, construction interpretations and/or construction results. Therefore, supplemental to these documents, is the owner, and his/her builder's responsibility for following material and equipment manufacturer's instructions, structural analysis (unless otherwise stipulated), and using recognized standards for each building craft trade, as well as compliance in full with all governing code requirements.

FILED IN OFFICE
CLERK OF COURT
09/18/2023 04:10 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

A. PROPERTY ADDRESS: 8 LEE STREET, NEWNAN, GA 30220

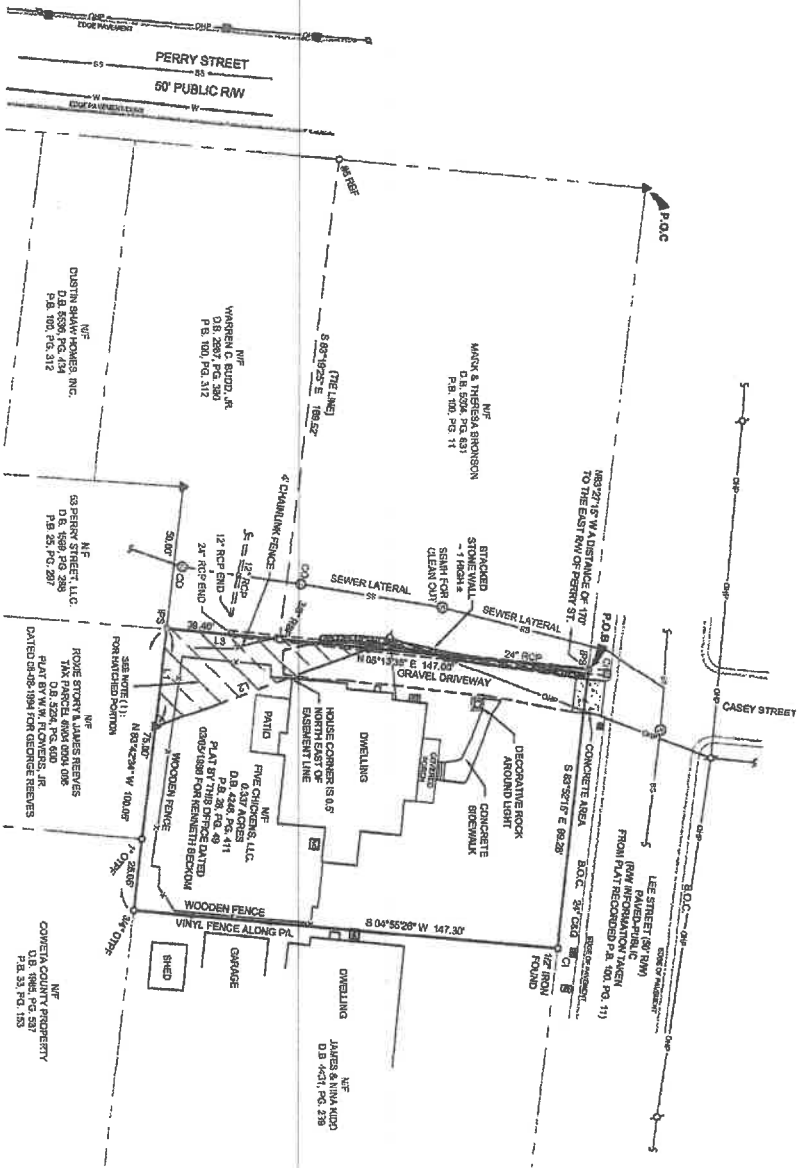
1. THE HATCHED PORTION ACROSS THE SUBJECT PROPERTY SHOWN HEREON IS FOR A MAINTAIN SENSE EASEMENT, WITH INTENT TO SERVE VIA PARCEL NUMBER 0004 0006

LINE LEGEND	
STORM SEWER	OVERHEAD POWER
PROPERTY LINE	ADJOINING LOT LINE
SANITARY SEWER	BIGHT OF WAY

SYMBOL LEGEND	
1	JAS. CONDENSER UNIT
2	HOOD AND GRATE INLET
3	SANITARY SEWER CL. EXHAUST
4	GAS METER
5	IRON PIV. FLOOR (TYPE NOTED)
6	IRON PIV. SET
7	LIGHT POLE
8	MARLBOR
9	SANITARY SEWER MANHOLE
10	UTILITY POLE
11	WATER METER
12	

P.O.C.	POINT OF COMMENCEMENT
--------	-----------------------

887	REBAR FOUND
888	CRACK TOP PIPE FOUND
889	SUNRAY SEWER PAVEMENT
890	CONCREMATED METAL PIPE
891	REINFORCED CONCRETE PIPE
892	NOV OR ROBERTA Y
893	POINT OF BEGINNING
894	ROCK-CRACK
895	OPEN TOP PIPE FOUND
896	END NOT LOCATED
897	CLAY AND GLITTER
898	CLAY INLET
899	CELANO OUT



- A. THE FIELD DATA WAS RECORDED ON A MINUTE BY MINUTE BASIS FOR RECORD DATES BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. IT WAS CHANGED IN 5 MINUTE INTERVALS.
- B. THE DATE OF THE FIELD SURVEY ARE NOT RELATED HERE.
- C. THE FIELD DATA POINT WHICH THIS MAP OF OF A TEST BASED HERE, A COARSE PRECISION OF 1 FOOT IN 1000'S FEET, AS AN AVERAGE ERROR OF 5 SECONDS PER HOUR OF TIME AND NO ADJUSTMENT WAS USED. GROUND MEASUREMENTS WERE OBTAINED USING A GENERAL ZOOM OF 0.00002 TO 0.0001.
- D. THIS MAP OR PLAT WAS NOT CALCULATED FOR COARSE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1000'S FEET.
- E. THE VERTICAL DATA IS BASED ON LEVEL. THE HORIZONTAL DATA IS BASED ON GROUNDWORK. THE GROUND COORDINATE SYSTEM OF THE WEST ZONE, AS ESTABLISHED BY THE NATIONAL BUREAU OF SURVEYING AND MAPPING, IS USED FOR ALL DATA. THE COORDINATE SYSTEM OF THE NATIONAL BUREAU OF SURVEYING AND MAPPING, IS USED FOR ALL DATA. THE COORDINATE SYSTEM OF THE NATIONAL BUREAU OF SURVEYING AND MAPPING, IS USED FOR ALL DATA.

THIS IS AT LEAST A RETRACTION OF AN EXISTING FACT, AND NOT A

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUPERSEDE THE RECORDING OF THE ORIGINAL PLAT. ANY CHANGES TO ANY REAL PROPERTY BOUND BY THE RECORDED INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDBOOKING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION OR REASSESSMENT, OR COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE RECORDED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE LAND SURVEYOR'S OBLIGATION TO THE PROPERTY OWNERS OF THE PARCEL OR PARCELS.

THE ENGINEER, LAND SURVEYOR, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CHRIS W. ROBERTSON
GEORGIA REGISTERED LAND SURVEYOR NO. 3185
DATE:



AS SURVEYOR FOR
GASBINS + LECRAW, INC.

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 105–112



**GASKINS
+LECRAM**

© 2023 GASKINS + LECRAW, INC.
1268 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7693
www.gaskinslecrow.com

[illegible]

9 LEE STREET (TAX PARCEL #N04 0004 003)

LEE STREET
LAND LOT 25, 5TH DISTRICT,
CITY OF NEWNAN, COWETA COUNTY, GEORGIA



GRID NORTH, GEORGIA WEST ZONE

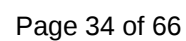
0 15 30
SCALE: 1" = 30'

SUBJECT INFO:

REVIEWED BY:	C
FIELD DATE:	08-08-2008
OFFICE DATE:	08-11-2008

OB# 2307 SHEET 111

新上 新





NEWNAN
GEORGIA

City of Newnan, Georgia – Board of Zoning Appeals

Date: November 5, 2024

Application Number: 2024-23

Agenda Item: Special Exception Request – 12 Savannah Street

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: The purpose is to hear a request for a special exception to allow recycling, designated collection center in a neighborhood to be located at 12 Savannah Street.

Applicants/Property Owners: 12 Savannah, LLC represented by: Paul Schwinne
201 Prospect Park, Suite A
Peachtree City, GA 30269

Zoning: Central Business District - (CBD) within the Downtown Design Overlay District (DDO)

Present Use: Vacant outparcel containing off-street parking for adjacent businesses

Proposed Use: Continue the use of parking with an addition of a designated recycling collection structure

Pertinent Regulations: Article 2, Section 2-19, Table 2-C of the City of Newnan's Zoning Ordinance

Applicant's Position:

According to the applicant's Letter of Intent, the purpose of this request is to install a glass recycling collection container on the property identified as 12 Savannah Street, Tax Parcel No. N12-0001-007. The subject property is owned by a corporate entity that shares ownership with the Line Creek Brewing Company which operates a brewing facility on the adjacent property at 18 Savannah Street. The applicant states, in part, "...1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?...

Glass is one of the most recyclable materials available, with an endless lifespan in the recycling process. Every ton of recycled glass conserves raw materials like sand, soda ash, and limestone while reducing the energy needed to manufacture new glass products. Recycling glass cuts greenhouse gas emissions, minimizes the need for landfill space, and helps mitigate the extraction of virgin resources, protecting our local environment.

The Strategic Materials glass processing plant is located just 28 miles from the City of Newnan, which makes for an ideal location for glass collection as transportation impact is minimal.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner.

A glass recycling program at The Reserve would also encourage residents and visitors to make environmentally responsible choices and would promote a sense of community stewardship. By offering a convenient location for glass recycling in downtown Newnan, this program can reduce the volume of waste sent to landfills, thereby supporting our city's litter reduction and beautification efforts. Furthermore, it will highlight Newnan's commitment to sustainable practices, attracting environmentally conscious visitors and businesses.

In addition, there is a financial benefit to the City of Newnan. When local residents utilize the Ripple Glass bin, they are then removing glass from the waste stream therefore reducing the tipping fee that the City incurs.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

Ripple Glass containers must be visible for residents to easily find and use. Furthermore, visible containers reduce the temptation for illegal dumpers to misuse the containers or host parking lots.

4. What is the proposed period of time the special exception is requested for?

As there will always be a need to recycle glass, the program will not be set with an end date. There is a 10-day out clause that can be enacted by either Ripple Glass or the host, Line Creek Brewery

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

There will be no impact on surrounding properties. Ripple Glass will manage the location and will have the support of Keep Newnan Beautiful as a local representative...."

Issues for Consideration for a Special Exception

In considering a special exception application, the following factors shall be given reasonable consideration by the Board of Zoning Appeals. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

Special Exception Criteria Answers from Applicant in Red:

- Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.
The site will be designed to meet all state and local fire codes.
- The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
No anticipated noise should emanate from the structure itself.
- The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
No outdoor lighting is being proposed.
- The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
The immediate area is commercialized and all zoned Central Business District.

- height of proposed buildings, structures, walls, and fences on the site.
The proposed building is shown at 22 feet long' – 8' tall at its highest point. See included colored elevations.
- The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
No additional landscaping or buffering is required.
- The timing and phasing of the proposed development and the duration of the proposed use.
The proposed use is to be permanent and stay with the land, subject to the property owners' discretion.
- Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
The site is currently a parking lot. No anticipated destruction, loss or damage is expected.
- Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.
The proposed development will provide an additional recycling opportunity to the citizens of Newnan.
- The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
The proposed recycling bin is not expected to engender a larger increase in traffic.
- Whether the proposed special exception will be served adequately by essential public facilities and services.
All essential public facilities and services are expected to be of service to the current site/development.
- The effect of the proposed special exception on groundwater supply.
No effect on the groundwater supply is expected.
- The effect of the proposed special exception on the structural capacity of the soils.
No effect on the structural capacity of the soils is expected.
- Whether the proposed use will facilitate orderly and safe road development and transportation.
No anticipated impact.
- The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
The site is currently a paved parking lot. This use does not have any anticipated impact.
- Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
No anticipated impact.
- Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.
The proposed use will serve, in a minor capacity, residential and commercial uses nearby to the location within the City of Newnan.
- The location, character, and size of any outdoor storage.
None anticipated.

- The proposed use of open space.
Not applicable.
- The location of any major floodplain and steep slopes.
Not applicable.
- The location and type of any fuel and fuel storage.
Not applicable.
- The location and use of any anticipated accessory uses and structures.
Not applicable.
- The proposed days/hours of operation.
24 hours a day, 7 days a week
- The location and screening of parking and loading spaces and/or areas.
Not applicable.
- The location and nature of any proposed security features and provisions.
Not applicable.
- A description of any features above the roof line of any structures.
None proposed.
- The number of employees.
None proposed.
- The location of any existing and/or proposed adequate on and off-site infrastructure.
Not applicable.
- Any anticipated odors which may be generated by the uses on site.
None are anticipated.
- Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.
The site is located within an existing commercially zoned block and an existing parking lot. No construction traffic is anticipated other than locating the bin on the property and subsequent servicing of the recycling bin.

Planning Department's Review and Findings:

On September 10, 2024, the Planning Commission reviewed this recycling bin as it is a structure going into an area designated as a part of the Downtown Design Overlay District (DDO), for the purpose of obtaining a Certificate of Appropriateness for the design, appearance, location and overall compatibility with the area. The Planning Commission approved the Certificate of Appropriateness request by a 6-0 vote, with no conditions. Additionally, please find included with this submission, a letter from Keep Newnan Beautiful Director Page Beckwith supporting the glass recycling collection bin at this location.

Options:

- Approve the special exception.
- Deny the special exception.
- Other direction as determined by the Board of Zoning Appeals.

Recommendation:

Staff recommends option A, to approve the special exception for the designated neighborhood recycling collection structure.



September 11, 2024

Mr. Paul Schwinne
18 Savannah Street
Newnan, GA 30263

RE: Planning Commission Certificate of Appropriateness – 12 Savannah Street

Dear Mr. Schwinne:

This letter serves to inform you of the status of the *Certificate of Appropriateness* request for 12 Savannah Street. The request was reviewed by the Planning Commission at their September 10, 2024 meeting. Upon review and discussion, the Planning Commission approved the request with a 6-0 vote with no conditions.

If you have any questions or need any further assistance, please call me at (678) 673-5488.

Thank you,

Chris Cole

Senior Planner



City of Newnan, Georgia – Planning Commission

Date: September 10, 2024

Agenda Item: Certificate of Appropriateness Request –12 Savannah Street

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To consider a certificate of appropriateness request from Paul Schwinne pertaining to the installation of a new glass recycling collection container at 12 Savannah Street, Tax Parcel No.: N12 0001 007.

Background: The subject property is an empty lot that contains parking spaces that were once used for previous uses. The subject property is owned by the Line Creek Brewing Company owners and is adjacent to their facility at 18 Savannah Street. The glass recycling collection container is shown as the area marked with a circle on the attached map (also seen with an arrow on the attached Location Map).

The container itself is a 22' x 8' metal bin with a dome top and contains six sliding doors. As seen in the applicant's supporting memorandum, Ripple Glass is providing this service to area residents at no cost to the City or community. It should be noted that the City currently does not offer glass recycling for its residents and businesses. Through the Ripple Glass model, the company will monitor fill rates through an in-bin camera and handle all hauling and logistics. The purple color is used by the company for all their units across the country as a way to enhance visibility. In this case, Ripple Glass is partnering with Line Creek Brewing Company as its host partner for not only the locational opportunity, but also to provide an on-the-ground presence. Please see the complete details in the attached supporting memorandum titled "Ripple Glass, LLC."

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

Issues for Consideration for a Certificate of Appropriateness:

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 following standards in terms of the work proposed at 12 Savannah Street:

- a) **Building Orientation and Setback** – The front of the unit will face the east side of the property (facing towards Line Creek Brewing Company). The use is categorized as "Recycling, designated collection center, neighborhood" and there is not a listed setback for such use in the Zoning Ordinance. In situations like this, the Zoning Ordinance requires staff to find the most similar category to utilize. "Refuse Disposal Containers and Pads" is the closest category to compare for setback purposes and it requires a setback of 5 feet from any adjacent non-

residentially zoned property. Accordingly, staff would ask the applicant to meet the 5-foot setback requirement.

- b) **Directional Emphasis** – The directional emphasis will be vertical.
- c) **Shape** – The proposed shape is consistent with the accepted industry models and will not negatively affect the area of influence.
- d) **Proportion** – The proportions of the new container will be smaller than the dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The proposed container is unique for downtown Newnan; however, with its location being set back several feet from the adjacent buildings, the design should not disrupt existing rhythmic patterns within the area of influence.
- f) **Massing** - The massing of the container will not conflict with the overall mass in the area of influence.
- g) **Scale and Height** – The scale of the container unit will be complementary to the buildings in the area of influence. The proposed height is 8 feet with the dome top reaching 11 feet.
- h) **Architectural and Site Elements** – The container unit will not disrupt the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the Certificate of Appropriateness as presented.
- B. Approve the Certificate of Appropriateness with proffered conditions.
- C. Deny the Certificate of Appropriateness request.

Recommendation:

After identifying the area of influence and the prevailing character of the existing development, the proposed location of the new container (being offset away from Savannah Street and recessed into the lot) should have little impact on the streetscape. While this project is different in terms of the typical type of DDO request (such as new construction or building rehabilitation), this project is unique and presents an opportunity for the City to support a needed recycling service.

In the review of all DDO cases, staff seeks comments from the City's Main Street office. Abigail Strickland, the City's Main Street Manager, commented, "There isn't anything in our Design Guidelines that addresses this, so I wouldn't have much to say. I do think the opportunity to recycle is great!"

The applicant has also been made aware that the proposed recycling collection container unit must also receive Special Exception approval from the Board of Zoning Appeals (to allow the use itself). The applicant will present the Special Exception application at a future meeting of the Board of Zoning Appeals. Regarding this, there is no issue in the Planning Commission hearing this certificate of appropriateness request first.

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

Attachments:

Application and Supporting Materials
Photographs

Previous Discussions with the Commission: None



CITY OF NEWNAN

Project Location

1 = 1,200 feet

Date: 8/21/2024 3:09 PM



Project Location



Parcel # N12 0001 007

The Arrow marks the approximate location of the proposed container.

ADDRESS
12 SAVANNAH ST
Newnan, Ga 30263



NEWNAN
GEORGIA

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

Ripple Glass Collection Bin: 22' x 8'

Dome top, 6 sliding doors



View of proposed container unit



**Example of existing Ripple Glass container in
Kansas City**





**View of container placement area looking towards
Newnan Presbyterian Church property at
40 Salbide Avenue**



**View of container placement area looking towards
Newnan Presbyterian Church property at
40 Salbide Avenue**



**View of container placement area
looking towards Savannah Street**



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property ¹² ~~18~~ SAVANNAH STREET, NEWNAN, GA 30263
Name of Applicant Paul Schwinne
Mailing Address 18 Savannah Street, Newnan, GA 30263
Telephone ~~678~~ 678-545-6024
Property Owner (Use back if multiple names) 18 SAVANNAH LLC
Mailing Address 201 PROSPECT PARK, SUITE A P
Telephone
Map # N ^{cc} ~~12~~ Block # 0001 Parcel # ⁰⁰⁷ ~~010~~ Land Lot
District/Section N/A Present Zoning Classification COMMERCIAL
Present Land Use COMMERCIAL

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 |

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

ADDING A GLASS RECYCLING COLLECTION
CONTAINER TO PROPERTY

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 Chris Cole

DATE OF FILING 8-21-2024

PC
HRC MEETING DATE 9-10-2024

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____

RIPPLE GLASS, LLC

OVERVIEW

In 2008, the Kansas City metropolitan area recycled less than 4% of its waste glass. Curbside recycling programs did not collect glass; a handful of drop-off locations existed, but most were inconveniently located for area residents. Also in 2008, Boulevard Brewing Company sold more than 10 million bottles of beer just in Kansas City. Sadly, most of those glass bottles ended up in area landfills.

Ripple Glass was the solution, and one that changed the way people thought about empty bottles and jars. Today, Ripple boasts more than 100 glass recycling locations, and the Kansas City metropolitan area now recycles more than 20% of its empty bottles and jars.

In 2023, Ripple Glass expanded to metro Atlanta and has lofty, but attainable, goals for the market. There are currently 34 bins on the ground, and we have collected over 1 million pounds of glass in 18 months.

Ripple's parent company, Strategic Material, processes the glass at the College Park plant where it is then used in the manufacturing of fiberglass insulation and in the production of new glass bottles.

GLASS RECYCLING COLLECTION BINS

Ripple Glass wanted its collection containers to be convenient, accessible, and easy-to-spot. So, we designed custom-built roll-off containers featuring our signature purple color as well as attractive, attention-getting graphics. These containers have a great capacity to avoid the cost and inconvenience of frequent pick-ups.

Ripple Glass relies on its host-partners to provide visible parking lot locations for the containers, and an on-site volunteer to keep an eye on the container from time to time.

Ripple Glass containers must be visible for residents to easily find and use. Furthermore, visible containers reduce the temptation for illegal dumpers to misuse the containers or host parking lots.

Glass is not collected in Newnan curbside recycling programs because it breaks. When broken glass is mixed with other recyclables, it degrades and contaminates those materials, reducing their utility and causing them to be "downcycled" into lower-quality products.

Ripple Glass recycling bins are available to help Newnan citizens reduce the amount of landfilled trash they create. As a result, Ripple's glass recycling service also reduces the amount of money the community spends on trash removal and tipping fees.

Ripple Glass will place and service a purple bin at Line Creek Brewery (Newnan) at no cost to the City or community.

RIPPLE GLASS BIN HOSTS

Each Ripple Glass location is hosted by a volunteer business and an on-site champion or team of volunteers. These businesses and individuals keep an eye on the Ripple containers and in rare circumstances, call for service.

Every purple bin is equipped with a camera that allows our team to monitor the fill rate and determine when it's time to swap the bin. The Ripple Glass team coordinates all hauling and logistics. Ripple and its haulers are insured and can issue site-specific COIs upon request.

In case of an emergency, Ripple's dedicated local manager, Jamey Moran, is always available to communicate with our drivers for immediate service and ensure quality clean-up.

WHY RECYCLE GLASS

The cost savings of recycling is in the use of energy. Compared to making glass from raw materials for the first time, cullet melts at a lower temperature, therefore, there is less energy needed to melt the glass.

Glass produced from recycled glass reduces related air pollution by 20% and related water pollution by 50%.

Recycling glass reduces the space in landfills that would otherwise be taken up by used bottles and jars.

Recycling 1 glass bottle saves enough electricity to light a 100-watt light bulb for 4 hours.

More than 1 ton of natural resources is conserved for every ton of glass recycled.

For every 6 tons of recycled glass used, 1 ton of carbon dioxide (a greenhouse gas) is reduced.

When there is a viable solution to recycle your glass, it's simply the right thing to do. Ripple is thrilled to be in the Atlanta Metro market and provide that solution.



August 30, 2024

Dear City of Newnan Planning Commission,

I am expressing my enthusiastic support for The Reserve at Line Creek Brewery's proposal to host a glass recycling collection dumpster in downtown Newnan. This initiative offers significant environmental, economic, and community benefits that align with our city's goals for sustainability and beautification.

Glass is one of the most recyclable materials available, with an endless lifespan in the recycling process. Every ton of recycled glass conserves raw materials like sand, soda ash, and limestone while reducing the energy needed to manufacture new glass products. Recycling glass cuts greenhouse gas emissions, minimizes the need for landfill space, and helps mitigate the extraction of virgin resources, protecting our local environment.

A glass recycling program at The Reserve would also encourage our residents and visitors to make environmentally responsible choices and would promote a sense of community stewardship. By offering a convenient location for glass recycling in downtown Newnan, this program can reduce the volume of waste sent to landfills, thereby supporting our city's litter reduction and beautification efforts. Furthermore, it will highlight Newnan's commitment to sustainable practices, attracting environmentally conscious visitors and businesses.

I believe that this project presents a valuable opportunity to foster greater environmental responsibility within our community, and I encourage you to approve The Reserve at Line Creek Brewery's request to host the glass recycling collection dumpster.

Thank you for your consideration of this initiative, and for your continued dedication to making Newnan a leader in environmental sustainability.

Sincerely,

Page Beckwith

Director, Keep Newnan Beautiful

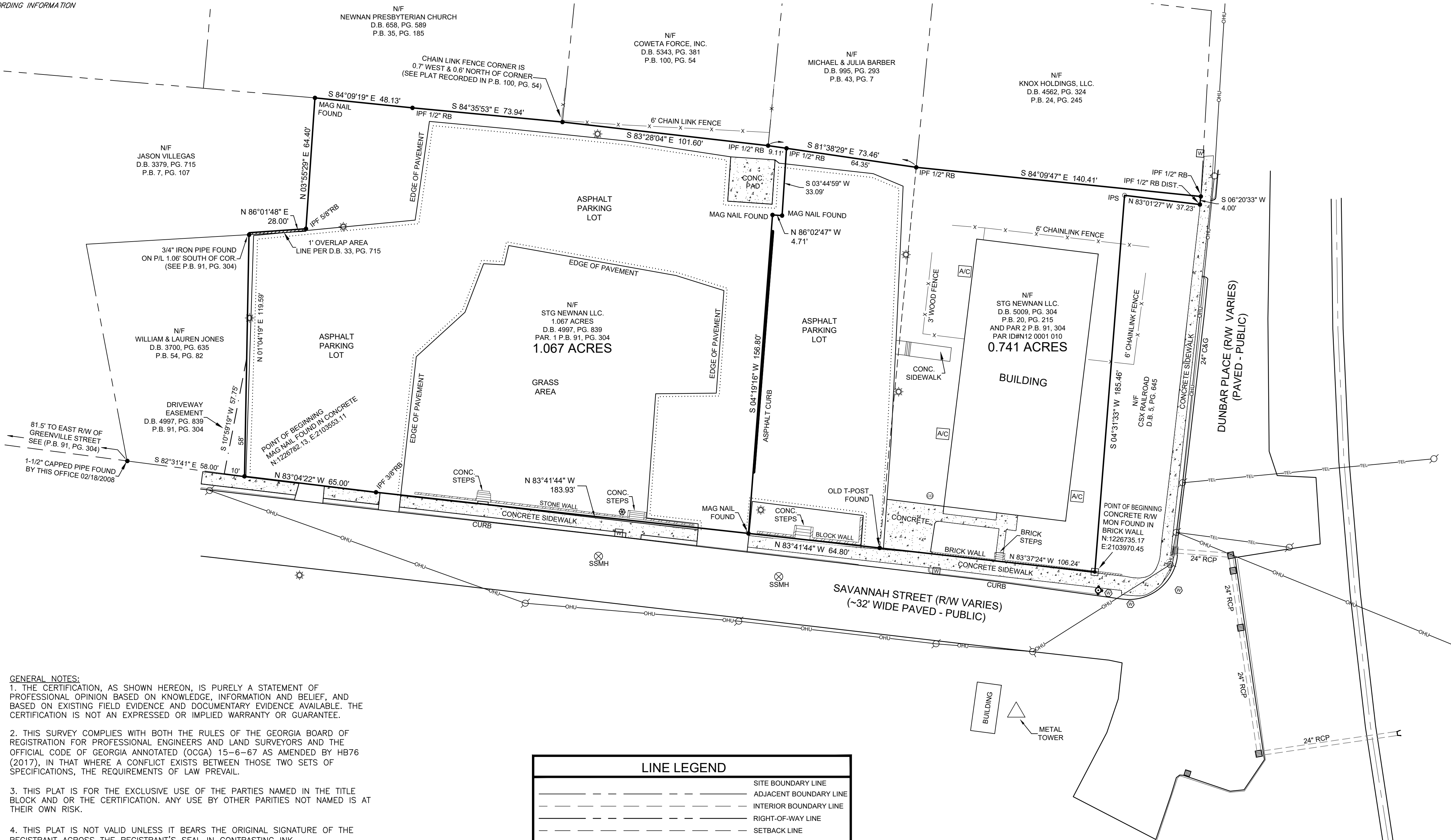
pbeckwith@newnanga.gov

678-673-5505

SURVEY DATA
E.O.C. Plat: 1' in 315753 and 116434 FEET
E.O.C. Field: 1' in 20,320 FEET
Angular Error: 2" per angle point
Adjusted By: NETWORK LEAST SQ.

Equipment Used:
Geomax Zoom 90 Robotic Total Station

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



GENERAL NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION NO PORTIONS OF THIS PROPERTY LIE WITHIN A ZONE A/AE SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0231D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
6. THIS PROPERTY IS NOT LOCATED WITHIN A WATERSHED PROTECTION DISTRICT. ANY STATE WATERS THAT MAY EXIST ON THIS PROPERTY MAY REQUIRE A 50' NATURAL BUFFER & A 25' IMPERVIOUS BUFFER, A TOTAL OF 75', PER COWETA COUNTY CODE.
7. THIS SURVEY IS RELATED TO STATE PLANE COORDINATE SYSTEM (GA. WEST ZONE) HORIZONTAL DATUM AND NAVD 1988 VERTICAL DATUM.
8. GPS CONTROL SET BY CHAMPION INSTRUMENTS PRO ANTENNA / RECEIVERS.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

LINE LEGEND

---	SITE BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	INTERIOR BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	DITCH/CREEK LINE
---	APPROX. FLOOD LIMITS
---	ROAD CENTERLINE
---	CURB & GUTTER
---	FENCE
---	STORM SEWER
---	CONTOURS
---	WATER LINE
---	SANITARY SEWER
---	FORCEMAIN
---	GAS LINE
---	TELEVISION CABLE
---	UNKNOWN UTILITY LINE
---	TELEPHONE LINE
---	OVERHEAD UTILITY
---	UNDERGROUND POWER
---	GUARDRAIL
---	PAINT STRIPING
---	TREE LINE
---	CREEK BUFFER
---	CREEK BANK

SYMBOL LEGEND

●	CORNER MONUMENT SET (SEE NOTE F)	☒	TRAFFIC CONTROL BOX
○	IRON PIN FOUND (TYPE NOTED)	☐	MAILBOX
▣	RWMF - CONCRETE R/W MONUMENT FOUND	⊗	MONITORING WELL
△	INTERSECTION POINT	+	STREET SIGN
P.O.B.	POINT OF BEGINNING	●	BOLLARD
P.O.C.	POINT OF COMMENCEMENT	☐	LANDSCAPE LIGHT
R/W	RIGHT-OF-WAY	☐	AIR CONDITIONING UNIT
RBF	REBAR FOUND	⊙	PARKING COUNT
OTPF	OPEN TOP PIPE FOUND	➔	PAINTED TRAFFIC ARROW
CTPF	CRIMP TOP PIPE FOUND	♿	HANDICAPPED SPACE
☐	SINGLE WING CATCH BASIN	EV	EVERGREEN TREE
☐	DOUBLE WING CATCH BASIN	US	UNDERSTORY TREE
☐	FLARED END SECTION	HW	DECIDUOUS TREE (HARDWOOD)
☐	DROP INLET	☐	BENCHMARK
☐	HEADWALL	☐	TEST HOLE
☐	CURB INLET	AE	ACCESS EASEMENT
☐	STORM MANHOLE	SSE	SANITARY SEWER EASEMENT
☐	STORM JUNCTION BOX	DE	DRAINAGE EASEMENT
☐	PEDESTAL INLET	CMP	CORRUGATED METAL PIPE
☐	FIRE HYDRANT	DIP	DUCTILE IRON PIPE
☐	WATER VALVE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
☐	WATER METER	PVC	POLYVINYL CHLORIDE PIPE
☐	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE
☐	FIRE DEPARTMENT CONNECTION	VCP	VITRIFIED CLAY PIPE
☐	WATER SPIGOT	---	BROKEN LINE (NOT TO SCALE)
☐	GAS VALVE	S	END NOT LOCATED
☐	GAS METER	CI	CURB INLET
☐	TELEPHONE BOX	DI	DROP INLET
☐	TELEPHONE MANHOLE	IE	INVERT ELEVATION
☐	CABLE PEDESTAL	X 925.34	EXISTING SPOT ELEVATION
☐	GUY WIRE	BW	BOTTOM OF WALL
☐	LIGHT POLE	TW	TOP OF WALL
☐	POWER POLE	FFE	FINISHED FLOOR ELEVATION
☐	POWER MANHOLE	(M)	MEASURED DISTANCE
☐	ELECTRIC METER	(R)	RECORD DISTANCE
☐	TRANSFORMER	(MA)	MEASURED ANGLE
☐	SANITARY SEWER MANHOLE	(RA)	RECORD ANGLE
☐	SANITARY SEWER GREASE TRAP	N/F	NOW OR FORMERLY
☐	CLEANOUT	BSL	BUILDING SETBACK LINE
☐	CROSS WALK	TEL#	TITLE EXCEPTION NUMBER
☐	TRAFFIC SIGNAL HAND HOLE	C&G	CURB AND GUTTER
☐	TRAFFIC SIGNAL POLE	CLF	CHAIN LINK FENCE

SURVEY FOR:
STG NEWMAN, LLC

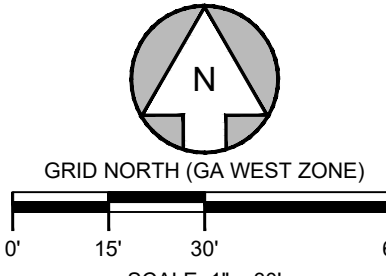
ALTANSPS LAND TITLE SURVEY SURVEY
SAVANNAH STREET
LAND LOT 8, DISTRICT 5,
CITY OF NEWMAN, COWETA COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

DRAWN BY: NBS
REVIEWED BY: CWR
FIELD DATE: 11-11-2022
OFFICE DATE: 12/09/2022
JOB #: 2208007

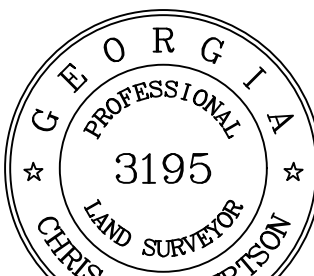
SHEET TITLE

#2 OF #2

"THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS ARE STATED HEREON. RECORDATION 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 IN 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.C.G.A. SECTION 15-6-67.



Chris W. Robertson
GEORGIA REGISTERED LAND SURVEYOR NO. 3195

OFFICE DATE:
DATE:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

Glass is one of the most recyclable materials available, with an endless lifespan in the recycling process. Every ton of recycled glass conserves raw materials like sand, soda ash, and limestone while reducing the energy needed to manufacture new glass products. Recycling glass cuts greenhouse gas emissions, minimizes the need for landfill space, and helps mitigate the extraction of virgin resources, protecting our local environment.

The Strategic Materials glass processing plant is located just 28 miles from the City of Newnan, which makes for an ideal location for glass collection as transportation impact is minimal.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner.

A glass recycling program at The Reserve would also encourage residents and visitors to make environmentally responsible choices and would promote a sense of community stewardship. By offering a convenient location for glass recycling in downtown Newnan, this program can reduce the volume of waste sent to landfills, thereby supporting our city's litter reduction and beautification efforts. Furthermore, it will highlight Newnan's commitment to sustainable practices, attracting environmentally conscious visitors and businesses.

In addition, there is a financial benefit to the City of Newnan. When local residents utilize the Ripple Glass bin, they are then removing glass from the waste stream therefore reducing the tipping fee that the City incurs.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

Ripple Glass containers must be visible for residents to easily find and use. Furthermore, visible containers reduce the temptation for illegal dumpers to misuse the containers or host parking lots.

4. What is the proposed period of time the special exception is requested for?

As there will always be a need to recycle glass, the program will not be set with an end date. There is a 10-day out clause that can be enacted by either Ripple Glass or the host, Line Creek Brewery.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

There will be no impact on surrounding properties. Ripple Glass will manage the location and will have the support of Keep Newnan Beautiful as a local representative.

Letter of Intent

Monday, September 16, 2024

City of Newnan,

This letter is to address the details for the proposed use at 12 Savannah Street, Newnan, GA.

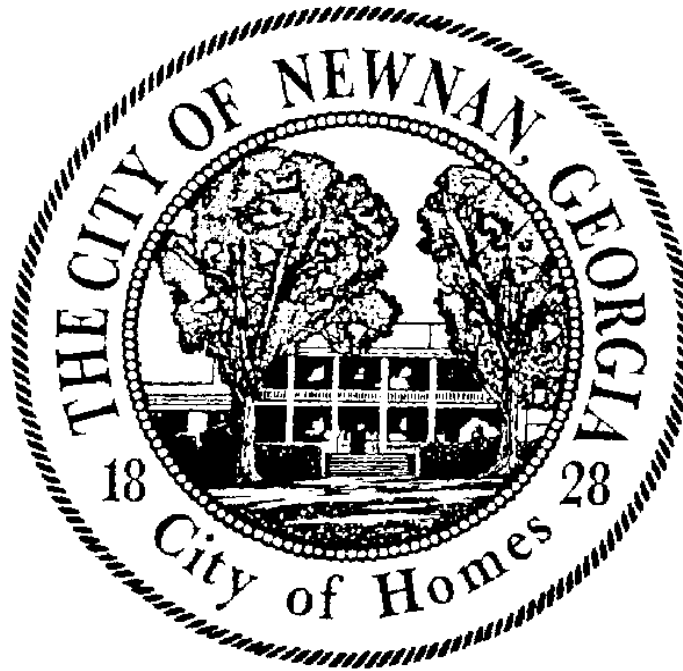
The request is for one parking spot at Line Creek Brewing The Reserve to be occupied by a Ripple Glass collection bin. The size of the bin is 22' x 8'. The current zoning classification of the property is commercial, the glass recycling bin will not change the classification.

Thank you for your time in this matter.

A handwritten signature in black ink, appearing to read "Jamey Moran". The signature is fluid and cursive, with the first name "Jamey" being more prominent and the last name "Moran" following in a similar style.

Jamey Moran
Atlanta Metro Program Manager
Ripple Glass

CITY OF NEWNAN, GEORGIA

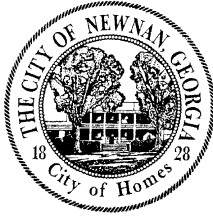


Application Form

For

Special Exception

July, 2000
Revised June, 2003
Application revised July, 2007



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR SPECIAL EXCEPTION

Date Received _____

Name of Applicant PAUL SCHWINNE

Mailing Address 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GA 30269

Telephone 678-545-6024 E-Mail: rharalson@linecreekbrewing.com

Property Owner (Use back if multiple names) 18 SAVANNAH LLC

Mailing Address 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GA 30269

Telephone 678-545-6024

Address of Property 12 SAVANNAH STREET, NEWNAN, GA 30263

Tax Parcel No.: 007 Present Zoning Classification COMMERCIAL

Proposed Special Exception Use _____

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

_____.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

_____.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

_____.

4. What is the proposed period of time the special exception is requested for?

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

The following information must be attached to the completed application and must also be furnished in digital, pdf format:

a) 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 - one parking space to be used for glass collection container
- ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
- ✓ The zoning classification which exists at the time of the filing of this application
- ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
- ✓ Dwelling unit size (if applicable)
- ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
- ✓ The number of parking spaces to be provided
- ✓ The height of buildings - unit height
- ✓ Any proposed buffers and modification to existing buffers
- ✓ Availability of water and sewer facilities including existing distance to property

b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.

c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which 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.

d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes 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 improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- Lakes, ponds, streams, and other watercourses
- Floodplain, wetlands, and slopes equal to or great than 20 percent
- Cemeteries, burial grounds, and other historic or culturally significant features
- Required and/or proposed setbacks and buffers
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
 - f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.
 - g) For multiple owners, an attached sheet with signatures duly notarized may be attached.
 - h) A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 2000,000 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
- Note:** This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.
- i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-254-2354.
 - j) Filing fee payable to the *City of Newnan* (**\$250.00**)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on September 16th 2024, 20 for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:

12 Savannah St Newnan, GA

The undersigned below, making application for the BZA 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:

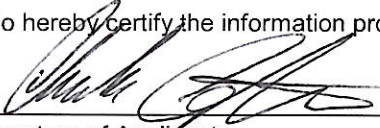
CRO Holdings LLC, Allmeg LLC

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 Board of Zoning Appeals? ☐ 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.

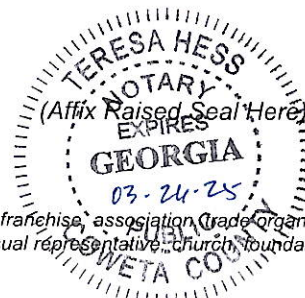

Signature of Applicant

Charles Ogletree Managing Member
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 09-14-24
Signature of Notary Public Date



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 B

Property Owner's Authorization

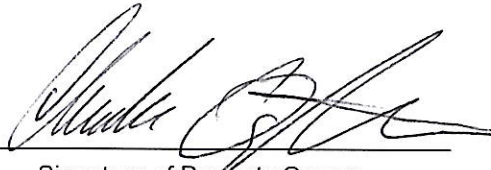
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a special exception of the property.

Name of Property Owner 12 Savannah LLC

Telephone Number 770-631-0499

Address of Subject Property 12 Savannah St Newnan, GA

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

Teresa Hess

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

Teresa Hess

Notary Public

09-16-24

Date

