



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for December 17, 2024 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. October 8, 2024 Meeting Minutes
3. Public Hearings
 - a. Rezoning Request - RZ2024-03 by Terrence Forbes Taylor; 0.186± acres located at 51 Robinson Street (Tax Parcel # N12 004 003A); From IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District - Historical and Infill) for the purpose of constructing a duplex
 - b. Rezoning Request for RZ2024-04 by Steven L. Jones, Attorney at Law on behalf of Templar Development Group, LLC for 7.06 acres +/- located at 147 Temple Avenue (Tax Parcel #N21-0001-001) from CUN (Urban Commercial Neighborhood District) to PDR (Planned Development Residential) for the purpose of developing a residential neighborhood
4. Other Business
 - a. Certificate of Appropriateness Revision - Spring Street Townhouses Project
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

October 8, 2024
7:00 p.m.

Commissioners Present: Alton West, Joe Crain, Jr., John Pulicare, Katie Frost

Commissioners Absent: Fred Hamlin, Robert Coggin, Clay McEntire

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Chris Cole, Senior Planner
Brad Sears, City Attorney
Samantha Wood, Administrative Assistant Planning and Zoning

CALL TO ORDER

Chairman West called the meeting to order at 7:25 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman West asked if everyone reviewed the September 10, 2024, meeting minutes. Commissioner Frost made a motion to approve the minutes as drafted. Commissioner Pulicare seconded the motion.

MOTION CARRIED (4-0)

PUBLIC HEARINGS

Variance Request 86 Beacon Crest – 2024-02

Chairman West opened a public hearing on a rear variance request from 20 feet to 10 feet for the purpose of converting the rear patio into a screened-in porch.

Chris Cole gave the staff report. He explained that the builder wishes to turn the rear patio into a fully screened-in porch but needs a 10-foot rear variance due to the patio's current location. Cole added that the porch will not extend beyond the pad and will be attached to the existing

house. He said the slab area measures 10 feet by 18 feet and explained the difference between setbacks for open patios and enclosed porches.

Cole reviewed the criteria for granting variances. He discussed past cases where similar requests had been made. Cole mentioned that no objections had been received to date. He concluded by stating that staff recommends approval of the variance request.

The applicant, Andy Adams, was sworn in by Brad Sears. Adams stated that Cole's report thoroughly summarized his request.

Chairman West asked Adams if he had spoken with the neighbors. Adams stated yes and added that everyone was okay with their plans.

Commissioner Frost asked staff if any similar cases had been rejected in the past. Cole stated that there had not been any during his tenure with the city.

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

Commissioner Frost made a motion to approve the variance request at 86 Beacon Crest. Commissioner Pulicare seconded the motion.

MOTION CARRIED (4-0)

OTHER BUSINESS

Certificate of Appropriateness – 17 Augusta Drive

Chris Cole gave the staff report for a certificate of appropriateness request from John Bynum regarding planned enhancements for the building at 17 Augusta Drive. He stated this building is the site of the former Newnan Hosiery Mills/Mann's Hosiery Mill and is currently vacant (with ongoing clean up and repairs underway). Cole added that per the City's Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness since the property lies within the Downtown Design Overlay district (DDO). He reminded the Commission that the City Council would also approve the demolition if it were determined that the portion seeking to be torn down is more than 50 years old.

Cole stated the project includes a proposed partial demolition, as well as proposed improvements to the existing building. He added, the applicant intends to remove the forward section of the building which is an addition that never matched the architecture of the original structure. Cole discussed the other improvements to the existing building including replacing and extending the front overhang and replacing the front entry units. He mentioned that the designs have been developed with the influence and feedback from the architectural firm of Historical Concepts.

Cole reviewed the request in terms of the rehabilitation standards for development in the DDO and mentioned that the Main Street Department had no issues with what was being proposed. Cole concluded by stating that staff recommends approval of the certificate of appropriateness.

John Bynum, applicant, came forward to discuss his request. He spoke about the changes they have made so far and added that the roof is rotten and will have to be replaced.

Commissioner Pulicare asked if he plans to have a commercial or residential use. Bynum stated that they were still unsure.

Chairman West asked if there was a time frame on the demolition of the old office portion of the building. Cole stated that the applicant is still working with the building department to determine the age of that portion of the building.

Commissioner Crain made a motion to approve the Certificate of Appropriateness request for 17 Augusta Drive. Commissioner Frost seconded the motion.

MOTION CARRIED (4-0)

PUBLIC COMMENTS

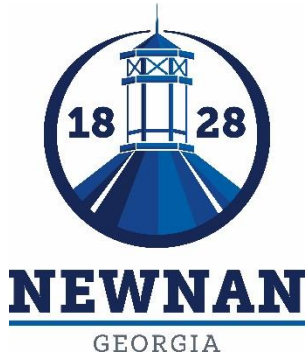
None

ADJOURN

With no further business, the meeting adjourned at 8:00 p.m. on a motion from Commissioner Frost and seconded by Commissioner Pulicare.

MOTION CARRIED (4-0)

Chairman



City of Newnan, Georgia – Planning Commission

Date: December 17, 2022

Agenda Item: Rezoning Request – RZ2024-03
0.186± acres located at 51 Robinson Street (Tax Parcel
N12 004 003A) from IHV (Heavy Industrial District) to
RU-I (Urban Residential Dwelling District – Historical and
Infill)

Prepared and Presented by: Tracy Dunnivant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

Terrence Forbes Taylor
1576 Flintwood Drive
Atlanta, GA 30316

SITE INFORMATION:

The site consists of 0.186 ± acres located at 51 Robinson Street. The tax parcel ID number is N12 004 003A. The tract is located just to the south of the strip center located at the corner of Savannah and Robinson Streets.

The site is currently vacant and zoned IHV (Heavy Industrial District).



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.186± acres located at 51 Robinson Street. The property is currently zoned IHV (Heavy Industrial District) and the applicant is requesting an RU-

I (Urban Residential Dwelling District – Historical and Infill) zoning designation to construct a duplex.

STANDARDS:

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red “X” ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use is a fee simple duplex. Each unit will have approximately 1,250 square feet of heated living space which will include two bedrooms, two full baths, and an open living area. A two-car garage will also be provided for each unit. Estimated pricing will be around \$320,990.



In terms of the adjacent and nearby properties, there are a mixture of zoning designations and uses. The land to the west and south of the tract is currently vacant and belongs to Central of Georgia Railroad. The property to the north is zoned CUN and is occupied by a small strip center with commercial uses (see below left). The tracts across Robinson Street are all zoned RU-I with non-conforming commercial buildings (see below right). There are a pair of duplexes that are located just northeast of the subject property at the corner of Robinson and Savannah Streets (see below).





Staff views the use of the property as a duplex as suitable. While there are multiple commercial uses in the immediate vicinity, most of the properties in the area are zoned RU-I and have residential uses. The majority are single-family; however, there are other duplexes in the area. In addition, there is a need for more affordable homes, which this project would provide.



Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The use of the property as a duplex would have much less of an adverse impact on the adjacent and nearby properties than constructing some type of heavy industrial use. In fact, the Planning Commission recently identified this lot as one that should be considered for a possible CUN zoning change due to the types of uses permitted in IHV.

Staff Assessment – ADVERSE IMPACT WOULD BE LESS ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned IHV, but the size of the lot severely limits any building footprint. The lot is only 90 feet deep, and the required front and rear setbacks in IHV would leave a 10-foot by 30-foot footprint for any structure without seeking a variance. In addition, there are required landscaping buffers on heavy industrial, which would impact parking, dumpster location and outdoor storage.



Staff Assessment – PROPERTY COULD NOT BE USED AS CURRENTLY ZONED DUE TO SETBACKS REQUIREMENTS THAT WOULD PREVENT THE APPLICANT FROM HAVING AMPLE ROOM TO BUILD ✓

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

With this being a single duplex, there would be very little additional impact on service provision. All providers reviewed the request and provided the following comments on the project:

Police: Chief Blankenship stated that the project would place a slight strain on calls for service, but it could be managed at current staff levels.

Fire: Chief Brown stated that the Fire Department has adequate resources to service this project.

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated there is ample capacity to serve the duplex.

Engineering: Michael Klahr, City Engineer, provided the following comments:

- 1) There is an existing drainage ditch along the street. Any driveway across the ditch will need to accommodate stormwater with a pipe (appropriately sized), to be maintained by the property owner.
- 2) There will need to be adequate sight distance for any driveway connection to Robinson Street.
- 3) Driveway to be constructed of concrete within the R/W.
- 4) Identify and locate any state waters that may require buffers.

Coweta County Schools: Ronnie Cheek, Executive Director of Facilities, indicated that due to the small size of the development, they have no objection in terms of impact on the school system.

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

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as future historic neighborhood. Newnan defines this category as “areas that primarily consist of historic residential homes on smaller lots with unique architectural character.” Therefore, the use is compatible with the purpose and intent of the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district?

A duplex would be consistent with the purpose and intent of the RU-I zoning designation.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “historic neighborhood” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN SHOWS THE PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

As previously stated, this lot is just not large enough to house an industrial use. In addition, the duplex being proposed by the applicant will have less impact on the adjacent properties and helps provide affordable housing for the area. All service providers indicated that they could serve the property with little to no impact on current service levels. Also, the Comprehensive Plan shows this area as future historic neighborhood which would be consistent with the use of the property as a duplex. Therefore, staff does feel the request reflects a reasonable balance.

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

SUMMARY OF STAFF FINDINGS:

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

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Duplex will be consistent with the renderings and specifications provided by the applicant as part of the rezoning application.

OPTIONS:

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

ATTACHMENTS:

Location Map
Application for Rezoning
Service Provider Comments

Letter Of Intent For Property Located At
51 Robinson Street, Newnan, GA

This current vacant property is going to be used to build and sell a duplex consisting of 2 units.
The current size of the parcel is 0.186 of an acre.

This lot is currently zoned "IHV". We desire to change the zoning to "RUI" as the majority of the properties in this neighborhood already have this zoning.

The availability of water and sewer services has been confirmed by Newnan Utilities.

Please let me know if any further information is needed. Thank you.

Sincerely,



Terrence Forbes-Taylor



CITY OF NEWNAN Parcel # N12 0004 003A ADDRESS 51 ROBINSON ST Newnan, Ga 30263	Proposed Rezoning Existing - IHV Proposed - RU-1 City Limits 1 = 480 feet Date: 11/4/2024 12:20 PM CITY OF NEWNAN PLANNING DEPT. 25 LAGRANGE STREET NEWNAN, GEORGIA 30263 www.NewnanGa.gov NEWNAN GEORGIA
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NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant Terrence Forbes-Taylor
Mailing Address 1576 Flintwood Drive Atlanta, GA 30316
Telephone 404 569-3830 Email: 3ms11c.tee@gmail.com
Property Owner (Use back if multiple names) Terrence Forbes-Taylor
Mailing Address 1576 Flintwood Drive Atlanta, GA 30316
Telephone 404 569-3830
Address/Location of Property 51 Robinson Street Newnan, GA
Tax Parcel No.: N12 004 003A Land Lot _____
District/Section _____ Size of Property (Square Feet or Acres) 0.186
Present Zoning Classification: I-HV Proposed Zoning Classification: RU I
Present Land Use: Vacant lot

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable

Current zoning is industrial and surrounded by residential properties,

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made area is already saturated with RU I property.

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? NA



NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 28th 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

Rezoning of property from Industrial to a Residential for a duplex.

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Terrence Forbes-Taylor

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

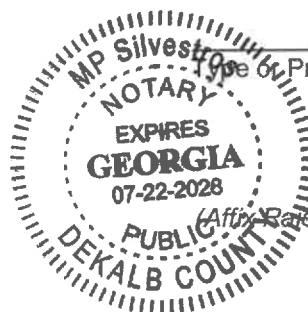
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Terrence Forbes-Taylor
Signature of Applicant

Terrence Forbes-Taylor/owner
Type or Print Name and Title

Signature of Applicant's Representative

[Signature] 10/28/2024
Signature of Notary Public Date



Type or Print Name and Title

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.

(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

Please see the attached document.

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

Please see the attached document

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

Terrence Foder-Taylor

Signature of Applicant

Terrence Foder-Taylor

Type or Print Name and Title

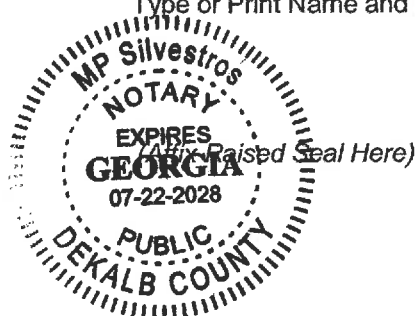
Signature of Applicant's Representative

Type or Print Name and Title

mmittner 10/28/2024

Signature of Notary Public

Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Terrence Forbes-Taylor

Telephone Number 404 569-3830

Address of Subject Property 51 Robinson Street 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

Terrence Forbes-Taylor

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

[Signature]
Notary Public

10/28/2024
Date



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

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

A Preliminary Tree Management Plan must include, at a minimum, the following:

- ☐ Graphic representation of existing tree canopy
- ☐ Descriptive written or labelling information about existing tree canopy
- ☐ Total number of acres
- ☐ Number of disturbed acres
- ☐ Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- ☐ Graphic display and label any required or proffered zoning buffers.
Provide acreage.
- ☐ Number of actual tree save acreage not including any of the categories listed above.
- ☐ Provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

(Signature of Attorney)

Name of Attorney _____

Address _____

Telephone _____

Date _____



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan *House Plan + layout*
- ☐ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☐ Completed Attachment D – Attorney's Authorization (if applicable)
- ☐ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.

Levi T. Bohannon
19 Hamilton Bohannon Dr.
Newnan, GA 30263

Rodney Carey
Denise Whisenhunt
10232 Rue Saint Jacques
San Diego, CA 92131

Coweta Commercial Properties,
LLC
4383 Lilburn Ind. Way
Lilburn, GA 30047

Coweta Homes, Inc.
785 Hwy. 154
Sharpsburg, GA 30277

Carl Evans
87 Farmer Street
Newnan, GA 30263

Jacqueline L. Favors
66 Robinson Street
Newnan, GA 30263

Georgia Baptist Orphanage
P.O. Box 329
Palmetto, GA 30268

J & L Enterprise, LLC
601 Hannah Road
Newnan, GA 30263

Marcus & Leroy Johnson
P.O. Box 764
Newnan, GA 30264

K1 Group, LLC
160 Glenda Trace
Newnan, GA 30265

NBA Special Properties, LLC
P.O. Box 632
Newnan, GA 30264

William Newell, Jr.
Carol Newell
195 Victoria Lane
Newnan, GA 30263

Connie Ragland
100 Ashmore Drive
Newnan, GA 30263

Darrell Smith, Rodreick Cook &
Yolanda Reeves
36 Savannah Street
Newnan, GA 30263

Terrence Forbes-Taylor
1576 Flintwood Drive
Atlanta, GA 30316

Charles M. Thoams, IV
Mary P. Caraway
3037 Oakdale Road
Atlanta, GA 30354

FILED IN OFFICE
CLERK OF
SUPERIOR / STATE / JUVENILE
COURT
DATE 6-12-98 TIME 8:00am
COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

BOOK 1258 PAGE 0365

Real Estate Transfer Tax
Paid \$ 1.50
Date 6-12-98
Joan G. Griffies
Clerk of Superior Court, Coweta Co., Ga.

Return to: TERRENCE FORBES-TAYLOR
1576 Flintwood Drive, Atlanta, Ga. 30316

STATE OF GEORGIA
COUNTY OF COWETA

WARRANTY DEED

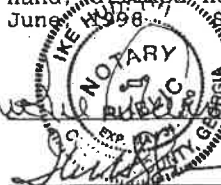
For and in consideration of the sum of Fifteen hundred (\$1,500.00) Dollars, and Other Valuable consideration in hand paid, the receipt of which is hereby acknowledged, **GLADYS R. COOK** of the County of Coweta, State of Georgia, do hereby give, grant, sell, alien and convey unto **TERRENCE FORBES-TAYLOR** of the County of Dekalb, State of Georgia, his heirs and assigns, the following property, to wit:

All that tract or parcel of lying and being in the City of Newnan, Coweta County, Georgia and being number 55 Robinson Street. Said Lot is 90 feet by 90 feet and is bounded as follows: East by Robinson Street; West by property now or formerly of B.T. THOMPSON; South by property now or formerly of B.T. THOMPSON; and North by property now or formerly of the A & WP Railroad. Being the same property shown in Deed Book 393, page 683 and Deed Book 849, page 207 Coweta County, Georgia Records.

together with all privileges and appurtenances thereto in anyway belonging in fee simple.

And the said vendor will, and her heirs, executors, administrators, and assigns shall, the said property to the said vendee, his heirs, executors, administrators, and assigns, forever warrant and defend against the lawful demands of all persons whatsoever.

IN WITNESS WHEREOF, The said **GLADYS R. COOK** has hereunto set her hand, ~~and~~ ^{and} her seal, and delivered these presents this ___ day of June, 1998. Signed, sealed and delivered in presence of us:

Maude Hudson

NOTARY PUBLIC

Glady R Cook (SEAL)
GLADYS R COOK

Deed Prep by Ike Hudson only. No title Check performed.



GRAPHIC SCALE



(PAVED, WIDTH VARIES)
ROBINSON STREET 40' R/W

[illegible]

AUTHORIZED:

BY: TERENCE FORBES-TAYLOR
FOR: TERENCE FORBES-TAYLOR

REFERENCES:

DEED BOOK 1258, PAGE 365

10-10-2022 ANALYSTS 10-27-2022-JTH TWJ
ANALYST NO. 3082-918
WATKINS MO. INT ODOM OCUA

PAL C: DCS	FBI	FILE
DWR: DCS	CHK	RCE

2-4984

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51 Robinson Street Newnan, GA 30263

Preliminary Home Design

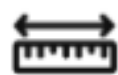
Heated S.F.
2,516



Units
2



Width
72'



Depth
67' 4"



Cars
4



Proffer for New Affordable Duplex in Newnan, Georgia

Property Overview

This proffer proposes a new duplex in Newnan, Georgia, designed with affordability and livability in mind, with estimated pricing around \$320,990.00. The project will consist of two units in a modern farmhouse style, featuring distinct design elements and layout benefits for future residents. Each unit will include 1,250 square feet of thoughtfully arranged heated living space, promoting a harmonious balance between functionality and aesthetic appeal.

Design & Floor Plan

The proposed duplex design follows the architectural layout found in [this floor plan](#), providing each unit with two bedrooms, two bathrooms, and open living areas. This design maximizes space efficiency and fosters a welcoming atmosphere, with modern farmhouse features that add charm to the exterior.

Garage & Set-backs

A key advantage of this property is the provision of a 2-car garage for each unit, totaling four garages. This feature not only adds convenience for residents but also aligns with community values for ample parking and reduced street congestion. The proposed set-backs for the property match the zoning and spacing requirements of existing duplexes in the area, ensuring it blends seamlessly into the neighborhood.

Community Benefit

This affordable housing initiative seeks to expand access to quality homes in Newnan, fostering a sense of stability and community while maintaining high standards of design and functionality. The project will provide new residents with access to affordable, aesthetically appealing housing that meets the practical needs of growing families and individuals alike.

Plan Details

- This duplex house plan has a Craftsman-like appearance with staggered garages separating each unit's front porch.
- Each unit left gives you 1,258 square feet of heated living space and a 2-car garage (the garage on the left is 418 square feet and the one on the right is 456 square feet), 2 beds and 2 baths.
- Bedrooms are on the outside walls of each units and the entertaining portion is in the middle and in an open concept layout.

Unit A	1,258 Sq. Ft. 1258 Sq. Ft. 1st Floor	2 Beds	2 Full Baths	2 Vehicle Attached 418 Sq. Ft.	36' w 67' d 22' h
Unit B	1,258 Sq. Ft. 1258 Sq. Ft. 1st Floor	2 Beds	2 Full Baths	2 Vehicle Attached 456 Sq. Ft.	36' w 67' d 22' h

Square Footage Breakdown

Total Heated Area:	2,516 sq. ft.
1st Floor:	2,516 sq. ft.
Screened Porch:	128 sq. ft.
Porch, Combined:	256 sq. ft.

Dimensions

Width:	72' 0"
Depth:	67' 4"
Max Ridge Height:	22' 11"

Interior Visual





94'

SET-BACKS
FRONT - 19'
REAR - 07
SIDES - 11

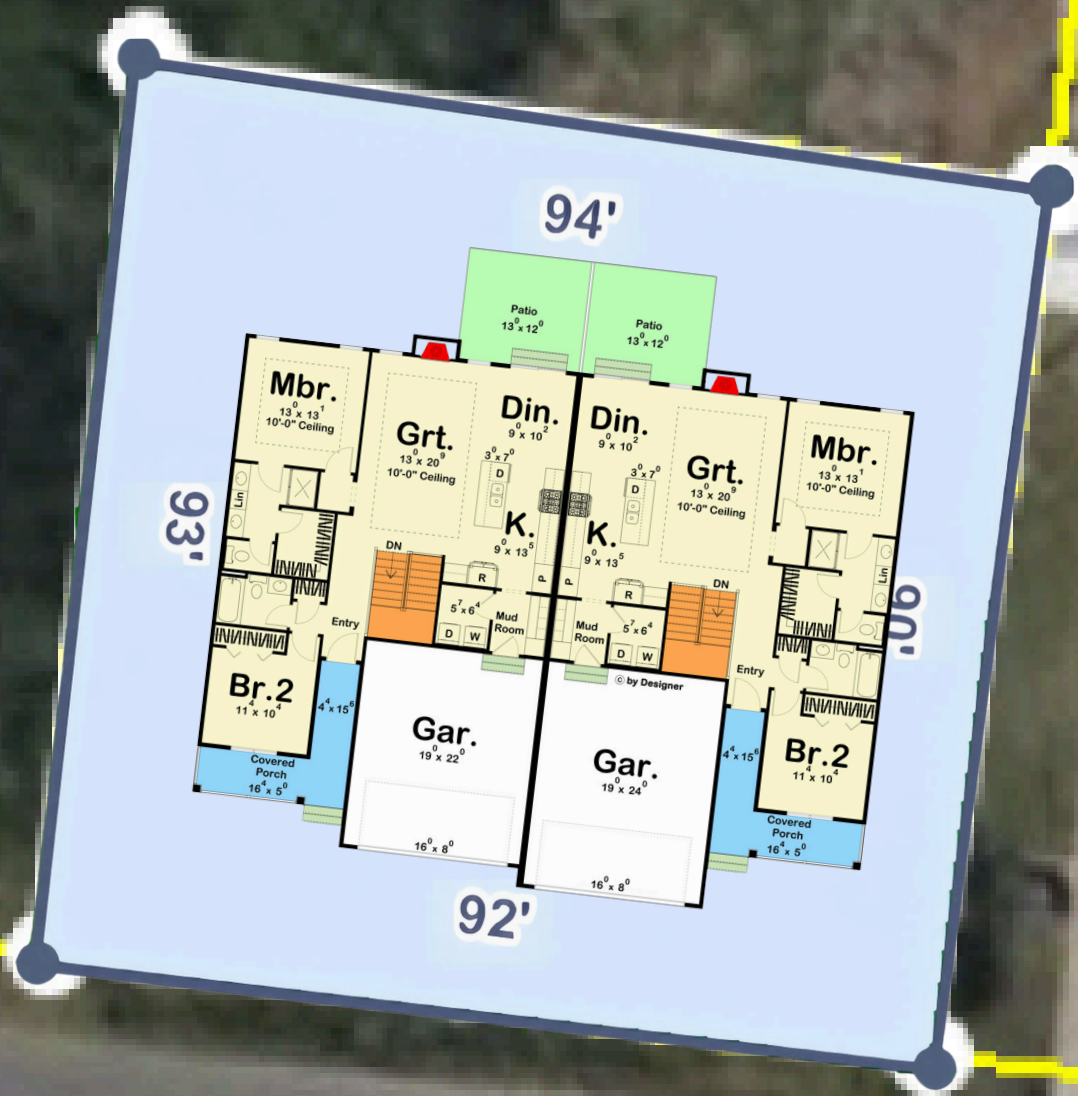


67'

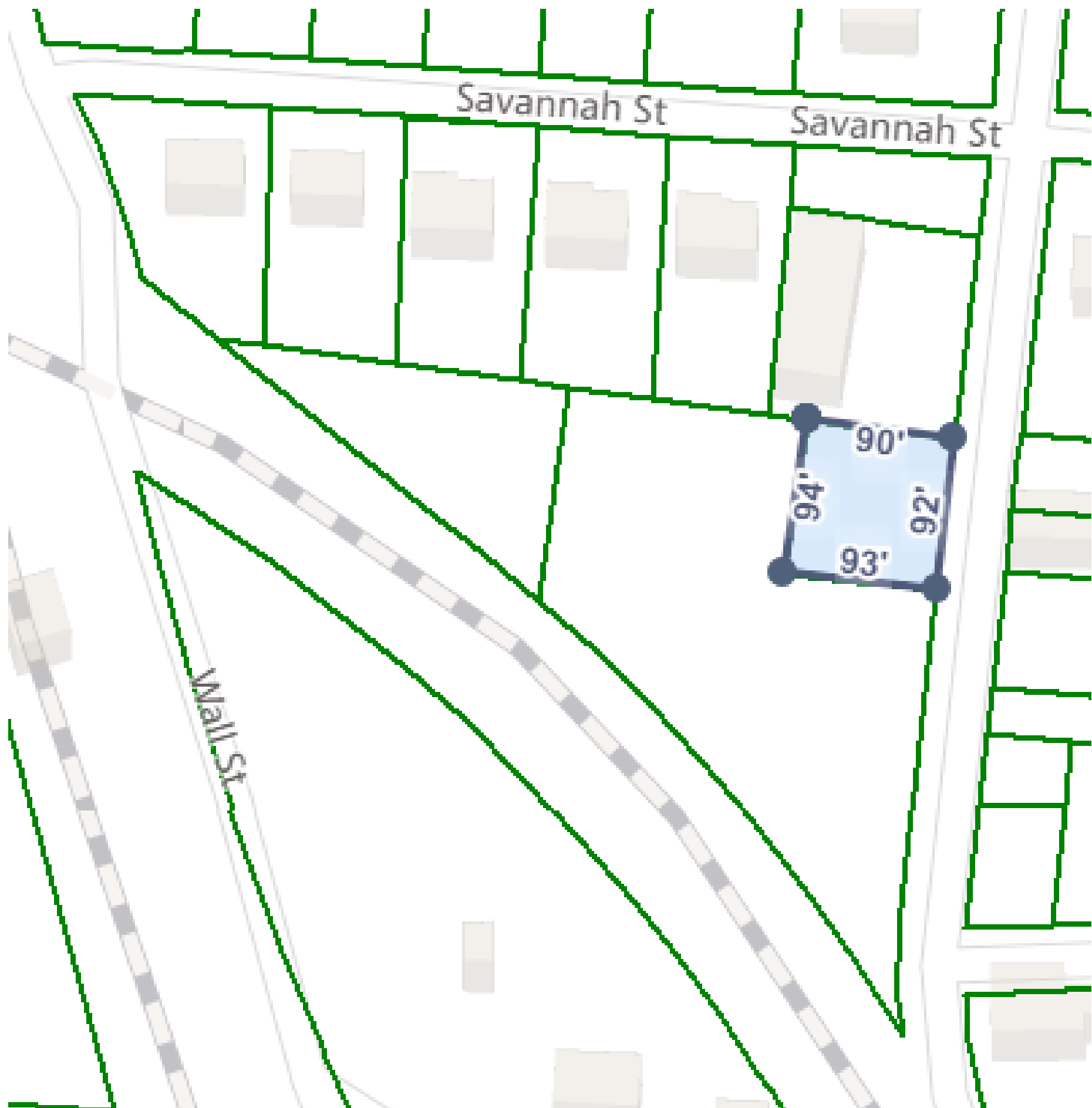
93'

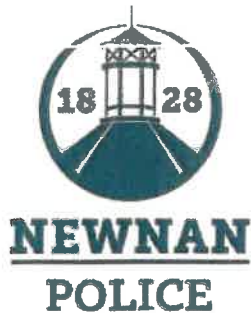
72'

92'









BRENT BLANKENSHIP
CHIEF OF POLICE

11/19/24

Reference: 51 Robinson St.

Dean Smith,

After reviewing call history that could compare to this one development, there would be a minimum increase of people and vehicle traffic to the area, it would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a slight strain would be placed on calls for service but can be managed at current staff level.

Thanks,

A handwritten signature in blue ink, which appears to read 'Brent Blankenship', is positioned above the printed name.

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

December 2, 2024

Dear Dean,

The following information is regarding the request for rezoning on Case #1 RZ2024-03 51 Robinson Street and Case #2 RZ2024-04 247 Temple Avenue.

Case #1 51 Robinson Street- This is a request to rezone the tract from Heavy Industrial (IHV) to a residential zoning (RU-I the purpose of building a duplex) for the purpose of building a duplex.

Case #2 – RZ2024-04: 247 Temple Avenue – This a request to rezone this property from commercial (CUN) to a residential zoning (PDR) for the purpose of building 29 various attached residential structures (Townhouses, Tri-Plexes and Duplexes).

The comparisons you gave me for similar existing developments to this proposed development are Christians Walk and City View Drive and the townhouses near 51 McIntosh Parkway. According from our data we responded to 30 incidents to these areas over the last year.

Currently the Newnan Fire Department has the adequate resources to service both Case #1 and Case #2 with minimal impact.

Kind regards,

Stephen Brown



October 29, 2024

Tracy S Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: 51 Robinson Street – N12 0004 003A – Proposed Duplex

Ms. Dunnavant

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N12 0004 003A
- 0.19 Acres

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org



The City of Newnan, Georgia

Office of City Engineer

2024.11.26

REZONING REQUEST
51 Robinson St

Comments:

The rezoning of this lot is proposed for the purpose of building a duplex

There is an existing drainage ditch along the street. Any driveway across the ditch will need to accommodate stormwater with a pipe (appropriately sized), to be maintained by the property owner.

There will need to be adequate sight distance for any driveway connection to Robinson St.

Driveway to be constructed of concrete within the R/W.

Identify and locate any State Waters that may require buffers

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

December 04, 2024

Dean Smith
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Rezoning Request RZ2024-03

Mr. Smith,

In response to your request for input on the above referenced rezoning, we offer the following based on the information available:

The proposed development requesting annexation would potentially contain 1 residential duplex. Due to the small size of this development, we have no objection in terms of impact on the school system

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools



City of Newnan, Georgia – Planning Commission

Date: December 17, 2024

Agenda Item: Rezoning Request – RZ2024-04
7.06± acres located at 147 Temple Avenue (Tax Parcel #N21-0001-001)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

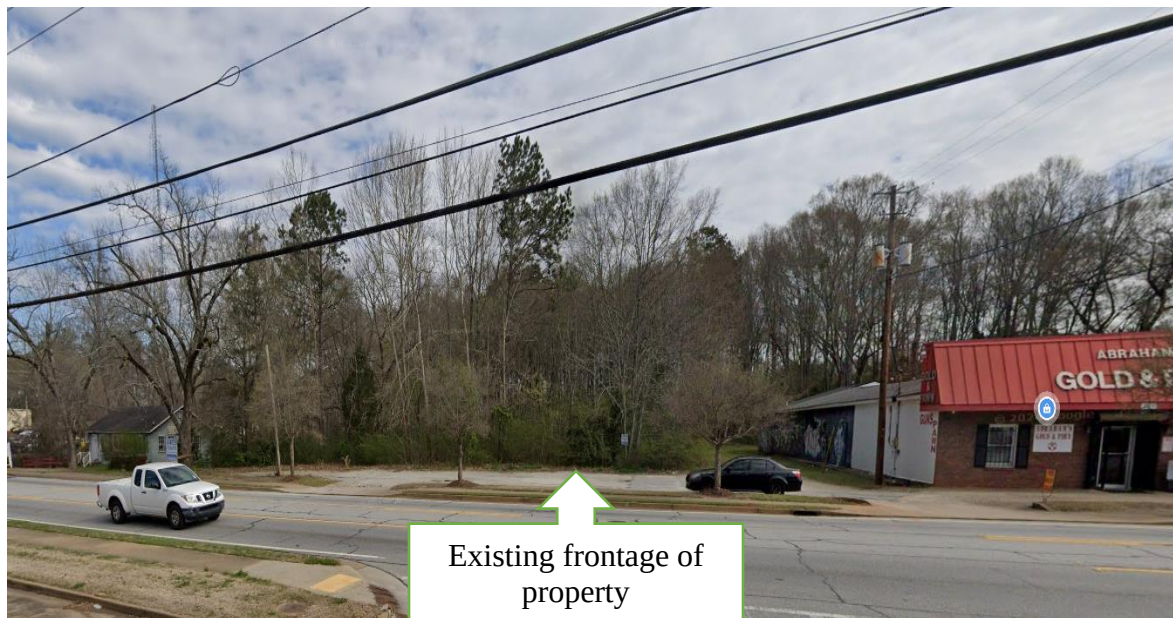
Steven L. Jones, Attorney
On behalf of Templar Development Group, LLC
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339

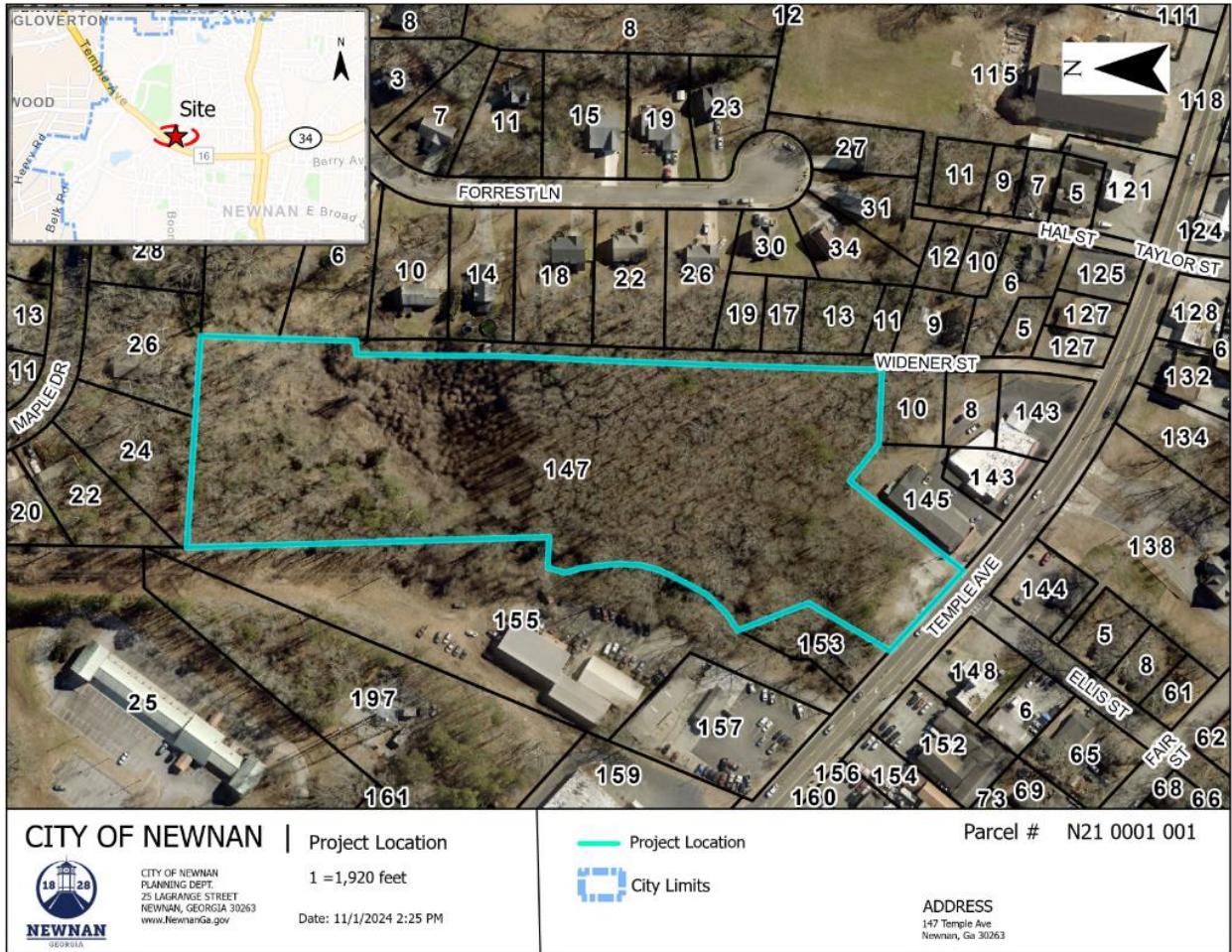
Templar Development Group, LLC is seeking to rezone 7.06± acres identified as Tax Parcel N21-0001-001, for the purpose of developing a residential community comprised of 3 different types of attached dwellings, townhouses, triplexes and duplexes. In order to accomplish this, the applicant is seeking an PDR (Planned Development Residential) zoning assignment.

SITE INFORMATION:

The total site consists of 7.06± acres located along Temple Avenue/Hwy. 16., addressed as 147 Temple Avenue

The site is currently undeveloped and zoned CUN (Urban Neighborhood Commercial District).





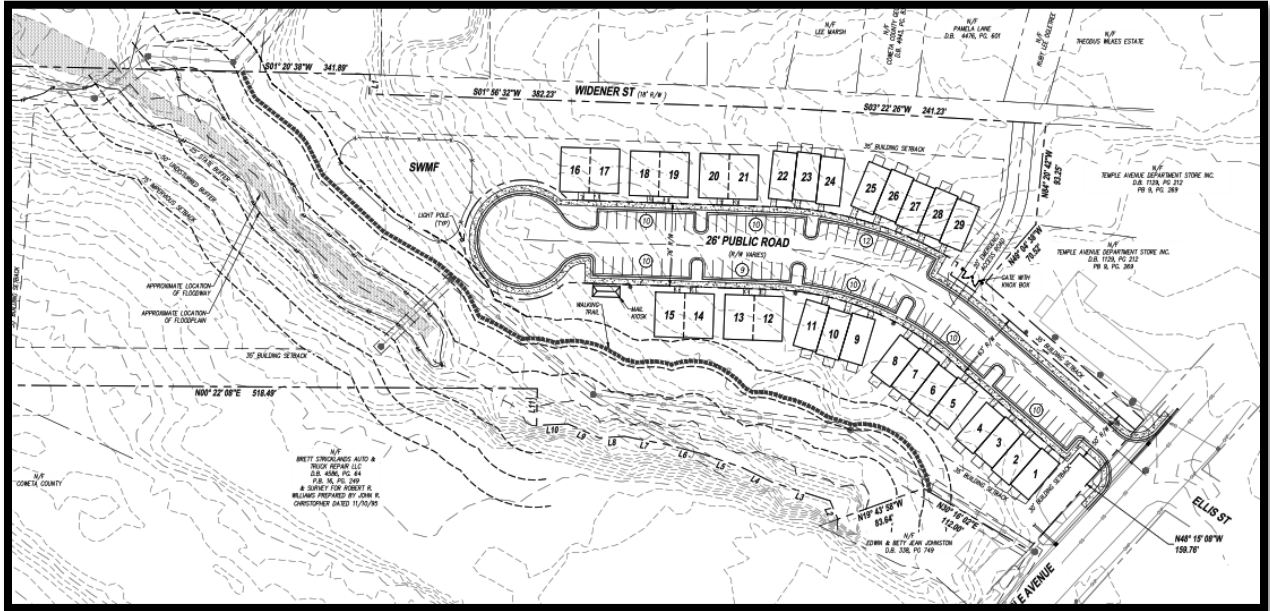


OVERVIEW OF REQUEST:

The applicant is requesting to rezone 7.06 ± acres located at 147 Temple Avenue. This property is currently zoned CUN (Urban Neighborhood Commercial District). The applicant is requesting a change to PDR (Planned Development Residential) zoning district for the development of 29 attached dwelling units of varying types, i.e. townhouses, duplexes and triplexes. Proposed dwellings will range in size from 1,127 to 1,329 square feet. The homes will be developed for sale at market rate conditions.

PDR is concept-based zoning, with not pre-set dimensional requirements. The proposed development shows a gross site density of approximately 4 units per acre. Part of the property will remain undeveloped because of a stream traversing the property, associated stream buffers and floodplain.

Proposed amenities include a walking trail and passive open space areas.



Applicant's Proffered Conditions:

- The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers and dwelling types) shall reasonably comply with the concept plan that has been submitted.
- The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted.
- The development shall include a walking trail as shown on the concept plan submitted.

STANDARDS:

In formulating a decision, the Zoning Ordinance requires the Planning Commission and the City Council to consider the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red "X" ✗ as standards not being met.

1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject tract is bordered equally by non-residential and residential zoning designations. On the eastern and northern border of the subject site, adjacent zoning is residential, a single-family, a combination of urban residential dwelling district (RU-1) and suburban residential single family-medium density (RS-15). On the western border, the zoning is a combination of heavy commercial (CHV) and general commercial (CGN) zoning districts. Along the southeast corner, along Temple Avenue, are other pieces that are zoned urban neighborhood commercial (CUN) zoning. This site is classified on

the City's future land use map as Business/Office; thus, it was not anticipated to be developed for residential purposes. In other parts of the city, along major commercial corridors there have recently been two rezonings that repurposed those lands for residential development. In 2019, 22.456 ± acres were rezoned by the City from CGN to RMH at the intersection of Bullsboro Drive and Ashley Park that now serves as the site for an apartment complex. In 2023, the applicant, Templar Development Company, LLC, rezoned a portion of land on Bullsboro Drive from CGN to RMH for a future townhouse development, which is currently in the plan review stages. The need for housing opportunities near this vicinity has been identified by the city. The rezoning petition provides housing to assist in fulfilling this need. Additionally, CUN was intended as a transitional zoning between residential and other commercial uses. This proposed zoning and development is also a suitable transition between single-family detached developments and the commercial uses.

Staff Assessment – PROPOSED USE IS SUITABLE. ✓

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

The anticipated impact resulting from this rezoning would be an increase in traffic. The applicant's concept plan illustrates one ingress/egress point on Temple Avenue and an emergency egress point connecting to existing Widener Street, a portion of which is unimproved right-of-way. In the petition, the applicant states that the existing paved Widener Street will be extended and improved up to a point for use as emergency egress. The development should be confined to the limits of the property; however, potentially, the increase in traffic will impact the surrounding area.

Staff Assessment – IT IS ANTICIPATED THAT ANY ADVERSE EFFECT WILL BE MINIMAL ✓

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

The property is currently zoned for non-residential development. The future land use map shows it as Business/Office. The property has sat vacant with the current CUN-zoning designation for over twenty years. There are environmental constraints on the property that limit the available area that can be developed, as illustrated on the survey and concept plans provided as an attachment to this report.

To date, the city has not been asked to review any proposed development for a commercial development, as allowed by the current zoning category. The property's shape is long and narrow with streams and floodplain that limit the available area for commercial development.

Staff Assessment – IT IS POSSIBLE THAT THE PROPERTY CAN BE DEVELOPED AS CURRENTLY ZONED. HOWEVER, NO DEVELOPMENTS UNDER CURRENT ZONING HAVE BEEN PRESENTED TO THE CITY AND ANY COMMERCIAL DEVELOPMENT WOULD FACE SOME LIMITATIONS AND CHALLENGES ✓

4. Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed rezoning petition does not require a community impact study, but staff did reach out to the community service providers to get their assessment on the potential impact of the proposed development.

- Police: Police Chief Blankenship has indicated that the proposed development would be a slight increase in people and traffic to the area and have a slight impact on motor vehicle accidents and calls of service. Chief Blankenship stated that the anticipated increase in service from this proposal could be managed at the current staff level.
- Fire: Chief Stephen Brown has indicated that NFD anticipates that it will have adequate resources at its current level to provide responses to any needs for service.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service have been included in the applicant's packet.
- Engineering: The City of Newnan's Director of Engineering, Michael Klahr, has provided the following response below to the proposed rezoning concept plan.

December 3, 2024

City Engineer Review

REZONING REQUEST

Proposed Townhome Development
Parcel N21 0001 001
7.06 Acres
147 Temple Ave

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

4. This development shall be in compliance with the City of Newnan, Georgia Stream Buffer Protection Ordinance. For intermittent and perennial streams, the undisturbed buffers applied shall be 50 feet with an additional 25-foot impervious setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Temple Ave shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5-foot sidewalks, ADA compliant within the public Right of Way, shall be provided throughout the proposed development, along both sides of all streets, and shall connect to the sidewalks in the Right of Way for Temple Ave.
2. Temple Ave is a State Route (SR 16) and any driveway or public street connection to Temple Ave shall be reviewed and approved by the Georgia Department of Transportation prior to any issuance of any permit for land disturbing activities. GDOT may require a Traffic Impact Study or Traffic Impact Statement as part of an access permit.
3. Local street, Widener St, to be used as an emergency access, shall be improved to City standards and meet the requirements for emergence access as determined by the Fire Marshall for the City of Newnan.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering

- Coweta County Schools: Coweta County Schools has responded stating that developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area for the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. The school system has requested that, if approved, the developer provide them with advance notice of the project's construction schedule, buildout timeline and the target market for the housing. The link embedded herein refers to a Coweta County School System Enrollment Analysis and Projection, dated January 2023, for your information and reference:

<https://www.dropbox.com/s/v4m45555zbpma7n/Enrollment%20Update%20-%202023%20%281%29-15019003c3pcg2ferbu0gem33f5zxbi.pdf?dl=0>

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, most of the service providers that have responded have

indicated that they can service the proposed development with existing resources

Staff Assessment – PROJECT WILL HAVE A SLIGHT IMPACT, ESPECIALLY FOR TRAFFIC AND SCHOOLS, BUT NOT A BURDENSOME IMPACT ✓

5. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as Business/Office. The Comprehensive Plan describes this category as land dedicated to non-industrial employment generators, including retail sales, office, service and entertainment facilities. Uses are primarily located along major highways, thoroughfares or interstate corridors. .

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS BUSINESS/OFFICE; HOWEVER, WITH RECENT RESIDENTIAL DEVELOPMENTS THAT WERE APPROVED ALONG MAJOR COMMERCIAL CORRIDORS, AN ARGUMENT CAN BE MADE THAT THE PROPOSED PROJECT WOULD FIT INTO THE FABRIC OF THE AREA. ✓

6. Is the proposed use consistent with the purpose and intent of the proposed zoning district?

The PDR (Planned Residential Development) zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, community, and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district. The proposed development offers varying types of attached residential housing products, preserves open space and provides some workforce housing at market rate conditions. The proposed density for this project is approximately 4 units an acre, which is also the same density allowed by the RU-7, which is a high-density residential zoning used for attached and detached housing developments. However, as stated earlier, the Future Land Use Map forecasts this property being developed for business/office uses.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH A TRANSITION FROM COMMERCIAL TO RESIDENTIAL PROPOSED ZONING DISTRICT. ✓

7. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

The Future Land Use map also shows the property as Business/Office, which was a new category created by the City during the most recent comprehensive plan update adopted by City Council in the Fall of 2021.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN SHOW THE PROPOSED DEVELOPMENT AS A USE INCONSISTENT WITH BUSINESS/OFFICE; HOWEVER, AS STATED PREVIOUSLY, THE NEED FOR MORE HOUSING OPTIONS IS EVIDENT AND THIS PROPOSAL ACCOMMODATES THAT NEED. ✓

8. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Within the past five years, the city has approved several new attached residential developments, which have primarily been townhome developments and in which the majority have been categorized as market rate offerings. The proposed development would similarly fall into the market rate category. The city routinely discusses high density multifamily developments, in various forms, with prospective developers.

This site is limited by natural features, i.e. streams and floodplain that restrict development. Although the Future Land Use Map didn't anticipate this property being developed for residential purposes, the questions are should the property's future use be reconsidered at this point to allow for more housing for residents and if this is an appropriate location for a multifamily townhouse development?

Staff Assessment – THE PROPOSED PROJECT PRESENTS TWO QUESTIONS: IS THIS AN AREA THAT SHOULD BE CONSIDERED FOR RESIDENTIAL DEVELOPMENT AND IS THIS AN APPROPRIATE LOCATION FOR PROPOSED RESIDENTIAL COMMUNITY? AN ARGUMENT CAN BE MADE THAT THIS STANDARD IS BEING MET WITH THE PROPOSED DEVELOPMENT. ✓

SUMMARY OF STANDARD ASSEMENT:

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

REGULATORY CRITERIA TO CONSIDER:

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats, must include a Preliminary Tree Management Plan. This plan shall show the existing location and general tree canopy and shall also specify which areas are proposed to be conserved and/or replanted. The City Landscape Architect conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant has submitted a Preliminary Tree Management Plan, which is contained in the attachments.

On November 18, 2024, Mr. Mike Furbush, City Landscape Architect and Arborist, approved the preliminary tree management plan contained herein.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Commission elect to recommend approval of the request, staff would recommend the following condition be considered:

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 29 units maximum.

OPTIONS:

- A. Recommend approval of the rezoning request as submitted
- B. Recommend approval of the rezoning request with conditions
- C. Recommend denial of the rezoning request

ATTACHMENTS: Application for Rezoning



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax(770)254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant Templar Development Group, LLC c/o Steven L. Jones, Taylor English Duma LLP

Mailing Address 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Telephone 404-218-2756

Email: sjones@taylorenghish.com

Property Owner (Use back if multiple names) _____

Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston
Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis

Mailing Address 100 Golfview Club Drive, Newnan, Georgia 30263

Telephone 678-378-0223

Address/Location of Property 147 Temple Avenue

Tax Parcel No.: N21 0001 001

Land Lot 38 & 39

District/Section 5th

Size of Property (Square Feet or Acres) 7.06

Present Zoning Classification: CUN

Proposed Zoning Classification: PDR

Present Land Use: Undeveloped/Vacant

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

See attached letter of intent

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

See attached letter of intent

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

See attached letter of intent

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

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee
based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee
based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

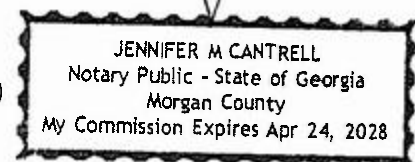
29th day of October, 2024

Signature of Applicant




Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

- (1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the concept plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (2) The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted with the Application, as determined by the Planning and Zoning Director.
- (3) The development shall include a walking trail as shown on the concept plan submitted with the Application, as determined by the Planning and Zoning Director.

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

- (1) That certain "Zoning [Concept] Plan— Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated October 18, 2024.
- (2) Those renderings/elevations of Citadel Cottages at Newnan submitted with the Application.

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

Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative

CHRIS KNIGHT - Manager

Type or Print Name and Title

Steven L. Jones,
Partner, Taylor English Duma LLP

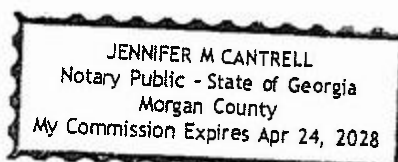
Type or Print Name and Title

Jennifer M. Cantrell

Signature of Notary Public

Date 10-29-2024

(Affix Raised Seal Here)





NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on November 1, 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
147 Temple Avenue; TPN N21 0001 001

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston; Robert Edwin Johnston, Jr.;

Robert Higdon Johnston; Allison Johnston Davis

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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

Signature of Applicant

Signature of Applicant's Representative

CHRIS KNIGHT - Manager

Type or Print Name and Title

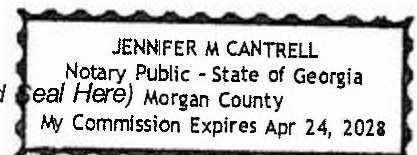
Steven L. Jones, Partner,
Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date 10-29-2024

(Affix Raised Seal Here)



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Estate of Betty Jean Johnston

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

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

By: Robert Edwin Johnston, Jr.

Title: Executor of the Estate of Betty Jean Johnston

Personally appeared before me

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

Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

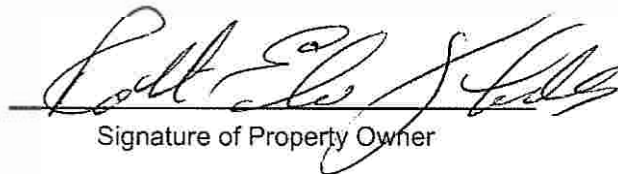
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Robert Edwin Johnston, Jr.

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

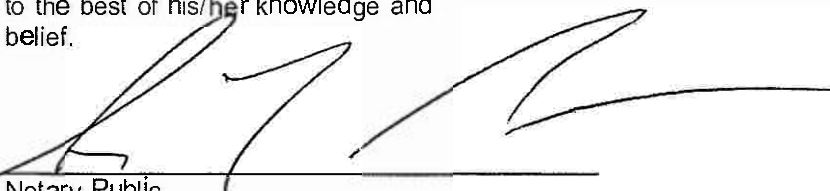
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Sam L. Bowers

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


Notary Public

Date

10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Estate of Robert Edwin Johnston

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

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

By: Allison Glenn Johnston Davis

Title: Executrix of the Estate of Robert Edwin Johnston

Personally appeared before me

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

Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Allison Johnston Davis

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

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.

Allison Johnston Davis
Signature of Property Owner

Personally appeared before me

Sam L. Bowers

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

[Signature]
Notary Public

10/21/24
Date





City of Newnan, Georgia

Attachment C

Property Owner's Authorization

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

Name of Property Owner Robert Higdon Johnston

Telephone Number 404-329-8899

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

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

Sam L. Bowers

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


Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

(Signature of Attorney)

Name of Attorney Steven L. Jones, Partner, Taylor English Duma LLP

Address 1600 Parkwood Circle, Suite 200

Atlanta, Georgia 30339

Telephone 404-218-2756

Date

11/1/2024

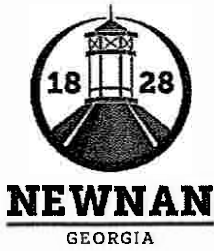


City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☒ Completed Attachment D – Attorney's Authorization (if applicable)
- ☒ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

A Preliminary Tree Management Plan must include, at a minimum, the following:

- ✓ Graphic representation of existing tree canopy
- ✓ Descriptive written or labelling information about existing tree canopy
- ✓ Total number of acres
- ✓ Number of disturbed acres
- ✓ Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- ✓ Graphic display and label any required or proffered zoning buffers.
Provide acreage.
- ✓ Number of actual tree save acreage not including any of the categories listed above.
- ✓ Provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 1, 2024

VIA EMAIL: tdunnavant@newnanga.gov

Mayor and City Council of the City of Newnan, Georgia (the "City Council")
c/o Tracy Dunnavant, Planning and Zoning Director
City of Newnan City Hall
25 LaGrange Street
Newnan, GA 30263

**Re: Coweta County Parcel Identification Number ("TPN") N21 0001 001
(the "Property");
Application to Amend Zoning Map (the "Application").**

Dear Ms. Dunnavant:

Our law firm represents Templar Development Company, LLC (the "Templar") the proponent of the Application. As required by Section 10-10(b) of the Zoning Ordinance of the City of Newnan, Georgia (the "Zoning Ordinance") this letter serves as a letter of intent for the Application and provides the information required by that section and an analysis of the factors to be considered by the City of Newnan, Georgia (the "City") Planning Commission (the "Planning Commission") and the Mayor and Councilmen (the "Council") of the City when considering a request to amend the Official Zoning Map (as that term is defined in the Zoning Ordinance).

The Property consists of 7.06 +/- acres fronting on Temple Avenue/State Route 16 (between the Temple Avenue Recreation Complex and the intersection of Temple Avenue and Dixon Street) and Widener Street. The Property is presently zoned CUN, Urban Neighborhood Commercial District ("CUN").

The Application proposes a planned residential development of 29 residential, attached dwellings of varying types—known as the Citadel Cottages at Newnan (the "Citadel"). Specifically, as shown by the "Zoning [Concept] Plan – Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated October 18, 2024 (the "Concept Plan") and the renderings submitted with the Application, the development will include townhomes, triplexes, and duplexes, all of which have different design elements, facades, and character. These homes will range in size from 1,127 square feet to 1,329 square feet and be less than 35 feet in height. The proposed homes are also intended to be of a size and density that once constructed will have prices attainable for first-time home buyers that may presently be excluded from the for-sale housing market in the residential areas in proximity to downtown Newnan.

To accomplish this innovated and needed development, the Application requests that the City rezone the Property to the PDR, Planned Development Residential ("PDR") zoning district.

The development will contain 81 parking spaces, which is 23 more spaces than the required

2 parking spaces per dwelling under the Zoning Ordinance.

As shown on the Concept Plan, the Citadel will include the 35-foot setback along all sides (required by Section 6-11 (12)(a)(2) of the Zoning Ordinance). Additionally, Widener Street will remain unimproved, except for the small portion thereof required to provide a second, emergency-only access to the development. As a result, Widener will provide an additional buffer between properties fronting on Forrest Lane to the East of the Property. Likewise, as shown on the Concept Plan, the northern portion of the property will remain undeveloped providing a buffer between the development and properties fronting on Maple Drive. Additionally, a floodway—in which there are existing trees—forms part of the western boundary of the property and the required setbacks from that floodway and the existing tree therein provide another buffer. Collectively, these features of the development will cause the Citadel to be a community surrounded by a buffer larger than the setbacks and buffers required by the Zoning Ordinance.

Newnan Utilities will provide electric, water, and sanitary sewer service to the development and has adequate capacity to do so, as shown by the letter attached to this application. Water and sanitary sewer facilities are available on, or in the right of way adjacent to the Property.

A completed Application to Amend Zoning Map is enclosed with this letter. Also enclosed with this letter are the following attachments to the Application:

- (a) Proffered conditions (Attachment “A”);
- (b) Signed Campaign Disclosures (Attachment “B”);
- (c) Signed Property Owners Authorization Forms (Attachment “C”);
- (d) Signed Attorney’s Authorization Forms (Attachment “D”);
- (e) A completed Rezoning Checklist (Attachment “E”);
- (f) A completed Preliminary Tree Management Minimum Elements checklist (Attachment “F”);
- (g) Area maps showing the location of the Property (Attachment “G”);
- (h) A survey of the Property (Attachment “H”);
- (i) A legal description of the Property (Attachment “I”);
- (j) A concept plan of the development proposed by the Application (Attachment “J”);
- (k) A preliminary tree management plan (Attachment “K”);
- (l) Renderings of examples of the types of homes that would be constructed within the development, showing that there will be more than three types of dwellings within the development (Attachment “L”).
- (m) A letter from Newnan Utilities regarding availability of water and sewer (Attachment “M”); and
- (n) A list of the names and mailing addresses of all property owners within 250 feet of the Property (Attachment “N”).

Section 10-10(b) of the Zoning Ordinance asks the following questions, analysis to which the Applicant provides below:

(a) If different than that needed for this application, please explain how conditions have changed that renders the future land use map designation invalid and no longer applicable?

The Future Land Use Map for the City designates this property as being within the Business/Office area. (City of Newnan Comprehensive Plan 2021-2024 ("Comp. Plan"), App. FLUM). "This category is for land dedicated to non-industrial employment generators, including retail sales, office, service, and entertainment facilities. Uses are primarily located along major highways, thoroughfares, or interstate corridors." (Comp. Plan, p. 75). However, since the Comprehensive Plan was adopted, the price and the need for housing have continued to increase. To that end, the Comprehensive Plan notes that the "[t]here is an overall lack of available land for development purposes." (Comp. Plan, p 22). Additionally, the Comprehensive Plan notes that there is an opportunity for the City to "[e]ncourage a mixture of housing while protecting residential historic districts." (Comp. Plan, p. 24). And, the Comprehensive Plan states that (1) "[i]nvestments should be made in diversifying affordable housing solutions, while maintaining community standards," and (2) "[a]ffordable housing opportunities should be identified and promoted." (Comp. Plan, p. 24). Supporting the Application further, the Comprehensive Plan declares that a land use goal and policy is "[e]ncouraging higher densities in appropriate locations as a means for continued growth and development." (Comp. Plan p. 29). Thus, conditions have changed that render the future land use map designation invalid and no longer applicable.

(b) If the proposed Zoning Map change is an extension to an existing adjacent zoning district to include this property, please provide an explanation below why the proposed extension should be made?

The Application does not propose a zoning map change that is an extension to an existing, adjacent zoning district. Therefore, this question is not applicable to the Application.

(c) If the requested change is not designed to extend an adjacent zoning district, please explain below why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions and use than those applying to adjoining property?

The Property should be placed within the PDR zoning district because as noted above and below, the Comprehensive Plan and the PDR zoning district recognize the need for the type of development proposed by the Application. Additionally, as also noted above and below, the proposed development fulfills many of the purposes and intentions of the Comprehensive Plan and the PDR zoning district.

Section 10-25(b) of the Zoning Ordinance requires the Planning Commission and the Council give reasonable consideration to the following factors, analysis to which the Applicant

provides below:

(a) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes, the proposed use is suitable in view of the zoning and development of adjacent and nearby property. Properties adjacent and in proximity to the north and east of the Property are zoned (RU-I and RS-15) and utilized for single-family, detached residential. Properties to the south and west of the Property are zoned (CUN and CHV) for commercial uses—such as retail, automobile repair, office, and financial institutions. Additionally, the Temple Avenue Recreation Complex is to the northwest of the Property (zoned OCR) is within walking distance of the Property. The proposed development offers an opportunity for a transition between detached, single-family neighborhoods and commercial uses. Thus, the proposed use is a suitable transition between adjacent commercial uses and adjacent single-family detached uses.

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

No, the proposed use of the Property will not adversely affect the existing use or usability of adjacent or nearby property. As noted above, the proposed use will be a transition between adjacent residential uses and adjacent commercial uses.

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

Yes, Section 2-13(c)(1) of the Zoning Ordinance provides that: “The CUN, Urban Neighborhood Commercial District, is intended for unified grouping, in one or more buildings, of several, typically between 2 and 10, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent urban residential neighborhoods.” The Property is narrow and deep. Specifically, the Property has approximately 160 feet of road frontage along Temple Avenue, but is over 1,000 feet deep. And, the Property is bordered on all sides by existing development. Generally, commercial uses such as those contemplated in the CUN zoning district—i.e., those “from 4,000 to 30,000 square feet” (Zoning Ordinance § 2-13(c)(1)—to be successful require much more road frontage so that the development and the businesses therein can have visibility to the passing public. Accordingly, the property cannot be and should not be used as presently zoned. The Zoning Ordinance recognizes this by stating that the CUN “district is [supposed to be] located next to several residential neighborhoods, ideally at the intersection of 2 or more arterial or major streets ... [with] buildings close to and oriented towards the sidewalk especially at corners.” Additionally, the Zoning Ordinance recognizes that development under the existing CUN district should be “pedestrian-oriented” and that “buildings with a storefront character are required.” Such a development and use cannot be and should not be made of the Property. Accordingly, there are substantial reasons why the Property cannot and should not be used as currently zoned.

(d) Will the proposed use cause an excessive or burdensome use of public facilities

or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed use will not cause an excessive or burdensome use of public facilities or services, including, streets, schools, water or sewer utilities, and police or fire protection. Water and sewer utilities are located on or adjacent to the Property, and Newnan Utilities has the capacity to service the development, as shown by the availability letter submitted with the Application. Temple Avenue is also known as State Route 16 and a major collector road. According to the Georgia Department of Transportation's Traffic Analysis & Data Application ("TADA"),¹ average daily traffic (i.e., the average number of cars per day) on Temple Avenue is between 15,600 and 15,900, based on 2 collection points—one near the intersection of Taylor Street and Temple Avenue and another adjacent to the O'Reilly Auto Parts on Temple Avenue. The Concept Plan proposes 29 dwellings that will enter the public road system on Temple Avenue. With such high traffic volumes existing on Temple Avenue, the addition of the traffic from the development will not have an excessive or burdensome use on streets. Similar conclusions can be drawn for police and fire protection—especially considering that the development will have a dedicated, second emergency access via Widner Street.

(e) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Although the future land use map designation assigned to the Property is not consistent with the Application, the Comprehensive Plan, viewed in totality, the purposes and intentions of the Comprehensive Plan support the Application. As noted above, the Comprehensive Plan notes that housing is needed, "investments should be made in diversifying affordable housing solutions, while maintaining community standards," and "[a]ffordable housing opportunities should be identified and promoted." (Comp. Plan, p. 22, 24). Therefore, the proposed use is compatible with the purpose and intent of the Comprehensive Plan.

(f) Will the use be consistent with the purpose and intent of the proposed zoning district?

The proposed use is consistent with the purpose and intent of the PDR zoning district. Specifically, the PDR district is intended "[t]o provide for the planned, orderly, and efficient improvement of large, unique[,] or strategically situated land holdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist." Zoning Ordinance § 6-3(a). Among other things, the district is also intended "protect open space", "encourage ingenuity and resourcefulness", and "provide for a mixture of housing types ... in order to be responsive to changing market demands and conditions and to the introduction of innovative designs." (Zoning Ordinance § 6-3(b), (h), (i)). The proposed development accomplishes all of these purposes and intentions of the PDR zoning district: it preserves substantial open space; it provides a mixture of housing types; and it provides attainable housing in response to changing market demands and conditions.

¹ <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

(g) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

As noted above, the proposed use is supported by the rising cost and demand for housing. The Comprehensive Plan, in fact, notes the need for housing. But, the Comprehensive Plan did not anticipate that the Property would or could be developed to fulfil the need for housing.

(h) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, and general welfare and the right to the unrestricted use of property. For the reasons noted above, the proposed use will not have a negative on the public health, safety, morality, or general welfare. Instead, the proposed use will provide a needed housing option within the City.

Based on the foregoing, the Applicant respectfully request that the Council approve the Application with only conditions consented to by the Applicant.

As you may know, decisions of Georgia's appellate courts require our client, the Applicant to submit to the Council the Objections, attached as Exhibit "A" and Exhibit "B" to this letter, prior to the Council's decision and/or official action on the Application. The Objections are intended solely to preserve all constitutional, statutory, and common law rights of the Applicant regarding the Application.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", written in a cursive style.

Steven L. Jones

Enclosures

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property of the Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston, Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis (collectively, the "Owner"), which property is identified as Coweta County Tax Parcel Identification Number ("TPN") TPN N21 0001 001 (the "Property") and is the subject of the Application to Amend Zoning Map (the "Application") to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the proponent of the application, Templar Development Company, LLC (the "Applicant"), the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the "Zoning Ordinance") will be unconstitutional in that the Owner's and the Applicant's property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application as well as the Zoning Ordinance will deprive the Owner and the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner and/or the Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner and/or the Applicant to use the Subject Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will constitute arbitrary, capricious, and unreasonable acts by the City of Newnan, Georgia (the "City"), by and through the Mayor and Councilmen (the "Council") of said city, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject

EXHIBIT "A"

Property will be unconstitutional and discriminate against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

WHEREFORE, the Applicant requests that the City of Newnan, Georgia, by and through the Council, approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 1st day of November 2024.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorenghish.com

EXHIBIT "B"

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Application to Amend Zoning Map (the "Application") to which this objection is attached for the real property of the Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston, Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis (collectively, the "Owner"), which property is identified as Coweta County Tax Parcel Identification Number ("TPN") TPN N21 0001 001 (the "Property"), and filed by Templar Development Company, LLC (the "Applicant"), any and every public hearing regarding, and any Mayor and Councilmen of the City (the "Council") action (including, but not limited, any final action) on, the Application and the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the "Ordinance") facially and as applied to the Subject Property, the Applicant, the Owner, and the Application, are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this York Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public and other hearing(s) regarding the Application, including, but not limited to, those before the Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public hearing(s) and other meetings, including, but not limited to, before the Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the Council's decision on the Application (i.e., do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the Council; and/of (h) are not residents of the City.

Additionally, the Applicant and Owner object to any Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of

EXHIBIT "B"

any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the Council (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the Council in its evaluation of the Application; (f) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; and/or (g) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any hearing, and/or prior to the Council's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the Council.

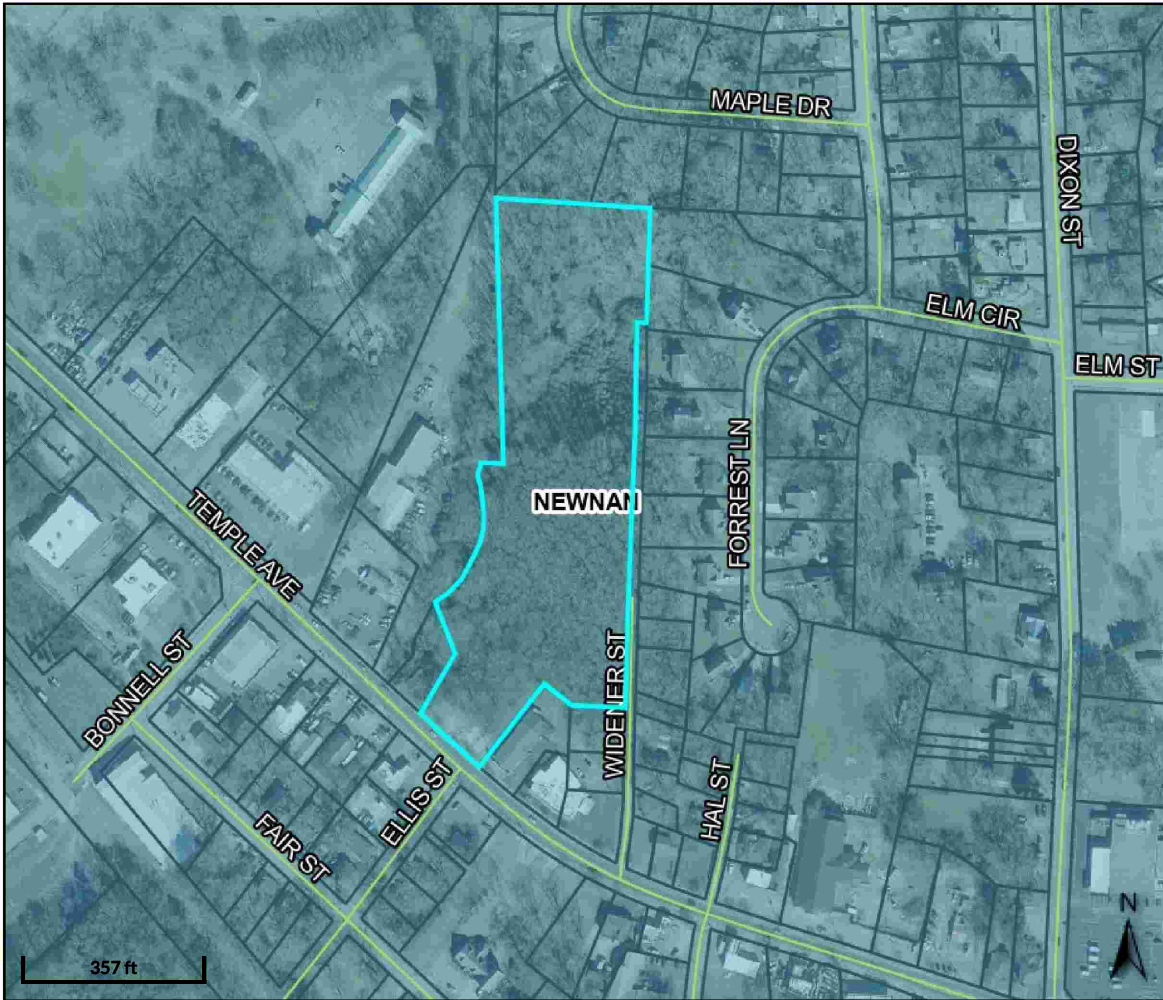
WHEREFORE, the Applicant requests that the City of Newnan, Georgia (by and through the Council) approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 1st day of November 2024.

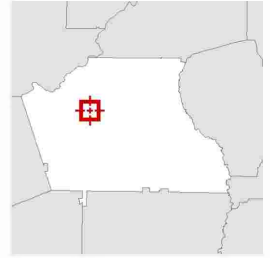
TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorenchlish.com



Overview



Legend

-  Parcels
-  Roads

Parcel ID N210001001
Class Code Commercial
Taxing District NEWNAN 02
Acres 6.85

Owner JOHNSTON ROBERT EDWIN JR & ROBERT
 HIGDON
 JOHNSTON & ALLISON JOHNSTON DAVIS
 100 GOLFOVIEW CLUB DR
 NEWNAN, GA 30263

Last 2 Sales

Date	Price	Reason	Qual
10/20/1998	0	03	U
3/31/1982	0	09	U

Physical Address 147 TEMPLE AVE
Assessed Value Value \$274000

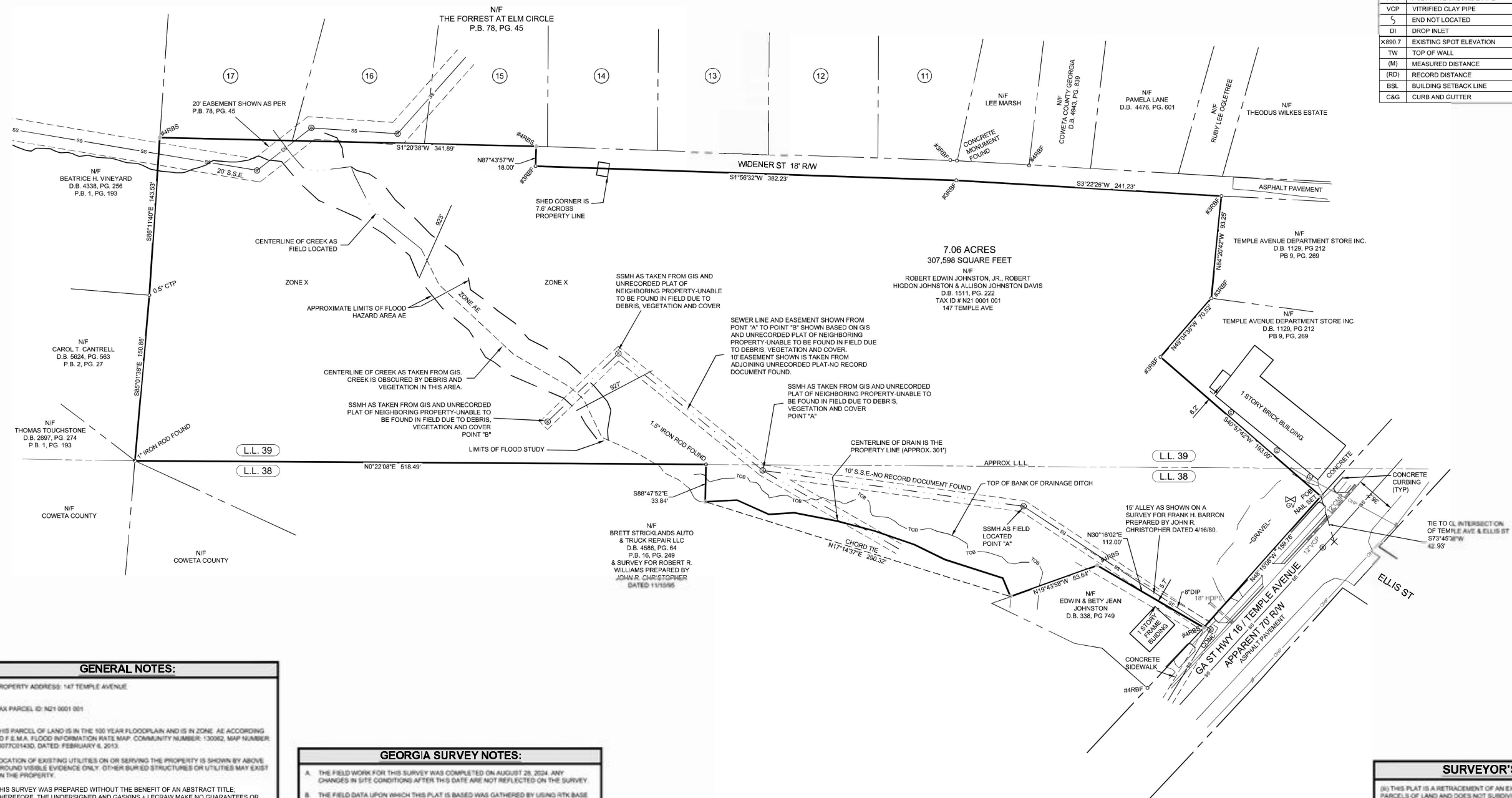
(Note: Not to be used on legal documents)

Date created: 10/30/2024
 Last Data Uploaded: 10/30/2024 1:46:35 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

**CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION**

LINE LEGEND		ABBREVIATION LEGEND		SYMBOL LEGEND	
	STORM SEWER	P.O.C.	POINT OF COMMENCEMENT		AIR CONDITIONER UNIT
	FIBER OPTIC	RBF	REBAR FOUND		BORE HOLE
	OVERHEAD POWER	CTPF	CRIMP TOP PIPE FOUND		BENCHMARK
	MAJOR CONTOUR	SSE	SANITARY SEWER EASEMENT		BOLLARD
	FENCE	CMP	CORRUGATED METAL PIPE		CABLE BOX
	PROPERTY LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE		JUNCTION BOX
	CREEK CENTERLINE	RCP	REINFORCED CONCRETE PIPE		HOOD AND GRATE INLET
	QUADRANT	CS	BROKEN LINE (NOT TO SCALE)		SANITARY SEWER CLEANOUT
	ADJOINING LOT LINE	CI	CURB INLET		CROSS WALK SIGNAL POLE
	SANITARY SEWER	IE	INLET ELEVATION		GRATE INLET
	WATER MAIN	BW	BOTTOM OF WALL		CONCRETE MONUMENT FOUND
	UNDERGROUND POWER	FFE	FINISHED FLOOR ELEVATION		ELECTRICAL BOX
	GAS	(R)	RECORD ANGLE		ELECTRIC METER
	MINOR CONTOUR	NF	NOW OR FORMERLY		ELECTRIC MANHOLE
	ROAD CENTERLINE	TE#	TITLE EXCEPTION NUMBER		FIRE DEPARTMENT CONNECTION
	LAND LOT LINE	CLF	CHAIN LINK FENCE		FLARED END SECTION
	CRITICAL ROOT ZONE	P.O.B.	POINT OF BEGINNING		FIRE HYDRANT
	RIGHT OF WAY	R/W	RIGHT OF WAY		WATER REUSE HYDRANT
	OVERHEAD UTILITY	OTPF	OPEN TOP PIPE FOUND		FIBER OPTIC MARKER
	EASEMENT	AE	ACCESS EASEMENT		SINGLE WING CATCH BASIN
	TELECOMMUNICATION	DE	DRAINAGE EASEMENT		FENCE POST
		DIP	DUCTILE IRON PIPE		GUY WIRE
		PVC	POLYVINYL CHLORIDE PIPE		GAS METER
		VCP	VITRIFIED CLAY PIPE		EXISTING GUY POLE
		S	END NOT LOCATED		EXISTING GREASE TRAP
		DI	DROP INLET		GAS VALVE
		X890.7	EXISTING SPOT ELEVATION		ADA PARKING
		TW	TOP OF WALL		HEADWALL
		(M)	MEASURED DISTANCE		IRRIGATION CONTROL VALVE
		(RD)	RECORD DISTANCE		IRON PIN FOUND (TYPE NOTED)
		BSL	BUILDING SETBACK LINE		IRON PIN SET
		C&G	CURB AND GUTTER		LIGHT POLE



GENERAL NOTES:

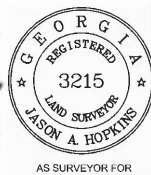
- A. PROPERTY ADDRESS: 1417 TEMPLE AVENUE
- B. TAX PARCEL ID: N21 0001 001
- C. THIS PARCEL OF LAND IS IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE AE ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP. COMMUNITY NUMBER: 130002, MAP NUMBER: 1307701430, DATED: FEBRUARY 6, 2013.
- D. LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY IS SHOWN BY ABOVE. GROUND VISIBLE EVIDENCE ONLY. OTHER BURIED STRUCTURES OR UTILITIES MAY EXIST ON THE PROPERTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND GARSING & LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- F. IT IS THE RECOMMENDATION OF GARSING & LECRAW TO HAVE EASEMENTS AND RIGHT-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER, ROAD JURISDICTION OR RAILROAD PRIOR TO ANY CONSTRUCTION NEAR SAID EASEMENT OR RIGHT-OF-WAY. SOURCE OF INFORMATION USED TO ESTABLISH EASEMENTS AND RIGHT-OF-WAY PREFERENCE HEREON, IF PROVIDED BY CLIENT, SURVEYED PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD THAT MAY NOT BE SHOWN HEREON.
- G. NO STREAM OR WETLAND FLAGGING AS DELINEATED BY OTHERS WERE FOUND AT THE TIME OF SURVEY. OTHER BUFFERS MAY EXIST AS REQUIRED BY STATE OR OTHER LOCAL ISSUING AUTHORITIES.
- H. NO CEMETERIES OR INDIVIDUAL BURIAL PLOTS WERE OBSERVED ALONG THE BOUNDARY OF THE PROPERTY. NO DOCUMENTATION OF THE EXISTENCE OF CEMETERIES OR PLOTS WAS OBTAINED.

GEORGIA SURVEY NOTES:

- A. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON AUGUST 28, 2024. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
- B. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED BY USING RKT BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 1/8 INCH. THIS SCALE FACTOR WAS USED TO CALCULATE GROUND COORDINATES TO GROUND COORDINATES IS 1.000171774993.
- C. HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RKT GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING GPS REAL TIME NETWORK. USING A CARLSON BRU7 GPS BASE AND ROVER.
- D. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 363,083.
- E. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
- F. EQUIPMENT USED: GEOMAX ZENITH 90 & CARLSON BRU7 GPS BASE AND ROVER.
- G. PROPERTY CORNERS SET (N88)S ARE 12-18 INCH REBAR WITH PLASTIC CAP STAMPED "G-13P 12/17". OTHERS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

(b) THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT ADD 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 HEREIN FOR THE INFORMATION OF THIS OFFICE. THE WRITTEN APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND IS NOT THE RESPONSIBILITY OF THE SURVEYOR. THE 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 SURVEYING BOARD OF THE STATE OF GEORGIA, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-67.



97 HLF

GASKINS + LECRAW

SURVEYOR NAME GEO. GAIPLN. GA PLS NO DATE: 2/24

PREPARED IN THE OFFICE OF:



**GASKINS
+LECRAW**

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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecraw.com

PEL-008127

REVISIONS:

[illegible]

BOUNDARY RETRACEMENT SURVEY FOR TEMPLAR DEVELOPMENT

PROJECT LOCATION
147 TEMPLE AVENUE

LAND LOTS 38 & 39 OF THE 5TH DISTRICT,
CITY OF NEWNAN, COCONA COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



GRID NORTH, GEORGIA WEST ZONE

SURVEY INFO:

DRAWN BY:	JAH
REVIEWED BY:	JAH
JOB #:	6768002 900
DATE:	9/2/24

SHEET NUMBER

1 OF 1

Property Line Description for 147 Temple Avenue

All that tract or parcel of land lying and being in Land Lots 38 & 39 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Ellis Road (50' right-of-way) and Temple Avenue (apparent 70' right-of-way); said point being the POINT OF BEGINNING;
Thence North 73 degrees 45 minutes 36 seconds East 42.93 feet to a nail set on the northerly right-of-way of Temple Avenue;
Thence along said right-of-way North 48 degrees 15 minutes 08 seconds West 159.76 feet to a #4 rebar set;
Thence leaving said right-of-way North 30 degrees 16 minutes 02 seconds East 112.00 feet to a #4 rebar set;
Thence North 19 degrees 43 minutes 58 seconds West 83.64 feet to a point in the centerline of a drainage ditch;
Thence in a northerly direction meandering along the centerline of said drainage ditch approximately 301 feet to a point, said ditch subtended by a chord of North 17 degrees 14 minutes 37 seconds East 290.32 feet east;
Thence South 88 degrees 47 minutes 52 seconds East 33.84 feet to a 1.5" iron rod found on the common line of Land Lots 38 & 39;
Thence along said Land Lot Line North 00 degrees 22 minutes 08 seconds East 518.49 feet to a 1" iron rod found;
Thence leaving said Land Lot Line South 85 degrees 01 minutes 38 seconds East 150.86 feet to a 1/2" crimp top pipe found;
Thence South 86 degrees 11 minutes 40 seconds East 143.53 feet to a #4 rebar set;
Thence South 01 degrees 20 minutes 38 seconds West 341.89 feet to a #4 rebar set;
Thence North 87 degrees 43 minutes 57 seconds West 18.00 feet to a #3 rebar found;
Thence South 01 degrees 56 minutes 32 seconds West 382.23 feet to a #3 rebar found;
Thence South 03 degrees 22 minutes 26 seconds West 241.23 feet to a #3 rebar found;
Thence North 84 degrees 20 minutes 42 seconds West 93.25 feet to a #3 rebar found;
Thence North 49 degrees 04 minutes 38 seconds West 70.52 feet to a #3 rebar found;
Thence South 40 degrees 57 minutes 42 seconds West 193.00 feet to a #4 rebar set on the northerly right-of-way of Temple Avenue, said point being the POINT OF BEGINNING.

Said tract or parcel contains 7.06 Acres (307598 Square Feet), more or less.

Line Table: Boundary

Line #	Length	Direction
L1	18.000	N87° 43' 57.20"W
L2	18.263	N67° 07' 16.44"E
L3	55.087	N17° 42' 59.68"E
L4	31.294	N25° 55' 00.37"E
L5	38.668	N18° 56' 02.19"E
L6	34.743	N14° 42' 02.56"E
L7	39.219	N10° 53' 22.89"E
L8	23.219	N03° 30' 25.84"W
L9	31.591	N24° 05' 53.74"E
L10	28.886	N02° 53' 01.99"W
L11	33.841	S88° 47' 52.45"E

Pursuant to the Planned Development provisions of the Zoning Ordinance of the City of Newnan, Georgia, all the requirements of Project Plan approval having been fulfilled including rezoning of the property to a designation of PD and an acceptable concept plan which shall serve to delineate phases and land use zones of the project, this Project Plan was approved by the City Council at its meeting on _____.

Date _____ City Manager _____

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	CUN (URBAN NEIGHBORHOOD COMMERCIAL)
PROPOSED ZONING	PD
AREA	
TOTAL SITE AREA	7.06 ACRES
* UNBUILDABLE AREA (FLOODPLAIN, UNDISTURBED BUFFERS, EASEMENTS)	1.89 ACRES
BUILDABLE AREA	5.19 ACRES
TOTAL AREA - 75% UNBUILDABLE	
OPEN AREA (INCLUDING FLOODPLAIN, UNDISTURBED BUFFERS)	3.08 ACRES (43.62%)
OPEN AREA (NOT INCLUDING FLOODPLAIN, UNDISTURBED BUFFERS)	1.39 ACRES (19.68%)
DENSITY	
TOTAL NUMBER OF UNITS	29 UNITS
TOWNHOMES (22'x44')	5 UNITS
TRIPLEX (22'x44')	6 UNITS
QUADPLEX (22'x44')	8 UNITS
DUPLEX (41'x54')	10 UNITS
PROPOSED DENSITY	4.1 UNITS/ACRE
SETBACKS	
FRONT	0 FEET
SIDE	0 FEET
SIDE MAJOR	0 FEET
REAR	0 FEET
PERMETER	35 FEET
MINIMUM HOUSE SIZE	1,100 SF
MAXIMUM BUILDING HEIGHT	35' (PRIMARY); 15' (ACCESSORY)
MAXIMUM BUILDING COVERAGE	50%
PROVIDED BUILDING COVERAGE	29,462 SF (41.52%)
PARKING	
REQUIRED PARKING (2 SPACES PER UNIT)	58 SPACES
PROPOSED PARKING	81 SPACES

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 WOODSTOCK, GA 30188
OFFICE 770.936.9000

ZONING PLAN
CITADEL COTTAGES AT NEWNAN
LAND LOTS 38 & 39
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

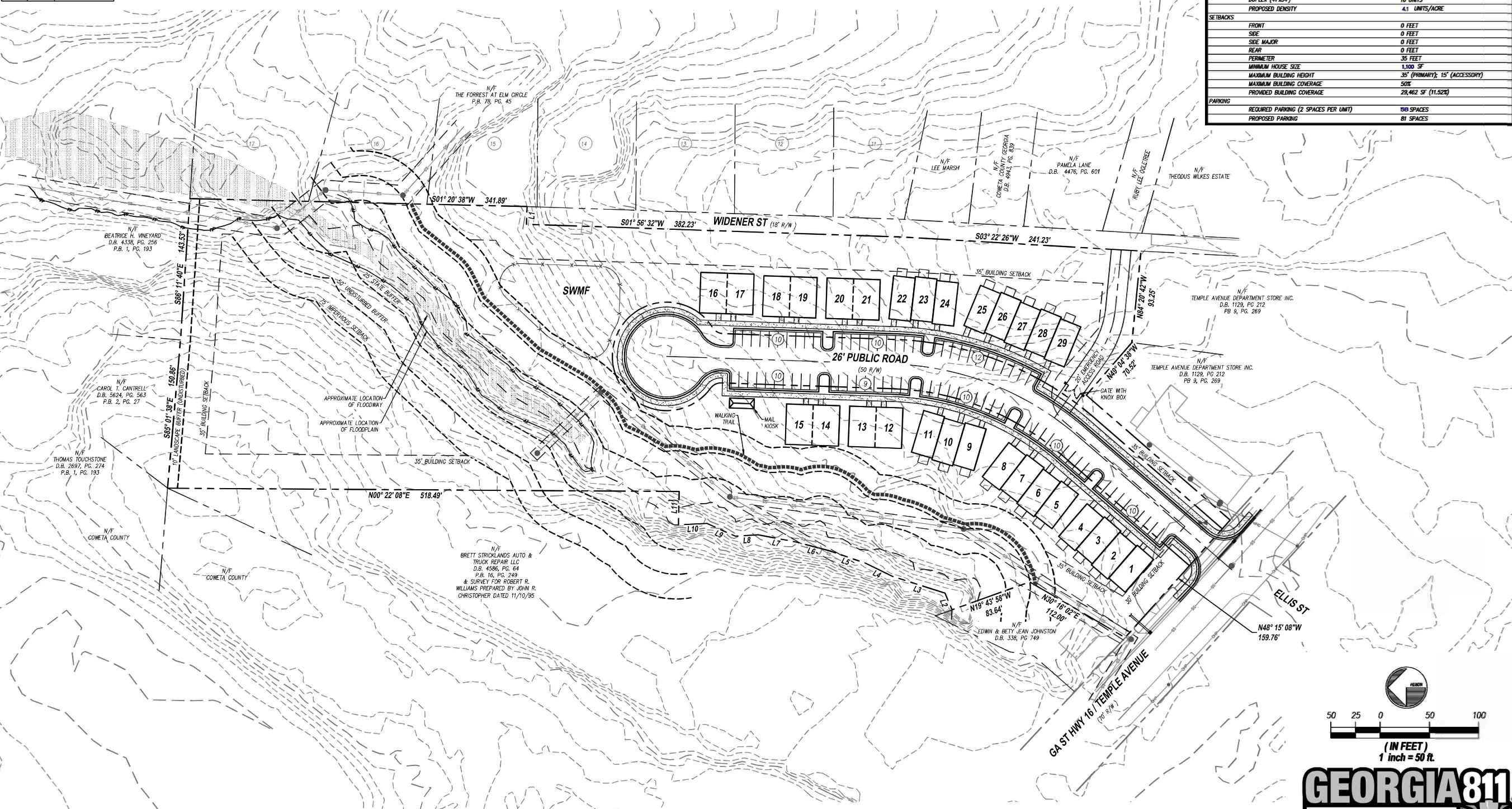
OWNER/DEVELOPER
TEMPLAR DEVELOPMENT
160 WHITNEY STREET
FAYETTEVILLE, GEORGIA 3024

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2016

GEORGIA
REGISTERED
ENGINEER
MICHAEL A. HAPSON
1731261

REVISIONS

ZONING PLAN
Z100



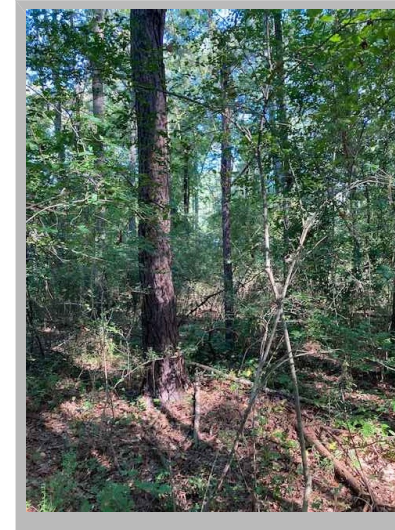
NOTES:
NO OPEN SPACE WILL BE DEDICATED.
CONCEPT PLAN ALSO FUNCTIONS AS THE LANDSCAPE PLAN.

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

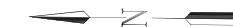
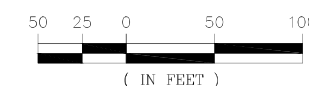
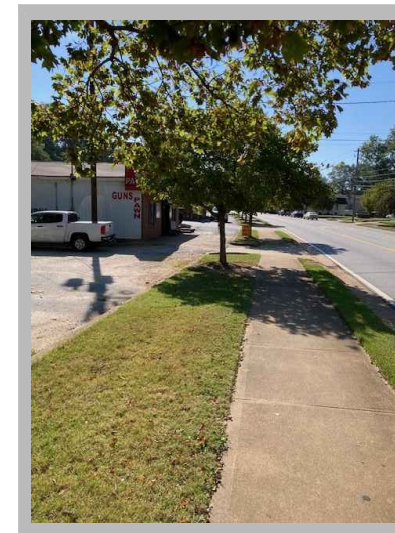
24 HOUR CONTACT:
JAY KNIGHT
770.527.0323

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



PLAN SUMMARY



Aerial Imagery from City of Newnan GIS Online. Adjusted approximately to survey field data.

[illegible]

CLIENT

TEMPLAR DEVELOPMENT
160 WHITNEY STREET, FAYETTEVILLE, GA 30121
24 HR CONTACT: JAY KNIGHT 770-527-0323

mondo
LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203

PRELIMINARY TREE MANAGEMENT PLAN FOR CITADEL COTTAGES AT NEWMAN

Land Lots 38 & 39, 5th District, City of Newman, GA - COWETA COUNTY

DATE	10.25.24
JOB NO.	MOTP2448
DRAWN	ETC
CHECKED	MRC
SCALE	1" = 50'
SHEET:	PTM



EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
21'6"X35'6" FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
6/26/2024

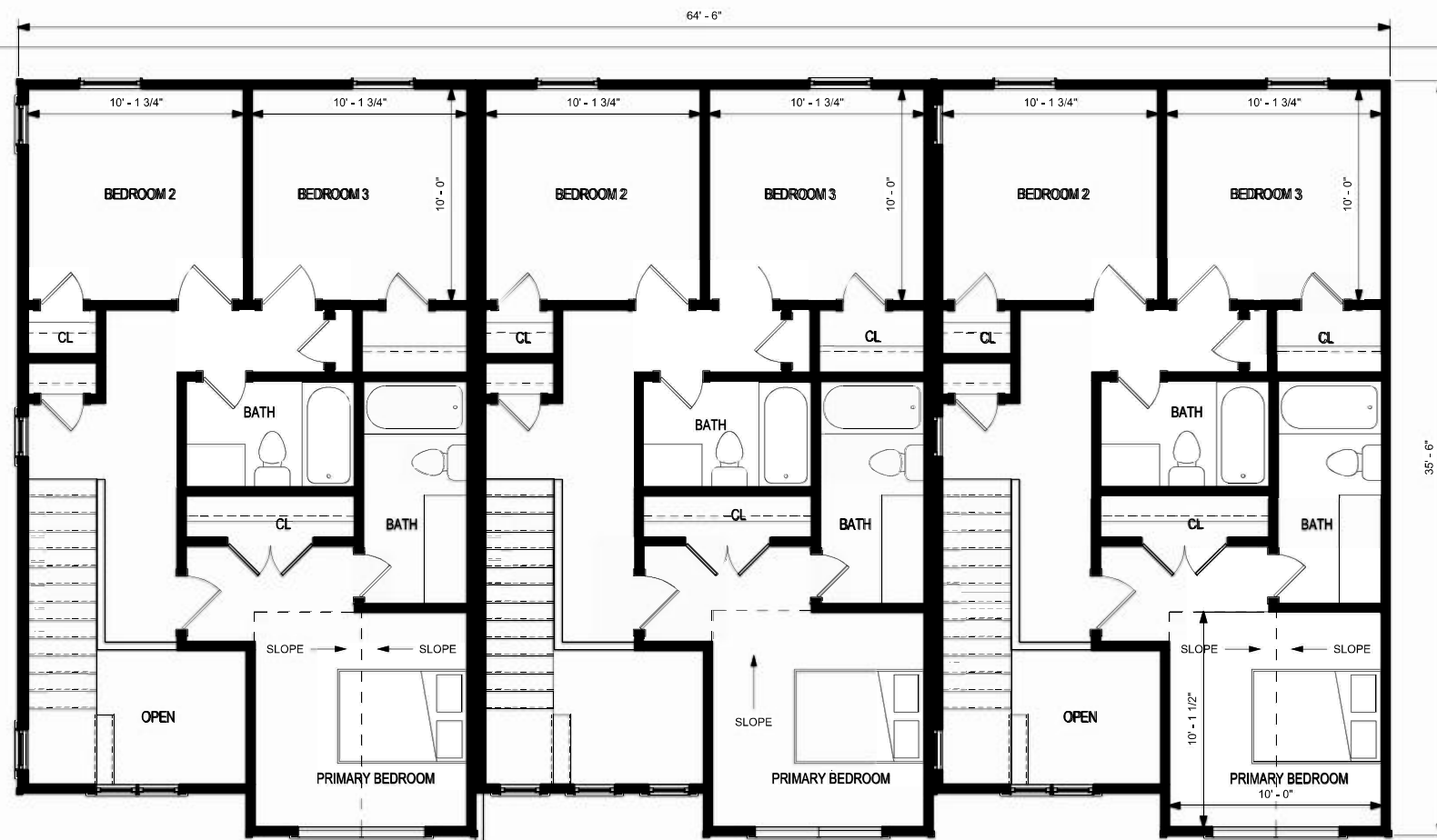
VERSION 3 -
CONCEPT REVIEW
7/4/2024

PLAN NAME:
TOWNHOME

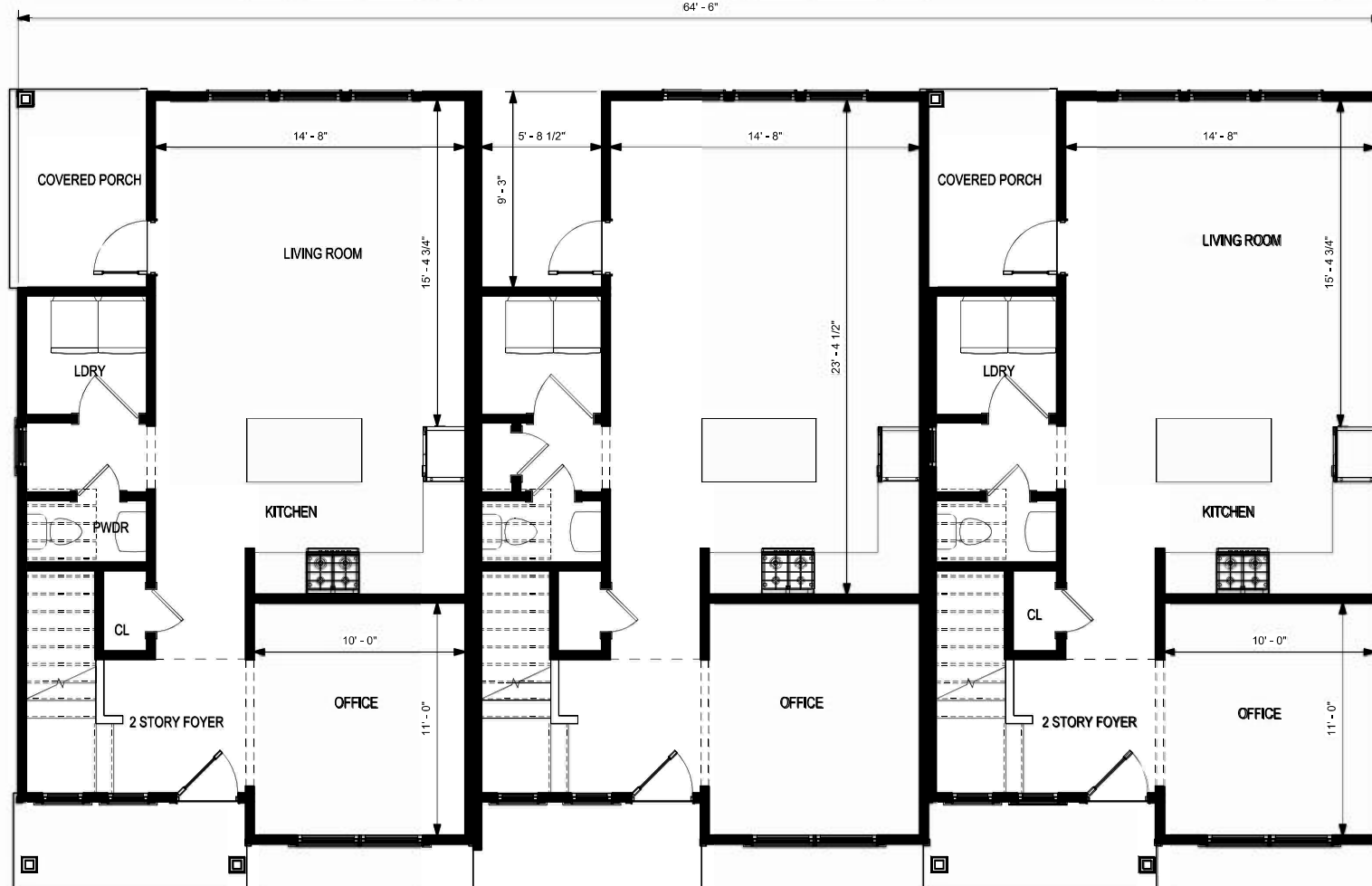
DATE:
7/4/2024 5:54:42 PM

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET
A0



1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
21'6"X35'6" FOOTPRINT

TEMPLAR
DEVELOPMENT

ROUNDTABLE
REALTY

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info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
6/26/2024

VERSION 3 -
CONCEPT REVIEW
7/4/2024

PLAN NAME:
TOWNHOME

DATE:
7/4/2024 5:54:42 PM

FLOOR PLANS
CONCEPT DESIGN

SHEET NAME

SHEET

A3



2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/4" = 1'-0"



EACH UNIT:
1127 SF
2 BED / 2.5 BATH / OFFICE
16X36 FOOTPRINT



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info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
7/3/2024

PLAN NAME:
TRIPLEX

DATE:
7/3/2024 8:17:59 AM

SHEET NAME
FLOOR PLANS
CONCEPT DESIGN

SHEET

A3



ELEVATION 1



ELEVATION 2

EACH UNIT:
1329 SF
3 BED / 2.5 BATH
18X39 FOOTPRINT



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info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2-
CONCEPT REVIEW
6/26/2024

VERSION 3-
CONCEPT REVIEW
7/2/2024

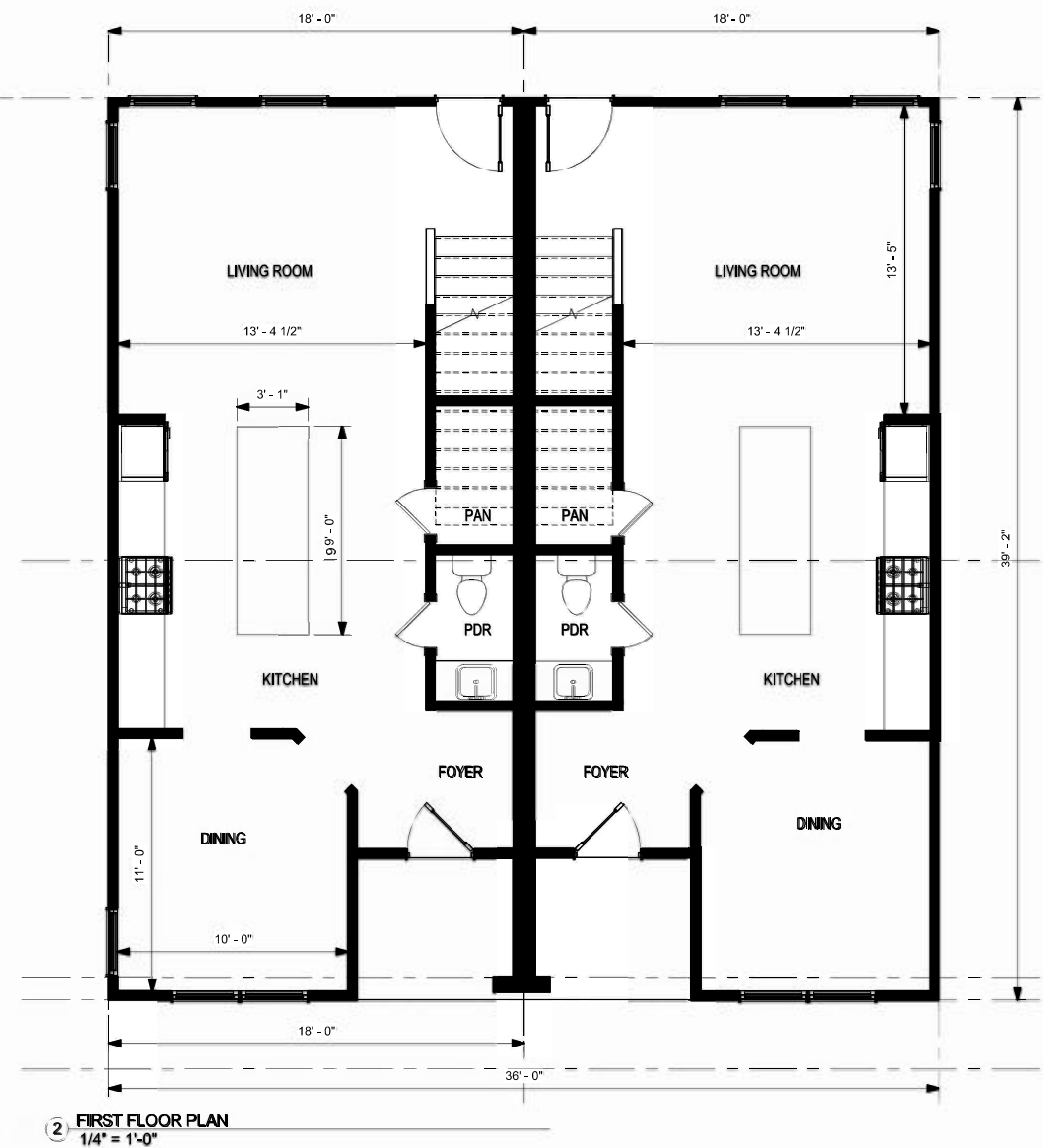
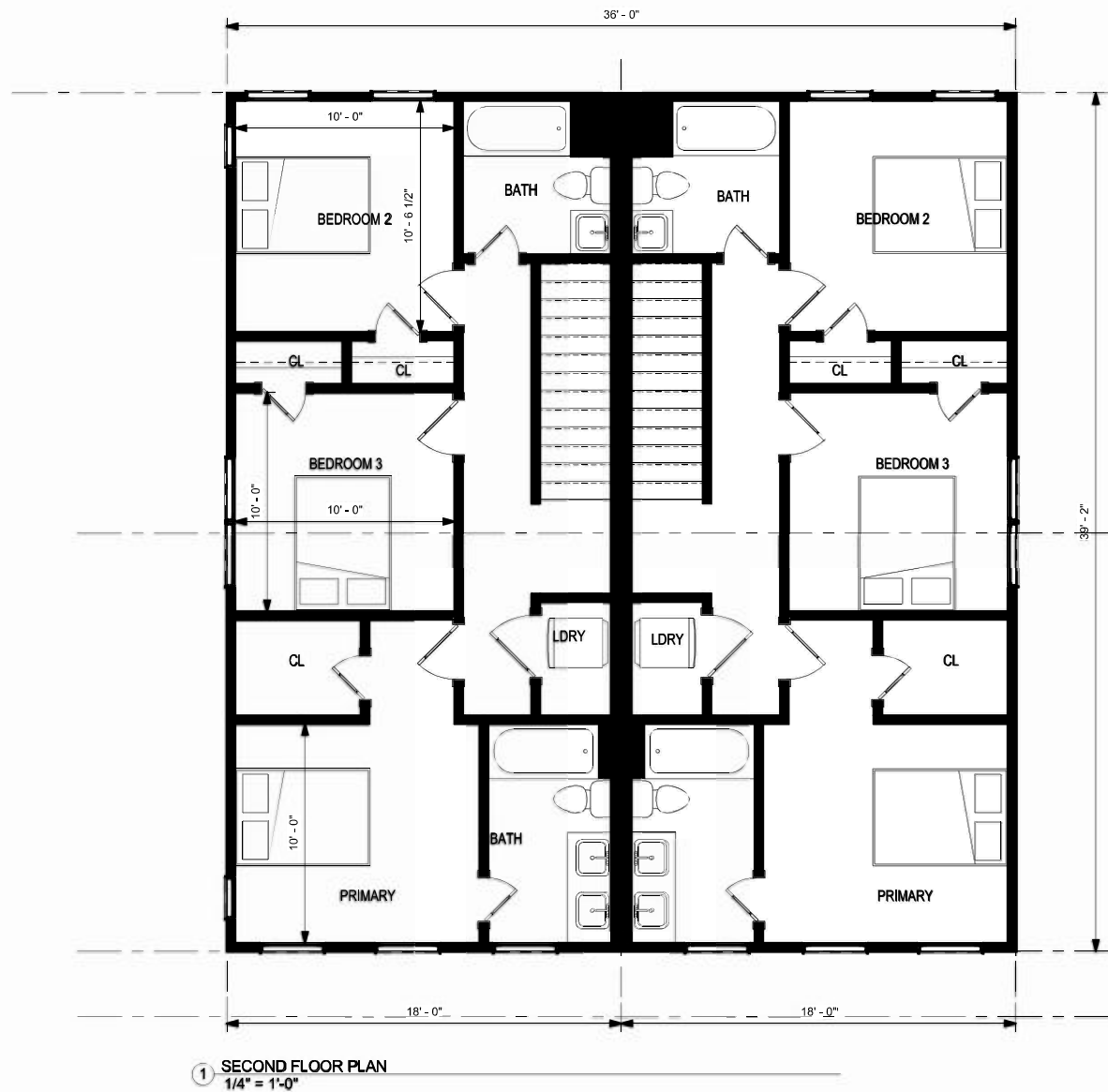
PLAN NAME:
DUPLEX

DATE:
7/2/2024 4:23:46 PM

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET

A0



EACH UNIT:
1329 SF
3 BED / 2.5 BATH
18X39 FOOTPRINT



THE
HOME
BUILDERS
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contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2-
CONCEPT REVIEW
6/26/2024

VERSION 3-
CONCEPT REVIEW
7/2/2024

PLAN NAME:
DUPLEX

DATE:
7/2/2024 4:23:47 PM

SHEET NAME
FLOOR PLANS
CONCEPT DESIGN

SHEET

A3



September 18, 2024

Jennifer Cantrell
Land Project Manager
Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N21 0001 001
- 6.85 Acres
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

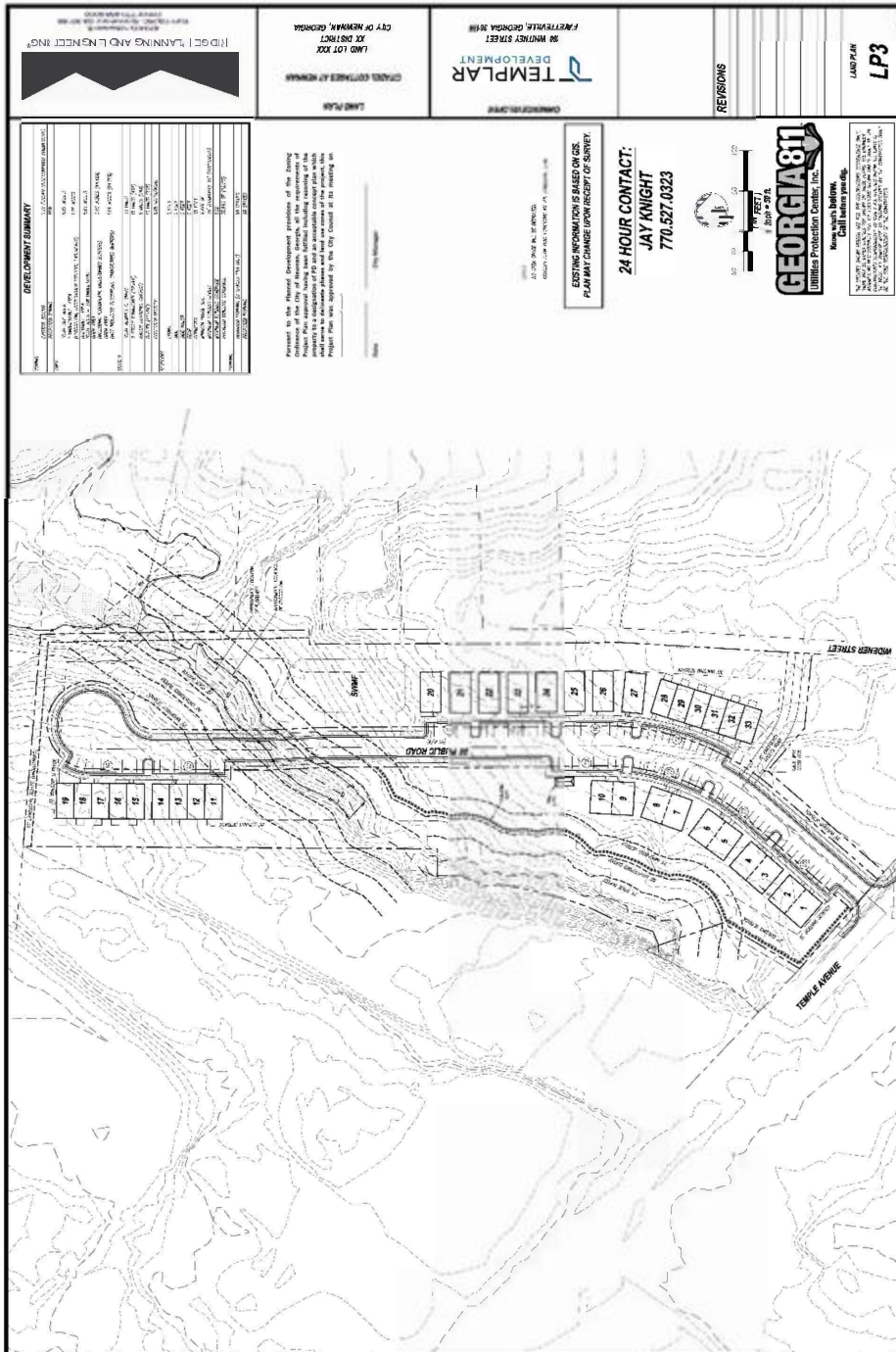
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
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 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
 Newnan Utilities
 (770) 301-0245
stolar@newnanutilities.org



70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org



NEWNAN
POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

11/19/24

Reference: 147 Temple Avenue

Dean Smith,

After reviewing call history that could compare to this one development, there would be a slight increase of people and vehicle traffic to the area. It would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a slight strain would be placed on calls for service but can be managed at current *staff* level.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

December 2, 2024

Dear Dean,

The following information is regarding the request for rezoning on Case #1 RZ2024-03 51 Robinson Street and Case #2 RZ2024-04 247 Temple Avenue.

Case #1 51 Robinson Street- This is a request to rezone the tract from Heavy Industrial (IHV) to a residential zoning (RU-I the purpose of building a duplex) for the purpose of building a duplex.

Case #2 – RZ2024-04: 247 Temple Avenue – This a request to rezone this property from commercial (CUN) to a residential zoning (PDR) for the purpose of building 29 various attached residential structures (Townhouses, Tri-Plexes and Duplexes).

The comparisons you gave me for similar existing developments to this proposed development are Christians Walk and City View Drive and the townhouses near 51 McIntosh Parkway. According from our data we responded to 30 incidents to these areas over the last year.

Currently the Newnan Fire Department has the adequate resources to service both Case #1 and Case #2 with minimal impact.

Kind regards,

Stephen Brown



The City of Newnan, Georgia

Office of the City Engineer

December 3, 2024

City Engineer Review

REZONING REQUEST

Proposed Townhome Development

Parcel N21 0001 001

7.06 Acres

147 Temple Ave

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This development shall be in compliance with the City of Newnan, Georgia Stream Buffer Protection Ordinance. For intermittent and perennial streams, the undisturbed buffers applied shall be 50 feet with an additional 25 foot impervious setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Temple Ave shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5-foot sidewalks, ADA compliant within the public Right of Way, shall be provided throughout the proposed development, along both sides of all streets, and shall connect to the sidewalks in the Right of Way for Temple Ave.
2. Temple Ave is a State Route (SR 16) and any driveway or public street connection to Temple Ave shall be reviewed and approved by the Georgia Department of Transportation prior to any issuance of any permit for land disturbing activities.

GDOT may require a Traffic Impact Study or Traffic Impact Statement as part of an access permit.

3. Local street, Widener St, to be used as an emergency access, shall be improved to City standards and meet the requirements for emergence access as determined by the Fire Marshall for the City of Newnan.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering



September 18, 2024

Jennifer Cantrell
Land Project Manager
Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

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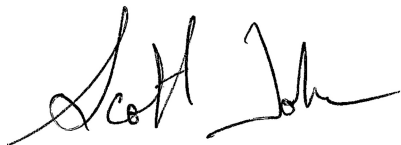
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Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar", with a stylized flourish at the end.

Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

December 04, 2024

Dean Smith
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Rezoning Request RZ2024-04

Mr. Smith,

In response to your request for input on the above referenced rezoning, we offer the following based on the information available:

The proposed development requesting annexation would potentially contain 29 residential dwellings. The current school district lines would place students in this neighborhood in the Elm Street Elementary School, Evans Middle School, and Newnan High School districts.

Developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area of the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools

Coweta Committed to Student Success

Coweta County School System Enrollment Analysis and Projection

January 2023

System 3-5 Year Projection

- January enrollment 23,200 - Highest to date.
- Expected to grow (+700/+750) over the next 3-5 years

Elementary 3-5 Year Projection

- Current elementary enrollment just getting back to (2013) pre-recession enrollment numbers.
- Elementary enrollment is expected to grow (+300) over the next 3-5 years

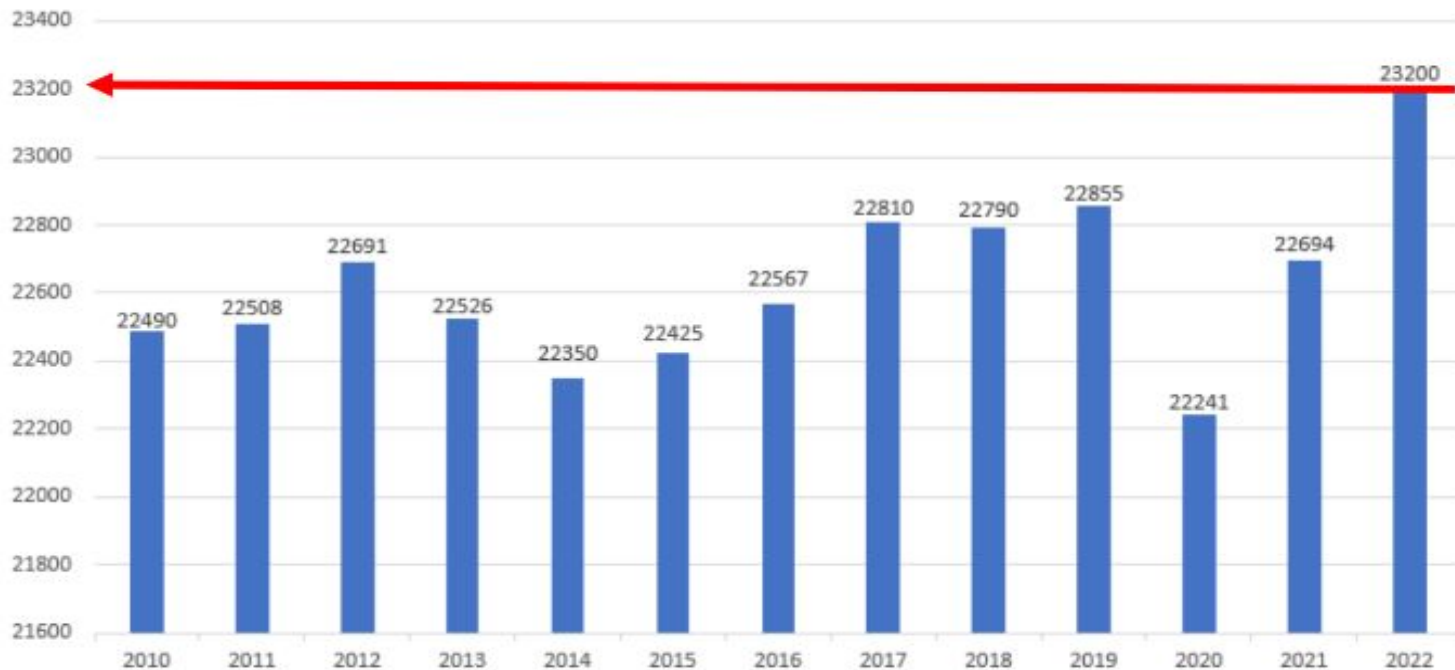
Middle School 3-5 Year Projection

- Current middle school enrollment is consistent to 2017 enrollment - Pre-pandemic enrollment
- 2008-2011 drop in birth rates due to the recession, came through middle school 2018-2021
- Middle School enrollment is expected to grow (+275) over the next 3-5 years

High School 3-5 Year Projection

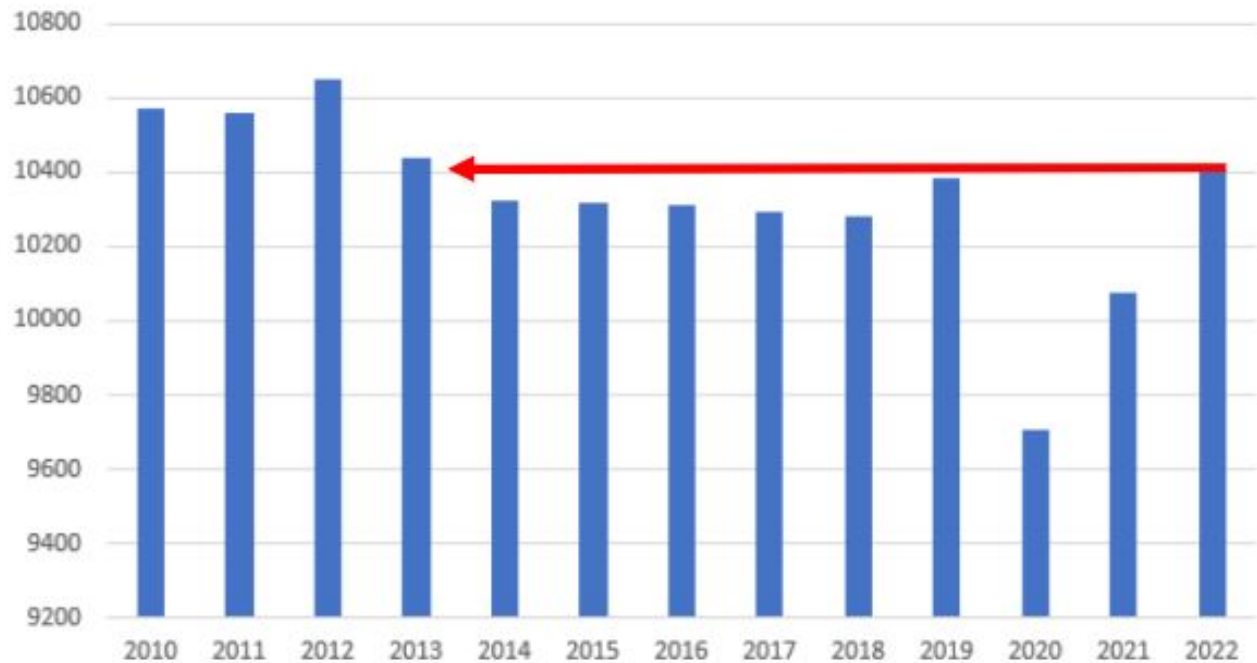
- Current high school enrollment (Oct-7530) - Highest to date
- High school enrollment should flatten slightly the next 3 to 5 years - 2008-2011 drop in birth rates due to the recession, just now getting to high school age. This should help balance in-migration enrollment.
- High School is expected to grow (+125/+150) next 5 years

System Rebounds from Pandemic *to Highest Recorded Enrollment*



Source: Georgia Department of Education, October FTE

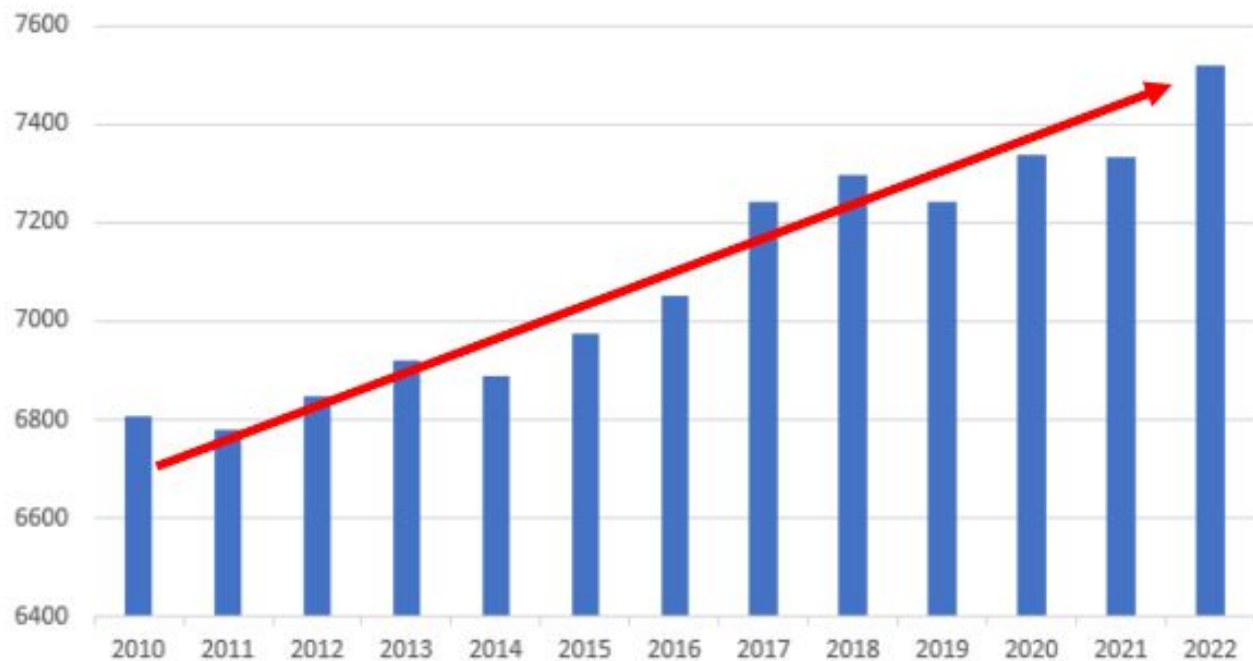
Elementary
Rebounds to
2013
Numbers



Middle
Rebounds to
Highest
Enrollment



High School
Numbers
Continue to
Grow



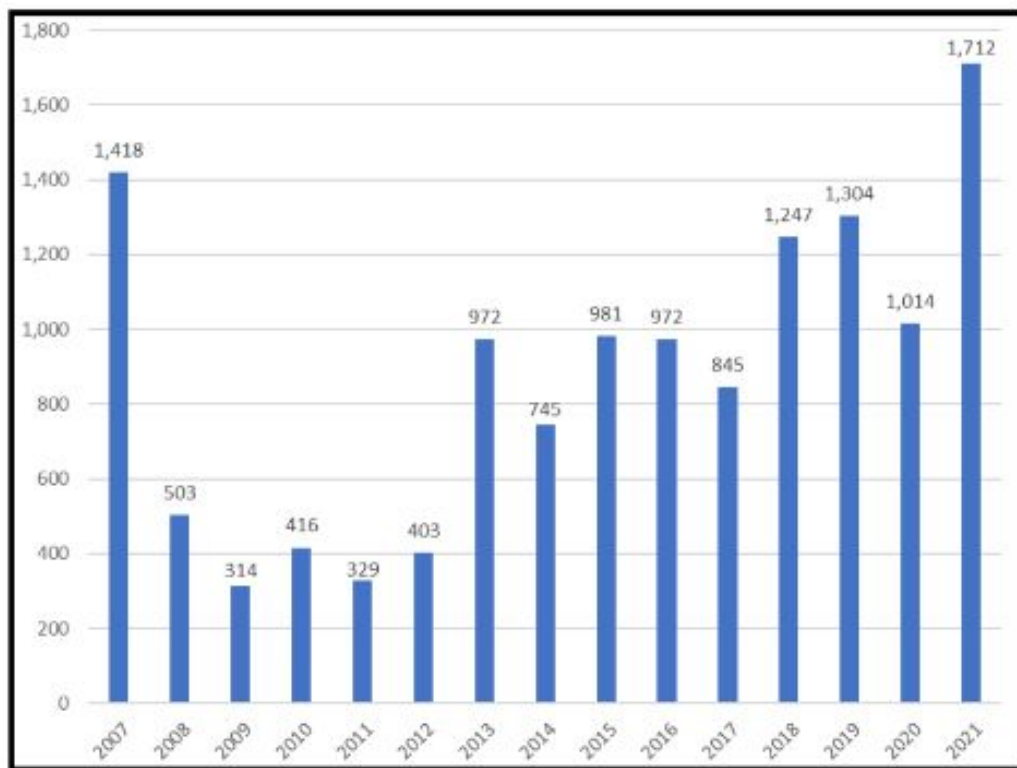
Coweta Reports Major Economic Growth in 2020 Despite Pandemic

By CLAY NEELY | Jan. 22, 2021 - 4:01 PM

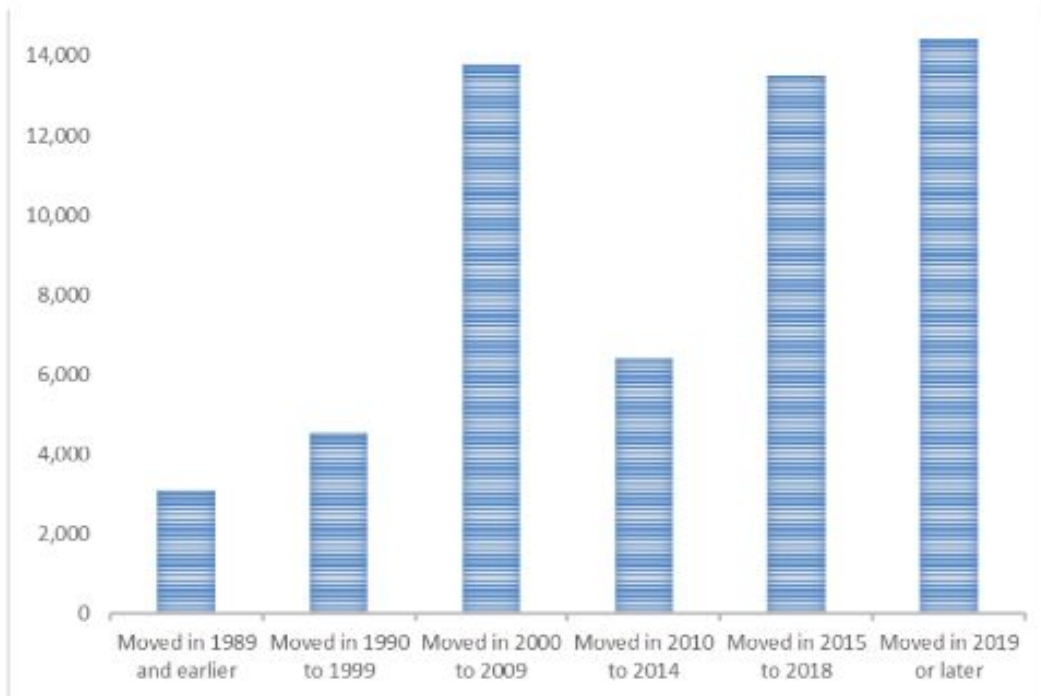
Despite the challenges of a global pandemic, local leaders said 2020 proved to be a successful year of economic growth in Coweta County.

The significant short-term disruption from COVID-19 did not alter the number of new projects and the number of new investments within the community, according to Coweta County Development Authority Chairman, Ronnie Clotfelter.

Residential Building Permits Bounce Back to Pre-Recession Numbers



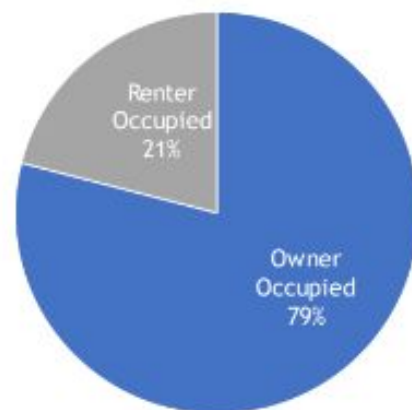
COWETA COUNTY IN-MIGRATION



Source: 2021: ACS 1-Year Estimates Data Profiles

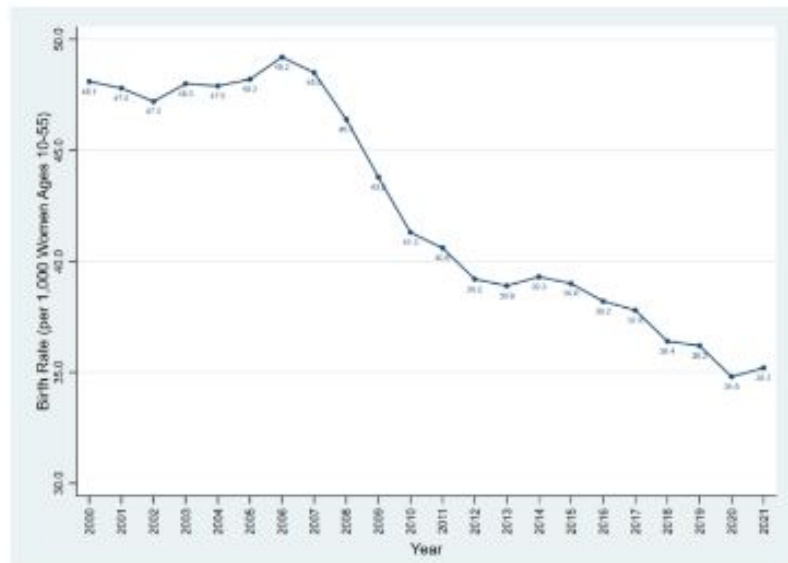
2021 Housing Units

96% OCCUPIED



Birth Rates: The Stork Stalls

By Moshe Haspel | December 6th, 2022 | [Data Diversions, Other Demographics, Population, Public Health](#) | [Comments Off](#)



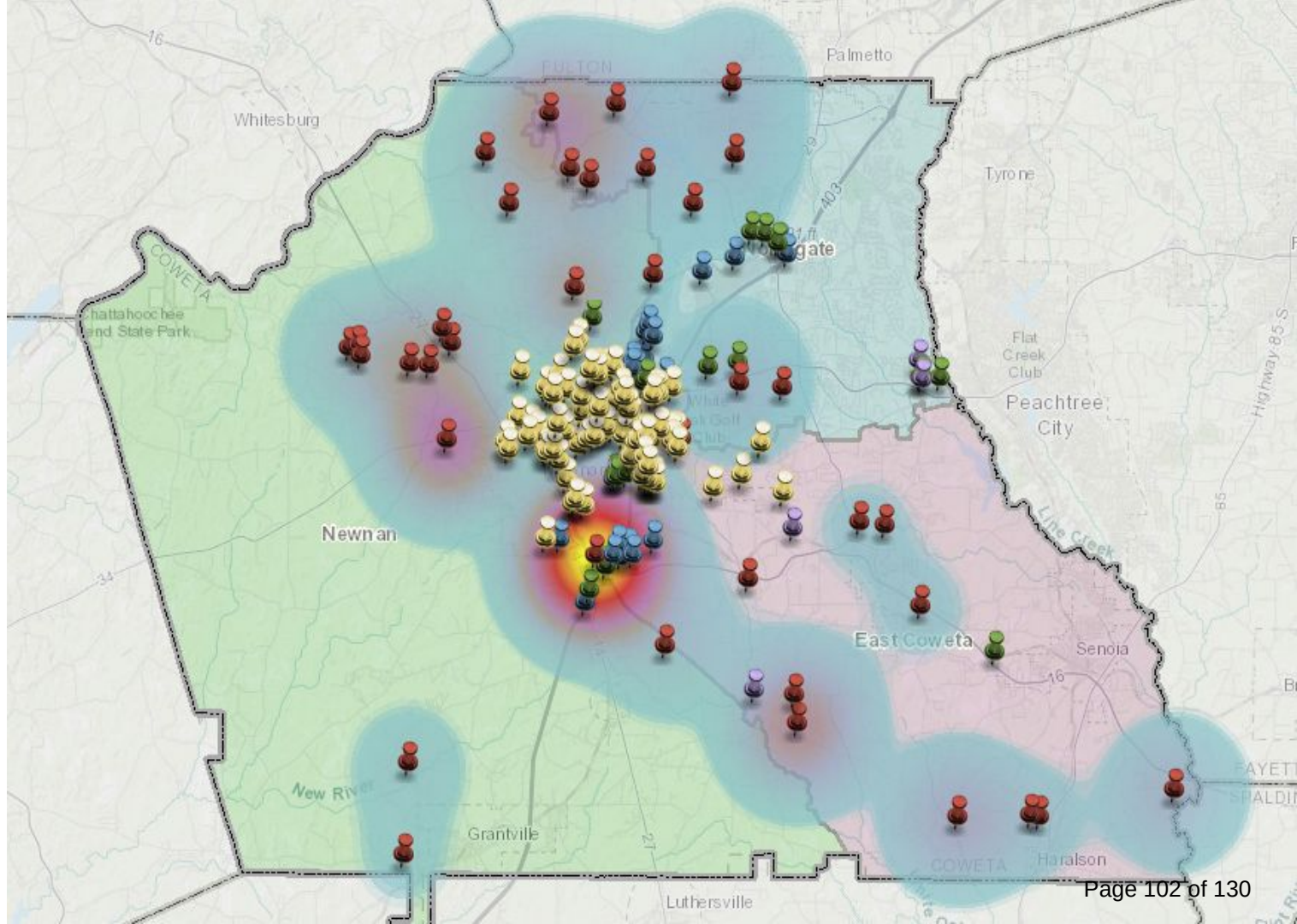
ARC 21-County Region

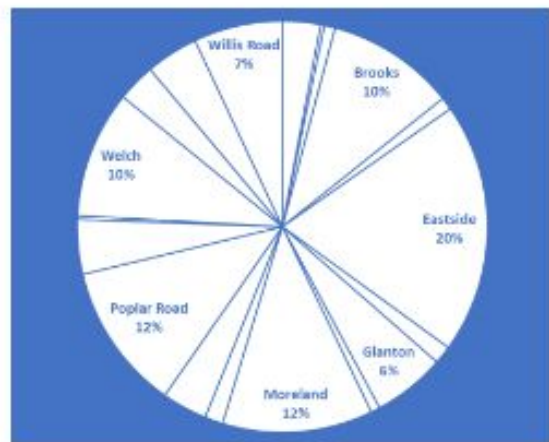


Coweta County

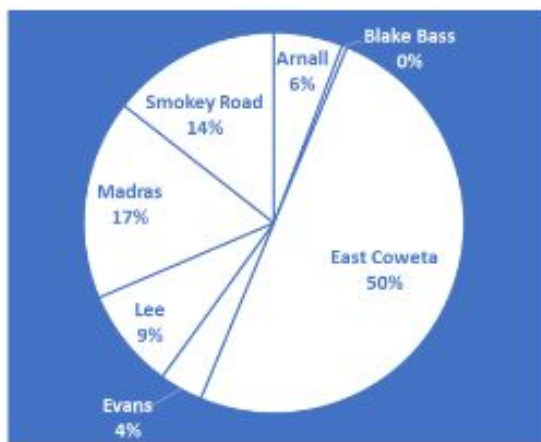
High Schools

Coweta County Current Projects

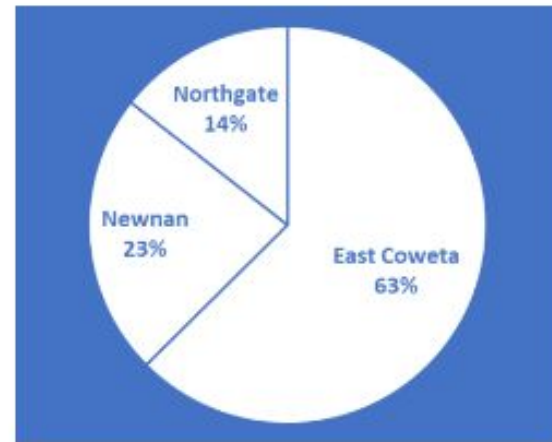




Elementary



Middle

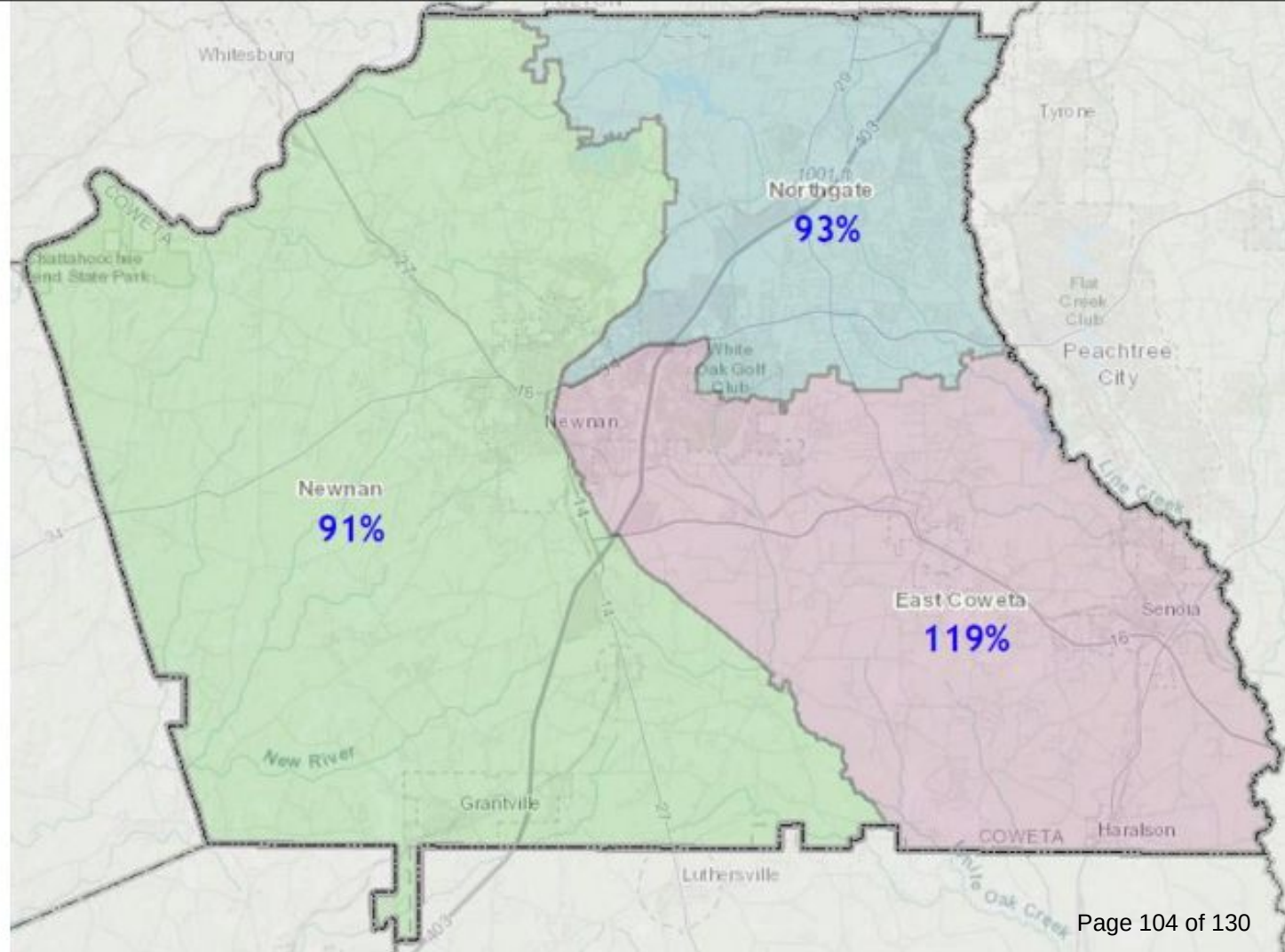


High

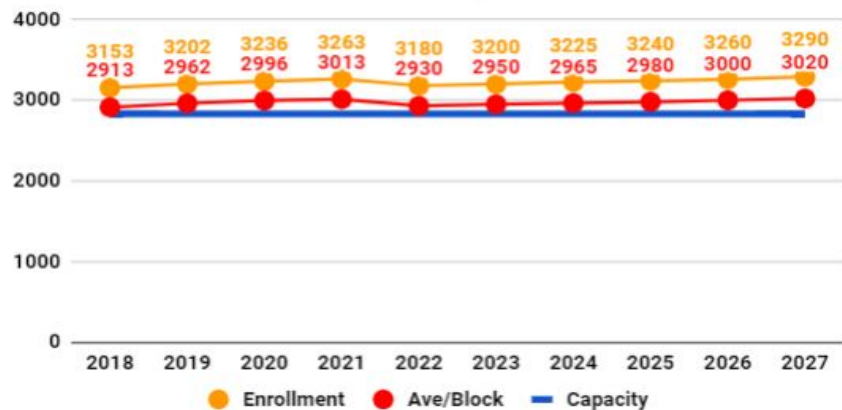
2022 BUILDING PERMITS

by Attendance Zone

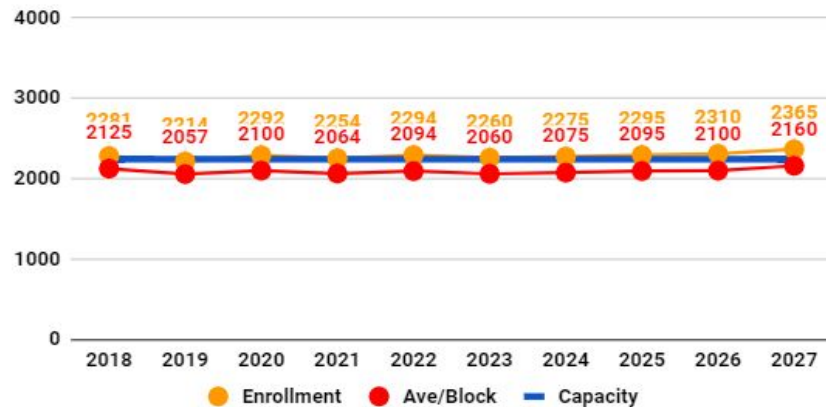
CURRENT
HIGH
SCHOOL
BUILDING
UTILIZATION



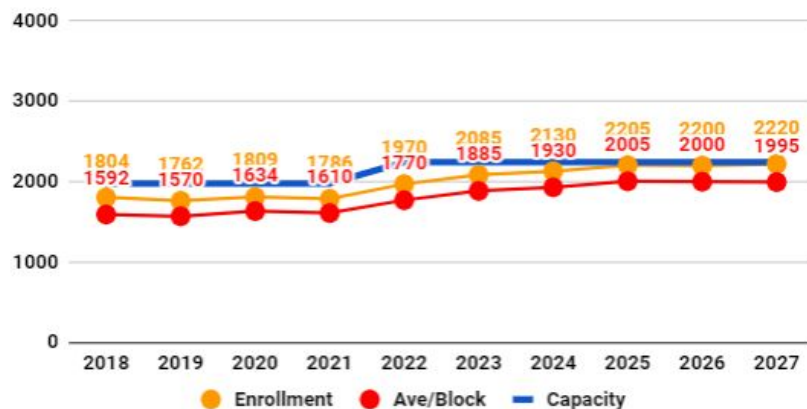
East Coweta High School



Newnan High School

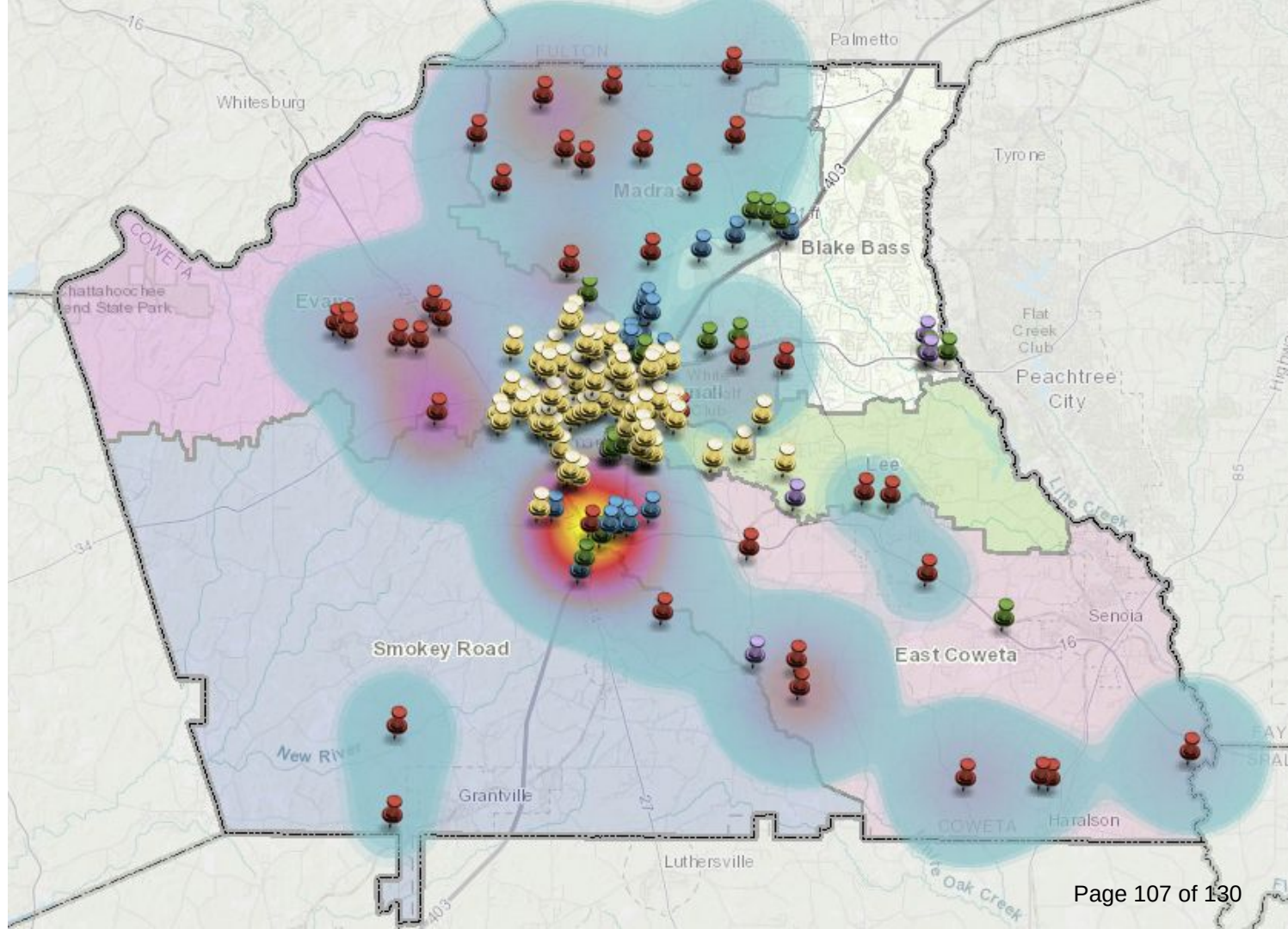


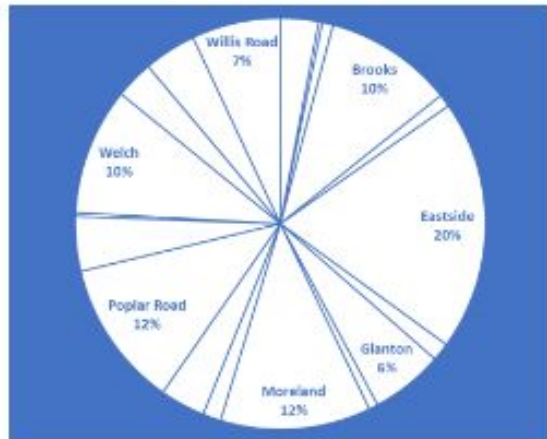
Northgate High School



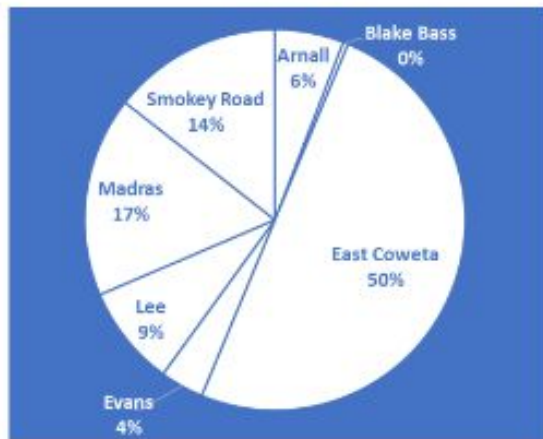
Middle Schools

Coweta County Current Projects

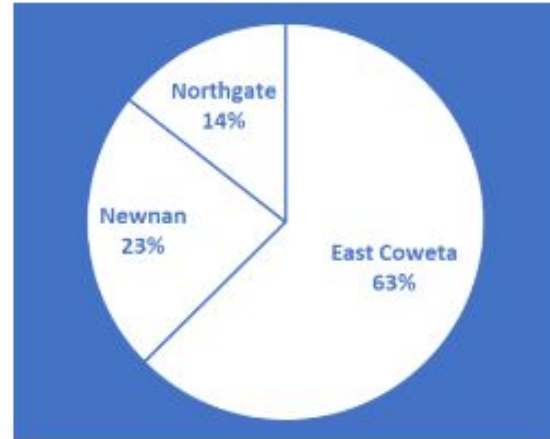




Elementary



Middle

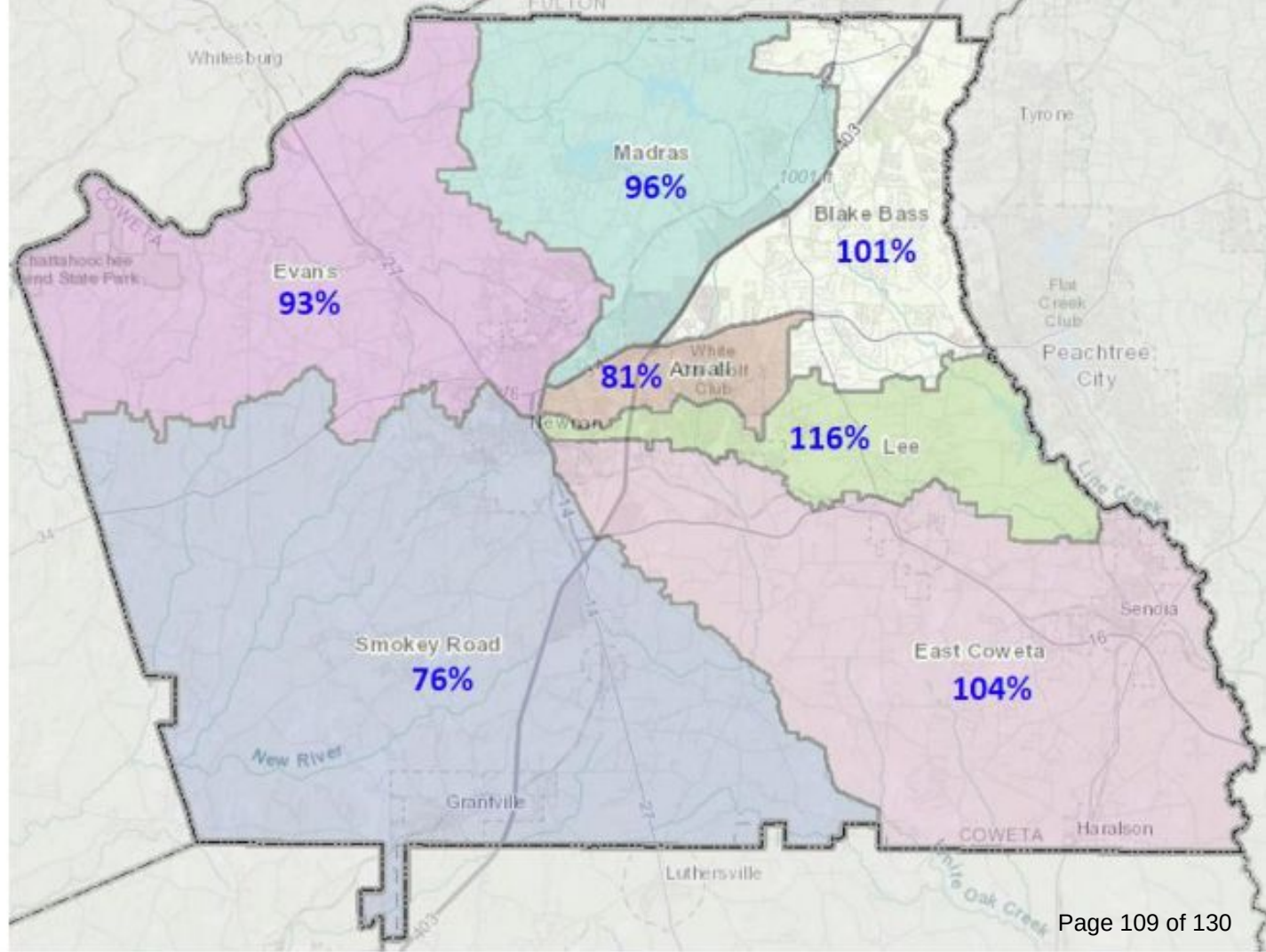


High

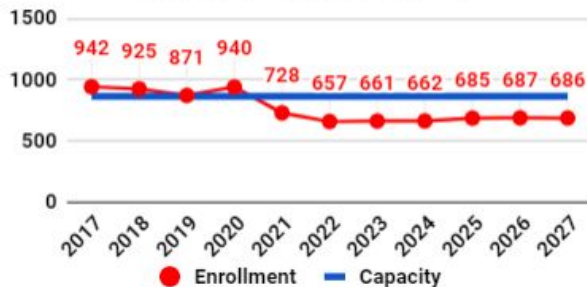
2022 BUILDING PERMITS

by Attendance Zone

CURRENT
MIDDLE
SCHOOL
BUILDING
UTILIZATION



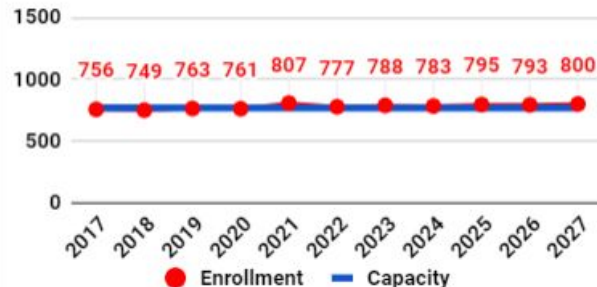
Arnall Middle School



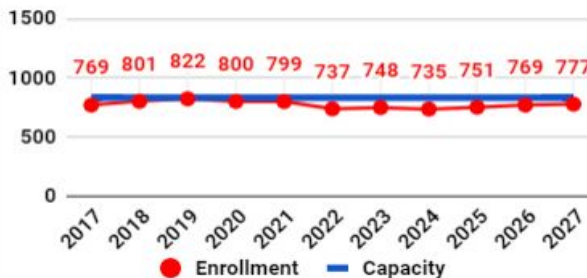
Blake Bass Middle School



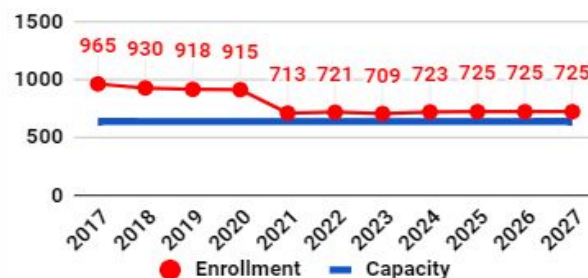
East Coweta Middle School



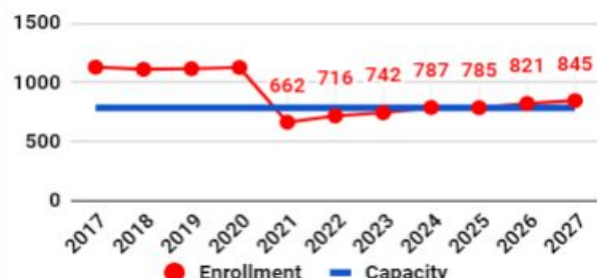
Evans Middle School



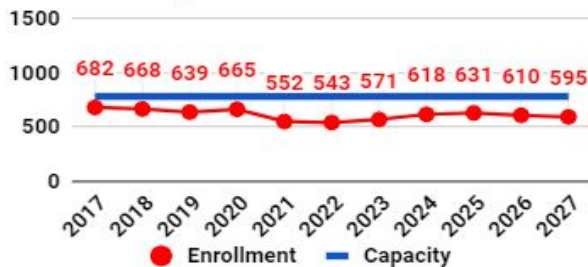
Lee Middle School



Madras Middle School

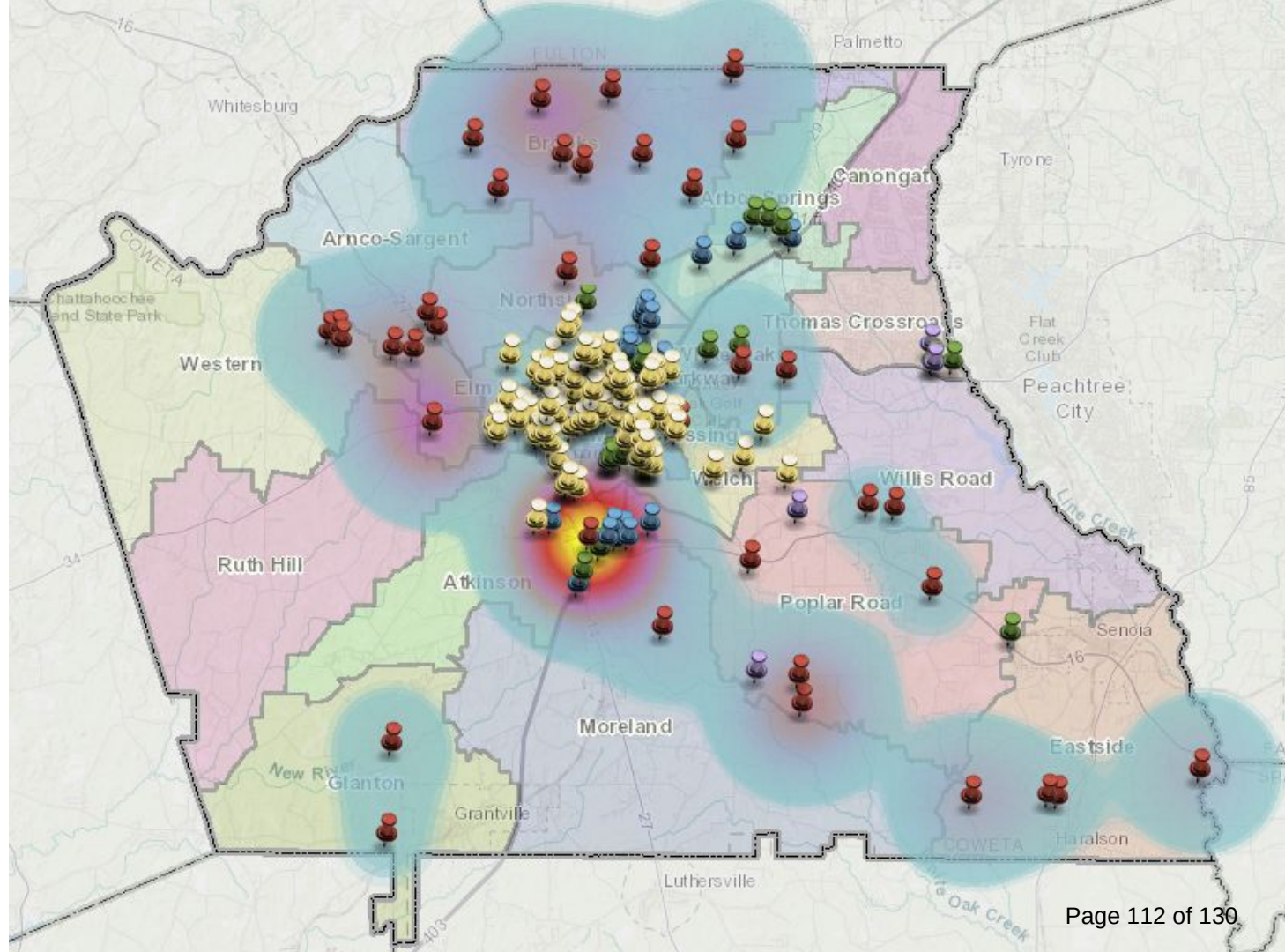


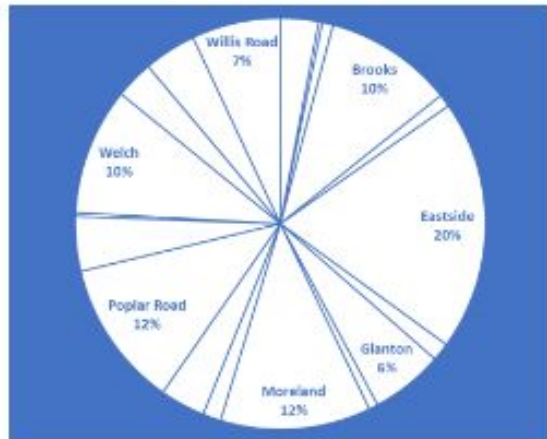
Smokey Road Middle School



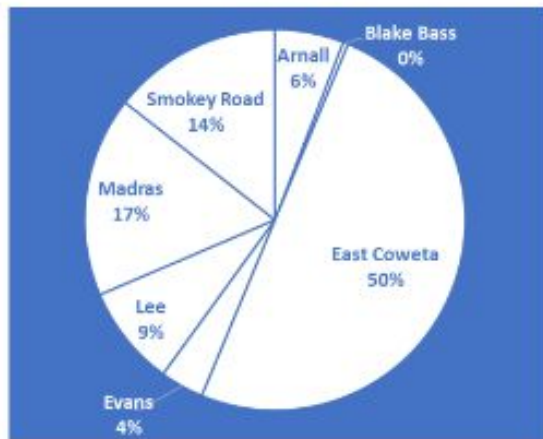
Elementary Schools

Coweta County Current Projects

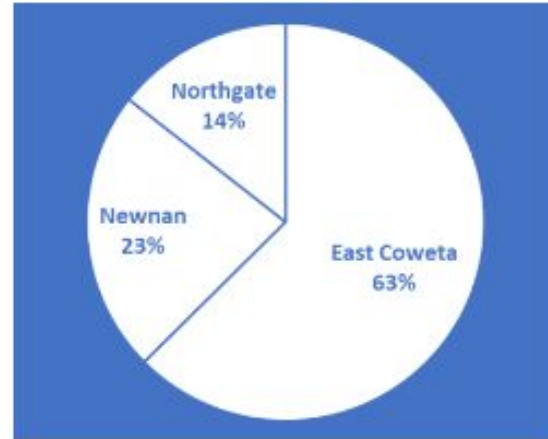




Elementary



Middle

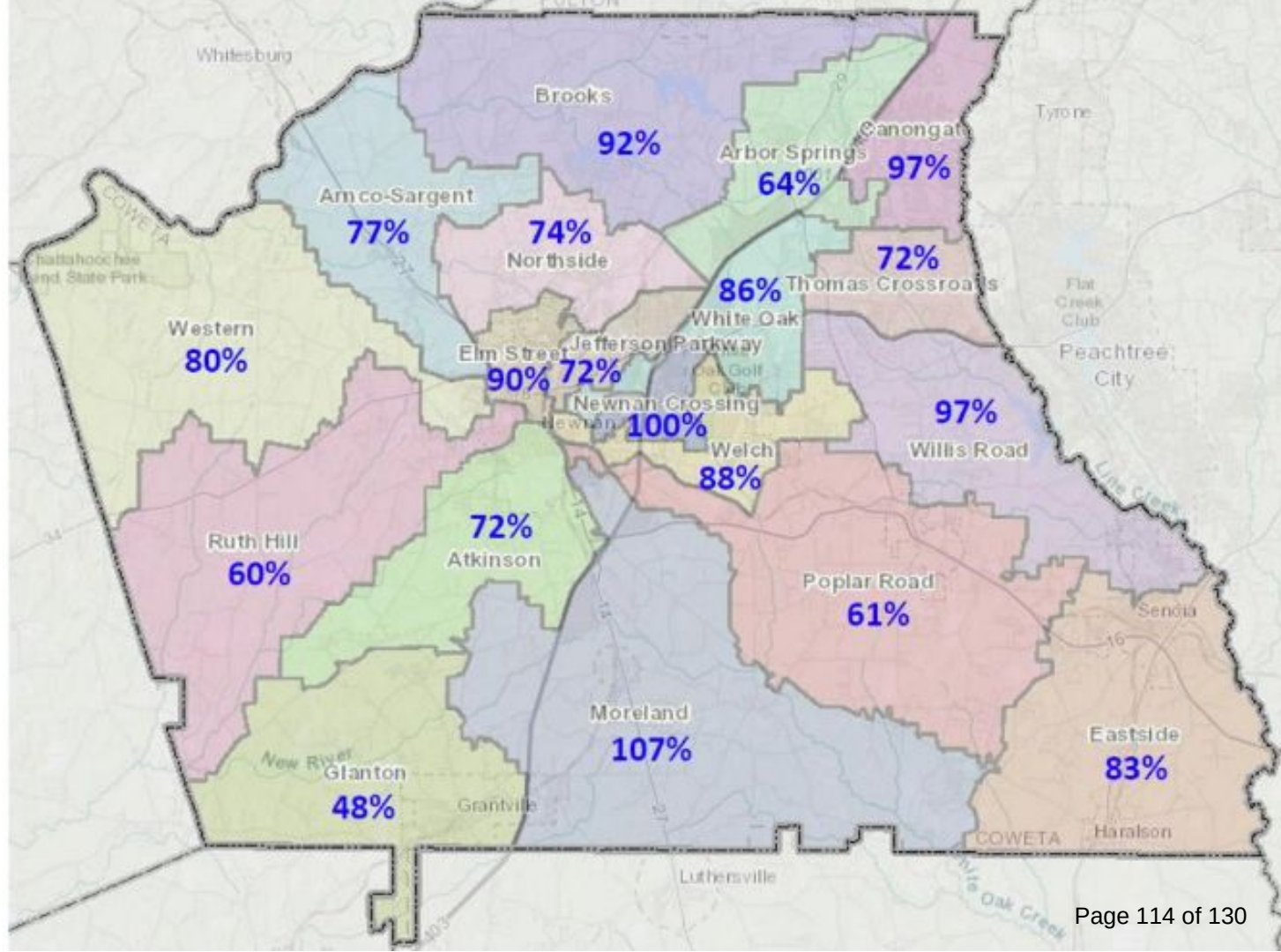


High

2022 BUILDING PERMITS

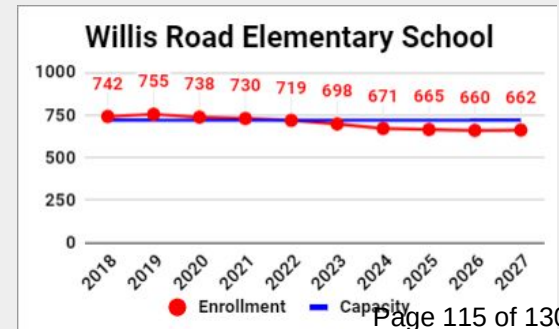
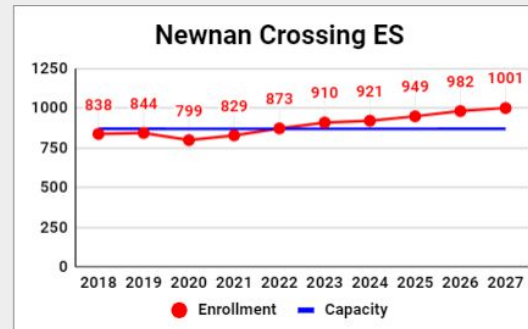
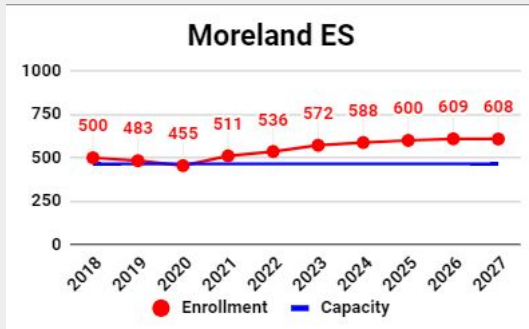
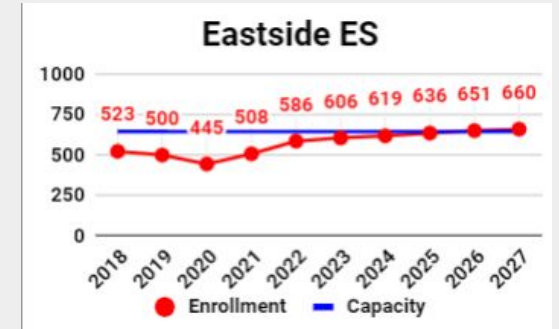
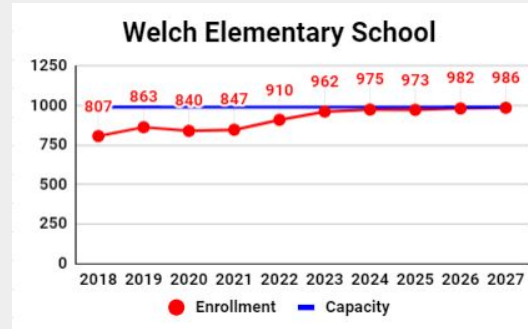
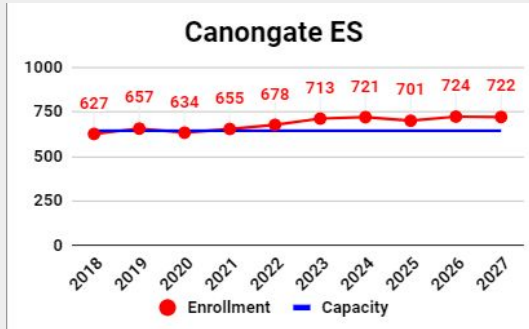
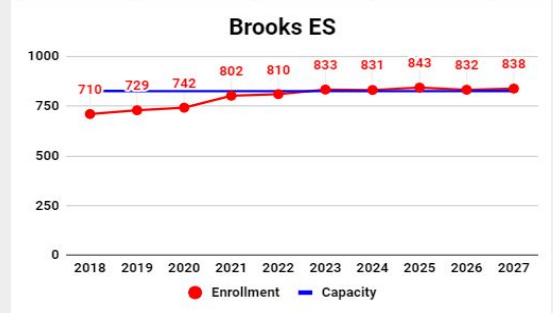
by Attendance Zone

CURRENT
ELEMENTARY
SCHOOL
BUILDING
UTILIZATION



Capacities

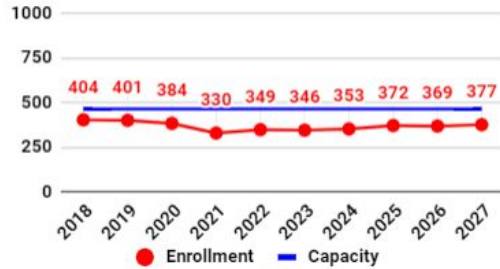
(Above 95%)



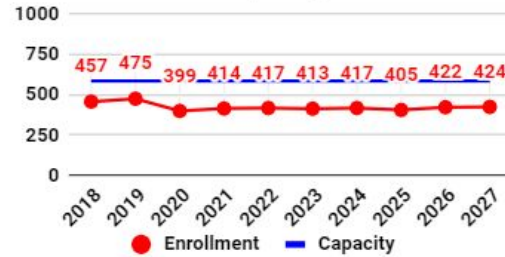
Capacities

(Below 75%)

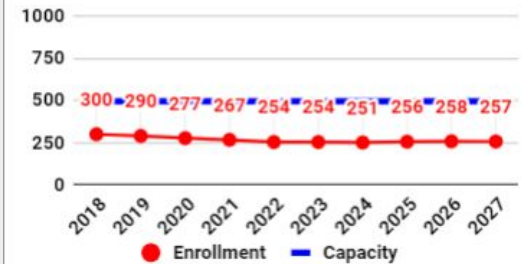
Atkinson ES



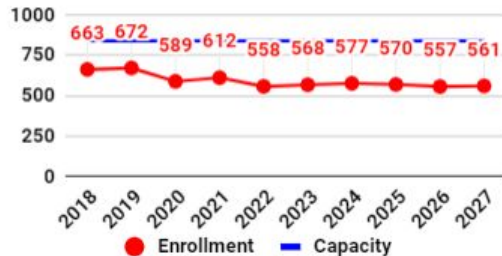
Arbor Springs ES



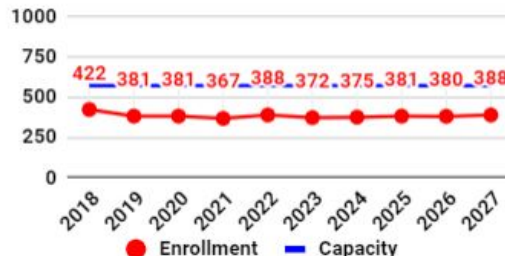
Glanton ES



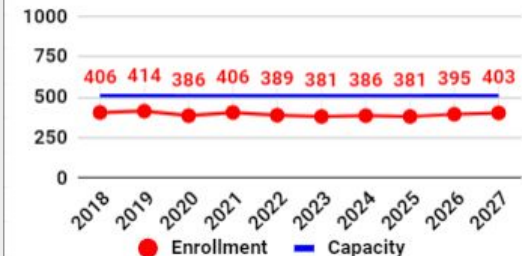
Poplar Road ES



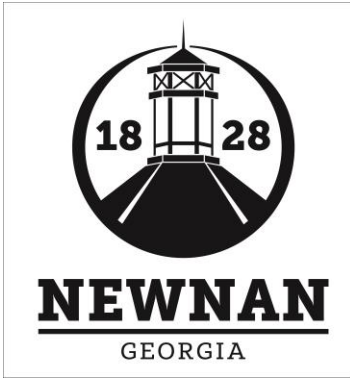
Ruth Hill ES



Thomas Crossroads ES



Questions ?



City of Newnan, Georgia – Planning Commission

Date: December 17, 2024

Agenda Item: Certificate of Appropriateness Request – 4 Tax Parcels on Spring Street and First Avenue – Parcel Nos. N03-0009-007; N03-0009-008; N03-0009-010 and N03-0009-011

Prepared and presented by: Dean Smith, Senior Planner

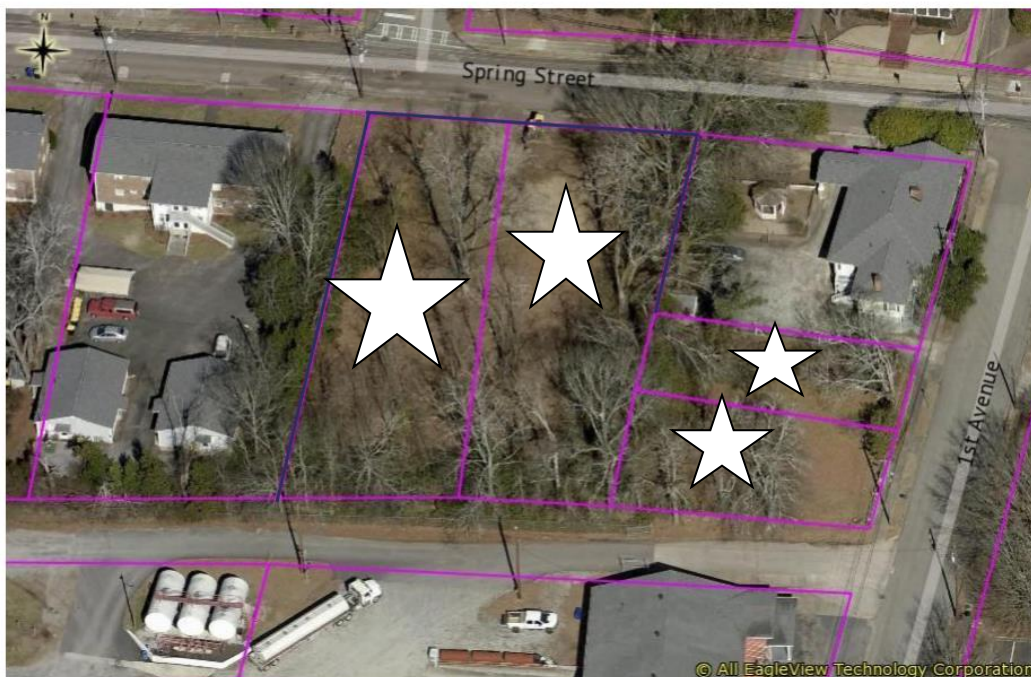
Purpose:

This item involves a certificate of appropriateness application from Karl Franzen with Zenco Development, Inc. The applicant is seeking approval for new designs to develop a residential townhouse development. The certificate of appropriateness application involves the design, material and appearance of the structures that are being proposed. This is a revision of a previous townhouse design approved by the Planning Commission on April 13, 2022

Background:

Zoning District	RML – Residential Multiple Family Dwelling District – Low Density
Proposed Land Use	Residential
Parcel Size	Total site size – 0.87 acres

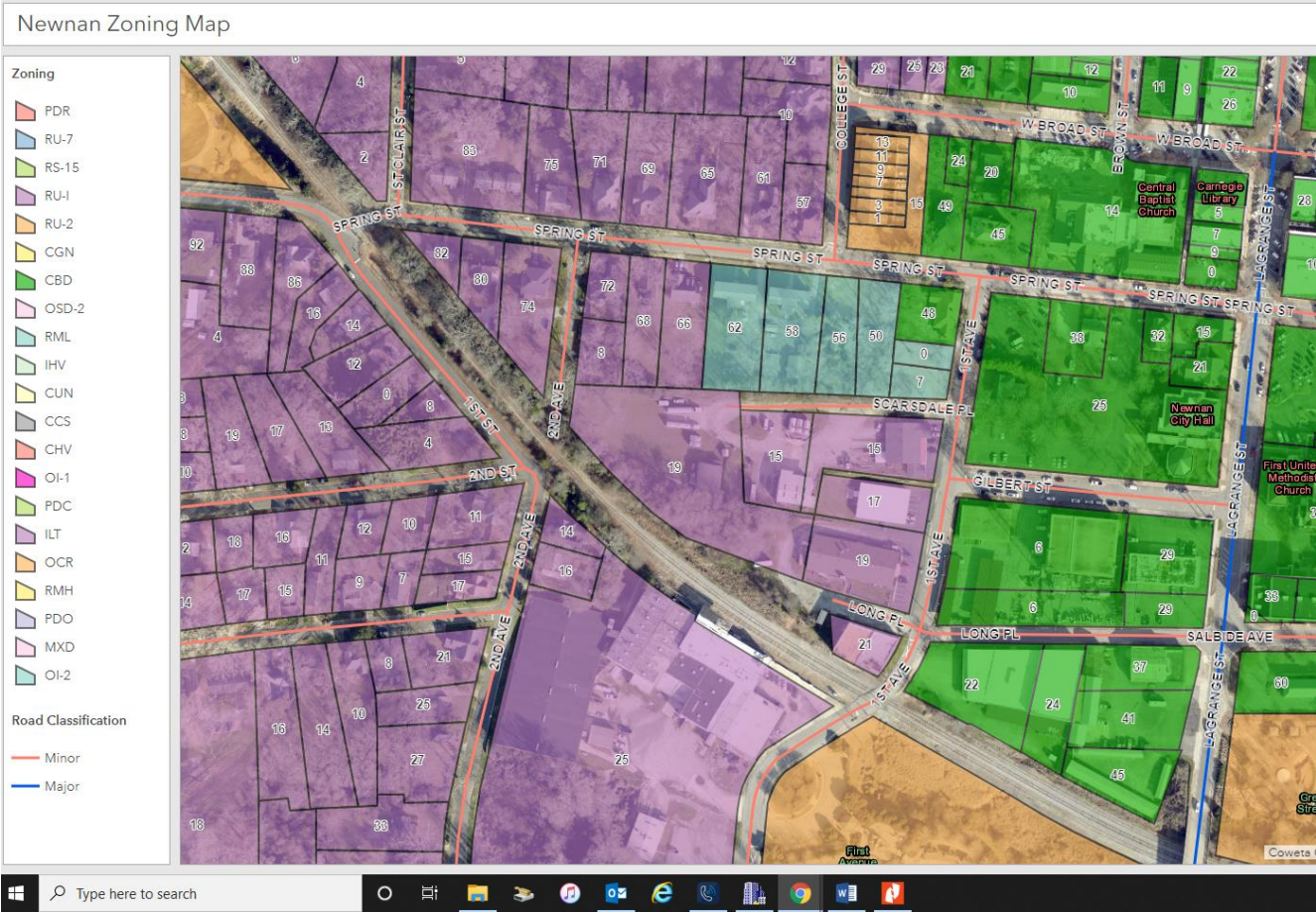
Spring Street Townhouse Site



Per the City's Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness for new residential development within an area designated as a Historic Residential Overlay District (HRDO). The properties in question are located within a Historic Residential Overlay District

The properties surrounding the site include a mixture of residential, commercial and industrial uses. The lots that comprise the block the subject site is located on are zoned *Central Business District (CBD)*; Heavy Industrial District (IHV); Urban Residential Dwelling District - Historical and Infill (RU-I) and Townhouse Residential Dwelling District (RU-2).

NEWNAN ZONING MAP AND AREA OF INFLUENCE





Issues for Consideration for a Certificate of Appropriateness:

In reviewing the request in terms of the standards that were adopted for new residential development in the Historic Residential Overlay District (HRDO), staff addressed the following standards in terms of the work proposed at Spring Street and First Avenue:

- a) **Building Orientation and Setback** – The orientation of the proposed townhouses are designed with the building façade to face towards the road. The applicant obtained an administrative variance on March 28, 2022, to reduce the front and side setbacks. The concept site plan shows that the project will be compliant with building setback regulations and the orientation and setbacks are consistent with orientation and setback patterns in the neighborhood.
- b) **Directional Emphasis** – The directional emphasis will be vertical which is consistent with the dominant patterns within the area of influence.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with the existing patterns in the area of influence.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The proposed development will not disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** – The massing of the buildings is compatible with the overall mass of the structures within the area of influence.
- g) **Scale and Height** – The proposal shows new construction to be consistent with the dominant patterns of scale and height within the area of influence.
- h) **Architectural and Site Elements** – The construction should complement the surrounding architecture of Historic Downtown Newnan.

Options:

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

Conclusion:

Certificate of Appropriateness - Staff have reviewed the certificate of appropriateness request from a planning and zoning perspective and found it to be in conformance with the Zoning Ordinance. Staff recommend Option A.

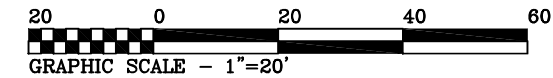
Attachments:

Applications and Supporting Materials

Previous Discussions with the Commission: April 12, 2022

Elevation approved in 2022





THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN
HEREON WERE MADE TO PLAT BOOK 37/233, PLAT BOOK 66
PAGE 129. OF COWETA COUNTY RECORDS.

2. DATE OF FIELDWORK: MARCH 2022.

3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE
RATE MAP NUMBER 13077C0231D WITH AN EFFECTIVE DATE
OF FEBRUARY 6, 2013.

4. TOTAL AREA = 0.87 ACRES

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

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 27,451 FEET AND
AN ANGULAR ERROR OF 2" PER ANGLE POINT AND
WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,251 FEET.
TYPE OF EQUIPMENT USED: TOPCON GTS 313

LEGEND

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

DATE: MARCH 24, 2022

SCALE: 1"=20'

ACREAGE: 0.87 ACRES

CITY: NEWNAN

DRAWN: RM

CHECKED: RM

PROJECT #: 22-117

ISSUE

No.	DESCRIPTION	DATE

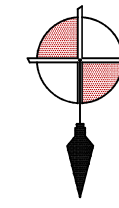
IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

CONCEPTUAL PLAN FOR:

DUSTIN SHAW

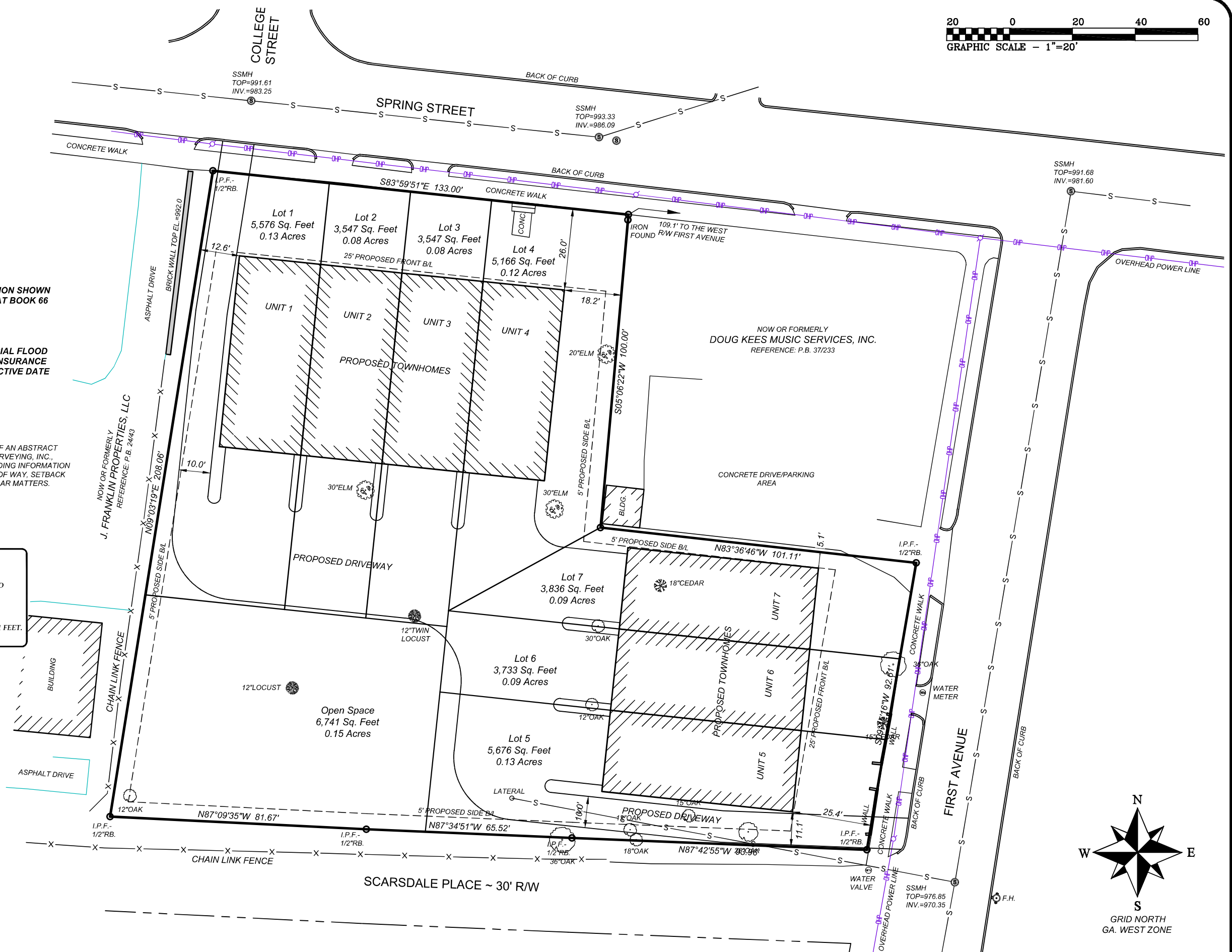
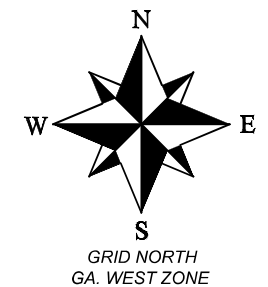
CITY OF NEWNAN
LAND LOT 26, 5TH DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcclain339@numail.org







FRONT ELEVATION
10-14-24 1/4"=1'-0"



REAR ELEVATION
10-14-24 1/4"=1'-0"

SPRING ST.
FIRST AVE.
SIDE

MASTER
COVERED PORCH
98'x10'

VALUED
CLL

FLAT CLL
@ 116'-0"

VALUED
CLL

MASTER
BATH
94'x116'

MASTER SUITE
115'x17'

WALL
CAP.

HER
W.I.C.
108'x56'

HIS
W.I.C.
56'x10'

61'-0"

DN
SLOPED
CLL

10'-0" CLL LINE

LIP

LAUNDRY
82'x56'

W
ABV
D
CABS

CABS ABV

BATH
90'x60'

CLINEN
SHLVS

W.I.C.
7'x60'

W.I.C.
66'x56'

BEDROOM NO. 2
122'x124'

BEDROOM NO. 3
122'x124'

3 1/2 ROPS
PTRH BELOW

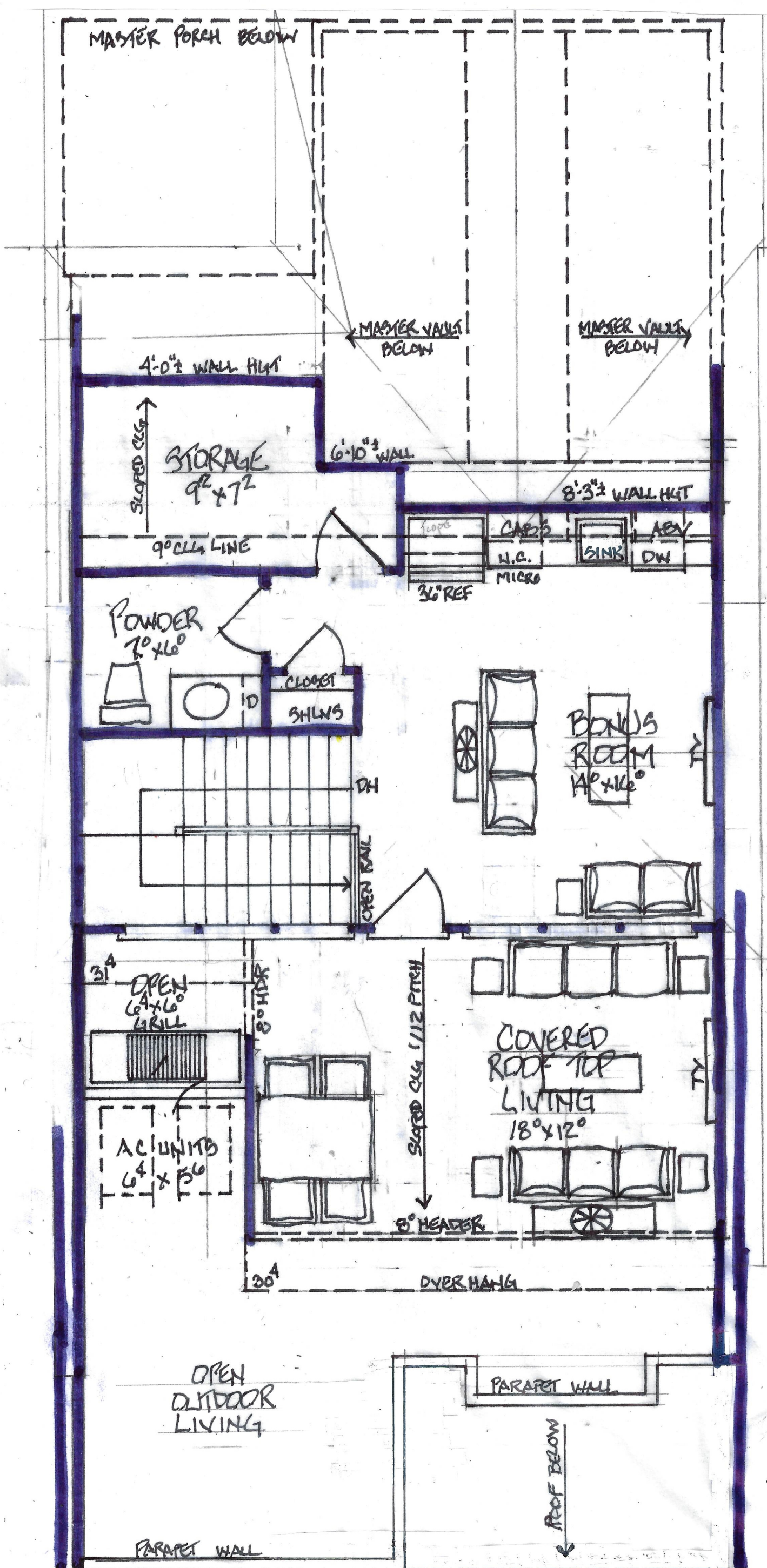
GARAGE
SIDE

25'-8"

26'-0"

10'-0" 2ND FL CLL HGT

PRELIMINARY SECOND FLOOR PLAN



9'0" CLG HGT EXCEPT WHERE NOTED
PRELIMINARY ROOFTOP LIVING

