



Newnan City Council Meeting

FEBRUARY 28, 2023

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on February 14, 2023

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Cultural Arts Commission, 3 year term
- C. 1 Appointment - Keep Newnan Beautiful, interim term until 8/1/24
- D. 2 Appointments - Parks Commission, 3 year terms
- E. 2 Appointments - Tree Commission, 3 year terms
- F. 1 Appointment - Newnan Youth Activities, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- [G.](#) Consideration of Budget for Ayrshire Fiddle Orchestra Visit

NEW BUSINESS

- [H.](#) Request by Robert Bergmann on behalf of Thomas Land & Development, LLC; (8.44± acres located in Ashley Park at 440 Newnan Crossing Bypass) to file a new rezoning application 6 months after denial instead of the standard 12 months

UNFINISHED BUSINESS

- [I.](#) Public Hearing - Consideration of several Zoning and Subdivision Regulation Text Amendments to Articles 2, 3, 4, and 13 of the Zoning Ordinance and Section 11 of the Subdivision Regulations
- [J.](#) Public Hearing - Annexation/Rezoning Request - Annex2022-05 by Jeff Anthony on behalf of Lennar Georgia, LLC.; 31.79± acres located at 521 Lower Fayetteville Road (Tax Parcel # 087 5011 001) Requested zoning of PDR (Planned Development Residential) - Consideration of Ordinances
- [K.](#) Public Hearing - Rezoning Request - RZ2022-14 by George Rosenzweig on behalf of Pope and Land Enterprises, Inc.; 42.20± acres located on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, and 087 2005 003); Change in conditions of zoning and an amendment to the master plan for an existing MXD (Mixed Use Development) project - Consideration of Ordinance

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [L.](#) Request from Parks of Olmsted to put up banners for Neighborhood Garage Sale, April 9- 15, at their main entrances
- [M.](#) Request from Second to None to close Fresh Bru Dr. March 17-19 from 5pm-10pm each day for Remote Control Monster Truck Event

MOTION TO ENTER INTO EXECUTIVE SESSION

[N.](#) Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 14, 2023 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – SPECIAL CALLED MEETING – JANUARY 17, 2023

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Special Called meeting on January 17, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES – REGULAR COUNCIL MEETING – JANUARY 24, 2023

Motion by Councilman Alexander, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Council meeting on January 24, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM

Continue to next agenda.

APPOINTMENT – ETHICS COMMISSION, 2 YEAR TERM

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to re-appoint John Pirro for another term.

MOTION CARRIED. (7-0)

APPOINTMENT – KEEP NEWNAN BEAUTIFUL, INTERIM APPOINTMENT

Continue to next agenda.

APPOINTMENTS – PARKS COMMISSION, 3 YEAR TERMS

Continue to next agenda.

APPOINTMENTS – PLANNING COMMISSION, 3 YEAR TERMS

Continue to next agenda.

APPOINTMENTS – TREE COMMISSION, 3 YEAR TERMS

Continue to next agenda.

APPOINTMENT – NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Continue to next agenda.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- D&W 2021 LLC DBA DYNASTY RESTAURANT

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine for D&W 2021 LLC dba Dynasty Restaurant at 34 Bullsboro Dr.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- NEWNAN COWETA HISTORICAL SOCIETY HISTORY CENTER

Mayor Brady opened a public hearing on the application for Special Permit Location Only for the Newnan Coweta Historical Society History Center at 60 E. Broad St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the application for a Special Permit Location.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE – NEWNAN COWETA HISTORICAL SOCIETY MCRITCHIE HOLLIS MUSEUM

Mayor Brady opened a public hearing on the application for Special Permit Location Only for the Newnan Coweta Historical Society McRitchie Hollis Museum at 74 Jackson St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the application for a Special Permit Location.

MOTION CARRIED. (7-0)

UPDATE ON PROGRESS OF DISTILLED SPIRITS PACKAGE STORE LICENSE- 109 BULLSBORO DR.

Brian Riede, Project Manager, Rocky Singh, Licensee and Morris Kelly with Lichty Brothers Construction were present to give an update.

Mr. Singh explained that a few things have been worked on since the last update. First, they needed to find a metal building to extend off the existing structure and Mr. Riede was able to do that. Final plans have been submitted to the City. Some demo work was done inside but the bank asked them to stop while inspections were being done.

Councilman Shell asked if they have closed on the property? Mr. Singh stated yes. Councilman Shell expressed concern that things have not been moving along with the site and that Council may not renew the license if things are not completed in a timely manner. Mayor Brady asked what the delivery date is for the metal building? Mr. Riede stated 90 days from the date it's ordered and the holdup is the SBA loans being finalized.

Mr. Kelly stated that they are ready to go but due to regulations with the SBA they had to stop. The timeline has not changed. The only variation could be weather. Mayor Brady asked about the foundation for the metal building and Mr. Kelly explained he can't start that yet due to weather and waiting on the SBA. They are hoping to have things settled with the SBA next week.

Council discussed continuing to get updates on the project. Mr. Kelly stated that a representative on the project can give monthly updates once things get started.

31 JONES ST. – REQUEST A PUBLIC HEARING

Matt Murray, Code Enforcement Officer stated a public hearing is being requested for 31 Jones St. as it is an unsafe and unsecure structure. Mayor Brady asked how to get it secure before the public hearing? Mr. Murray explained that is not possible. The storm did a lot of damage and it seems vagrants have been in and done more damage.

City Attorney explained that a search had to be done to find the property owners. It turned out that one owner was deceased and the family is trying to work out the estate. They have been asked to attend the public hearing.

There was no insurance on the house and they have not been able to qualify for any assistance for the house. They want to tear it down and then rebuild. The request was would the City tear it down? Mr. Sears explained the City may be able to but there is a process to go through. Councilwoman Jenkins asked if the estate issues are why they cannot get assistance and Mr. Sears stated he is not sure.

Motion by Councilman Guillaume, seconded by Councilman Shell to schedule the public hearing on March 28, 2023.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION AND MOWING AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF NEWNAN AND GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR ROUNDABOUT AT SR14/US29/CORINTH RD.

Michael Klahr, City Engineer explained that this project has been in the works for almost 5 years now. It has been moved and rescheduled several times. City Council had previously signed a resolution agreeing to pay the electrical in the roundabout and this agreement is for the mowing and maintenance.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF ENTERING INTO AN AGREEMENT WITH A QUALIFIED FIRM TO PROVIDE CONSTRUCTION SERVICES FOR THE REDEVELOPMENT OF THE WADSWORTH PARKING LOT; AND ASSOCIATED BUDGET

City Manager explained that after a bid was put out for this project only one bid was received back and that was for about \$1.97 million and Council then authorized staff to renegotiate the price and scope. The contract price has been brought down to about \$1.56 million and without sacrificing the quality of the final deliverable. This contract would be with Georgia Development Partners with a total budget of \$1.76 million.

The funding for this project is a bit complicated. There is funding from SPLOST, parking lot reserve that was created a few years ago and general fund encumbrances that have been made and tourism capital from the hotel/motel tax. The schedule for the project shows completion May 26, 2023.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the agreement and associated budget as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF UPDATE TO CITY OF NEWNAN FEE SCHEDULE

City Manager stated that this compiles all previous approvals by Council for the new sanitation fees. With these additions it was realized that the late penalty fee of \$5 was only associated with the Downtown program. This clarifies that that late penalty fee applies quarterly for anyone.

This fee schedule also addresses disconnecting service which involves picking up the can and then taking the can back when service is turned back on. So, there is now a \$35 reconnect fee.

Mr. Philips stated that there are other fees in the schedule that need to be looked at and updated.

Councilman Alexander asked how this will be communicated to citizens? Mr. Phillips said the hope is that this won't be applicable a lot of the time. There is a block on the bill that allows for messages, so that could be put on there. It will be on the website as well.

Councilman Alexander also asked about citizens being able to pay online monthly? Mr. Phillips explained that now with the online portal they will be able to do that starting next quarter. Payments can still be made and people can always stop by the billing office in person.

Councilman Koritko asked about the fees for Downtown and feels they should be raised so they are the same as residential. Mr. Phillips said that is being discussed currently with the Downtown Development Authority and Mayor Brady said they will bring a recommendation to Council.

Councilman Shell asked about looking at the cemetery fees. Mr. Norton said they are looking at the whole cemetery ordinance and fees and are intending to bring updates to that before Council.

Motion by Councilman Guillaume, seconded by Councilman Shell to approve as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF VENDOR RECOMMENDATION FOR AUDIT SERVICES

Nicole Hall, Finance Director, stated that this request is to engage Nichols Cauley for audit services. She reached out to 5 vendors and only 2 responded and only Nichols Cauley has the staffing capable of handling an audit of this size. This is a budgeted expense and the fees are inline with what has previously been paid. Ms. Hall and Mr. Phillips reached out to references for Nichols Cauley and they were all glowing. They also do the County audits and GMA.

Ms. Hall also asked for approval for a possible extension to help build a relationship with the firm. There was a previous 10-year relationship with Clifton, Lipford, Hardison. Mr. Phillips stated there may have been a 5-year contract with 1-year renewables in the past but starting with a 3-year might be a good idea.

Motion by Councilman Shell, seconded by Councilman Guillaume to accept the recommendation as presented including a 3-year contract with 1-year renewable.

MOTION CARRIED. (7-0)

HOUSING AUTHORITY OF NEWNAN ARPA UPDATE AND AMENDMENT REQUEST

Sandra Strozier, President and CEO of the Newnan Housing Authority explained that they are requesting to revise their ARPA agreements. One agreement is for the Willie Pritchett Park. They found out that the project would cost more and they requested ARPA funds from the State. They would like to add those in when they receive them and therefore amend their agreement to reflect that.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to approve the amendment request for the Willie Pritchett Park project as presented.

MOTION CARRIED. (7-0)

The second request is to amend their agreement for homes in the Chalk Level neighborhood. They had requested to build 4 homes in that neighborhood. The first address was 21 Johnson St. and the homeowner has received a grant from the Methodist Church so they would like to remove that home from their agreement. The second address was 66 Robinson St. which has been demolished however, there are title issues that they are working with the family to resolve. The family would like to just sell the property to the Housing Authority so they would like permission to purchase and build on that property.

Councilman Koritko asked if there is a risk of hitting the deadline and losing the ARPA funds? Andrew Moody, ARPA Special Projects Manager, explained that the funds are obligated and the projects don't have to be completed until the end of 2026. The agreement with the Housing Authority expires in 2024 but can be extended.

Ms. Strozier said that 4 Johnson St. has a clear title and the owners wish to sell the property to the Housing Authority. This can move forward once the amendment is approved. She then explained that with 31 Jones St. they are trying to clear the title but it is very confusing, as was just discussed with Council. They would like to purchase this property and demolish it, which was already in the ARPA budget then rebuild. Mayor Brady suggested the following regarding these properties, remove 21 Johnson Ave, 66 Robinson St. title to be cleared first before permission given, 4 Johnson permission given to buy the lot and 31 Jones St. no action since a public hearing was just set.

Mr. Moody stated that the amendments are fine but there has to be a finished product of affordable housing. Councilwoman Jenkins asked about the title, as other communities have land banks that help clear titles then pass them off to non-profits. Is this something that the Urban Redevelopment Authority has the ability to do? Mr. Moody said there is an ARPA category that would allow for assisting in clearing the titles and there are some unused funds so that could be pursued with Council's blessing.

City Attorney commented on things that would have to be looked at in order for URA to be able to do that. City Manager explained that a land bank authority can be complicated and Council cannot create that on their own.

Mayor Pro Tem Koritko asked about costs going up and will building these homes still be feasible in two years? Ms. Strozier said that part of their request is keep the funds from 21 Johnson Ave, which is being removed, so then they have additional funds for rising costs. Mr. Phillips clarified it is the same request for funds but 3 houses now instead of 4.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to approve the amendments to the Housing Authority ARPA agreement as discussed.

MOTION CARRIED. (7-0)

STATUS UPDATES

Matt Murray, Code Enforcement Officer, explained that this was to give an update on properties that were previously before Council. All of them are moving with some progress except for 5 Smith St. A dumpster was seen there so hopefully work will be done soon.

There are 4 resolutions to repair or demolish that have been satisfied. 21 Johnson Ave and 4 Westgate Park Dr. have been demolished. 29 Pinson St. and 176 LaGrange St. have been repaired.

25 PINSON ST. – OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray explained that this resolution is set to expire this month. Exterior work is pretty much completed and interior work has begun. The owner requested 90-days to complete the project.

Motion by Councilman Alexander, seconded by Councilman Shell to grant a 90-day extension to complete the project.

MOTION CARRIED. (7-0)

REQUEST FROM FOUNDATION CHURCH TO CLOSE SOUTH COURT SQ ON APRIL 7TH

Clint Nolder, Pastor from Foundation Church explained that they are circling back from a few weeks ago. They have received great responses from everyone they spoke to. Everyone on South Court Sq is happy for them to hold the event and some wrote letters of support that were submitted to Council. They also spoke to First Baptist Church to discuss concerns. Councilman Alexander thanked Mr. Nolder for his efforts on this.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the request as presented.

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal, real estate and personnel issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:18PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilwoman Jenkins to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to adjourn the Council meeting at 3:55pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

Ayrshire Fiddle Orchestra Budget

City of Newnan



	Estimated	Actual
Total Expenses	\$30,000	

	Estimated	Actual
Banners	\$5,900	
40 Custom Pole Banners	\$4,500.00	
Sponsor Banner	\$1,400.00	

	Estimated	Actual
Lynch Park Pool Event	\$5,000	
Lifeguards	\$250.00	
Catered lunch	\$2,750.00	
Towels	\$2,000.00	

	Estimated	Actual
Gifts	\$3,000	
Gifts for Ayrshire Fiddle Orchestra and Staff	\$3,000.00	

	Estimated	Actual
Auditorium	\$5,200	
Technical Prep Day Before Concert (8 hours)	\$320.00	
Equipment Backline Transport	\$1,000.00	
Technical Prep Day of Concert (8 hours)	\$480.00	
Load in and out crew	\$400.00	
Risers/Back line Av equipment	\$3,000.00	

Catering - Day of Concert	Estimated	Actual
	\$6,000	

Lunch and beverages for the Ayrshire Fiddle Orchestra	\$3,000.00	
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Reception (Following Concert)	\$3,000.00	
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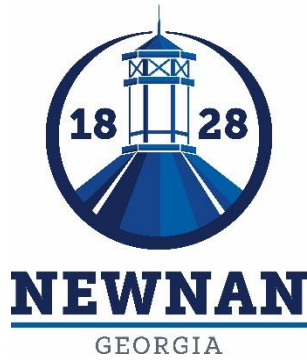
Marketing	Estimated	Actual
	\$4,900	

Social Media Ads	\$500.00	
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Print Media	\$2,000.00	
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Digital Program Book	\$400.00	
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Mailing	\$2,000.00	
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City of Newnan, Georgia - Mayor and Council

Date: February 28, 2023

Agenda Item: Request by Robert Bergmann on behalf of Thomas Land & Development, LLC; (8.44± acres located in Ashley Park at 440 Newnan Crossing Bypass) to file a new rezoning application 6 months after denial instead of the standard 12 months

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To request permission from the City Council to file a new rezoning application for the MXD zoned property located at 440 Newnan Crossing Bypass six months after denial of a previous application instead of the standard 12 months.

Background: On August 23, 2022, the City Council voted to deny a request by Fourth Quarter Properties, LLC to change the zoning conditions for the MXD approved plan located at 440 Newnan Crossing Bypass. The applicant sought to increase the number of residential units from 278 to 350 and also increase the height of the residential buildings to accommodate the apartments.

Per Section 10-15 of the Zoning Ordinance, “after the denial of a rezoning application by the City Council, a rezoning application concerning any or all of the same property shall not be filed within 12 months of the date of denial”. However, that same section does specify that a new application can be filed after six months with City Council approval.

The petitioner has indicated that an apartment developer is under contract, but the alternative to the additional residential units that were denied is to incorporate commercial space within the multi-family structure. Because the MXD zoning designation requires a change in conditions to accommodate the additional commercial space, they are unable to proceed with the residential portion of the project without a rezoning. Therefore, they are seeking permission from Council to file a new application for the property after the 6-month time frame instead of waiting the 12 months.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: July 12, 2022
August 23, 2022



City of Newnan, Georgia - Mayor and Council

Date: February 28, 2023

Agenda Item: Public Hearing – Zoning Regulations Text Amendments to Articles 2, 3, 4, 13 and Subdivision Regulations – Section 11

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To conduct a public hearing on proposed text amendments to both the City of Newnan’s Zoning and Subdivision Regulations

Background: At Council’s meeting of October 11, 2022, staff introduced to certain changes to the zoning ordinance. At Council’s direction, the City held public hearings before the City of Newnan’s Planning Commission on December 20, 2022 and January 10, 2023 regarding the proposed amendments. At the conclusion of the January 10, 2023 hearing, Planning Commission adopted a motion to move the proposed zoning changes forward to Mayor and City Council with a favorable recommendation to consider adopting the changes proposed in this item.

Proposed new language is **bold and yellow highlighted**. Language to be deleted is in ~~red with strikethrough~~.

Zoning Regulation Proposed changes

Article 2

- Change Adult Day Care Centers and Child Day Care Centers in non-residential zoning districts from “S”-Special Exception to “A/R” – Allowed with Restrictions. A Special Exception use requirement would remain for any Child Day Care or Adult Day Care Centers in residential zoning districts.
- Add a prohibition on cargo containers in all residential zoning districts as both a principal and an accessory use. In Non-residential zoned districts, the use shall be defined as “S”-Special Exception uses for principal uses and “A/R”-Allowed with restrictions as non-residential accessory structures which are set out in the existing Article 3, Section 3-15.
- Change Townhouses from “A”=Allowed in the RU-1 zoning district to “S”-Special Exception. Townhouses are considered multifamily structures per the zoning ordinance. Currently, the only other multifamily dwelling type that is possible in RU-1 is a duplex, which requires a Special Exception hearing. Changing Townhouses from allowed to special exception would be consistent with this pattern of allowing public input on proposed multifamily dwellings that may have more density and impact within the fabric of an existing neighborhood

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →													For Restrictions, see Sec.:	See also Accessory Use Table					
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUJN			CCS	GBD	CGN	CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
1.000 Residential Uses																				
1.100 Single-Family Residences																				
Single-family detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	
Single-family detached: Manufactured Home	-	-	-	-	-	A	A	-	-	-	-	-	-	-	-	-	-	-	-	
Single-family detached: Zero lot line residence	-	-	A	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	
Ground Floor Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
Townhouse	-	-	A	S	A	A	A	A	-	-	-	-	-	-	A	-	-	-	3-7	

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table		
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN			CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Shopping centers, community	--	--	--	--	--	--	--	--	A	--	--	--	S	A	A	A	A	A	A	
Shopping centers, regional and super-regional	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	--	--	--	--	
Shopping centers, storefront	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
6.700 Miscellaneous Store Retailers																				
Antique shop not including pawn shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Auction facility	--	--	--	--	--	--	--	--	A/R	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-21
Bookstore	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Cargo Container/Shipping Container Structures	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S	
Consignment shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	

Table 2-C: Accessory and Temporary Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																See Also Sec:			
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN		CHV	ILT	IHV
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																				
10.000 Accessory Uses																				
10.100 Residential Accessory Uses																				
Accessory apartments	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72
In-home occupation	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	--	A/R	A/R	A/R	A/R	--	--	3-14
Residences for domestic help	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72
Recycling, designated collection center, neighborhood	--	--	--	--	--	--	A/R	A/R	A/R	S	S	S	--	S	S	S	S	S	--	3-12, 3-56
Cargo Containers/Shipping Container Structures	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-15

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table		
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN			CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Schools, Private, parochial or other elementary or secondary schools not part of the public school system	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
5.200 Health Care																				
Home health care services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Clinics of health practitioners	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Outpatient care centers and other ambulatory health care services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Hospitals	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-46
Vocational rehabilitation services	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A	
5.300 Child Care																				
Child day care center (Class I)	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-80
Child day care center (Class II)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	3-80
Child day care center (Class III)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	3-80
Child day care center (Class IV)	--	--	--	--	--	--	--	--	A/R	--	A/R	--	A/R	A/R	A/R	A/R	--	--	--	3-80
5.400 Adult Day Care																				
Adult day care facility (Class I)	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-79
Adult day care facility (Class II)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-79
Adult day care facility (Class III)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-79
Adult day care facility (Class IV)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
5.500 Religious, Civic and Other Organizations																				
Churches and other religious institutions, church use only	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-31
Churches and other religious institutions, with accessory uses	S	S	S	A/R	S	A/R	A/R	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-31
Business, professional, labor, political, and other organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Civic, social, and fraternal organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	

Article 3

- Delete Section 3-83 (a) – This section requires a permit for Garage, Carport, Rummage or Yard Sales.
- Delete Section 3-83 (f) – This section requires a permit and has zoning use restrictions for athletic events using public rights-of-way. Since this was adopted by the City, the process of allowing races and other athletic events on public streets has changed and is typically handled through other means. This section is no longer relevant to the current practice.
- Delete Section 3-83 (g) – This section requires a permit and sets use standards for in-home seminars or commercial parties, i.e., Pampered Chef and the like. To the collective knowledge of the City Clerk and the Planning department, no permit has ever been issued in the past 3 years for an in-home seminar or commercial party. No longer relevant.

Sec. 3-83. - Temporary or Seasonal Uses.

~~(a) Garage, Carport, Rummage, or Yard Sales.~~

~~A Temporary Sale Permit shall be required from the City Clerk. Such sales shall be limited in number to no more than three during any 12 month period. Each permit shall be issued for no more than three consecutive days and no permit may be issued for 30 days after the expiration of the preceding sale.~~

~~(f) Athletic Events Including Those Which Utilize Public Property, Public Streets, or Public Right of Way.~~

~~Such events, open to the general public, shall be limited to three consecutive days in length. A Temporary Event Permit shall be required from the City Clerk for each event, and coordination with the appropriate law enforcement office must be maintained for events utilizing public streets or public rights-of-way.~~

~~(g) In Home Seminars or Commercial Parties.~~

~~In-home seminars or parties held for the sale of goods or services shall be allowed provided that no more than three such events be held within any 12-month period. No permit is required but the event shall be registered with the City Clerk.~~

Article 4

- Section 4-5 (b) Group developments - change the introductory sentence to: A group development of two or more buildings containing a **multifamily apartment** residential **use**; commercial **use** or industrial **use** on a lot of record of 2 acres may be constructed provided that:

Sec. 4-5. - Number of Principal Buildings.

- (a) Only one principal building and its customary accessory buildings may hereinafter be erected on any lot of record except as otherwise provided in Subsection (b) below.
- (b) Group Developments.

A group development of two or more buildings containing a multifamily apartment residential use, commercial use or industrial use, ~~or other use~~ on a lot of record of at least 2 acres in area may be constructed provided that:

- (1) Uses shall be limited to those allowed within the district in which it is located.
- (2) Density and building coverage requirements of the district are met.
- (3) The distance of every building from the nearest property line shall be adequate to meet all setback and other dimensional requirements of the district in which the lot is located.
- (4) An unobstructed passageway at least 15-feet wide is maintained from a public street to each building for use by service and emergency vehicles.
- (5) Each building on the lot is separated by at least 5 feet from any other building on the lot.

Article 13

Definitions

- Recreational Vehicles section - add "Recreational vehicles shall not be considered equivalent to, nor permitted, as permanent residential structures. Recreational vehicles may not be used for living, sleeping, housekeeping purposes, unless authorized by City Council for temporary emergency shelters. Recreational vehicles shall not be used as storage sheds. See Article 7 for recreational vehicle parking standards and location requirements."
- Transitional Shelters section - add "Such shelters include, but are not limited to, emergency shelters, maternity houses, group homes, homeless shelters, supportive housing and the like."

R

RECHARGE AREA. Any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer.

RECREATIONAL VEHICLE. Any vehicle, including motorized homes, campers, travel trailers, camping trailers, motor coaches, pickup campers or coaches, designed and/or used for temporary living or sleeping quarters or recreational purposes and equipped with wheels to facilitate movement from place to place. This definition also includes other crafts or vehicles for recreational purposes, such as watercraft, boats (with or without trailers), wave runners, four wheelers, all-terrain vehicles and bus recreational vehicles.

Recreational vehicles shall not be considered equivalent to, nor permitted, as permanent residential structures. Recreational vehicles may not be used for living, sleeping, or housekeeping purposes unless authorized by City Council for temporary emergency shelter purposes. See Article 7 for recreational vehicle parking and location criteria.

TRANSITIONAL SHELTER. A charitable, nonprofit, short term housing and/or room and board accommodations for poor, transient, or needy individuals or families which must meet the minimum criteria for such a facility as specified in this Ordinance. **Such shelters may include, but are not limited to, emergency shelters, maternity houses, group homes, homeless shelters, supportive housing and the like.**

Subdivision Regulations - Section 11 - Private Streets

Current language requires private streets to be approved by both the Planning Commission and City Council. Last year we changed the subdivision regulations to allow for public street to be approved administratively. Our suggestion would be to mirror this same procedure for private streets and allow City staff to approve private streets like public streets. The proposed change would be to delete the requirement found in Article 11, Section 14 as below:

~~Construction of private streets shall not be allowed unless the City Council approves such proposal following review and recommendation by the Newnan Planning Commission and finds the following conditions and criteria have been satisfied:~~

Private streets would still have to be built to City standards, reviewed, inspected and approved by the City's Engineering Department prior to any houses or structures being allowed to be built on any development using private streets.

14. Private Streets

~~Construction of private streets shall not be allowed unless the City Council approves such proposal following review and recommendation by the Newnan Planning Commission and finds the following conditions and criteria have been satisfied:~~

Street name signs shall be provided by the developer at the intersections of public streets with private streets. All traffic control devices shall be selected, designed, and installed, according to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), as published by the Federal Highway Administration (FHWA) and shall include pavement marking, signing, and signaling devices. Unless approved by the City Engineer, the minimum size of regulatory and warning signs shall be as shown in the MUTCD for conventional roads. The maintenance of all traffic control devices on private streets shall be included in the maintenance agreement.

Recommendation: Approve the text amendments to the Zoning Regulations and Subdivision Regulations

Previous Discussion with Council: October 11, 2022

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City’s Zoning Ordinance with regard to certain regulations and requirements of the City’s Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City’s Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City’s Zoning Ordinance and the City’s Subdivision Regulations to amend the regulations and requirements of the City’s Zoning Ordinance and the City’s Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City’s Zoning Ordinance and the City’s Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 2 Amendment.

Article 2 is hereby amended as set forth herein below and a revised Article 2 as shown on Exhibit “A” attached hereto and made a part hereof is hereby adopted in its entirety as amended and made a part of the City’s Zoning Ordinance:

Article 2

- (i) Change Adult Day Care Centers and Child Day Care Centers in non-residential zoning districts from “S”-Special Exception to “A/R”-Allowed with Restrictions. A Special Exception use requirement would remain for any Child Day Care or Adult Day Care Centers in residential zoning districts.●

(ii) Add a prohibition on cargo containers in all residential zoning districts as both a principal and an accessory use. In Non-residential zoned districts, the use shall be defined as “S”-Special Exception uses for principal uses and “A/R”-Allowed with restrictions as non-residential accessory structures which are set out in the existing Article 3, Section 3-15.●

(iii) Change Townhouses from “A” Allowed in the RU-I zoning district to “S”-Special Exception. Townhouses are considered multifamily structures per the zoning ordinance. Currently, the only other multifamily dwelling type that is possible in RU-I is a duplex, which requires a Special Exception hearing. Changing Townhouses from allowed to special exception would be consistent with this pattern of allowing public input on proposed multifamily dwellings that may have more density and impact within the fabric of an existing neighborhood.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 3 Amendment.

Article 3 is hereby amended as set forth herein below and a revised Article 3 as shown on Exhibit "A" attached hereto and made a part hereof is hereby adopted in its entirety as amended and made a part of the City's Zoning Ordinance:

Article 3

- (i) Delete Section 3-83 (a) – This section requires a permit for Garage, Carport, Rummage or Yard Sales.

(ii) Delete Section 3-83 (f) – This section requires a permit and has zoning use restrictions for athletic events using public rights-of-way. Since this was adopted by the City, the process of allowing races and other athletic events on public streets has changed and is typically handled through other means. This section is no longer relevant to the current practice.

(iii) Delete Section 3-83 (g) – This section requires a permit and sets use standards for in-home seminars or commercial parties, i.e., Pampered Chef and the like. To the collective knowledge of the City Clerk and the Planning Department, no permit has ever been issued in the past 3 years for an in-home seminar or commercial party. No longer relevant.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 4 Amendment.

Article 4 is hereby amended as set forth herein below and a revised Article 4 as shown on Exhibit "A" attached hereto and made a part hereof is hereby adopted in its entirety as amended and made a part of the City's Zoning Ordinance:

Article 4

Section 4-5 (b) Group developments – change the introductory sentence to: A group development of two or more buildings containing a multifamily apartment residential use; commercial use or industrial use on a lot of record of 2 acres may be constructed provided that:

Sec. 4-5. – Number of Principal Buildings.

(a) Only one principal building and its customary accessory buildings may hereinafter be erected on any lot of record except as otherwise provided in Subsection (b) below.

(b) Group Developments.

A group development of two or more buildings containing a multifamily apartment residential use, commercial use or industrial use ~~or other use~~ on a lot of record of at least 2 acres in area may be constructed provided that:

(1) Uses shall be limited to those allowed within the district in which it is located.

(2) Density and building coverage requirements of the district are met.

(3) The distance of every building from the nearest property line shall be adequate to meet all setback and other dimensional requirements of the district in which the lot is located.

(4) An unobstructed passageway at least 15-feet wide is maintained from a public street to each building for use by service and emergency vehicles.

(5) Each building on the lot is separated by at least 5 feet from any other building on the lot.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 13 Amendment.

Article 13 is hereby amended as set forth herein below and a revised Article 13 as shown on Exhibit "A" attached hereto and made a part hereof is hereby adopted in its entirety as amended and made a part of the City's Zoning Ordinance:

Article 13

Definitions

- Recreational Vehicles section -add "Recreational vehicles shall not be considered equivalent to, nor permitted, as permanent residential

structures. Recreational vehicles may not be used for living, sleeping, housekeeping purposes, unless authorized by City Council for temporary emergency shelters. Recreational vehicles shall not be used as storage sheds. See Article 7 for recreational vehicle parking standards and location requirements.”

- Transitional Shelters section – add “Such shelters include, but are not limited to, emergency shelters, maternity houses, group homes, homeless shelters, supportive housing and the like.”

R

RECHARGE AREA. Any portion of the earth’s surface, where water infiltrates into the ground to replenish an aquifer.

RECREATIONAL VEHICLE. Any vehicle, including motorized homes, campers, travel trailers, camping trailers, motor coaches, pickup campers or coaches, designed and/or used for temporary living or sleeping quarters or recreational purposes and equipped with wheels to facilitate movement from place to place. This definition also includes other crafts or vehicles for recreational purposes, such as watercraft, boats (with or without trailers), wave runners, four wheelers, all-terrain vehicles and bus recreational vehicles. Recreational vehicles shall not be considered equivalent to, nor permitted, as permanent residential structures. Recreational vehicles may not be used for living, sleeping, or housekeeping purposes unless authorized by City Council for temporary emergency shelter purposes. See Article 7 for recreational vehicle parking and location criteria.

TRANSITIONAL SHELTER. A charitable, nonprofit, short term housing and/or room and board accommodations for poor, transient, or needy individuals or families which must meet the minimum criteria for such a facility as specified in this Ordinance. Such shelters may include, but are not limited to, emergency shelters, maternity houses, group homes, homeless shelters, supportive housing and the like.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS
OF THE CITY OF NEWNAN BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan adopted certain text amendments to the City's Subdivision Regulations in the year 2021; and

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain additional text amendments to the City's Subdivision Regulations, as amended, on the issue of private streets and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Subdivision Regulations; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Subdivision Regulations be and are hereby amended as follows:

Section 1. Subdivision Regulations Amendments to Section 11-14, Private Streets.

Section 11-14 is hereby amended as set forth herein below and a revised Section 11-14 and incorporated within the City's Subdivision Regulations as shown on Exhibit "A" attached hereto and made a part hereof which is hereby adopted in its entirety as amended:

Section 11-14.

Delete the requirement found in Section 11, Paragraph 14 as below:

~~Construction of private streets shall not be allowed unless the City Council approves such proposal following review and recommendation by the Newnan Planning Commission and finds the following conditions and criteria have been satisfied:~~

Private streets would still have to be built to City standards, reviewed, inspected and approved by the City's Engineering Department prior to any houses or structures being allowed to be built on any development using private streets.

14. **Private Streets.**

~~Construction of private streets shall not be allowed unless the City Council approves such proposal following review and recommendation by the Newnan Planning Commission and finds the following conditions and criteria have been satisfied:~~

Street name signs shall be provided by the developer at the intersections of public streets with private streets. All traffic control devices shall be selected, the designed, and installed, according to the latest edition of the Manual on Uniform Traffic Control Devices (MURCD), as published by the Federal Highway Administration (FHWA) and shall include pavement marking, signing, and signaling devices. Unless approved by the City Engineer, the minimum size of regulatory and warning signs shall be as shown in the MUTCD for conventional roads. The maintenance of all traffic control devices on private streets shall be included in the maintenance agreement.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

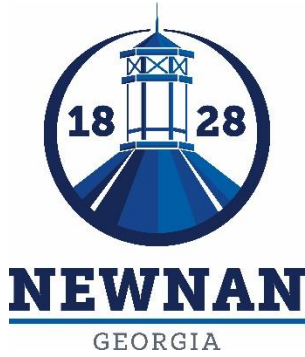
George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – City Council

Date: February 28, 2023

Agenda Item: Annexation Request – Annex2022-05
31.79± acres located at 521 Lower Fayetteville Road
(Tax Parcel #s 087 5011 001) - Requested zoning of
PDR (Planned Development Residential)

Prepared and Presented by: Tracy Dunnivant, Planning Director

ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

Jeff Anthony on behalf of Lennar Georgia, LLC
1000 Holcomb Bridge Parkway
Bldg 400, Suite 450
Roswell, GA 30076

SITE INFORMATION:

The applicant is requesting the annexation of 31.79± acres located on both sides of Lower Fayetteville Road, which was the old Caldwell Tanks industrial site. The structure that is shown in the picture below has been demolished and both lots are currently vacant.



South Side of LFR



North Side of LFR

The property is pretty much surrounded by parcels within the city limits except for Hidden Lakes Subdivision, which lies to the west of the southernmost tract. The applicant originally was seeking a PDR (Planned Development Residential) zoning designation for the development of 90 Single-Family detached units and 58 townhouse units on the southern tract and six single-family detached residential homes on the northern tract. This request was modified after the Planning Commission meeting to 83 single-family homes and 57 townhomes, which is a reduction of 8 total units. The widths of the lots as well as the elevations were changed as well.

There will be a variety of elevations for the detached product and the townhome portion will have to meet all city requirements, including exterior materials, as specified in the Zoning Ordinance. The average price will be in the low \$300's for the townhome product and the \$400's for the SF detached homes. Staff found these price points to be in line with current listings for homes in both Lakeshore and Hidden Lakes Subdivision.



Detached Elevations



Detached Elevations



Interior Finishes

ELEVATION EXAMPLES - TOWNHOMES



LENNAR

Townhome Elevations & Interior Finishes

There will also be six single-family detached residential homes on the northern tract. As part of this planned development, those units will be required to meet all dimensional requirements that are approved as part of the overall master plan.

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 annexation/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 subject tract is located on Lower Fayetteville Road. It is primarily surrounded by residential zoned property and residential uses. The adjacent parcel to the east that fronts on Lower Fayetteville Road is currently undeveloped, but has been zoned commercial. The tract to the north is the site of the Vinings at Newnan Lakes Apartment complex. All other tracts surrounding the site belong to various residential subdivisions.

In terms of zoning designations, the adjacent tract to the west of the larger subject tract is located in the County (Hidden Lakes Subdivision) and is zoned RC (Rural Conservation). According to the County, it has a density of .86 units per acre. Lakeshore, which abuts the tract to the south and southeast, is zoned RS-15 which allows 2.5 units per acre. The commercial tract to the east is vacant and zoned CCS.

Across Lower Fayetteville Road, the smaller of the subject tracts, abuts two subdivisions, Madison Park and Madison Park at Newnan Lakes. Madison Park is zoned RU-7, which allows 4 units per acre. Madison Park at Newnan Lakes is a planned development with a variety of pods with varying densities. The pod that abuts the subject tract is the site of the Vinings at Newnan Lakes apartment complex which has an overall density of roughly 10 units per acre. The proposed project would have an overall density of 4.6 units per acre based on the 146 units being requested.

There are a variety of residential uses along Lower Fayetteville Road including apartments, townhomes, and single-family dwellings. The applicant is proposing a mixture of both single-family detached and attached dwellings which would be suitable given the existing development in the area. In addition, although the County’s RC zoning designation would only allow a maximum of 1.6 units per acre with a CSD approval, there are several subdivisions in the area which already exceed 4 units per acre (The Preserve, The Cottages @ Lakeshore, Madison Park at Newnan Lakes (certain pods) and Brown Manor). In this case, the density would serve as a transition between Lakeshore at 2.5 and the apartment development at 10 units per acre. Therefore, staff feels the proposed use of the land would be suitable in terms of the existing zoning and development of the adjacent and nearby properties.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? Traffic will be the greatest impact from this development. Per the trip generation report produced by A&R Engineering, Inc., the development at full build out will generate roughly 1,307 new two-way trips per weekday. It is anticipated that there will be 92 additional

two-way trips at AM peak hour and 121 additional two-way trips at PM peak hour. With the reduction in units, that number will actually be less than what is being anticipated.

In addition, the applicant is currently working on a traffic impact statement to determine potential traffic impacts on the driveways and public streets between Greison Trail and the Newnan Crossing Bypass. Once the statement has been received, the City will determine what, if any, mitigation should take place given the timeline related to the Lower Fayetteville Road project.

The applicant has proposed a 25-foot buffer between his development and the existing residences. Currently, the City does not require a buffer between single-family developments, so adding the buffer would exceed current regulations. The townhome units are proposed for the portion of the site adjacent to the commercial tract and will not abut any of the existing residential homes in either Lakeshore or Hidden Lakes.

Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE CITY WILL ADDRESS ANY NEEDED MITIGATION AND THE PROPOSED 25' BUFFER EXCEEDS CURRENT REQUIREMENTS ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RC (Rural Conservation) in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. The RC district allows up to .625 units per acre, which would only yield 20 lots. That number could be increased to 50 lots if the site received CSD approval from the County through a rezoning. Although the site could be developed as currently zoned, the development cost may keep the project from being feasible at those density levels.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED, BUT DEVELOPMENT COSTS COULD IMPACT FEASIBILITY ✗

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?

Traffic: As previously mentioned, the applicant is preparing a traffic impact statement that will assist the City in determining if any mitigation should take place given the timeline related to Lower Fayetteville Road.

Police: Chief Blankenship has indicated that there would be an increase in people and vehicle traffic to the area. He states that the development would have an impact on motor vehicle accidents, calls of service and response time to other parts of the city. Chief Blankenship estimates that the project would result in a need for an additional \$15,000 toward personnel.

Fire: Chief Stephen Brown has indicated that NFD can service this development but did express concern about the increased call volume and response times. He stated that the impact from the development and other previously approved projects will ultimately influence the effectiveness and strength of their manpower, which could possibly lead to the need for additional equipment and manpower in the future.

Newnan Utilities: The Coweta County Water and Sewer Authority will be the service provider for all water and sewer services. Scott Tolar, Newnan Utilities, reviewed the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision. He

also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

Engineering:

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.
2. If existing, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. If existing, State Waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25-foot impervious surface setback.
4. We do not believe that a portion of this tract is affected by the 100-year floodplain as shown on FEMA's documents, however, applicant must clearly state any FEMA floodplain on the plans and plat.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Access, Layout, and Road Network:

1. Traffic Impact Statement required. In accordance with ITE (Institute of Transportation Engineers) guidelines, the applicant shall provide a Traffic Impact Statement which addresses potential traffic impacts of the proposed development, including site driveway concerns and the driveways and public streets between Greison Trail and Newnan Crossing Bypass. Reference is made to a Traffic Study prepared by Lumin8 for GDOT PI 0016052 Coweta.
2. The development shall have two entrances per the Subdivision Regulations since the proposed lot count is more than 25 lots. As shown in the concept, a primary entrance shall be granted full access; to be aligned with any proposed driveway for the remainder of the parcel across Lower Fayetteville Road. The second entrance shall be Right-In-Right-Out only, and a physical barrier shall be constructed with the driveway to prevent illegal left turns into the community.
3. Right turn deceleration lanes shall be provided at each entrance, and a left turn lane shall be provided at the full access driveway location. In addition, the final site design shall be compatible with the proposed improvements to Lower Fayetteville Road, including any Right-of-Way dedication and/ or temporary and permanent easements.
4. ADA compliant five (5) foot sidewalks shall be provided on both sides of the streets throughout the community. Sidewalk access shall be provided to the Right-of-Way for Lower Fayetteville Road.

5. All open spaces accessible to the general public shall be ADA compliant, including trails and shall include connectivity to the public Right-of-Way.

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated “the request may present challenges when planning for school enrollment and meeting student needs. Due to the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes”:

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?
- Will there be a targeted market?

In terms of number of projected students, the average household in Coweta County based on census data from 2020 had .49 school aged children. This would mean an estimated 76 additional students for the Coweta County School System at build out.

Fiscal Impact Analysis

In an effort to ascertain fiscal impact, staff conducted an analysis of the impact to revenues and expenditures, which have been included in this report.

Methodology:

- Total # of proposed households – 146
- Average # of people per household based on 2016 – 2020 average for Newnan – 2.61
- Total new people added for the subdivision: $146 \times 2.61 = 381$ new persons
- Total 2021 Population based on census projections for Newnan – 42,549
- Total 2022 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 58,336

Annual General Fund Expenditures per Operating Category based on 2022 Budget:

- General Government: $\$8,439,445 / (42,549 + 58,336) = \83.65 per person;
 $\$83.65 \times 381 = \mathbf{\$31,870.65}$
- Public Safety: $\$14,569,405 / (42,549 + 58,336) = \144.42 per person; $\$144.42 \times 381 = \mathbf{\$55,024.02}$
- Public Works: $\$3,155,886 / (42,549 + 58,336) = \31.28 per person;
 $\$31.28 \times 381 = \mathbf{\$11,917.68}$
- Community Development: $\$3,361,951 / (42,549 + 58,336) = \33.32 ;
 $\$33.32 \times 381 = \mathbf{\$12,694.92}$
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,263,013 / (42,549 + 58,336) = \12.52 per person; $\$12.52 \times 381 = \mathbf{\$4,770.12}$

Projected Annual Expenditures: **\$116,277.39**

Annual Revenues based on 2022 Budget:

- Property Taxes: Based on \$350,000 home with a 3.574 millage rate = \$500.36;
 $\$500.36 \times 146 = \mathbf{\$73,052.56}$
- Sales Tax Generated: \$9,500,000 budgeted / (42,549 + 58,336) = \$94.17 per person;
 $\$94.17 \times 381 = \mathbf{\$35,878.77}$
- Inspections and Permits: \$685,500 / (42,549 + 58,336) = \$6.79 per person;
 $\$6.79 \times 381 = \mathbf{\$2,586.99}$

Projected Annual Revenues for the Subdivision: **\$111,518.32**

Note – Staff used \$350,000 as a median amount based on the applicant’s statement that the average sales price will range from the \$300,000s for townhomes and \$400,000s for the single-family products.

Up Front Revenues during Construction:

- Impact Fees: $146 \times \$1,110.81$ (residential fee not including Newnan Utilities) =
\$162,178.26
- Permits and Inspections: (1,300 square foot house at \$350,000) $\$1,200 \times 146 =$
\$175,200.00

Projected up front revenues for the subdivision: **\$337,378.26**

As with all development, there will be some impact on service provision; however, none of the providers have indicated that they will not be able to serve the development. In addition, any traffic impacts will be reviewed by the City Engineer to see if mitigation is needed prior to the Lower Fayetteville Road improvement project beginning. Also, the fiscal impact analysis shows annual expenditures to be slightly higher than revenues for the project; however, up front revenues are shown at \$337,378.26 which will more than make up for the \$5,000 loss per year.

Staff Assessment – PROJECT WILL HAVE SOME IMPACT ON SERVICE PROVISION BASED ON ANTICIPATED TRAFFIC, SCHOOLS, AND POLICE/FIRE RESPONSE TIME; HOWEVER, IT WILL NOT BE EXCESSIVE ✓

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

The properties are outside of the city limits and therefore were not considered in the City’s Comprehensive Plan. However, the County’s Comprehensive Plan shows these areas as Priority Development Character Area and Complete Community on its current Character Area Map. Priority Development Areas include “a mix of detached single-family residential and attached senior housing.” They also include “older established communities and compact neighborhoods that border regional and local commercial centers. Complete Communities are “places where the daily needs of residents are short, convenient trips from where they live, work and recreate.” With this site’s location to Ashley Park, the future commercial/office development planned for Newnan Lakes, and the adjacent tract being zoned for office/commercial uses, staff feels this site would be compatible with the County’s Comprehensive Plan.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The overall purpose of the Planned Development Residential district is to allow residential development in a manner open to and advocating innovation in design and layout. This is done through a specific plan for the development which is adopted as a condition of the zoning. In this case, the applicant has provided a concept plan showing a mixture of residential uses, open space, and development requirements as well as proposed house elevations and specific amenities. As such, it would be consistent with the purpose and intent of the proposed zoning designation.

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The subject tract was not included in the Comprehensive Plan, but the majority of the adjacent tracts within the city limits are shown as future “built community” and “planned development”. If brought into the city limits, the properties would most likely be shown as future “planned development” based on the City’s proposed future land use definitions. In addition, the County updated their Comprehensive Plan including the Future Development Map and showed these properties as “Priority Development Character Area” and “Complete Community”. They indicate that these character areas “intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment”.

Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS AS BOTH THE CITY AND COUNTY UPDATED THEIR COMPREHENSIVE PLANS AND FUTURE LAND USE/DEVELOPMENT MAPS IN 2021 AND THE REQUEST IS CONSISTENT WITH THOSE DOCUMENTS ✓

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 stated above, the surrounding land uses are primarily residential with the exception of the commercial tract to the west. Although the proposed density will be greater than both of the abutting subdivisions, it is still consistent with several of the residential developments in the area. In addition, the applicant plans to only build the detached product where the property abuts the lower density subdivisions. The townhomes will abut the commercial tract and the detached homes to be built on the site.

The greatest impact will be traffic; however, the applicant will be providing a traffic impact statement as discussed above. The City Engineer will determine what, if any, mitigation efforts will be necessary based on the results of the statement and the timing of the Lower Fayetteville Road project.

Although the project will impact traffic and some areas of service provision, it appears all service providers have indicated they can serve the development with existing resources, if approved. In addition, the product is consistent with other residential options in the area and the development would serve as a transition from the lower density subdivisions to the higher density apartments.

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 **7 of the 8 standards**.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent to file a Notice of Objection based on the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use.
2. A use which significantly increases the net cost of infrastructure
3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

The Department of Community Affairs (DCA) was asked to appoint an arbitration panel to hear the objection. The panel was appointed, but one of the panelists withdrew which resulted in the arbitration panel not having the requisite number of members to move forward. As such, the arbitration ended.

A Copy of the County's Notice of Objection has been included as an attachment to this assessment. In addition, the County did ask that the following conditions be placed on the subject property if the City decides to approve the annexation:

- 1) Residential density of 2.0 units per acre. This will allow the development area to stay consistent with a that located at Lakeshore immediately south of the development containing a residential density of 1.9 units per acre. ** Just as an FYI...Lakeshore has an approved density of 2.5 units per acre. Some of the older phases have an approved density of 3.0 units per acre as they were approved prior to the density change for RS-15 zoned properties in 2003. **
- 2) A 50-foot buffer from the adjacent lower -density lots located along Lower Fayetteville Road.
- 3) Require appropriate amount of vegetation and natural landscape to remain.
- 4) Limit the development to single-family homes with cladding limited to hardi-plank, brick or stone.
- 5) Require the implementation of pedestrian and bicycle infrastructure.

- 6) Require a landscape screening buffer incorporating a berm adjacent to the existing roadway with a minimum of 50-foot depth.
- 7) Require a traffic study to be completed and that the City or the applicant pay for a proportion of the costs on the designated effects of traffic on existing and prospective capital infrastructure outlays.

The applicant has addressed these requested conditions as follows:

- 1) The current site plan shows 4.75 units per acre not including the land across the street. Total number of units to be no more than 83 single-family and 57 townhomes.
- 2) Applicant would like further clarification, but agrees to a 25' buffer as shown on plan.
- 3) With regard to the amount of vegetation and natural landscape to remain, the applicant indicates a need to "mass grade" and would like greater specificity.
- 4) "We are good with a mixture of hardi, brick and stone on the front. Horizontal hardi-plank on sides and rear."
- 5) The applicant is fine with implementing pedestrian and bicycle infrastructure.
- 6) The applicant agrees to a 25' landscape berm adjacent to the roadway.
- 7) The applicant states "We have produced a trip gen report and are having a traffic statement completed by A&R."

TREE MANAGEMENT PLAN COMMENTS:

As part of the rezoning application, the City has asked for a tree management plan to be submitted. Mike Furbush, City Landscape Architect, has reviewed the plan and provided comments to the applicant. It is my understanding that Lennar is currently working with Mr. Furbush to address his concerns regarding buffers and ample room for tree plantings on the proposed lots.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their December, 2022 meeting, held a public hearing and voted unanimously to deny the annexation request.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Council elect to approve the request, Staff would suggest the following conditions be considered:

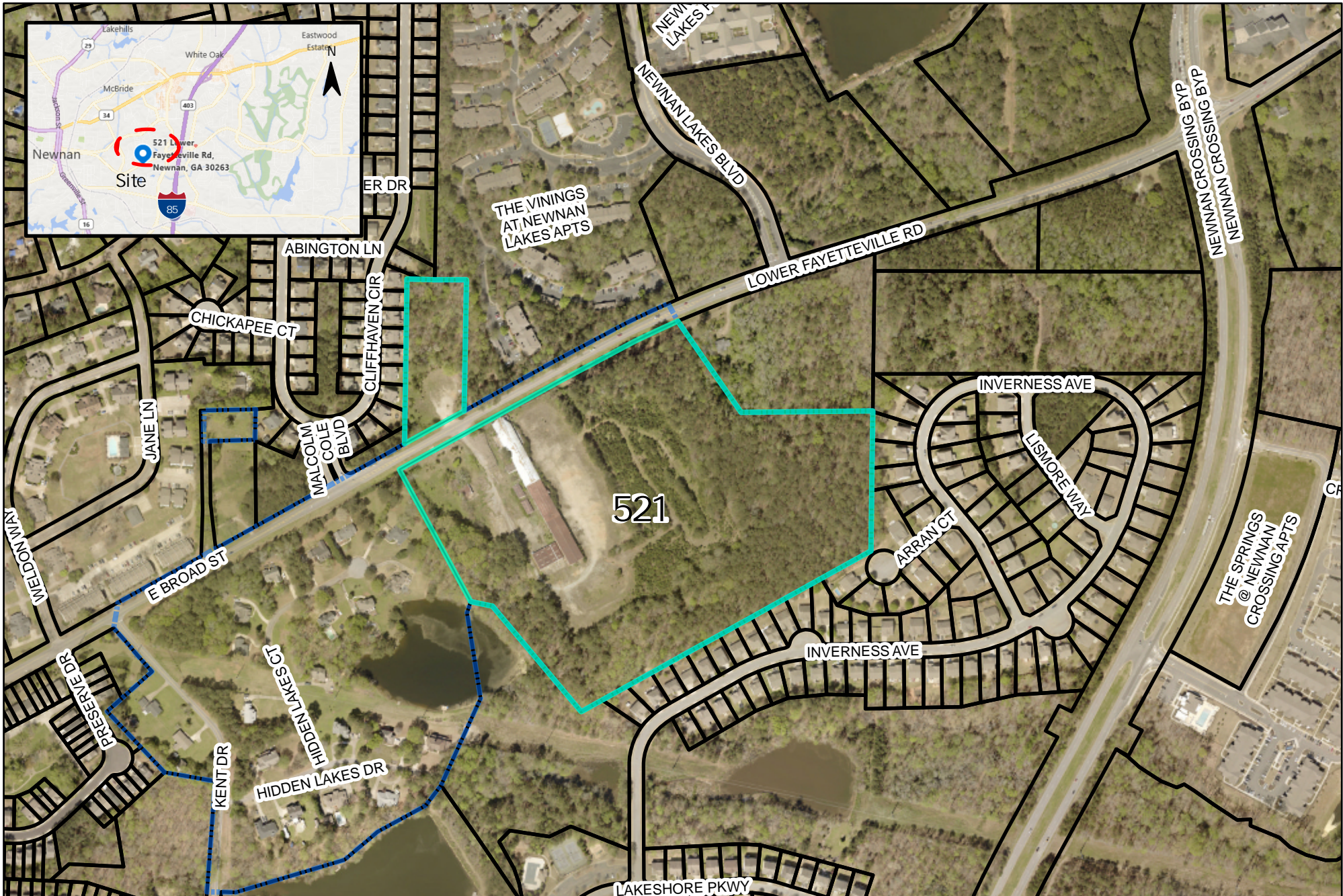
- The project will be consistent with the concept plan, density, project data, amenities, square footages and elevations provided as part of the application.
- The development will utilize an HOA to ensure the amenity areas, common spaces, stormwater management pond, and buffers are properly maintained.
- The developer will mitigate any traffic impacts the City Engineer determines are warranted based on the traffic impact statement and timeline for the Lower Fayetteville Road project.
- No more than 20% of the development will be used for rental properties with the restriction being included in the HOA covenants and restrictions.
- The 2.35± acre parcel shall be limited to six single-family detached residential homes.

OPTIONS:

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

ATTACHMENTS:

Application for Annexation
Location Map
Traffic Generation Documentation
Service Provision Comments
County Intent to Object Letter
Public Comments



CITY OF NEWNAN



CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
 www.cityofnewnan.org

Project Location

1 = 5,400 feet

Date: 11/2/2021 1:24 PM

 Project Location

 Parcels

 City Limits

Parcel # 087 5011 001

ADDRESS 49

521 LOWER FAYETTEVILLE RD
 GA 30263

June 27, 2022

Ms. Tracy Dunnivant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

Re: Petition for Annexation and Rezoning of 31.79 +/- acres, Tax Parcel ID #087 5011 001
521 Lower Fayetteville Road, Newnan, Coweta County, Georgia

Dear Ms. Dunnivant,

Please accept this petition letter as a request by the property owner/agent for annexation and rezoning of the above referenced property located at 521 Lower Fayetteville Road in Coweta County, Georgia. The property is currently zoned RC (Rural Conservation), current use is Commercial (vacant). The proposed requested zoning is PDR (Planned Development Residential), proposed use is a mixture of single-family and townhomes. Our concept design proposes 90- 42' x 130' single-family lots and 60- 20' x 90' townhome lots. The parks and open spaces will be maintained by the HOA. The water and sewer service to be provided by City of Newnan.

We appreciate your consideration of this request.

Respectfully,

Jeff Anthony

Jeff Anthony
Vice President Land Acquisitions
Lennar Georgia LLC
1000 Holcomb Woods Parkway
Building 400, Suite 450
Roswell, GA 30075
Phone: 678-414-5186
E-mail: jeff.anthony@lennar.com

July 7, 2022

Ms. Tracy Dunnavant
City of Newnan Planning Director
25 Lagrange Street
Newnan, GA 30263

Dear Ms. Dunnavant,

Regarding Annexation Request 2022-05 by Jeff Anthony of Lennar, I need to address the density of the 2.35 acre parcel located on the north side of Lower Fayetteville Road. While it is included in the Annexation and Zoning Request, it will not be purchased by Lennar Homes.

I hereby stipulate that the density of the 2.35 acre parcel will be a maximum of six single family detached, fee simple ownership, residential properties. I also agree to proffer this stipulation as a condition of zoning.

Thank you for you attention to this matter.

Regards,

Caldwell Park Estates Holdings, Inc.



Bernie Fineman, *Mar.*



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department
 25 LaGrange Street
 Newnan, Georgia 30263
 Office (770) 254-2354
 Fax (770) 254-2361

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant Lennar Georgia, LLC

Mailing Address 1000 Holcomb Bridge Pkwy, Bldg 400, Suite 450, Roswell, GA 30076

Telephone 678-414-5186 Email: jeff.anthony@lennar.com

Property Owner (Use back if multiple names) Caldwell Real Estate Holdings

Mailing Address P.O. Box 608, Newnan, GA 30264

Telephone _____ Fax _____

Address/Location of Property 521 Lower Fayetteville Road, Newnan, GA 30263

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Commercial (vacant)

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner 's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

- ✓ A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- ✓ A legal description of the property(s) and a legal description for each zoning classification being requested.
- ✓ A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- ✓ A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.
- ✓ A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
 - Single-Family Zoning Classification.....\$15.00 Per Acre
 - Multi-Family Zoning Classification.....\$25.00 Per Acre
 - Office/Institutional Zoning Classification.....\$15.00 Per Acre
 - Commercial Zoning Classification.....\$25.00 Per Acre
 - Industrial Zoning Classification.....\$15.00 Per Acre
- ✓ A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.


Applicant's Signature

6/28/22
Date

<p>FOR OFFICIAL USE ONLY</p> <p>DATE RECEIVED: <u>06/29/2022</u></p> <p>RECEIVED BY: </p>
--



City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Commission on annexation / rezoning requiring a public hearing on property described as follows:


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:

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

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

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

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



Signature of Applicant

JEFF ANTHONY

Type or Print Name and Title

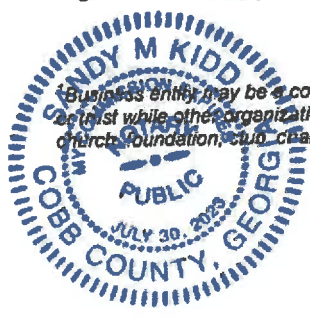
Signature of Applicant's Representative

Type or Print Name and Title

Sandy Kidd 6/28/2022

Signature of Notary Public Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment A




Proffered Conditions

As part of an application for an annexation/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:

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

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



Signature of Applicant



Type or Print Name and Title

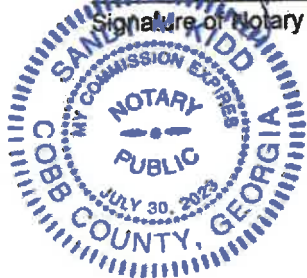
Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public Date

(Affix Raised Seal Here)





City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner LOWWELL REAL ESTATE HOLDINGS, LLC

Telephone Number 502-964-3361

Address of Subject Property 521 Lower Fayetteville Road, Newnan, GA 30263

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

Paul J. Quinn, M.P.R.
Signature of Property Owner

Personally appeared before me

BERNARD S. FINEMAN

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

Wanda F. Hanson
Notary Public

(Affix Raised Seal Here)

11/01/2021
Date

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2"rebar) located at the north eastern corner of lot 1-8 Hidden Lakes, Phase 1 (PB 57, PG 29), said point also being on the southern right of way line of Lower Fayetteville Road (80' R/W); thence leaving said point and along said southern right of way of Lower Fayetteville Road North 61°10'39" East, a distance of 517.28 feet to a point; Thence North 61°16'55" East, a distance of 333.17 feet to a point; Thence North 64°44'51" East, a distance of 207.03 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484") said point also being located on the northwestern corner of lands now or formerly Ted Justiss, said point also being at the intersection of the southern right of way of Lower Fayetteville Road and the City Limits of the City of Newnan; Thence leaving said right of way and along the property line of said Justiss property and along the City Limit Line of the City of Newnan, South 34°37'13" East, a distance of 362.74 feet to an iron pin found (6" wide iron bar); Thence North 88°14'07" East, a distance of 500.74 feet to an iron pin found (6" wide iron bar) located on the western line of Lakeshore Subdivision Phase 2 (PB 86, PG 321); Thence along said Lakeshore Subdivision, South 00°14'56" West, a distance of 504.15 feet to an iron pin found (1/2"rebar with cap "H&J-LOT CORNER"); Thence South 61°08'59" West, a distance of 1159.18 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484");Thence North 38°37'16" West, a distance of 469.91 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484");Thence North 75°53'26" West, a distance of 79.88 feet to a point located on the southwest corner of lot 1-9 of Hidden Lakes Phase 1;Thence North 28°30'04" West, a distance of 525.91 feet to an iron pin found (1/2"rebar) located on the southern right of way of Lower Fayetteville Road and the POINT OF BEGINNING.

Said tract of land containing 29.401 acres more or less.

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

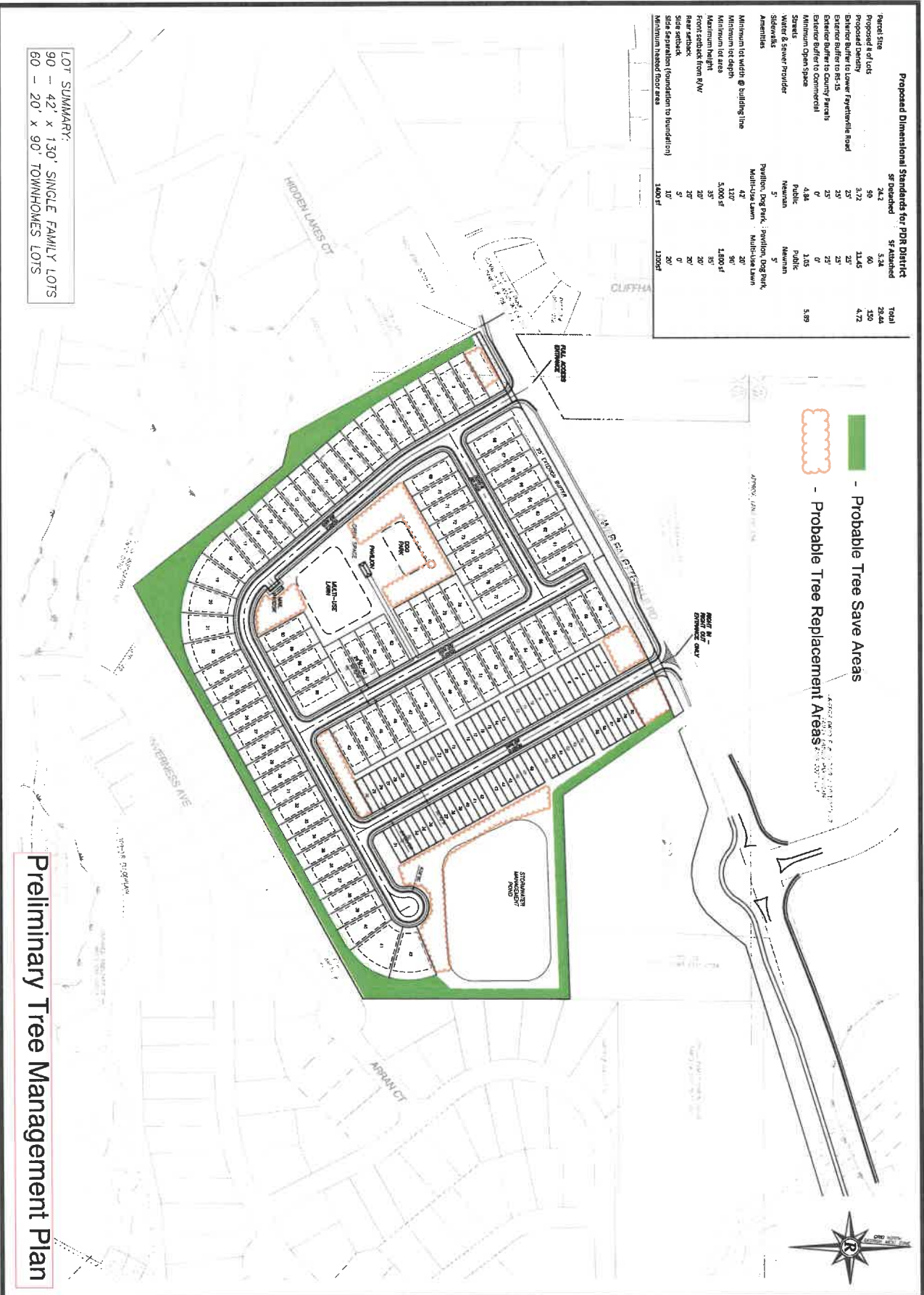
Parcel "B" as shown on plat of survey for Caldwell Tanks, Inc. dated 5/31/99 by W.W. Flowers, Jr., registered land surveyor recorded in Plat Book 71, Page 134, in the office of the Clerk of Superior Court, which plat is incorporated herein by reference to more fully describe the property.

Said tract of land containing 2.354 acres more or less.

Proposed Dimensional Standards for RDR District

Proposed Dimensional Standard	57' Setback	57' Setback	Total
Proposed RDR District	57'	57'	114'
Proposed Density	3.22	11.45	15.67
Exterior Buffer to Lower Fayetteville Road	25'	20'	45'
Exterior Buffer to Rt. 15	25'	20'	45'
Exterior Buffer to County Parks	25'	20'	45'
Exterior Buffer to Commercial	0'	0'	0'
Minimum Open Space	4.84	1.05	5.89
Streets	Public	Public	
Water & Sewer Provider	Neurman	Neurman	
Sidewalks	5'	5'	
Minimum lot width @ building line	117'	90'	207'
Minimum lot depth	5,000 sf	1,000 sf	6,000 sf
Maximum height	35'	35'	
Front setback from NW	20'	20'	
Rear setback	5'	0'	
Side setback (foundation to foundation)	10'	20'	
Minimum heated floor area	1,400 sf	1,200 sf	

LOT SUMMARY:
 90 - 42' x 130' SINGLE FAMILY LOTS
 60 - 20' x 90' TOWNHOMES LOTS



█ - Probable Tree Save Areas
 - Probable Tree Replacement Areas

Preliminary Tree Management Plan

SHEET	1
OF	1
DATE:	5/6/22
SCALE:	1"=100'
JOB NO.:	22111614R
DWG. NO.:	CMP1.dwg
DRAWN BY:	JSP

ANY CHANGES OR ALTERATIONS MADE TO THESE TREE PROTECTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. YOUR USE OF THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. YOUR USE OF THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. YOUR USE OF THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC.

GRAPHIC SCALE: 0' 100' 200'

NO.	DATE	DESCRIPTION

LAND CONCEPT PLAN
 FOR:
LOWER FAYETTEVILLE ROAD TRACT
LENNAR
 LOCATED IN:
 LAND LOTS 10 & 11, 5th DISTRICT
 COWETA COUNTY, GEORGIA

Rochester & Associates, Inc.
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.0090 Fax • www.rochester-assoc.com

LOT SUMMARY:
 90 - 42' x 130' SINGLE FAMILY LOTS
 60 - 20' x 90' TOWNHOMES LOTS

Proposed Dimensional Standards for PDR District

	SF Detached	SF Attached	Total
Parcel Size	24.2	5.34	29.44
Proposed # of Lots	90	40	130
Proposed Density	3.72	11.45	4.71
Exterior buffer to lower Fayetteville Road	25'	25'	25'
Exterior buffer to BS-15	25'	25'	25'
Exterior buffer to County Parcels	25'	25'	25'
Exterior buffer to Commercial	0'	0'	0'
Minimum Open Space	4.84	1.05	5.89
Streets	Public	Public	
Water & Sewer Provider	Newman	Newman	
Sidewalks	5'	5'	
Amenities			
Minimum lot width @ building line	42'	20'	20'
Minimum lot depth	120'	90'	90'
Minimum lot area	5,000 sf	1,800 sf	
Maximum height	35'	35'	
Front setback from R/W	20'	20'	
Rear setback	20'	20'	
Side setback	5'	0'	
Side separation (foundation to foundation)	10'	20'	
Minimum heated floor area	1400 sf	1200 sf	



DATE: 6/6/22
 SCALE: 1"=100'
 JOB NO. 022118.LRP
 DWG NO. • CNPT.dwg
 DRAWN BY: JDF



NO.	DATE	DESCRIPTION

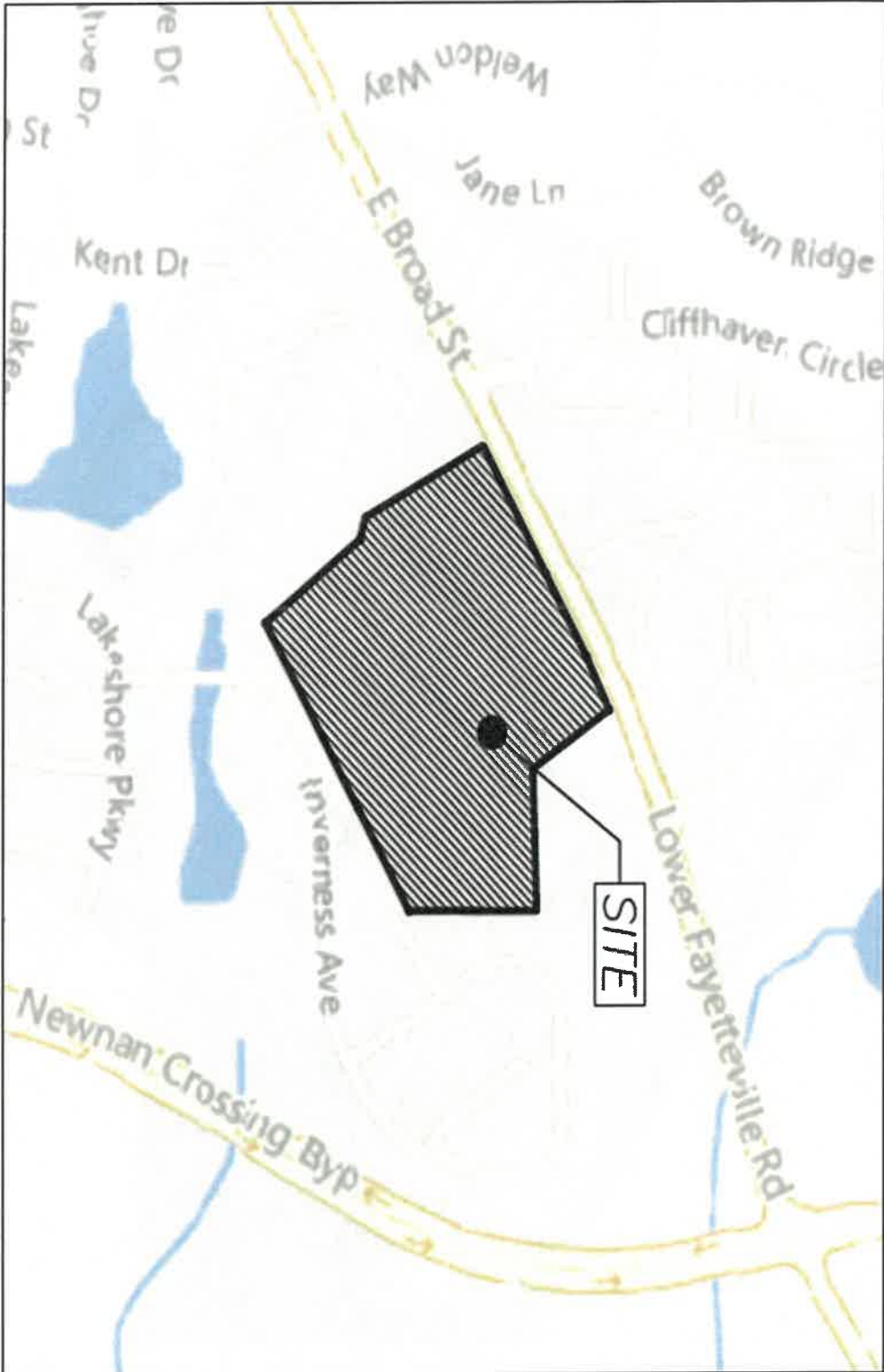
LAND CONCEPT PLAN
 FOR:
LOWER FAYETTEVILLE ROAD TRACT
 LENNAR
 LOCATED IN:
 LAND LOTS 10 & 11, 5th DISTRICT
 CONETA COUNTY, GEORGIA

Rochester & Associates, Inc.
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com



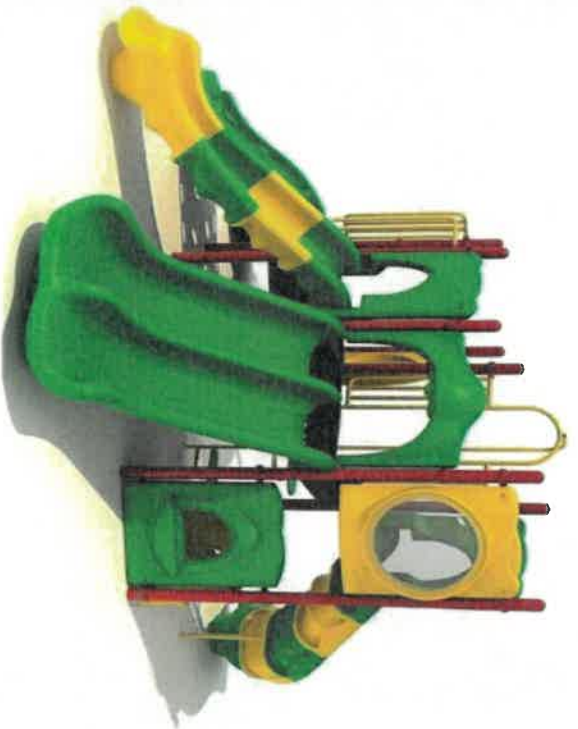
PARK AT NEWNAN

LENNAR





AMENITIES



ELEVATION EXAMPLES - SINGLE-FAMILY DETACHED



ELEVATION EXAMPLES - TOWNHOMES





AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT | 20
CALABASAS, CA 91302

ANGUS KERRESHA & SHELDON AUTHUF
10 ABINGTON LN
NEWNAN, GA 30263

ARROWOOD DANIEL R & ADRIANA S, AF
22 CLIFFHAVEN CIR
NEWNAN, GA 30265

AUSTIN AARON C & SHAYLA J CUNNINGHAM
49 INVERNESS AVE
NEWNAN, GA 30263

BALL MORRIS LEE
P O BOX 926
NEWNAN, GA 30264

BLAKE ERIN & STEPHEN BLAKE
44 HIDDEN LAKES DR
NEWNAN, GA 30263

BRYAN AARON C & KRISTI BRYAN
175 INVERNESS AVE
NEWNAN, GA 30263

BUSSEY CAROLYN & JASON BUSSEY
62 INVERNESS AVE
NEWNAN, GA 30263

CALDWELL REAL ESTATE HOLDINGS LLC
PO BOX 608
NEWNAN, GA 30264

CARLYLE MICHAEL JEROME & SHERRY
15 INVERNESS AVE
NEWNAN, GA 30263

CARVER PATRICK
6 ARRAN CT
NEWNAN, GA 30263

CASTRO DANIEL D & AURA RODRIGUEZ
APT 103 | 8981 S HOLLYBROOK BLVD
PEMBROKE PINES, FL 33025

CATES FAMILY PARTNERSHIP
815 SHERLIN LN
GREAT FALLS, VA 22066

COLLINS JUSTIN & SHARANDA D COLLINS
27 INVERNESS AVE
NEWNAN, GA 30263

COPE ZACHARY MICHAEL
31 CLIFFHAVEN CIR
NEWNAN, GA 30263

CROLY JOSHUA & KRISTEN GENOVESE
55 INVERNESS AVE
NEWNAN, GA 30263

CROWLEY JEFFERY BRENCÉ &
28 HIDDEN LAKES DR
NEWNAN, GA 30263

DENTON RACHEL E & DYLAN K DENTON
3 CLIFFHAVEN CIR
NEWNAN, GA 30263

EHRlich MICHAEL I & CHARLENE F EHRlich
187 INVERNESS AVE
NEWNAN, GA 30263

EMMONS JOSEPH W & JULIA A EMMONS
94 HIDDEN LAKES CT
NEWNAN, GA 30263

FKH SFR PROPCO B-HLD LP, C/O FIRST
SUITE 900 | 1850 PARKWAY PL
MARIETTA, GA 30067

FOUGHTY WILLIAM TYLER & MEGAN, EL
11 ABINGTON LN
NEWNAN, GA 30263

FRANCOIS SHELLÉNA
176 INVERNESS AVE
NEWNAN, GA 30263

GABLE ROSS E & COURTNEY J GABLE
39 CLIFFHAVEN CIR
NEWNAN, GA 30263

GARCIA EDGAR L AYALA & FATEMA A A
6 WORCHESTER DR
NEWNAN, GA 30263

GONZALEZ VICTOR & LORENA LLANOS
2 WORCHESTER DR
NEWNAN, GA 30263

GRAHAM JOHN C & EARNESTINE GRAHAM
31 INVERNESS AVE
NEWNAN, GA 30263

GRELL TISHA M
22 INVERNESS AVE
NEWNAN, GA 30263

GRIFFITH DAVID F & GLOVER J LITTLE
10 BROWN ST
NEWNAN, GA 30263

GUT NANCY JO & TERRENCE LEE GUT
26 INVERNESS AVE
NEWNAN, GA 30263

HAMILTON HAMBERT H
50 INVERNESS AVE
NEWNAN, GA 30263

HUNT CHARLES N III & SARA HUNT
30 INVERNESS AVE
NEWNAN, GA 30263

HY SUN HENG & SINATH LY &, TOUSH H
79 HIDDEN LAKES CT
NEWNAN, GA 30263

IH3 PROPERTY GEORGIA LP, C/O INVITA
SUITE 2000 | 1717 MAIN RD
DALLAS, TX 75201

JAMES SAPORA NICOLE & WAYLAND B
27 CLIFFHAVEN CIR
NEWNAN, GA 30263

JUSTISS TED
2220 LAKE SHORE LNDG
ALPHARETTA, GA 30005

KIM RAMAIPHORN KEAWOPAS
85 HIDDEN LAKES CT
NEWNAN, GA 30263

KULCZAK CHASE
23 INVERNESS AVE
NEWNAN, GA 30263

KWOLKOSKI THOMAS J
18 CLIFFHAVEN CIR
NEWNAN, GA 30263

LAKESHORE HOMEOWNERS ASSOCIAT
SUITE 200B | 500 SUGAR MILL RD
ATLANTA, GA 30350

LINCOLN NEWNAN APTS LLC, C/O SACH
155 EAST 55TH ST SUITE 5F
NEW YORK, NY 10022

MADISON PARK COMMUNITY ASSOCIAT
168 SCENIC HILLS DR
NEWNAN, GA 30265

MAY JENNIFER LYN
6 ABINGTON LN
NEWNAN, GA 30263

MC CLURE ERIC D & MICHELLE M MC CL
46 INVERNESS AVE
NEWNAN, GA 30263

MC KAY TIFFANY L
11 CLIFFHAVEN CIR
NEWNAN, GA 30263

MEADOWS CHARLES DANIEL & RAYNA
43 INVERNESS AVE
NEWNAN, GA 30263

MOOR STEVEN K
54 INVERNESS AVE
NEWNAN, GA 30263

MORRIS PHYLLIS
9 ARRAN CT
NEWNAN, GA 30263

NICHOLS AUSTIN
34 INVERNESS AVE
NEWNAN, GA 30263

P4 SFR PROPERTY OWNER 1 LLC
P O BOX 4090
SCOTTSDALE, AZ 85261

PARK HYUN KYUN & SUNG KYUNG CHO
19 CLIFFHAVEN CIR
NEWNAN, GA 30263

PARKER ROY J
170 INVERNESS AVE
NEWNAN, GA 30263

PATEL ASHISH
37 INVERNESS AVE
NEWNAN, GA 30263

PATEL HARESHCHANDRA C
23 CLIFFHAVEN CIR
NEWNAN, GA 30263

PATEL NARESHKUMAR V & ILABEN N P/
43 CLIFFHAVEN CIR
NEWNAN, GA 30263

PHU THANH MINH
68 INVERNESS AVE
NEWNAN, GA 30263

PRATT TERRY TORADA JR & AMBER LAS
183 INVERNESS AVE
NEWNAN, GA 30263

PRICE ANITRA
18 INVERNESS AVE
NEWNAN, GA 30263

PROGRESS RESIDENTIAL BORROWER 2
P O BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 5
P O BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER E
P O BOX 4090
SCOTTSDALE, AZ 85261

RAVAL NEHA & AKSHAYKUMAR PATEL
APT 410 | 3000 HIXON RD NW
FORT PAYNE, AL 35967

REAM JOHN & DONNA REAM
191 INVERNESS AVE
NEWNAN, GA 30263

ROBERTS ERICA JOY & ROCHELLE ANN
84 HIDDEN LAKES CT
NEWNAN, GA 30263

ROBINSON ANTHONY L & APRIL ROBINS
22 ARRAN CT
NEWNAN, GA 30263

ROHRER DAWN K
47 CLIFFHAVEN CIR
NEWNAN, GA 30263

SEOANE MIGUEL ANGEL & JESSICA NIC
42 INVERNESS AVE
NEWNAN, GA 30263

SHELTON BRENDA BOWLES
14 CLIFFHAVEN CIR
NEWNAN, GA 30263

STEWART JUSTINE A
14 INVERNESS AVE
NEWNAN, GA 30263

TOWNSEND BRODERICK & TIET THI TOM
14 ARRAN CT
NEWNAN, GA 30263

TUCKER MARVIN R & CATHERINE M TUC
188 INVERNESS AVE
NEWNAN, GA 30263

UNDERHILL GARY A
26 CLIFFHAVEN CIR
NEWNAN, GA 30263

VELEZ DANIA D
182 INVERNESS AVE
NEWNAN, GA 30263

VILLANUEVA GRETTA A & MARCO SANC
10 MOSSY HOLW
NEWNAN, GA 30265

WOODS KENNETH R & HOLLY M
75 HIDDEN LAKES CT
NEWNAN, GA 30263

WORKINGER AMANDA L
7 CLIFFHAVEN CIR
NEWNAN, GA 30263

YOUNG TOYA RENEE
38 INVERNESS AVE
NEWNAN, GA 30263

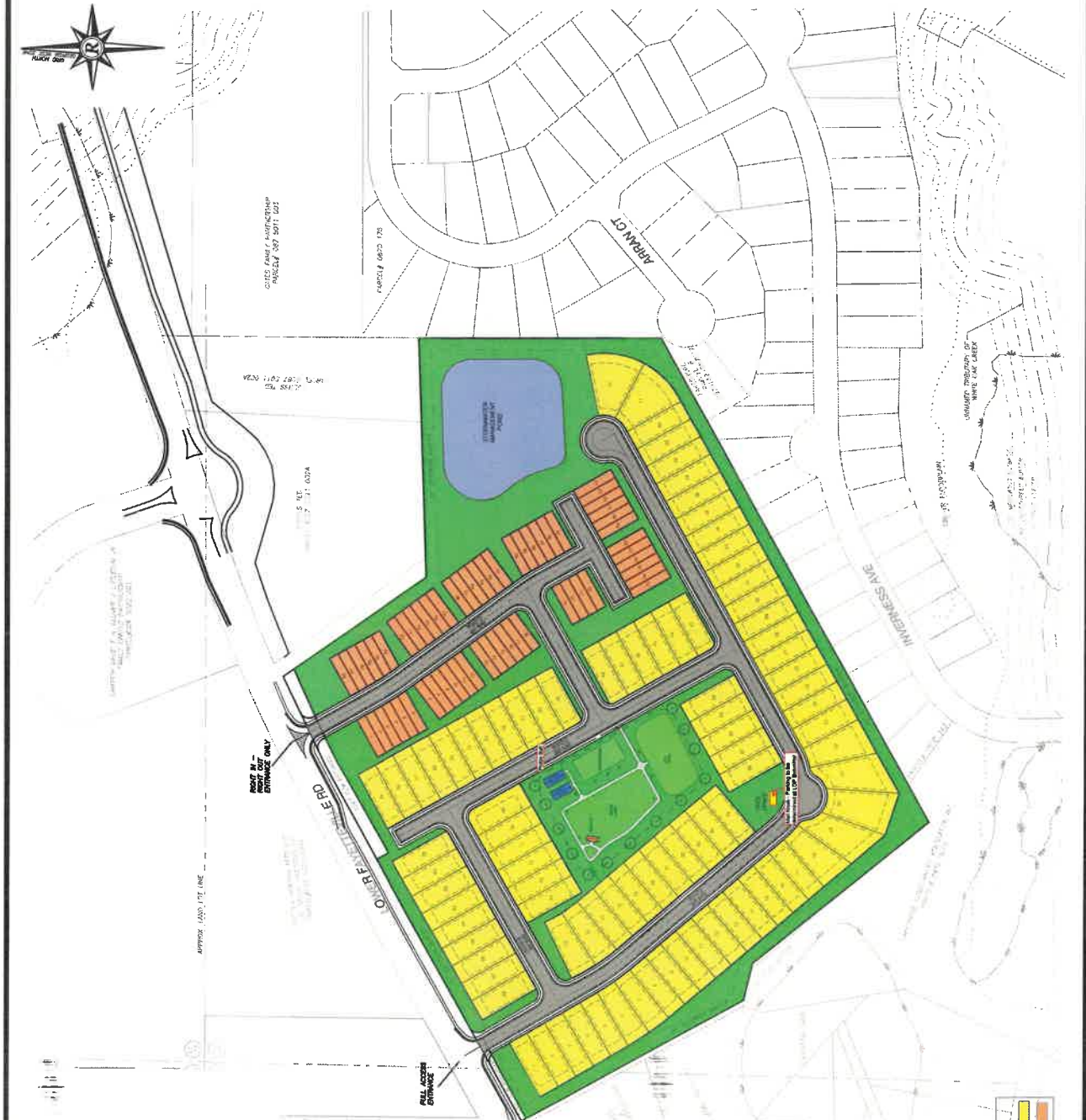
YOUNGBLOOD DONALD R
30 CLIFFHAVEN CIR
NEWNAN, GA 30263

YOUST PAUL
19 INVERNESS AVE
NEWNAN, GA 30263

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
 0' 100' 200'
 ANY CHANGES OR ADDITIONS MADE TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

SHEET	DATE	BY	CHKD
1	8/29/22		
1	8/29/22		



Proposed Dimensional Standards for POP District

Standard	Proposed	Minimum
Parcel Size	24.2	5.24
Proposed # of Lots	96	26.44
Proposed Density	3.72	14.9
Setback to Center Fayetteville Road	25'	11.07'
Setback to Center Appan Road	25'	5.03'
Setback to Center Ingham Ave	25'	25'
Setback to Center Oak Fayetteville Rd	25'	25'
Minimum Open Space	0'	0'
Streets	Public	Public
Water & Sewer Provider	Neuman	Neuman
Amenities	Public	Public
Minimum lot width @ building line	42'	30'
Minimum lot depth	130'	50'
Minimum lot area	5,000 sf	1,800 sf
Front setback	20'	20'
Front setback from R/W	20'	20'
Rear setback	20'	20'
Side setback	5'	5'
Side separation (foundation to foundation)	10'	20'
Minimum heated floor area	3,000 sf	1,200 sf

LOT SUMMARY:

- 90 - 42' x 130' SINGLE FAMILY LOTS
- 58 - 20' x 90' TOWNHOMES LOTS



Memorandum

To: Rochester & Associates
From: Abdul Amer, PE
Date: November 30th, 2022
Subject: Trip Generation Memorandum for Proposed Lennar Residential Development on Lower Fayetteville Road, Coweta County, Georgia | A&R 22-238

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Lennar residential development located to the south of Lower Fayetteville Road just east of Cliffhaven Circle in Coweta County, Georgia. The proposed development will consist of:

- Single-Family Detached Housing: 90 units
- Single-Family Attached Housing: 58 units

A location map is given below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing* and 215 - *Single-Family Attached Housing*.

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

TRIP GENERATION

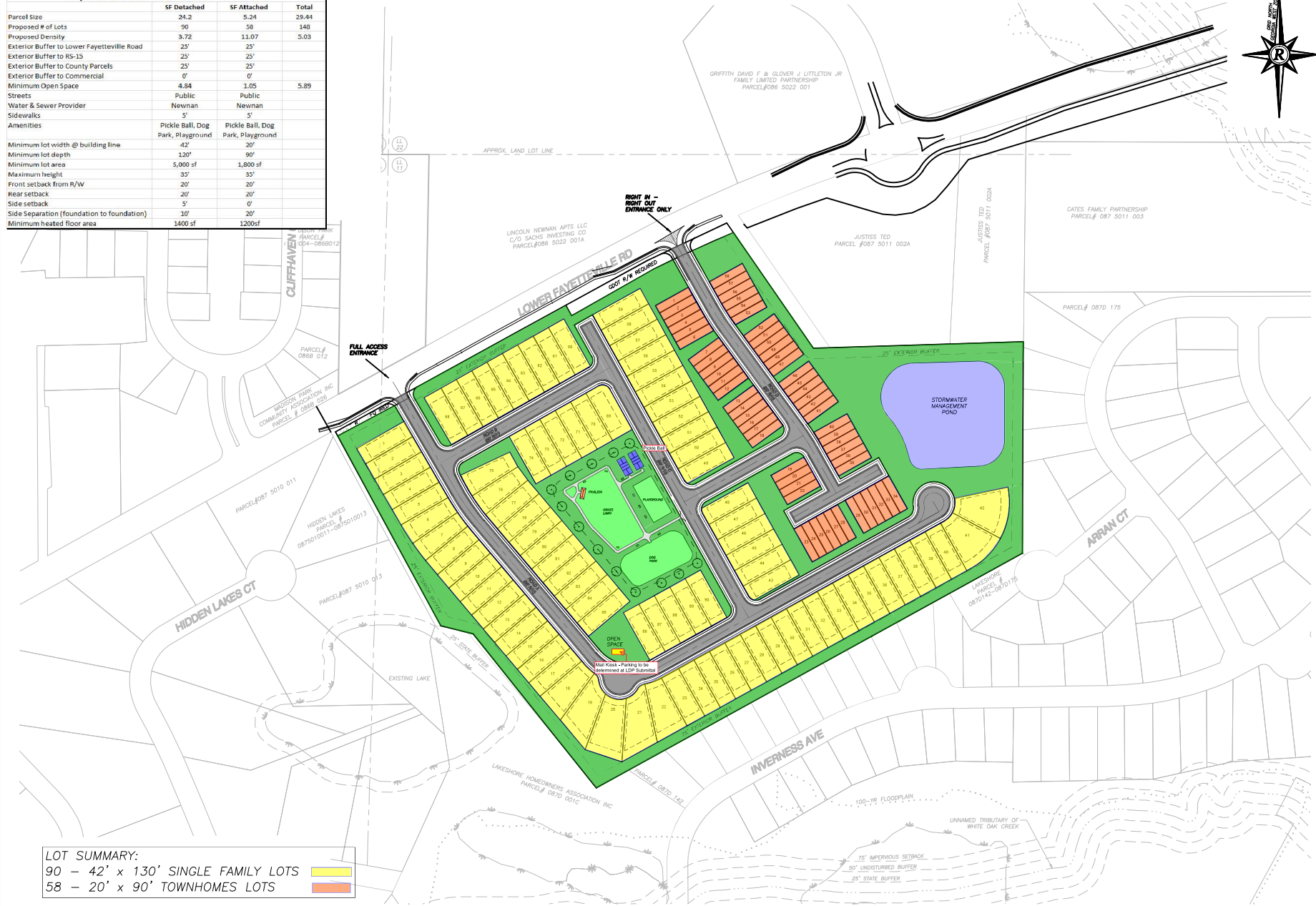
The results of the analysis for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT									
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour	
		Enter	Exit	Total	Enter	Exit	Total	Entering	Exiting
ITE 210 - Single-Family Detached Housing	90 Units	18	50	68	57	33	90	458	458
ITE 215 - Single-Family Attached Housing	58 Units	7	17	24	18	13	31	196	195
New External Trips		25	67	92	75	46	121	654	653

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed residential development will generate 92 new external two-way trips in the AM peak hour, 121 new external two-way trips in the PM peak hour, and 1,307 new external two-way trips in a 24-hour weekday period.

Proposed Dimensional Standards for PDR District

	SF Detached	SF Attached	Total
Parcel Size	25.2	5.24	29.44
Proposed # of Lots	90	58	148
Proposed Density	3.72	11.07	5.03
Exterior Buffer to Lower Fayetteville Road	25'	25'	
Exterior Buffer to RS-15	25'	25'	
Exterior Buffer to County Parcels	25'	25'	
Exterior Buffer to Commercial	0'	0'	
Minimum Open Space	4.84	1.05	5.89
Streets	Public	Public	
Water & Sewer Provider	Newnan	Newnan	
Sidewalks	5'	5'	
Amenities	Pickle Ball, Dog Park, Playground	Pickle Ball, Dog Park, Playground	
Minimum lot width @ building line	42'	30'	
Minimum lot depth	130'	90'	
Minimum lot area	5,000 sf	1,800 sf	
Maximum height	33'	35'	
Front setback from R/W	20'	20'	
Rear setback	20'	20'	
Side setback	5'	0'	
Side Separation (foundation to foundation)	10'	20'	
Minimum heated floor area	1400 sf	1200sf	



LOT SUMMARY:

90 - 42' x 130' SINGLE FAMILY LOTS	
58 - 20' x 90' TOWNHOMES LOTS	



LAND CONCEPT PLAN FOR
LOWER FAYETTEVILLE ROAD TRACT
 LENNAR
 LOCATED IN: LAKE COUNTY, GEORGIA
 LAND LOTS 10 & 11, 5th DISTRICT

NO.	DATE	REVISIONS	EXCEPTION

GRAPHIC SCALE
 1" = 100'
 1" = 200'



SHEET
 1 OF 1
 DATE: 8/29/22
 SCALE: 1/8" = 100'
 DATE: 8/29/22
 DRAWN BY: TCR



NEWNAN

POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

12/09/22

Reference: 521 Lower Fayetteville Rd.

Dear Tracy,

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$15,000.00 toward additional personnel.

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 8, 2022

Dear Tracy,

The following information is regarding the request by Lennar Ga, LLC for annexation and rezoning of 31.79+/- acres located at 521 Lower Fayetteville Rd and community impact analysis for a proposed development of 96 SFR dwellings and 58 townhouse units.

At this time, the Newnan Fire Department has the resources to provide services for the addition of these proposed properties. However, a high-density development such as this, upon full completion, will impact the specific area with a significant increase in population. The growth in population will ultimately result in increased call volume and response times to the proposed property and current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

In the past year, we've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower at the Newnan Fire Department, in the future.

Best Regards,

Stephen Brown



December 7, 2022

Ms. Tracy Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

- RE: Annexation and Rezoning of 31.79 +/- acres, Parcel Number 087 5011 001, 521 Lower Fayetteville Road, Newnan, Coweta County Georgia

Ms. Dunnavant,

I am writing per your request to confirm that Newnan Utilities will be the 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 087 5011 001
- 31.79 +/- Acres
- Attached concept plan

1. 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 of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades 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.

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

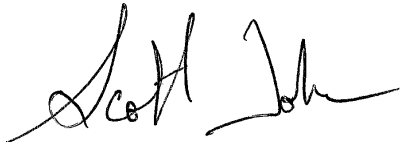
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

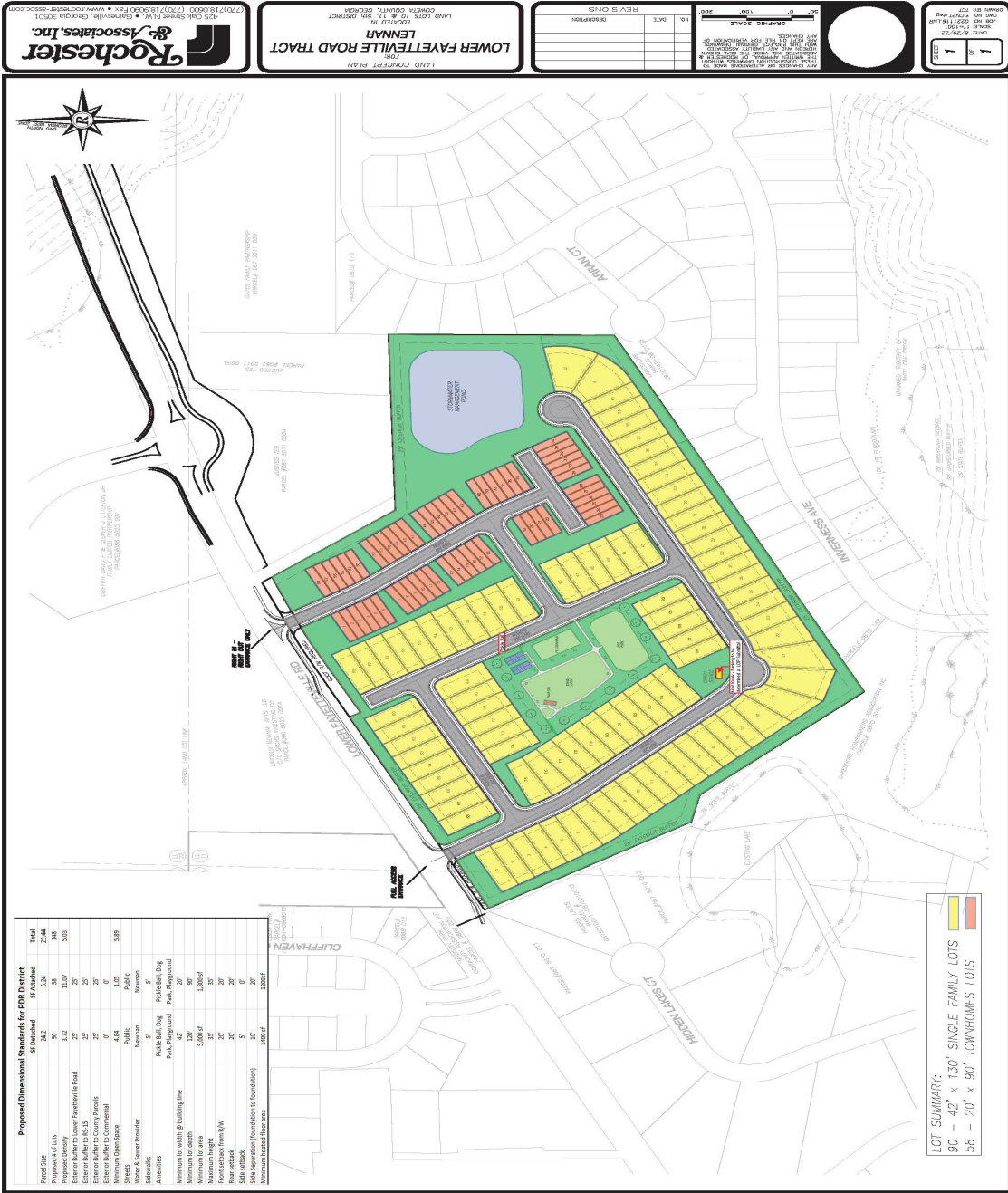
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing water upgrades 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



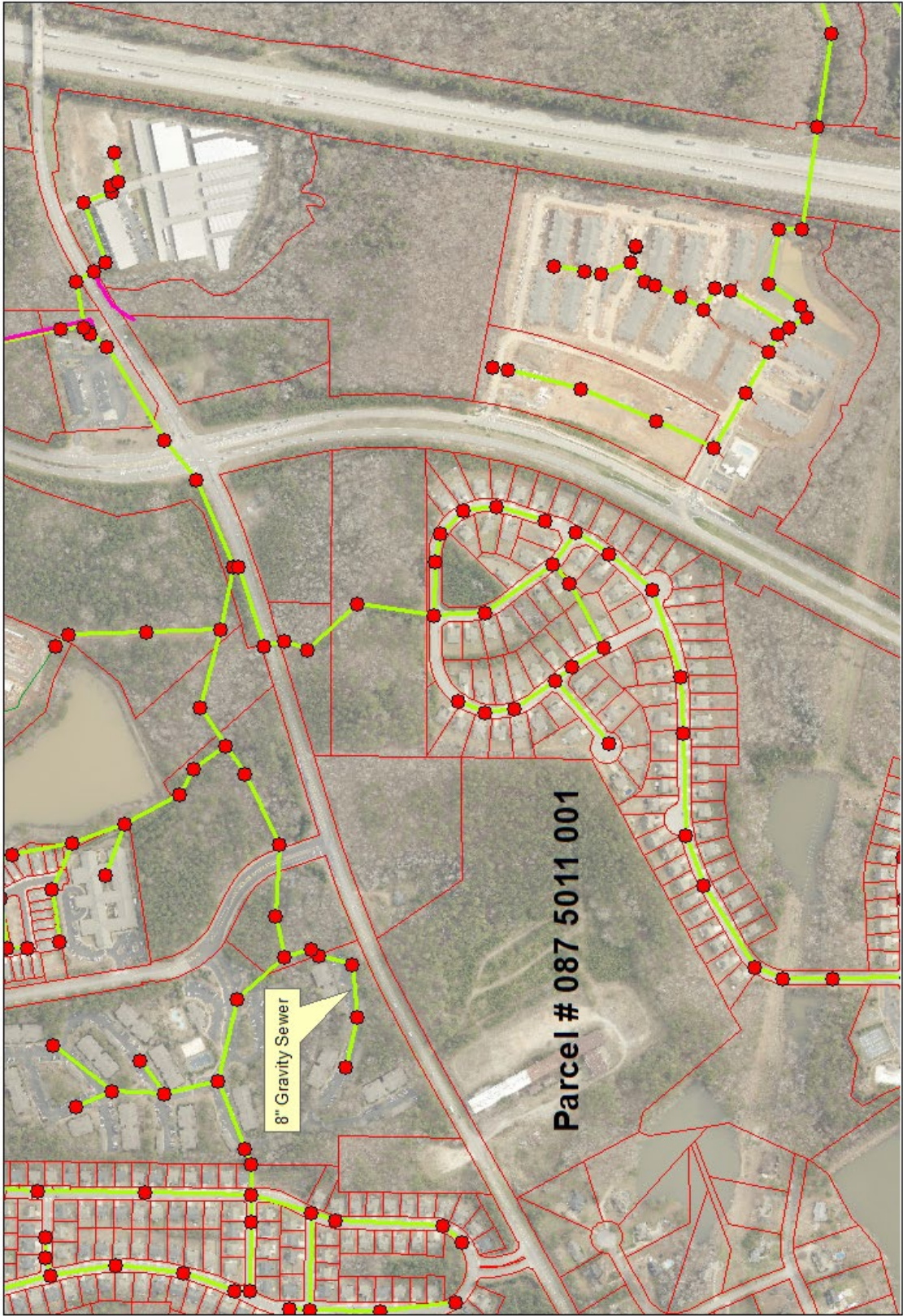
Rochester & Associates, Inc.
 1000 Peachtree Street, N.W. • (770) 718-9000 • Fax: (770) 718-9000
 www.rochester-assoc.com

LOWER FAYETTEVILLE ROAD TRACT
 LAND CONCEPT PLAN
 LENNAR
 LOCATED IN LOWER COUNTY, GEORGIA

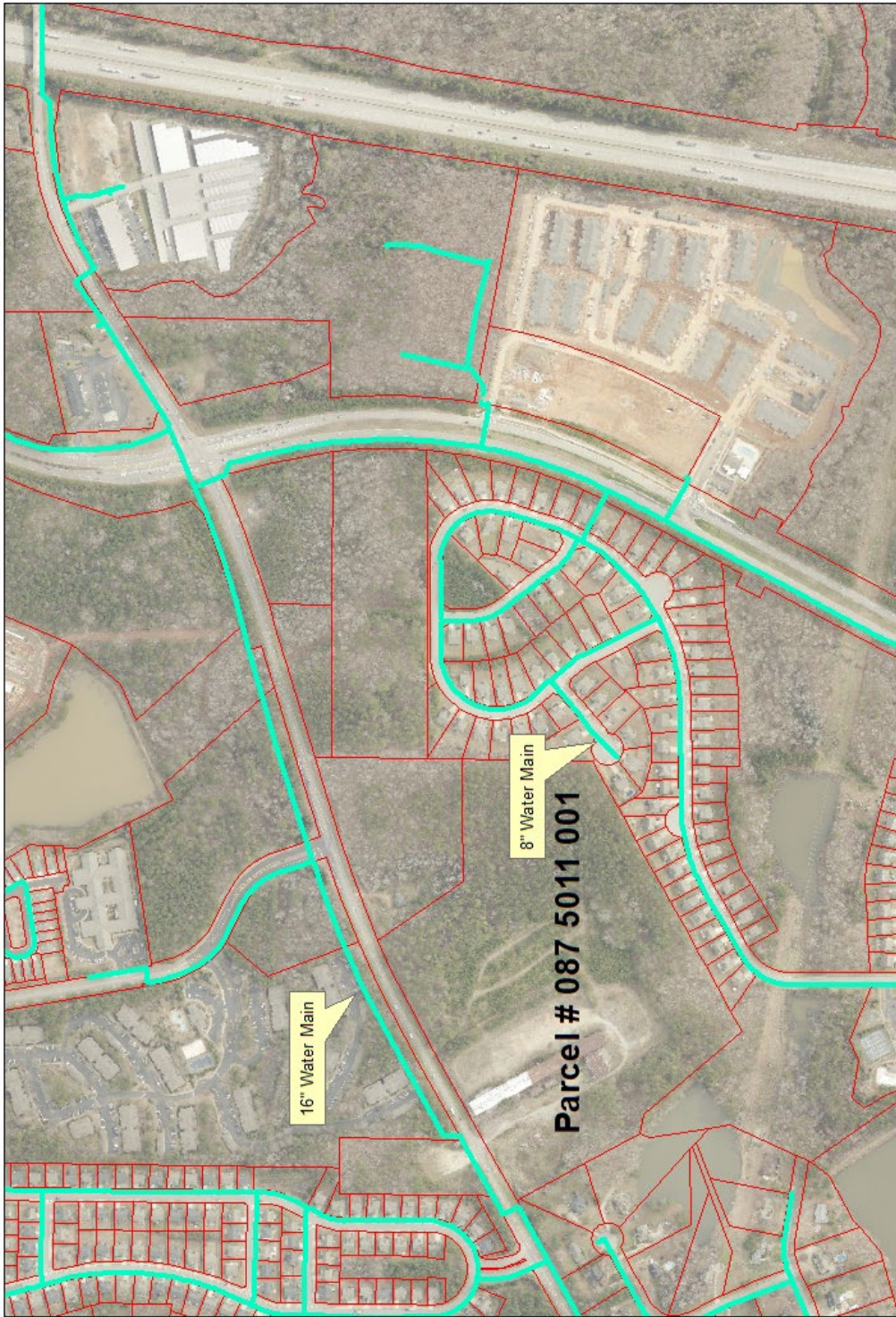
NO.	DATE	REVISIONS / DESCRIPTION

DATE	BY	DESCRIPTION

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



Newnan Utilities Sewer Map



Newnan Utilities Water Map

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

Tracy Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

December 5, 2022

Re: Annexation / Rezoning Request 521 Lower Fayetteville Road - Lennar

Ms. Dunnavant,

We have reviewed the application for annexation and rezoning for the above-referenced development and offer the following comments based on the information provided: This application requests rezoning from RC (Rural Conservation) to PDR (Planned Development Residential), with 90 single-family lots and 60 townhome lots. This rezoning may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?

What is the proposed build-out timeline?

Will the project be built in phases?

Will there be a targeted market?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System

Cc:

Vince Bass



The City of Newnan, Georgia

Office of City Engineer

Engineering Department Review

ANNEXATION and REZONING REQUEST

521 Lower Fayetteville Road
(31.79 +/- acres, Tax Parcel ID: 087 5011 001)

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.
2. If existing, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. If existing, State Waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25 foot impervious surface setback.
4. We do not believe that a portion of this tract is affected by the 100 year floodplain as shown on FEMA's documents, however, applicant must clearly state any FEMA floodplain on the plans and plat.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Access, Layout, and Road Network:

1. Traffic Impact Statement required. In accordance with ITE (Institute of Transportation Engineers) guidelines, the applicant shall provide a Traffic Impact Statement which addresses potential traffic impacts of the proposed development, including site driveway concerns and the driveways and public streets between Greison Trail and Newnan Crossing Bypass. Reference is made to a Traffic Study prepared by Lumin8 for GDOT PI 0016052 Coweta.
2. The development shall have two entrances per the Subdivision Regulations since the proposed lot count is more than 25 lots. As shown in the concept, a primary entrance shall be granted full access; to be aligned with any proposed

driveway for the remainder of the parcel across Lower Fayetteville Road. The second entrance shall be Right-In-Right-Out only, and a physical barrier shall be constructed with the driveway to prevent illegal left turns into the community.

3. Right turn deceleration lanes shall be provided at each entrance, and a left turn lane shall be provided at the full access driveway location. In addition, the final site design shall be compatible with the proposed improvements to Lower Fayetteville Road, including any Right-of-Way dedication and/ or temporary and permanent easements.
4. ADA compliant five (5) foot sidewalks shall be provided on both sides of the streets throughout the community. Sidewalk access shall be provided to the Right-of-Way for Lower Fayetteville Road.
5. All open spaces accessible to the general public shall be ADA compliant, including trails and shall include connectivity to the public Right-of-Way.



Chairman, Bob Blackburn, District 3
Paul Poole, District 1
Tim Lassetter, District 2
John Reidelbach, District 4
Al Smith, District 5
Michael D. Fouts, County Administrator

August 26, 2022

Via Email to cphillips@cityofnewnan.org and Hand Delivery

The Honorable Mayor and City Council
of the City of Newnan, Georgia
Attn: Cleatus Phillips
25 LaGrange Street
Newnan, Georgia 30263

RE: NOTICE OF OBJECTION
Proposed Annexation of City of Newnan
Applicants – Lennar Homes, LLC and Caldwell Real Estate Holdings, LLC
31.79 ± acres located at 521 Lower Fayetteville Road, Newnan, Coweta County, Georgia
Tax ID # 087 5011 001
Petition # AN 006-22

Dear Mayor and Council of the City of Newnan:

The Board of Commissioners of Coweta County, Georgia (the “Board”), pursuant to O.C.G.A. § 36-36-113, respectfully objects to the above-referenced annexation petition. A motion to object was passed by the Board at its meeting held on August 23, 2022.

The property subject to this annexation petition is a 31.79 ± acre tract of land (the “Property”) currently zoned Rural Conservation (RC). The Rural Conservation zoning district is intended to provide low-density, single-family residential and agricultural land uses. As currently zoned, the permitted uses are subject to the County’s EL-2 and CSD residential developments, which would allow a maximum yield of twenty (20) single-family lots with a gross density of 1.6 dwelling units per acre.

The annexation petition requests the City’s Planned Development Residential (PDR) zoning district. As defined in the City’s zoning ordinance, this residential zoning district allows single-family residences, two-family residences, and multifamily residences. The petition proposes ninety (90) single-family lots and sixty (60) townhomes yielding a gross density of 4.72 dwelling units per acre.

Therefore, the proposed annexation and requested zoning district (PDR) would create a significant change which differs from the current permitted uses and a significant increase in the intensity on the subject Property – a 650% increase in lot yield and a 195% increase in gross density per acre.

In addition, the proposed annexation would significantly increase the cost of transportation infrastructure for the County as a result of the vehicle trips generated from the proposed development. This development at full buildout would generate approximately 1,300 trips per day above the number of trips generated by the current zoning in the County. A traffic study would be necessary to determine specific transportation improvements and associated costs to determine the negative financial impact on the County.

In summary, the Board's objection is based on the fact that the proposed annexation would result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use;
2. A use which significantly increases the net cost of infrastructure; and
3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

THE BOARD OF COMMISSIONERS
OF COWETA COUNTY, GEORGIA

By: _____

Bob Blackburn

Chairman

Tracy Dunnivant

From: Nancy Gut <nancygut@gmail.com>
Sent: Sunday, December 11, 2022 5:59 PM
To: Tracy Dunnivant
Subject: Annexation application 2022-05 521 Lower Fayetteville Road



Hello Tracy,
I received your notice regarding the application to annex the property at 521 Lower Fayetteville Road.

Based on the current information supplied I object to the annexation at this time for a number of reasons.

My comments are as follows plus a few questions for clarification.

- 1) The proposed density is too high. There are too many homes for the space. They are too close together and the yards are small thus the structures will be too close to Lakeshore properties given the small buffer zone.
- 2) The buffer area is too small. It appears from looking at the city council July 12th meeting agenda packet the proposed buffer is 25 feet. This is too small for the number of homes and the small size of their yards. With the land sloping upwards from the Lakeshore properties it will seem as though the homes will be on top of us.
 - *To clarify, is the buffer area the distance between our property lines and the property lines of the homes in this development?
 - * Is this the proposed tree save area?
- 3) Additional traffic in the area especially on Lower Fayetteville Road before improvements are made to Lower Fayetteville Road.
- 4) Drainage concerns when the property is developed. When we have heavy rains a lot of water runs off this property and into a storm drain at the rear of our property. There currently are berms that help direct some of this water but these are wearing down and the runoff is breaching in some areas. I don't want to see an increase of water flow in the drainage area behind our home that will increase the likelihood of erosion.

Thank you,
Nancy Gut
26 Inverness Ave



LOWER FAYETTville

PROPOSED SITE PLAN

Applicant Information
 Lennar Georgia
 1000 Holcomb Woods Parkway
 Building 400, Suite 450
 Roswell, GA 30076
 Jeff Anthony
 678-414-5186



Proposed Dimensional Standards for PDR District

	SF Detached	SF Attached	Overall Total
Parcel Size	24.2	5.24	29.44
Proposed # of Lots	83	57	140
Proposed Density	3.43	10.88	5.03
Exterior Buffer to Lower Fayetteville Road	25'	25'	
Exterior Buffer to RS-15	25'	25'	
Exterior Buffer to County Parcels	25'	25'	
Exterior Buffer to Commercial	0'	0'	
Minimum Open Space	4.84	1.05	4.55
Streets	Public	Public	
Water & Sewer Provider	Newnan	Newnan	
Sidewalks	5'	5'	
Amenities	Covered Pavilion Passive Open Space	Covered Pavilion Passive Open Space	
Minimum lot width @ building line	52'	24'	
Minimum lot depth	110'	90'	
Minimum lot area	5,720 sf	2,160 sf	
Maximum height	35'	35'	
Front setback from R/W	20'	20'	
Rear setback	20'	20'	
Side setback	5'	0'	
Side Separation (foundation to foundation)	10'	20'	
Minimum heated floor area	2,300 sf	1,700 sf	

LOT SUMMARY:
 83 - 52' x 110' SINGLE FAMILY LOTS
 57 - 24' x 90' TOWNHOMES LOTS



LAND CONCEPT PLAN FOR
LOWER FAYETTEVILLE ROAD TRACT
 LENNAR
 LAND LOTS 10 & 11, 5th DISTRICT
 COBLEN COUNTY, GEORGIA

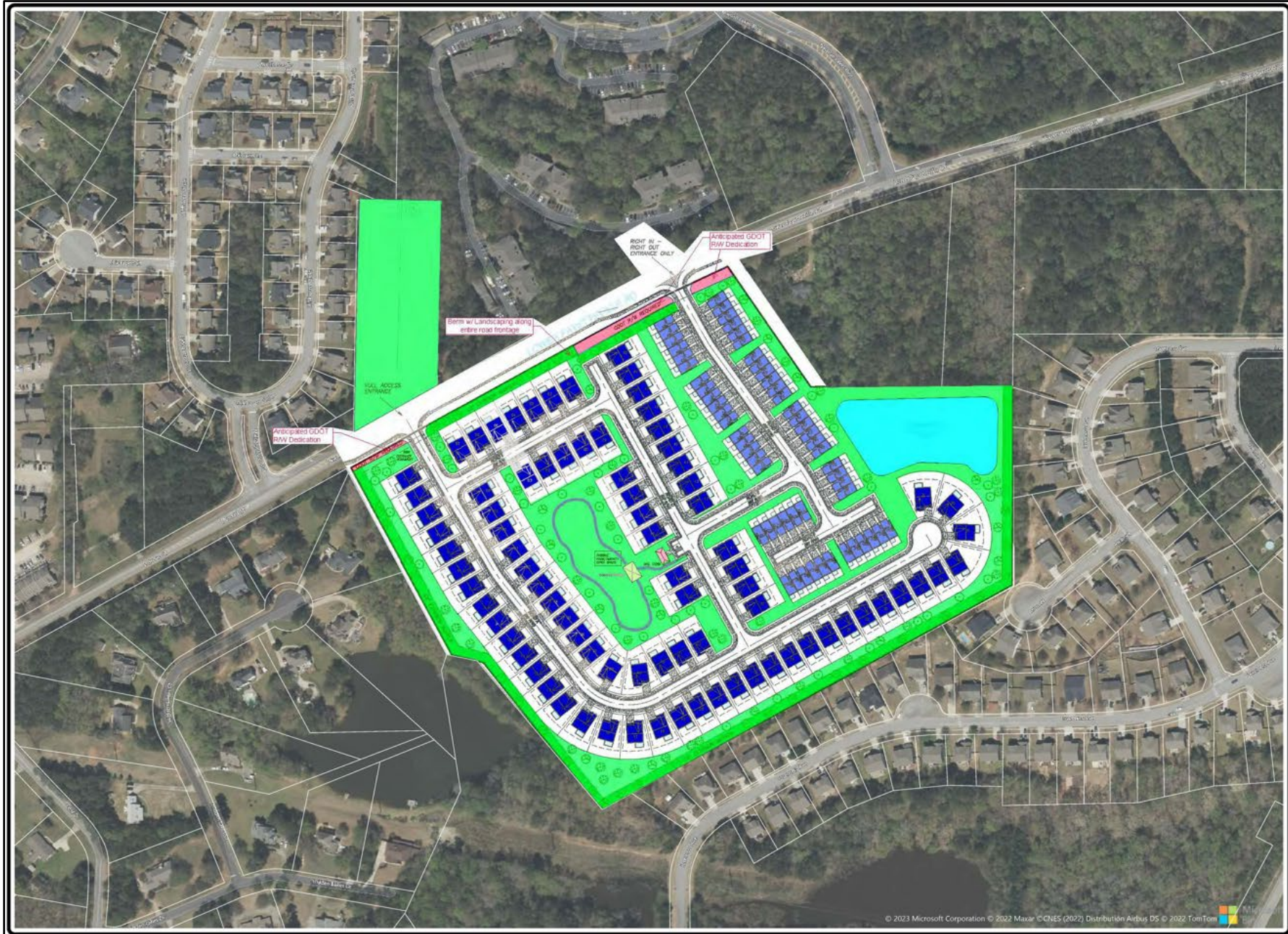
NO.	DATE	DESCRIPTION

NO CHANGES OR ALTERATIONS MADE TO THIS PLAN SINCE THE DATE OF THE LAST REVISION. THE DESIGNER HAS REVIEWED THE PLAN AND HAS APPROVED THE PROPOSED WORK. THIS PLAN IS VALID FOR 180 DAYS FROM THE DATE OF THE LAST REVISION.

GRAPHIC SCALE
 1" = 100'

SHEET 1 OF 1
 DATE: 12/23/23
 SCALE: 1" = 100'
 JOB NO. 230714-01
 DRAWN BY: JAP

AERIAL EXHIBIT



Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 32601
770.716.0000 | www.rochester-assoc.com

LOWER FAYETTEVILLE RD TRACT
CONCEPT - AERIAL EXHIBIT

CITY OF NEWARK
GENERAL PLANNING DEPARTMENT

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE
0' 100' 200'

1

SHEET
1 OF 2

1

DATE: 11-14-23
SCALE: 1" = 100'
DRAWN BY: JTB
CHECKED BY: JTB

© 2023 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS © 2022 TomTom

LENNAR

93

AMENITIES







ELEVATION EXAMPLES - TOWNHOMES





LENNAR GEORGIA, LLC
31.79 ± acres, located at 521 Lower Fayetteville Road
Land Lots 10 and 11, 5th Land District,
Coweta County, Georgia
Tax Parcel #087 5011 001

**ORDINANCE TO ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY OF
NEWMAN, GEORGIA CERTAIN UNINCORPORATED LAND ADJOINING THE
EXISTING CORPORATE LIMITS OF SAID CITY IN ACCORDANCE WITH SECTION
36-36-21 OF THE OFFICIAL CODE OF GEORGIA, AND FOR OTHER PURPOSES**

BE IT ORDAINED, by the Mayor and City Council of the City of Newnan, and it is hereby ordained by authority of the same and by the authority granted to the governing authority of the City of Newnan by Section 36-36-21, Official Code of Georgia, annotated, that the following described property is hereby annexed and shall hereinafter be treated and considered as a part of the corporate limits of the City of Newnan, Georgia, to-wit:

All that tract or parcel of land lying and being in Land Lots 10 and 11 of the 5th Land District of Coweta County, Georgia, containing 31.79± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof and shown on Plats of Survey attached hereto as Exhibit "B" and by reference made a part hereof.

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan subject to the following conditions:

- 1) The project will be consistent with the concept plan, density, project data, amenities, square footages and elevations provided as part of the application.
- 2) The development will utilize an HOA to ensure the amenity areas, common spaces, stormwater management pond, and buffers are properly maintained.
- 3) The developer will mitigate any traffic impacts the City Engineer determines are warranted based on the traffic impact statement and timeline for the Lower Fayetteville Road project.
- 4) No more than 20% of the development will be used for rental properties with the restrictions being included in the HOA covenants and restrictions.
- 5) The 2.354 acre tract located on the north side of Lower Fayetteville Road shall be limited to six (6), single family detached homes.

BE IT FURTHER ORDAINED that said property annexed be zoned PDR (Planned Development Residential District) subject to the conditions set out herein above and as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDAINED that said property is hereby incorporated into the City of Newnan's Election District 2.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

BE IT FURTHER ORDAINED that this ordinance shall be effective upon adoption and as provided in O.C.G.A. §36-36-2.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Dustin Koritko, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

EXHIBIT	<u>A</u>
PAGE	<u>1</u> OF <u>2</u>

All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the north eastern corner of lot 1-8 Hidden Lakes, Phase 1 (PB 57, PG 29), said point also being on the southern right of way line of Lower Fayetteville Road (80' R/W); thence leaving said point and along said southern right of way of Lower Fayetteville Road North 61°10'39" East, a distance of 517.28 feet to a point; Thence North 61°16'55" East, a distance of 333.17 feet to a point; Thence North 64°44'51" East, a distance of 207.03 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484") said point also being located on the northwestern corner of lands now or formerly Ted Justiss, said point also being at the intersection of the southern right of way of Lower Fayetteville Road and the City Limits of the City of Newnan; Thence leaving said right of way and along the property line of said Justiss property and along the City Limit Line of the City of Newnan, South 34°37'13" East, a distance of 362.74 feet to an iron pin found (6" wide iron bar); Thence North 88°14'07" East, a distance of 500.74 feet to an iron pin found (6" wide iron bar) located on the western line of Lakeshore Subdivision Phase 2 (PB 86, PG 321); Thence along said Lakeshore Subdivision, South 00°14'56" West, a distance of 504.15 feet to an iron pin found (1/2" rebar with cap "H&J-LOT CORNER"); Thence South 61°08'59" West, a distance of 1159.18 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484"); Thence North 38°37'16" West, a distance of 469.91 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484"); Thence North 75°53'26" West, a distance of 79.88 feet to a point located on the southwest corner of lot 1-9 of Hidden Lakes Phase 1; Thence North 28°30'04" West, a distance of 525.91 feet to an iron pin found (1/2" rebar) located on the southern right of way of Lower Fayetteville Road and the POINT OF BEGINNING.

Said tract of land containing 29.401 acres more or less.

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

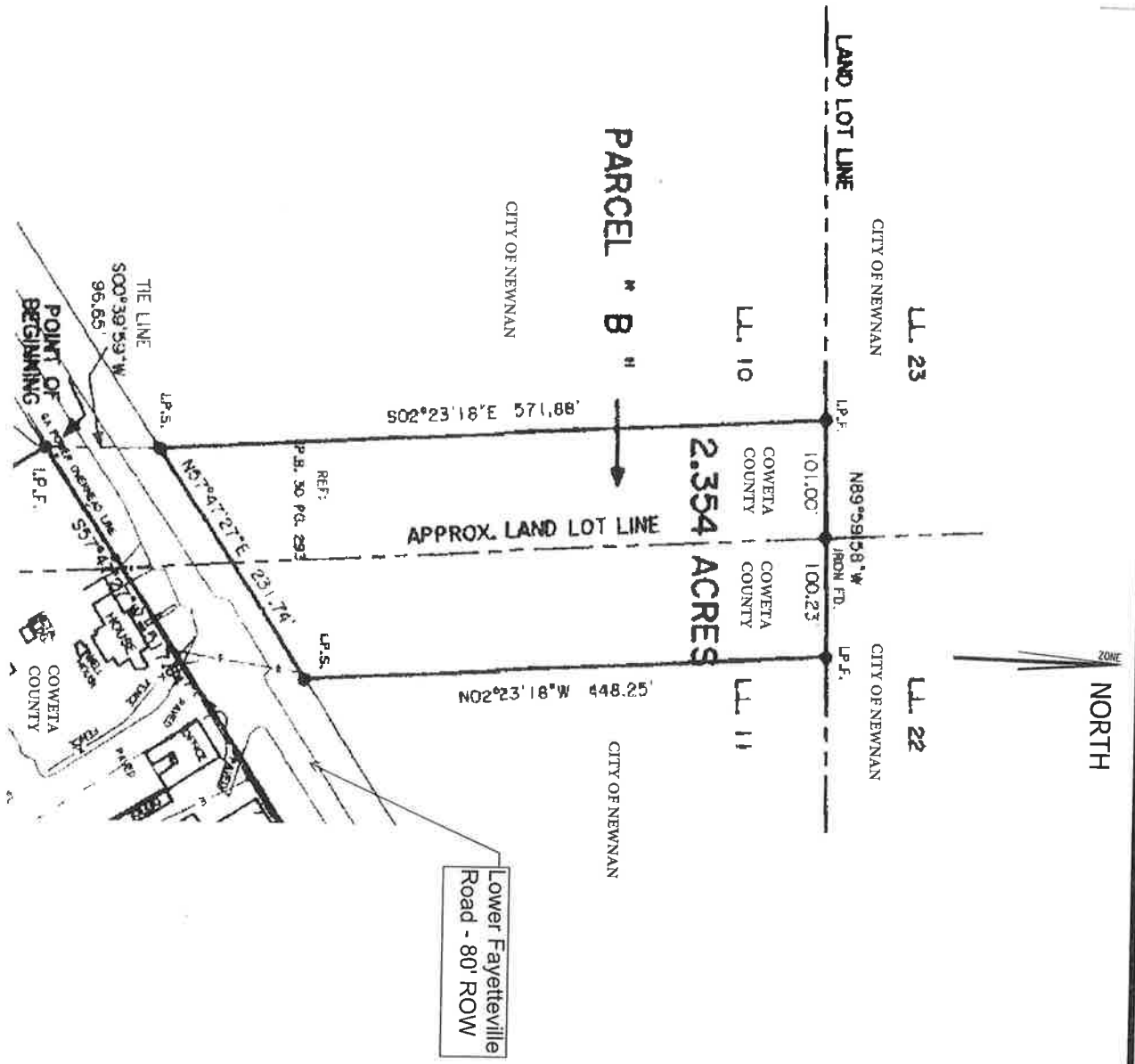
All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

Parcel "B" as shown on plat of survey for Caldwell Tanks, Inc. dated 5/31/99 by W.W. Flowers, Jr., registered land surveyor recorded in Plat Book 71, Page 134, in the office of the Clerk of Superior Court, which plat is incorporated herein by reference to more fully describe the property.

Said tract of land containing 2.354 acres more or less.

- LEGEND
- AC ACCESS
 - A/U ACCESS UTILITY EASEMENT
 - CL CENTERLINE
 - DEB DRAIN AND GUTTER
 - EDB EDGE OF DRIVE
 - EP EDGE OF PAVEMENT
 - EX EXISTING
 - LL LAND LOT LINE
 - LL LAND LOT LINE
 - MM MANHOLE
 - R/P RIGHT OF WAY
 - POB POINT OF BEGINNING
 - POB POINT OF BEGINNING
 - RA RIGHT OF WAY
 - RF SQUARE FOOT
 - SS SQUARE FOOT
 - SS SQUARE FOOT
 - ST STAIRWAY
 - STAIRWAY GENERAL LINE
 - STAIRWAY GENERAL LINE
 - TRU TRUE POINT OF BEGINNING
 - TRU TRUE POINT OF BEGINNING

EXHIBIT B
PAGE 2 OF 2



NORTH

REFERENCE PLAT

Plat information taken from boundary survey for Caldwell Tanks Inc. dated May 31, 1999 and recorded at Plat Book 71, Page 134 in the Coweta County records.

NOTE: NO FIELD WORK WAS PERFORMED FOR THE PURPOSE OF THIS EXHIBIT. THIS IS NOT A BOUNDARY SURVEY AND NOT INTENDED TO TRANSFER PROPERTY.

SHEET 1 OF 1

DATE: _____
SCALE: _____
FILE # EXHIBIT
JOB # G213115.LNR
DRAWN BY WDC

GRAPHIC SCALE

0' 25' 50' 100'

NO.	DATE	DESCRIPTION

REVISIONS

Zoning Exhibit
FOR:
LOWER FAYETTEVILLE ROAD TRACT

LOCATED IN
LAND LOT 10 & 11
5th District
Coweta COUNTY, GEORGIA

Rochester & Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0500 (770)718.9090 Fax • www.rochester-asso

LENNAR GEORGIA, LLC
31.79 ± acres, located at 521 Lower Fayetteville Rd
Land Lots 10, and 11, 5th Land District, Coweta
County, Georgia
Tax Parcel #087 5011 001

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED AT 521 LOWER FAYEVILLE ROAD, CONTAINING 31.79± ACRES
IN LAND LOTS 10 AND 11, OF THE FIFTH LAND DISTRICT, IN THE CITY
OF NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application for rezoning of the property described on Exhibit "A" attached hereto and by reference made a part hereof from RC (Rural Conservation) to PDR (Planned Development Residential) following annexation into the corporate limits of the City of Newnan; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 28th day of February, 2023; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 31.79± acres and shown on Plats of Survey attached hereto as Exhibit "B" and by reference made a part hereof be rezoned as PDR (Planned Development Residential) subject to the conditions which follow.

- 1) The project will be consistent with the concept plan, density, project data, amenities, square footages and elevations provided as part of the application and attached hereto as Exhibit "C".
- 2) The development will utilize an HOA to ensure the amenity areas, common spaces, stormwater management pond, and buffers are properly maintained.

- 3) The developer will mitigate any traffic impacts the City Engineer determines are warranted based on the traffic impact statement and timeline for the Lower Fayetteville Road project.
- 4) No more than 20% of the development will be used for rental properties with the restrictions being included in the HOA covenants and restrictions.
- 5) The 2.354 acre tract located on the north side of Lower Fayetteville Road shall be limited to six (6), single family detached homes.

Section II. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. This ordinance shall be effective upon adoption;

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

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Said tract of land containing 29.401 acres more or less.

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

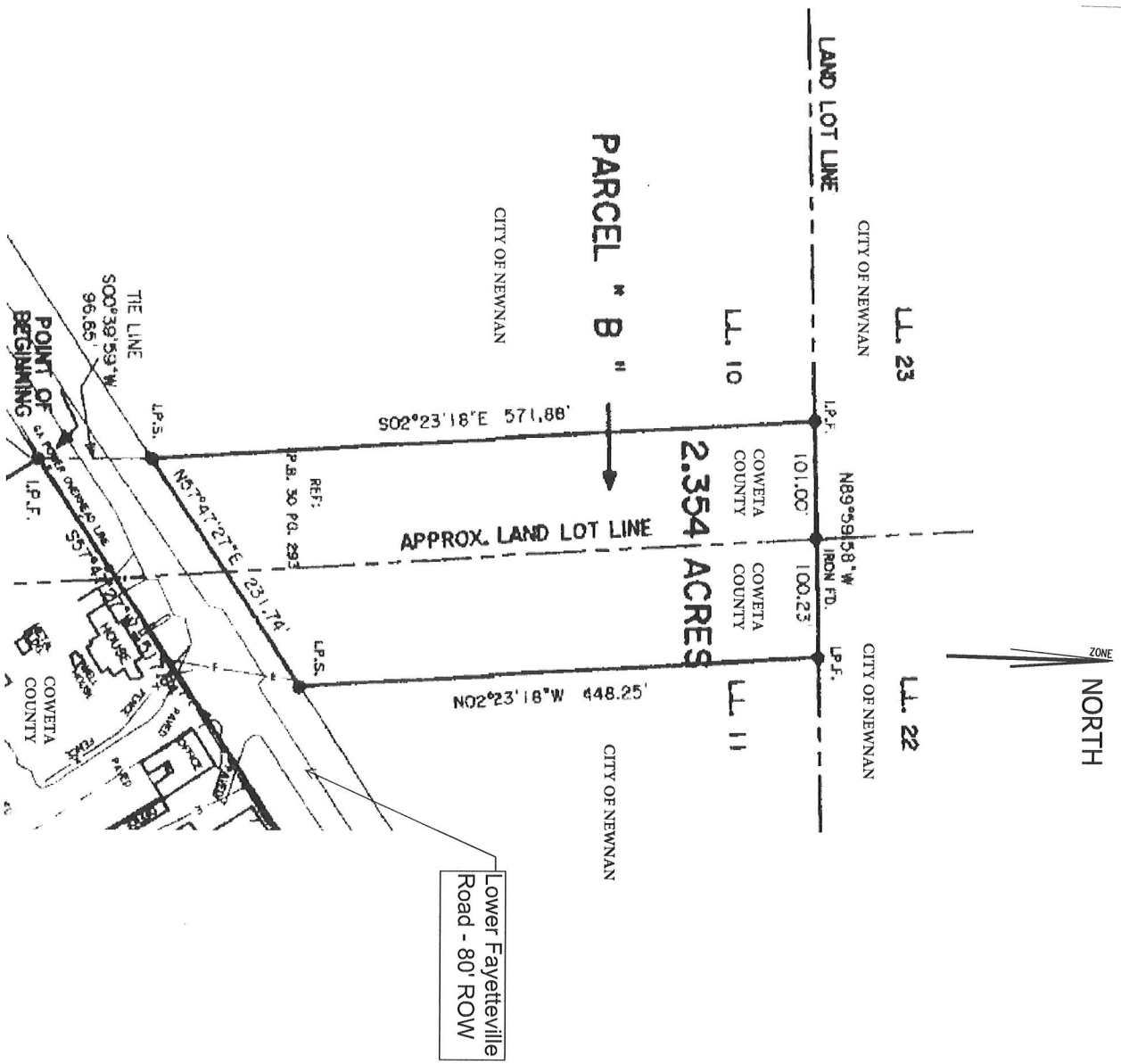
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Said tract of land containing 2.354 acres more or less.

- LEGEND
- ACU - ACRES
 - CL - CENTERLINE
 - CSG - CURB AND GUTTER
 - EB - EDGE OF PAVEMENT
 - EX - EXISTING
 - LL - LAND LOT LINE
 - MANHOLE
 - PROP. - PROPOSED
 - POINT OF BEGINNING
 - PLAT BOOK PAGE
 - REF. - REFERENCE
 - SQ. FT. - SQUARE FOOT
 - STAN. - STATION
 - SENER LINE - SEWER LINE
 - STARTING POINT OF BEGINNING
 - TRUE POINT OF BEGINNING
 - TP09 - TRUE POINT OF BEGINNING

EXHIBIT B
PAGE 2 OF 2



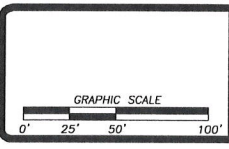
REFERENCE PLAT

Plat information taken from boundary survey for Caldwell Tanks Inc. dated May 31, 1999 and recorded at Plat Book 71, Page 134 in the Coweta County records.

NOTE: NO FIELD WORK WAS PERFORMED FOR THE PURPOSE OF THIS EXHIBIT. THIS IS NOT A BOUNDARY SURVEY AND NOT INTENDED TO TRANSFER PROPERTY.

SHEET 1 OF 1

DATE: _____
SCALE: _____
FILE # EXHIBIT01
JOB # 0213115.LNR
DRAWN BY WDC



NO.	DATE	DESCRIPTION

REVISIONS

Zoning Exhibit
FOR:
LOWER FAYETTEVILLE ROAD TRACT

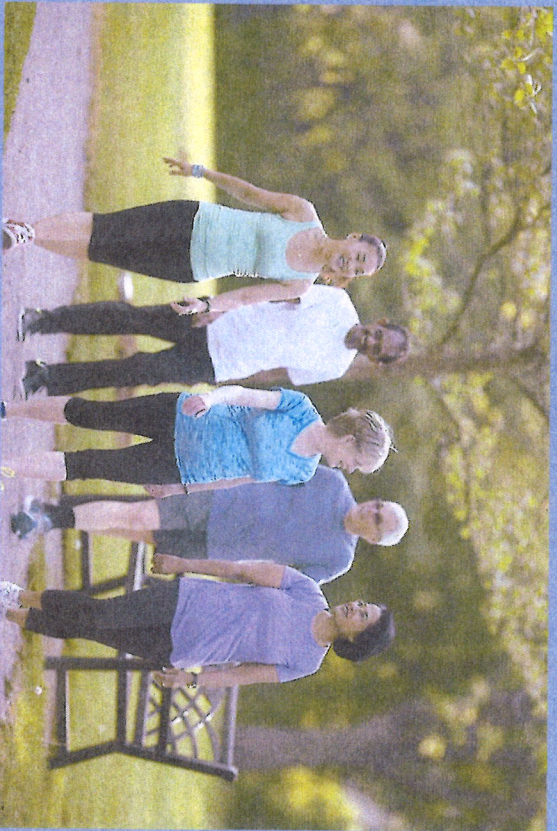
LOCATED IN
LAND LOT 10 & 11
5th District
Coweta COUNTY, GEORGIA

Rochester & Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com



EXHIBIT C
PAGE 1 OF 8



LOWER FAYETTVILLE

EXHIBIT C
PAGE 2 OF 8

Applicant Information
 Lennar Georgia
 1000 Holcomb Woods Parkway
 Building 400, Suite 450
 Roswell, GA 30076
 Jeff Anthony
 678-414-5186

Proposed Dimensional Standards for PDR District

Requirement	Standard	Proposed	Overall Total
Maximum Lot Area	21.1	47	21.1
Minimum Lot Area	4.21	12.58	4.21
Maximum Height	20	20	20
Minimum Height	10	10	10
Maximum Density	20	20	20
Minimum Density	10	10	10
Maximum Floor Area Ratio	4.21	4.21	4.21
Minimum Floor Area Ratio	1.0	1.0	1.0
Maximum Setback	10	10	10
Minimum Setback	5	5	5
Maximum Parking	1.0	1.0	1.0
Minimum Parking	0.5	0.5	0.5
Maximum Coverage	2.0	2.0	2.0
Minimum Coverage	1.0	1.0	1.0

LOT SUMMARY:
 83 - 57' x 110' SINGLE FAMILY LOTS
 57 - 24' x 90' TOWNHOMES LOTS



1	1
DATE: 7.7.23	SCALE: 1"=100'
APP: J. J. JONES	APP: J. J. JONES
APP: J. J. JONES	APP: J. J. JONES
APP: J. J. JONES	APP: J. J. JONES

ANY CHANGES OR ALTERATIONS MADE TO THIS SITE PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

GRAPHIC SCALE
 0' 100' 200'

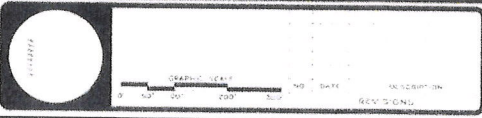
LAND CONCEPT PLAN
 FOR
LOWER FAYETTEVILLE ROAD TRACT
LENNAR
 LOCATED IN
 LAND LOTS 10 & 11, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 12AA, 12AB, 12AC, 12AD, 12AE, 12AF, 12AG, 12AH, 12AI, 12AJ, 12AK, 12AL, 12AM, 12AN, 12AO, 12AP, 12AQ, 12AR, 12AS, 12AT, 12AU, 12AV, 12AW, 12AX, 12AY, 12AZ, 12BA, 12BB, 12BC, 12BD, 12BE, 12BF, 12BG, 12BH, 12BI, 12BJ, 12BK, 12BL, 12BM, 12BN, 12BO, 12BP, 12BQ, 12BR, 12BS, 12BT, 12BU, 12BV, 12BW, 12BX, 12BY, 12BZ, 12CA, 12CB, 12CC, 12CD, 12CE, 12CF, 12CG, 12CH, 12CI, 12CJ, 12CK, 12CL, 12CM, 12CN, 12CO, 12CP, 12CQ, 12CR, 12CS, 12CT, 12CU, 12CV, 12CW, 12CX, 12CY, 12CZ, 12DA, 12DB, 12DC, 12DD, 12DE, 12DF, 12DG, 12DH, 12DI, 12DJ, 12DK, 12DL, 12DM, 12DN, 12DO, 12DP, 12DQ, 12DR, 12DS, 12DT, 12DU, 12DV, 12DW, 12DX, 12DY, 12DZ, 12EA, 12EB, 12EC, 12ED, 12EE, 12EF, 12EG, 12EH, 12EI, 12EJ, 12EK, 12EL, 12EM, 12EN, 12EO, 12EP, 12EQ, 12ER, 12ES, 12ET, 12EU, 12EV, 12EW, 12EX, 12EY, 12EZ, 12FA, 12FB, 12FC, 12FD, 12FE, 12FF, 12FG, 12FH, 12FI, 12FJ, 12FK, 12FL, 12FM, 12FN, 12FO, 12FP, 12FQ, 12FR, 12FS, 12FT, 12FU, 12FV, 12FW, 12FX, 12FY, 12FZ, 12GA, 12GB, 12GC, 12GD, 12GE, 12GF, 12GG, 12GH, 12GI, 12GJ, 12GK, 12GL, 12GM, 12GN, 12GO, 12GP, 12GQ, 12GR, 12GS, 12GT, 12GU, 12GV, 12GW, 12GX, 12GY, 12GZ, 12HA, 12HB, 12HC, 12HD, 12HE, 12HF, 12HG, 12HH, 12HI, 12HJ, 12HK, 12HL, 12HM, 12HN, 12HO, 12HP, 12HQ, 12HR, 12HS, 12HT, 12HU, 12HV, 12HW, 12HX, 12HY, 12HZ, 12IA, 12IB, 12IC, 12ID, 12IE, 12IF, 12IG, 12IH, 12II, 12IJ, 12IK, 12IL, 12IM, 12IN, 12IO, 12IP, 12IQ, 12IR, 12IS, 12IT, 12IU, 12IV, 12IW, 12IX, 12IY, 12IZ, 12JA, 12JB, 12JC, 12JD, 12JE, 12JF, 12JG, 12JH, 12JI, 12JJ, 12JK, 12JL, 12JM, 12JN, 12JO, 12JP, 12JQ, 12JR, 12JS, 12JT, 12JU, 12JV, 12JW, 12JX, 12JY, 12JZ, 12KA, 12KB, 12KC, 12KD, 12KE, 12KF, 12KG, 12KH, 12KI, 12KJ, 12KK, 12KL, 12KM, 12KN, 12KO, 12KP, 12KQ, 12KR, 12KS, 12KT, 12KU, 12KV, 12KW, 12KX, 12KY, 12KZ, 12LA, 12LB, 12LC, 12LD, 12LE, 12LF, 12LG, 12LH, 12LI, 12LJ, 12LK, 12LL, 12LM, 12LN, 12LO, 12LP, 12LQ, 12LR, 12LS, 12LT, 12LU, 12LV, 12LW, 12LX, 12LY, 12LZ, 12MA, 12MB, 12MC, 12MD, 12ME, 12MF, 12MG, 12MH, 12MI, 12MJ, 12MK, 12ML, 12MN, 12MO, 12MP, 12MQ, 12MR, 12MS, 12MT, 12MU, 12MV, 12MW, 12MX, 12MY, 12MZ, 12NA, 12NB, 12NC, 12ND, 12NE, 12NF, 12NG, 12NH, 12NI, 12NJ, 12NK, 12NL, 12NM, 12NN, 12NO, 12NP, 12NQ, 12NR, 12NS, 12NT, 12NU, 12NV, 12NW, 12NX, 12NY, 12NZ, 12OA, 12OB, 12OC, 12OD, 12OE, 12OF, 12OG, 12OH, 12OI, 12OJ, 12OK, 12OL, 12OM, 12ON, 12OO, 12OP, 12OQ, 12OR, 12OS, 12OT, 12OU, 12OV, 12OW, 12OX, 12OY, 12OZ, 12PA, 12PB, 12PC, 12PD, 12PE, 12PF, 12PG, 12PH, 12PI, 12PJ, 12PK, 12PL, 12PM, 12PN, 12PO, 12PP, 12PQ, 12PR, 12PS, 12PT, 12PU, 12PV, 12PW, 12PX, 12PY, 12PZ, 12QA, 12QB, 12QC, 12QD, 12QE, 12QF, 12QG, 12QH, 12QI, 12QJ, 12QK, 12QL, 12QM, 12QN, 12QO, 12QP, 12QQ, 12QR, 12QS, 12QT, 12QU, 12QV, 12QW, 12QX, 12QY, 12QZ, 12RA, 12RB, 12RC, 12RD, 12RE, 12RF, 12RG, 12RH, 12RI, 12RJ, 12RK, 12RL, 12RM, 12RN, 12RO, 12RP, 12RQ, 12RR, 12RS, 12RT, 12RU, 12RV, 12RW, 12RX, 12RY, 12RZ, 12SA, 12SB, 12SC, 12SD, 12SE, 12SF, 12SG, 12SH, 12SI, 12SJ, 12SK, 12SL, 12SM, 12SN, 12SO, 12SP, 12SQ, 12SR, 12SS, 12ST, 12SU, 12SV, 12SW, 12SX, 12SY, 12SZ, 12TA, 12TB, 12TC, 12TD, 12TE, 12TF, 12TG, 12TH, 12TI, 12TJ, 12TK, 12TL, 12TM, 12TN, 12TO, 12TP, 12TQ, 12TR, 12TS, 12TT, 12TU, 12TV, 12TW, 12TX, 12TY, 12TZ, 12UA, 12UB, 12UC, 12UD, 12UE, 12UF, 12UG, 12UH, 12UI, 12UJ, 12UK, 12UL, 12UM, 12UN, 12UO, 12UP, 12UQ, 12UR, 12US, 12UT, 12UU, 12UV, 12UW, 12UX, 12UY, 12UZ, 12VA, 12VB, 12VC, 12VD, 12VE, 12VF, 12VG, 12VH, 12VI, 12VJ, 12VK, 12VL, 12VM, 12VN, 12VO, 12VP, 12VQ, 12VR, 12VS, 12VT, 12VU, 12VV, 12VW, 12VX, 12VY, 12VZ, 12WA, 12WB, 12WC, 12WD, 12WE, 12WF, 12WG, 12WH, 12WI, 12WJ, 12WK, 12WL, 12WM, 12WN, 12WO, 12WP, 12WQ, 12WR, 12WS, 12WT, 12WU, 12WV, 12WW, 12WX, 12WY, 12WZ, 12XA, 12XB, 12XC, 12XD, 12XE, 12XF, 12XG, 12XH, 12XI, 12XJ, 12XK, 12XL, 12XM, 12XN, 12XO, 12XP, 12XQ, 12XR, 12XS, 12XT, 12XU, 12XV, 12XW, 12XX, 12XY, 12XZ, 12YA, 12YB, 12YC, 12YD, 12YE, 12YF, 12YG, 12YH, 12YI, 12YJ, 12YK, 12YL, 12YM, 12YN, 12YO, 12YP, 12YQ, 12YR, 12YS, 12YT, 12YU, 12YV, 12YW, 12YX, 12YY, 12YZ, 12ZA, 12ZB, 12ZC, 12ZD, 12ZE, 12ZF, 12ZG, 12ZH, 12ZI, 12ZJ, 12ZK, 12ZL, 12ZM, 12ZN, 12ZO, 12ZP, 12ZQ, 12ZR, 12ZS, 12ZT, 12ZU, 12ZV, 12ZW, 12ZX, 12ZY, 12ZZ

Rochester & Associates, Inc.
 425 O.B. Street, N.W. • Marietta, Georgia 30067
 (770) 212-0600 • (770) 212-0297 • Fax • www.rochesterandassociates.com



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1	1
DATE	DATE
BY	BY
CHKD	CHKD
APP'D	APP'D



LOWER FAYETTEVILLE RD TRACT
 CONCEPT - AERIAL EXHIBIT

Rochester DECM

Rochester and Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0609 p | www.rochester-associates.com



EXHIBIT C
PAGE 4 OF 8





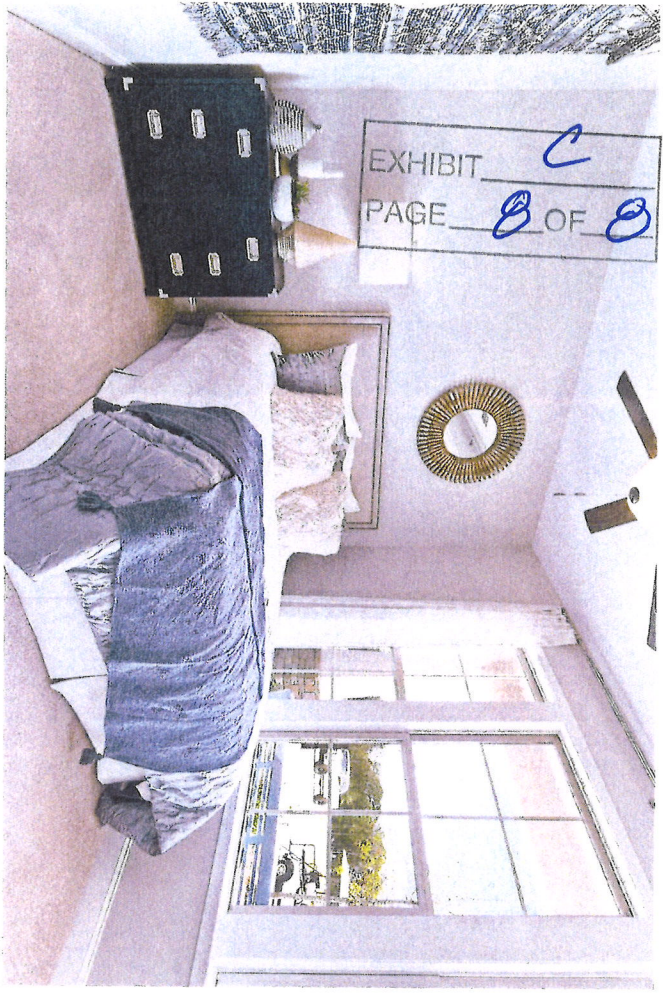
ELEVATION EXAMPLES — SINGLE-FAMILY DETACHED

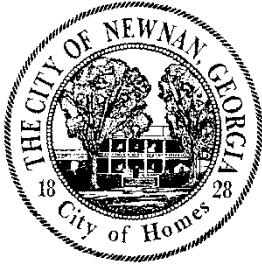
EXHIBIT *B*
PAGE *10*



EXHIBIT C
PAGE 7 OF 8







City of Newnan, Georgia – City Council

Date: February 28, 2022

Agenda Item: Rezoning Request – RZ2022-14
42.20± acres located off Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, 087 2005 003)

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

George Rosenzweig on behalf of Pope and Land Enterprises, Inc.
75 Jackson Street, Suite 405
Newnan, GA 30263

The petitioner is requesting a change in the zoning conditions and an amendment to the master plan for a MXD (Mixed Use Development) site located on Poplar Road. The site was annexed into the City in February of 2022 and is known as Poplar Place. The subject property lies to the north of Newnan Piedmont Hospital and to the east of I-85.

SITE INFORMATION:

The site consists of 42.20± acres on Poplar Road. The tracts are primarily vacant with the exception of a single-family home and a dilapidated outbuilding. The tax parcel ID numbers are 087 2005 001, 087 2005 002, and 087 2005 003. The tracts are currently zoned MXD and are conditioned upon a specific concept plan and numerous conditions including those imposed by a Development of Regional Impact (DRI).



OVERVIEW OF REQUEST:

Per the letter of intent, the applicant is seeking to amend the existing plan and conditions of zoning to reflect a “more market driven development.” The approved plan consisted of 350 multi-family units, 155 active adult senior units, 101 townhomes, 450,000 square feet of office

space, a 140-key hotel, 75,200 square feet of retail/restaurant space, and 4 parking decks. The proposed plan would decrease the office space to 300,000 square feet, decrease the commercial space to 31,500 square feet, replace the amphitheater with a village green, increase the overall amount of greenspace/park space, increase the hotel size by 35 rooms, and replace the majority of the parking decks with surface parking.



Current Plan

Proposed Plan

The applicant is also proposing revisions to the existing conditions. A comparison of the existing and proposed conditions has been provided by the applicant:

COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

MASTER PLAN

- The project will be consistent with the concept plan, (Master Plan 12), density, project data, amenities, proffered conditions, and elevations provided as part of the application that was amended on July 29, 2021 to include the Master Plan 12, attached hereto as Exhibit "C", and all corresponding information provided in the Concept Design Presentation dated January 14, 2022 on file in the City of Newnan Planning Department.

PROPOSED CONDITIONS

MASTER PLAN

- The project will not exceed the density, total units, and square footages shown on the Concept Plan entitled Master Plan and dated December 1, 2022, which is incorporated herein by reference.

COMPARISON PROPOSED LAND USES

LAND USE	PREVIOUSLY APPROVED SITE PLAN	PROPOSED SITE PLAN
ACTIVE ADULT RESIDENCES	155 UNITS	155 UNITS
HOTEL/MOTEL	140 ROOMS	175 ROOMS
OFFICE SPACE	450,000 SQ FT	300,000 SQ FT
MULTI-FAMILY RESIDENCES	350 UNITS	350 UNITS
RETAIL/RESTAURANTS	75,500 SQ FT	31,500 SQ FT
TOWNHOMES	101 UNITS	101 UNITS
AMPHITHEATER/Common Area	3.0 ACRES	4.77 ACRES

COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

DRI

2. The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA dated August 11, 2021, attached hereto as Exhibit "D".

DEPARTMENT OF ENGINEERING

3. The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021, attached hereto as Exhibit "E".

POPLAR ROAD LOT

4. The front lots (further identified as outparcels 4 and 5 on Master Plan 12) will not be used as a gas station, a convenience store or a fast food operation with or without a drive-thru. However, a drive-thru for specific uses such as a coffee shop or a fast casual restaurant shall be permitted.

TOWNHOMES

5. The covenants and restrictions for the townhouse development shall provide that no more than 10% of the townhouse units shall be made available for rental at any one point in time.

PROPOSED CONDITIONS

DRI

2. The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA dated August 11, 2021, attached hereto as Exhibit "D" except that the developer shall not be required to provide roadway improvements to Lower Fayetteville Road and the Applicant's participation in the leg off the Stillwood roundabout will be conditioned on the City's acquisition of right-of-way, because the area required is owned by third parties.

DEPARTMENT OF ENGINEERING

3. The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021, attached hereto as Exhibit "E" other than the item listed in Transportation Item 1 as the proposed roundabout is already designed and will be constructed by the City. See the above note in number 2 above.

POPLAR ROAD LOTS

4. The lots fronting on Poplar Road will not be used as a gas station, convenience store, or fast food operation such as McDonald's, Burger King, or Del Taco (not including fast casual such as Atlanta Bread Company or Panera Bread). Any restaurant, coffee shop or fast casual concept located along Poplar Road will have its drive-thru concealed with landscaping, hardscaping, and/or lighting, so that the drive-thru is not visible from Poplar Road. The applicant agrees to encourage food and beverage pick up as per current "app based" ordering methods to eliminate traditional drive-thru concepts.

TOWNHOMES

5. The covenants and restrictions for the townhouse development shall provide that no more than 20% of the townhouse units to be developed shall be built-for-rent as the term is used in today's development vernacular.

2

COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

NEWNAN UTILITIES

6. The Developer will be required to meet all requirements set out in Newnan Utilities letter dated January 12, 2022 attached hereto as Exhibit "F".

PROJECT PHASING

7. Subject to the Development Agreement, between the Developer and the City setting milestones for phasing and scheduling of construction of the various uses and amenities proposed for the site to be attached to the ordinance as Exhibit "G" as a further condition, to include the following permitting milestones:
 - a. The amphitheater and The LINC segment shall be constructed simultaneously with the project infrastructure within the development.
 - b. No apartments, labeled as numbers 1 and 13 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until a minimum of 50% of the 52,200 of retail, labeled as numbers 1 and 2 on the concept plan (Master Plan 12) and 1 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.
 - c. No outparcels labeled as numbers 4, 5 and 7 on the concept plan, shall receive a certificate of occupancy until a minimum of 75% of the 52,200 of retail, labeled as numbers 1 and 2 on the concept plan (Master Plan 12), and 3 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.
 - d. No more than 80% of the townhome units, labeled as number 14 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until Office Building A, labeled as number 8 on the concept plan, has been permitted and under active construction.

PROPOSED CONDITIONS

NEWNAN UTILITIES

6. The Developer will be required to meet all requirements set out in Newnan Utilities letter dated January 12, 2022 attached hereto as Exhibit "F" with the appropriate unit/square footage calculations as presented in this application.

PROJECT PHASING

7. No multi-family, hotel, or townhouse shall receive a certificate of occupancy until a minimum of 8,500 sf of retail space and at least one of the greenspace components labeled on the submitted plan are permitted and under active construction. For the purpose of clarity of this condition, the applicant agrees that no certificate of occupancy for a multi-family project or a townhouse project or an office project can be obtained without the applicant also constructing at least 8,500 sf of retail along with an associated and adjacent greenspace component.

3

It should be noted that proposed condition #4 has been modified by the applicant since the application was first submitted to address fast food restaurants which on the approved plan are prohibited at the entrance to the development.

Essentially staff has reviewed the conditions and has determined the following:

- 1) The proposed plan decreases the square footages for the retail and office components and increases the number of hotel rooms by 35.
- 2) The amphitheater will be replaced by a village green and 1.77 more acres of greenspace will be provided.
- 3) The majority of the parking decks have been replaced by surface parking and on street parking.
- 4) No elevations for individual buildings have been provided.
- 5) Michael Klahr, City Engineer, has mentioned that one of the conditions of the DRI is to provide direct access from the development to Newnan Crossing Boulevard East by way of Mercantile Drive. As proposed on the plan, he believes access from Mercantile Drive will only provide direct access to the hotel. He has also commented on proposed conditions #2 & #3 by clarifying that the cost for the design and construction of the 4th leg of the roundabout will be borne by the developer including the acquisition of the needed right-of-way, relocation of any conflicting utilities, and any associated permanent/temporary easements. A copy of his updated memorandum has been provided as a part of this assessment.
- 6) The applicant is seeking a cap of 20% of townhomes to be rental vs 10%, which was previously approved.
- 7) The applicant will provide access to the future LINC segment, but will not be constructing that segment.
- 8) Phasing has been changed to specify that no multi-family or townhome shall receive a certificate of occupancy until 8,500 square feet of retail space and one greenspace component is actively under construction. The existing condition had percentage-based phasing that was approved as part of the Development Agreement.

As previously mentioned, this property is bound by an existing Development of Regional Impact (DRI). DRIs are designed to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. One of the primary areas of concern is transportation, which requires a Georgia Regional Transportation Authority (GRTA) review to determine and mitigate current and future impacts to mobility. At the end of the review process, GRTA provided their findings in a Notice of Decision with conditions that must be adhered to in order for the project to move forward. Those conditions will still have to be met by the new developer even if the concept and conditions are changed.

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 annexation/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 subject tract is located at the northeast corner of I-85 and Poplar Road. It is primarily surrounded by a variety of uses including commercial/office (east), multi-family apartments (north), Piedmont Newnan Hospital (south) and the on-ramp to Interstate 85 (west). In terms of zoning, the properties to the north and east are in the city limits and are zoned PDR

(Planned Development Residential) and CGN (General Commercial), while the hospital tract and the interstate are under the County's jurisdiction.

As this is only a change in the master plan and conditions for an existing mixed-use development, the proposed use is suitable since the Council approved the annexation and rezoning for these particular uses back in February of 2022.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? As with the currently approved project, the greatest impact from this development will be traffic. However, the developer has provided an update to the traffic assessment that shows an actual decrease of 5,490 daily trips generated due to the reduction in office and commercial square footages. It also shows 189 less trips in the AM Peak Hour and 417 fewer trips in the PM Peak Hour.

Staff Assessment – ADVERSE AFFECT IN TERMS OF TRAFFIC, BUT THE PROPOSED PLAN SHOWS A DECREASE ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned MXD (Mixed-Use Development) with a specific plan and conditions. The property could be developed under the currently adopted plan and conditions.

Staff Assessment – PROPERTY COULD BE DEVELOPED WITH THE MASTER PLAN AND CONDITIONS CURRENTLY APPROVED ✗

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? A Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project was completed as part of the annexation package. A copy of the updated assessment has been provided with the accompanying documentation for this report. A summary of the assessment's findings are as follows:

Traffic:

Since this project was part of a DRI, GRTA's conditions will be included to mitigate traffic issues:

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities:

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along the DRI frontage of Poplar Road

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A:

- Provide an ingress and egress lane at the intersection with Stillwood Drive to create a four-legged intersection.

Mercantile Drive at Site Driveway B:

- Connect DRI Driveway B into Mercantile Drive to ensure direct access to Newnan Crossing Boulevard

Poplar Road at Piedmont Hospital Entrance / Site Driveway C:

- Align Driveway C to form the fourth leg of the existing Poplar Road / Piedmont Hospital Entrance signalized intersection
- Coordinate with GDOT, City of Newnan and Coweta County to identify and install, per their approval: 1) the appropriate ingress and egress configuration at Driveway C; and 2) a right turn deceleration lane on Poplar Road at Driveway C.
- Install crosswalks on all legs of the intersection, per GDOT, City of Newnan and Coweta County approval
- Coordinate with GDOT, City of Newnan and Coweta County to determine the needed storage length for the existing eastbound left turn lane on Poplar Road at Driveway C. Install the additional storage as specified by GDOT, City of Newnan and Coweta County. Restripe the movement from a U-turn to a turn lane.

Poplar Road at Site Driveway D:

- Continue to coordinate with GDOT, City of Newnan and Coweta County to explore the feasibility of a driveway located between the I-85 ramp and the Piedmont Hospital Entrance / Driveway C. If a right-in, right-out driveway is approved, install a right turn deceleration lane, per GDOT and Coweta County approval

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

** These are the same as the general conditions specified in "Attachment A" above.

Section 2:

Newnan Crossing Boulevard at Stillwood Drive

- Continue to advance the City of Newnan roundabout project at the intersection

Newnan Crossing Boulevard at Lower Fayetteville Road

- Continue to advance the roadway improvement project on Lower Fayetteville Road

Newnan Crossing Boulevard at Poplar Road

- Monitor the eastbound left turn lane on Poplar Road at Newnan Crossing Boulevard. Restripe the existing hatched pavement as a second eastbound left turn lane, if and when necessary.

Mercantile Drive at Newnan Crossing Boulevard

- Monitor the intersection and implement access management and turn lane improvements as necessary.

I-85 Interchange at Poplar Road

- Monitor the intersection's capacity needs and signal timing coordination with nearby Poplar Road intersections (Newnan Crossing Bypass, Newnan Crossing Blvd, Piedmont Newnan Hospital / Driveway C), and make improvements if and when necessary.

Police: Chief Blankenship, in his previous report, indicated that his department could service the development. He also indicated that since it is an increase in people and vehicle traffic to the area, it would affect call service and response time to other parts of the City.

Fire: Chief Stephen Brown also indicated that NFD can service this development but did express concern about the increased traffic and potential motor vehicle accidents leading to increased call times to surrounding areas.

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there was ample capacity to serve the proposed facilities. Since the office and commercial square footages are actually decreasing, the impact will be less. Needs from the developer in terms of each service has been provided as an attachment to the assessment and included in the CIA.

Engineering:

Michael Klahr, City Engineer previously reviewed the project and provided the following comments. His memorandum was updated after the Planning Commission public hearing and a meeting to discuss the transportation changes with the developer. Those additional comments are shown in green.

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. Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
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. If the development proposes to disturb more than 50 acres, the developer shall submit the Erosion, Sedimentation and Pollution Control plans to the City for review and approval by the City, prior to submittal to the Georgia Environmental Protection Division for their review and approval.
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 site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25-foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. The development shall connect to a proposed roundabout at Stillwood Drive/ Newnan Crossing Boulevard East. The cost for design for and construction of the approach to the roundabout from the development shall be borne by the developer. This would include the acquisition of the needed Right-of-Way, relocation of any conflicting utilities, and any associated permanent/ temporary easements.

Reference is made to the *Notice of Decision* for DRI # 3293, dated August 11, 2021.

For clarification: the City of Newnan is preparing to construct a 3 leg approach roundabout intersection; Newnan Crossing Blvd E, north and southbound, with Stillwood Dr. The 4th leg serving the proposed development is not included in the City's project, and is shown as concept, only. The City anticipates a construction letting date for the roundabout project, spring 2023.

To be included in a Development Agreement with the City, the City will acquire the Right-of-Way needed to construct the fourth leg of the roundabout serving the development.

2. The developer shall design and modify existing pavement makings on Newnan Crossing Boulevard East, at Mercantile Drive, to accommodate left turn movements from Newnan Crossing Boulevard East to Mercantile Drive,
3. The development shall include ADA compliant sidewalks along both sides of all streets to be publicly dedicated. Sidewalks installed as a continuation of Mercantile Drive shall match existing. Sidewalks installed along the proposed street linking Poplar Road to the roundabout intersection at Stillwood Drive/ Newnan Crossing Boulevard East shall be six (6) feet in width, minimum, with a four (4) foot grass strip between the sidewalk and back of curb. All other sidewalks, internally, shall be as per Final Notice of Decision for the DRI, and shall connect to the public Right-of-Way at Poplar Road and Mercantile Drive.
4. The developer shall provide and install street lighting along all streets to be publicly dedicated, to meet City standards for lighting.
5. Any segments of the Newnan LINC proposed as a part of the development for public dedication, are subject to review and approval by the City agencies overseeing the LINC activities.

A condition of the *Notice of Decision* was to provide direct access from the development to Newnan Crossing Blvd E, by way of Mercantile Dr. As proposed, access from Mercantile Dr will provide direct access to the proposed hotel, only.

Based on further review and consideration, access from Mercantile Dr to the proposed hotel would be considered direct access from the development to

Newnan Crossing Blvd E, meeting the intent of the DRI, provided an agreement is obtained from the owner of the proposed hotel parcel allowing traffic to traverse through the parcel to other areas of the development.

Of special note: the proposed driveway located between the I-85 ramp and the Piedmont Hospital driveway was denied by GDOT for the previous development concept plan. **For advisement, only.**

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated, “In our experience, residents of apartment dwelling are often more transient than those in single-family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high-density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes”:

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?

In terms of number of projected students, the average household in Coweta County based on census data from 2019 had .49 children between the ages of 5 and 17. This would mean an estimated 220 additional students for the Coweta County School System at build out. The senior living units were not included in this calculation.

Taxes: As part of the CIA, the applicant must show anticipated tax revenue from the proposed project. In this case, the applicant has compared the existing estimated annual tax revenue to the approved site plan. Those differences are reflected in the table below:

	TOTAL VALUE	CITY	SCHOOL BOARD	FIRE DEPARTMENT	FIRE BOND	COUNTY	TOTAL
APPROVED	482,197,792	689,350	3,336,809	632,644	28,932	1,113,298	5,801,032
PROPOSED	512,410,000	732,541	3,545,877	672,282	30,745	1,183,052	6,164,497

Based on the figures above, the applicant has indicated that the estimated annual tax revenue will increase by \$363,465 per year despite the change in square footages.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development and the traffic generated will actually be less than with the currently approved project.

Staff Assessment – PROJECT WILL HAVE AN IMPACT; HOWEVER, ALL SERVICE PROVIDERS HAVE INDICATED THAT THEY CAN SERVE THE DEVELOPMENT AND THE CONDITIONS OF THE DRI SHOULD MITIGATE TRAFFIC ISSUES ✓

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

The property was outside of the city limits and therefore was not considered in the City's Comprehensive Plan. The properties in the City that abut the tracts are shown as Planned Development" and Business/Office on the City's Future Land Use Plan. However, since the development includes a mixture of residential, office and commercial uses, it would be compatible with the adjacent tracts currently in the City and should receive a Mixed Use designation when the Comprehensive Plan is updated.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE AS FUTURE "MIXED USE" ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The overall purpose of the Mixed-Use Development district is to allow and encourage greater flexibility and creativity in the design and development of comprehensively planned mixed-use centers. This is done through a specific plan for the development which is adopted as a condition of the zoning. In this case, the applicant is only asking for the concept plan and conditions to be changed; therefore, it would remain consistent with the purpose and intent of the existing zoning designation.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE EXISTING ZONING DESIGNATION ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? As previously stated, the subject tract was not included in the Comprehensive Plan; however the properties would most likely be shown as future Mixed Use based on our future land use definitions. Mixed-use is defined as "areas that blend residential, commercial, cultural, institutional, or entertainment uses that are physically integrated. Mixed-use developments require a specific development plan with emphasis being placed on creating a walkable community". The mixed-use designation would be consistent with the future land use designations for the area as the planned development reflects the existing high-density apartments and the business/office would complement the non-residential uses being proposed.

Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS THAT WOULD IMPACT THE SUBJECT PROPERTY'S PROBABLE FUTURE DESIGNATION AS "MIXED USE" ✓

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?

A mixed-use development has already been approved for this site. The question is whether the proposed changes reflect a reasonable balance. In this case, while there is no doubt that the project will still impact service provision, the proposed changes will actually reduce the overall impact based on decreased square footages and traffic generation. The DRI conditions will still mitigate the traffic issues and the developer will need to work with the school system to ensure they can plan for the additional students.

As to the amended conditions, staff has suggested some conditions to ensure that the elevations will meet with city standards. Staff is also suggesting the creation of a management entity to ensure all common areas are maintained.

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 **7 of the 8 standards**.

Planning Commission Recommendation:

The Planning Commission at their January 10, 2023 meeting, held a public hearing and voted unanimously to recommend approval of the rezoning request with the following conditions:

- The project will be consistent with the concept plan, density, project data, proffered conditions, renderings and amenities provided as part of the application.
- The property will be placed in the Quality Development Corridor Overlay (QDC) district to ensure all commercial and office buildings meet overlay standards.
- Design Guidelines will be approved by the Planning Commission prior to any building permits being issued for the development.
- Elevations related to the apartment and townhome developments will be approved by the Planning Commission through the Certificate of Appropriateness Process.
- A management entity will be created to ensure all common areas, buffers, amenities, etc. are maintained.
- The developer will be required to meet all conditions specified in the DRI Notice of Decision and recommended by the Director of Engineering as listed in his updated letter of January 24, 2023 and provided in this report or as otherwise agreed to by the parties including the Georgia Regional Transportation Authority (GRTA).
- A Development Agreement between the Developer and the City shall be included as part of the ordinance to address phasing and scheduling of construction.
- The proposed second entrance off of Poplar Road must receive Georgia Department of Transportation (GDOT) and Coweta County approval.
- The wording “8,500 sf of retail space” referenced in proffered condition number 7 regarding project phasing shall be amended to state a minimum of “15,000 square feet of retail or office space or a combination of retail and office space”.

OPTIONS:

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

ATTACHMENTS: Application for Rezoning
Application Supplements
Location Map
Community Impact Assessment
Service Provider Comments



CITY OF NEWNAN | Project Location



CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
www.cityofnewnan.org

N
 1 inch = 600 feet
 Date: 4/2/2021

LEGEND

- Project Location
- PARCELS
- CITY LIMITS

Parcel # 087 2005 001
 087 2005 002
 087 2005 003

ADDRESS

690 Poplar Rd, 132
 Newnan, GA 30263

**POPE & LAND ENTERPRISES, INC.
REZONING APPLICATION**

42.20 +/- acres

**TAX PARCELS: 0872005001,
0872005002, 0872005003**

**Pope & Land Enterprises, Inc.
Applicant's Representative
George C. Rosenzweig
Rosenzweig Law PC
75 Jackson Street, Suite 405
Newnan, Georgia 30263
(470) 347-3651
george@cowetalaw.com
State Bar: 614925**



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

DRAFT 11-18-2022

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

APPLICATION TO AMEND ZONING CONDITIONS

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 Pope & Land Enterprises, Inc. (By George C. Rosenzweig, Attorney for Applicant)

Mailing Address Rosenzweig Law, 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone (470) 347-3651 Email: george@cowetalaw.com

Property Owner (Use back if multiple names) Marjorie P. Phillips, Estate of Deward Allen Payton, and Phillips Family Partnership, LLLP

Mailing Address See attached sheet for multiple names and addresses

Telephone _____

Address/Location of Property _____

Tax Parcel No.: 0872005001, 0872005002, 0872005003 Land Lot _____

District/Section Land Lot 5, Second Land District Size of Property (Square Feet or Acres) 42.20 Acres +/-

Present Zoning Classification: MXD Proposed Zoning Classification: Replacing the existing conditions

Present Land Use: Undeveloped with the revisions to existing conditions attached on the next page

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

The current zoning conditions should be no longer applicable because: The property has no viable economic use with the
current zoning conditions.

The proposed revised zoning conditions should be adopted because:

The revised conditions will facilitate, allow and encourage flexibility and creativity in the design and development of the property as a comprehensively planned, mixed-use center consistent with existing public plans and pertinent City policy by encouraging residential uses in conjunction with commercial and other compatible activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic. The proposed site plan combines residential, commercial, and other non-residential uses in such a manner as to be functionally integrated, and complimentary of each other rather than a development with random, non-integrated, non-associative elements.

Please attach all the following items to the completed application:

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 (1) copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed *Proffered Conditions* form.
7. Completed *Disclosure of Campaign Contributions and Gifts* form.
8. If the applicant and the property owner are not the same, complete the *Property Owner's Authorization* form and/or the *Authorization of Attorney* form.
9. For multiple owners, a *Property Owner's Authorization* form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the City of Newnan and are listed below:

- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
- Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
- Commercial Application.....\$500.00/Plus \$25.00 Per Acre
- Industrial Application.....\$500.00/Plus \$15.00 Per Acre
- Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application.....\$350.00

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

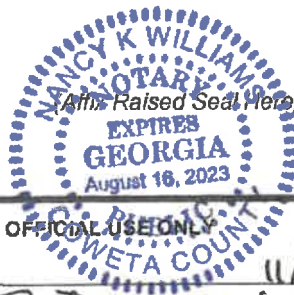
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

1st day of December, 2022

Signature of Applicant 

Nancy K. Williams
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 11/28/2022

RECEIVED BY: Tracy S. Dunnavant

DATE OF FILING: 12/01/2022

FILING FEE RECEIVED: \$6,518.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

Tax Parcel No.: 0872005001

Payton, Deward Allen Estate
c/o John & Rita Pate
4170 Spinnaker Drive #1022-C
Gulf Shores, AL 36542

Tax Parcel No.: 0872005002

Payton, Alton Martin & Payton Phillips
Family Partnership LLLP
P.O. Box 1432
Newnan, GA 30264

Tax Parcel No.: 0872005003

Phillips, Marjorie P.
734 Poplar Road
Newnan, GA 30263



December 1, 2022

Ms. Tracy Dunnivant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of Pope & Land Enterprises, Inc. to Revise Zoning Conditions for Property located in Land Lot 5 of the Second Land District identified as 42.20 +/- Acres off Poplar Road in the City of Newnan, Georgia formerly known as the Poplar Place Development

Dear Ms. Dunnivant:

Pope & Land Enterprises, Inc., the Applicant, and the owners of the above-referenced property (the "Property"), are making this Application to revise the zoning conditions for the Property, which so restrict the Property that it has no viable economic use as zoned.

Pope & Land Enterprises, Inc. includes a team of professionals substantially experienced with large-scale project development including The Battery Atlanta and City Park Charlotte. Locally, Pope & Land Enterprises, Inc. has been the developer of the highly successful and prestigious Bridgeport Industrial Park.

Incorporated in our Application is a new plan as well as proposed revised conditions based upon the current market for the high-quality mixed-use development the City of Newnan envisioned when the Property was rezoned.

The new plan 1) does not increase overall density, 2) affords a reduction in the scale, mass and height of proposed buildings, and 3) provides 4.5 acres more of park space organized and distributed to be the active, viable backbone of the new community. The new plan focuses on value through the creation of place, and benefits from the team's years of experience in creating great places for people.

The new plan forgoes the concept of a stand-alone amphitheater providing, instead, a central, flexible, village green. The green itself is similar in scale to that of the City of Alpharetta and the Atlanta Botanical Garden lawn – both facilities which provide for community-based concert series, as well as multiple other seasonal and community-programmed activities throughout the year.

GEORGE C. ROSENZWEIG
75 Jackson Street, Suite 405, Newnan, Georgia 30263
Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com
www.rosenzweig.law

Ms. Tracy Dunnavant, Planning Director
December 1, 2022
Page Two

Additionally, a series of pedestrian-scaled blocks and complete-streets provide and promote walkability within the community and to the future LINC trail. Organization of the streets and blocks provide for maximum connectivity between the various components of the community while emphasizing traffic-calming and safety.

The new plan and revised conditions will allow and encourage flexibility and creativity in the design and development of the Property as a comprehensively planned, mixed-use center consistent with existing public plans and pertinent City policy by encouraging residential uses in conjunction with commercial and other compatible activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic. The proposed plan combines residential, commercial, and other non-residential uses in such a manner as to be functionally integrated, and complimentary of each other rather than a development with random, non-integrated, non-associative elements.

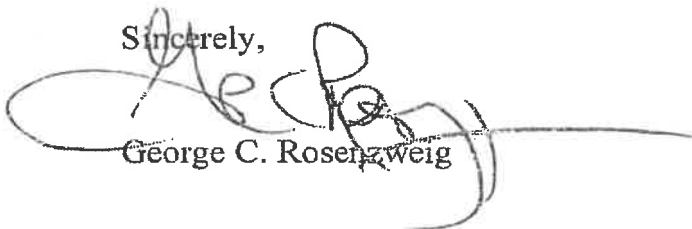
In developing the Property, pursuant to the Newnan Mixed-Use Ordinance, development will be staged based upon the initial plan for the entire site and subsequent development plans for each stage of development as dictated by market forces.

Consistent with the vision for mixed-use developments, adopted by the City of Newnan, higher density residential uses will be integrated into the overall mixed-use development in a manner which insures compatibility of land uses by incorporating coordinated standards of project and site planning thereby strengthening Newnan's economic base and providing proximate linkages between employment opportunities and housing.

The Applicant's plan provides substantial open space, including the community green field, as well as connectivity to Newnan's LINC trail system in a walkable physically and aesthetically integrated development in an appropriate transitional location near recent transportation improvements and numerous employers including many in the healthcare industry.

For these reasons, Applicant and the new owners believe that the public interest would be well served by amending the current zoning conditions.

Sincerely,



George C. Rosenzweig

GCR/nkw
Enclosures

LEGAL DESCRIPTION

COMBINED – PARCEL 1, PARCEL 2, AND PARCEL 3

All that tract or parcel of land lying and being in Land Lot 5, 2nd District, Coweta County, Georgia; and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the east right-of-way line of Interstate 85 (having a variable right-of-way) with the north line of Land Lot 5, thence running along said north line of Land Lot 5 following metes and bounds; S 89°47'30" E a distance of 240.20' to a 3/8" rebar found; S 89°52'53" E a distance of 796.92' to a 1/2" open top pipe found; N 88°33'23" E a distance of 443.47' to a 1/2" iron pin and plastic cap placed; thence leaving said land lot line, S 00°16'32" E a distance of 1567.07' to a 1/2" rebar and cap found on the north right-of-way line of Poplar Road having a variable right-of-way); thence running along said right-of-way line of Poplar Road the following metes and bounds; N 82°14'52" W a distance of 543.81' to a right-of-way monument found; N 08°56'19" E a distance of 55.08' to a right-of-way monument found; run west along the arc of a curve turning to the right with an arc length of 288.29', with a radius of 11850.00', with a chord bearing of N 80°50'42" W, with a chord length of 288.28' to a right-of-way monument found; N 80°21'38" W a distance of 279.75' to a right-of-way monument found at the northeast mitered right-of-way of Poplar Road and Interstate 85; thence running along said mitered right-of-way line, N 26°15'12" W a distance of 55.70' to a right-of-way monument found on the east right-of-way line of Interstate 85; thence running along the east right-of-way line of Interstate 85 the following metes and bounds; N 00°45'56" W a distance of 65.54' to a right-of-way monument found; run north along the arc of a curve turning to the left with an arc length of 390.69', with a radius of 1155.00', with a chord bearing of N 09°53'18" W, with a chord length of 388.83' to a right-of-way monument found; S 70°19'52" W a distance of 45.53' to a right-of-way monument found; N 19°38'09" W a distance of 77.26' to a right-of-way monument found; N 19°36'12" W a distance of 540.38' to a right-of-way monument found; run north along the arc of a curve turning to the right with an arc length of 279.30', with a radius of 970.00', with a chord bearing of N 11°22'05" W, with a chord length of 278.34' to a 1/2" iron pin and plastic cap placed and the POINT OF BEGINNING;

Said Combined Parcel contains 42.203 acres (1,838,360 sq. ft.)

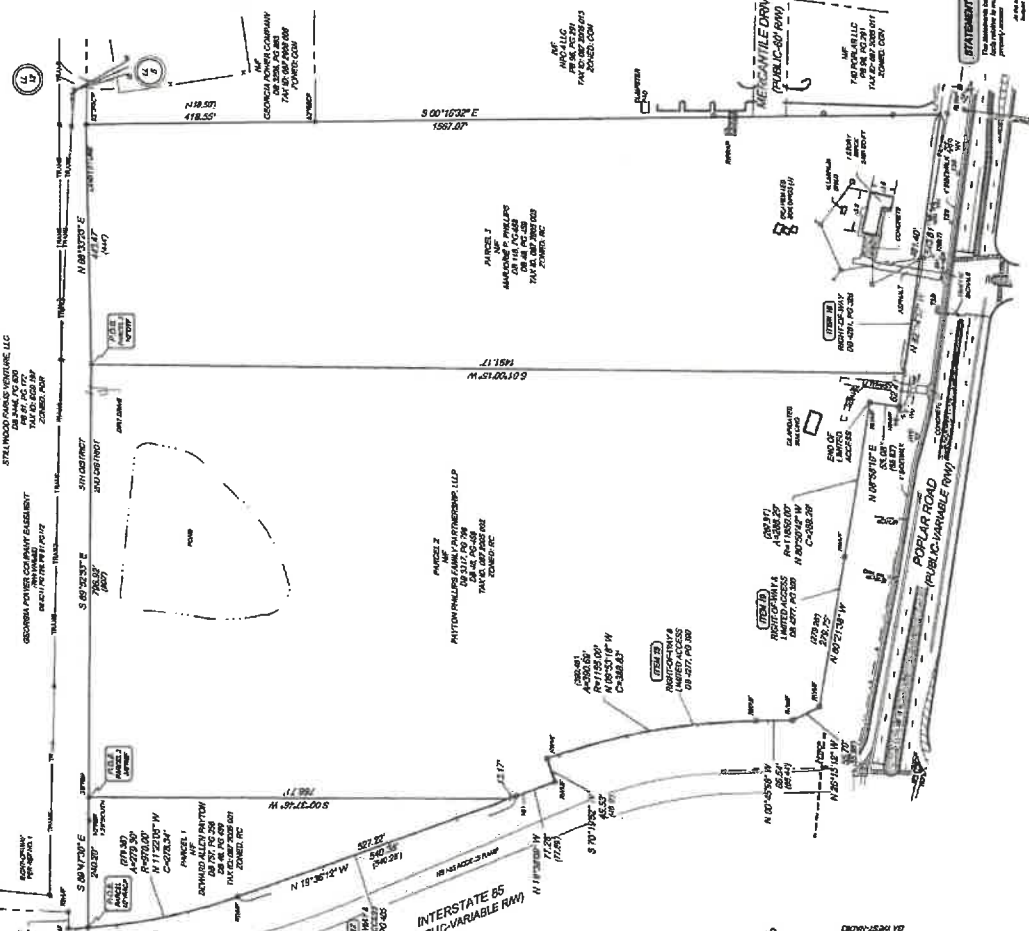


TITLE EXCEPTIONS
 This Project is the property of the Georgia Power Company
 1111 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Attention: Survey Department
 Date: 11/17/2022

- ITEM 12: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 13: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 14: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 15: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 16: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 17: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 18: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 19: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.
- ITEM 20: Includes shown on all records in Deed Book 14, Page 864, Conveyance to Georgia Power Company, dated 11/17/2022.

45 UNREGISTERED PROPERTY ENCUMBRANCES
 CONVEYANCE: PARCELS 1, PARCELS 2, PARCELS 3, PARCELS 4, PARCELS 5, PARCELS 6, PARCELS 7, PARCELS 8, PARCELS 9, PARCELS 10, PARCELS 11, PARCELS 12, PARCELS 13, PARCELS 14, PARCELS 15, PARCELS 16, PARCELS 17, PARCELS 18, PARCELS 19, PARCELS 20, PARCELS 21, PARCELS 22, PARCELS 23, PARCELS 24, PARCELS 25, PARCELS 26, PARCELS 27, PARCELS 28, PARCELS 29, PARCELS 30, PARCELS 31, PARCELS 32, PARCELS 33, PARCELS 34, PARCELS 35, PARCELS 36, PARCELS 37, PARCELS 38, PARCELS 39, PARCELS 40, PARCELS 41, PARCELS 42, PARCELS 43, PARCELS 44, PARCELS 45.

PARCEL 1
 100.00 ACRES
 PARCEL 2
 23.642 ACRES
 PARCEL 3
 18.188 ACRES
 PARCEL 4
 42.203 ACRES



ENCUMBRANCES
 1. EASEMENT FOR POWER LINES
 2. EASEMENT FOR ACCESS
 3. EASEMENT FOR UTILITIES
 4. EASEMENT FOR WATER
 5. EASEMENT FOR SEWER

AREA SUMMARY
 PARCEL 1 = 2,403 ACRES OR 104,632 SQ. FT.
 PARCEL 2 = 23.642 ACRES OR 1,029,828 SQ. FT.
 PARCEL 3 = 18.188 ACRES OR 793,842 SQ. FT.
 TOTAL AREA = 42,203 ACRES OR 1,828,302 SQ. FT.

STATEMENT OF ENCUMBRANCES & INDEMNITY OBLIGATION
 The undersigned hereby certifies that the above described parcels are free and clear of all encumbrances and obligations, except as shown on the attached plat.

ALTA/NSRS CERTIFICATION
 To: THE ALTAIR GROUP, INC.
 1111 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Date of this Survey: 11-17-2022
 Surveyor: JAMES R. GAVEN

PROPERTY INFORMATION
 PARCELS 1-45
 COUNTY: COCONA
 CITY: ANTONIO

PROPERTY INFORMATION
 DATE: 11/17/2022
 TIME: 10:00 AM
 SURVEYOR: JAMES R. GAVEN
 JOB NO: 2022-012

TAX PARCELS: 087-2002-091, 087-2002-092 AND 087-2002-093
 NEWMAN, GEORGIA 30304



METRO ENGINEERS & ARCHITECTS
 11-17-2022
 REVIEW COPY

ALTA/NSRS CERTIFICATION
 To: THE ALTAIR GROUP, INC.
 1111 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Date of this Survey: 11-17-2022
 Surveyor: JAMES R. GAVEN

PROPERTY INFORMATION
 PARCELS 1-45
 COUNTY: COCONA
 CITY: ANTONIO

PROPERTY INFORMATION
 DATE: 11/17/2022
 TIME: 10:00 AM
 SURVEYOR: JAMES R. GAVEN
 JOB NO: 2022-012

TAX PARCELS: 087-2002-091, 087-2002-092 AND 087-2002-093
 NEWMAN, GEORGIA 30304



KEY LEGEND

- A** ACTIVE ADULT: +/- 155 UNITS
- B** TOWNHOMES: +/- 101 UNITS
- C** MULTIFAMILY: +/- 350 UNITS
- D** OFFICE: +/- 300,000 SF
- E** RETAIL: +/- 31,500 SF
- F** HOTEL: +/- 175 KEYS

GREENSPACE KEY LEGEND

- 1** GREENSPACE: +/- 4.2 ACRES
 - 2** GREENSPACE: +/- 1.1 ACRES
 - 3** GREENSPACE: +/- 1.44 ACRES
- GREENSPACE TOTAL: +/- 6.74 ACRES

PARKING COUNTS

- A** ACTIVE ADULT: +/- 155 UNITS x 1.5 = 232 SPOTS REQUIRED +/- 254 SPOTS PROVIDED
- B** TOWNHOMES: +/- 101 UNITS x 2 = 202 SPOTS REQUIRED +/- 225 SPOTS PROVIDED
- C** MULTIFAMILY: +/- 350 UNITS x 1.5 = 525 SPOTS REQUIRED +/- 528 SPOTS PROVIDED
- D** OFFICE: +/- 300,000 SF = 1 SPOT PER 250 SF = 1,200 SPOTS REQUIRED +/- 1334 SPOTS PROVIDED
- E** RETAIL: +/- 31,500 SF = 1 SPOT PER 250 SF = 126 SPOTS REQUIRED +/- 96 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 126 SPOTS.
- F** HOTEL: +/- 175 KEYS x 1 = 175 SPOTS REQUIRED 154 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 175 SPOTS



LOCATION MAP

Newman, GA
December 1, 2022



POPE & LAND
REAL ESTATE SERVICES



KEY LEGEND

- PEDESTRIAN CIRCULATION (Red dashed line with arrow)
- VEHICULAR/BICYCLE CIRCULATION (Blue dashed line with arrow)

POPLAR PLACE
CIRCULATION FRAMEWORK

Newark, CA
December 1, 2022



POPE & LAND





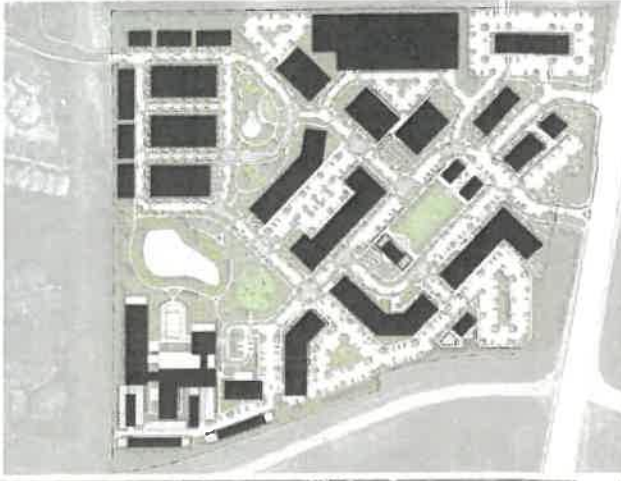
POPLAR PLACE
OPEN SPACE FRAMEWORK

Newman, GA
December 1, 2023





CIRCULATION FRAMEWORK



SPATIAL DEFINITION / PLACE FRAMEWORK



OPEN SPACE FRAMEWORK



ENVIRONMENTAL / LANDSCAPE FRAMEWORK

POPLAR PLACE
SITE FRAMEWORK ANALYSIS

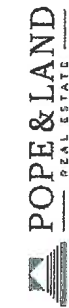
Newman, GA
December 1, 2022





POPLAR PLACE
3D CONCEPT IMAGES


Newnan, GA
November 28, 2022





POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022

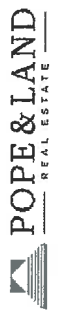
 POPE & LAND
REAL ESTATE

 HGOR



POPLAR PLACE
3D CONCEPT IMAGES

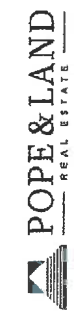
Newnan, GA
November 28, 2022





POPLAR PLACE
3D CONCEPT IMAGES

Newman, GA
November 28, 2022





POPLAR PLACE
3D CONCEPT IMAGES


Newman, GA
November 28, 2022





POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022


 **POPE & LAND**
REAL ESTATE

 **HGOR**

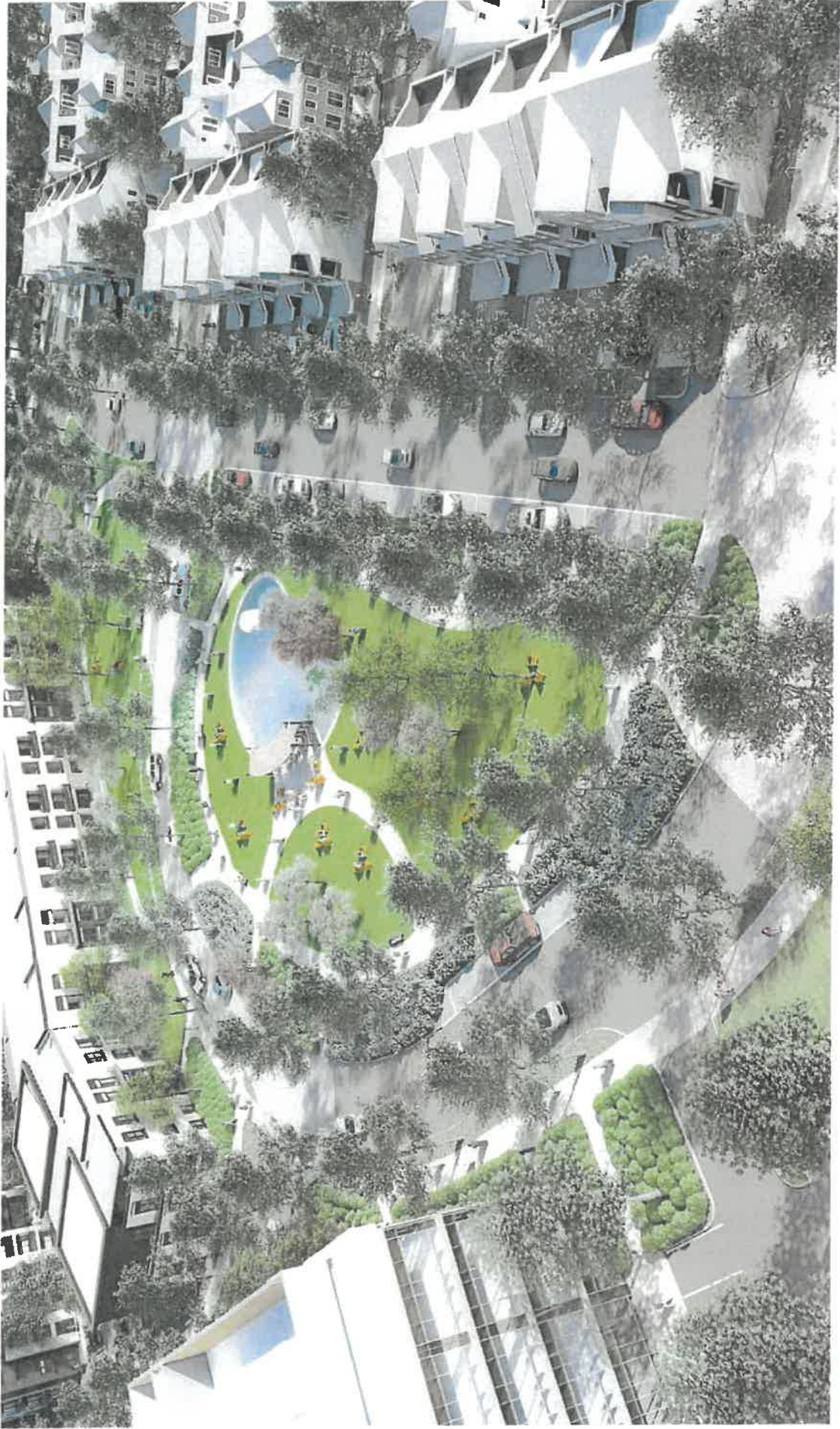


POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022

 **POPE & LAND**
REAL ESTATE

 **HGOR**



POPLAR PLACE
3D CONCEPT IMAGES

Newman, GA
November 28, 2022

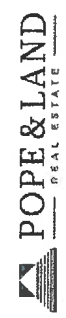
POPE & LAND
REAL ESTATE





POPLAR PLACE
3D CONCEPT IMAGES


Newman, GA
November 28, 2022





POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022

 POPE & LAND
REAL ESTATE

 HGOR



City of Newnan, Georgia
Attachment A

42.20 +/- Acres located off Poplar Road in Land Lot 5, Second Land District,
Coweta County, GA Tax Parcels Nos. 0872005001, 0872005002, 0872005003

Proffered Revised Zoning Conditions

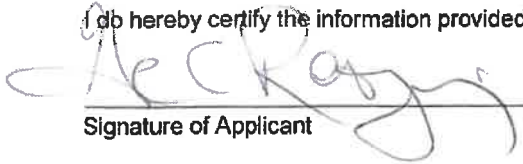
As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.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

Please list any written proffered conditions below:

REPLACING THE EXISTING CONDITIONS WITH THE PROFFERED CONDITIONS ATTACHED.

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

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


Signature of Applicant

George Roszniewski
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Nancy K. Williams 12.1.2022
Signature of Notary Public Date



Application of Pope & Land Enterprises, Inc. to Revise Zoning Conditions for Property located in Land Lot 5 of the Second Land District identified as 42.20 +/- Acres off Poplar Road in the City of Newnan, Georgia formerly known as the Poplar Place Development

REVISIONS TO EXISTING CONDITIONS

1. The project will not exceed the density, total units, and square footages shown on the Concept Plan entitled Master Plan and dated December 1, 2022, which is incorporated herein by reference.

2. The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA dated August 11, 2021, attached hereto as Exhibit "D" except that the developer shall not be required to provide roadway improvements on Lower Fayetteville Road and the Applicant's participation in the leg off the Stillwood roundabout will be conditioned on the City's acquisition of right-of-way, because the area required is owned by third parties.

3. The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021, attached hereto as Exhibit "E" other than the item listed in Transportation Item 1 as the proposed roundabout is already designed and will be constructed by the City. See the above note in number 2 above.

4. The lots fronting on Poplar Road will not be used as a gas station or convenience store. Any restaurant, coffee shop or fast casual concept located along Poplar Road will have its drive-thru concealed with landscaping, hardscaping, and/or lighting, so that the drive-thru is not visible from Poplar Road. The applicant agrees to encourage food and beverage pick up as per current "app based" ordering methods to eliminate traditional drive-thru concepts.

5. The covenants and restrictions for the townhouse development shall provide that no more than 20% of the townhouse units to be developed shall be built-for-rent as the term is used in today's development vernacular.

6. The Developer will be required to meet all requirements set out in Newnan Utilities letter dated January 12, 2022 attached hereto as Exhibit "F" with the appropriate unit/square footage calculations as presented in this application.

7. No multi-family, hotel, or townhome shall receive a certificate of occupancy until a minimum of 8,500 square feet of retail space and at least one of the greenspace components labeled on the submitted plan are permitted and under active construction. For the purpose of clarity of this condition, the applicant agrees that no certificate of occupancy for a multi-family project or a townhome project or an office project can be obtained without the applicant also

constructing at least 8,500 sf of retail along with an associated and adjacent greenspace component.

Community Assessment Memo

To: Tracy Dunnavant, Planning Director

From: Vern Wilburn, P.E., PTOE

Date: January 5, 2023

Re: Poplar Place, Proposed Multi-Use Development, Poplar Rd
Parcels: 087 2005 001, 087 2005 002, and 087 2005 003

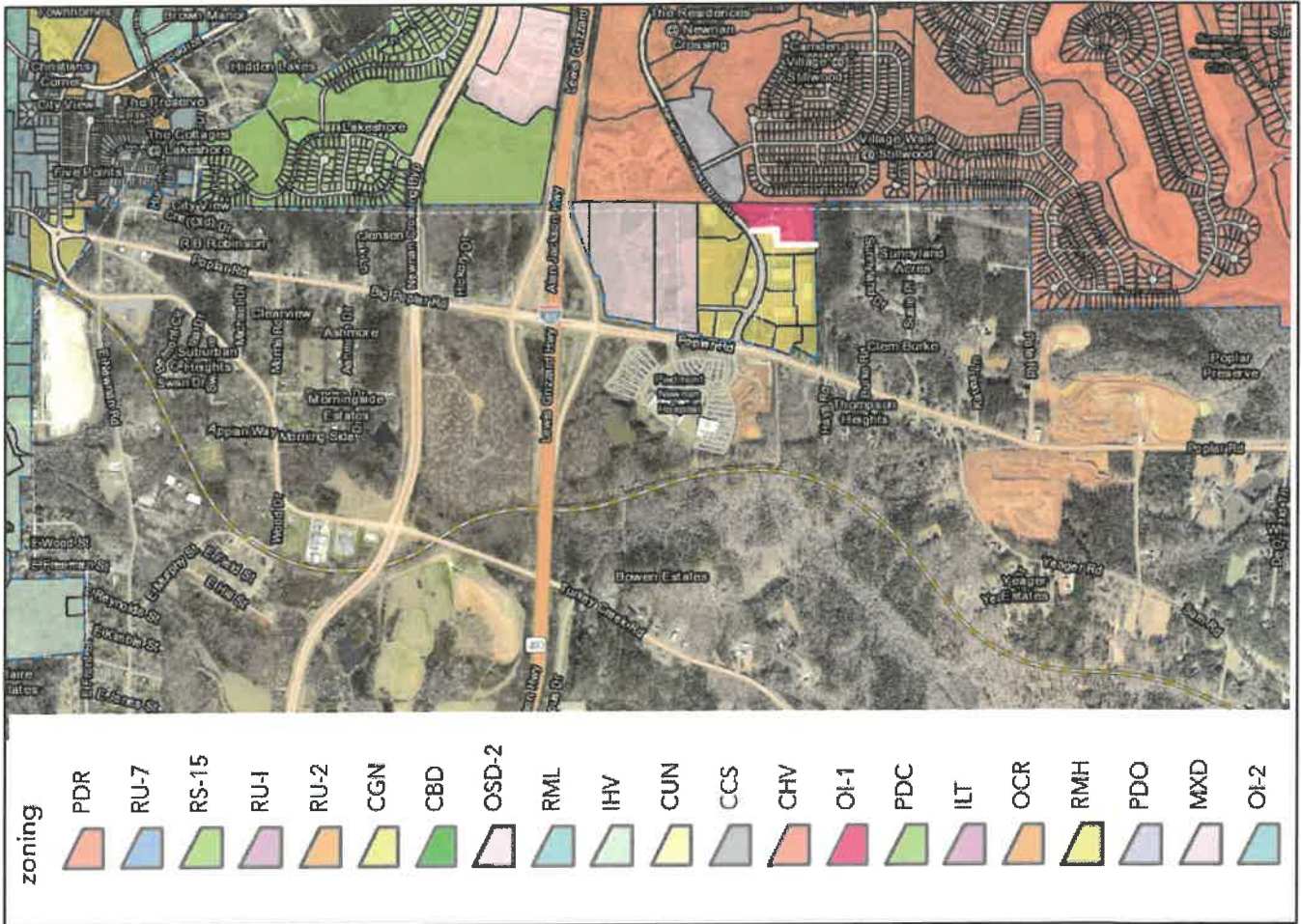
This memo outlines the expected community impacts from the proposed multi-use development proposed for a 42.2-acre site located in the northeast corner of Poplar Road and Interstate 85. This land was previously annexed into the City of Newnan in 2022. This assessment is in connection with an application to amend the previous site plan and to request changes in zoning conditions.

The proposed new site plan, proposed by Pope & Land Enterprises, Inc., is included as Attachment A.

EXISTING ZONING

The application does not involve any zoning changes. The property is zoned as MXD as shown in the illustration below, which is an excerpt of the City of Newnan Zoning Map.

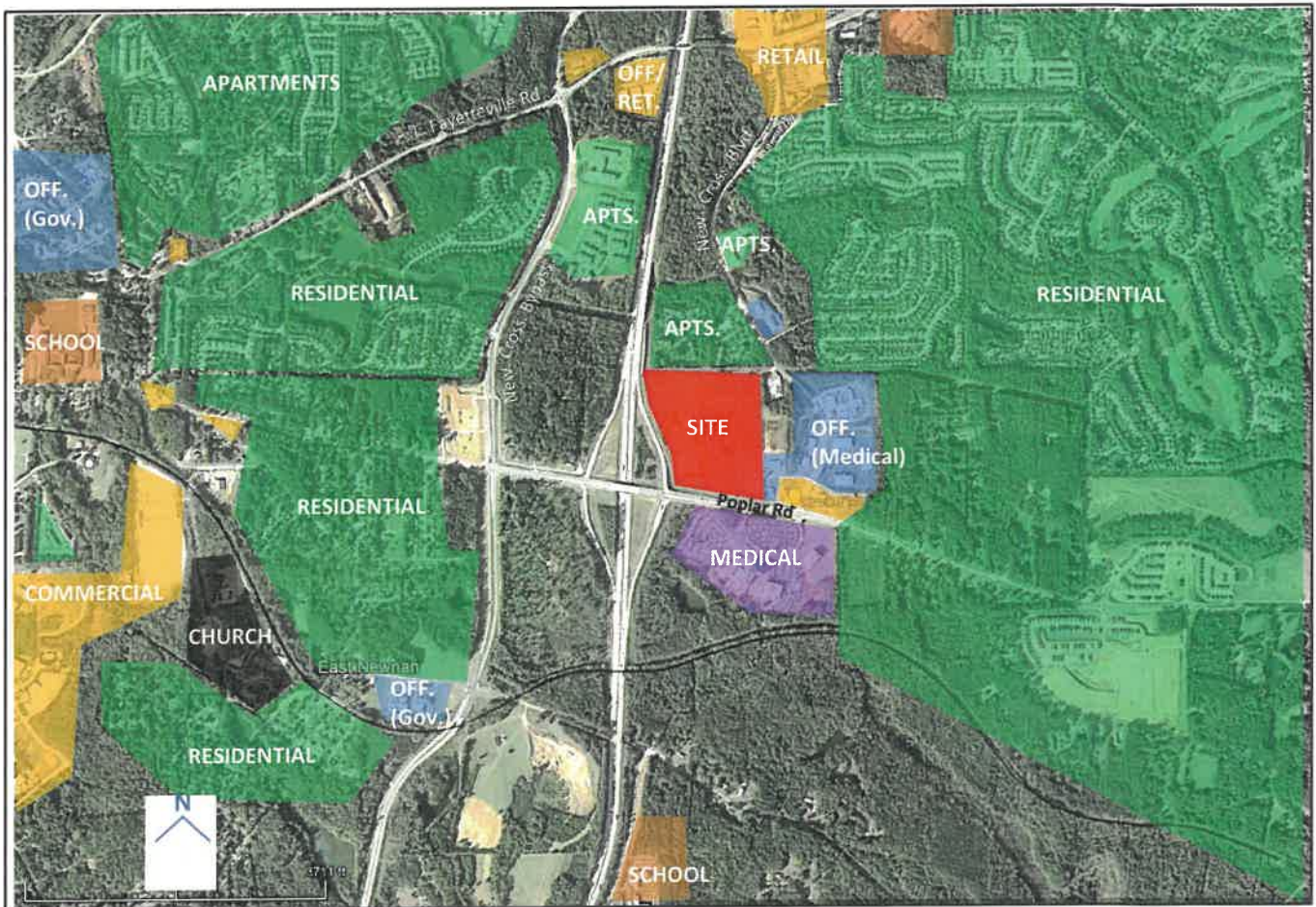
ZONING MAP, CITY OF NEWMAN



EXISTING LAND USE

The proposed land uses are all currently present in the immediate vicinity of this site. The following illustration shows the current land use in the area. While no hotels are shown in the illustration, there is an existing hotel on US 29 south of Poplar Road, which is located to the just left of the area shown in the illustration.

CURRENT LAND USE NEAR SITE



ROADS AND STREETS

The proposed master plan shows multiple points of access including the following:

- A full access driveway connection to Poplar Road
- A secondary right-in/right-out driveway to Poplar Road (Subject to approval by GDOT and Coweta County)
- Access to Newnan Crossing Boulevard across from Stillwood Drive
- Access to Mercantile Drive which connects to Newnan Crossing Boulevard

Traffic Study

A traffic analysis was conducted by Kimley Horn for the previously approved site plan. The report dated July 2021 from that analysis is included in Attachment B. The following summarizes the findings of the Kimley Horn traffic study:

For the Projected 2025 No-Build Conditions

All study intersections except two are expected to operate at Level of Standard (LOS) D. The following recommendations were made for these two intersections:

- Intersection 5: Poplar Road at Newnan Crossing Boulevard
 - Restripe the eastbound approach to provide an additional eastbound left-turn lane along Poplar Road, creating two (2) left-turn lanes.
- Intersection 8: Lower Fayetteville Road at Newnan Crossing Boulevard
 - Provide additional eastbound and westbound through lanes along Lower Fayetteville Road.
 - Provide additional eastbound and westbound left-turn lanes along Lower Fayetteville Road to provide two left-turn lanes.

Note: These improvements are per the Lower Fayetteville Road Project (GDOT PI: 0016052, Coweta CTP – C3). This project will be complete in 2025/2026.

For the Projected 2025 Build Conditions

Study intersections 5 and 8 will continue to operate at acceptable LOS D, with the recommended improvement listed above, after the approved development is complete. The following additional improvements were recommended by Kimley Horn:

- Intersection 4: Poplar Road at Piedmont Hospital Entrance/Site Driveway C
 - Provide an additional southbound egress lane so that the approach consists of one shared through/left-turn lane and one right-turn lane.
- Intersection 7: Newnan Crossing Boulevard at Stillwood Drive/Site Driveway A
 - Provide an ingress and egress lane at the intersection with Stillwood Drive to create a four-legged intersection.
- Intersection 9: Poplar Road at Site Driveway D
 - Provide a southbound ingress and egress lane on site so the approach consists of one southbound right-turn lane.
 - Construct a westbound right-turn lane into the site along Poplar Road.

Trip Generation, Proposed Site Plan

The trips expected to be generated by the development were estimated based on trip rates from the Institute of Transportation Engineers (ITE) publication Trip Generation. The estimated trip generation is summarized below in Table 1. The trip generation reports for each proposed land use are provided in Attachment C.

Table 1 – ESTIMATED TRIP GENERATION, PROPOSED SITE PLAN

ITE LAND USE CODE *	SIZE	DAILY (Two Way)	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
215	101	727	12	36	34	24
220	350 Units	2359	34	106	112	67
252	155 Units	502	11	20	22	17
310	175 Units	1398	45	36	53	50
710	300,000 sf	3252	401	55	73	359
932	31,500	3376	165	246	174	111
TOTAL		11,614	668	499	468	628

Note: Land Use Code Descriptions:
 215 - Single-Family Attached Housing (Townhomes)
 220 - Multifamily Housing (Low-Rise)
 252 – Senior Adult Housing – Multifamily
 310 – Hotel
 710 – General Office Building
 932 – High-Turnover (Sit Down) Restaurant

Trip Generation Comparison, Approved Site vs Proposed Site Plan

Table 2 compares the trip generation for the approved site plan to the proposed site plan. The trip generation for the approved site plan was taken from the traffic report prepared by Kimley Horn.

Table 2 – TRIP GENERATION COMPARISON, APPROVED SITE PLAN VS PROPOSED SITE PLAN

	DAILY	AM PEAK HOUR		PM PEAK HOUR	
		IN	OUT	IN	OUT
TOTAL TRIPS, APPROVED SITE PLAN	17,104	893	463	567	946
TOTAL TRIPS, PROPOSED SITE PLAN	11,614	668	499	468	628

The proposed site plan will result in fewer trips than the approved site plan. There will be 5490 fewer daily total trips, 189 fewer total trips during the AM Peak Hour, and 417 fewer total trips during the PM Peak Hour.

TAX REVENUE

This section contains an estimate of the change in total tax revenue that would result from the proposed site plan as compared to the approved site plan. The tax revenues presented for the proposed site plan were developed by applying a factor equal to the proportion of property values for the proposed site plan compared to the values for the approved site plan. The factor was applied to the estimated property values taken from the Community Impact Assessment for the approved site plan. The estimated property values of the proposed site plan were provided by the developer and are included in Attachment D. The estimated values are based on current construction pricing for each identified use.

Table 3 compares the estimated annual tax revenue for the approved site plan to the proposed site plan.

	TOTAL VALUE	CITY	SCHOOL BOARD	FIRE DEPARTMENT	FIRE BOND	COUNTY	TOTAL
APPROVED	482,197,792	689,350	3,336,809	632,644	28,932	1,113,298	5,801,032
PROPOSED	512,410,000	732,541	3,545,877	672,282	30,745	1,183,052	6,164,497

The proposed site plan is expected to result in an increase in total tax revenue in the amount of \$363,465 per year.

AGENCY INPUT

Input was requested from various agencies and utility providers including the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and the Newnan Fire Department. A response was received from the fire department but not the other agencies. The fire department's response regarding the proposed site plan is included in Attachment E.

The responses were received from the other agencies in response to the request for input regarding the previously approved site plan. The Community Impact Assessment for the previous site plan is included in Attachment F. Responses were received from all agencies regarding the previous site plan and are included in Attachment F.

The responses from agencies regarding the previous site plan are considered valid regarding the proposed site plan.

The following summarizes the response received from each agency.

Newnan Police Department

The following is an excerpt from the previous CIA regarding the impact to the Police Department.

Kimley-Horn has been in correspondence with Deputy Chief LaChance at Newnan Police Department to request a letter detailing the Department's feedback on the proposed development. Deputy Chief LaChance has determined that there will be an approximate increase of 1,096 calls in a two-year period for the development. He also expressed concern about the increased traffic and vehicle traffic leading to increased call times to surrounding areas. Chief LaChance expressed that this information remains unchanged with the adjusted densities.

Newnan Fire Department

A response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the letter from Chief Brown is included in Attachment E.

Newnan Utilities

The following is an excerpt from the previous CIA regarding the impact to Newnan Utilities.

Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the Wahoo Creek Wastewater Plant at the time of this report. Newnan Utilities also confirmed they will provide water service to the site.

Coweta County School System

The following is an excerpt from the previous CIA regarding the impact to School System.

The Coweta County School System Director of Facilities, Mr. Ronnie Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate. Currently the site generates approximately \$2,192 a year in tax revenue for the School Board. The proposed development will generate approximately \$3,336,809 a year in tax revenue for the School Board. At the time of this letter, Mr. Cheek had not responded about the adjusted densities.

ATTACHMENTS

PROPOSED SITE PLAN	A
TRAFFIC STUDY PREPARED BY KIMLEY HORN FOR APPROVED SITE PLAN	B
TRIP GENERATION REPORTS FOR PROPOSED SITE PLAN.....	C
ESTIMATED PROPERTY VALUES, PROPOSED SITE PLAN.....	D
FIRE DEPARTMENT RESPONSE TO PROPOSED SITE PLAN.....	E
PREVIOUS CIA FOR APPROVED SITE PLAN	F

Attachment A
Proposed Site Plan



PARKING COUNTS

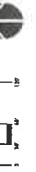
- A** ACTIVE ADULT:
+/- 155 UNITS x 1.5 = 232 SPOTS REQUIRED
+/- 254 SPOTS PROVIDED
- B** TOWNHOMES:
+/- 101 UNITS x 2 = 202 SPOTS REQUIRED
+/- 225 SPOTS PROVIDED
- C** MULTIFAMILY:
+/- 550 UNITS x 1.5 = 825 SPOTS REQUIRED
+/- 528 SPOTS PROVIDED
- D** OFFICE:
+/- 300,000 SF = 1 SPOT PER 250 S.F. = 1200 SPOTS REQUIRED
+/- 1334 SPOTS PROVIDED
- E** RETAIL:
+/- 31,500 SF = 1 SPOT PER 250 S.F. = 126 SPOTS REQUIRED
+/- 96 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 126 SPOTS.
- F** HOTEL:
+/- 175 KEYS x 1 = 175 SPOTS REQUIRED
154 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 175 SPOTS

KEY LEGEND

- A** ACTIVE ADULT +/- 155 UNITS
- B** TOWNHOMES +/- 101 UNITS
- C** MULTIFAMILY +/- 350 UNITS
- D** OFFICE +/- 300,000 SF
- E** RETAIL +/- 31,500 SF
- F** HOTEL +/- 175 KEYS

GREENSPACE KEY LEGEND

- 1** GREENSPACE +/- 4.2 ACRES
 - 2** GREENSPACE +/- 1.1 ACRES
 - 3** GREENSPACE +/- 1.44 ACRES
- GREENSPACE TOTAL +/- 6.74 ACRES





KEY LEGEND

PEDESTRIAN CIRCULATION
 (Red dashed line with arrow)

VEHICULAR/BICYCLE CIRCULATION
 (Blue dashed line with arrow)

**POPLAR PLACE
 CIRCULATION FRAMEWORK**

Newman, GA
 December 1, 2022



POPE & LAND
 REAL ESTATE



POPLAR PLACE
OPEN SPACE FRAMEWORK

Newnan, GA
December 1, 2022





CIRCULATION FRAMEWORK



OPEN SPACE FRAMEWORK



SPATIAL DEFINITION / PLACE FRAMEWORK



ENVIRONMENTAL / LANDSCAPE FRAMEWORK

Attachment B
Traffic Study Report for
Approved Site Plan
Prepared by Kimley Horn



EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of the proposed *Poplar Place Mixed-Use* development located in Coweta County, Georgia. The approximate 42.2-acre site is located north of Piedmont Newnan Hospital along the north side of Poplar Road, east of I-85, and west of Newnan Crossing Boulevard. The proposed *Poplar Place Mixed-Use* development will consist of residential, senior adult housing, hotel, office, and retail/restaurant land uses. The site is currently undeveloped.

The project is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Three Rivers Regional Commission (TRRC) review. The DRI trigger for this development is the annexation application with the City of Newnan on March 31, 2021. The DRI was formally triggered with the filing of the Initial DRI Information (Form 1 & Form 2) on March 31, 2021 by the City of Newnan.

The proposed development will consist of the following land uses and densities contained in **Table 1**:

Table 1: Proposed Land Uses and Densities	
Townhomes	101 units
Multi-family Residential	350 units
Senior Adult Housing (Attached)	155 units
Hotel	140 rooms
Office	672,800 SF
Retail	52,200 SF
Restaurant	23,000 SF

The DRI analysis includes an estimation of the overall vehicle trips projected to be generated by the development, also known as gross trips. Reductions to gross trips are also considered in the analysis, including mixed-use reductions and pass-by reductions.

The proposed project is expected to be completed by 2025, which will be considered the full build-out year in this analysis.

Capacity analyses were performed throughout the study network for the Estimated 2021 conditions, the Projected 2025 No-Build conditions, and the Projected 2025 Build conditions.

- Estimated 2021 conditions represent historical (2018 and 2019) traffic volumes grown for two (2) or three (3) years at 1.5 percent per year throughout the study network. Additionally, 2021 traffic counts were collected, and it was determined that no adjustments due to COVID-19 were required, per the memo to GRTA dated 5/11/2021.
- Projected 2025 No-Build conditions represent the existing traffic volumes grown for four (4) years at 1.5 percent per year throughout the study network, plus project trips associated with the planned *Poplar Crossing (DRI #2802)* development.
- Projected 2025 Build conditions represent the Projected 2025 No-Build conditions including the additional project trips that are anticipated to be generated by the *Poplar Place Mixed-Use* development.

Based on the **Estimated 2021** conditions, all existing study intersections currently operate at or above the acceptable overall LOS standard of D.

Based on the **Projected 2025 No-Build** conditions (excluding the *Poplar Place Mixed-Use* DRI traffic), all study intersections except two (2) are projected to operate at or above their acceptable overall level-

of-service standard during the AM and PM peak hours for the 2025 No-Build conditions. Based on the Projected 2025 No-Build conditions scenario, the following improvements should be considered:

- Intersection 5: Poplar Road at Newnan Crossing Boulevard
 - Restripe the eastbound approach to provide an additional eastbound left-turn lane along Poplar Road, creating two (2) left-turn lanes.
- Intersection 8: Lower Fayetteville Road at Newnan Crossing Boulevard
 - Provide additional eastbound and westbound through lanes along Lower Fayetteville Road.
 - Provide additional eastbound and westbound left-turn lanes along Lower Fayetteville Road to provide two left-turn lanes.

Note: These improvements are per the Lower Fayetteville Road Project (GDOT PI: 0016052, Coweta CTP – C3). This project will be complete in 2025/2026.

Based on the **Projected 2025 Build** conditions (including the *Poplar Place Mixed-Use DRI* traffic), all study intersections except one (1) are projected to operate at or above their acceptable overall level-of-service standard during the AM and PM peak hours for the 2025 Build conditions.

It should be noted that with the improvements recommended under the Projected 2025 No-Build conditions, Intersections 5 and 8 are projected to operate at acceptable LOS under the Projected 2025 Build conditions. For the intersection of Newnan Crossing Boulevard at Stillwood Drive, there is a programmed roundabout project (Coweta CTP – C4, TSPLOST – NE04) that is projected to start construction over the next year. With this improvement, the intersection is projected to operate at acceptable LOS under the Projected 2025 Build conditions.

Additionally, the following site access improvements are recommended to serve traffic associated with the full build-out of the development:

- Intersection 4: Poplar Road at Piedmont Hospital Entrance/Site Driveway C
 - Provide an additional southbound egress lane so that the approach consists of one shared through/left-turn lane and one right-turn lane.
- Intersection 7: Newnan Crossing Boulevard at Stillwood Drive/Site Driveway A
 - Provide an ingress and egress lane at the intersection with Stillwood Drive to create a four-legged intersection.
- Intersection 9: Poplar Road at Site Driveway D
 - Provide a southbound ingress and egress lane on site so the approach consists of one southbound right-turn lane.
 - Construct a westbound right-turn lane into the site along Poplar Road.

Attachment C
Trip Generation Reports
For Proposed Site Plan



Single-Family Attached Housing (215)

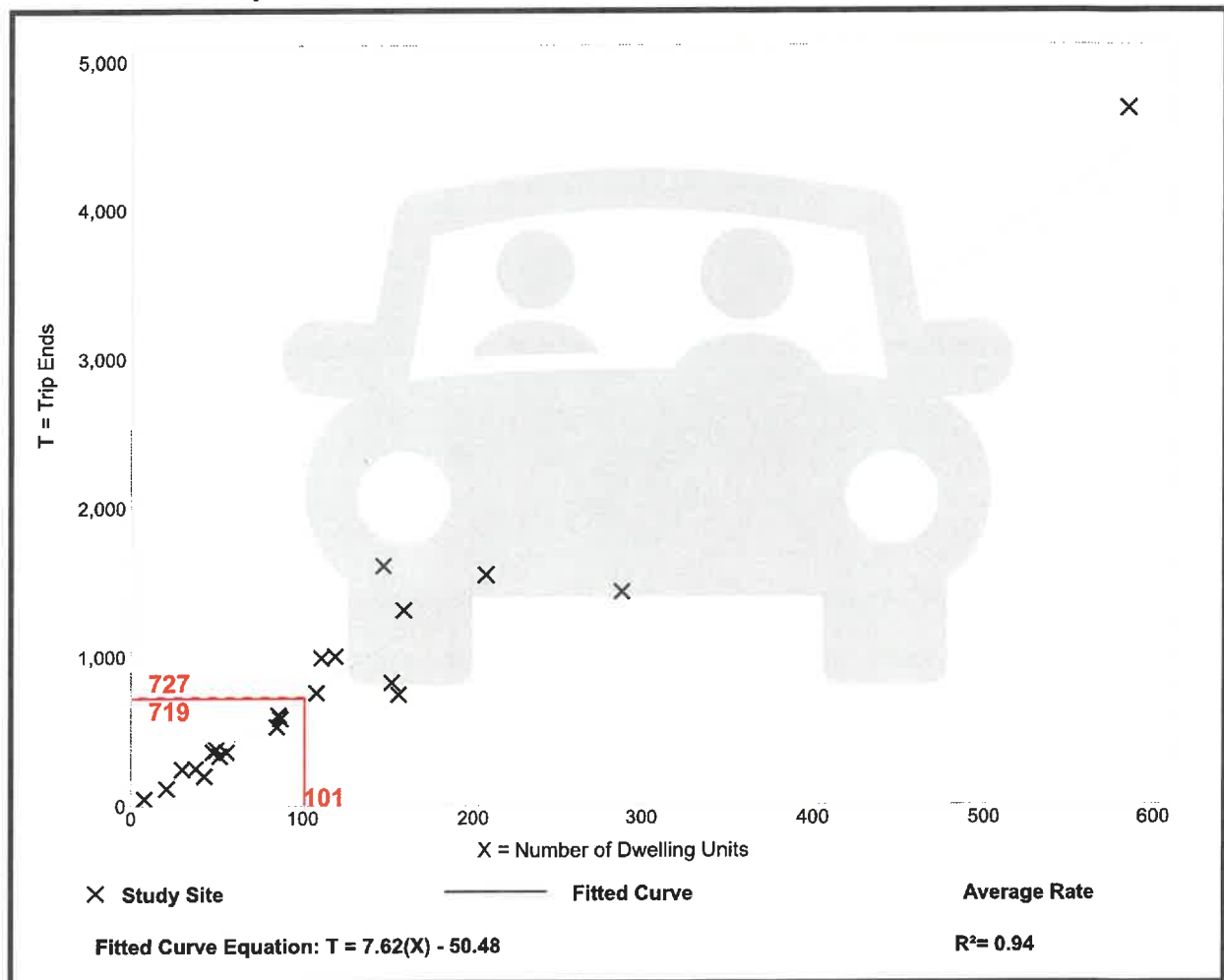
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

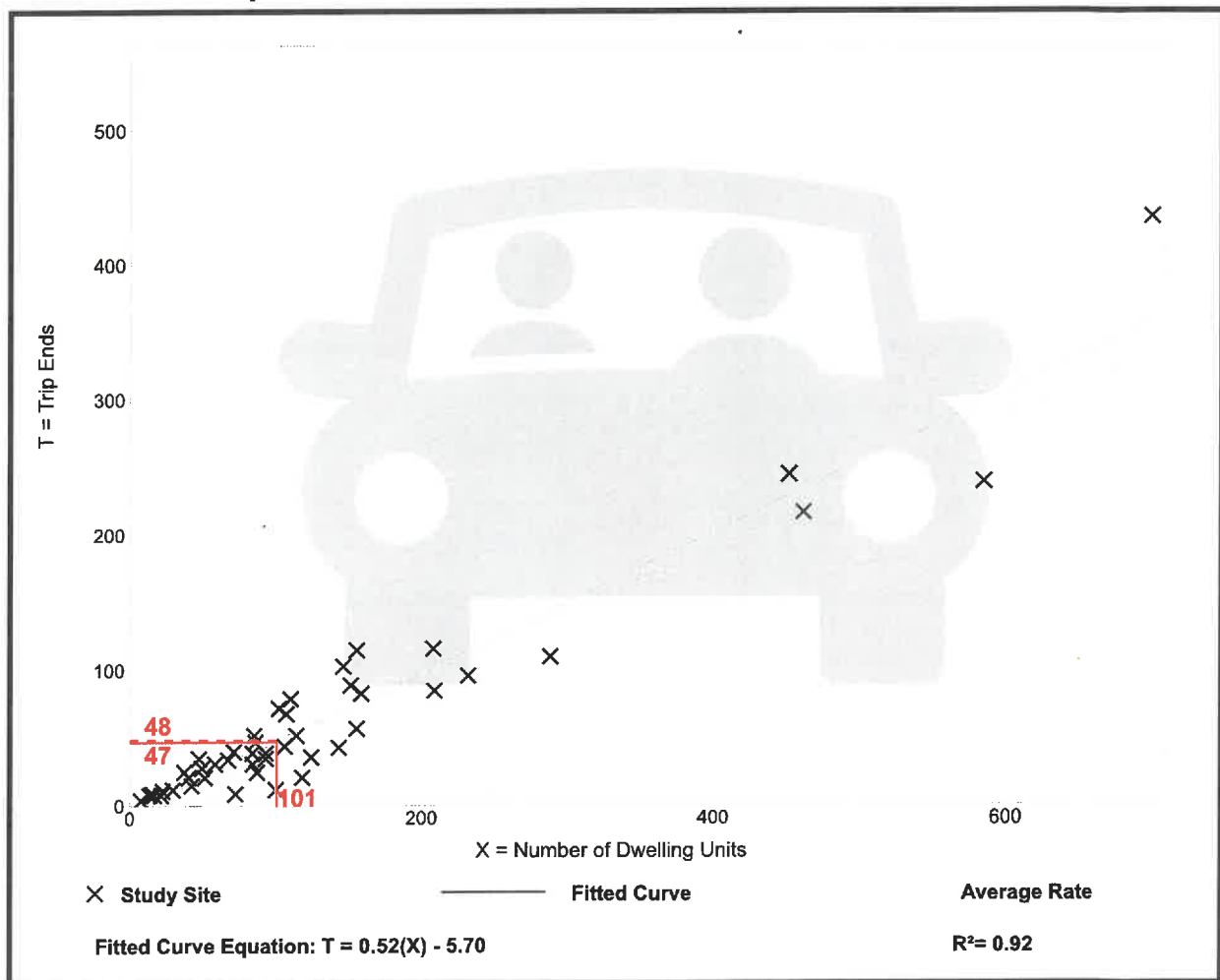
Avg. Num. of Dwelling Units: 135

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

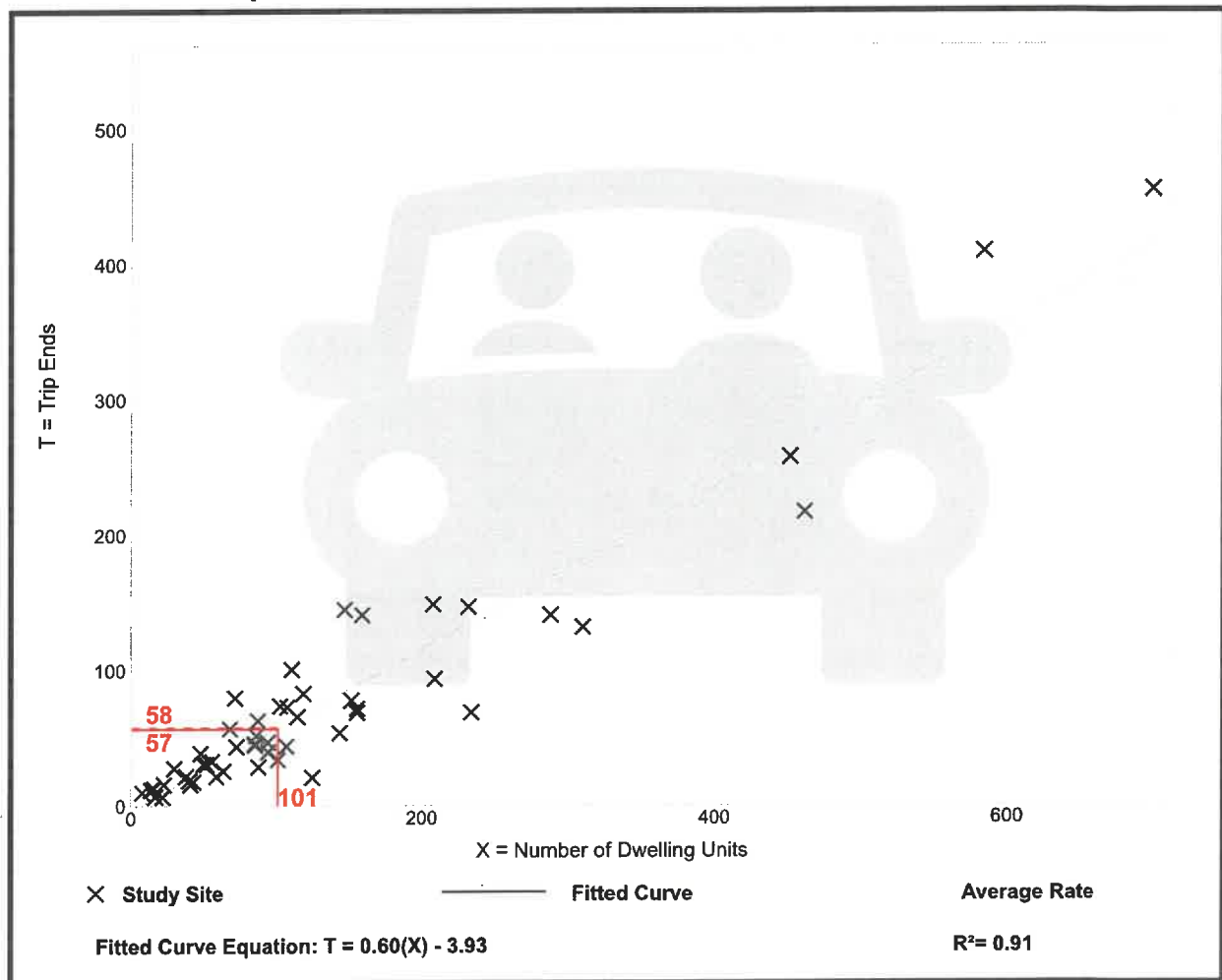
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 51
 Avg. Num. of Dwelling Units: 136
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

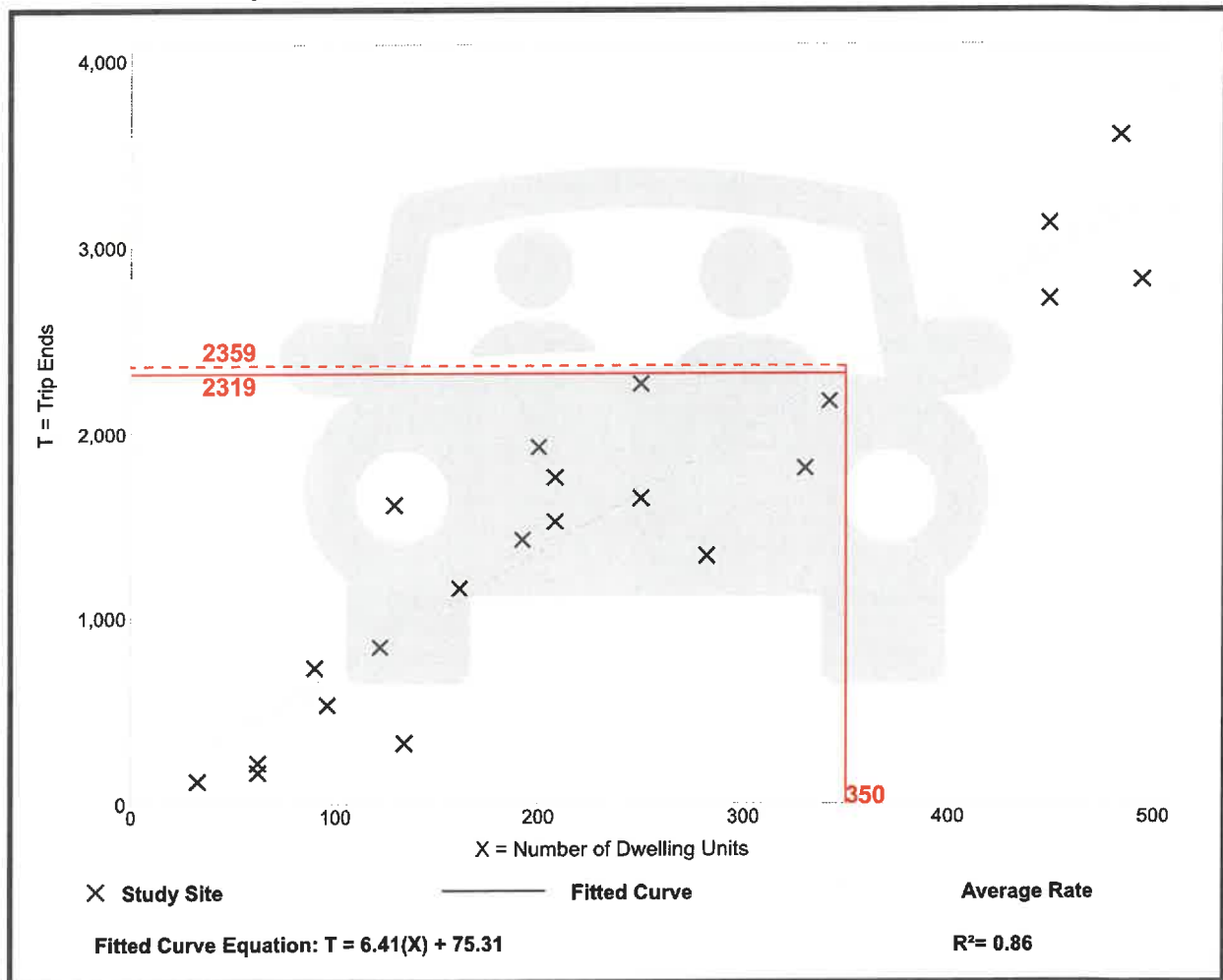
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

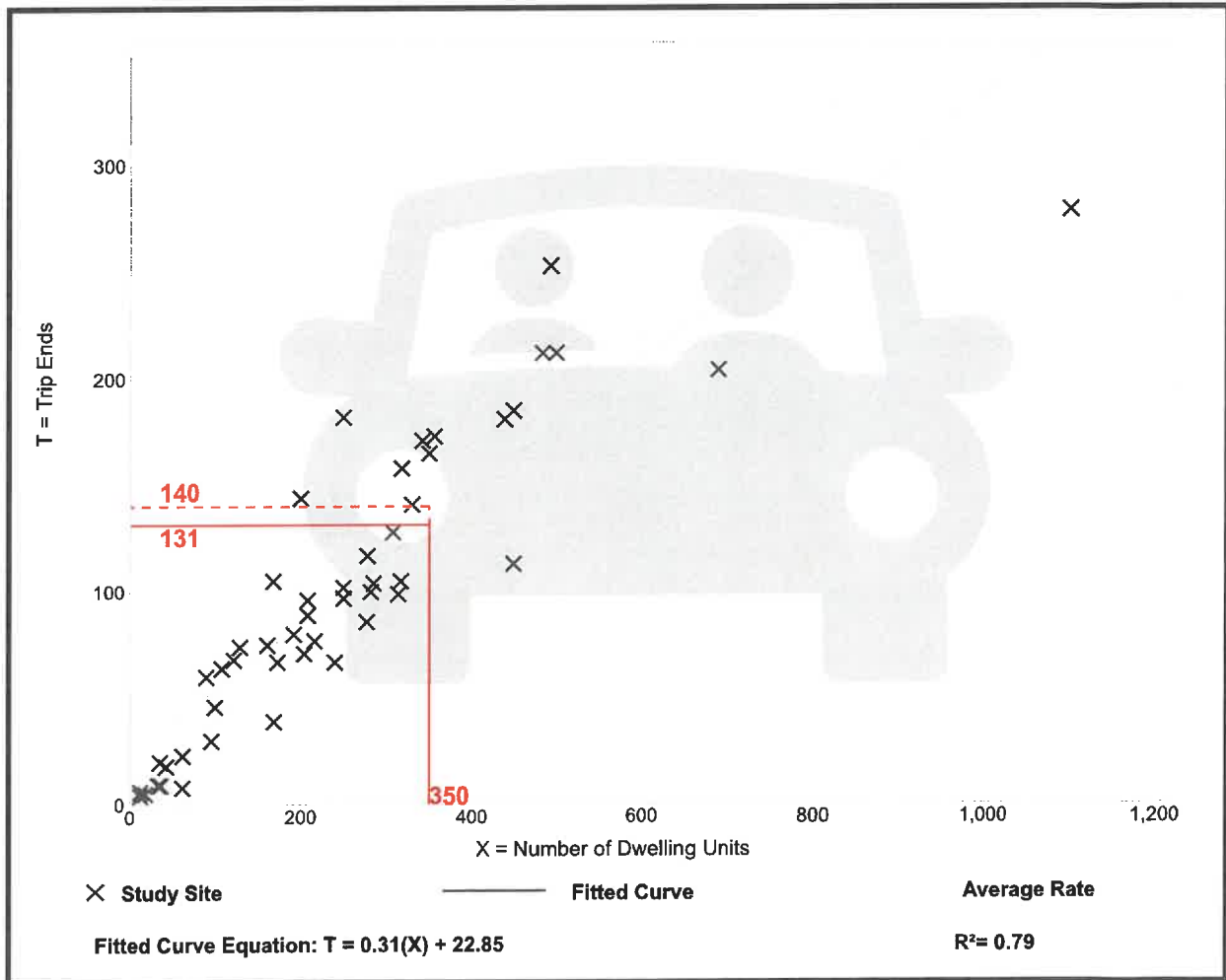
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 49
 Avg. Num. of Dwelling Units: 249
 Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

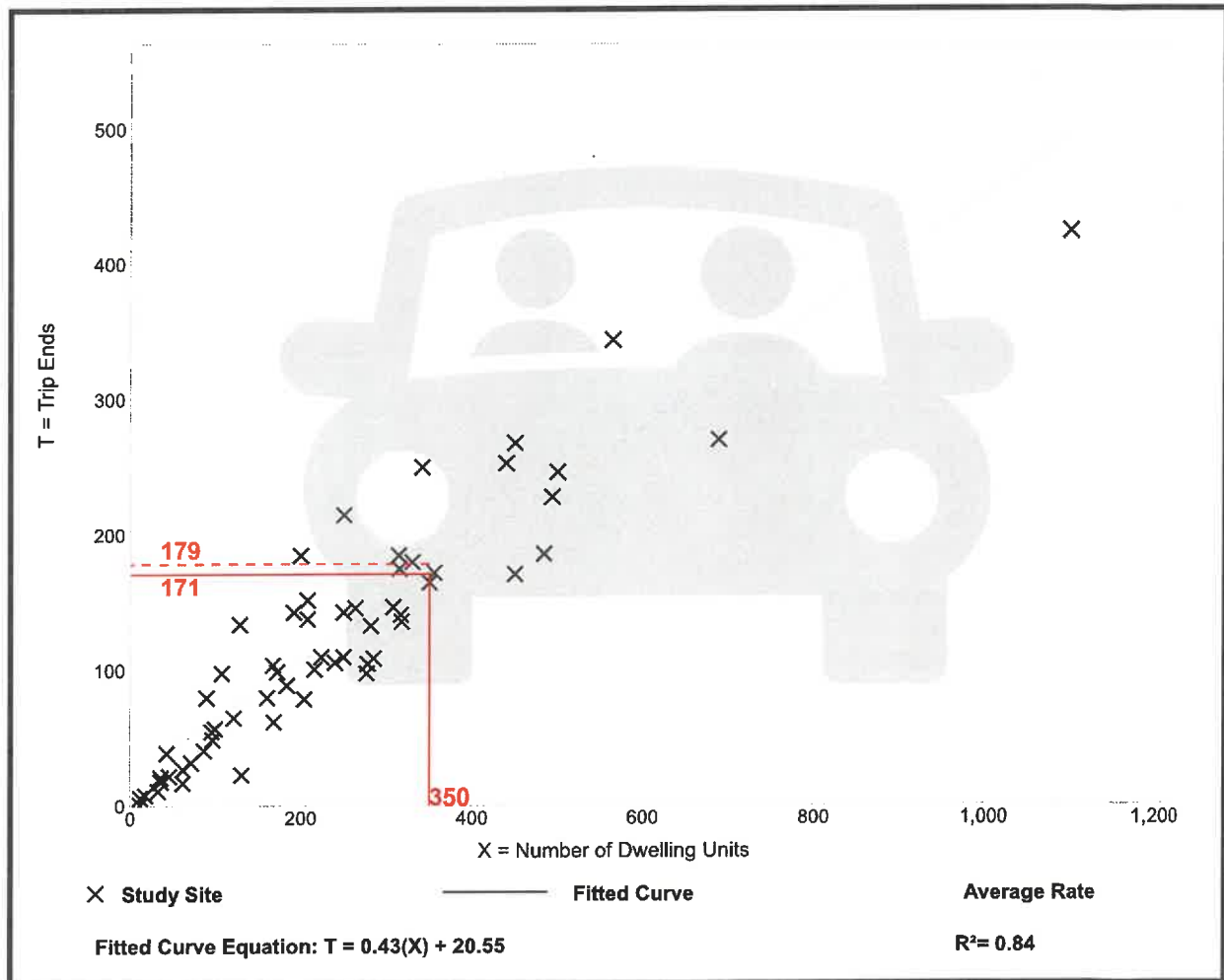
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Senior Adult Housing - Multifamily (252)

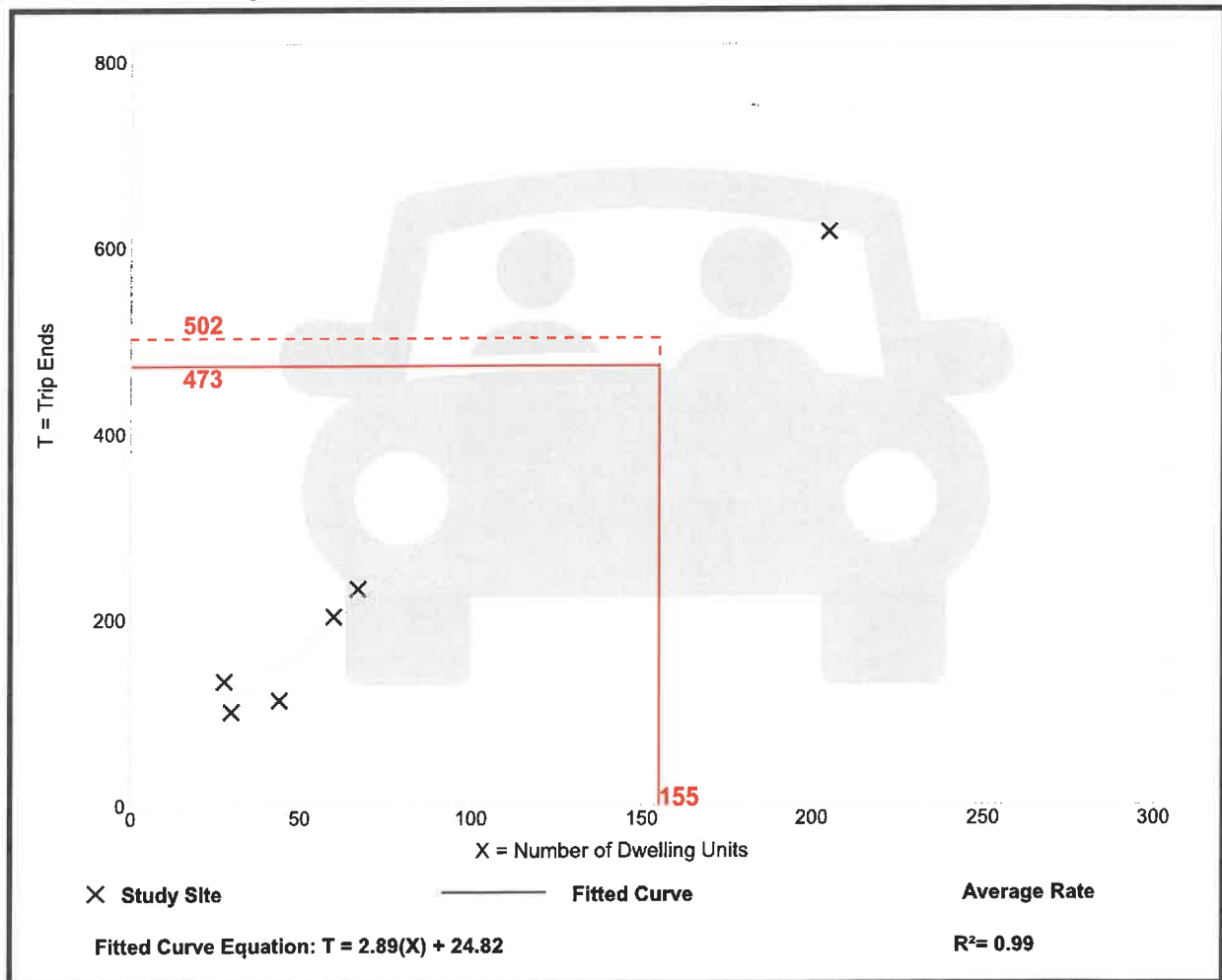
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



Senior Adult Housing - Multifamily (252)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

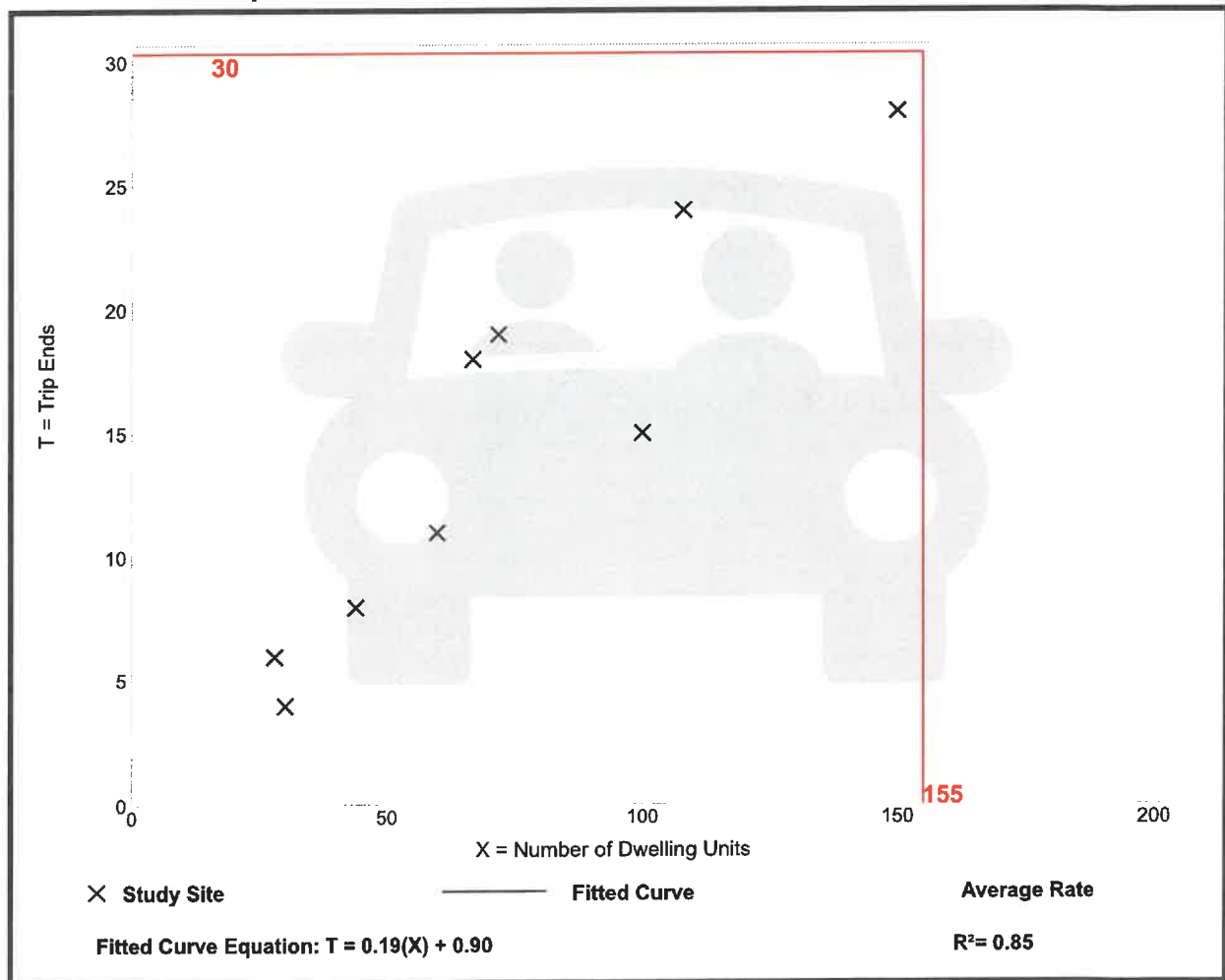
Setting/Location: General Urban/Suburban

Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



Senior Adult Housing - Multifamily (252)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

Avg. Num. of Dwelling Units: 73

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.25

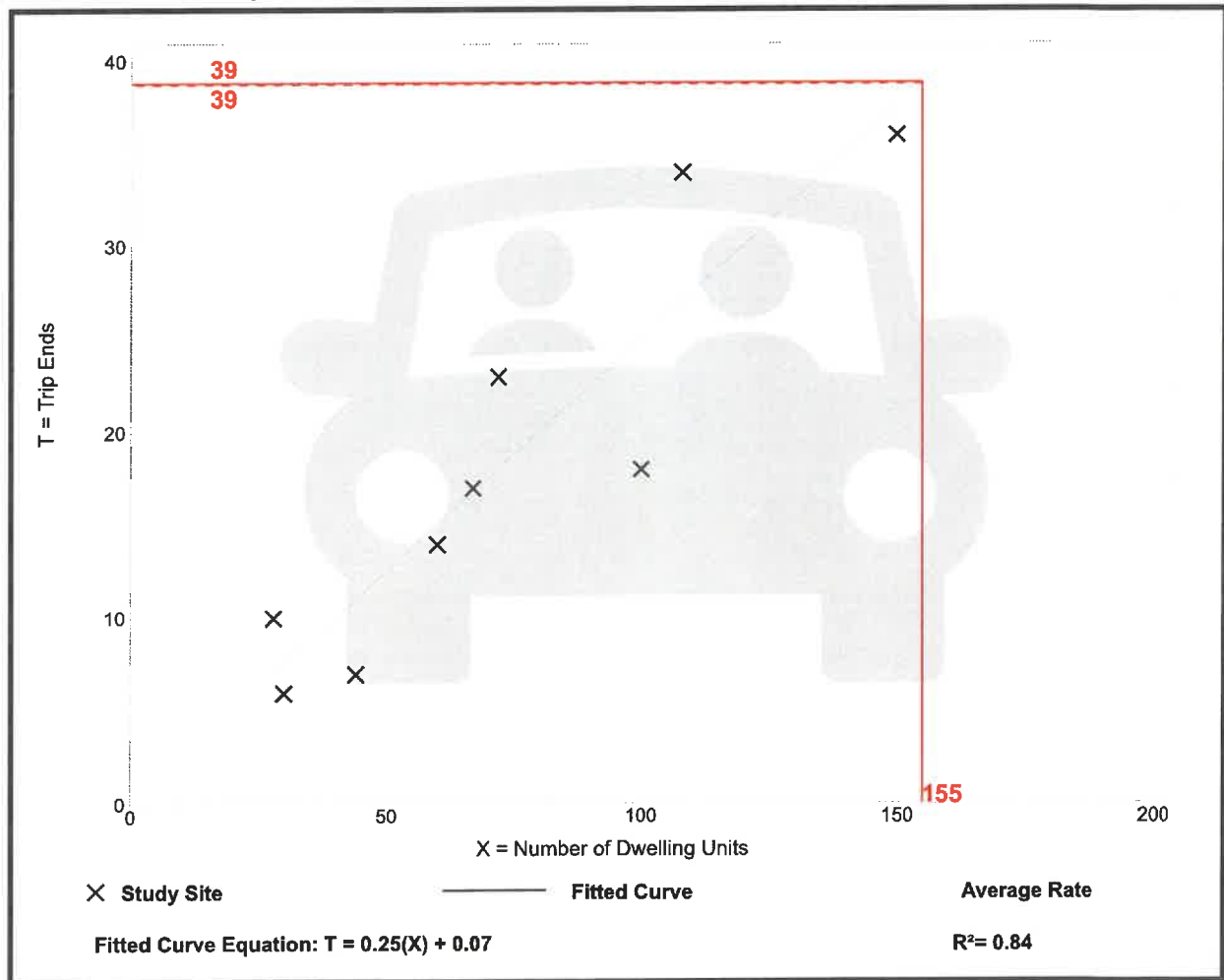
Range of Rates

0.16 - 0.36

Standard Deviation

0.06

Data Plot and Equation



Hotel (310)

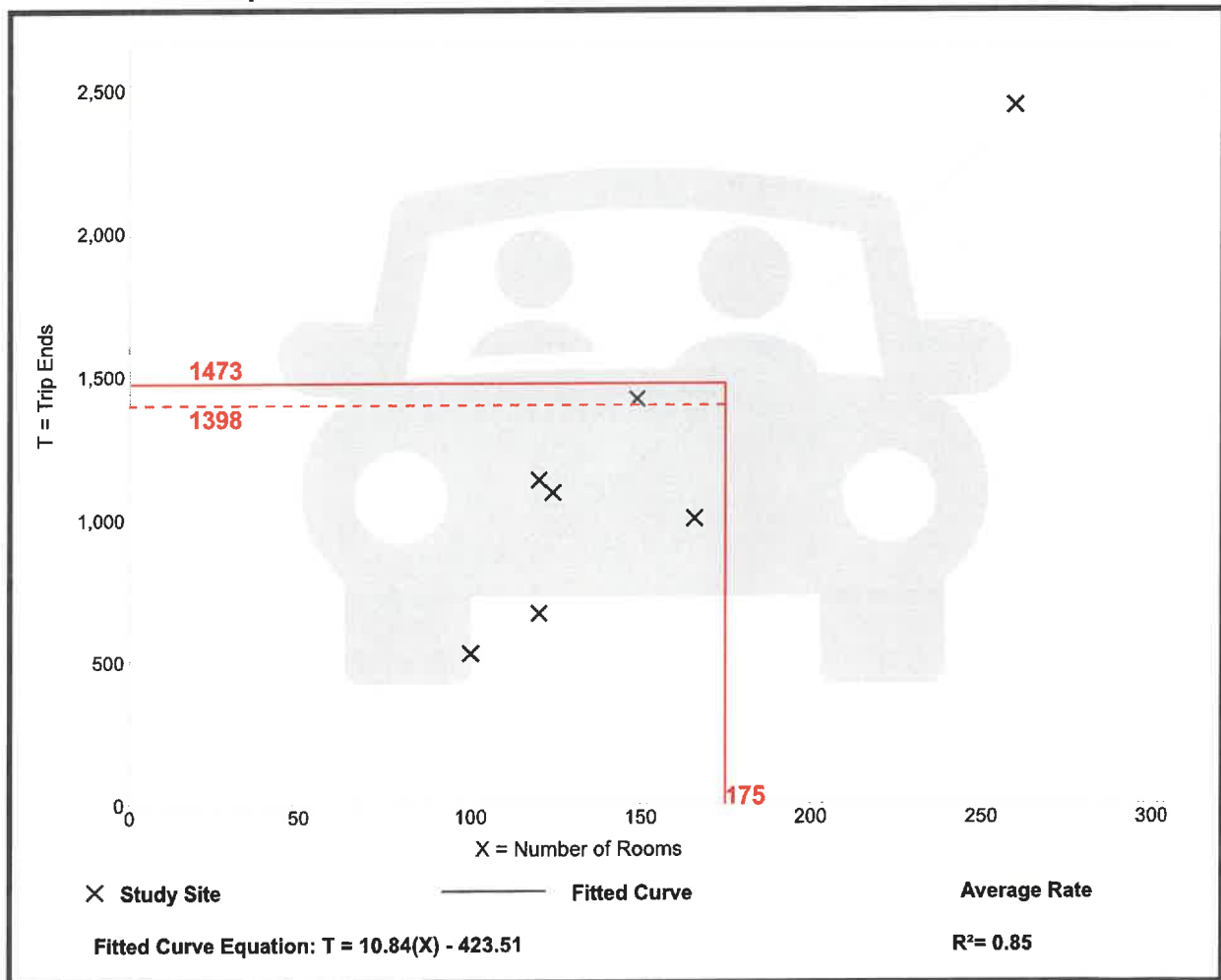
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Hotel (310)

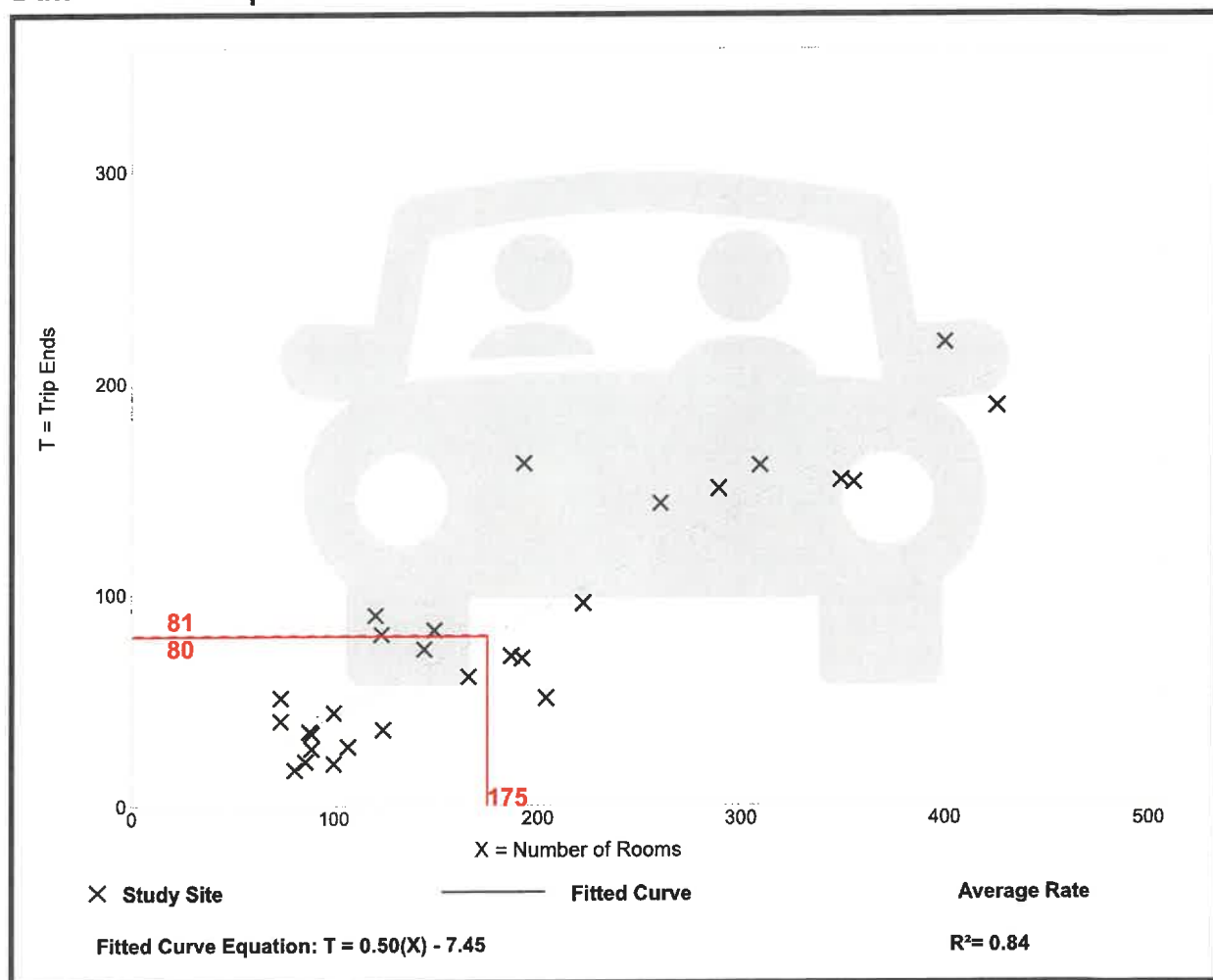
Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 182
 Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



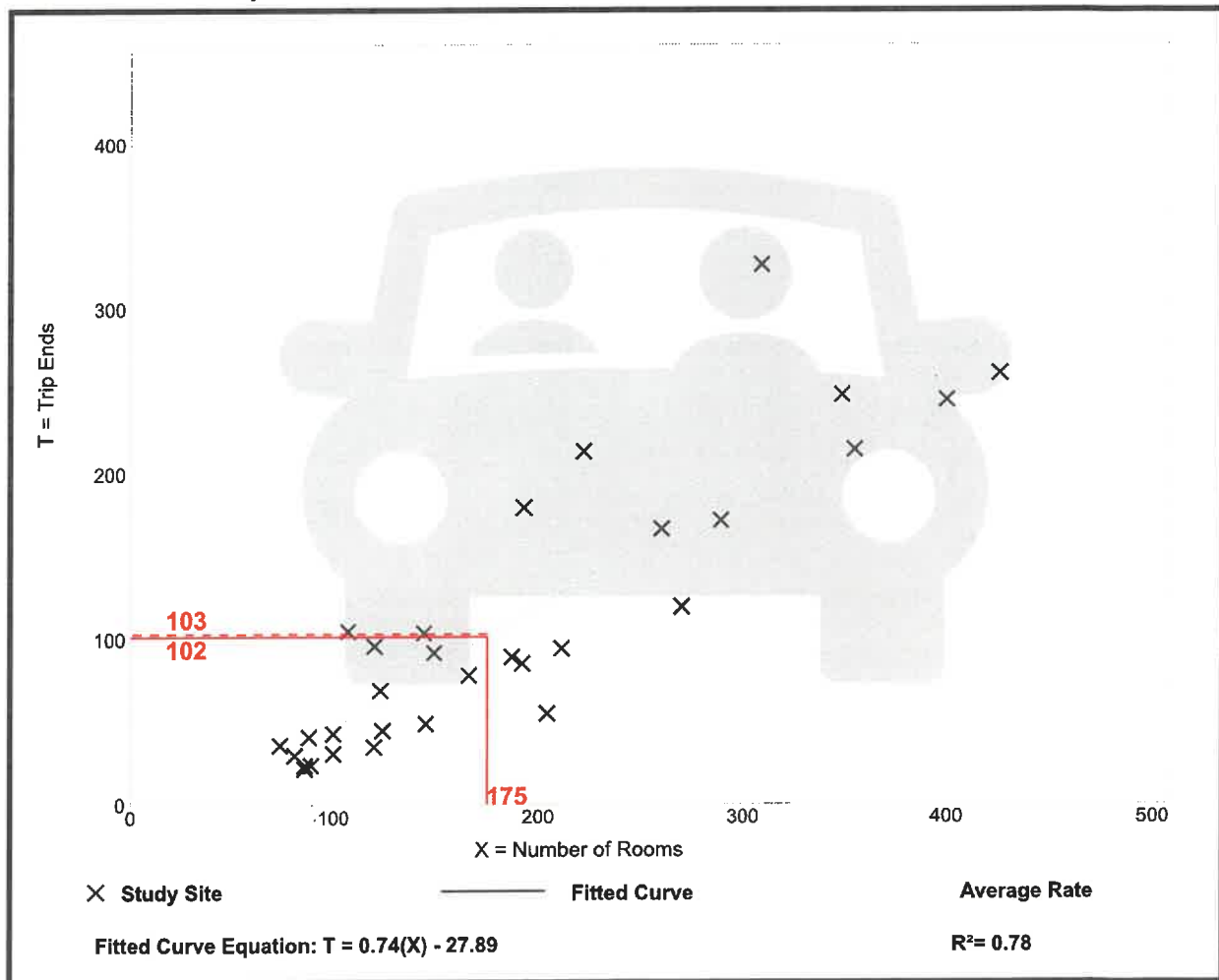
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Rooms: 186
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



General Office Building (710)

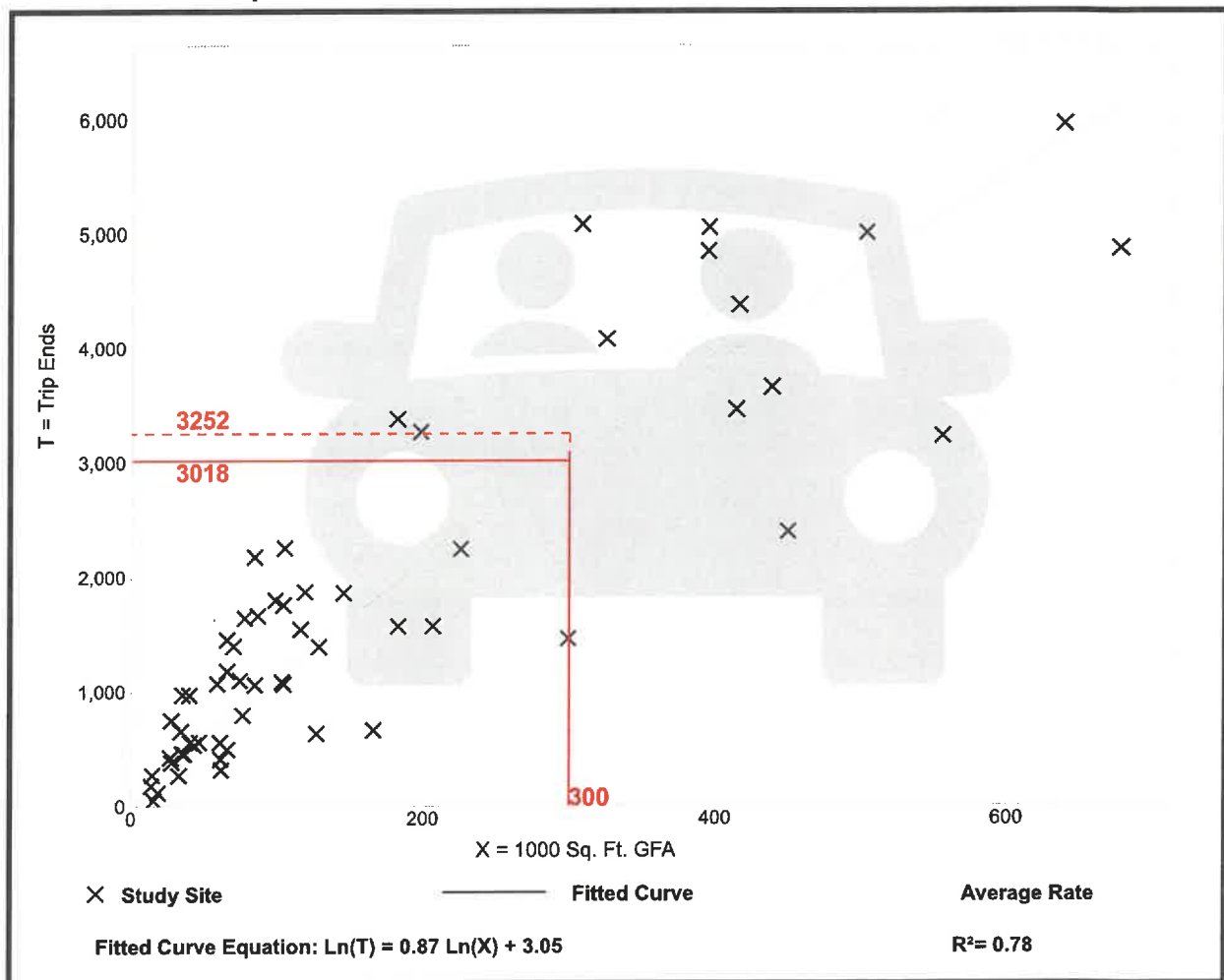
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



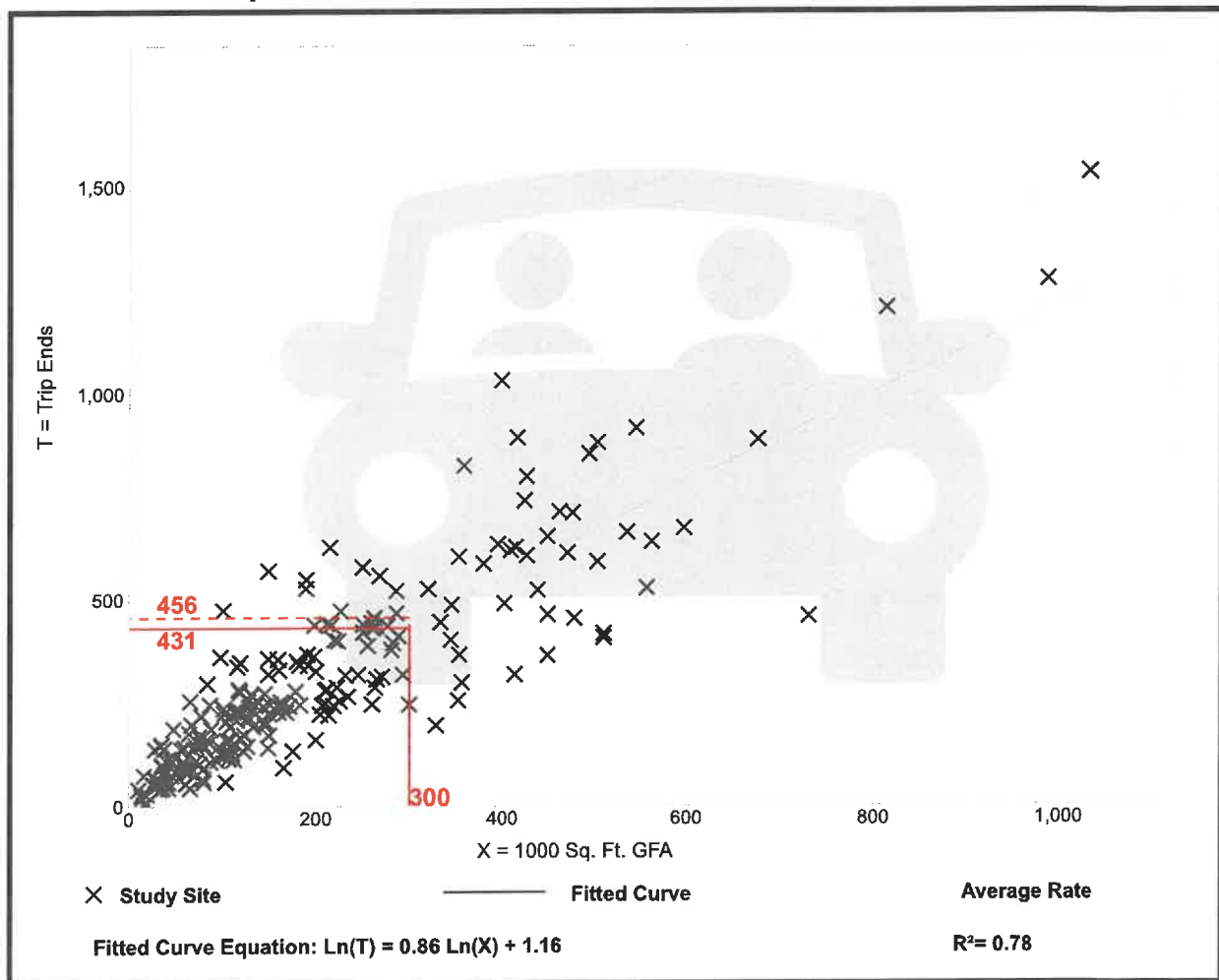
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 221
 Avg. 1000 Sq. Ft. GFA: 201
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



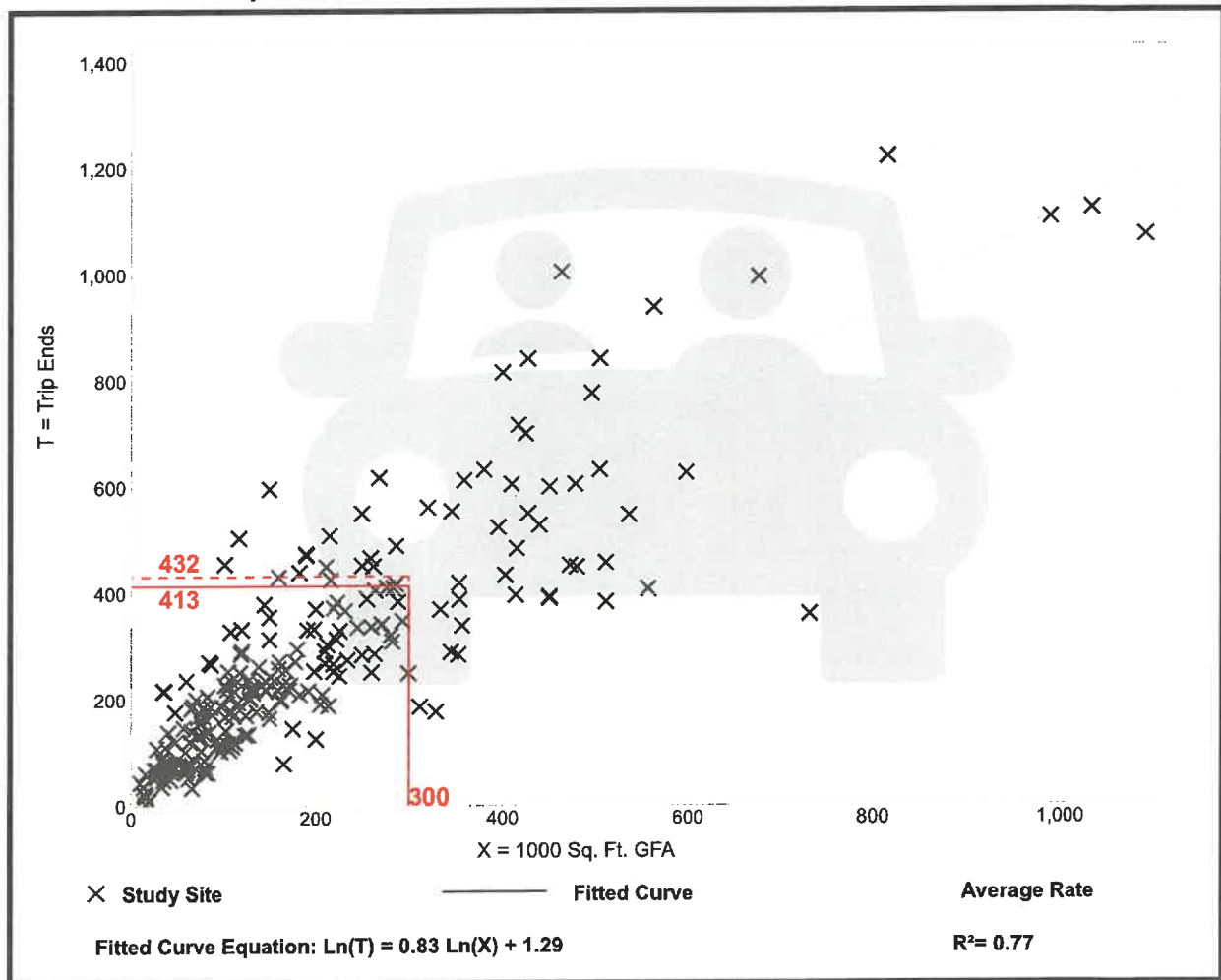
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 232
 Avg. 1000 Sq. Ft. GFA: 199
 Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

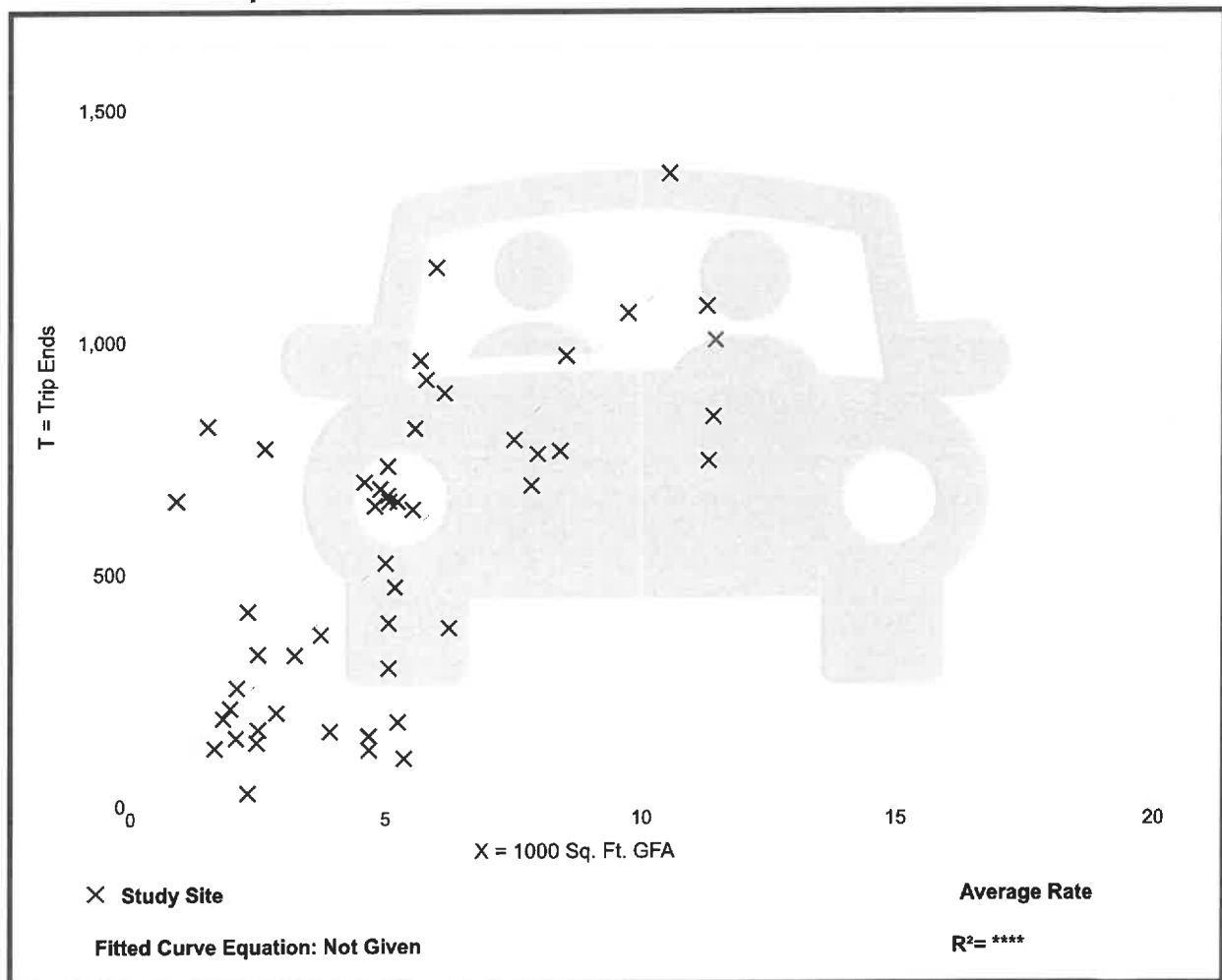
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



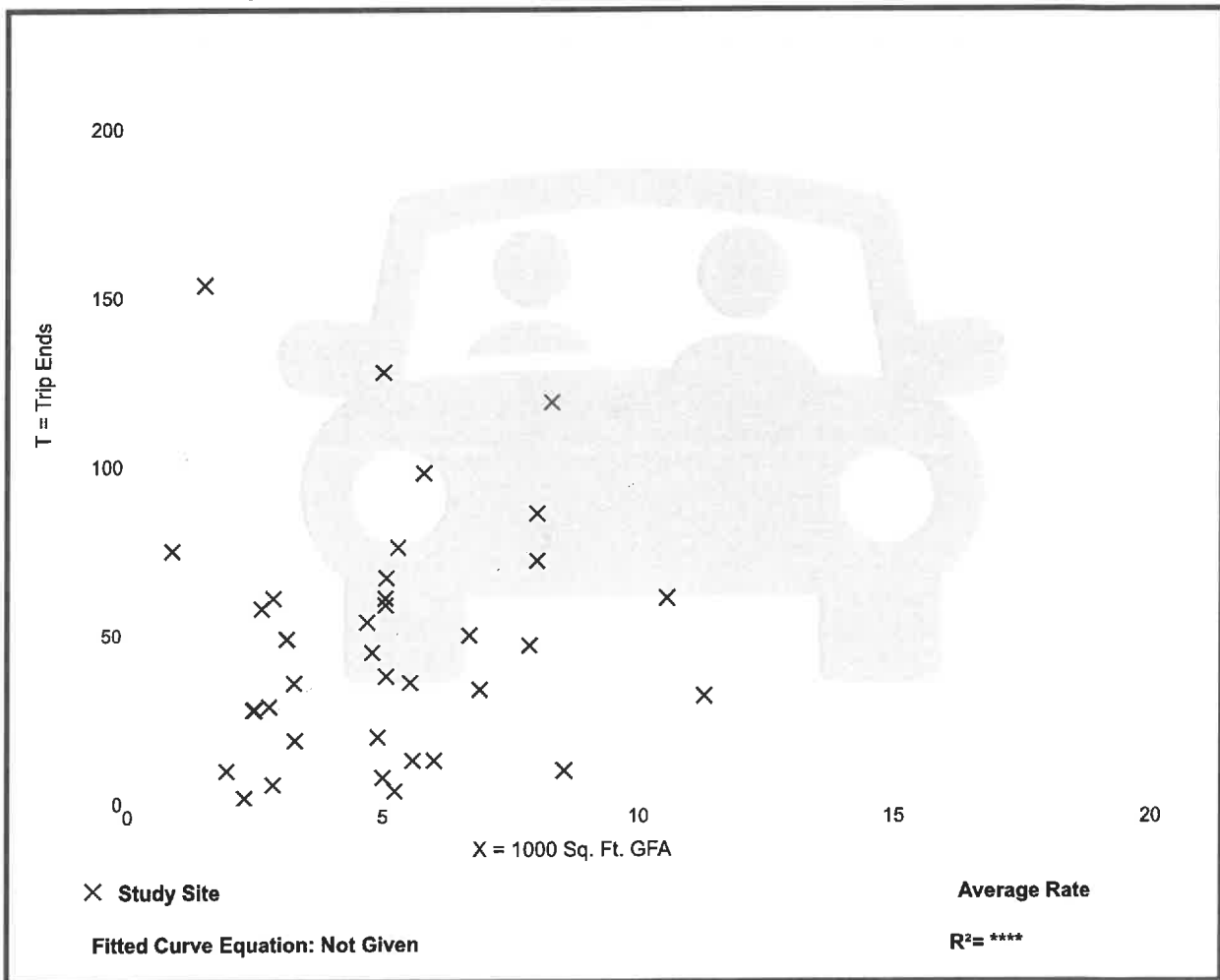
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 37
 Avg. 1000 Sq. Ft. GFA: 5
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



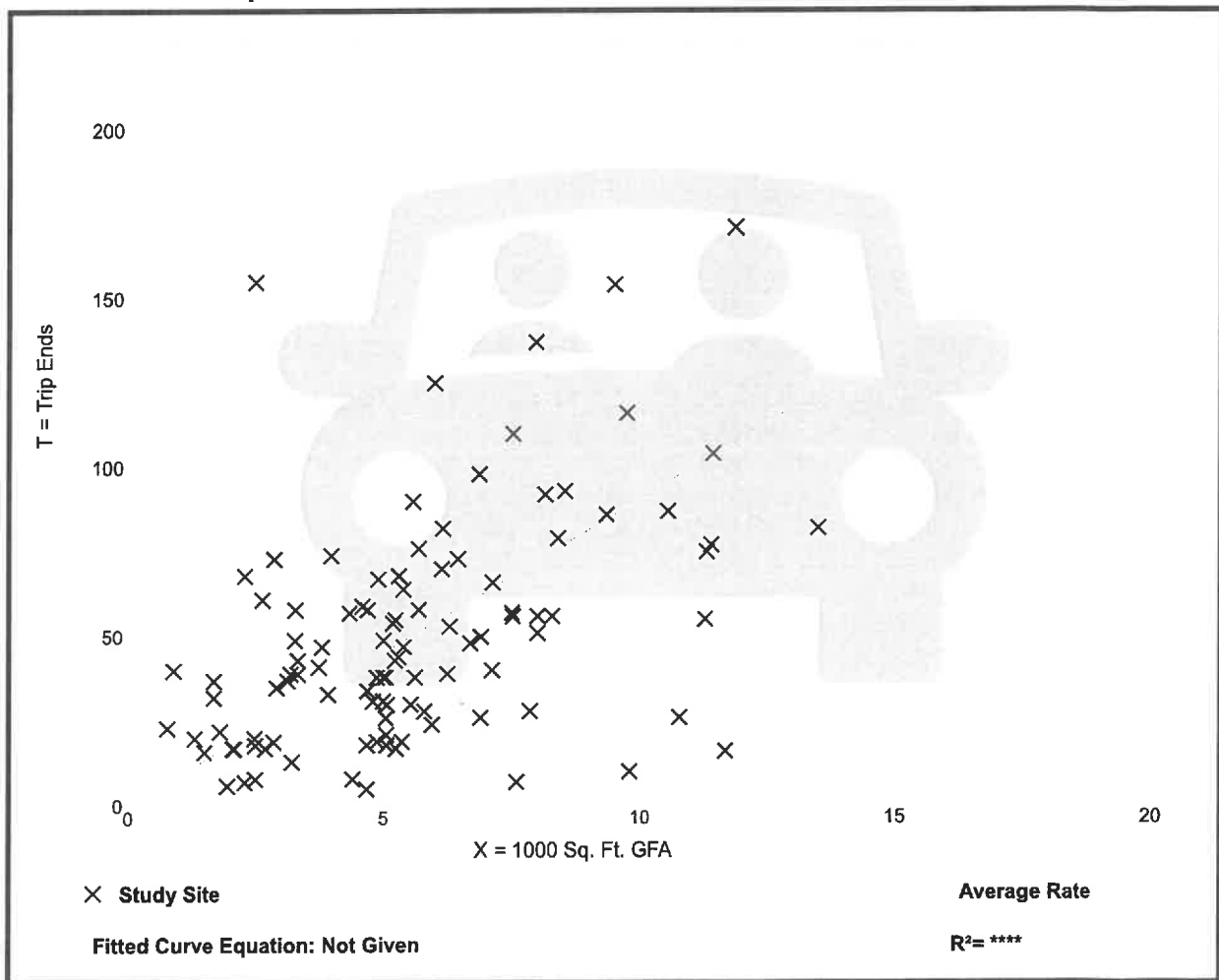
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 104
 Avg. 1000 Sq. Ft. GFA: 6
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



Attachment D
Estimated Property Values
For Proposed Site Plan



Poplar Road Property - Coweta County

Poplar Road Property - Coweta County	Units/SF	Cost per Unit/SF	Total Cost at Build Out-Includes use-specific infrastructure
350 units of MF - Market Rent	350	\$400,000	\$140,000,000
Phase I of retail (15,500 sf)	15,500	\$590	\$9,145,000
155 units of Age Targeted	155	\$450,000	\$69,750,000
Phase II of retail (15,500 sf)	15,500	\$590	\$9,145,000
2 Retail Outparcels	2	\$2,800,000	\$5,600,000
175 Room Hotel	175	\$290,000	\$50,750,000
101 Townhomes	101	\$520,000	\$52,520,000
300,000 sf of Class A office	300,000	\$585	\$175,500,000
Total Development			\$512,410,000
Master Infrastructure: Road/Sidewalks plus			\$21,400,000
Master Storm and Utilities			\$2,225,000
Greenspace, parks, and amenities			\$23,625,000
Total Infrastructure			\$536,035,000

Attachment E
Fire Department Response
For Proposed Site Plan





NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

December 13, 2022

Vern,

The following information is regarding the request for comments for the proposed development for Poplar Place with a community impact analysis for our Fire Department.

At this time, the Newnan Fire Department has the resources to provide services for the addition of these proposed properties. However, a high-density development such as this, upon full completion will impact the specific area with a significant increase in population. The growth in population will ultimately result in increased call volume and response times to the proposed property and to the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

In the past year, we've had request for impact analysis on other proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower at the Newnan Fire Department, in the future.

Best Regards,



Stephen Brown

Attachment F
Previous Community Impact Assessment
For Approved Site Plan



COMMUNITY IMPACT MEMORANDUM

TO: Tracy S. Dunnivant, Planning Director

FROM: Brian B. West, P.E. & Lauren Garren, P.E., Kimley-Horn and Associates, Inc.

DATE: 03/26/2021; Revised 01/18/2022

RE: Community Impact Study for Rezoning of Parcels 087 2005 001; 087 2005 002; and 087 2005 003

The following is a revised summary of information and documentation in regard to the Community Impact Study for the rezoning of Parcels 087 2005 001; 087 2005 002; and 087 2005 003 located along Poplar Road and Interstate 85.

Coweta County School System- The Coweta County School System Director of Facilities, Mr. Ronnie Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate. Currently the site generates approximately \$2,192 a year in tax revenue for the School Board. The proposed development will generate approximately \$3,336,809 a year in tax revenue for the School Board. At the time of this letter, Mr. Cheek had not responded about the adjusted densities.

Road and Streets- Part of the Community Impact Study scope entails comparison of the present zoning classification to the requested zoning classification and quantifying the impacts on the City roadway infrastructure. Currently two out of the three parcels sit vacant, while the remaining parcel is a single-family residence. See Table 1 for the trip generation analysis for the existing use and proposed development build out by Kimley-Horn. A Development of Regional Impact (DRI) study has been produced and submitted to the Georgia Regional Transportation Authority (GRTA) for the proposed development. Currently the site generates approximately \$864 a year in tax revenue for the City of Newnan. The proposed development will generate approximately \$689,350 a year in tax revenue for the City.

Table 1: Anticipated Total (Gross) Trip Generation for Poplar Place Mixed-Use			
Development	Daily Traffic	AM Peak Hour	PM Peak Hour
<i>Poplar Place Mixed-Use (Proposed)</i>	14,926	1,146	1,291
<i>Amphitheater (Proposed)</i>	1,200 600 Enter/600 Exit	N/A	TBD*
<i>Single Family Home (Existing)</i>	15	6	1

*Daily Trip Generation estimated, peak hours vary based on event scheduling.

Newnan Police Department- Kimley-Horn has been in correspondence with Deputy Chief LaChance at Newnan Police Department to request a letter detailing the Department’s feedback on the proposed development. Deputy Chief LaChance has determined that there will be an approximate increase of 1,096 calls in a two-year period for the development. He also expressed concern about the increased traffic and vehicle traffic leading to increased call times to surrounding areas. Chief LaChance expressed that this information remains unchanged with the adjusted densities.

Newnan Fire Department- Kimley-Horn has been in correspondence with Chief Brown at Newnan Fire Department to request a letter detailing the Department’s feedback on the proposed development. Chief Brown confirmed adequate service to the proposed development but expressed concern about the increased traffic and potential motor vehicle accidents leading to increased call times to surrounding areas. Chief Brown has confirmed that would remain the same for the adjusted densities. Currently the site generates approximately \$760 and \$36 a year in tax revenue for the Fire Department and Fire Bonds, respectively. The proposed development will generate approximately \$632,644 and \$28,932 a year in tax revenue for the Fire Department and Fire Bonds, respectively. Chief Brown expressed that this information remains unchanged with the adjusted densities.

Newnan Utilities- Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the Wahoo Creek Wastewater Plant at the time of this report. Newnan Utilities also confirmed they will provide water service to the site.

CAPACITY CERTIFICATION
PEAK SANITARY SEWAGE FLOW



Project: Poplar Place
Date: 1/12/2022
Calc by: LBG

Use	Base	Unit	Flowrate	Basis for Conversion	Quantity	Unit	GPD
	Flowrate		GPD		in		from
	per Unit				Development		Development
	(GPD)						
Active Adult	240	per unit			155		37200
Motel/Hotel	100	per room			140		14000
Offices	175	per 1000 sq ft	0.175		450000		78750
Residence, multiple family - apt	240	per unit			350	units	84000
Restaurant/Coffee Shop/Fast Food	1650	per 1000 sq ft	1.650		23000		37950
Shopping Center / Retail	100	per 1000 sq ft	0.100		75200	1000 sqft	7520
Residence, single family	240	per unit			101		24240
Total Sewage Flowrate (GPD)							283660
Peak Sewage Flowrate (GPD) = 4 * Total							1134640
Peak Sewage Flowrate (cfs)							1.76

The initial response letter provided by Newnan Utilities is included for reference in the Appendix of this report.

City of Newnan Taxes Revenues- The 2022 millage rate for The City of Newnan is 3.574 mills. Currently Parcels 087 2005 001; 087 2005 002; and 087 2005 003 generate \$864 annually in City

of Newnan tax revenue. The requested use should generate approximately \$689,350 annually in City if Newnan tax revenue. As such, the requested use will ultimately generate more tax revenue than the current use.

The values noted in the tax revenue estimates above are based on an Economic Impact Tabulation provided by the Property Developer (attached to this report for reference). The values referenced in the attached table contain the Developer's best estimate of proposed land uses, densities, improvement values, and property values for the proposed Poplar Place development and are subject to market demand and pricing fluctuations. An assessment of the current tax revenues based on the current millage rates are shown in the Taxes section below.

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$887,066	\$168,184	\$7,691	\$295,962	\$1,542,161
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$302,058	\$57,269	\$2,619	\$100,779	\$525,127
Active Adult	Unit	155	\$407,613	\$63,180,000	\$90,322	\$437,206	\$82,892	\$3,791	\$145,870	\$760,081
Office	SF	450,000	\$405	\$182,250,000	\$260,545	\$1,261,170	\$239,112	\$10,935	\$420,779	\$2,192,540
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$165,756	\$31,427	\$1,437	\$55,303	\$288,166
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$283,554	\$53,761	\$2,459	\$94,605	\$492,958
TOTAL				\$482,197,792	\$689,350	\$9,336,809	\$632,644	\$28,932	\$1,113,298	\$5,801,032

Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
087 2005 001		0.980		\$26,852	\$38	\$186	\$35	\$2	\$62	\$323
087 2005 002		24.280		\$256,077	\$366	\$1,772	\$336	\$15	\$591	\$3,081
087 2005 003		15.420	Yes	\$321,251	\$459	\$234	\$389	\$19	\$684	\$1,786
TOTAL		40.68		\$604,180	\$864	\$2,192	\$760	\$36	\$1,337	\$5,189

Included in the Appendix for reference are copies of correspondence from Kimley-Horn, Newnan Utilities, Newnan Fire and Police Departments and Coweta County School System. All remaining documentation noted above shall be provided to the City upon receipt.

Coweta County School System Operations Center

March 17, 2021

Lauren Garren, P.E.
Development Services
Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta GA 30009

Re: Poplar Place

Ms. Garren:

In response to your request for input on the community impact study for the proposed development referenced above, we offer the following based on the information available.

In our experience residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?

Thank you for the opportunity to provide feedback.

Sincerely,



Ronald C. Cheek
Director of Facilities
Coweta County School System



**POLICE DEPARTMENT
CITY OF NEWNAN**
1 Joseph Hannah Blvd
P.O. Box 1193
Newnan, GA 30263
770-254-2355
Fax: 770-254-2347

**Brent Blankenship
Chief of Police**

August 24, 2021

To Whom It May Concern,

This letter is regarding the proposed annexation of property titled "Poplar Place" on Poplar Road at I-85. After reviewing call history data for similar complexes, we will have the following impact:

Proposed	Comparison	24 Month Call Volume
350 Multifamily Units	Springs of Newnan	123
155 Active Adult Senior Living Units	Forest of York	63
101 Townhomes	Columbia Woods	34
672,800 SF of Office Space	42,640SF Office x's 15	555 (Est.)
140 Key Hotel	Home 2 Suites	171
75,200 SF of retail/restaurant	Publix	150
	Total Increase	1096 Calls of Service

In addition to the increase of people and vehicle traffic to the area, it would impact calls to that area while affecting call service and response times to other parts of the city.

Sincerely,

**Brent Blankenship
Chief of Police**



NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

March 23, 2021

Dear Tracy,

The list of comparisons below has been analyzed.

Proposed	Comparison	12 Month Call Volume
304 Multifamily Units	Springs of Newnan	37
150 Independent Living Units	Forest of York	49
86 Assisted Living Units	Watercrest	97
672,800 SF of Office Space	42,640SF Office x's 15	160 (Estimate)
140 Key Hotel	Home 2 Suites	12
75,200 SF of retail/restaurant	Publix	15
	Total	370

At this time, the Newnan Fire Department has the resources to provide services to the proposed annexation of the site titled "Poplar Place". However, it will impact the specific area with increased traffic which could result in motor vehicle accidents, increase call volume and response times to current established areas served.

Kind Regards,

Stephen Brown



January 12, 2022

Lauren Garren, P.E.
Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

RE: Parcel Numbers 087 2005 001, 087 2005 002, and 087 2005 003 – Poplar Place - Mix Use Development, Newnan, GA

Ms. Garren,

I am writing per your request to confirm that the proposed development would have to be annexed into the City of Newnan for Newnan Utilities to become the 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:

- 1. Parcel Numbers 087 2005 001, 087 2005 002, and 087 2005 003
- 2. Mix Use Development
 - a. Multi-Family 350 Units
 - b. Office Space 450,000 SF
 - c. Senior Living 155 Units
 - d. Mix Office/Restaurant/Retail 75,200 SF
 - e. Hotel 140 Units
 - f. Townhomes 101 Units
- 3. Development as attached
- 4. 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.

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



January 12, 2022

Lauren Garren, P.E.
Kimley-Horn
11720 Amber Park Dr, Suite 600
Alpharetta, GA 30009

RE: Poplar Place Impact Fees - Preliminary Estimate

Ms. Garren,

The below is a preliminary estimate of the impact fees for Poplar Place. These fees are based on current information we have available and is subject to change as more information is provided. Please note, there may also be added cost to upgrade parts of Newnan Utilities existing system to accommodate the additional flow.

Poplar Place Water/Sewer Impact Fees (Preliminary Estimate)	
Multi-Family	\$695,213.00
Office Space	\$716,950.00
Senior Living	\$319,506.00
Mix Office/Restaurant/Retail	\$1,199,024.00
Hotel	\$167,535.00
Townhomes	\$508,636.00
Total	\$3,606,864.00

There will also be account deposits required from our Customer Service Department, and those amounts are determined when the final impact fees are quoted. Impact fees are required to be paid before the City of Newnan will issue the Land Disturbance Permit.

These estimates are being provided for additional information for your project. Please let me know if you have any questions.

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

- ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades 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.

5. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs 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 engineer firm approved by Newnan Utilities.
 - iv. Existing water upgrades to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. 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

Poplar Place
Economic Impact Tabulation

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$887,066	\$168,184	\$7,691	\$295,962	\$1,542,161
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$302,058	\$57,269	\$2,619	\$100,779	\$525,127
Active Adult	Unit	155	\$407,613	\$63,180,000	\$90,322	\$437,206	\$82,892	\$3,791	\$145,870	\$760,081
Office	SF	450,000	\$405	\$182,250,000	\$260,545	\$1,261,170	\$239,112	\$10,935	\$420,779	\$2,192,540
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$165,756	\$31,427	\$1,437	\$55,303	\$288,166
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$283,554	\$53,761	\$2,459	\$94,605	\$492,958
TOTAL				\$482,197,792	\$689,350	\$3,336,809	\$632,644	\$28,932	\$1,113,298	\$5,801,032

Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
087 2005 001		0.980		\$26,852	\$38	\$186	\$35	\$2	\$62	\$323
087 2005 002		24.280		\$256,077	\$366	\$1,772	\$336	\$15	\$591	\$3,081
087 2005 003		15.420	Yes	\$321,251	\$459	\$234	\$389	\$19	\$684	\$1,786
TOTAL		40.68		\$604,180	\$864	\$2,192	\$760	\$36	\$1,337	\$5,189



EXECUTIVE SUMMARY

- CURRENT COMPANY ESTABLISHED IN 1979.
- PRINCIPALS HAVE BEEN ACTIVE IN REAL ESTATE SINCE 1958.
- BASED IN THE CUMBERLAND AREA OF ATLANTA SINCE INCEPTION.
- OVER 6 MILLION SQUARE FEET OF CLASS A OFFICE AND MIXED USE PROJECTS DEVELOPED.
- IN THE LAST FIVE YEARS ALONE OVER \$2B OF INVESTMENT.
- NATIONAL NAIOP DEVELOPER OF THE YEAR AWARD.
- PRINCIPALS INSTRUMENTAL IN FORMATION, CONTINUED INVOLVEMENT, AND CHAIRMANSHIPS OF SUCCESSFUL CID'S IN MULTIPLE ATLANTA MARKETS.
- ACTIVE PROJECTS IN 15 SUBMARKETS OF ATLANTA PLUS BIRMINGHAM, CHARLOTTE, JACKSONVILLE, ORLANDO, AND GREENVILLE.
- VIA ITS PROJECTS, POPE & LAND HAS CONSTRUCTED MILES OF PUBLIC ROADS/SIDEWALKS AND GRANTED EXTENSIVE RIGHTS OF WAY AS WELL AS ESTABLISHED NUMEROUS PARKS AND TRAIL SYSTEMS, WHICH HAVE BEEN CONVEYED TO VARIOUS MUNICIPALITIES FOR PUBLIC USE.
- OWNERSHIP AND INVOLVEMENT IN COWETA COUNTY SINCE 1994.
- DIRECTLY INVOLVED IN DEVELOPMENT OF PROJECTS IN THE COMMUNITY WHICH HAVE RESULTED IN OVER \$395M OF INVESTMENT AND OVER 3,700 JOBS.
- ADDITIONAL PLANNED INVESTMENT OF OVER \$2.7B AND 900 PERMANENT JOBS AT FREYR BATTERY.



CORPORATE HISTORY

Pope & Land Real Estate is one of the oldest, most successful and longest running private real estate developers in the Southeast. Since our beginning in 1979, the hallmark of our legacy has been stability through our longstanding investor relationships and our dedication to creating value for our diverse clients. To serve this wide range of interests, Pope & Land develops projects through various subsidiaries and partnerships and in joint venture with other principals and financial institutions with development experience.

Pope & Land has maintained its headquarters in Atlanta, GA since its inception. We are currently active or have a presence in 15 Metro Atlanta submarkets and 5 Southeastern cities. Pope & Land has developed millions of square feet of various property types in the Decatur, Midtown, Buckhead, Perimeter, Town Center, Cumberland, North Fulton submarkets of Metro Atlanta. In addition to its investments in Atlanta, we have projects in Charleston, SC, Charlotte, NC, Jacksonville, FL, Orlando, FL, and Greenville, SC. In each of those cities outside of Atlanta, Pope & Land has found success partnering with local representatives, leveraging strengths and staffing each project according to the project's individual needs.

Our full-service firm specializes in large scale, mixed-use projects and, most recently, served as lead development partner with The Atlanta Braves in the creation of The Battery Atlanta at SunTrust Park. Over the past several decades, we have managed the development or

disposition of thousands of acres of land and acquired, developed, and managed several million square feet of prime commercial space throughout the Southeast. We have led the investment and development of more than \$3 Billion in commercial real estate in the past decade alone.

Pope & Land's background and experience includes working with numerous municipalities in a variety of roles from visioning, master planning, and designing through public-private ventures. Several members of the team have contributed in many ways to enhancing the public realm as we have completed numerous projects and provided extensive services for the public good.

Through its projects, Pope & Land Real Estate has constructed miles of public roads/sidewalks and granted extensive right of way as well as established numerous parks and trail systems, which have been conveyed to various municipalities for public use.

Furthermore, executives at Pope & Land Real Estate have long held board and chairman positions in organizations through which Pope & Land Real Estate representatives have facilitated, directed or engaged in billions of dollars' worth of public projects such as major infrastructure improvements, parks and trails, transit initiatives and road building.

Below you will find numerous examples of both active and past mixed-use projects that our team has executed. Our goal in approaching mixed-use projects is to create a sense of place and community that can be an attraction for residents and a catalyst to the surrounding area.

MASTER DEVELOPMENT



THE BATTERY AT TRUIST PARK ATLANTA, GA (CUMBERLAND)

Pope & Land was selected to lead a team of three development partners comprised of Pope & Land Real Estate, Pollack Shores Real Estate Group, and Fuqua Development as part of the relocation of the Atlanta Braves. Our team was awarded the right to partner with the Braves on the development of the mixed-use community which is being developed in partnerships with Cobb County, the Cobb-Marietta Coliseum and Exhibit Hall Authority, and the Cumberland Community Improvement District (“CID”).

The Battery mixed-use development combines The Braves’ corporate offices, merchandise store, and museum with multiple upscale retail/restaurants, 300 hotel rooms, 600 multi-family residential units, concert venue, and a brewery. The project was designed around a central plaza that enhances visitors’ experiences with outdoor live performance venues, an activated pedestrian area, overhead bridge structures, public art, water elements, and an enclosed entertainment venue.

SunTrust Park stadium flows directly into The Battery development, creating a vibrant atmosphere which makes the project the most advanced, fan-friendly venue of all 30 Major League ballparks. More importantly, the unique mix of shops, restaurants, offices, residences, and entertainment venues creates an iconic community asset which brings visitors 365 days a year.

Pope & Land also developed One Ballpark Center, which is a 270,000 SF Class A, LEED Silver, office building overlooking the stadium which is fully occupied by Comcast under a long-term lease agreement.



MASTER DEVELOPMENT



CITY PARK

CHARLOTTE, NC | cityparkcharlotte.com

Pope & Land is the master developer for a 155-acre mixed-use project located on the site of the Charlotte Coliseum, the former home of the NBA's Charlotte Hornets. Our firm acquired the land, demolished the 18,000 seat Charlotte Coliseum and removed 2 million square feet of impervious surfaces, recycled/sold all materials, entitled the property, conceived the City Park project and developed all infrastructure.

Development is complete on a 210-room dual Marriott brand Fairfield Inn/Residence Inn, 20,000 SF of retail and restaurants, 485 apartment units, 200 town home units,

and 15 acres of dedicated parks and green space. An additional 230 townhome units, a 135 room Aloft Hotel, and 225 additional apartment units are under contract/construction along with proposed components providing for 400,000 SF of office, 25,000 SF of retail and restaurants, and additional residential components.

The project also calls for the addition of "The Loop at City Park" which is a planned three-mile hard surface trail system providing pedestrian connection to adjacent developments as well as the 140-acre Renaissance Park and an 18-hole golf course.



MASTER DEVELOPMENT



MILTON PARK

ALPHARETTA, GA

Pope & Land served as the master developer for Milton Park, Alpharetta's first "Live, Work, Play" community located minutes away from North Point Mall and GA-400. The project's centerpiece is a 153,000 SF Class A, LEED Certified Office/Mixed-Use building surrounded by water features, an outdoor meeting area, and walking trails that connect to the Big Creek Trail System.

The development combined retail components, 400 multi-family units by AMLI and 74 condos by The Providence Group and 230 single-family detached homes.



MASTER DEVELOPMENT



NORTHWINDS SUMMIT

ALPHARETTA, GA

This project consists of a 24-acre site with planned mixed-use development of over 1,200,000 SF of Class A+ office space, a full-service hotel, with residential and retail components included in the master plan. Pope & Land is serving as master developer and has partnered with a hotel developer and Worthing SE, a multi-family developer, as well as a Monte Hewitt Homes as the townhome developer for the components of this mixed-use project.

Phase I of this project delivered a 30,000 SF Class A+ office building, along with 140 multi-family units, 18 townhouses, and 10,000 SF of retail. In Q2 of 2023, a national hotel brand will commence construction along with an additional office building of 65,000 SF.

The project includes a number of infrastructure investments which provide access via a designated, lighted entrance on Haynes Bridge Road as well as a GA-400 south bound exit which enters directly into site and secondary entrance along

Northwinds Parkway. The property is located within 1 mile of 4 major shopping destinations and features signage opportunities overlooking GA-400 and Haynes Bridge Road.

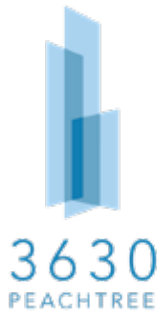
The project's design focus is an office centric, master planned core with structured parking that creates an urban walking environment with fast casual restaurants, cafés, and retail offerings that enhance the employee experience. Several pocket parks and outdoor, Wi-Fi enabled spaces create a unique, natural work environment and the Alpha Loop trail connects pedestrians to Downtown Alpharetta and Big Creek Trail.



MASTER DEVELOPMENT



3630 PEACHTREE ATLANTA, GA (BUCKHEAD)



One of our signature projects, 3630 Peachtree, was also one of our most complex deals in recent memory. Relying on its core competency, Pope & Land served as master developer of this 800,000 sf, vertical mixed-use tower located on the corner of Peachtree and Peachtree Dunwoody Road in the Buckhead neighborhood of Atlanta.

Pope & Land orchestrated a thorough planning and entitlement process with numerous stakeholders including the adjacent Wieuca Road Baptist Church and the Historic Brookhaven Neighborhood. Working in partnership with Duke Realty, for the office component, and Post Properties and Novare, for the 127 unit Ritz Carlton Residences component, the team capitalized the \$205 million project and executed the 34-story tower comprised of 17 stories of office and 17 stories of residential organized in a condominium regime with shared access to common areas and parking.

The tower includes 423,000 SF of Class AA office space, which includes on-site property management, a conference center, board room, catering kitchen, a complimentary fitness center and locker room. Street facing retail tenants, Tomo

Japanese Restaurant and F&B (French Bistro), provide a high-end dining experience.

Vehicular traffic is managed with a structured parking deck with reserved parking as well as available valet parking. Pedestrians are offered a shuttle to both Lenox & Buckhead MARTA stations and the project has connectivity to the PATH400 trail system, a 5.2-mile greenway through the heart of Buckhead, connecting neighborhoods, office and retail locations.

As master developer of the project, Pope & Land oversaw all common space and legal logistics with the adjacent property owner, which included a shared parking deck, enhancements to the church's daycare and cross access and use agreements. Pope & Land lead the coordination effort which involved four investor/developer partners, two architects, the church, neighborhood association, lenders, tenants, and customers.

The project was recognized as the "Development of the Year" by the Fulton County Development Authority and, although the building delivered in the middle of the economic downturn, the project was substantially leased and sold at an Atlanta record-high price per square foot at that time.



CURRENT LAND INVESTMENTS

- Brookwood Mall – future mixed-use development in the Mountain Brook and Homewood communities of Birmingham, Alabama.
- Hwy 306 (Forsyth County, GA) –future mixed-use development site.
- Alpharetta at 400 and McGinnis Ferry Road – 440,000 SF future mixed-use development site.
- Bridgeport (Newnan, GA) – 1,450 acre Class A industrial park with 2.7M SF of completed and/or under construction buildings. Bridgeport is the state-designated mega-site closest to Atlanta’s Hartsfield-Jackson International Airport, listed among Georgia’s top 5 industrial locations and recently landed the Freyr Battery North American location.
- Vineyard Park (Bartow County, GA) – 154 acres – future mixed-use development site.

CUMBERLAND SUBMARKET (ATLANTA, GA)

The Cumberland/Vinings community is located at the intersection of I-75 and I-285 and is home to Pope & Land’s corporate headquarters as well as The Battery Atlanta at Truist Park.

Our projects in this neighborhood utilize the natural terrain which provides skyline views of downtown Atlanta or are designed as corporate office environments in park-like, heavily wooded settings with outdoor greenspaces. The entire area

- Cumberland Center – three buildings of Class A office space totaling 823,000 SF.
- City View – 248,000 SF existing and 450,000 SF proposed of Class A office space.
- 3240 Cumberland Blvd – 85,000 SF of proposed Class A boutique office space.
- Riveredge One – 135,025 SF of Class B office space.
- Powers Ferry Landing West – two buildings comprised of 114,939 SF of Class B office space.
- 180 Interstate North – 122,493 SF of Class B office space.

CHURCH STREET PLAZA (ORLANDO, FL)

This 28-story tower features 180 hotel rooms, 200,000 SF office, 100,000 SF meeting space, 7,500 SF retail, Club/Amenity floor, and 10 floors of parking. In order to finance and develop the project, a joint development was created with Mason Capital Partners, Pope & Land Real Estate and Lincoln Property Company. The office is fully leased to SunTrust/now Truist.



GLENRIDGE POINT - CENTRAL PERIMETER (ATLANTA, GA)

This mixed-use project is located at the intersection of I-285 and GA-400 in the heart of Atlanta’s premier corporate office submarket and adjacent to the major medical node known as “Pill Hill”. The new PATH400 Greenway Trail plans to surround this property connecting neighborhoods, office and retail locations with a path for bicyclists and pedestrians.

Pope & Land has developed and managed projects in this master-planned development, which includes the Glenridge Point Retail Center— anchored by a mix of established restaurants and medical users, and Bell Glenridge— a 180-unit multifamily project with two restaurant offerings on the ground floor as well as outdoor green space and seating areas.

- 100 & 200 Glenridge Point – two buildings of Class A medical/office space totaling 190,000 SF.
- 300 Glenridge Point – 250,000 SF of proposed Class A office space.
- 125 Glenridge Point Parkway – 9,660 SF of medical/office/retail space.

DECATUR SUBMARKET (ATLANTA, GA)

The historic neighborhood of Decatur is located 8 miles East of Atlanta’s Central Business District and features a walkable urban core with several retail shops,

restaurants, and cafés connected directly to MARTA— Atlanta’s major rapid transit system.

Pope & Land’s developments in this community are designed as street fronting projects paired with structured parking to provide vehicular access while maintaining the pedestrian-friendly nature of the existing neighborhood.

- West Court Square – 160,000 SF Class A office space.
- Decatur Plaza – 113,000 SF Class A office space.
- Decatur TownCenter – two buildings of Class A office space totaling 185,000 SF.
- Additional site zoned for a 130,000 SF office building or 172 multi-family residential units.

BARRETT/TOWN CENTER (KENNESAW, GA)

Pope & Land has several decades of investments in this submarket located north of Atlanta along the I-75 corridor. Our firm was instrumental in the creation of the Town Center CID, which developed several million dollars of major infrastructure investments that have sustained the community’s long-term connectivity it continues to grow.



A perpetual focus for both the infrastructure and our development projects, particularly in the face of rapid expansion, has been to maintain a pedestrian-friendly community and preserve access to the adjacent Noonday Creek Trail. Evidence of this commitment is our leadership in creating Aviation Park located near the Cobb International Airport runway which provides open space for airplane viewing, a playground area, parking, restrooms, public art display, and docking station for the Zagster Town Center Bike Share Program.

Our development projects in this community are designed with a variety of lake views, heavily landscaped grounds, and access to jogging paths and parks.

- Barrett Business Center – four buildings of Class B office space totaling 193,000 SF with an additional 36,000 SF of proposed office space.
- Barrett Summit – three buildings of Class A office space totaling 182,000 SF.
- Barrett Lakes Center - three buildings of Class A office space totaling 315,000 SF with an additional 75,000 SF of proposed office space.
- CryoLife - 190,500 SF of Class B medical office.

OTHER SIGNIFICANT PAST PROJECTS

- NorthWinds Center (Alpharetta, GA) – six buildings of Class A office space totaling 889,056 SF.
- Atlantic Center Plaza – Atlanta, GA (Midtown) - 502,000 SF of Class A+ office space.
- Glenlake – Atlanta, GA (Central Perimeter) – two Class A office buildings totaling 708,000 SF of office space. Part of an 18.5-acre master planned project, the buildings feature high-performance glass exteriors curve to mirror each other and reflect the lake and extensive landscaped grounds below.
- Street facing retail/office developments along major urban corridors include Charles Schwab Buckhead – 9,000 SF of Class A space, Charles Schwab Central Perimeter – 8,000 SF of Class A space, and TD Ameritrade Buckhead – 15,000 SF of Class A space.
- Riverside Place (Jacksonville, FL) – 11 acres — mixed use, urban development of multi-family and retail anchored by a Fresh Market and restaurant cluster to serve the Brooklyn community adjacent to Jacksonville’s Central Business District with spectacular views of St. John’s River. This project was a catalyst to the entire Brooklyn community which is now almost fully redeveloped.

For more information on additional current and past projects, please visit: www.PopeAndLand.com



COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

MASTER PLAN

- The project will be consistent with the concept plan, (Master Plan 12), density, project data, amenities, proffered conditions, and elevations provided as part of the application that was amended on July 29, 2021 to include the Master Plan 12, attached hereto as Exhibit "C", and all corresponding information provided in the Concept Design Presentation dated January 14, 2022 on file in the City of Newnan Planning Department.

PROPOSED CONDITIONS

MASTER PLAN

- The project will not exceed the density, total units, and square footages shown on the Concept Plan entitled Master Plan and dated December 1, 2022, which is incorporated herein by reference.

COMPARISON PROPOSED LAND USES

LAND USE	PREVIOUSLY APPROVED SITE PLAN	PROPOSED SITE PLAN
ACTIVE ADULT RESIDENCES	155 UNITS	155 UNITS
HOTEL/MOTEL	140 ROOMS	175 ROOMS
OFFICE SPACE	450,000 SQ FT	300,000 SQ FT
MULTI-FAMILY RESIDENCES	350 UNITS	350 UNITS
RETAIL/RESTAURANTS	75,500 SQ FT	31,500 SQ FT
TOWNHOMES	101 UNITS	101 UNITS
AMPHITHEATER/COMMON AREA	3.0 ACRES	4.77 ACRES

COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

DRI

2. The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRТА dated August 11, 2021, attached hereto as Exhibit “D”.

DEPARTMENT OF ENGINEERING

3. The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021, attached hereto as Exhibit “E”.

POPLAR ROAD LOT

4. The front lots (further identified as outparcels 4 and 5 on Master Plan 12) will not be used as a gas station, a convenience store or a fast food operation with or without a drive-thru. However, a drive-thru for specific uses such as a coffee shop or a fast casual restaurant shall be permitted.

TOWNHOMES

5. The covenants and restrictions for the townhouse development shall provide that no more than 10% of the townhouse units shall be made available for rental at any one point in time.

PROPOSED CONDITIONS

DRI

2. The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRТА dated August 11, 2021, attached hereto as Exhibit “D” except that the developer shall not be required to provide roadway improvements to Lower Fayetteville Road and the Applicant’s participation in the leg off the Stillwood roundabout will be conditioned on the City’s acquisition of right-of-way, because the area required is owned by third parties.

DEPARTMENT OF ENGINEERING

3. The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021, attached hereto as Exhibit “E” other than the item listed in Transportation Item 1 as the proposed roundabout is already designed and will be constructed by the City. See the above note in number 2 above.

POPLAR ROAD LOTS

4. The lots fronting on Poplar Road will not be used as a gas station, convenience store, or fast food operation such as McDonald’s, Burger King, or Del Taco (not including fast casual such as Atlanta Bread Company or Panera Bread). Any restaurant, coffee shop or fast casual concept located along Poplar Road will have its drive-thru concealed with landscaping, hardscaping, and/or lighting, so that the drive-thru is not visible from Poplar Road. The applicant agrees to encourage food and beverage pick up as per current “app based” ordering methods to eliminate traditional drive-thru concepts.

TOWNHOMES

5. The covenants and restrictions for the townhouse development shall provide that no more than 20% of the townhouse units to be developed shall be built-for-rent as the term is used in today’s development vernacular.

COMPARISON POPLAR PLACE CONDITIONS

EXISTING CONDITIONS

NEWNAN UTILITIES

6. The Developer will be required to meet all requirements set out in Newnan Utilities letter dated January 12, 2022 attached hereto as Exhibit “F”.

PROJECT PHASING

7. Subject to the Development Agreement, between the Developer and the City setting milestones for phasing and scheduling of construction of the various uses and amenities proposed for the site to be attached to the ordinance as Exhibit “G” as a further condition, to include the following permitting milestones:
 - a. The amphitheater and The LINC segment shall be constructed simultaneously with the project infrastructure within the development.
 - b. No apartments, labeled as numbers 1 and 13 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until a minimum of 50% of the 52,200 of retail, labeled as numbers 1 and 2 on the concept plan (Master Plan 12) and 1 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.
 - c. No outparcels labeled as numbers 4, 5 and 7 on the concept plan, shall receive a certificate of occupancy until a minimum of 75% of the 52,200 of retail, labeled as numbers 1 and 2 on the concept plan (Master Plan 12), and 3 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.
 - d. No more than 80% of the townhome units, labeled as number 14 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until Office Building A, labeled as number 8 on the concept plan, has been permitted and under active construction.

PROPOSED CONDITIONS

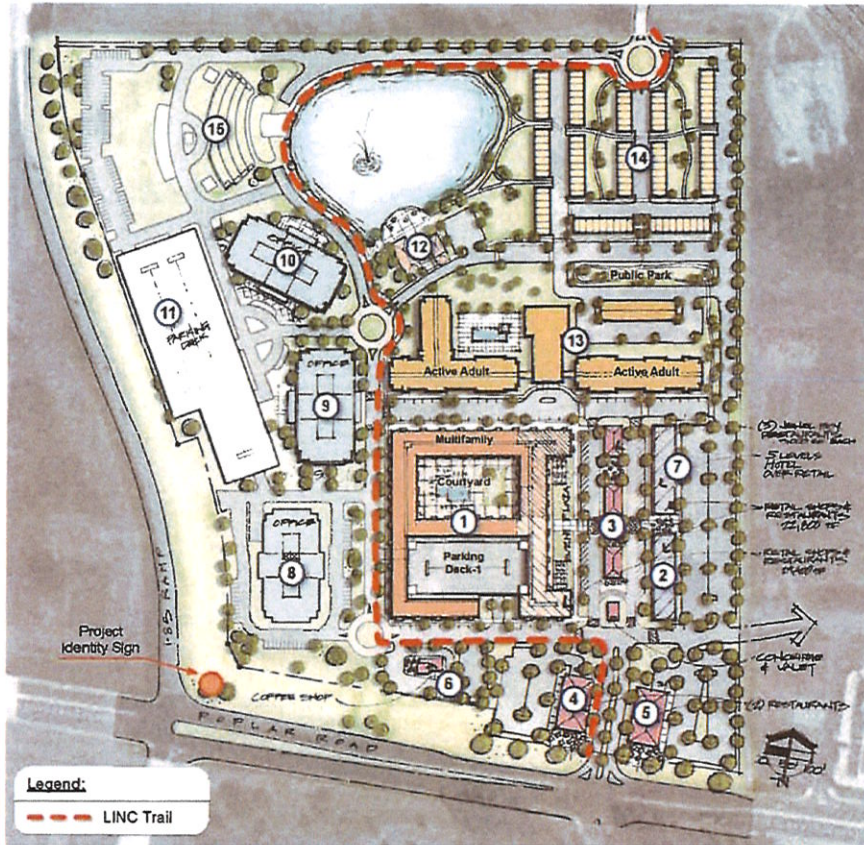
NEWNAN UTILITIES

6. The Developer will be required to meet all requirements set out in Newnan Utilities letter dated January 12, 2022 attached hereto as Exhibit “F” with the appropriate unit/square footage calculations as presented in this application.

PROJECT PHASING

7. No multi-family, hotel, or townhouse shall receive a certificate of occupancy until a minimum of 8,500 sf of retail space and at least one of the greenspace components labeled on the submitted plan are permitted and under active construction. For the purpose of clarity of this condition, the applicant agrees that no certificate of occupancy for a multi-family project or a townhouse project or an office project can be obtained without the applicant also constructing at least 8,500 sf of retail along with an associated and adjacent greenspace component.

Overall Masterplan



PROJECT DATA

- ① **Multifamily:** 4.4 acres 350 units
Greystar Retail/Leasing & Amenities: 13,400 SF
Deck-1
6 level deck, 685 spaces
490 Residential
132 Retail under Podium
- ② **Retail:** 22,800 SF
4 spaces/1000 SF = 92 spaces req.
Total Parking Required: 184 spaces
Surface Parking Provided: 203 spaces
- ③ **Jewel Box Restaurants:** 3 @ 3,000 SF each
7 spaces/1000 SF = 63 spaces req.
(63 spaces in Deck-1)
- ④ **Outparcel 1:** 1.1 acres
6,000 SF, 61 surface parking spaces
- ⑤ **Outparcel 2:** 1.32 acres
6,000 SF, 80 surface parking spaces
- ⑥ **Coffee Shop:** 0.72 acres
2,000 SF, 39 surface parking spaces
- ⑦ **Hotel Over Retail**
140 keys
140 spaces in parking deck
- ⑧ **Office Building A:** 150,000 SF
30,000 SF floor plates, 5 floors
4 spaces/1000 SF = 600 spaces
(surface parking initially)
- ⑨ **Office Building B:** 150,000 SF
30,000 SF floor plates, 5 floors
4 spaces/1000 SF = 600 spaces
- ⑩ **Office Building C:** 150,000 SF
30,000 SF floor plates, 5 floors
4 spaces/1000 SF = 600 spaces
- ⑪ **Parking Deck:**
(for all 3 office buildings)
4 spaces/ 1,000sf = 1,800cars
- ⑫ **Amenity:** 0.67 acres
Clubhouse: 7,000 SF
20 parking spaces in surface lot
- ⑬ **Senior Living:** 4.2 acres
Active Adult, over 55
Multifamily Units: 155 units
1.5 spaces/ unit = 233 spaces
205 surface parking spaces
28 private garages
- ⑭ **Townhomes:** 4.2 acres
101 homes
Garages under each unit.
- ⑮ **Amphitheater:** 3.0 acres
1,500 seat facility
Surface parking and shared parking
in deck structure #11
102 Parking Deck (for all 3 office buildings)
4 spaces/ 1,000sf = 1,800cars

Office/Institutional



Barry Companies, Inc.



Poplar Place | Newnan, GA

January 14, 2022

Page 4

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EXHIBIT c
PAGE 1 OF 1

PARKING COUNTS

- A** ACTIVE ADULT:
+/- 155 UNITS x 1.5 = 232 SPOTS REQUIRED
+/- 254 SPOTS PROVIDED
- B** TOWNHOMES:
+/- 101 UNITS x 2 = 202 SPOTS REQUIRED
+/- 225 SPOTS PROVIDED
- C** MULTIFAMILY:
+/- 350 UNITS x 1.5 = 525 SPOTS REQUIRED
+/- 528 SPOTS PROVIDED
- D** OFFICE:
+/- 300,000 SF = 1 SPOT PER 250 S.F. = 1200 SPOTS REQUIRED
+/- 1334 SPOTS PROVIDED
- E** RETAIL:
+/- 31,500 SF = 1 SPOT PER 250 S.F. = 126 SPOTS REQUIRED
+/- 96 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 126 SPOTS.
- F** HOTEL:
+/- 175 KEYS x 1 = 175 SPOTS REQUIRED
154 SURFACE SPOTS PROVIDED + SHARED USE WITH OFFICE TO MEET REQUIRED 175 SPOTS

KEY LEGEND

- A** ACTIVE ADULT: +/- 155 UNITS
- B** TOWNHOMES: +/- 101 UNITS
- C** MULTIFAMILY: +/- 350 UNITS
- D** OFFICE: +/- 300,000 SF
- E** RETAIL: +/- 31,500 SF
- F** HOTEL: +/- 175 KEYS
- G** POTENTIAL PARKING STRUCTURE

GREENSPACE KEY LEGEND

- 1** GREENSPACE: +/- 2.2 ACRES
 - 2** GREENSPACE: +/- 1.13 ACRES
 - 3** GREENSPACE: +/- 1.44 ACRES
- GREENSPACE TOTAL: +/- 4.77 ACRES



LOCATION MAP

PARKING COUNTS

- A** ACTIVE ADULT: +/- 155 UNITS x 1.5 = 233 SPOTS REQUIRED
+/- 254 SPOTS PROVIDED
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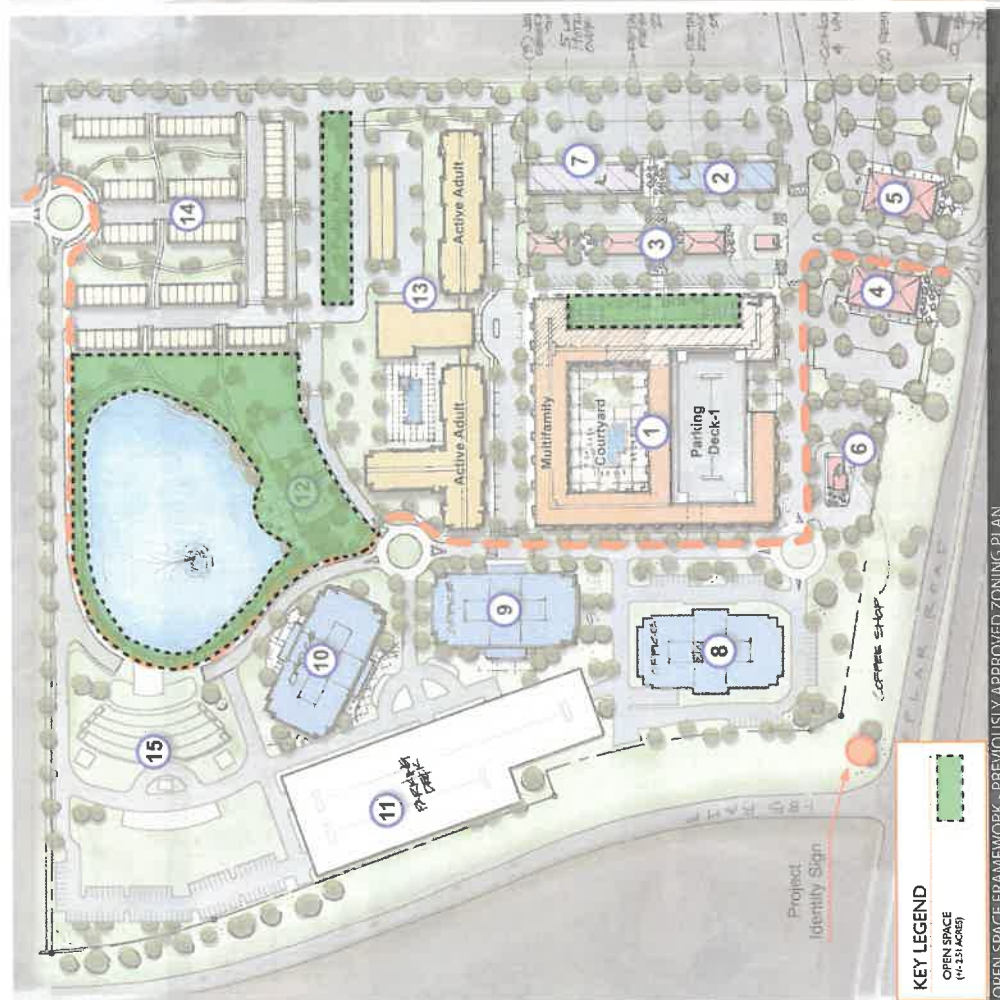
PROPOSED MASTERPLAN UPDATE



PREVIOUSLY APPROVED ZONING PLAN









SPATIAL DEFINITION FRAMEWORK - PREVIOUSLY APPROVED ZONING PLAN



SPATIAL DEFINITION FRAMEWORK - PROPOSED PLAN



POPLAR PLACE
CONCEPT RENDERING

Newman, GA
January 10, 2023



POPE & LAND
ARCHITECTS





POPLAR PLACE
CONCEPT RENDERING

Newman, GA
January 10, 2023



POPE & LAND
REAL ESTATE





POPLAR PLACE
CONCEPT RENDERING

Newman, GA
January 10, 2023





POPLAR PLACE
CONCEPT RENDERING

Newnan, GA
January 10, 2023



POPE & LAND
REAL ESTATE



POPLAR PLACE
CONCEPT RENDERING

Newman, CA
January 10, 2023



POPE & LAND
REAL ESTATE





Newnan, GA
January 10, 2023





POPLAR PLACE
CONCEPT RENDERING

Newman, GA
January 10, 2023



POPE & LAND
ARCHITECTS





The City of Newnan, Georgia

Office of the City Engineer

January 6, 2023
January 24, 2023

City Engineer Review

ANNEXATION and REZONING REQUEST

Tax Parcels: 087 2005 001, 087 2005 002, 087 2005 003
Poplar Place Mixed Use, DRI # 3293

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.
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
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. If the development proposes to disturb more than 50 acres, the developer shall submit the Erosion, Sedimentation and Pollution Control plans to the City for review and approval by the City, prior to submittal to the Georgia Environmental Protection Division for their review and approval.
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 Emergence Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. The development shall connect to a proposed roundabout at Stillwood Drive/ Newnan Crossing Boulevard East. The cost for design for and construction of the approach to the roundabout from the development shall be borne by the developer. **This would include**

the acquisition of the needed Right-of-Way, relocation of any conflicting utilities, and any associated permanent/ temporary easements.

Reference is made to the *Notice of Decision* for DRI # 3293, dated August 11, 2021.

For clarification: the City of Newnan is preparing to construct a 3 leg approach roundabout intersection; Newnan Crossing Blvd E, north and southbound, with Stillwood Dr. The 4th leg serving the proposed development is not included in the City's project, and is shown as concept, only. The City anticipates a construction letting date for the roundabout project, spring 2023.

To be included in a Development Agreement with the City, the City will acquire the Right-of-Way needed to construct the fourth leg of the roundabout serving the development.

2. The developer shall design and modify existing pavement makings on Newnan Crossing Boulevard East, at Mercantile Drive, to accommodate left turn movements from Newnan Crossing Boulevard East to Mercantile Drive,
3. The development shall include ADA compliant sidewalks along both sides of all streets to be publically dedicated. Sidewalks installed as a continuation of Mercantile Drive shall match existing. Sidewalks installed along the proposed street linking Poplar Road to the roundabout intersection at Stillwood Drive/ Newnan Crossing Boulevard East shall be six (6) feet in width, minimum, with a four (4) foot grass strip between the sidewalk and back of curb. All other sidewalks, internally, shall be as per Final Notice of Decision for the DRI, and shall connect to the public Right-of-Way at Poplar Road and Mercantile Drive.
4. The developer shall provide and install street lighting along all streets to be publically dedicated, to meet City standards for lighting.
5. Any segments of the Newnan LINC proposed as a part of the development for public dedication, are subject to review and approval by the City agencies overseeing the LINC activities.

A condition of the *Notice of Decision* was to provide direct access from the development to Newnan Crossing Blvd E, by way of Mercantile Dr. As proposed, access from Mercantile Dr will provide direct access to the proposed hotel, only.

Based on further review and consideration, access from Mercantile Dr to the proposed hotel would be considered direct access from the development to Newnan Crossing Blvd E, meeting the intent of the DRI, provided an agreement is obtained from the owner of the proposed hotel parcel allowing traffic to traverse through the parcel to other areas of the development.

Of special note: the proposed driveway located between the I-85 ramp and the Piedmont Hospital driveway was denied by GDOT for the previous development concept plan. For advisement, only.

Respectfully,

Michael Klahr

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

25 La Grange Street

• Newnan, Georgia 30263

• (678) 673-5560

MARJORIE P. PHILLIPS, and
ESTATE OF DEWARD ALLEN PAYTON, and
PHILLIPS FAMILY PARTNERSHIP, LLLP and
POPLAR 20-20, LLC
42.20± acres, located off Poplar Road
Land Lot 5, 2nd Land District,
Coweta County, Georgia
Tax Parcel #'s: 0872005001, 0872005002,
and 0872005003

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 5 OF THE 2nd LAND DISTRICT
IDENTIFIED AS 42.20± ACRES OFF POPLAR ROAD IN THE CITY OF
NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to amend the zoning conditions on the property described on Exhibit "A" attached hereto identified as 42.20± acres located off Poplar Road in Land Lot 5, 2nd Land District, Coweta County, Georgia, and shown on Plat of Survey dated November 17, 2022 prepared by Metro Engineering & Surveying Co., Inc. attached hereto as Exhibit "B", said property being zoned MXD (Mixed Use Development District) City of Newnan Zoning Classification with conditions by Ordinance No. 2022-4 on February 8, 2022 ; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 28th day of October, 2023; and

WHEREAS, after the above-referenced public hearing, the City Council has determined that an amendment to Ordinance No. 2022-4 adopted February 8, 2022 zoning the property with conditions would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and shown on Plat of Survey attached hereto as Exhibit "B", containing 42.20± acres attached hereto and by reference made a part hereof zoned to City of

Newnan Zoning Classification MXD (Mixed Use Development District) with conditions be zoned Newnan Zoning Classification MXD (Mixed Use Development District) subject to the following amended conditions:

1. The project will be consistent with the amended concept plan, density, project data, proffered conditions, renderings and amenities provided as part of the application, consistent with the submittals attached hereof as Exhibit "C".

2. The property will be placed in the Quality Development Corridor Overlay (CDC) District to ensure all commercial and office buildings meet overlay standards.

3. Design Guidelines will be approved by the Planning Commission prior to any building permits being issued for the development.

4. Elevations related to the apartment and townhome developments will be approved by the Planning Commission through the Certificate of Appropriateness Process.

5. A management entity will be created to ensure all common areas, buffers, amenities, etc. are maintained.

6. The developer will be required to meet all conditions specified in the DRI Notice of Decision and recommended by the Director of Engineering as listed in his updated letter of January 24, 2023 and provided in this report or as otherwise agreed to by the parties including the Georgia Regional Transportation Authority (GRTA); said letter attached hereto as Exhibit "D".

7. A Development Agreement between the Developer and the City shall be prepared to address phasing and scheduling of construction, which Development Agreement shall be subject to approval by the City Council prior to the issuance of any building permits.

8. The proposed second entrance off of Poplar Road must receive Georgia Department of Transportation (GDOT) and Coweta County approval.

9. The wording "8,500 sf of retail space" referenced in the applicants proffered condition number 7 regarding project phasing shall be amended to state a minimum of "15,000 square feet of retail or office space or a combination of retail and office space".

Section II. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2023 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Dustin Koritko, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

PARCEL 1

All that tract or parcel of land lying and being in Land Lot 5, 2nd District, Coweta County, Georgia; and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the east right-of-way line of Interstate 85 (having a variable right-of-way) with the north line of Land Lot 5, thence running along said north line of Land Lot 5, S 89°47'30" E a distance of 240.20' to a 3/8" rebar found, thence leaving said land lot line of Land Lot 5, S 00°37'46" W a distance of 768.71' to a point on the east right-of-way line of Interstate 85; thence running along said right-of-way line of Interstate 85, the following metes and bounds; N 19°36'12" W a distance of 527.22' to a right-of-way monument found; run north along the arc of a curve turning to the right with a arc length of 279.30', with a radius of 970.00', with a chord bearing of N 11°22'05" W, with a chord length of 278.34' to a 1/2" iron pin ad plastic cap placed and the POINT OF BEGINNING;

Said Parcel 1 contains 2.403 acres (104,692 sq. ft.)

The above described property is the same property as described in the title commitment issued by First American Title Insurance Company, Commitment No. 1149782-ATL, dated October 3, 2022.

PARCEL 2

All that tract or parcel of land lying and being in Land Lot 5, 2nd District, Coweta County, Georgia; and being more particularly described as follows:

COMMENCING at a 1/2" iron pin and plastic cap placed at the intersection of the east right-of-way line of Interstate 85 (having a variable right-of-way) with the north line of Land Lot 5, thence running along said north line of Land Lot 5, S 89°47'30" E a distance of 240.20' to a 3/8" rebar found and the POINT OF BEGINNING; thence continuing along said land lot line, S 89°52'53" E a distance of 796.92' to a 1/2" open top pip found; thence leaving said land lot line, S 01°00'15" W a distance of 1491.17' to a point on the north right-of-way line of Poplar Road (having a variable right-of-way); thence running along the north right-of-way line of Poplar Road the following metes and bounds; N 82°14'52" W a distance of 62.41' to a right-of-way monument found; N 08°56'19" E a distance of 55.08' to a right-of-way monument found; run west along the arc of a curve turning to the right with an arc length of 288.29', with a radius of 11850.00; with a chord bearing of N 80°50'42" W, with a chord length of 288.28' to a right-of-way monument found; N 80°21'38" W a distance of 279.75' to a right-of-way monument found at the northeast mitered right-of-way of Poplar Road and Interstate 85; thence running along said mitered right-of-way line, N 26°15'12" W a distance of 55.70' to a right-of-way monument found on the east right-of-way line of Interstate 85; thence running along the east right-of-way line of Interstate 85 the following metes and bounds; N 00°45'56" W a distance of 65.54' to a right-of-way monument found; run north along the arc of a curve turning to the left with an arc length of 390.69', with a radius of 1155.00', with a chord bearing of N 09°53'18" W, with a chord length of 388.83' to a right-of-way monument found; S 70°19'52" W a distance of 45.53' to a right-of-way monument found; N 19°38'09" W a distance of 77.26' to a right-of-way monument found; N 19°36'12" W a distance of 13.17' to a point; thence leaving said right-of-way line of Interstate 85, N 00°37'46" E a distance of 768.71' to a 3/8" rebar found and the POINT OF BEGINNING;

Said Parcel 2 contains 23.642 acres (1,029,826 sq. ft.)

The above described property is the same property as described in the title commitment issued by First American Title Insurance Company, Commitment No. 1149782-ATL, dated October 3, 2022.

PARCEL 3

All that tract or parcel of land lying and being in Land Lot 5, 2nd District, Coweta County, Georgia; and being more particularly described as follows:

COMMENCING at a 1/2" iron pin and plastic cap placed at the intersection of the east right-of-way line of Interstate 85 (having a variable right-of-way) with the north line of Land Lot 5, thence running along said north line of Land Lot 5 the following metes and bounds; S 89°47'30" E a distance of 240.20' to a 3/8" rebar found; S 89°52'53" E a distance of 796.92' to a 1/2" open top pipe found and the POINT OF BEGINNING; thence continuing along said land lot line, N 88°33'23" E a distance of 443.47' to a 1/2" iron pin and plastic cap placed; thence leaving said land lot line, S 00°16'32" E a distance of 1567.07' to a 1/2" rebar and cap found on the north right-of-way line of Poplar Road (having a variable right-of-way); thence running along said right-of-way line of Poplar Road, N 82°14'52" W a distance of 481.40' to a point; thence leaving said right-of-way line of Poplar Road, N 01°00'15" E a distance of 1491.17' to a 1/2" open top found and the POINT OF BEGINNING;

Said Parcel 3 contains 16.158 acres (703,842 sq. ft.)

The above-described property is the same property as described in the title commitment issued by First American Title Insurance Company, Commitment No. 1149782-ATL, dated October 3, 2022.

LEGAL DESCRIPTION

COMBINED – PARCEL 1, PARCEL 2, AND PARCEL 3

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Said Combined Parcel contains 42.203 acres (1,838,360 sq. ft.)

**POPLAR PLACE
 MASTER PLAN**

- KEY LEGEND**
- 1 ACTIVE ADULT: +/- 155 UNITS
 - 2 TOWNHOMES: +/- 101 UNITS
 - 3 MULTIFAMILY: +/- 350 UNITS
 - 4 OFFICE: +/- 300,000 SF
 - 5 RETAIL: +/- 31,500 SF
 - 6 HOTEL: +/- 175 KEYS
- GREENSPACE KEY LEGEND**
- 1 GREENSPACE +/- 42 ACRES
 - 2 GREENSPACE +/- 1.1 ACRES
 - 3 GREENSPACE +/- 1.44 ACRES
 - GREENSPACE TOTAL +/- 674 ACRES



- PARKING COUNTS**
- 1 ACTIVE ADULT: +/- 155 UNITS x 1.5 = 232 SPOTS REQUIRED +/- 254 SPOTS PROVIDED
 - 2 TOWNHOMES: +/- 101 UNITS x 2 = 202 SPOTS REQUIRED +/- 225 SPOTS PROVIDED
 - 3 MULTIFAMILY: +/- 350 UNITS x 1.5 = 525 SPOTS REQUIRED +/- 528 SPOTS PROVIDED
 - 4 OFFICE: +/- 300,000 SF = 1 SPOT PER 250 SF. = 1200 SPOTS REQUIRED +/- 1334 SPOTS PROVIDED
 - 5 RETAIL: +/- 31,500 SF = 1 SPOT PER 250 SF. = 126 SPOTS REQUIRED +/- 96 SURFACE SPOTS PROVIDED +/- SHARED USE WITH OFFICE TO MEET REQUIRED 126 SPOTS.
 - 6 HOTEL: +/- 175 KEYS x 1 = 175 SPOTS REQUIRED 154 SURFACE SPOTS PROVIDED +/- SHARED USE WITH OFFICE TO MEET REQUIRED 175 SPOTS

Nowman, GA
 December 1, 2022



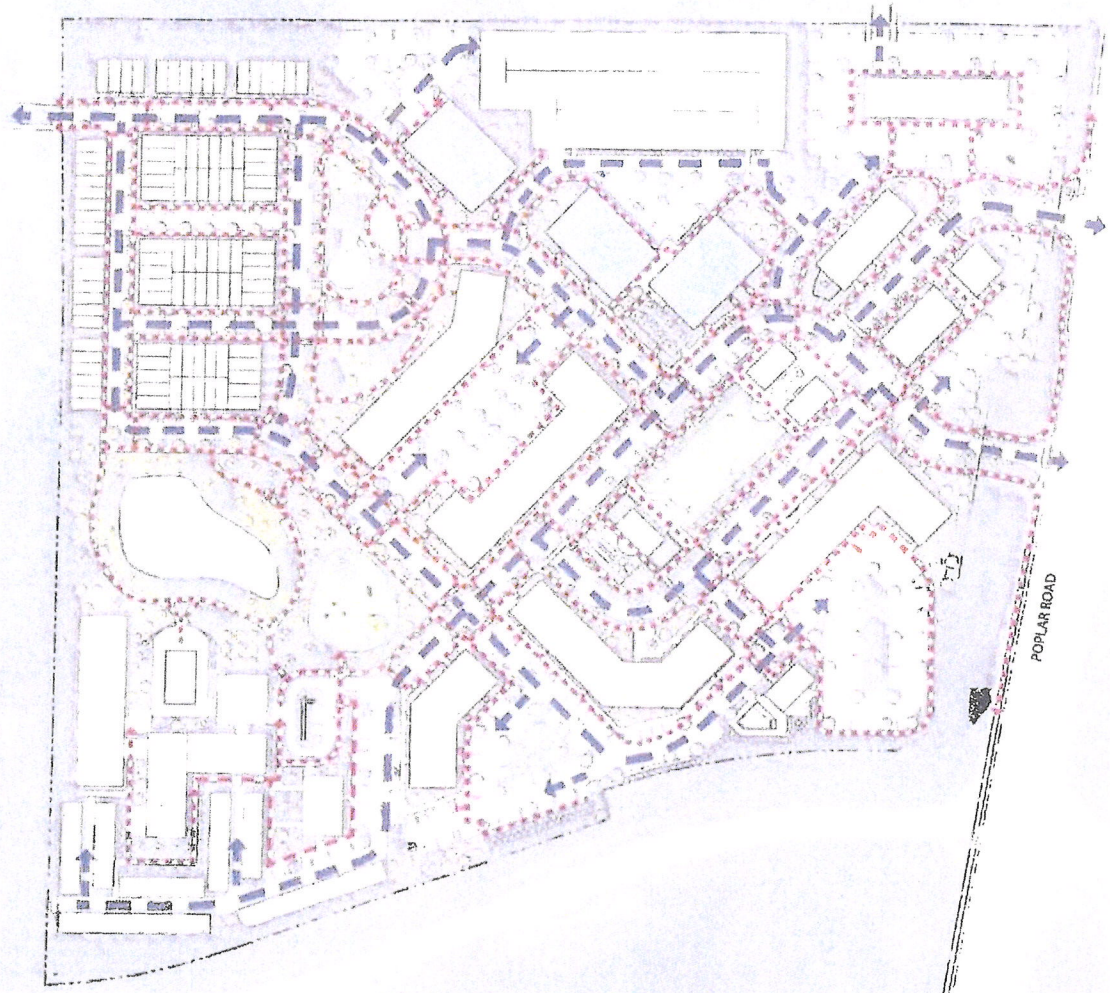
POPE & LAND
 ARCHITECTS, INC.



POPLAR PLACE
CIRCULATION FRAMEWORK

KEY LEGEND

- PEDESTRIAN CIRCULATION (dashed red line with arrows)
- VEHICULAR/BICYCLE CIRCULATION (dashed blue line with arrows)



Newman, CA
October 1, 2022



POPE & LAND



POPLAR PLACE
OPEN SPACE FRAMEWORK

NEWMAN CROSSING BLVD

MERCANTILE DR

POPLAR ROAD



I-85

Northwest, Ga.
December 7, 2013



POPE & LAND

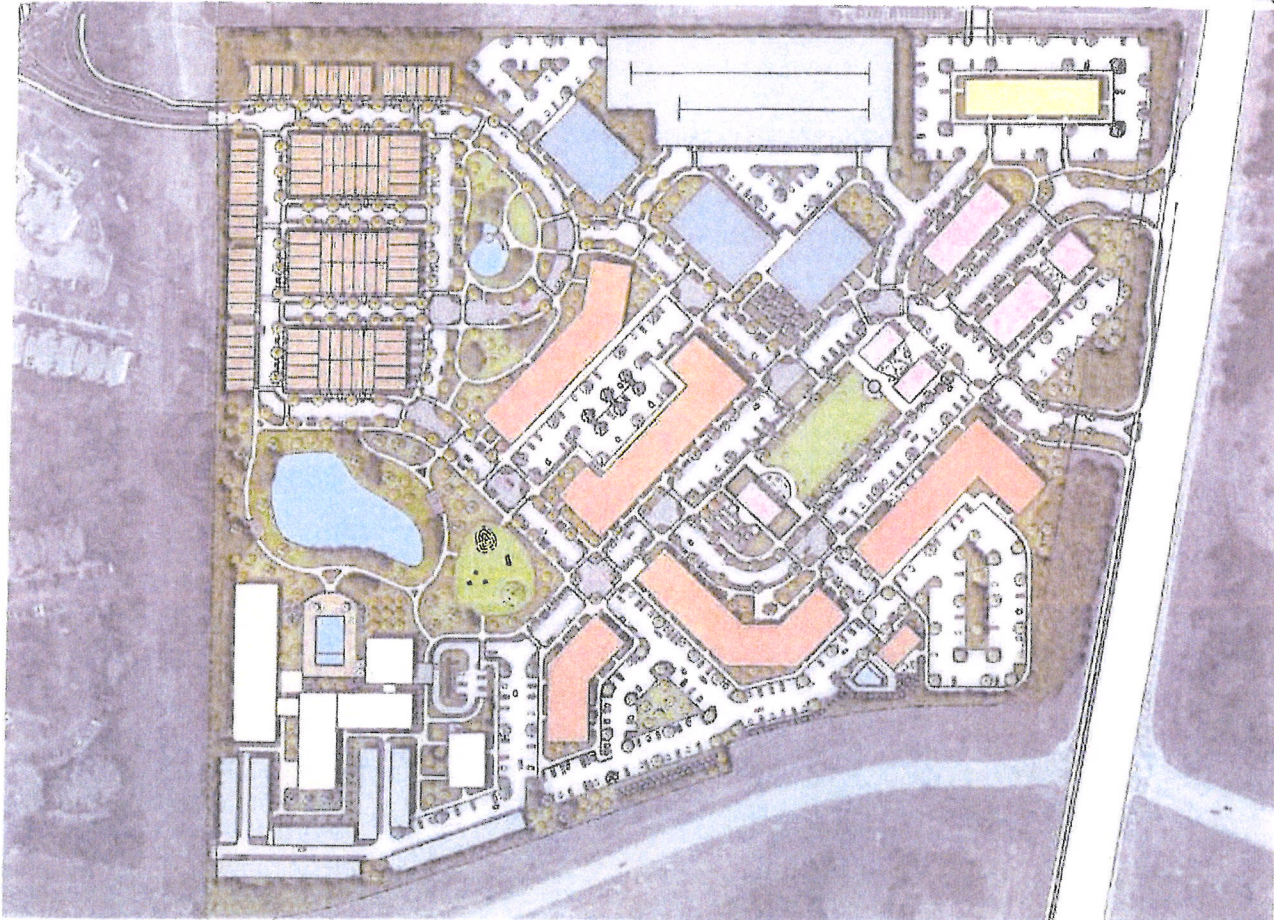
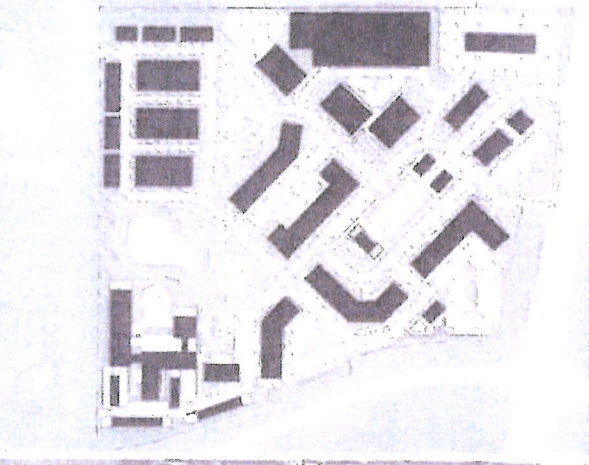
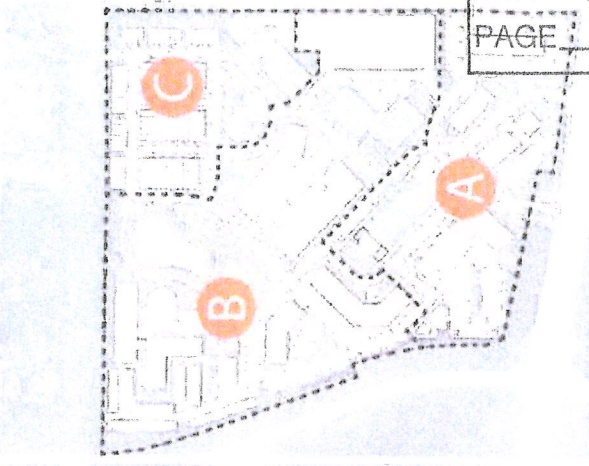
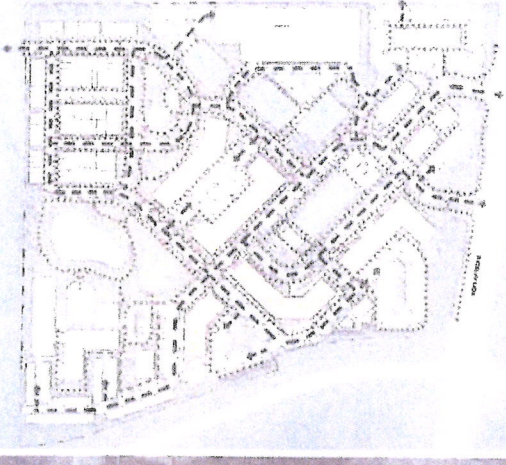
HGOR

ENVIRONMENTAL / LANDSCAPE FRAMEWORK

SPATIAL DEFINITION / PLACE FRAMEWORK

OPEN SPACE FRAMEWORK

CIRCULATION FRAMEWORK




November, GA
December 1, 2022





POPLAR PLACE
3D CONCEPT IMAGES

Newman, GA
November 28, 2022


 POPE & LAND
REAL ESTATE

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POPLAR PLACE
3D CONCEPT IMAGE


Newnan, GA
November 28, 2022

 POPE & LAND
REAL ESTATE

 HGOR



Newman, GA
November 28, 2022

 **POPE & LAND**
REAL ESTATE

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Newman, GA
November 28, 2022

POPE & LAND
REAL ESTATE






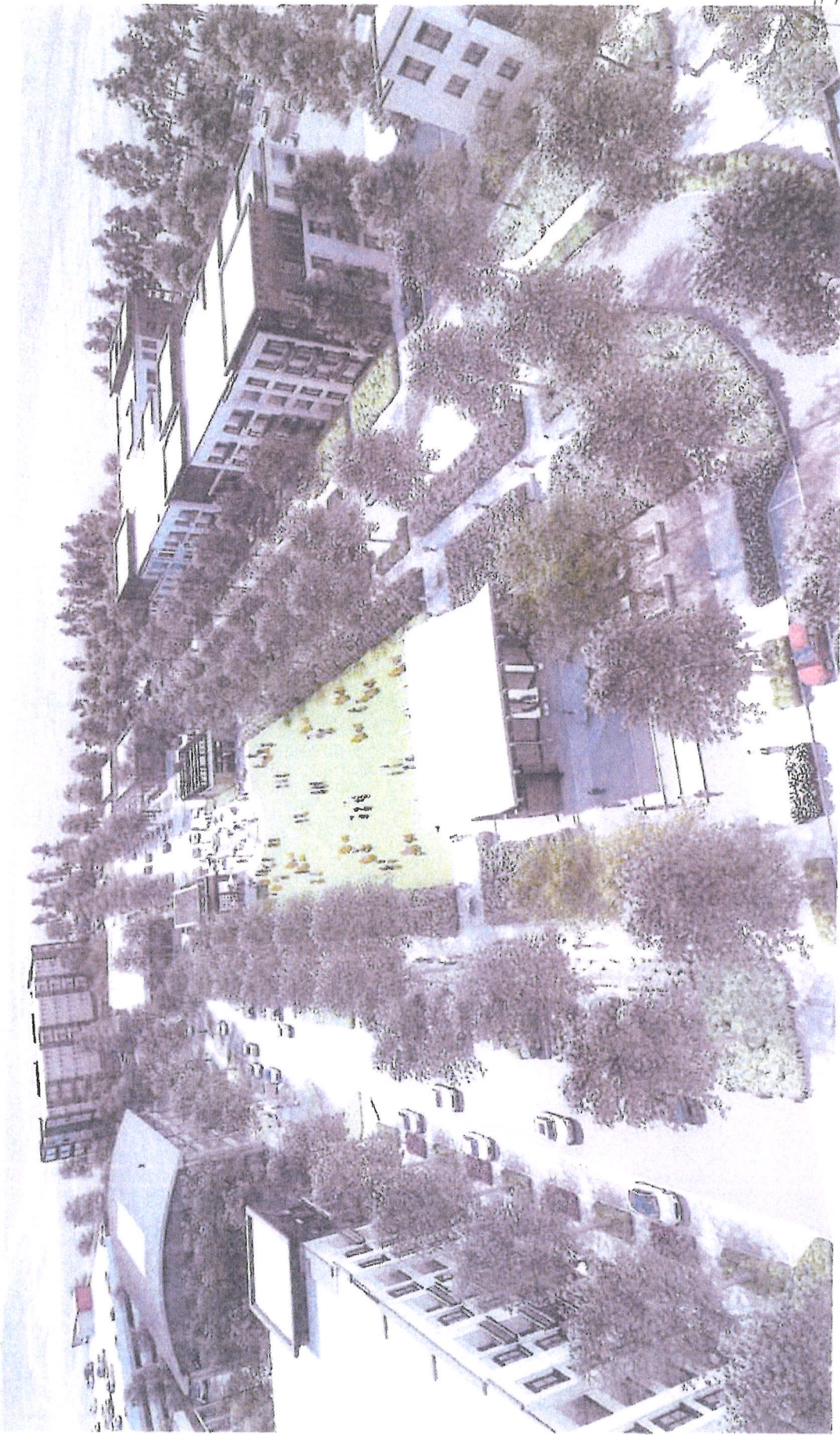
EXHIBIT C
PAGE 9 OF 14

POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022


 POPE & LAND
REAL ESTATE

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POPLAR PLACE
3D CONCEPT IMAGES

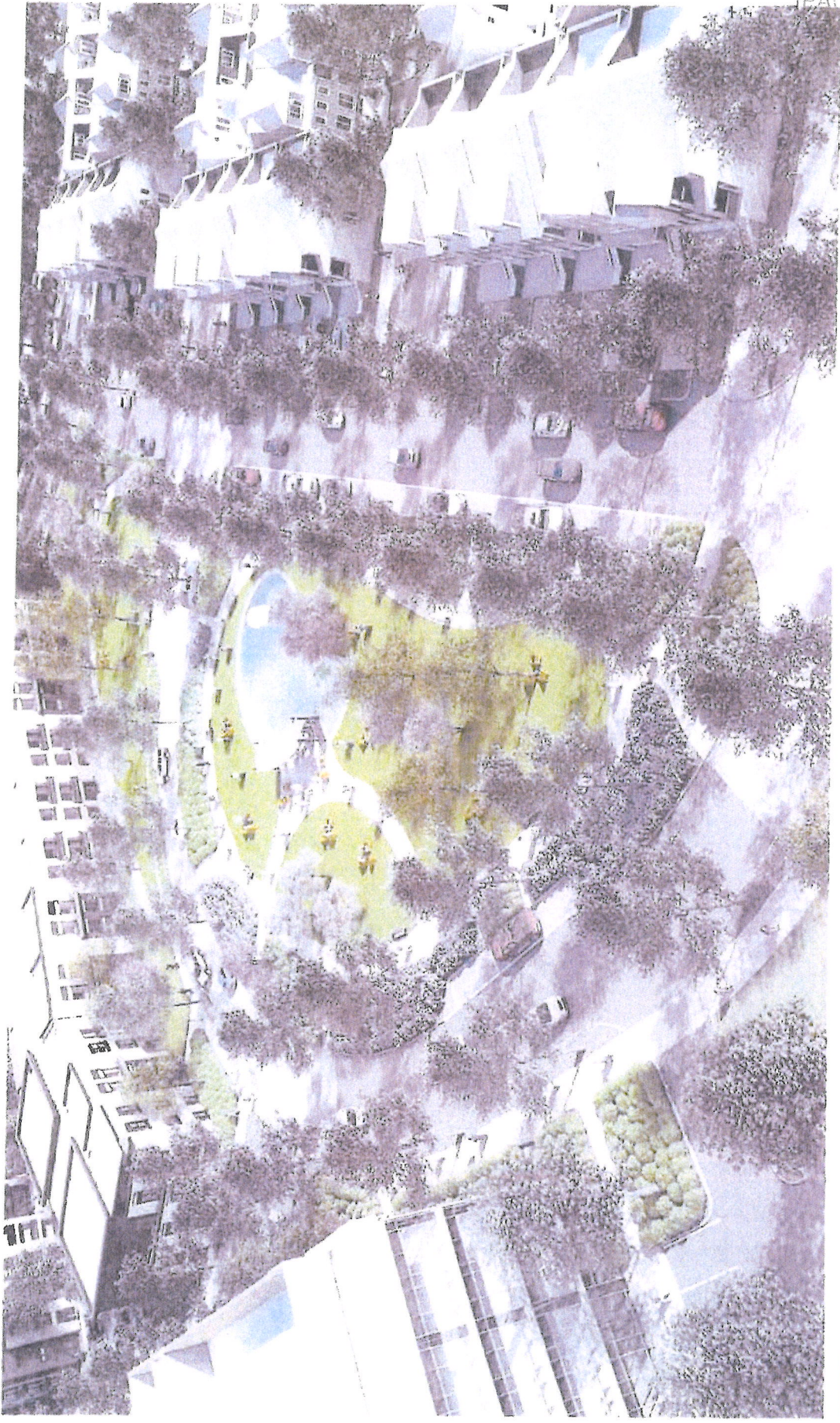
Newman, GA
November 28, 2022

 **POPE & LAND**
REAL ESTATE

 **HCOR**



Newman, GA
November 28, 2022



POPLAR PLACE
3D CONCEPT IMAGES


Newman, GA
November 28, 2022

 POPE & LAND
REAL ESTATE

 HGOR



Newman, GA
November 28, 2022


 POPE & LAND
REAL ESTATE

 HGOR



POPLAR PLACE
3D CONCEPT IMAGES

Newnan, GA
November 28, 2022

 **POPE & LAND**
REAL ESTATE

 **HGOR**



The City of Newnan, Georgia

EXHIBIT	D
PAGE	1 OF 8

Office of the City Engineer

January 6, 2023
January 24, 2023

City Engineer Review

ANNEXATION and REZONING REQUEST

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Poplar Place Mixed Use, DRI # 3293

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4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
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1. The development shall connect to a proposed roundabout at Stillwood Drive/ Newnan Crossing Boulevard East. The cost for design for and construction of the approach to the roundabout from the development shall be borne by the developer. **This would include**

the acquisition of the needed Right-of-Way, relocation of any conflicting utilities, and any associated permanent/ temporary easements.

Reference is made to the *Notice of Decision* for DRI # 3293, dated August 11, 2021.

For clarification: the City of Newnan is preparing to construct a 3 leg approach roundabout intersection; Newnan Crossing Blvd E, north and southbound, with Stillwood Dr. The 4th leg serving the proposed development is not included in the City's project, and is shown as concept, only. The City anticipates a construction letting date for the roundabout project, spring 2023.

To be included in a Development Agreement with the City, the City will acquire the Right-of-Way needed to construct the fourth leg of the roundabout serving the development.

2. The developer shall design and modify existing pavement makings on Newnan Crossing Boulevard East, at Mercantile Drive, to accommodate left turn movements from Newnan Crossing Boulevard East to Mercantile Drive,
3. The development shall include ADA compliant sidewalks along both sides of all streets to be publically dedicated. Sidewalks installed as a continuation of Mercantile Drive shall match existing. Sidewalks installed along the proposed street linking Poplar Road to the roundabout intersection at Stillwood Drive/ Newnan Crossing Boulevard East shall be six (6) feet in width, minimum, with a four (4) foot grass strip between the sidewalk and back of curb. All other sidewalks, internally, shall be as per Final Notice of Decision for the DRI, and shall connect to the public Right-of-Way at Poplar Road and Mercantile Drive.
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A condition of the *Notice of Decision* was to provide direct access from the development to Newnan Crossing Blvd E, by way of Mercantile Dr. As proposed, access from Mercantile Dr will provide direct access to the proposed hotel, only.

Based on further review and consideration, access from Mercantile Dr to the proposed hotel would be considered direct access from the development to Newnan Crossing Blvd E, meeting the intent of the DRI, provided an agreement is obtained from the owner of the proposed hotel parcel allowing traffic to traverse through the parcel to other areas of the development.

Of special note: the proposed driveway located between the I-85 ramp and the Piedmont Hospital driveway was denied by GDOT for the previous development concept plan. For advisement, only.

Respectfully,

Michael Klahr

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

25 La Grange Street

• Newnan, Georgia 30263

• (678) 673-5560



EXHIBIT	D
PAGE	3 OF 8

NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

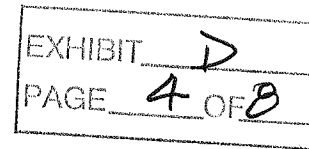
To: City of Newnan
(via electronic mail and certified mail) Barry Companies

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Spiliotis, GRTA/ATL
Cain Williamson, GRTA/ATL
Jeannie Brantley, Three Rivers Regional Commission
Tracy Dunnavant, City of Newnan
Michael Klahr, City of Newnan
Bob Palmer, Coweta County
Angela White, Coweta County
Tod Handley, Coweta County
Paul Poole, Coweta County

Daniel Trevorrow, GDOT District 3
Stanford Taylor, GDOT District 3
Tyler Peek, GDOT District 3
Donald Wilkerson, GDOT District 3
Jinwoo Seo, KHA
John Walker, KHA
Olivia Zuvanich, KHA
Lauren Garren, KHA
Melissa Griffis, Newnan Law
John Schupp, Avison Young
Hal Barry, Barry Companies

Date: August 11, 2021



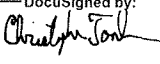
Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

The purpose of this notice is to inform Barry Companies (the Applicant) and City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 3293 Poplar Place Mixed Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on July 7. The review package includes: the site development plan (Site Plan) dated July 7, 2021 titled "Poplar Place Mixed-Use DRI #3293" prepared by Kimley-Horn & Associates, the Transportation Study dated July 2021 prepared by Kimley-Horn & Associates received by GRTA on July 7, 2021, and the DCA Initial and Additional forms filed on March 31, 2021.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:


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 Christopher Tomlinson
 Executive Director
 Georgia Regional Transportation Authority

Attachment A – General Conditions

EXHIBIT	D
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General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along the DRI frontage of Poplar Road

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

- Provide an ingress and egress lane at the intersection with Stillwood Drive to create a four-legged intersection.

Mercantile Drive at Site Driveway B

- Connect DRI Driveway B into Mercantile Drive to ensure direct access to Newnan Crossing Boulevard

Poplar Road at Piedmont Hospital Entrance / Site Driveway C

- Align Driveway C to form the fourth leg of the existing Poplar Road / Piedmont Hospital Entrance signalized intersection
- Coordinate with GDOT, City of Newnan and Coweta County to identify and install, per their approval: 1) the appropriate ingress and egress configuration at Driveway C; and 2) a right turn deceleration lane on Poplar Road at Driveway C.
- Install crosswalks on all legs of the intersection, per GDOT, City of Newnan and Coweta County approval
- Coordinate with GDOT, City of Newnan and Coweta County to determine the needed storage length for the existing eastbound left turn lane on Poplar Road at Driveway C. Install the additional storage as specified by GDOT, City of Newnan and Coweta County. Restripe the movement from a U-turn to a turn lane.

Poplar Road at Site Driveway D

- Continue to coordinate with GDOT, City of Newnan and Coweta County to explore the feasibility of a driveway located between the I-85 ramp and the Piedmont Hospital Entrance / Driveway C. If a right-in, right-out driveway is approved, install a right turn deceleration lane, per GDOT and Coweta County approval.

EXHIBIT	D
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Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions of Approval to GRTA Notice of Decision" set forth in Attachment A are provided.



Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along the DRI frontage of Poplar Road

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

- Provide an ingress and egress lane at the intersection with Stillwood Drive to create a four-legged intersection.

Mercantile Drive at Site Driveway B

- Connect DRI Driveway B into Mercantile Drive to ensure direct access to Newnan Crossing Boulevard

Poplar Road at Piedmont Hospital Entrance / Site Driveway C

- Align Driveway C to form the fourth leg of the existing Poplar Road / Piedmont Hospital Entrance signalized intersection
- Coordinate with GDOT, City of Newnan and Coweta County to identify and install, per their approval: 1) the appropriate ingress and egress configuration at Driveway C; and 2) a right turn deceleration lane on Poplar Road at Driveway C.
- Install crosswalks on all legs of the intersection, per GDOT, City of Newnan and Coweta County approval
- Coordinate with GDOT, City of Newnan and Coweta County to determine the needed storage length for the existing eastbound left turn lane on Poplar Road at Driveway C. Install the additional storage as specified by GDOT, City of Newnan and Coweta County. Restripe the movement from a U-turn to a turn lane.

Poplar Road at Site Driveway D

- Continue to coordinate with GDOT, City of Newnan and Coweta County to explore the feasibility of a driveway located between the I-85 ramp and the Piedmont Hospital

Entrance / Driveway C. If a right-in, right-out driveway is approved, install a right turn deceleration lane, per GDOT and Coweta County approval.

Section 2:

Newnan Crossing Boulevard at Stillwood Drive

- Continue to advance the City of Newnan roundabout project at the intersection

Newnan Crossing Boulevard at Lower Fayetteville Road

- Continue to advance the roadway improvement project on Lower Fayetteville Road

Newnan Crossing Boulevard at Poplar Road

- Monitor the eastbound left turn lane on Poplar Road at Newnan Crossing Boulevard. Restripe the existing hatched pavement as a second eastbound left turn lane, if and when necessary.

Mercantile Drive at Newnan Crossing Boulevard

- Monitor the intersection and implement access management and turn lane improvements as necessary.

I-85 Interchange at Poplar Road

- Monitor the intersection's capacity needs and signal timing coordination with nearby Poplar Road intersections (Newnan Crossing Bypass, Newnan Crossing Blvd, Piedmont Newnan Hospital / Driveway C), and make improvements if and when necessary.

Hello Ms. Shea,

The Parks of Olmsted is planning their next neighborhood garage sale and would like to request approval for our garage sale banners again. Can you please add to the agenda for the next possible City Council meeting? Thank you!

Parks of Olmsted Community Yard Sale

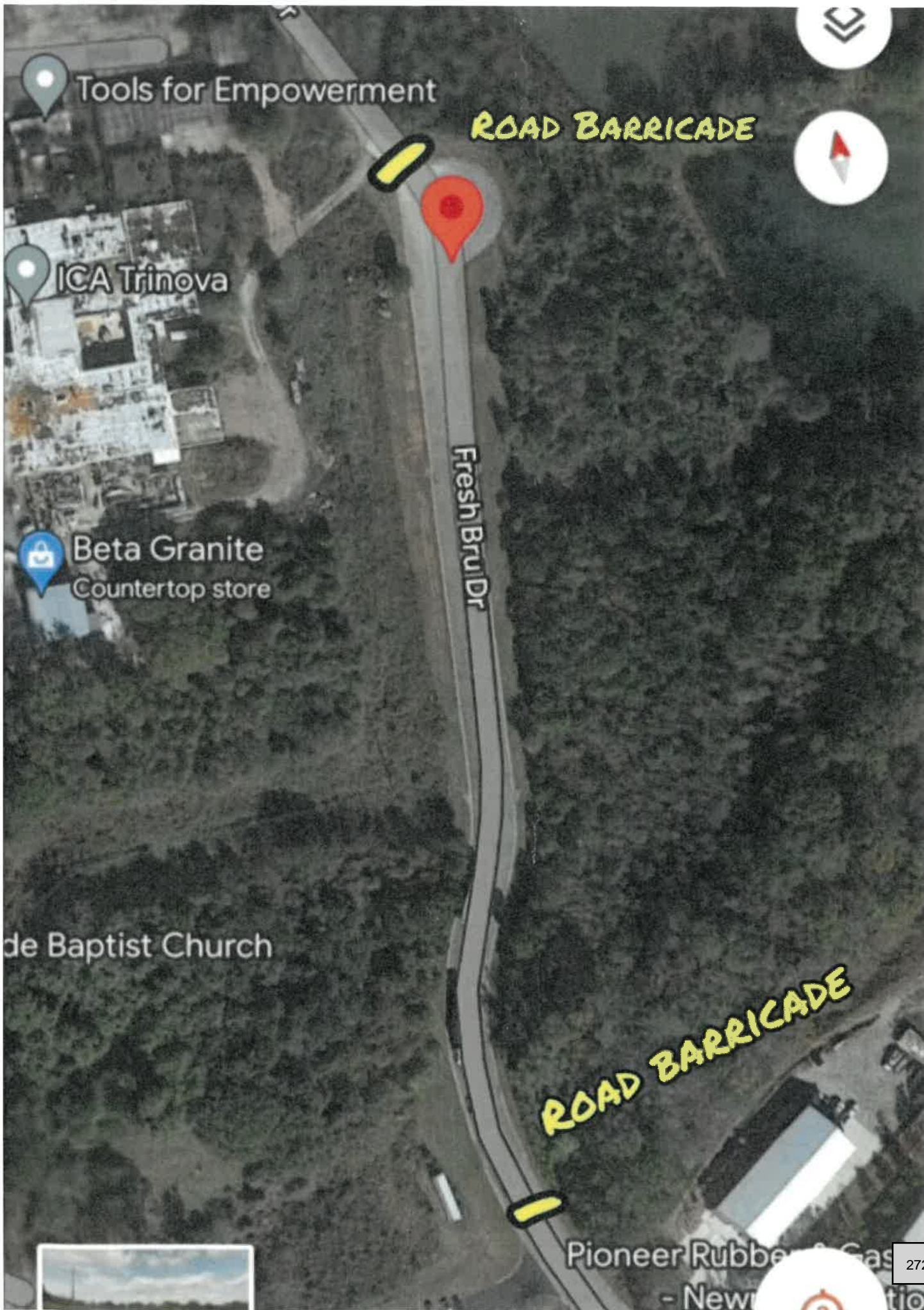
Sale Date: Saturday April 15th from 8am-2pm

We would like to put the banners up Sunday, April 9th and take them down on Saturday April 15th after 2pm. There would be two banners at the Mary Freeman/Vanderbilt Parkway entrance of our neighborhood and two at the Poplar Road/Vanderbilt Parkway entrance of our neighborhood. The banners are green, 2 feet by 4 feet and say "Neighborhood Garage Sale Saturday". We usually have between 10-20 homes participating in the sale.

Thank you!

Jennifer Petrino

678-857-9150



Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).