



## Newnan City Council Meeting

OCTOBER 26, 2021

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

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### CALL TO ORDER

### INVOCATION

### READING OF MINUTES

- A. Minutes from Regular Meeting on October 12, 2021
- B. Work Session Minutes on October 12, 2021

### REPORTS OF BOARDS AND COMMISSIONS

- C. 2 Appointments- Development Authority, 4 year term
- D. Annual Report- Parks Commission
- E. Annual Report- Newnan Youth Activities

### REPORTS ON OPERATIONS BY CITY MANAGER

### REPORTS AND COMMUNICATIONS FROM MAYOR

### NEW BUSINESS

- F. Consideration to Approve StoryWalk® Signs on LINC
- G. Public Hearing- Request by owner to demolish structure that was built more than 50 years ago (tax record attached), property address is 115 Temple Ave
- H. Discussion on efforts to begin code enforcement procedures against storm damaged structures

### UNFINISHED BUSINESS

- I. Consideration of a Resolution to Adopt the 2021 Update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)
- J. Consideration of a Resolution to Adopt the City of Newnan Comprehensive Plan 2021-2041
- K. Consideration of a Resolution to State the Administrative Responsibilities and Acceptance of the First Tranche of American Rescue Plan Act (ARPA) Funds
- L. Public Hearing - Annexation Request for Annex2021-01 by Poplar 20-20, LLC; 42.20 ± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002 and 087 2005 003); Requested zoning of MXD (Mixed Use Development) for 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks - Consideration of Ordinances

### VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- M. Request from Newnan Theatre Company to consider amending alcohol ordinance creating an exception to sell beer and wine at performing arts venues

### 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 October 12, 2021 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: Rhodes Shell, George Alexander; Ray DuBose, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea; and City Attorney, Brad Sears.

**MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 28, 2021**

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on September 28, 2021 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**APPOINTMENTS- DEVELOPMENT AUTHORITY**

Mayor Brady asked the City Manager to place both appointments to the Development Authority on the next agenda.

**ANNUAL REPORT- TREE COMMISSION**

Mr. J.R Roberts presented the report. The commission is comprised of members who represent a variety of areas and businesses. The process has begun for the annual Tree City USA award submittal and this will be the 32<sup>nd</sup> consecutive year. Plant Newnan has started to meet. Delta Airlines will be working with Plant Newnan to donate. Unfortunately, a lot of things have been cancelled in 2021 due to COVID.

Alternative Compliance Board was discussed at the last meeting. The purpose of this would be to offer a process, if someone is developing in the City and they're having trouble meeting requirements this board would help them figure out what options they have.

**ANNUAL REPORT- PARKS COMMISSION**

Mayor Brady stated that this report will be placed on the next agenda.



**REQUEST FROM DOWNTOWN DEVELOPMENT AUTHORITY REGARDING  
MAINTENANCE OF PUBLIC ALLEYS**

Ray DuBose, Chairman of the DDA explained that for many years now the DDA has tried to come up with ways to keep the alleyways clean, have a better handle on grease traps and water runoff.

City Manager stated that he already asked staff from code enforcement, courts, main street, sanitation and police department to discuss this request. They discussed code violations and realized that there will probably need to be amendments made to the ordinances. For example, there are issues with air conditioning condensation and currently it's against the ordinance to put condensation into the storm water system. City staff is supportive of looking at this further and trying to find solutions.

Motion by Councilman DuBose, seconded by Councilman Alexander to accept the letter and forward to staff to work on further.

**MOTION CARRIED. (7-0)**

**PRESENTATION BY MSI BENEFITS REGARDING THE CITY OF NEWNAN  
EMPLOYEES INSURANCE PROGRAM**

Mayor Brady explained that this item was being moved up on the agenda to accommodate John Leggett's schedule.

Mr. Leggett explained that the City hired MSI last year after deciding to be self-insured. Cigna was hired to provide the city's health, dental and vision for employees. He gave a comparison between 2020 with GMA and 2021 with Cigna. Had the City renewed with GMA last year, the cost would have been higher by about \$415,000. The plan is running right on par with what was expected.

There are 3 plans that are offered. MSI is recommending removing the copay for telehealth, making that no cost. They are also recommending increasing the deductible on the Gold Plan by \$5/individual and \$10/family. The stop loss deductible right now is \$100,000 and MSI is recommending to increase that to \$250,000. The higher you go the lower premium you will have.

MSI is also recommending the City change its health and wellness platform to Cigna Motivate Me. This is a rewards program that pays employees for things such as wellness exams and dental cleanings. They are also recommending to continue with Cigna for Dental coverage, there will be a small increase in deductions.

Mr. Leggett summarized the recommendations being made. Council asked about customer service and feedback from employees. City Manager explained there were some issues early on but things are going well now. He does think some kind of appeals process may be needed. This would not cut out the peer to peer process that Cigna

already has in place. There was also discussion regarding how the recommendations being made by MSI would affect the budget for FY2022 and action needed by Council.

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Shell to approve the 2022 recommendations outlined on page 10 of the MSI presentation.

**MOTION CARRIED. (7-0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TARGET STORE T-1223**

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine License for Target Store T-1223, 500 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 Guillaume, seconded by Councilman Koritko to approve the application for a Retail On Premise (Package) Sales Malt Beverages and Wine License.

**MOTION CARRIED. (7-0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – LAHA SPORTS GRILL LLC**

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for Laha Sports Grill LLC, 941 Bullsboro Dr. Ste B.

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

**MOTION CARRIED. (7-0)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V, SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR REVOCATION OF BEVERAGE LICENSE #B-7152 DUNC'S BAR B QUE KITCHEN; STEVEN DUNCAN, OWNER, LICENSEE, LICENSE REPRESENTATIVE**

Mr. Scott Cummins on behalf of Steve Duncan explained the circumstances around Mr. Duncan's arrest on a DUI charge on January 1, 2021. He stated that Mr. Duncan has already had to spend a night in jail, fines, 12-months' probation, DUI school and

community service. They are asking that his beverage license not be suspended. The event did not happen at the business but at his home. He has no prior violations and has complied with all city ordinances.

Councilwoman Jenkins asked what aspect of the city alcohol ordinance did his DUI violate? City Attorney explained that an applicant for a beverage license, both the licensee and license representative if needed, must not have been convicted or entered a nolo to any state violation for a period of 5 years. Council can take circumstances into consideration. This is an alcohol violation but it is not related to the business. If given a probation that would allow Mr. Duncan to file the renewal on his alcohol license in December.

Motion by Councilman Alexander, seconded by Councilman Koritko for a 30-day probation.

**MOTION CARRIED. (7-0)**

**CONSIDERATION TO DONATE A 1996 PIERCE SABER FIRE ENGINE TO THE GEORGIA STATE FIRE ACADEMY**

Fire Chief, Stephen Brown, explained that they would like to donate an older fire engine to the state academy. One of the firefighters was at the academy recently and said they need engines to train on. Chief Brown stated that with all the help we have received over the last few years, this is a good opportunity to give back. This truck has little use and would not bring much at auction.

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the donation as presented.

**MOTION CARRIED. (7-0)**

Ike McConnell from the Georgia State Fire Academy addressed Council to thank them for the donation and explained how this truck will go to good use.

**CONSIDERATION OF AN INDICATION OF ROUNDABOUT SUPPORT WITH GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT)- LOWER FAYETTEVILLE ROAD IMPROVEMENT PROJECT**

City Engineer, Michael Klahr, explained that they are working through PE Phase I Scoping for improvements to Lower Fayetteville Rd. Since a number of intersections have been identified for roundabouts this is a formality that needs to be completed.

There were some questions about the lighting at the roundabouts. Mr. Klahr explained that it is a higher lighting, more clustered. The lighting should be focused on the roadway and not disturb residences.

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko to approve the indication of support as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF 2 MEAG CONTRACTS FOR PURCHASE OF RESERVE & SUPPLEMENTAL CAPACITY FROM THE CITY OF LAGRANGE**

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

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF AN ORDINANCE TO AMEND, CHAPTER 4, ANIMALS, OF THE CODE OF ORDINANCES BY DELETING ARTICLE VII, DANGEROUS DOG CONTROL AND ADOPTING A NEW ARTICLE VII**

This was on the last agenda and there were items that needed to be edited.

Motion by Councilman Guillaume, seconded by Councilman Koritko to adopt the amendment as presented.

**MOTION CARRIED. (7-0)**

**RATIFICATION OF THE PURCHASE OF 50, 53, 54, 62 AND 65 MURRAY STREET**

The City went through the process of negotiations, contracts and closing on these properties. This is a public ratification to notify the public that the City has closed on these properties.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to ratify the purchases as presented.

**MOTION CARRIED. (7-0)**

**REQUEST FROM WHITE OAK GOLDEN K-KIWANIS CLUB TO SET UP A KIOSK ON COURT SQUARE FOR THEIR ANNUAL PECAN SALE, WEEKEND NOVEMBER 5-21**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request.

**MOTION CARRIED. (7-0)**

**COLLEGE TEMPLE NEIGHBORHOOD REQUEST TO CLOSE STREETS FOR ANNUAL HALLOWEEN EVENT**

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request.

**MOTION CARRIED. (7-0)**

**REQUEST FROM HIGHLAND APARTMENTS FOR STREET CLOSURE OCTOBER 22<sup>ND</sup> FROM 11AM-12PM FOR BREAST CANCER AWARENESS WALK**

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

**MOTION CARRIED. (7-0)**

**REQUEST FROM FOUNDATION CHURCH FOR PARKING SPACES ON W. WASHINGTON ST. FOR ICE CREAM TRUCK DURING ANNUAL MUNCHKIN MASQUERADE**

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request.

**MOTION CARRIED. (7-0)**

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:20pm.

**MOTION CARRIED. (7-0)**

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Megan Shea, City Clerk

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Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, October 12, 2021 at 12:00 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: Rhodes Shell, George Alexander; Cynthia E. Jenkins, Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea; City Attorney, Brad Sears and ARPA Special Projects Manager Andrew Moody.

**DISCUSSION OF PRIMARY INTENDED USES FOR FIRST TRANCHE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS**

City Manager explained this is a follow up from a council item two weeks ago. There had been a discussion regarding the buckets for the ARPA funds but more time was needed to go through it and further discuss some of the guidelines, eligible uses and potential strategies.

Andrew Moody, ARPA Special Projects Manager introduced the program and gave a brief overview, explaining that it was intended to help provide relief from the COVID-19 pandemic. The City received \$7.7 million in July 2021 and in July 2022 will receive an estimated additional \$7.7 million however, Treasury reserves the right to change that amount so it's not guaranteed.

There are guidelines outlined by the Treasury as to how the City can use the money. These guidelines could also change at some point. All funds must be obligated by December 31, 2024 then funds must be expended by 2026. The Treasury has highly recommended that cities take their time in spending the funds and look at long range planning. Annual expenditure reports will be required.

Andrew went through each Treasury approved category for discussion.

**Public Health:**

This was designed to be in response to COVID. It is not limited to vaccinations and testing, it can also be used for things such as mental health and substance abuse. The Governor has established a payroll grant to be used for first responders which utilizes state ARPA funds and the City will be starting that process.

Negative Economic Impacts/Services to Disproportionately Impacted Communities

This category covers all purposes of negative economic impacts and services that you can provide households and education. Small Business and Nonprofit Aid can service all of the sub-categories within this category. There will be an application process, there are certain qualifiers outlined by the state for this.

Councilman Koritko asked if knocking property taxes to zero could qualify under this category. Mr. Moody explained that this is prohibited and is specifically stated in the ARPA guidelines. It was noted that there are overlaps in some of the sub-categories with other organizations that are already out there. City Manager stated that GMA has recommended to not use the funds for rent or mortgage assistance for example and to not duplicate existing programs.

Premium Pay

This is an option for up to \$13/hour to eligible essential employees. We also have the option to provide private sector grants to other employers for their employees, otherwise we can use for public sector employees. Councilman Koritko asked if we have given any of this pay to City employees. City Manager stated that no pay has been given with these funds but we did give pay last year with the CARES act funds.

There was a discussion as to how to utilize the premium pay and how that would affect the pension costs. GMA has stated that any increase given to employees through ARPA funds would count toward the pension calculation. Mr. Moody clarified that the grant for first responders in the public health category is not being considered as premium pay.

Infrastructure

This is the simplest category, specifically limited to sewerage, storm water, drinking water and broadband. Newnan Utilities has submitted a request with eligible items. Councilman Koritko suggested that since storm water has been a major issue for us for a long time, would it make sense to put as much as we can towards the storm water system? Councilman Alexander also asked about the destruction to the canopy/topography caused by the recent tornado, could these funds go toward that? City Manager explained that you can make improvements to the public storm water systems but private property is probably not eligible. Mayor Brady commented that one of the largest expenses with public infrastructure that we have is going to be 57 E. Broad St. and that would qualify as well.

Mr. Moody stated that it has been recommended to look at investing in “green infrastructure”. That would include replanting of trees. The issue of private property could be addressed through non-profits.

Revenue Replacement and Administrative Costs

This is a very specific calculation being used at the Carl Vinson Institute and it will change each year. These funds can be used for any purposes under the general fund. They are much less restricted than other funds but restricted on how much you can use. You don't need to recalculate in 2022 for 2<sup>nd</sup> tranche.

There were more questions regarding increasing pay for employees and the impact that would have on retirement. City Manager explained that contribution now is 14% of payroll. Any increases will have a direct effect on pension contributions.

LINC Path Continuation Idea

Map was shown illustrating an area of the City where qualified census tracts are located and Treasury has defined that area as having qualified uses for funds. City Manager stated there is eligibility for outdoor recreation. Mr. Moody pointed out on the map what parts of the city qualify under revenue replacement and which ones qualify under negative impact.

Councilwoman Jenkins asked about non-profits assisting with tornado relief and if that would fall under Negative Impact? Mr. Moody explained that there is a specific application process under that bucket and we will have to screen those applications to see if they impact areas more proportionately than others and this is also a Treasury requirement.

Q&A

City Manager explained that the new resolution for ARPA funds amended section 1 to clarify and specify the roles and responsibilities of City Council, Mayor and City Manager per the Charter.

City Manager proposed that the City put out a call for project proposals from potential partners. This will help give a better idea of costs and needs. Some of the non-profits are also applying to the State for funds, can they apply for State and County and City funds? Can we require them to disclose what applications they have completed?

There was further discussion about restricting individuals verse businesses or non-profits to apply and should there be limits on the amounts given. Mr. Moody said there is an audit threshold of \$750,000. Applications can also come from the City Boards and Commissions.

GMA has recommended that a resolution be adopted to at least accept the ARPA funds at this point. Mayor Brady asked Council if all ok with doing this and putting out the call for project proposals? Councilman Koritko commented that if things get divisive he suggests sending the money back. Councilman Guillaume asked if an application is submitted for \$500,000 can they say yes but only give \$250,000? This is permissible but need to look at giving them enough for what they are trying to do.



The work session concluded with Council directing staff to prepare an application calling for project proposals and present a resolution to Council for the purpose of accepting ARPA funds at a future meeting.

**ADJOURNMENT**

Meeting was adjourned at 1:16pm.

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Megan Shea, City Clerk

\_\_\_\_\_  
Keith Brady, Mayor



# **The City of Newnan PARKS COMMISSION**

**2021 Annual Report  
October 12, 2021**

# PARKS COMMISSION

## 2021 Parks Commission Members...

- ❖ Beth Barnett – Chair
- ❖ Kristy Franklin
- ❖ Martin Smith
- ❖ Carol Tamplin
- ❖ Jesse Tanner
- ❖ Andy Walden
- ❖ Anne Yancey – Vice Chair

# PARKS COMMISSION

## **Objectives for This Year (2021)...**

- ✓ **Observe & Monitor Operation of Sprayberry Road Dog Park**
- ✓ **Observe & Monitor The LINC (Second & Third Phase)**
- ✓ **Observe & Monitor Temple Avenue Park Outdoor Venue**
- ✓ **Observe & Comment on C.J. Smith Park Construction**
- ✓ **Observe & Comment on Pickett Field Construction**
- ✓ **Observe & Comment on Pickleball Facility Construction**
- ✓ **Make Annual Evaluation of Individual City Parks**
- ✓ **Submit Annual Parks Commission Report To City Council**













# PARKS COMMISSION

## **Moving Forward (2022 & Beyond)...**

- ✓ **Comment on Overall Sprayberry Road Dog Park Management**
- ✓ **Observe & Comment on The LINC (Other Phases & Pocket Parks)**
- ✓ **Observe & Comment on C. J. Smith Park**
- ✓ **Observe & Comment on Pickett Field**
- ✓ **Observe & Comment on Pickleball Facility**
- ✓ **Continue to Coordinate & Communicate With Leisure Services**
- ✓ **Submit Annual Parks Commission Report to City Council**
- ✓ **Evaluate Future City of Newnan Recreational Needs**



# **THE CITY OF NEWNAN**

## **YOUTH ACTIVITIES COMMISSION**

**2021 Annual Report**  
**October 26, 2021**

# **YOUTH ACTIVITIES COMMISSION (YAC)**

## **Who we are...**

### **14 Council Appointed Volunteer YAC Members ...**

**Steve Cothran**

**Matt Markham**

**Sarah Arnall**

**Roy Garner - Chair**

**Katie Frost**

**Bart Henson**

**Jamey Keith**

**Vacant – 2B Determined**

**Madeline Barrow**

**Michael Nix**

**Smith Pass**

**Lillie Smith**

**Kirk Stallings**

**Peyton Shelnutt**

**Mike Furbush – Staff Liaison**  
**Cynthia Jenkins - Councilwoman**





# **NEWNAN YOUTH COUNCIL (NYC)**

## **What did we accomplish in 2020-2021 ?...**

- **Provided Volunteer Assistance at LINC Fun Run**
- **Provided Volunteer Assistance at Howl-o-ween Pet Parade**
- **Collected Halloween Candy For the Boys & Girls Club**
- **Created 250 Valentine's Cards For CTCA Patients**
- **Participated in the YAC Planning Retreat**
- **Conducted Site Selection/Development Charettes**
- **NYC Members Involved in NYC Applicant Interviews**

**Planned Activities & Interactions  
Were Severely Limited Due To Covid19**

















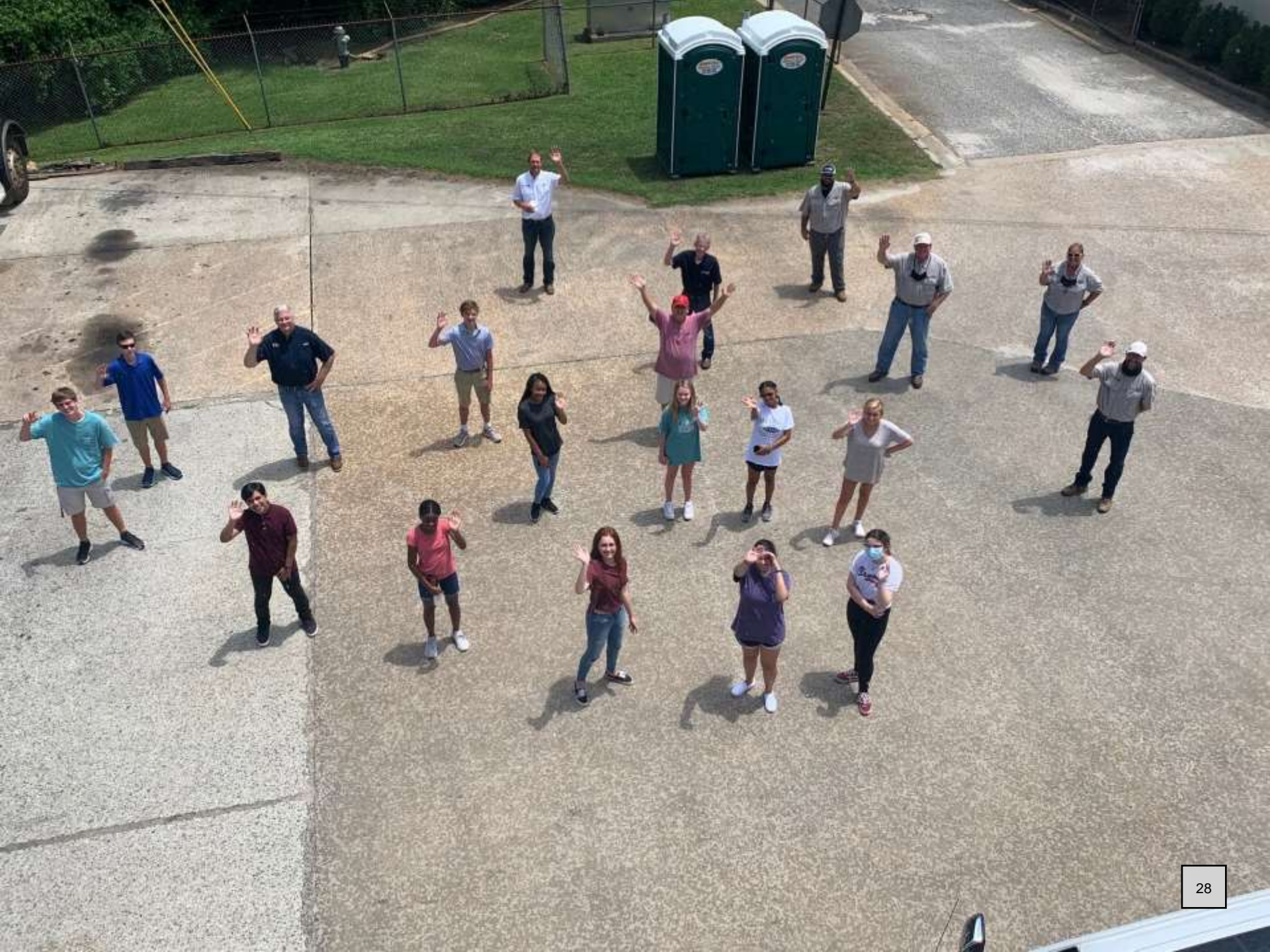
# **NEWNAN YOUTH COUNCIL (NYC)**

## **Various Training Provided in 2020-2021... (Government/Leadership/Civic)**

- **“Meet & Greet” With Mayor & City Council**
- **Summer Orientation at Newnan Utilities Facilities**
- **Summer Orientation at Public Safety w/ Fire & Police**
- **Leadership Training – Steve Barker – Former School Superintendent**
- **Government Training – C. Jay Smith Pre Construction Site Visit w/ Designer, Contractor, and City Manager**
- **Civic Training – Hasco Craver, Assistant City Manager**
- **Government Training – Land Development/Site Selection**
- **Government Training – C. Jay Smith Post Construction Site Visit w/ Project Manager**

**Planned Activities & Interactions  
Were Severely Limited Due To Covid19**













# NEWNAN YOUTH COUNCIL

## 2021-2022 NYC Calendar Highlights...

- **July 2021 – New Member Summer Orientation Session**
- **August – Being Able To Meet Again!!!**
- **September - “Meet & Greet” with Mayor & City Council**
- **September – NYC Meeting at C. Jay Smith Park**
- **October – Public Safety Complex Site Visit & Tour**
- **November – Judicial Center Site Visit & Tour**
- **December – NYC Christmas Social & Christmas Parade**
- **January – NYC Meeting at City Hall**
- **February – State Capitol Trip & YAC Retreat Session**
- **March – Spring Taste of Newnan**
- **April – NYC Meeting at City Hall**
- **May – Banquet & Officer Election – Newnan Centre**
- **July 2022 – New Member Summer Orientation Session**



## City of Newnan, Georgia - Mayor and Council

Date: October 26, 2021

Agenda Item: Consideration to approve StoryWalk® Signs on LINC

Prepared By: Susan Crutchfield, Carnegie Library

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**Purpose:** A StoryWalk® on the LINC trail to promote literacy, movement, the outdoors, and family time to the community.

**Background:** StoryWalk® is an innovative and delightful way for children — and adults! — to enjoy reading and the outdoors at the same time. Laminated pages from a children's book are attached to wooden stands, which are installed along an outdoor path. As you stroll down the trail, you're directed to the next page in the story. StoryWalks® have been installed in 50 states and 13 countries including, Germany, Canada, England, Bermuda, Russia, Malaysia, Pakistan and South Korea. They are always received with appreciation. StoryWalk® was created by Anne Ferguson of Montpelier, VT. The Carnegie coordinated with downtown businesses to install a temporary Storywalk in the downtown area three years ago. We put book pages in different windows downtown. We received a lot of positive feedback on this and the community asking for more.

**Funding:** The Newnan Carnegie Library Foundation has donated a set of customized StoryWalk® signs as well as the children's books needed for the StoryWalk® so there will be no cost to the City.

**Recommendation:** That the Mayor and Council approve the placement of 17 StoryWalk® signs on the LINC trail for the period of November 15, 2021-January 4, 2022.

### **Attachments**

Map of proposed placement on the LINC

Photo of Signs













## City of Newnan, Georgia - Mayor and Council

Date: October 26, 2021

Agenda Item: Public Hearing - Request Demolition of 115 Temple Ave

Prepared by: Bill Stephenson, Chief Building Official

**Purpose:** Public Hearing - Request by owner to demolish structure that was built in 1959, (tax record attached). The property address is 115 Temple Ave and is not in the Temple area historical district, which is located nearby.

**Background:** None

**Funding:** No funding requirements

### **Ordinance Considerations:**

- a. **Historical significance:** According to the Historical Resources Map of the City of Newnan 1993 Survey and the Jaeger survey of 2001, the structure was not surveyed as it is outside of any historical district.

Ms. Emily Kimbell with the Coweta County Historical Society and Ms. Ayisat Idris--Hosch of the African American Alliance have been emailed this information with the date of the public hearing.

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost.**
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

**Previous Discussion with Council:** None.

September 28, 2021



**DEMOLITION PERMIT APPLICATION**

**Building Department**  
25 LaGrange Street  
Newnan, GA 30263  
Ph. 770-254-2362 Fax 770-254-2361  
Email – pstrickland@cityofnewnan.org



Public Hearing  
Oct 26

Date of Application: Aug 1, 2021

Subject Property Address: 115 Temple Ave  
Number and Street Subdivision

Applicant Name and Contact #: Melvin Cooper 404 886 6981  
Name Contact Phone Number

Owner Name and Contact #: Cecil Newton 404 839 5098  
Name Contact Phone Number

**Check one box only – Every structure needs its own permit. If there are two buildings on one lot, you will be required to obtain two permits. If there is more than one building on a lot, please provide a photo (aerial or ground) of the structure(s) intended to be demolished.**

- ☐ Interior demolition only (no routing necessary, permit can be issued)
- ☒ Complete or partial demo or relocation of structure constructed within 50 years from date of application (application must be routed through zoning for sign-off before permit is issued)

Ken Smith  
Zoning Representative Sign-off

- ☒ Complete or partial demo or relocation of structure constructed more than 50 years from date of application. Application must be routed through the Chief Building Official. Permit cannot be issued without Council approval in accordance with City Ordinance sec. 5-25.1. Please see next page for procedures.

[Signature] August 1, 2021  
Signature of Applicant Date Signed

Notification to cut power, gas and water is the responsibility of the owner before demolition. Be sure to make the utility companies aware that the structure will be demolished and to terminate them **at the street.**

Process to comply with the City Ordinance sec. 5-25.1:

1. Is subject property in any Historical Boundaries as designated by the City of Newnan? (Historic maps can be found on the City of Newnan web site).  
☐ Yes – Public hearing must be held at least 60 days **after** posting the property.  
☒ No – Public hearing must be held at least 30 days **after** posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and you can be present; note the **date and time** below for your posted sign and legal ad. Take a **copy** of this completed application to the Building Department (or email to [pstrickland@cityofnewnan.org](mailto:pstrickland@cityofnewnan.org)) in order to be placed on the City Council Agenda for the date selected. You will be notified once the agenda item has been placed on the calendar.  
  
26 Oct, 2021 6:30 pm  
Public Hearing **Date and Time** of Meeting
3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
  - a. Applicants name
  - b. Property owners name
  - c. Subject property address
  - d. The statement "A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on *(date and time of public hearing from #2 above)*."
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Clip these out after they run and have the issue dates prepared for the council meeting.
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above.
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
  - a. The historic, scenic or architectural significance of the structure;
  - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
  - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
  - d. The property rights of the applicant; and
  - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit to be issued.



# qPublic.net<sup>TM</sup> Coweta County, GA

## Summary

**Parcel Number** N21 0002 020A  
**Location Address** 115 TEMPLE AVE  
**Legal Description** BLDG/115 TEMPLE AVE BLDG  
 (Note: Not to be used on legal documents)  
**Class** E2-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** NEWNAN 02 (District 02)  
**Millage Rate** 27.483  
**Acres** 2.7  
**Neighborhood** NEWNAN HS 0912 (0912)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

[HOLY ZION CENTER OF DELIVERANCE INC](#)  
 115 TEMPLE AVE  
 NEWNAN, GA 30263

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	RES FF 600.00	Front Feet	11,583	27	429	0.27	1
Exempt	RES FF 600.00	Front Feet	60,280	110	548	1.38	1
Exempt	RES FF 600.00	Front Feet	45,840	80	573	1.05	1

## Commercial Improvement Information

**Description** Church-Avg  
**Value** \$254,353  
**Actual Year Built** 1959  
**Effective Year Built** 1995  
**Square Feet** 3014  
**Wall Height** 18  
**Wall Frames**  
**Exterior Wall**  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish**  
**Celling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Shop, residential (pre-fab met	2010	20x30 / 0	0	\$3,360
Comm-Paving-Concrete	2005	1x2571 / 0	0	\$5,399
Comm-Paving-Asphalt	1990	1x8505 / 0	1	\$6,480
Comm-Fence-Chain Link 6FT	1990	1x680 / 0	1	\$2,314

## Permits

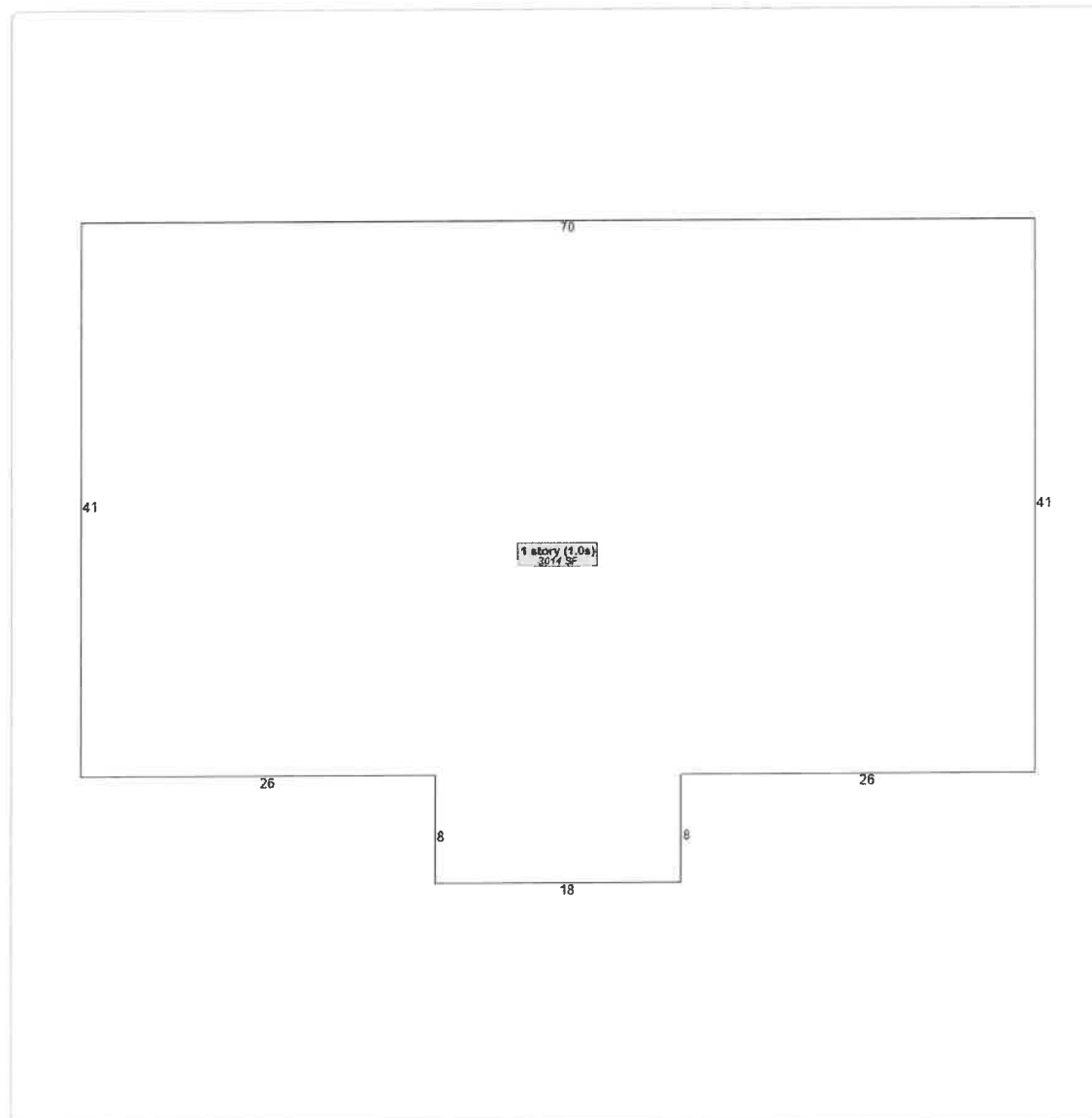
Permit Date	Permit Number	Type	Description
06/29/2021	GR-01996	COMMERCIAL	GENERAL REPAIRS- NO FURTHER INFO GIVEN
01/07/2021	DE-00028	DEMOLITION	DEMOLITION
02/10/2020	00000006	ADDITION	ADDITION - COMMERCIAL
12/09/2019	00000185	PLUMBING	PLUMBING
10/28/2019	00000006	ADDITION	COMMERCIAL - ADDITION
05/01/2019	00000015	DEMOLITION	DEMOLITION
05/14/2009	2009-00002	DEMOLITION	

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/25/2003	2271 126	62 202	\$415,000	QUALIFIED MULTIPLE	JODACO INC	HOLY ZION CENTER OF DELIVERANCE INC
9/25/2001	1745 139	62 202	\$365,000	QUALIFIED MULTIPLE	BARRON FRANK H & THO	JODACO INC
6/27/1996	1038032		\$245,000	QUALIFIED MULTIPLE		BARRON FRANK H & THO
10/31/1986	04150591		\$0	UNKNOWN STATUS		JOHNSTON E L INC

**Valuation**

	2021	2020	2019	2018	2017
Previous Value	\$266,492	\$294,216	\$294,216	\$294,216	\$294,216
Land Value	\$175,573	\$175,573	\$175,573	\$175,573	\$175,573
+ Improvement Value	\$254,353	\$73,366	\$73,366	\$73,366	\$73,366
+ Accessory Value	\$19,133	\$17,553	\$45,277	\$45,277	\$45,277
= Current Value	\$449,059	\$266,492	\$294,216	\$294,216	\$294,216

**Sketches**

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Assessment Notices 2018, Assessment Notices 2019, Assessment Notices, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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[Last Data Upload: 8/6/2021, 4:32:59 AM](#)



Version 2.3 138

**VIA CERTIFIED MAIL**

**N23 0005 013**

CITY OF NEWNAN  
25 LAGRANGE ST  
NEWNAN, GA 30263

October 1, 2021

Dear Homeowner,

Holy Zion Church/Cecil Newtown 115 Temple Avenue. A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange Street, Newnan, Georgia 30263 regarding this application on October 26, 2021, at 6:30 pm EST.

Thank you.

Sincerely,

Holy Zion Church  
Cecil Newton  
115 Temple Avenue  
Newnan, Georgia 30263

P.O. Box 1052, Newnan, Georgia 30264  
Phone: (770) 253-1576 • Fax: (770) 253-2538

**ADVERTISING INVOICE and STATEMENT**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE					
DATE	NEWSPAPER REFERENCE	DESCRIPTION - OTHER COMMENTS/CHARGES	BILLED UNITS	RATE	NET AMOUNT
10/16/21	NTH	2 column x 3 inch- Public Notice- Holy Zion Church	1	\$128.00	
10/20/21	NTH	2 column x 3 inch- Public Notice- Holy Zion Church	1	\$128.00	

*The Newnan Times-Herald*

Phone: (770) 253-1576 Fax: (770) 253-2538  
Terms: 1.5% interest (18% annual) on accounts over 30 days.



115 TEMPLE



## City of Newnan, Georgia - Mayor and Council

Date: October 26, 2021

Agenda Item: Discussion on efforts to begin code enforcement procedures against storm damaged structures.

Prepared by: Bill Stephenson, Chief Building Official

- **Purpose:** Establish enforcement protocols for storm damaged structures due to inquiries on enforcement; damaged structures remain in various states of disrepair, ranging from open and vacant and unsafe for occupancy to minor conditions of broken windows and missing handrails.

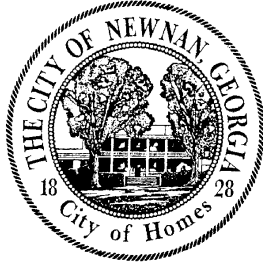
### **Summary of tornado damaged properties since the tornado event of March 26, 2021:**

- Within two weeks after storm: Building Department assessed and tagged 130 severely damaged and uninhabitable structures "red," and 108 damaged but habitable as "yellow".
- 122 days after event (July 16<sup>th</sup>), letters from the Building Department were sent to owners of properties that were tagged red or yellow and that have had "no permits" issued for repairs. Of the 130 letters sent, 46 respondents indicated that repairs were in various stages (insurance or contractor issues), which leaves 84 tagged structures with no indication of applying for building permits.
- 216 days after event (Oct. 20<sup>th</sup>), 20 red tagged structures remain substantially damaged, open and vacant and no correspondence with the Building Department, and 85 yellow tagged structures remained without a repair permit and no contact with the Building Department.
- 212 days after event (Oct. 26<sup>th</sup>) – Council meeting to determine direction council to proceed with remaining structures.

### **Options:**

1. Attempt contact with owners and begin issuing notices of damaged structures to property owners with allowance of time to make repairs, followed by a summons to appear in Municipal Court if no progress is made to the structure after receiving notice.
2. Attempt contact with owners and begin issuing notices of damaged structures to property owners and proceed with substandard housing program as provided in the City Ordinance if repairs are not started after receiving notice.
3. Other options as determined by Council

**Previous Discussion with Council:** None.



## **City of Newnan, Georgia - Mayor and Council**

Date: October 26, 2021

Agenda Item: Adoption of the 2021 update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)

Submitted and Presented by: Chris Cole, Planner

**Purpose:** To request official adoption of the 2021 update to the CIE, which includes the STWP

**Background:** The Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructure listed in the law.

All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and update the CIE portion of their plan annually. The STWP is included as a part of the CIE.

Per the minimum standards of the planning process, all local governments must hold a public hearing prior to the adoption of the update. The City has previously held a public hearing and staff is now requesting official adoption of the document.

**Options:**

- A. Officially adopt, by resolution, the 2021 update to the Capital Improvements Element, which includes the Short-Term Work Program for the City of Newnan

**Funding:** N/A

**Recommendation:** Option A

**Attachments:** Resolution, CIE Document

**Previous Discussions with Council:** July 20, 2021 and August 24, 2021



**A RESOLUTION ADOPTING THE 2021 UPDATE TO THE CITY OF NEWNAN'S  
CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM.**

**CITY OF NEWNAN, GEORGIA**

WHEREAS, the City of Newnan has completed its annual update to the Capital Improvements Element, which contains the Short-Term Work Program; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective January 1, 2021 and established by the Georgia Planning Act of 1989, including the required public hearing;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Newnan, Georgia do hereby adopt the document entitled, Capital Improvements Element with Short-Term Work Program: 2021 Updates.

This Resolution is adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
L. Keith Brady, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Rhodes H. Shell, Mayor Pro Tem

REVIEWED:

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Raymond F. DuBose, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

The seal of the City of Newnan, Georgia, is a large, circular emblem in the background. It features a central shield with a landscape scene, surrounded by a wreath. The words "THE CITY OF NEWNAN, GEORGIA" are inscribed around the top half of the seal, and "18 City of Homes 28" is inscribed around the bottom half. The seal is rendered in a light gray, semi-transparent style.

# **Comprehensive Plan**

## **2016-2036**

Capital Improvements Element  
with Short-Term Work Program  
**2021 Update**

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# City of Newnan | Annual STWP-CIE

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## 2021 Update

### I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects that receive funding from impact fees, which covers the same five-year period as the STWP.

# City of Newnan | Annual STWP-CIE

## 2021 Update

### II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2021-2025). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

PROJECTS AND ACTIVITIES   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Rehabilitate and/or Reconstruction of substandard and dilapidated housing units within Chalk Level area	2021	2023	\$500,000	None	CDBG, CHIP, NSP, local homeowner funds	Planning & Zoning
Develop LINC trail system (Phases 1-4)	2017	2022	\$10,035,800	\$6,000,000 (spent \$3,146,901 already)	SPLOST 13, Impact Fees, General Fund	City Manager
Improvements to Lower Fayetteville Road (PE Phase I Scoping)	2019	2021	\$625,000	\$0	Federal Share is \$500,000, Match Amount is \$125,000 (SPLOST 13)	Engineering
Wadsworth Auditorium Parking Lot	2021	2022	\$2,000,000	\$0	Tourism Fund, General Fund	Leisure Services
Construct and implement municipal complex redevelopment plan	2020	2024	\$1,902,025	\$0	General Fund, Hotel Motel Tourism	Leisure Services
Farmer Street Cemetery	2021	2022	TBD	\$0	General Fund	Farmer Street Cemetery Commission
Renovations of CJ Smith Park	2019	2021	\$4,500,000	\$0	SPLOST 19	City Manager
Renovations of Pickett Field	2019	2021	\$2,000,000	\$0	SPLOST 19	City Manager
Construction of Pickleball Facility	2019	2021	\$2,000,000	\$0	General Fund	City Manager
Improvements to Fire Training Facility	2021	2023	\$3,500,000	\$0	SPLOST 19	Fire

# City of Newnan | Annual STWP-CIE

## 2021 Update

Jackson/Jefferson/Clark/Bullsboro segment traffic study	2015	2021	\$75,000	\$0	LCI, SPLOST 13, Match Amount is \$18,750	Engineering
Jackson Street (North) from Elm Street to Clark Street	2018	2022	\$355,350	\$0	TBD, City, Match Amount is \$71,070	Engineering
E. Washington Street from Farmer Street to Perry Street	2019	2022	\$1,234,170	\$0	LCI, City, Match Amount is \$246,834	City
Andrew Street Extension from Augusta Drive to East Washington Street	2021	2024	\$2,340,000	\$0	SPLOST	Engineering
Intelligent traffic operations	2016	2021	\$200,000	\$0	SPLOST 13	Engineering
Obtain light duty response truck	2018	2021	\$240,000	\$240,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2024	2024	\$560,000	\$560,000	Impact Fees	Fire
Develop a Disaster Recovery Plan	2021	2022	\$75,000	\$0	City	City Manager
Obtain National Register District designation for Chalk Level Neighborhood	2013	2022	\$2,000	\$0	NURA	NURA, Planning & Zoning
Implement Neighborhood Stabilization Program (NSP III)	2011	2022	\$100,000	\$0	Neighborhood Stabilization Program Grant	Planning & Zoning, Housing Authority
Implement Neighborhood Stabilization Program (NSP I)	2013	2022	\$100,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Sidewalks along Greison Trail	2014	2022	\$800,000	\$0	SPLOST 19	Engineering
Sidewalks along Sprayberry Road	2014	2022	\$278,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Engineering
Sidewalks along Jackson Street	2020	2022	\$2,240,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Engineering
Replacement of culvert systems	2022	2024	\$500,000	\$0	CDBG, SPLOST 19	Public Works
Greenville Street at Sewell Road Intersection Improvements	2021	2024	\$1,300,000	\$1,300,000	Impact Fees	Engineering
Newnan Crossing Boulevard Widening and Operational Improvements	2021	2027	\$11,890,000	\$0	SPLOST/TBD	Engineering
Jefferson Street at Sprayberry Road Roundabout	2021	2024	\$2,340,000	\$0	SPLOST	Engineering
Bullsboro Drive Widening and Operational Improvements	2021	2027	\$18,120,000	\$0	SPLOST/TBD	Engineering



# City of Newnan | Annual STWP-CIE

## 2021 Update

Greenville Street at Spence Avenue Intersection Improvements	2021	2024	\$1,840,000	\$0	SPLOST	Engineering
Clark Street Operational and Pedestrian Improvements	2021	2023	\$1,290,000	\$0	SPLOST	Engineering

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, NURA- Newnan Urban Redevelopment Agency, NCAC – Newnan Cultural Arts Commission. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

# City of Newnan | Annual STWP-CIE

## 2021 Update

### IMPROVEMENTS | STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES\*

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Develop LINC trail system (remaining phases)	2026	2030	\$27,847,026.90	\$3,000,000	Impact Fees, City, County	City Manager
Improvements to Lower Fayetteville Road	2017	2028	\$67,560,000	\$5,000,000	Impact Fees, City, FHWA	Engineering
Maintain/Resurface Streets	Annual	Continuous	\$1,000,000 annually	\$0	General Fund, SPLOST, LMIG	Engineering, Public Works
Acquire a heavy-duty vehicle for fire department	2026	2026	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2030	2030	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2035	2035	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2040	2040	\$750,000	\$750,000	Impact Fees	Fire
Network Servers, Storage, and Switches	2026	2026	\$250,000	\$0	TBD	Information Technology
City Fiber Ring	2030	2032	\$500,000	\$0	TBD	Information Technology

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

\*Long-Term means any activity that is to begin in or more than five years (2026) from the current year (2021). All activities that have an indefinite or continuous end date, but a known start date prior to 2026, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

# City of Newnan | Annual STWP-CIE

## 2021 Update

### III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2020, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2020					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	
Beginning Impact Fee Fund Balance	\$621,885.63	\$252,883.03	\$1.92	\$231,705.43	\$1,106,476.01
Impact Fees Collected	\$147,289.80	\$79,319.94	\$0.00	\$143,356.84	\$369,966.58
Accrued Interest	\$2,004.40	\$822.02	\$0.00	\$813.37	\$3,639.79
Project Expenditures	(\$308.75)	(\$2,235.67)	(\$0.00)	(\$48,330.31)	(\$50,874.73)
*Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Other Financing Activities	\$0.00	\$180,000	\$0.00	\$0.00	\$180,000
Ending Impact Fee Fund Balance	\$770,871.08	\$510,789.32	\$1.92	\$327,545.33	\$1,609,207.65
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Source: City of Newnan Finance Department – Fund 375 Impact Fees

\*The "Impact Fee Other Financing Activities" was for money received from selling a Fire truck that had previously been purchased with Impact Fees money.

#### Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other



# City of Newnan | Annual STWP-CIE

---

## 2021 Update

related activities. For 2020, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$11,099.

# City of Newnan | Annual STWP-CIE

## 2021 Update

### IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

#### Capital Improvements Projects: Parks and Recreation

Newnan	Capital Improvements Projects - 2021						
Public Facility	Parks and Recreation						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Develop LINC trail system (Phases 1-4)	2017	2022	\$10,035,800	\$6,000,000 (spent \$3,146,901 already)	SPLOST 13, Impact Fees, General Fund	City Manager	Under Construction

Source: City of Newnan Planning and Zoning Department

#### Capital Improvements Projects: Fire Services

Newnan	Capital Improvements Projects - 2021						
Public Facility	Fire Services						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Obtain light duty response truck	2018	2021	\$240,000	\$240,000	Impact Fees	Fire	Planning
Acquire a heavy-duty vehicle for fire department	2024	2024	\$560,000	\$560,000	Impact Fees	Fire	Planning

Source: City of Newnan Planning and Zoning Department

# City of Newnan | Annual STWP-CIE

## 2021 Update

### Capital Improvements Projects: Roads, Streets, and Bridges

Newnan		Capital Improvements Projects - 2021					
Public Facility		Roads, Streets, and Bridges					
Service Area		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Andrew Street Extension from Augusta Drive to East Washington Street	2021	2024	\$2,340,000	\$0	SPLOST	Engineering	Planning
Greenville Street at Sewell Road Intersection Improvements	2021	2024	\$1,300,000	\$1,300,000	Impact Fees	Engineering	Planning
Newnan Crossing Boulevard Widening and Operational Improvements	2021	2027	\$11,890,000	\$0	SPLOST/TBD	Engineering	Planning
Jefferson Street at Sprayberry Road Roundabout	2021	2024	\$2,340,000	\$0	SPLOST	Engineering	Planning
Bullsboro Drive Widening and Operational Improvements	2021	2027	\$18,120,000	\$0	SPLOST/TBD	Engineering	Planning
Greenville Street at Spence Avenue Intersection Improvements	2021	2024	\$1,840,000	\$0	SPLOST	Engineering	Planning
Clark Street Operational and Pedestrian Improvements	2021	2023	\$1,290,000	\$0	SPLOST	Engineering	Planning

Source: City of Newnan Planning and Zoning Department



# City of Newnan | Annual STWP-CIE

## 2021 Update

### V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment is being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City's appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2025 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2020	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$3,506,155.59
Impact Fees Collected	\$958,102.27
Accrued Interest	\$0 .00
Project Expenditures	(\$367,530.00)
Administrative Costs	(\$28,743.07)
Impact Fee Refunds	\$0.00
Ending Impact Fee Fund Balance	\$4,067,984.79
Impact Fees Encumbered	\$0.00

Source: Newnan Utilities

# City of Newnan | Annual STWP-CIE

## 2021 Update

PROJECTS AND ACTIVITIES   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Expansion of Mineral Springs WPCP, Wahoo Creek; WRF	2020	2024	\$3,000,000	\$3,000,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2020	2024	\$2,000,000	\$2,000,000	Impact Fees (100%)	Newnan Utilities

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase I – Expansion of Mineral Springs WPCP & Wahoo Creek; Conversion to WRF	Indefinite	Indefinite	\$40,513,200	\$40,513,200	Impact Fees (100%), Other Sources	Newnan Utilities
Phase II – Construction of Land Application System	Indefinite	Indefinite	\$14,130,300	\$14,130,300	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$21,532,400	\$21,532,400	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

\*Long-Term means any activity that is to end more than five years (2026) from the current year (2021). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

# City of Newnan | Annual STWP-CIE

## 2021 Update

### Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects - 2020				
Public Facility	Wastewater Collection and Treatment				
Service Area	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Belt Press Upgrade at Wahoo Creek	2019	2022	\$1,000,000	Impact Fees (100%)	Construction
Bar Screen Upgrade at Wahoo	2019	2020	\$500,000	Impact Fees (100%)	Construction
Mineral Springs Expansion to 1.2 MGD	2016	2020	\$4,500,000	Impact Fees (100%)	Construction
Collection System Improvements	2020	2024	\$500,000	Impact Fees (100%)	Planning





## City of Newnan, Georgia - Mayor and Council

Date: October 26, 2021

Agenda Item: Request adoption of the Comprehensive Plan 2021-2041

Prepared and Presented by: Chris Cole, Planner

**Purpose:** To request official adoption of the Comprehensive Plan 2021-2041

**Background:** In order to retain Qualified Local Government (QLG) status and remain eligible for certain grants, all jurisdictions in Georgia must adopt a new comprehensive plan every five years. This requirement is per the Georgia Department of Community Affairs (DCA). The due date for this plan is October 31, 2021.

The City of Newnan has completed its Comprehensive Plan 2021-2041 and adoption of said plan is the only factor remaining in order to remain a Qualified Local Government.

The Comprehensive Plan 2021-2041 includes the Short-Term Work Program and the Capital Improvements Element. After the adoption of the Comprehensive Plan 2021-2041, the City will host two public hearings on November 9 and November 23 at the Mayor and Council meetings regarding the proposed changes to the Impact Fee Ordinance. The adoption of the new Impact Fee Ordinance will take place at the November 23 Mayor and Council meeting. These hearings and adoption must occur after the adoption of the Capital Improvements Element, located within the Comprehensive Plan 2021-2041, because the Plan is used to derive the basis for the impact fees. Accordingly, separate hearings for changes to the Impact Fee Ordinance are required.

The draft Comprehensive Plan 2021-2041 can be found at:

<https://www.dropbox.com/s/0h3rjeqghkp1b79/City%20of%20Newnan%20Comprehensive%20Plan%202021-2041.pdf?dl=0>

### **Options:**

A. Officially adopt, by resolution, the Comprehensive Plan 2021-2041

**Funding:** N/A

**Recommendation:** Option A

**Attachments:** Comprehensive Plan 2021-2041

**Previous Discussions with Council:** February 9, 2021  
July 20, 2021  
August 4, 2021  
August 24, 2021

**A RESOLUTION ADOPTING THE CITY OF NEWNAN'S COMPREHENSIVE PLAN  
2021-2041**

**CITY OF NEWNAN, GEORGIA**

WHEREAS, the City of Newnan has completed its Comprehensive Plan 2021-2041; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989, including all required public hearings;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Newnan, Georgia do hereby adopt the document entitled the City of Newnan Comprehensive Plan 2021-2041.

This Resolution is adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
L. Keith Brady, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Rhodes H. Shell, Mayor Pro Tem

REVIEWED:

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

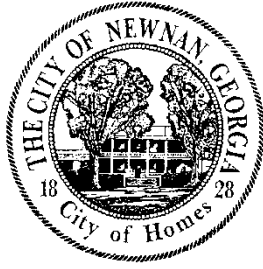
\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Raymond F. DuBose, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember



## **City of Newnan, Georgia - Mayor and Council**

**Date:** October 26<sup>th</sup>, 2021

**Agenda Item:** Consideration of a Resolution to State the Administrative Responsibilities and Acceptance of the First Tranche of American Rescue Plan Act (ARPA) Funds

**Prepared by:** Andrew Moody, ARPA Special Projects Manager

### **Purpose:**

Newnan City Council may consider a Resolution to State the Administrative Responsibilities and Acceptance of the First Tranche of American Rescue Plan Act (ARPA) Funds.

### **Background:**

In March 2021, the U.S. Congress approved the American Rescue Plan Act (ARPA), which in part provides funding to support local governments in responding to the impact of COVID-19 in their communities. Thereafter, the US Treasury has issued further guidance on how funds may be spent, through the Interim Final Rule. In July 2021, the City of Newnan received \$7.7M in ARPA funds for use, as provided in the Act and in adherence with the US Treasury's guidance and according to law.

Following an October 12<sup>th</sup>, 2021 work session with the City Council it was determined that the ARPA Special Projects Manager would develop a resolution that establishes and defines the responsibilities of decision-making entities within the program; and to also declare an acceptance of the first tranche of ARPA funds.

The resolution being presented seeks the approval of the City Council to formally accept the first tranche of ARPA funds and establish the responsibilities of the Council, the Mayor, and City Management.

**Funding:** N/A

### **Recommendation:**

In an effort to provide lawful and efficient services, the Newnan City Council may consider the Resolution as presented

### **Attachments:**

1. A Resolution to State the Administrative Responsibilities and Acceptance of the First Tranche of the City of Newnan, Georgia, Allotment of Local Fiscal Recovery Funds Through the American Rescue Plan Act; and for Other Purposes.

### **Previous Discussions with Council:**

On October 12<sup>th</sup>, 2021 the ARPA Special Projects Manager and City Management participated in a Council work session to discuss ways to develop a successful ARPA program that meets the provided guidance, the City Council's desires and the community's needs.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO STATE THE ADMINISTRATIVE RESPONSIBILITIES AND ACCEPTANCE OF THE FIRST TRANCHE OF THE CITY OF NEWNAN, GEORGIA, ALLOTMENT OF LOCAL FISCAL RECOVERY FUNDS THROUGH THE AMERICAN RESCUE PLAN ACT; AND FOR OTHER PURPOSES.**

**WHEREAS**, on March 11, 2021, the United States Congress passed the American Rescue Plan Act of 2021 (ARPA), which provides fiscal relief funds to State and Local Governments, and other program areas aimed at mitigating the continuing effects of the COVID-19 Pandemic; and,

**WHEREAS**, ARPA is intended to provide support to local governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses; and,

**WHEREAS**, ARPA includes State and Local Fiscal Recovery Funds to support urgent COVID response efforts to decrease the spread of the virus; to replace lost public sector revenue to strengthen support for vital public services; to support immediate economic stabilization for households and businesses; and to address systemic public health and economic challenges that have contributed to unequal impacts of the pandemic on certain populations; and,

**WHEREAS**, the United States Department of Treasury has adopted the interim final rule as guidance regarding the use of ARPA Funds; and,

**WHEREAS**, on July 12, 2021, the State of Georgia, as subaward from the United States Department of Treasury, deposited the City of Newnan's first tranche of funds, which is Seven Million, Seven Hundred Sixty-three Thousand, Nine Hundred Twenty-Eight and 00/100 Dollars (\$7,763,928.00); and,

**WHEREAS**, that as a subrecipient, the City of Newnan accepts award of Coronavirus Local Fiscal Recovery Funds allocation up to the maximum allowed by the terms and conditions of the ARPA; and,

**WHEREAS**, this resolution is intended as a statement of intent of the City Council to expend a portion of the first tranche of the City's ARPA Funds in accordance with Federal Law and guidance, for the current critical needs and priorities for which there is consensus as set forth below.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEWNAN, GEORGIA:**

**Section 1. Council Responsibilities.** Subject to the provisions of the Charter of the City of Newnan and Section 6 below, the City Council shall maintain these authorities:

- A. ARPA Budget Approval, ie the allocation of ARPA Funds into specified eligible buckets per Treasury guidelines.
- B. ARPA Budget Amendments, ie change in dedications as originally set forth
- C. Approval of ARPA contracts, ie approval of program providers or vendors
- D. Approval of policy to oversee administration of ARPA Funds
- E. To approve use of the current Procurement Policy as the guideline for expending ARPA Funds.

**Section 2. City Manager; Or Designee Responsibilities.** Subject to the provisions of the Charter of the City of Newnan and Section 6 below, City Management shall maintain these authorities:

- A. Prepare and present Budgets and Budget Amendments for consideration
- B. Prepare solicitations for program providers and vendors and present such to Council for approval
- C. Develop operating processes, administer and oversee programs, and provide reports for programs and operations
- D. To utilize the current Procurement Policy as the guideline for expending ARPA Funds.

**Section 3. Mayor Responsibilities.** Subject to the provisions of the Charter of the City of Newnan and Section 6 below, the Mayor shall maintain these authorities:

- A. To sign awarded contract documents.
- B. To sign documentation as necessary for annual reporting and receipt of funds.

**Section 4. Acceptance of ARPA Funds.** For purposes of the obligation and expenditure of ARPA funds it is the intent of the City Council that funds from the first tranche of the American Rescue Plan Act be accepted and placed into “Fund 230 – ARP 2021 – Fiscal Recovery Funds” and prioritized and expended in a manner consistent with the requirements set by this resolution.

**Section 5. *Compliance with the American Rescue Plan Act.*** The City will ensure compliance with prevailing Federal guidance at the time funds are committed for expenditure.

**Section 6.** Nothing in this resolution shall be construed as taking the place of any action otherwise required by the City Council to authorize the City Manager to enter into requisite contracts associated with expenditures outlined above.

**ADOPTED** in open session, regularly assembled this the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

\_\_\_\_\_  
Rhodes H. Shell, Mayor Pro Tem

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Raymond F. DuBose, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember



## City of Newnan, Georgia – Mayor and City Council

Date: October 26, 2021

Agenda Item: Annexation Request – Annex2021-01  
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

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## **ANNEXATION ASSESSMENT**

### **APPLICANT INFORMATION:**

Melissa Griffis on behalf of Poplar 20-20, LLC  
1539 Bear Creek Road  
Moreland, GA 30259

Poplar 20-20, LLC is proposing to develop a mixed-use project on Poplar Road. The subject property lies to the north of Newnan Piedmont Hospital and to the east of I-85. The tracts are contiguous to the city limits via the Stillwood Apartments' tract to the north and the Georgia Power substation and commercial property to the east. The applicant is seeking an MXD (Mixed Use Development District) zoning for all three tracts.

### **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 under the County's jurisdiction and are zoned RC (Rural Conservation).

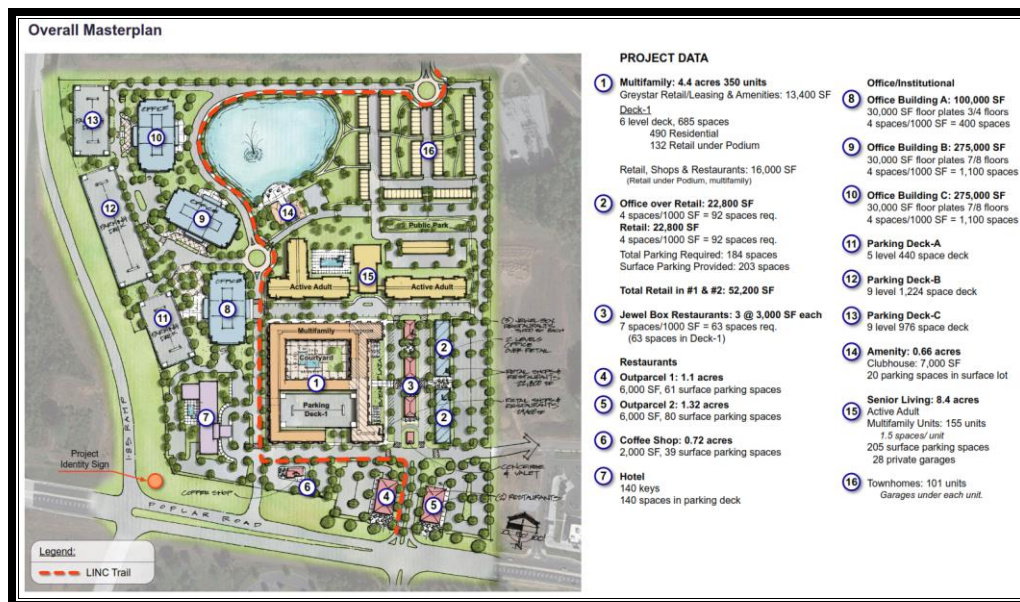


### **OVERVIEW OF REQUEST:**

The applicant is seeking to construct a development consisting of 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks. The original concept drawing



showed the same amount of retail/restaurant, hotel keys, and office space, but had 304 MF units, 86 assisted living units, and 150 independent living units. That concept has since been modified on July 29, 2021 to the breakdown specified above. The requested zoning is MXD (Mixed Use District) which “allows and encourages flexibility and creativity in the design and development of comprehensively planned, mixed use centers. It provides a more adaptable approach to the comprehensive design and development of mixed-use centers than the procedures and regulations applicable under other various conventional zoning categories and planned development zones”. If approved, the project will be developed in two phases with the majority of development occurring in phase one.



As with all MXD developments, the applicant has provided an overall master plan as well as elevations, design guidelines, landscape and hardscape standards, and signage requirements. In terms of amenities, the plan provides for a central “event plaza” designed for interactive events, a 7,000 square foot club house and a natural pond. It emphasizes walkability and even provides a future LINC connection. In addition, the space where the Phase 2 office buildings are to be located will be used for outdoor events such as sports activities and concerts until construction commences on that second phase.

In terms of the residential components, both the multi-family developments and the townhomes will have to meet the requirements specified in Article 3 of the Zoning Ordinance. Those include size, exterior materials, driveway standards, etc. Amenities for the multi-family portion will include a fitness center, a manicured courtyard, a grilling area, and outdoor recreational space including a dining area and seating areas with a firepit. There will also be an emphasis on pet-friendly amenities including “bark parks”, strategically-placed pet stations, pet salons, and even “Yappy Hour” socials.

It should be mentioned that the size of the proposed development triggered a 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 have been outlined in the impact on facilities and public services portion of this report.

The full application as well as additional supporting documentation can be found via the link below:

<https://www.dropbox.com/s/43z0407jdzlot50/Dropbox%20Information%20Poplar%20Place.pdf?dl=0>

## **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.

All three properties being considered for annexation are currently zoned RC (Rural Conservation) in the County and were given an Interstate Gateway and Commercial Corridor Character Area in their 2016-2036 Comprehensive Plan. While the County staff report indicates that mixed use developments are recommended in this area, they did express concern about the density exceeding the intent of the character area and the development’s impact on the area’s physical landscape. However, in their proposed Comprehensive Plan for 2041, they have placed the property in a “complete community” and “growth priority” area. Their plan specifies that “complete communities located within the growth priority may have regional characteristics to accommodate higher densities”.

In addition to the GRTA review, Three Rivers Regional Commission (TRRC) must also complete a review. In their assessment, they indicate that property lies within the “rapid development area of the “Areas requiring Special Attention” map in the 2019 Three Rivers Regional Plan”. They further explain that this area is “recommended to be used for institutional (government and education), commercial and retail, service and office, high-density residential, suburban residential, entertainment and community gathering and greenspace”.

Given the County’s vision for this area as a complete community and growth priority area, TRRC’s identifying the area for rapid development, and with the existing uses on properties adjacent to the subject tracts, and the project abutting Interstate 85, staff feels the proposed uses would be suitable for the area.

**Staff Assessment – PROPOSED USE IS SUITABLE ✓**

**Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** The greatest impact from this development will be traffic. Per the traffic study produced by Kimley Horn, the development at full build out will generate roughly 12,643 net new trips per day. As mentioned previously, this project was deemed a DRI which required the developer to conduct a traffic study that was reviewed by GRTA to determine what traffic improvements would be needed to ensure an adequate level of service was maintained. GRTA developed a list of conditions that was included in their Notice of Decision. Those conditions should be adopted as part of the approval process.

**Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE INCLUSION OF GRTA'S CONDITIONS AS A CONDITION OF ZONING SHOULD MITIGATE THE IMPACT** ✓

**Are there 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. With this area designated as an Interstate Gateway by the County, a rapid development area by TRRC, and with the adjacent commercial, office, and multi-family uses, staff feels the RC zoning is no longer appropriate. Therefore, while the property could be used for RC purposes, the permitted uses would not fit with the current development nor the City's and County's future plans for this area.

**Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED, BUT STAFF FEELS RURAL CONSERVATION (RC) IS NO LONGER A REASONABLE ZONING DESIGNATION** ✓

**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?** In an effort to ascertain impact, the applicant completed a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full 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 has included the following conditions 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 has indicated that his department can service the development and estimates an additional 1096 calls for a 24-month period. He indicates 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 has 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 is ample capacity to serve the proposed facilities. Needs from the developer in terms of each service has been included in an email that has been provided as an attachment to the assessment and included in the CIA.

Engineering:

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.
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 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.

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: Based on the 2021 millage rate, the applicant has indicated that the project would generate approximately \$818,818 annually for the City of Newnan and \$7,524,696 in total tax revenues. This figure does not include up front revenues during construction including impact fees, permits and inspections.

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	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$324,581	\$65,475	\$5,762	\$115,236	\$573,456
Senior Living	Unit	155	\$407,613	\$63,180,000	\$90,322	\$469,806	\$94,770	\$8,340	\$166,795	\$830,034
Office	SF	672,800	\$405	\$272,812,500	\$390,013	\$2,028,634	\$409,219	\$36,011	\$720,225	\$3,584,102
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$178,115	\$35,930	\$3,162	\$63,236	\$314,687
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$304,698	\$61,464	\$5,409	\$108,177	\$538,326
<b>TOTAL</b>				<b>\$572,760,292</b>	<b>\$818,818</b>	<b>\$4,259,046</b>	<b>\$859,140</b>	<b>\$75,604</b>	<b>\$1,512,087</b>	<b>\$7,524,696</b>

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 issues can be mitigated through measures dictated by the DRI and the City's Engineering Department.

**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 is outside of the city limits and therefore was not considered in the City's Comprehensive Plan. The County's Comprehensive Plan shows the area as Interstate Gateway and Commercial Corridor Character Area on its current Future Land Use Map. The properties in the City that abut the tracts are shown as High Density Residential and Commercial, Mixed Use on the City's current future land use map and "planned development" and "business/office" in the City's proposed future land use plan. Therefore, 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 mixed use is listed as a type of development that is encouraged within the County's Interstate Gateway and Commercial Corridor Character Area. Although the County staff did feel the densities were too great, the City allows for higher densities and the development would provide an opportunity to create a "live, work, play environment.

**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 has provided a concept plan showing a mixture of uses, proposed building elevations, design guidelines, open space elements, landscape and hardscape standards, and signage requirements. 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 City is in the process of completing a full update of its Comprehensive Plan, which includes the future land use map. The subject tract was not included in the Comprehensive Plan, but the adjacent tracts within the city limits are shown as



future “planned development” and future “business/office”. If brought into the city limits, the properties would most likely be shown as future “mixed-use” based on our proposed 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 proposed 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. Also, in reviewing the City’s proposed Comprehensive Plan update, there are multiple references to encouraging mixed use development to increase walkability, promote quality of life and provide alternative transportation options.

**Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS THAT WOULD IMPACT THE SUBJECT PROPERTY’S 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?**

As stated above, this tract is situated on an I-85 interchange, sits across the street from a hospital, and abuts commercial and high-density zoned properties. It is located on a minor arterial road (Poplar Road) and will be connected to a second minor arterial road in Newnan Crossing Boulevard East. This location has the infrastructure to accommodate a development of this size while remaining consistent with the City’s surrounding zoning designations.

While there is no doubt that a project of this magnitude will impact service provision; the question is whether or not this impact can be managed. All service providers stated that they can handle the impact with police and fire indicating that response times may be greater given the intensity of the project. The DRI process that was conducted will mitigate the traffic issues and the developer will need to work with the school system to ensure that they can plan for the additional students.

While there have been several apartment complexes have been approved over the past few years, this project is different in that it is not your typical garden style stand-alone apartments. In addition to the 350 multi-family units, there will also be 155 active adult senior units and 101 townhomes. These residential uses would be an integral part of the overall development and would provide easy pedestrian access to both work and shopping areas for its residents. In addition, one of the concerns for shopping centers is their long-term viability. With the residential components, the development would have a built-in customer base that should allow it to continue to thrive even in economic downturns.

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

**SUMMARY OF STAFF FINDINGS:**

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

**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 not to file a Notice of Objection, but did ask that the City consider the following condition:

- The City and/or developer should be required to incorporate and financially fund all transportation requirements associated with the Notice of Decision.

#### **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission at their September 14, 2021 meeting held a public hearing regarding the request and voted 4 - 2 to recommend the annexation and rezoning with the following conditions:

- The project will be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended on July 29, 2021 to include the overall masterplan and all corresponding information provided in the Concept Design Presentation dated August 24, 2021.
- The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA dated August 11, 2021.
- The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021.
- The front lots (further identified as outparcels 4 and 5 on the overall master plan) will not be used as a gas station or a convenience store.

#### **OPTIONS:**

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

#### **ATTACHMENTS:**

Revised Application for Annexation  
Location Map  
County Notice of Intent Not to Object  
GRTA Notice of Decision Letter  
TRRC Final Report  
Traffic Study Executive Summary  
Community Impact Assessment  
Service Provision Comments



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnlaw.com](http://www.newnlaw.com)

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282  
FAX (770) 251-7262  
Email:melissa@newnanlaw.com

July 29, 2021

**VIA EMAIL ONLY**

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

**RE: Annexation Application of Poplar 20-20, LLC  
Approx. 42.02+/- Acres Located on Poplar Road, Newnan,  
Georgia**

Dear Ms. Dunnavant:

Poplar 20-20, LLC, Applicant of the above-described property ("the Property") in Newnan, Georgia, hereby desires to amend the previously filed conceptual plan to its application with the attached known as MP-10. We appreciate the opportunity to bring this project to the City of Newnan and look forward to receiving comments as you have them.

If you should need any additional information, please do not hesitate to contact me.

Yours Truly,

Melissa D. Griffis  
For Poplar 20-20, LLC

MDG/kr  
Enclosures



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnlaw.com](http://www.newnlaw.com)

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282  
FAX (770) 251-7262  
Email: [melissa@newnanlaw.com](mailto:melissa@newnanlaw.com)

March 31, 2021

**VIA HAND DELIVERY**

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

**RE: Annexation Application of Poplar 20-20, LLC  
Approx. 42.02 +/- Acres Located on Poplar Road, Newnan,  
Georgia**

Dear Ms. Dunnavant:

Poplar 20-20, LLC, Applicant of the above-described property ("the Property") in Newnan, Georgia, hereby makes this application to annex approximately 42.02 +/- acres located on Poplar Road in Newnan, Georgia to MXD.

The Poplar Place Town Center is a 42.02 +/- acre mixed-use development located on Poplar Road at Interstate 85 across from Piedmont Newnan Hospital.

This exciting development will combine uses of offices, restaurants, senior living, multi-family, a hotel and the LINC Trail running through the middle of the project.

The proposed community has easy access to Interstate 85 and the signaled traffic intersections that already exist on Poplar Road. As you can see on the attached renderings and elevations, this community will be the first of its kind in the City of Newnan and will not only employ local residents, but will also attract those outside of the city limits of Newnan, Georgia, to our great community.

As noted on the "Application for Annexation" form enclosed herewith, the Property is the best location for an MXD zoning as it is a prime location for uses of commercial, office and/or institutional along with a transition for a multi-family component and senior living component. The annexation will allow for development of this current property that is vacant, but is a gateway into the City of Newnan. The MXD zoning classification will be beneficial to the business owners and residents not only at the Property, but also the surrounding area.



Ms. Tracy Dunnavant  
March 31, 2021  
Page 2

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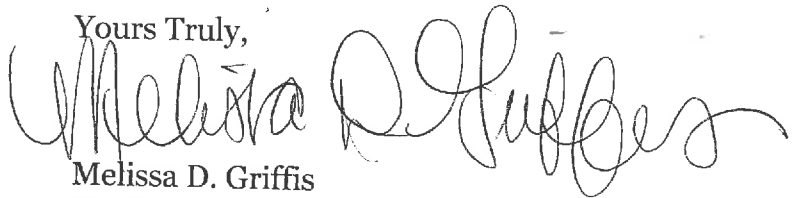
The Applicant has proffered conditions herein of developing pursuant to all documentation, exhibits, renderings and elevations that are provided within the application packet itself. Further, the attached plans, profiles, elevations and other demonstrative materials submitted are also to be considered as proffered conditions. The proposed annexation will facilitate the smart growth and development and development that is expected in the City of Newnan.

For the reasons states above, Poplar 20-20, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

Poplar 20-20, LLC has, at attached Tabs (A) through (I), included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Poplar 20-20, LLC, as Applicant, and myself, as counsel for Poplar 20-20, LLC look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,

A handwritten signature in black ink, appearing to read "Melissa D. Griffis". The signature is fluid and cursive, with a large, stylized "M" and "G".

Melissa D. Griffis  
For Poplar 20-20, LLC

MDG/kr  
Enclosures



## 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.*

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---

Name of Applicant Poplar 20-20 LLC

Mailing Address 1539 Bear Creek Road, Moreland, GA 30259

Telephone (404) 725-5355 Email: HBARRY@BARRYCOMPANIES.COM

Property Owner (Use back if multiple names) see attached

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Address/Location of Property Poplar Road, Newnan, Coweta County, Georgia

County Zoning Classification RC Requested Zoning Classification MXD

Present Land Use undeveloped land

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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:

X 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)

X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.

X A legal description of the property(s) and a legal description for each zoning classification being requested.

X   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.

  X   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.

- |  |                  |
|--|------------------|
| <input type="checkbox"/> Single-Family Zoning Classification .....       | \$15.00 Per Acre |
| <input type="checkbox"/> Multi-Family Zoning Classification .....        | \$25.00 Per Acre |
| <input type="checkbox"/> Office/Institutional Zoning Classification..... | \$15.00 Per Acre |
| <input type="checkbox"/> Commercial Zoning Classification .....          | \$25.00 Per Acre |
| <input type="checkbox"/> Industrial Zoning Classification .....          | \$15.00 Per Acre |
| <input checked="" type="checkbox"/> MXD .....                            | \$25.00 Per Acre |

  X   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 HAROLD BARRY, MANAGER

Date 3/23/2021

**FOR OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_

RECEIVED BY \_\_\_\_\_





## CITY OF NEWNAN | Project Location



CITY OF NEWNAN  
PLANNING DEPT.  
25 LAGRANGE STREET  
NEWNAN, GEORGIA 30263  
[www.cityofnewnan.org](http://www.cityofnewnan.org)



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  
Newnan, GA 30263



design

dwell

Concept Design

# Poplar Place

Newnan, Georgia



studio









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

Retail, Shops & Restaurants: 16,000 SF  
(Retail under Podium, multifamily)
- 2

**Office over Retail: 22,800 SF**  
4 spaces/1000 SF = 92 spaces req.  
**Retail: 22,800 SF**  
4 spaces/1000 SF = 92 spaces req.  
Total Parking Required: 184 spaces  
Surface Parking Provided: 203 spaces

**Total Retail in #1 & #2: 52,200 SF**
- 3

**Jewel Box Restaurants: 3 @ 3,000 SF each**  
7 spaces/1000 SF = 63 spaces req.  
(63 spaces in Deck-1)

**Restaurants**
- 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**  
140 keys  
140 spaces in parking deck
- 8

**Office/Institutional**  
**Office Building A: 100,000 SF**  
30,000 SF floor plates 3/4 floors  
4 spaces/1000 SF = 400 spaces
- 9

**Office Building B: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces
- 10

**Office Building C: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces
- 11

**Parking Deck-A**  
5 level 440 space deck
- 12

**Parking Deck-B**  
9 level 1,224 space deck
- 13

**Parking Deck-C**  
9 level 976 space deck
- 14

**Amenity: 0.66 acres**  
Clubhouse: 7,000 SF  
20 parking spaces in surface lot
- 15

**Senior Living: 8.4 acres**  
Active Adult  
Multifamily Units: 155 units  
1.5 spaces/ unit  
205 surface parking spaces  
28 private garages
- 16

**Townhomes: 101 units**  
Garages under each unit.





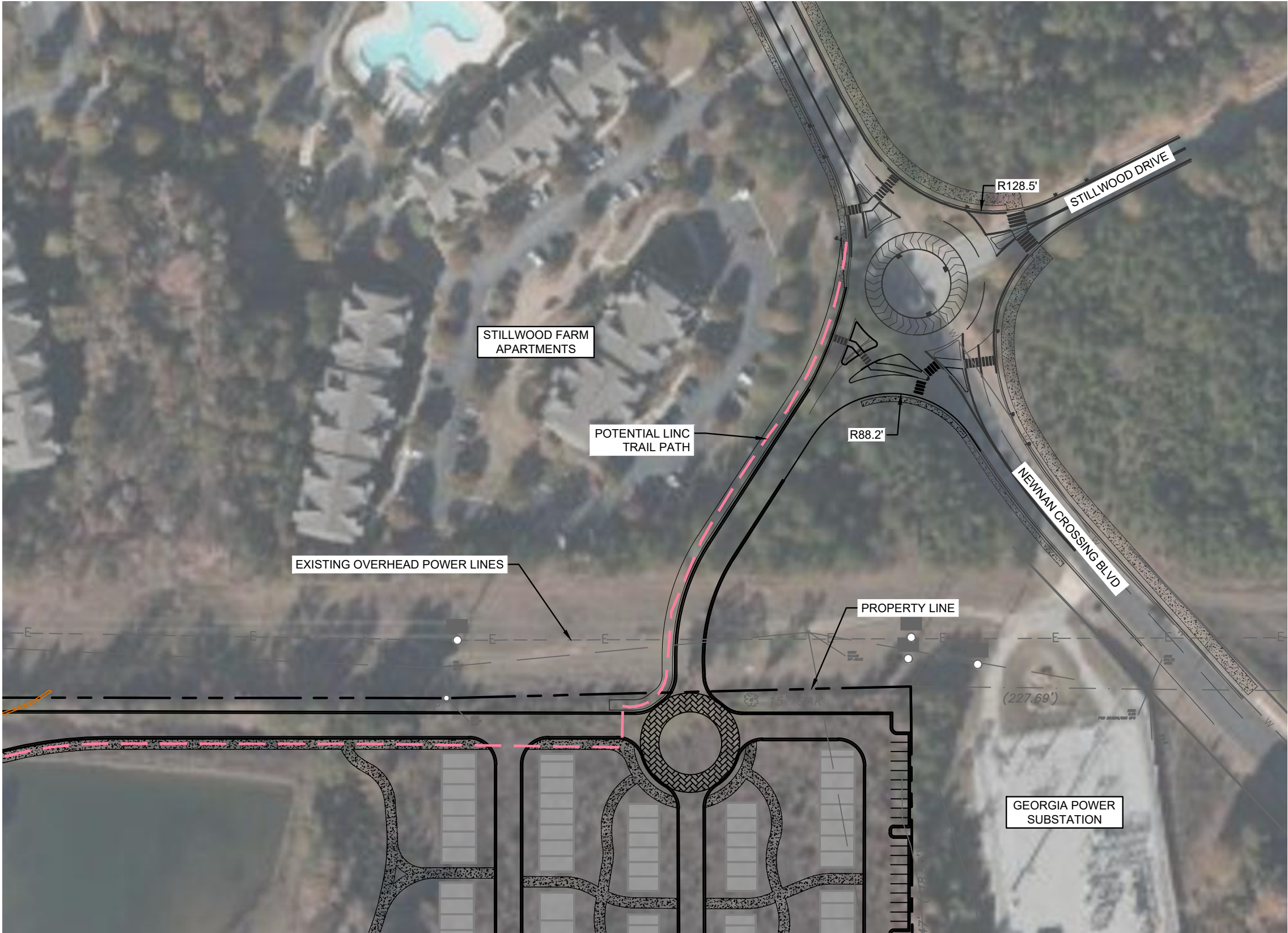
Phase I | Multifamily, Retail, Restaurants, Senior Living, Townhomes, Hotel, & Office



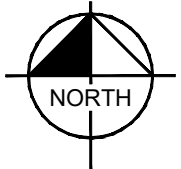
Phase II | Office & Parking



K:\ALP\_PRJ\013651001\_PoplarRoad\CAD\Exhibits\2021-03-24 Rezoning Exhibits\6 - Roundabout Exhibit.dwg Layout1 Aug 19, 2021 11:26am by: Lauren.Garren



PROPOSED LINC TRAIL  
EXTENSION



**Kimley»Horn**

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009  
PHONE: (770) 619-4280 | [www.kimley-horn.com](http://www.kimley-horn.com)

TITLE:  
*NORTHERN ACCESS*

PROJECT:  
*POPLAR PLACE*

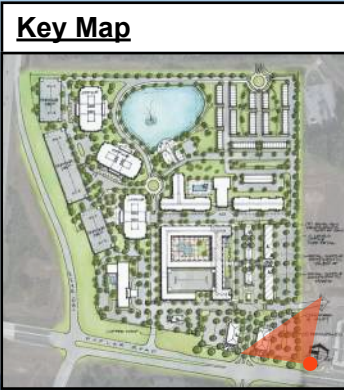
CLIENT:  
*BARRY COMPANIES. INC.*

JOB NUMBER: 013651001  
SCALE: 1" = 100'  
DATE: 08/20/2021  
SHEET: **EXHIBIT 6**



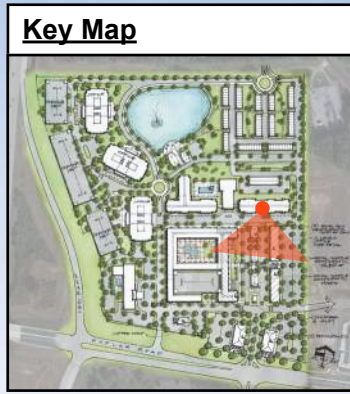






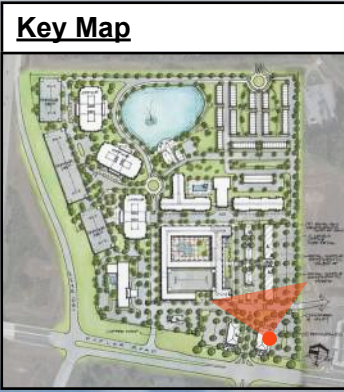
View 1 | Overall Aerial





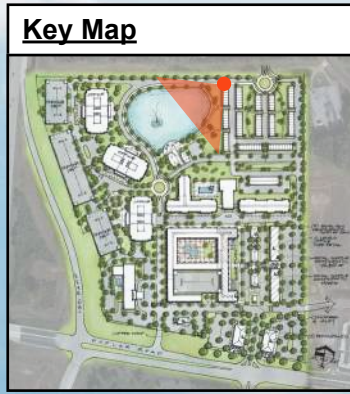
View 2 | Main Street





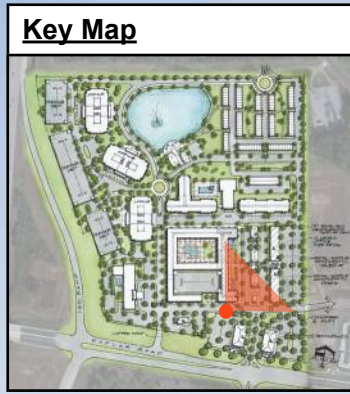
View 3 | Main Street





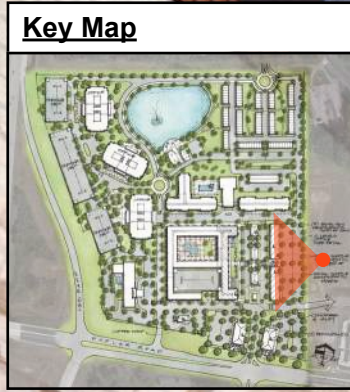
View 4 | Clubhouse & Natural Pond





View 5 | Paseo from Offices to Multifamily





View 6 | Paseo between Offices & Retail





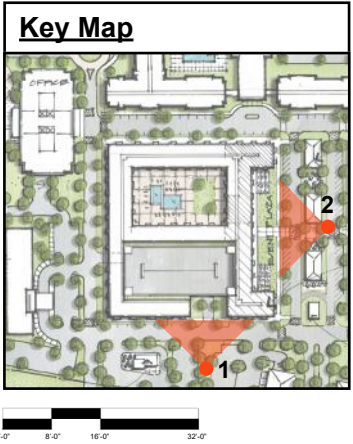
View 7 | Greenspace & Jewel Boxes





View 8 | Multifamily & Office Building



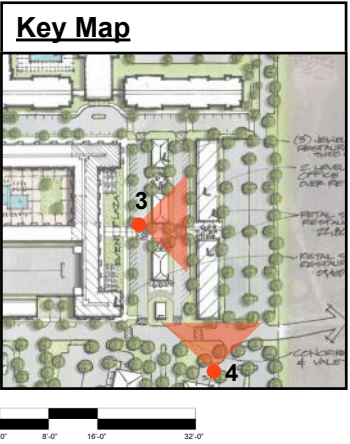


1 | East Elevation



2 | South Elevation





3 | West Elevation



4 | South Elevation



5 | 6 Story Office - East Elevation



6 | 5 Story Office - East Elevation

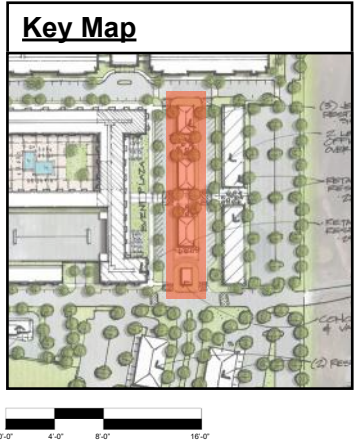


7 | 6 Story Office - South Elevation



8 | 5 Story Office - South Elevation





9 | Jewel Box 1 - North Elevation



10 | Jewel Box 1 - East Elevation



11 | Jewel Box 2 - North Elevation



12 | Jewel Box 2 - East Elevation



13 | Concierge - South Elevation



14 | Concierge - East Elevation



# Design Guidelines



# Design Vision

The Poplar Place masterplan is directly tied to creating a mixed-use experience that both draws visitors to the site, and creates an enjoyable experience for those residents that live in the community. Immediately upon entering the site, the Main Street draws visitors into the heart of the mixed-use part of the project. Retail, restaurants, office and residential all combine to create a spine of activity around a central event park; which is key to the long term success of the project. The Main Street is based on slowing vehicular movement and providing an enjoyable walking and shopping experience for visitors. The overall site creates a grid of vehicular and pedestrian circulation to make it easy to flow from parking areas and safely walk around the project. Pedestrian safety is important since the project is incorporating the regional green trail system (LINC Trail) which runs through the site. The parking for tenants and visitors is well distributed throughout the project so that none of the projects users are underserved. A rear vehicular access was added to relieve the office portion of the site so that end of work day traffic volume will not be effected. A central pond is key to creating pleasant visual vistas for the senior living component and office buildings. Additionally, the central clubhouse is situated on the pond with an event area that can be shared by the community.





# Design Guidelines

The Design Guidelines align with the framework of Quality Development Corridor Overlay District (QDC) and the City of Newnan Mixed Use Development District.

The primary purpose of these design standards and guidelines is to create a unified, high quality standard for building design, capable of contributing to the current and future economic vitality of the development, while maintaining an elevated overall quality of life in the community.

Development plans that demonstrate compliance with the high-quality and caliber of design reflected in these Guidelines, and show substantial similarity to the Guideline elements, will be approved. In such cases, proposed designs and materials shall be informed by Guideline elements, and shall be significantly more like, than not like, the Guideline elements in terms of quality of materials and the level and application of design.

Being substantially similar does not require, or intend, that Guideline elements have to be copied. As part of fostering creative, unique, and innovative outcomes, substantially similar outcomes may sometimes differ from the examples illustrated in the Guidelines. In such cases, as long as these creative and innovative designs and their associated elements are equally good or better in terms of quality and caliber of design, such that the end result still achieves the overall high-quality of development reflected in the Design Guidelines.

For purposes of review, it is important to note that the captions underneath the pictured Guideline elements are intended to highlight the primary design element(s) illustrated in each picture. Captions are not intended to be an exclusive listing of the design elements in the picture. Accordingly, pictures may be used to identify more than one Guideline element(s) and all of those Guideline elements may not necessarily be identified in the captions.



Diverse Mix of Uses



Attractive Central Plaza



Pedestrian-Friendly Building Design



Appropriately Scaled Height



Distinctive



Signage (See Attached)



Building Setbacks

- Buildings are intended to meet build-to-line. Build-to-line is 0’ (zero) with a maximum of 10’-0” step back to articulate the building façade and accommodate plaza and other active use areas.
- The buildings with notches or breaks, to create open plaza and outdoor areas larger than specified here, may be permitted if it meets the intent of the mixed use.
- There are no setbacks intended. The minimum setback is 15’-0” from the back of the curb or per the street sections, whichever is the least. The maximum from the back of the curb to the bldg. is 25’-0”.
- The side and rear setbacks shall meet the building and fire codes. The minimum separation between two buildings is 20’-0”.

Building Features

- The different elements of a building’s façade shall be emphasized by color, arrangement of façade elements, or a change of materials.
- The upper stories of a building shall be distinguished by using offsets or changes of material.
- Expression lines shall be utilized for buildings three stories or greater in height.
- Variations in roofline and building height shall be used to effectively break up massing and provide visual interest. Variations in rooflines can include gables, dormers and well-defined parapets.
- Parapets shall be used to screen flat roofs and shall be designed as an architectural feature.
- Large volumes of planes shall be broken up into smaller ones in order to reduce the visual scale of a building.





Primary Materials

Fired clay brick or brick face natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone approved by the Planning and Zoning Director; architecturally treated slabs, precast, or tilt up concrete panels either fluted or with exposed aggregate.

Secondary Materials

Stucco on lathe, wood either vertical or horizontal board siding patterns, shingle patterns painted or stained, fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained, and clay tile with baked-on enamel.

Prohibited Materials

Materials such as mirrored or reflective glass, textured paint, cinder block, unfinished concrete, dryvit, EIFS, fiberglass or plastic are prohibited. Aluminum Composite Materials or Panels may be utilized as accent features.

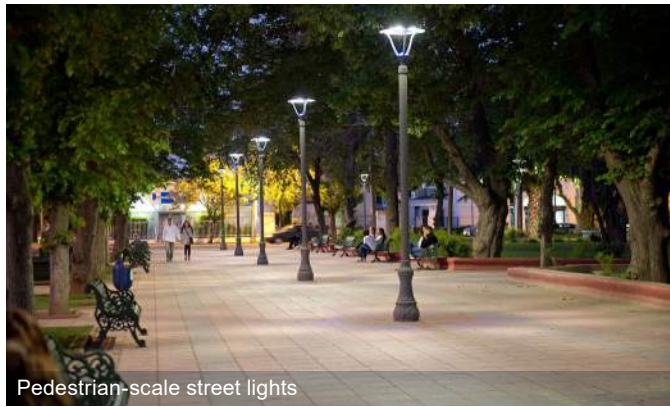
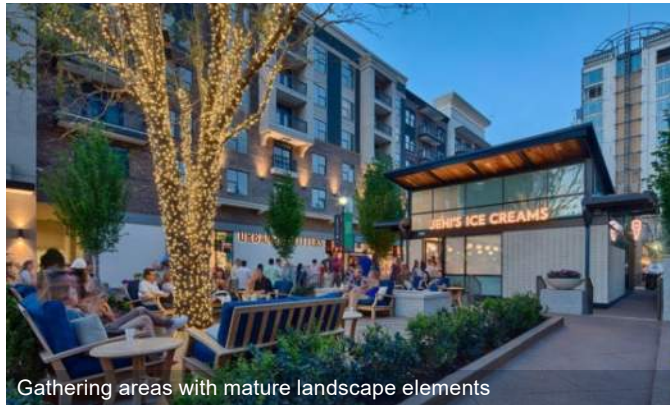
Additional Surface Material Requirements:

- Primary and secondary material colors shall be compatible with each other and compatible with adjacent properties. Subdued, muted colors are permitted. Bright colors are acceptable for contrast and accent.
- Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta, and slate shingles. All the features described above are intended to aid in giving the roof plane textural interest.
- Attached awnings, either metal or fabric, shall be in a color complimentary to the main wall color. All trim and decorative bands shall be selected from the primary and secondary materials and shall be harmonious with wall color although they are selected for accent. Signs on awnings shall conform to the Sign Guidelines.
- Canopies shall be faced with primary and/or secondary materials. The supports of the structure of the canopy shall be faced using the primary material of the primary structure.
- Prototype or franchise designs shall be adapted to reflect these design standards and be compatible with the character and uniqueness of the City of Newnan.





Overall Masterplan | Open Space Elements







Street Section A: Main Street



Street Section B



Street Section C




















Street Section D



# Landscape



LANDSCAPE SCHEDULE:

TREES	CODE	QTY	COMMON NAME	CONT	CAL
	AB3	6	TRIDENT MAPLE	B & B	3" CAL
	AR4	81	OCTOBER GLORY MAPLE	B & B	4" CAL
	CA4	32	UPRIGHT EUROPEAN HORNBEAM	B & B	4" CAL
	CD3	38	DEODAR CEDAR	B & B	3" CAL
	CC3	16	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL
	CJ3	24	CRYPTOMERIA	B & B	3" CAL
	IN3	56	NELLIE R. STEVENS HOLLY	B & B	3" CAL
	JV3	16	EASTERN RED CEDAR	B & B	3" CAL
	LN3	15	CRAPE MYRTLE	B & B	3" CAL
	MG3	26	SOUTHERN MAGNOLIA	B & B	3" CAL
	QA4	54	WHITE OAK	B & B	4" CAL
	QN4	48	BREEZEWAY NUTTALL OAK	B & B	4" CAL
	QP4	81	'UPPERTON' WILLOW OAK	B & B	4" CAL
	QS4	52	SHUMARD RED OAK	B & B	4" CAL
	UP4	30	ALLEE LACEBARK ELM	B & B	4" CAL
	UB4	54	BOSQUE ELM	B & B	4" CAL
	ZS4	9	SAWLEAF ZELKOVA	B & B	4" CAL

**SITE INFO:**

ACREAGE: 42.2

SITE DENSITY FACTOR: 16 UNITS/ACRE

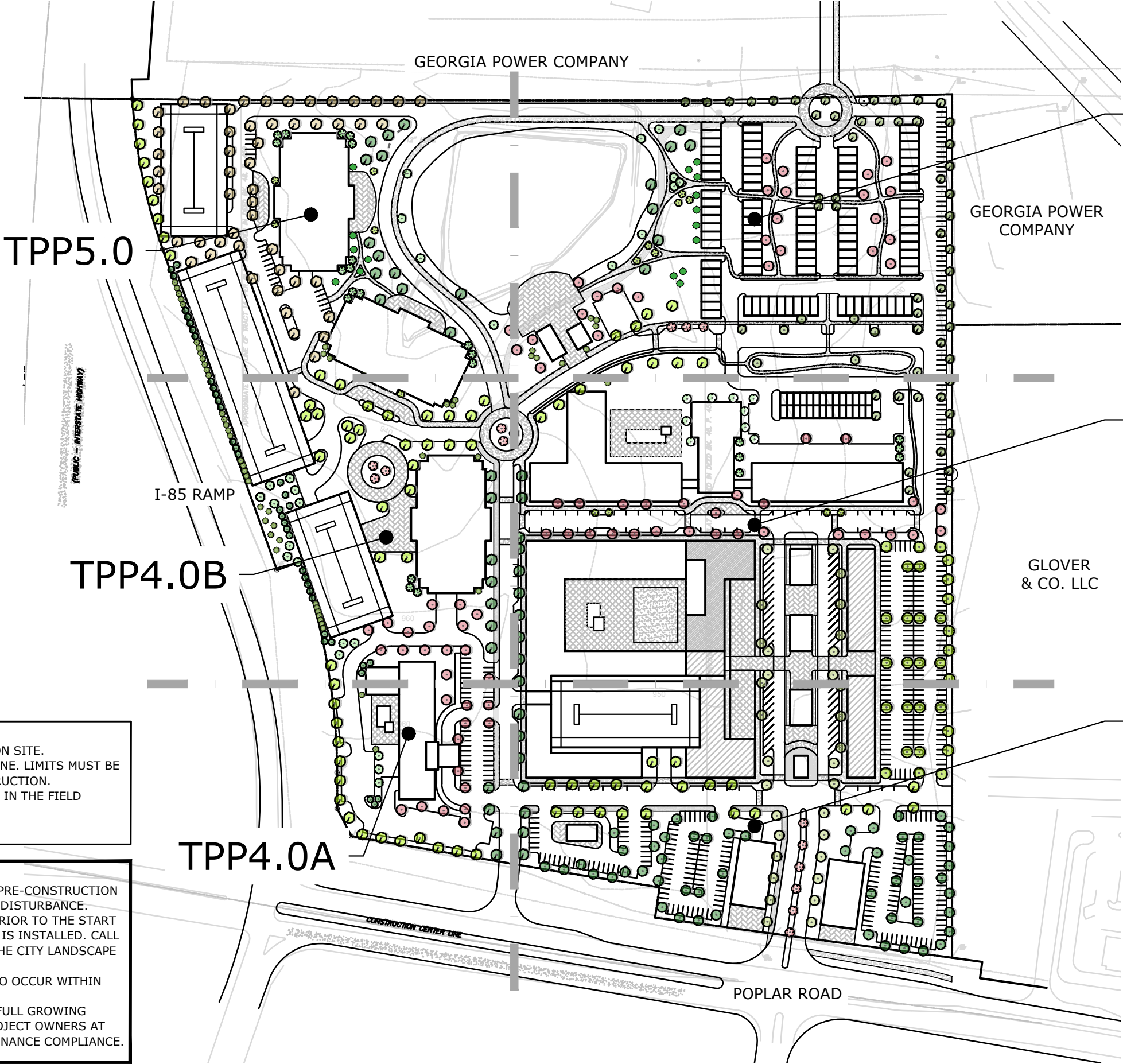
REQUIRED TREE DENSITY: 675.2 UNITS

TREE NOTES:

- ALL TREE LOCATIONS ARE APPROXIMATE. NO SPECIMEN TREES LOCATED ON SITE.
- LIMIT OF DISTURBANCE IS TO EXTEND TO THE ENTIRE SITE'S PROPERTY LINE. LIMITS MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
- ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.
- NO REQUIRED BUFFERS EXIST ON SITE.

CITY OF NEWNAN TREE PROTECTION NOTES:

- CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.



TPP3.0

TPP2.0

TPP1.0

PROJECT ADDRESS:

690 + 734 POPLAR ROAD

NEWNAN, GA. 30265



# Landscape and Hardscape Standards

## Overstory trees



October Glory Red Maple



Hightower Willow Oak



Bosque Elm

## Ornamental Trees



Eastern Redbud



Southern Magnolia



Crape Myrtle

## Evergreen Screening Trees



Nellie R. Stevens Holly



Deodar Cedar



Eastern Red Cedar

## Evergreen Screening Shrubs



Emerald Green Arborvitae



Hicks Yew



Anise

## Hardscape Materials



Wood Slat Screening Fence



Artificial Turf Lawn

## Hardscape Materials



Decorative Paving



Decorative Paving

## Hardscape Standards

1. 10' MULTI-USE TRAIL TO FOLLOW ALL CONSTRUCTION DETAILS AND STANDARDS SET FORTH IN THE “LINC NEWNAN / COWETA TRAIL PLAN & IMPLEMENTATION STRATEGY”

## Landscape Screening Requirements

1. SCREENING MAY CONSIST OF A FENCE, A WALL, A BERM, AND/OR VEGETATION. THE OUTER OR PUBLIC SIDE OF FENCES AND WALLS SHALL BE LANDSCAPED ENOUGH TO SOFTEN THE STRUCTURE WITH A TREE OR SHRUB GROUP AT LEAST EVERY FIFTY (50) FEET, SUBJECT TO APPROVAL OF THE CITY LANDSCAPE ARCHITECT.
2. ALL DUMPSTER AND TRASH STORAGE WILL BE ADEQUATELY SCREENED SO AS NOT TO BE VISIBLE FROM STREETS AND/OR ADJACENT PROPERTIES REGARDLESS OF ADJACENT LAND USE OR ZONING CLASSIFICATION.
3. LOADING AREAS WILL BE ADEQUATELY SCREENED SO AS NOT TO BE VISIBLE FROM ANY RESIDENTIAL AREAS OR STREETS.
4. HEATING AND COOLING UNITS WILL BE ADEQUATELY SCREENED SO AS NOT TO BE VISIBLE FROM STREETS AND/OR ADJOINING STREETS.
5. ALL PLANTINGS USED FOR SCREENING SHALL CONSIST OF EVERGREEN TREES, SHRUBS, OR COMBINATION THEREOF. ALL TREES PLANTED SHALL BE A MINIMUM FIVE (5) FEET PLANTED AND SHALL BE A SPECIES WHICH WILL ACHIEVE A HEIGHT OF AT LEAST TWENTY (20) FEET AT MATURITY. ALL SHRUBS PLANTED SHALL BE A LARGE GROWING SPECIES, SHALL BE A MINIMUM OF TWO (2) FEET PLANTED, AND SHALL BE A SPECIES WHICH WILL ACHIEVE A HEIGHT OF AT LEAST TEN (10) FEET AT MATURITY.
6. PLANTS SHALL BE SPACED SO AS TO PROVIDE FOR EFFECTIVE VISUAL SCREENING WITHIN THREE (3) GROWING SEASONS. PLANTING BEDS REQUIRED FOR SCREENING SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH.
7. ALL SHRUB AND GROUND COVER PLANT MATERIAL WILL BE CHOSEN DIRECTLY FROM CITY OF NEWNAN'S PLANT PALETTE.



# Signage



# Requirements & Allowable Sign Types

## Requirements

- A. This Sign Criteria is designed to insure quality of signage within the development. The requirements contained herein are intended to provide adequate exposure for the Tenant's merchandising and identification while maintaining the overall appearance critical to the success of the development.
- B. To verify compliance with the design intent of these Criteria and local codes, the Owner/Landlord reserves the right to review and approve or disapprove all proposed signs and/or graphic treatment governed by these Criteria per the Owner/Landlord's interpretation of these Criteria, and to require revisions of any sign design which the Owner/Landlord judges to be not in compliance.
- C. Tenant shall be responsible for removal of its signs upon termination of lease. Fascia and other building elements shall be returned to their original condition and all penetrations associated and resulting from the Tenant's sign installation shall be repaired by the Tenant to the satisfaction of the Owner/Landlord.
- D. Tenant shall not erect, install, paint or fix any signs, posters, cards/banners or other advertising medium to, upon or above the exterior of the premises of the building, nor on the interior or exterior of the premises of the building, nor on the interior or exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to the Sign Criteria or those signs required to be removed by termination of lease. The Owner/Landlord reserves the right to have all non-conforming signs removed regardless of state of erection.
- E. The Owner/Landlord reserves the right to make periodic changes to the Criteria as it sees fit for the benefit of the development, subject to City approval.
- F. All signs must be fabricated as described below by a Sign Contractor approved by Owner/Landlord.
- G. Each tenant shall supply three (3) copies of scaled shop drawings to the Owner/Landlord for review.
- H. Sign fabrication and installation shall comply with any applicable Building Codes and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements and with local signage ordinances.
- I. Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned out lighting or damaged pieces. Tenant has 24 hours to make repairs after being notified by Landlord.
- J. All signs shall be mounted according to Landlord approved drawings. All fasteners shall be of non-corrosive material and concealed.
- K. Sign company names or stamps shall be concealed if permitted by Code.
- L. No animated components, flashing lights, formed plastic, injection molded, box type, exposed neon or solid panel signs are permitted.

## Allowable Sign Types

Tenant signage consists of the following types:

- A. **Storefront Signage:** Tenant is permitted the maximum allowable signage area per building elevation. Elevations forming a tenant space outside corner will be considered individually. Elevations of tenants with storefronts fronting multiple public ways shall be considered individually, and, if approved by Owner/Landlord/City, Tenant shall be permitted signage on *each* wall elevations *per the criteria described herein*.
- B. **Canopy/Graphics:** Graphics such as logos, crests, letters, etc. may be placed on the entrance cover/canopy and/or window canopies with Landlord's approval.
- C. **Blade Sign:** Each tenant is required to provide a blade sign for each *applicable* elevation *per section "A" above*.
  - 1) Must extend perpendicular to storefront plane but no more than 1'-0" from the surface to which it is mounted nor more than 4'-0" total in front of the Tenant lease line.
  - 2) May not extend below 8'-0" above finished floor, however the location may be per Landlord's tenant coordinator.
  - 3) Three dimensional lettering shall be required (min. thickness 3/8")
  - 4) Face area may not exceed 6 SF not including area of bracket.
  - 5) More than one blade sign is permissible but the total face area may not exceed 10 SF for 2.
  - 6) May not be a simple rectangle or square, unless as part of a generally recognized logo or design.
  - 7) Must be attached to a bracket designed, furnished *and mounted* by Landlord signage contractor with Landlord's approval of location. Tenant shall reimburse Landlord for cost of bracket *and installation*.
- D. **Interstate Pylon Sign:**
  - 1) Maximum overall total area of sign panel shall be 150 SF.
  - 2) Maximum total area of actual display surface of tenant sign shall be 112.5 SF.
  - 3) Maximum height of a single line of copy shall be 60".
  - 4) Translucent panel signs shall not be permitted. Allowable sign types and methods of illumination shall be per the requirements on page 4.
  - 5) No advertisements, electronic signs, or changeable copy signs shall be permitted. Only nationally recognized logos and tenant names shall be permitted.
  - 6) No sign panel shall be subdivided or contain multiple tenant signs.
  - 7) Signage types, colors and manufacture shall be per criteria on page 4.
  - 8) Recessed EIFS panel shall remain as-is. Tenants have the option of painting the EIFS a different color complementary to their sign design, subject to Landlord and City approval.
- E. **Additional Signage:** Each Tenant may submit proposals for additional signage but approval of such will be granted only when appropriate for the storefront design requirements and if the proposal not only adheres to the requirements but also enhances the design intent in the opinion of the project architect or tenant coordinator and shall be subject to City approval.

The proposed graphics may be:

- 1) Signage on glass, i.e. "Established 1873" or "Cheesemongers Since 1931", etc. Such signage may be:
  - a) alphanumeric or graphic symbols no more than 6" high with serif or ornate type face, or;
  - b) larger recognized graphics logos, all permanently painted or silk screened on the interior side of glass (gold leaf, metallic color, etc.);
  - c) free standing or suspended posters, minimum two feet from face of glass.

# Wall Signs



Illustrative Example

### Wall Signage - Example Elevation

Tenants shall be permitted signage for a length of 75% of Tenant's frontage up to a maximum of 36'.

No part of a wall sign shall extend above the bottom of the cornice or below the top of the accent band over the windows on that side of the building.

Color of Tenant signage to be bronze, charcoal gray or black unless specifically approved by Landlord and the City of Newnan.



Enlarged Example Elevation



# Wall Signs



Natural materials and vibrant colors



Vintage inspired



Blade signage



Natural materials



Signage lighting



Natural materials and backlighting



Unique wall mount signs



Unique wall mount signs



# Wall Signs



Wall-mounted banners



Backlighting



Painted signage



Signage painted on brick



Canopy mounted signage



Wall-mounted directional signs



Canopy mounted signage



Wall-mounted directional signs



# Blade Signs

## Blade Sign

In addition to all other permitted signs, each Tenant may provide one (1) projecting sign and sign bracket used to identify the entrance or location of the premises. **(See Illustration #6)** All window signage is to be submitted to Landlord for Landlord approval.

*Tenants with 10,000 square feet or more shall not be required blade signs, but will be granted a bracket location(s) at their request.*

**A. Intent:**

- 1) The intent of the blade signage is to provide simple straightforward identification of the Tenant while allowing room for an imaginative design.
- 2) Blade sign must have Tenant's name and may include a logo or appropriate symbol emphasizing the Tenant's function or business.

**B. Size:**

- 1) Not to exceed six (6) square feet in area.
- 2) Thickness of sign shall be a minimum of 1-1/2" around the entire perimeter. In the case of a metal sign this can be in the form of an appropriately proportional frame.

**C. Materials:**

- 1) The sign may be fabricated from metal (no bare metal), painted wood, routed wood, or an exterior grade foam with a weather-resistant coating(s).
- 2) Molded, vacuum formed, fiberglass or plastic signs are not permitted.
- 3) No blade sign may be internally illuminated but illumination from appropriate adjacent luminaires will be considered and is encouraged.
- 4) Letters shall be three-dimensional, minimum 3/8" thick.

**D. Placement:**

- 1) All blade signs shall be mounted as directed by Landlord, and on Landlord's demising columns.

**E. Bracket:**

- 1) Blade sign bracket shall be provided *and installed* by Landlord at Tenant's expense.

Bracket location shall be determined by landlord.

Maximum Blade Sign Area will be calculated by (x times y) with the total not exceeding (6) six square feet.

Minimum Height is (8) eight feet from ground to bottom of Blade Sign.

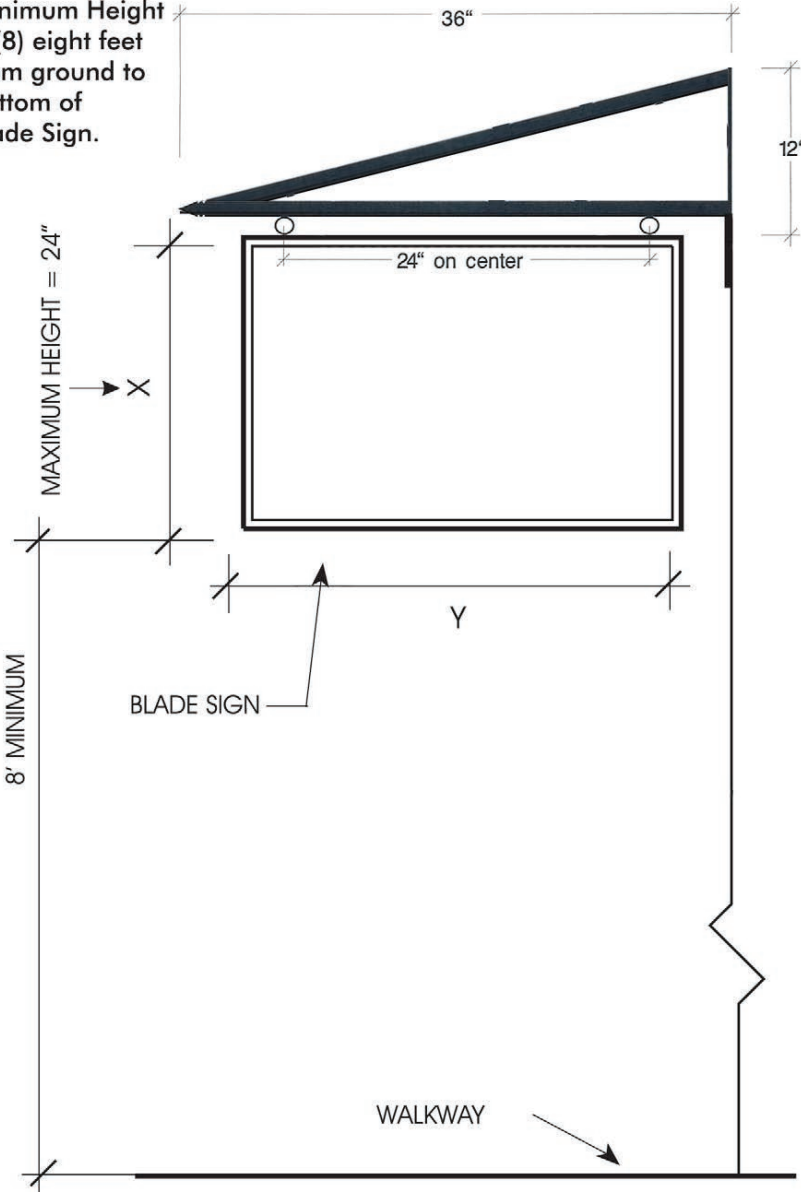


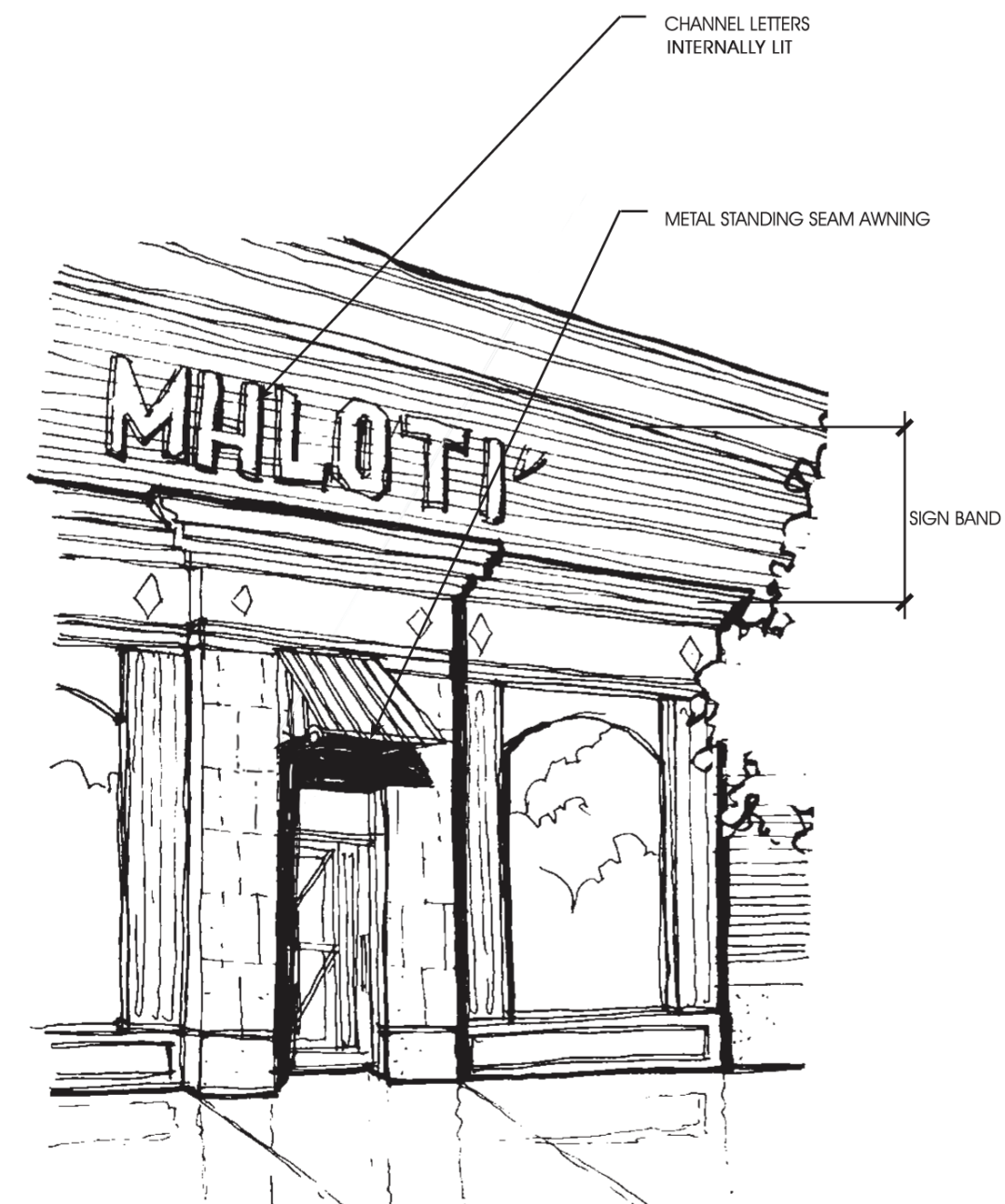
Illustration #6 - Bracketed Blade Sign

# Illustrative Examples

Illustrative Examples: Major



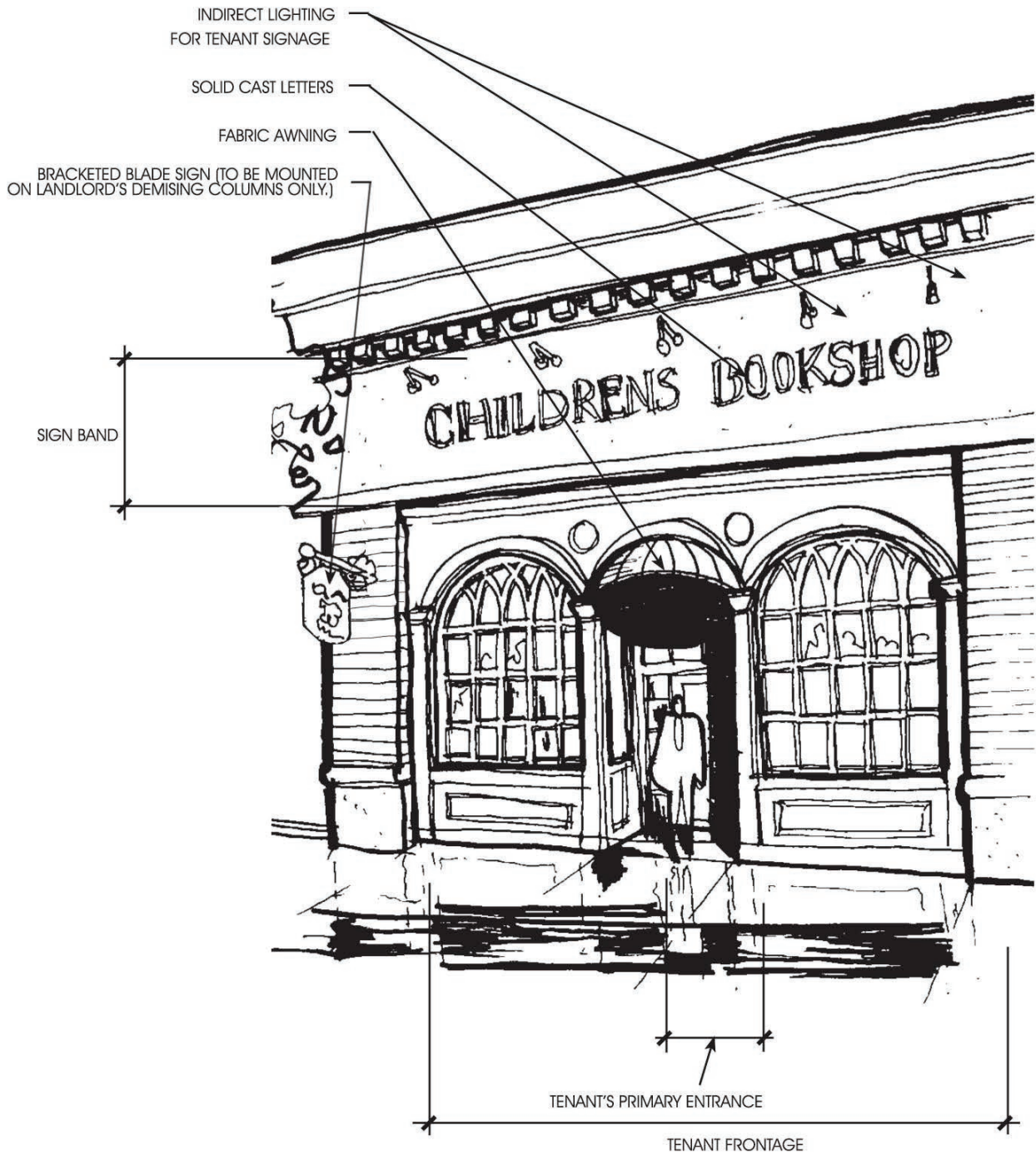
Illustrative Example: Typical Tenant Space



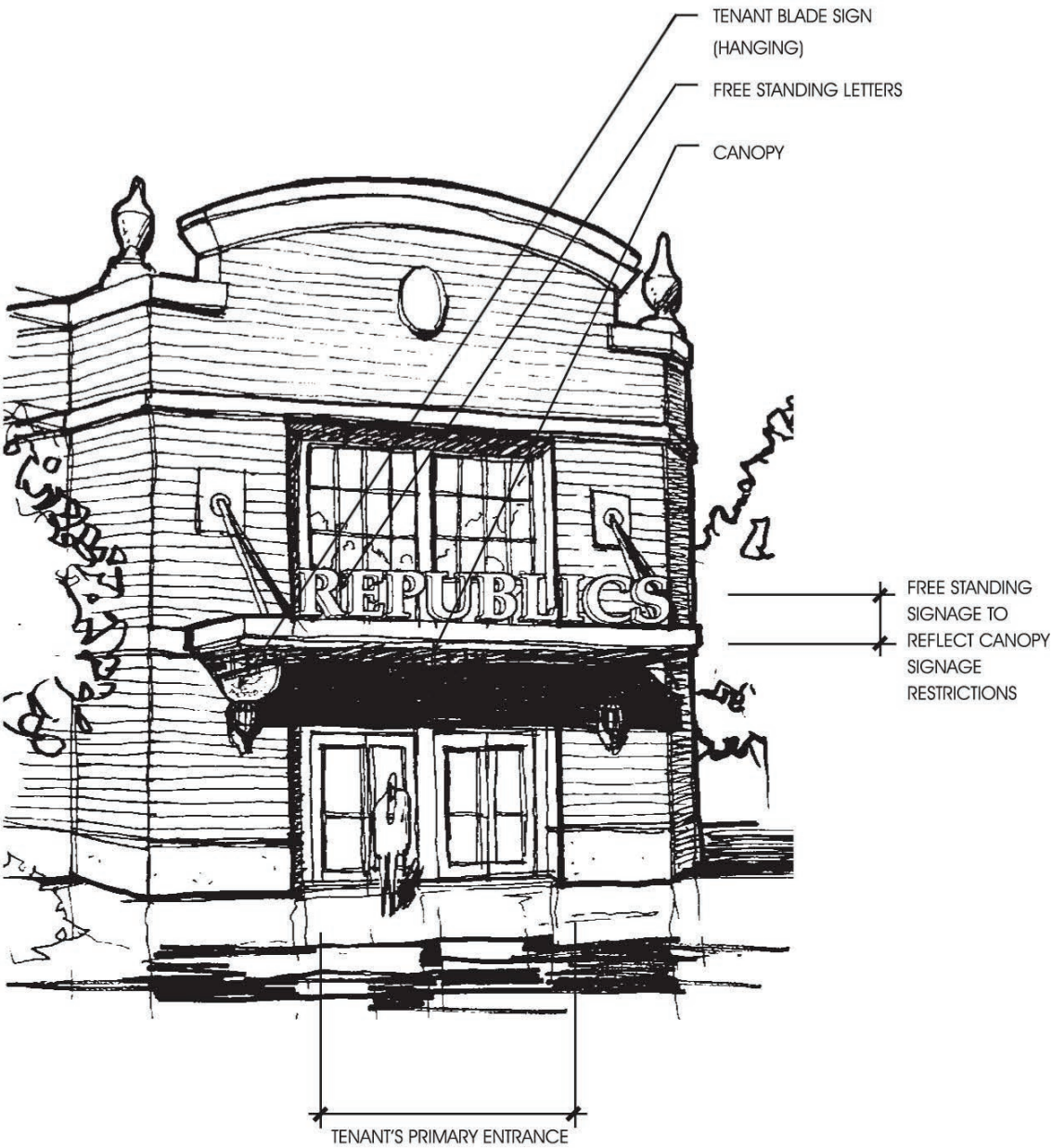


# Illustrative Examples

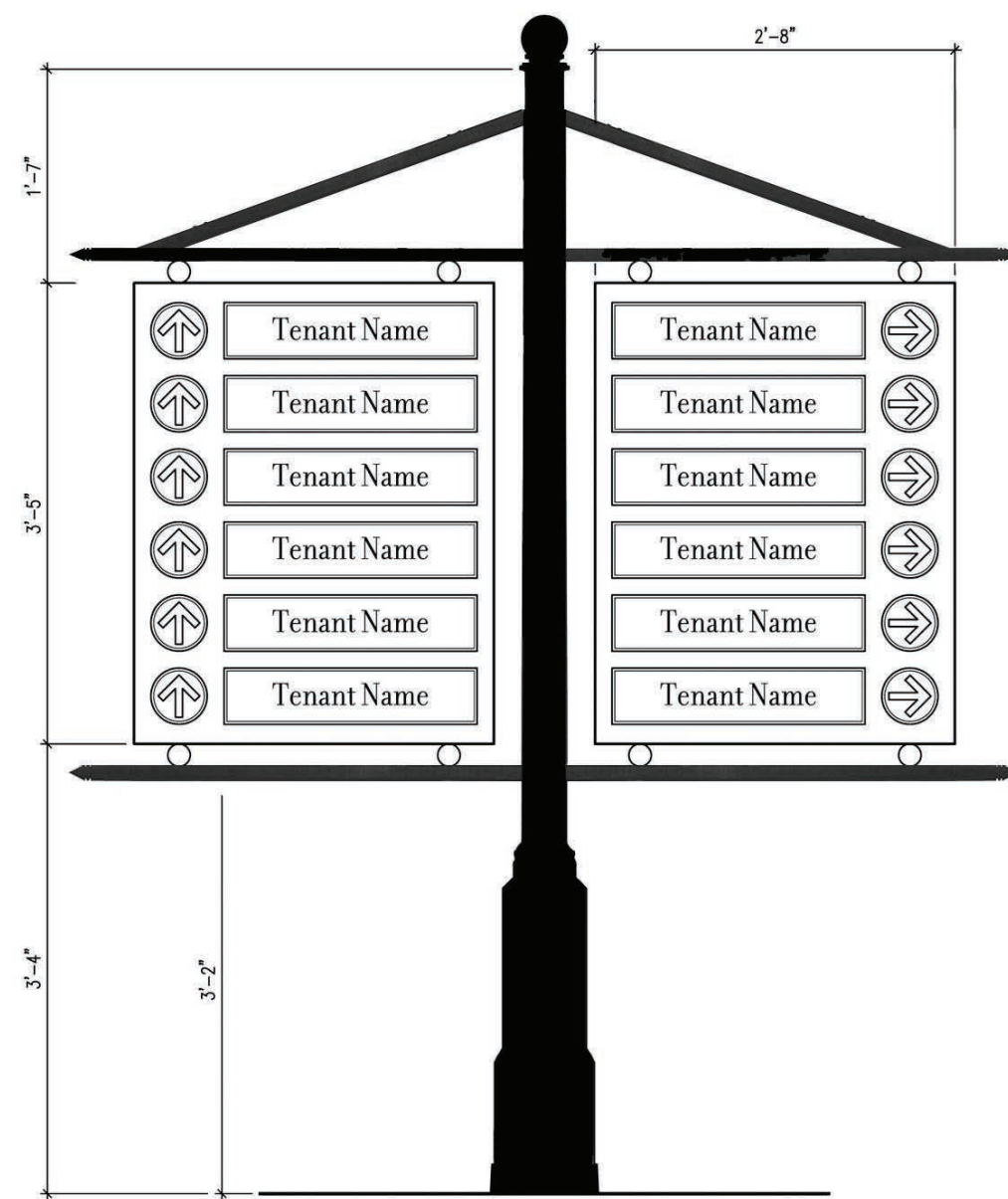
Illustrative Examples: Typical Tenant Space



Illustrative Example: Cantilever Canopy Tenant Space



# Tenant Directory Signs



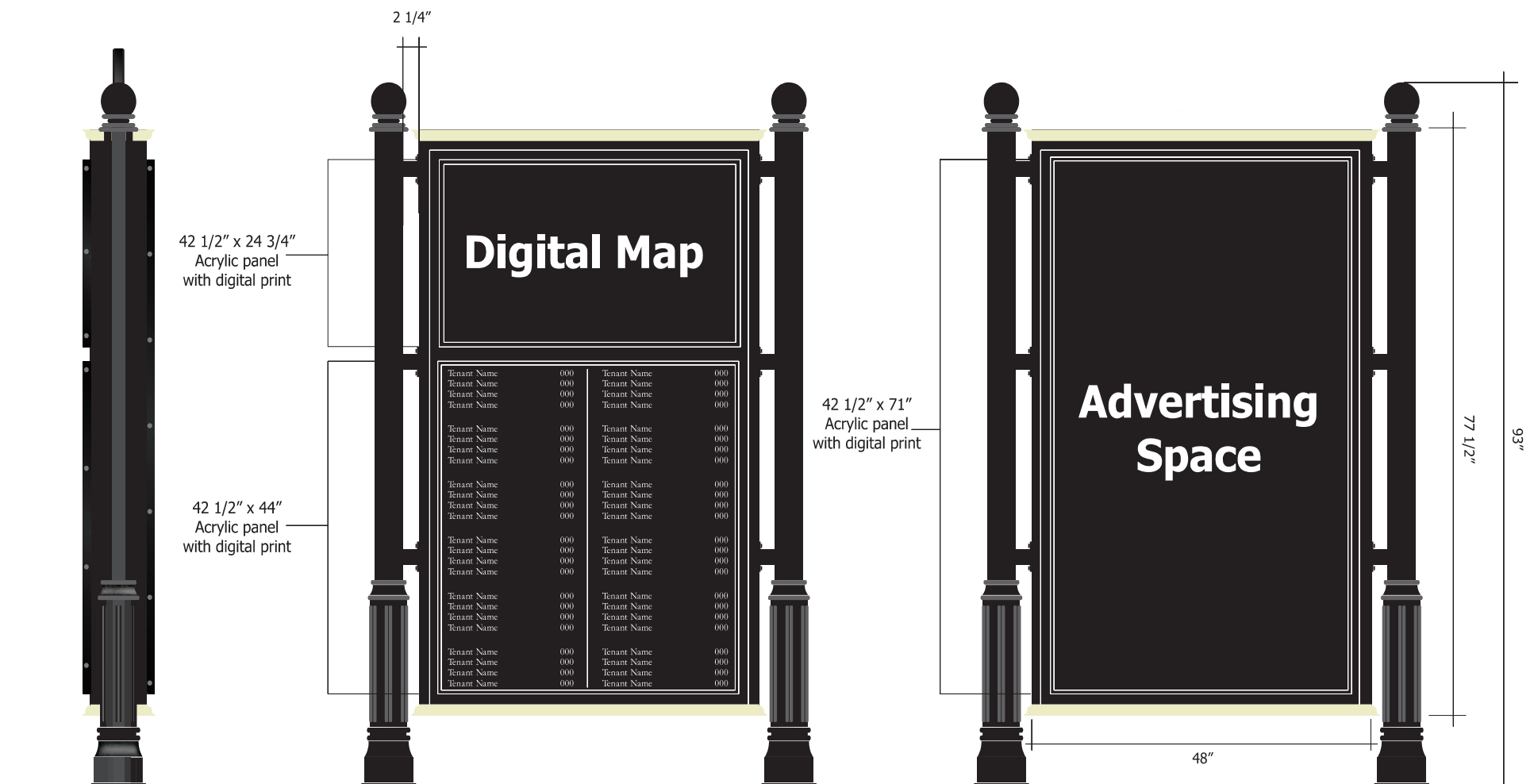
SINGLE FACED DIRECTORY SIGNS MOUNTED TO DECORATIVE ALUMINUM BRACKETS ATTACHED TO A 4" O.D. ALUMINUM POST WITH BALL FINIAL AND DECORATIVE BASE. POLE CONSTRUCTION TO MATCH HARDSCAPE LIGHT POLES AS MUCH AS POSSIBLE. POLE TO EXTEND 30" BELOW GRADE. SIGNS TO BE BOX-TYPE ALUMINUM, 1" THICK. SIGNS, POST, BASE, AND BRACKETS TO BE PAINTED BLACK. CARVED 0.50" THICK PVC LOGO MEDALLION TO BE ATTACHED TO ALUMINUM PLATE AND MOUNTED TO FRONT OF POLE. CIRCULAR ARROW PANELS TO BE 0.50" THICK PVC, MATTHEWS "COPPER", WITH BLACK ARROWS AND PINLINES. CIRCULAR PANELS SHALL HAVE SPECIAL MULTIDIRECTIONAL KEYHOLE SLOTS FOR MOUNTING LEFT, RIGHT, UP, OR DOWN. TENANT NAME PANELS TO BE 0.50" THICK BLACK PVC WITH AVERY "LIGHT REDWOOD METALLIC" VINYL TENANT NAME GRAPHICS. PROVIDE WITH STANDARD KEYHOLE MOUNTING SLOTS. COORDINATE WITH OWNER FOR QUANTITY.

PROVIDE EIGHT SETS OF NAME PANELS FOR MAJOR TENANTS AS DESIGNATED BY LANDLORD. PROVIDE ONE SET OF NAME PANELS FOR EACH REMAINING TENANT. SEE LANDLORD FOR FINAL SUITE LISTINGS PRIOR TO FABRICATION.

Tenant Directory Signage



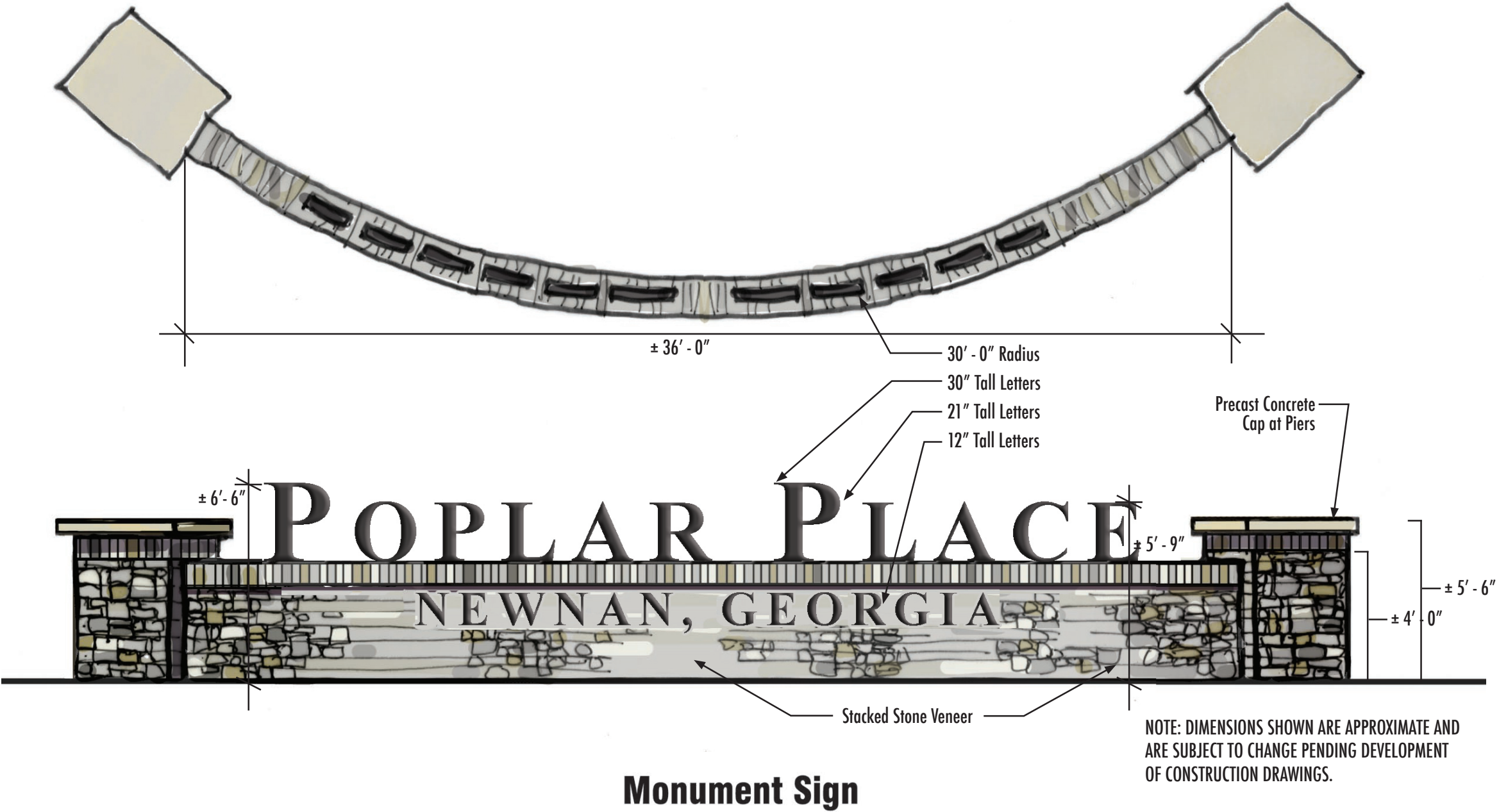
# Tenant Directory Signs



## Internally Illuminated Tenant Directory

**Note that final design of tenant directory may vary slightly from version shown. Single-pole support may be substituted in lieu of double-pole support depicted above.**

# Monument Signs





# Monument Signs



Use of corten steel



Incorporation of sculpture



Multiple font styles



Multiple elevations and planes



Use of natural materials



Mixture of materials and lighting



Incorporation of water



Simple yet elegant









22 East Broad St.  
Newnan, GA 30263  
Email: [awhite@coweta.ga.us](mailto:awhite@coweta.ga.us)  
770-254-2635

May 5, 2021

Tracy S. Dunnavant  
Planning Director  
City of Newnan  
P.O. Box 1193  
Newnan, GA 30264

RE: Annexation– HB2 - City of Newnan

Applicant: Poplar 20-20 LLC  
42.20 ± acres  
Property Located at Poplar Rd/I-85 N, Newnan  
Tax ID# 087 2005 001, 002, 003  
Petition # AN 001-21

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on May 4, 2021 to file no objection to the above referenced annexation petition. However, the Board of Commissioners request your consideration and incorporation of the following area of concern:

- 1) The City and/or the Developer should be required to incorporate and financially fund all transportation requirements associated with the Notice of Decision.

A copy of the report that was submitted to the BOC for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved at the May 18, 2021 meeting.

Please forward a copy of your official minutes to Community Development in which you formalize the annexation so that we may have that for our records.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Angela B. White  
Assistant Director  
Community Development

C: Michael Fouts, County Administrator  
Cleatus Phillips, City Manager  
Brad Sears, City Attorney  
Jerry Ann Conner, County Attorney

---

## **DEVELOPMENTS OF REGIONAL IMPACT (DRI)**

### ***REPORT OF FINDINGS***

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**Project ID:** DRI # 3293  
**Project Name:** Poplar Place Mixed Use  
**Name of Host Jurisdiction:** City of Newnan

---

The Three Rivers Regional Commission (TRRC) has completed its review of the Development of Regional Impact (DRI) for DRI #3293- Poplar Place Mixed Use to be located in the City of Newnan, GA. The trigger for this DRI project is the size and nature of the project and a request for annexation from the City of Newnan. TRRC conducted a careful review of the information submitted by the local government and comments from potentially affected agencies. Potentially affected parties were requested to submit comments on the proposed project during the fifteen-day period of August 4, 2021 to August 18, 2021.

TRRC reviewed the proposed project with regards to regional and interjurisdictional impact and consistency with the Department of Community Affairs (DCA) Quality Community Objectives, Three Rivers Regional Plan 2019, and the Three Rivers Regionally Important Resource Plan. After review of the information, TRRC staff notes that the proposed development site lies within the developing area of the Regional Land Use map and the Conservation and Development map of the 2019 Three Rivers Regional Plan. The proposed site also lies within the rapid development area of the Areas Requiring Special Attention map in the 2019 Three Rivers Regional Plan; the site is located near just east of Interstate 85 and near the Newnan Crossing Boulevard in Coweta County. This area is recommended to be used for institutional (government and education), commercial and retail, light industrial, service and office, high-density residential, suburban residential, entertainment and community gathering, and greenspace.

Comments for the project were received from the following Affected Party/Parties:

- The City of Griffin

Comments received have been attached to and made a part of this report.



The transmittal of this Report of Findings officially completes the DRI process. The City of Newnan may proceed with the final official action it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries. This DRI Review was performed in coordination with the GRTA/SRTA review of DRI #3293.

## Jeannie Brantley

---

**From:** Brant D. Keller PhD <BKeller@cityofgriffin.com>  
**Sent:** Tuesday, August 3, 2021 5:22 PM  
**To:** Jeannie Brantley  
**Subject:** RE: DRI #3293 - POPLAR PLACE MIXED USE - INVITATION FOR COMMENTS

**CAUTION:** This email originated from outside of Three Rivers Regional Commission's email system. Maintain caution when opening external links/attachments

No comments. Nice Project

**Brant Keller**  
Watershed Management | Director

---

**From:** Jeannie Brantley <jbrantley@threeriversrc.com>  
**Sent:** Tuesday, August 3, 2021 4:55 PM  
**To:** 'White, Angela' <awhite@coweta.ga.us>; 'Handley, Tod' <thandley@coweta.ga.us>; 'Poole, Paul K' <ppoole@coweta.ga.us>; 'Taylor, Stanford' <stataylor@dot.ga.gov>; 'Peek, Tyler' <tpeek@dot.ga.gov>; 'Palmer, Bob' <bpalmer@coweta.ga.us>; 'Jamason@coweta.ga.us' <jamason@coweta.ga.us>; 'Dean, Enrico' <edean@coweta.ga.us>; 'External - Jones, Rick' <rjones@cowetawater.com>; 'dbell@spaldingcounty.com' <dbell@spaldingcounty.com>; Kenny L. Smith <KSmith@cityofgriffin.com>; Chad Jacobs <cjacobs@cityofgriffin.com>; 'orchardhillcity@att.net' <orchardhillcity@att.net>; 'bryanhayes@bellsouth.net' <bryanhayes@bellsouth.net>; 'slaughali@att.net' <slaughali@att.net>; 'wrslaughter@bellsouth.net' <wrslaughter@bellsouth.net>; 't.gay@meriwethercountyga.gov' <t.gay@meriwethercountyga.gov>; 'b.thomas@meriwethercountyga.gov' <b.thomas@meriwethercountyga.gov>; 'gaycityhall@bellsouth.net' <gaycityhall@bellsouth.net>; 'cityofgreenvillemayor@gmail.com' <cityofgreenvillemayor@gmail.com>; 'greenvillemayor@bellsouth.net' <greenvillemayor@bellsouth.net>; 'thetownloneoak@bellsouth.net' <thetownloneoak@bellsouth.net>; 'luthersvilleclk@bellsouth.net' <luthersvilleclk@bellsouth.net>; 'cityclerk@manchester-ga.com' <cityclerk@manchester-ga.com>; 'citymanager@manchester-ga.com' <citymanager@manchester-ga.com>; 'angel.fowler@cityofwoodburyga.gov' <angel.fowler@cityofwoodburyga.gov>; 'Steve.ledbetter@cityofwoodburyga.gov' <Steve.ledbetter@cityofwoodburyga.gov>; 'c.lee@cityofwarmspringsga.us' <c.lee@cityofwarmspringsga.us>; 'mfouts@coweta.ga.us' <mfouts@coweta.ga.us>; 'mayor@grantvillega.org' <mayor@grantvillega.org>; 'agrieshaber@grantvillega.org' <agrieshaber@grantvillega.org>; 'lbasham@grantvillega.org' <lbasham@grantvillega.org>; 'cityofharalson@gmail.com' <cityofharalson@gmail.com>; 'bloeper@morelandtownhall.com' <bloeper@morelandtownhall.com>; 'dickfords@gmail.com' <dickfords@gmail.com>; 'drimi@senoia.com' <drimi@senoia.com>; 'hsimmons@senoia.com' <hsimmons@senoia.com>; 'sharpsburg@townofsharpsburg.com' <sharpsburg@townofsharpsburg.com>; 'bcole@townofsharpsburg.com' <bcole@townofsharpsburg.com>; 'neverfall@peoplepc.com' <neverfall@peoplepc.com>; 'a.starr@townofturin.com' <a.starr@townofturin.com>; 'candace@newnancowetachamber.org' <candace@newnancowetachamber.org>; 'Jane Fryer' <j.fryer@meriwethercountyga.gov>; 'david@gsda.net' <david@gsda.net>; 'evan.horton@cowetaschools.org' <evan.horton@cowetaschools.org>; 'jim.smith@gscs.org' <jim.smith@gscs.org>; 'robert.griffin@mcsga.org' <robert.griffin@mcsga.org>; Brant D. Keller PhD <BKeller@cityofgriffin.com>; 'info@cowetawater.com' <info@cowetawater.com>; 'david.crass@dnr.ga.gov' <david.crass@dnr.ga.gov>; 'ptanner@dot.ga.gov' <ptanner@dot.ga.gov>; 'jedaniel@dot.ga.gov' <jedaniel@dot.ga.gov>; 'cbaxley@dot.ga.gov' <cbaxley@dot.ga.gov>; 'tcaiafa@dot.ga.gov' <tcaiafa@dot.ga.gov>; 'mpresley@dot.ga.gov' <mpresley@dot.ga.gov>; 'gwaldrop@dot.ga.gov' <gwaldrop@dot.ga.gov>; 'Aubrey.Hendrix@dnr.state.ga.us' <Aubrey.Hendrix@dnr.state.ga.us>; 'susan@gefa.ga.gov' <susan@gefa.ga.gov>



**Cc:** 'West, Brian' <Brian.West@kimley-horn.com>; 'Hal Barry' <hbarry@barrycompanies.com>; 'Garren, Lauren' <Lauren.Garren@kimley-horn.com>; 'Zuvanich, Olivia' <Olivia.Zuvanich@kimley-horn.com>; 'Walker, John' <John.Walker@kimley-horn.com>; 'Melissa Griffis' <melissa@newnanlaw.com>; 'Tracy Dunnavant' <TDunnavant@cityofnewnan.org>; Seo, Jinwoo <jinwoo.seo@kimley-horn.com>; Jon West <Jon.West@dca.ga.gov>; 'john.schupp@avisonyoung.com' <john.schupp@avisonyoung.com>; 'Andrew Spiliotis' <aspiliotis@srta.ga.gov>; 'mklahr@cityofnewnan.org' <mklahr@cityofnewnan.org>; 'Richard Hathcock' <rhathcock@ATLtransit.ga.gov>; Jeannie Brantley <jbrantley@threeriversrc.com>; Paul Jarrell <pjarrell@threeriversrc.com>  
**Subject:** DRI #3293 - POPLAR PLACE MIXED USE - INVITATION FOR COMMENTS

**EXTERNAL EMAIL - Please use caution and proper judgement.**

Good Afternoon,

This email is being submitted to you as a potentially interested or affected party related to a Development of Regional Impact (DRI) identified as: DRI #3293 – Poplar Place Mixed Use to be located in the City of Newnan, Georgia.

Please see the attached invitation for comment for more information. Your comments should be submitted back to Three Rivers Regional Commission **by 5:00 PM on Wednesday, August 18, 2021**. The comment form is the last page of the review packet.

If you have any questions, please contact: Jeannie Brantley, of the Three Rivers Regional Commission, at 678-692-0510 or by email at [jbrantley@threeriversrc.com](mailto:jbrantley@threeriversrc.com).

Sincerely,

**Jeannie R. Brantley, Planning Director**  
Three Rivers Regional Commission  
PO Box 818 | 120 N. Hill St | Griffin, GA 30224  
Tel: 678-692-0510 | Fax: 678-692-0513  
[www.threeriversrc.com](http://www.threeriversrc.com)



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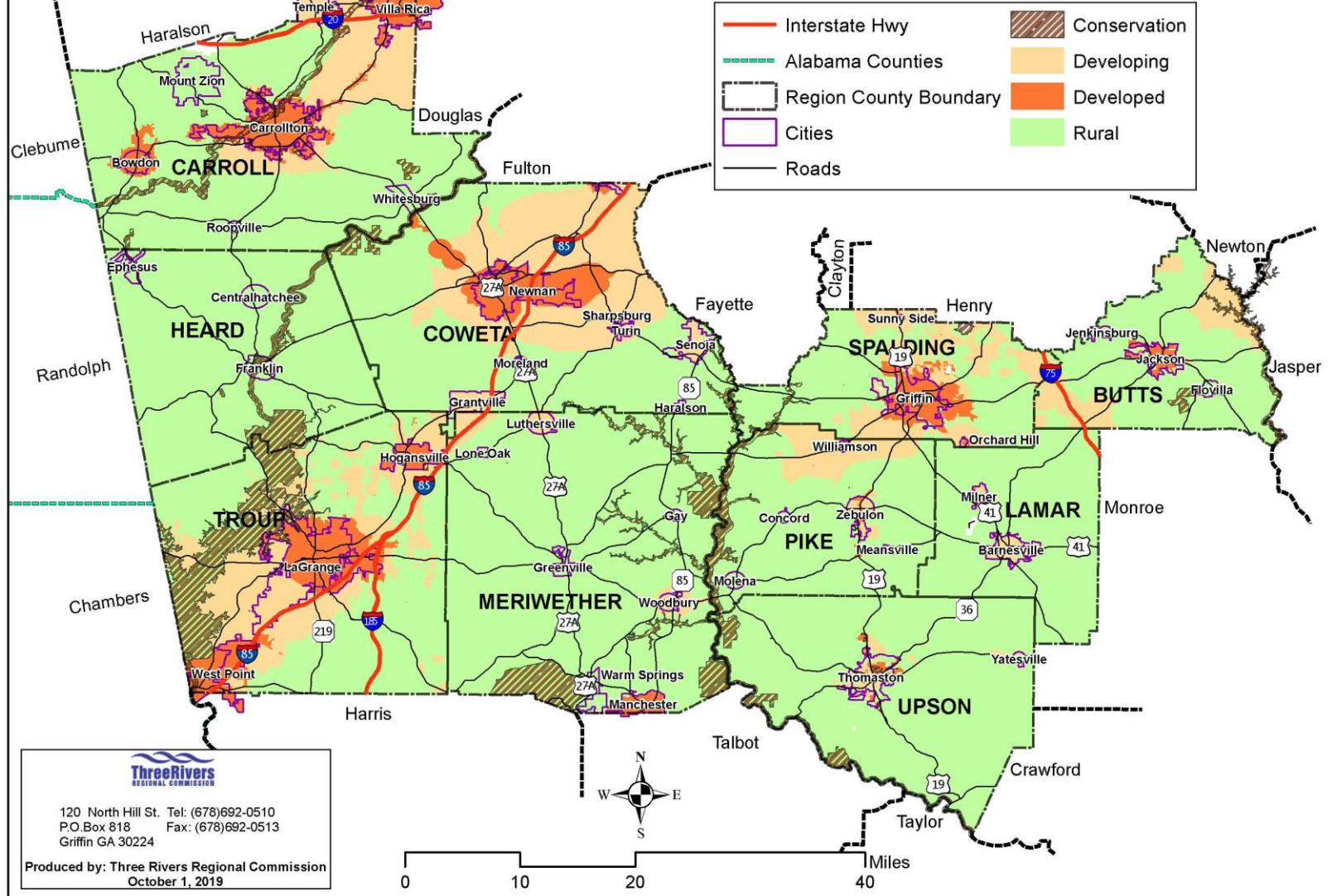
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# Three Rivers Regional Commission Conservation and Development



# Regional Land Use Map





## 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.



## **COMMUNITY IMPACT MEMORANDUM**

TO: Tracy S. Dunnavant, Planning Director

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

DATE: 03/26/2021; Revised 08/26/2021

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 \$2,355 a year in tax revenue for the School Board. The proposed development will generate approximately \$4,259,046 a year in tax revenue for the School Board. Mr. Cheek expressed that this information remains unchanged with 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 \$818,818 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>	17,104	1,356	1,512
<i>Single Family Home (Existing)</i>	15	6	1

**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.

**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 \$869 and \$80 a year in tax revenue for the Fire Department and Fire Bonds, respectively. The proposed development will generate approximately \$859,140 and \$75,604 a year in tax revenue for the Fire Department and Fire Bonds, respectively.

**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. At the time of this revision, Kimley-Horn has not received an updated response from Mr. Tolar.

CAPACITY CERTIFICATION  
PEAK SANITARY SEWAGE FLOW



**Project:** Poplar Place  
**Date:** 8/25/2021  
**Calc by:** LBG

Use	Base Flowrate per Unit (GPD)	Unit	Flowrate, GPD	Basis for Conversion	Quantity in Development	Unit	GPD from Development
Active Adult	240	per unit			155		37200
Motel/Hotel	100	per room			140		14000
Offices	175	per 1000 sq ft	0.175		672800		117740
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) 322650  
Peak Sewage Flowrate (GPD) = 4 \* Total 1290600  
Peak Sewage Flowrate (cfs) **2.00**

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

**City of Newnan Taxes Revenues-** The proposed 2021 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 \$818,818 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 and proposed tax revenues based on the current millage rates are shown in the Taxes section below. The City tax revenue is calculated based on the proposed 2021 rates.

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	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$324,581	\$65,475	\$5,762	\$115,236	\$573,456
Senior Living	Unit	155	\$407,613	\$63,180,000	\$90,322	\$469,806	\$94,770	\$8,340	\$166,795	\$830,034
Office	SF	672,800	\$405	\$272,812,500	\$390,013	\$2,028,634	\$409,219	\$36,011	\$720,225	\$3,584,102
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$178,115	\$35,930	\$3,162	\$63,236	\$314,687
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$304,698	\$61,464	\$5,409	\$108,177	\$538,326
<b>TOTAL</b>				<b>\$572,760,292</b>	<b>\$818,818</b>	<b>\$4,259,046</b>	<b>\$859,140</b>	<b>\$75,604</b>	<b>\$1,512,087</b>	<b>\$7,524,696</b>
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	\$200	\$40	\$4	\$71	\$353
087 2005 002		24.280		\$256,077	\$366	\$1,904	\$384	\$34	\$676	\$3,364
087 2005 003		15.420	Yes	\$321,251	\$459	\$251	\$444	\$42	\$782	\$1,979
<b>TOTAL</b>		<b>40.68</b>		<b>\$604,180</b>	<b>\$864</b>	<b>\$2,355</b>	<b>\$869</b>	<b>\$80</b>	<b>\$1,529</b>	<b>\$5,696</b>

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.

## **APPENDIX**





**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

August 16, 2021

Tyler Defino  
11720 Amber Park Dr  
Suite #600  
Alpharetta, Ga 30009

The density changes submitted for the site at the corner of Poplar Rd and I-85 have been reviewed. As before, there will be an impact to the area with increased traffic which could cause an increase in call volume and response time. At this time, the Newnan Fire Department does have the resources to provide services to the proposed site of "Poplar Place", considering the density changes submitted.

Stephen Brown



**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	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
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Office	SF	672,800	\$405	\$272,812,500	\$390,013	\$2,028,634	\$409,219	\$36,011	\$720,225	\$3,584,102
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$178,115	\$35,930	\$3,162	\$63,236	\$314,687
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<b>TOTAL</b>				<b>\$572,760,292</b>	<b>\$818,818</b>	<b>\$4,259,046</b>	<b>\$859,140</b>	<b>\$75,604</b>	<b>\$1,512,087</b>	<b>\$7,524,696</b>

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	\$200	\$40	\$4	\$71	\$353
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087 2005 003		15.420	Yes	\$321,251	\$459	\$251	\$444	\$42	\$782	\$1,979
<b>TOTAL</b>		<b>40.68</b>		<b>\$604,180</b>	<b>\$864</b>	<b>\$2,355</b>	<b>\$869</b>	<b>\$80</b>	<b>\$1,529</b>	<b>\$5,696</b>



August 27, 2021

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/Senior Living 350 Units
  - b. Office Space 672800 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](http://www.NewnanUtilities.org)



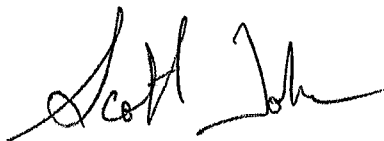
- ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station 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





CAPACITY CERTIFICATION  
PEAK SANITARY SEWAGE FLOW



**Project:** Poplar Place  
**Date:** 8/25/2021  
**Calc by:** LBG

Use	Base	Unit	Flowrate,	Basis for	Quantity	Unit	GPD
	Flowrate		GPD	Conversion	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		672800		117740
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) 322650  
Peak Sewage Flowrate (GPD) = 4 \* Total 1290600  
Peak Sewage Flowrate (cfs) **2.00**

# 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



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 ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY OF  
NEWNAN, 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 Lot 5 of the 2nd Land District of Coweta County, Georgia, containing 42.20± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof and further shown on Plat of Survey for Swope Development, LLC, dated 11/14/2017 attached hereto as Exhibit "B".

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan subject to the conditions set out herein below.

BE IT FURTHER ORDAINED that said property annexed be zoned MXD (Mixed Use Development District) subject to the conditions set out herein below and as provided in the separate rezoning ordinance adopted in connection herewith subject to the following conditions:

1. The project will be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended on July 29, 2021 to include the Overall Master Plan, attached hereto as Exhibit "C", and all corresponding information provided in the Concept Design Presentation dated August 24, 2021 on file in the City of Newnan Planning Department.

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".

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".

4. The front lots (further identified as outparcels 4 and 5 on the Overall Master Plan) will not be used as a gas station or a convenience store.

BE IT FURTHER ORDAINED that said property is hereby incorporated into the City of Newnan's Election District 1.

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 \_\_\_\_\_, 2021 in regular session assembled.

ATTEST:

\_\_\_\_\_  
L. Keith Brady, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Rhodes H. Shell, Mayor Pro-Tem

REVIEWED AS TO FORM:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Raymond F. DuBose, Councilmember

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

# **LEGAL DESCRIPTION OF SUBJECT PROPERTY**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 5, 2ND DISTRICT, COWETA COUNTY, GEORGIA. SAID TRACT, OR PARCEL OF LAND BEING PART OF TRACTS 13, 14, AND 15, OF "DR. W. A. & C. R. TURNER SUBDIVISION", PER PLAT RECORDED IN DEED BOOK 48, PAGE 459, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO A 5/8" REBAR FOUND; THENCE, SOUTH 89°56'47" EAST, A DISTANCE OF 840.03', TO A 1" OPEN-TOP PIPE FOUND; THENCE, NORTH 88°33'47" EAST, A DISTANCE OF 443.66', TO A 5/8" REBAR SET; THENCE, DEPARTING SAID LAND LOT LINE, SOUTH 00°15'57" EAST, A DISTANCE OF 1567.07', TO A 1/2" REBAR FOUND, ON THE NORTHERLY RIGHT OF WAY OF POPLAR ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY OF POPLAR ROAD, THE FOLLOWING COURSES: NORTH 82°18'35" WEST, A DISTANCE OF 544.10', TO A 5/8" REBAR SET; THENCE, NORTH 08°21'54" EAST, A DISTANCE OF 55.83', TO A 5/8" REBAR SET; THENCE, ALONG A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 287.91', A RADIUS OF 11850.00', A CHORD BEARING OF NORTH 80°56'20" WEST, AND A CHORD DISTANCE OF 287.90'; THENCE, NORTH 80°14'34" WEST, A DISTANCE OF 279.26', TO A NAIL FOUND; THENCE, NORTH 26°56'13" WEST, A DISTANCE OF 55.98', TO A NAIL FOUND AT THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY OF POPLAR ROAD AND THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF INTERSTATE 85; THENCE, ALONG SAID EASTERLY RIGHT OF WAY OF INTERSTATE 85, THE FOLLOWING COURSES: NORTH 00°14'34" WEST, A DISTANCE OF 65.44', TO A NAIL FOUND; THENCE, ALONG A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 390.48', A RADIUS OF 1155.00', A CHORD BEARING OF NORTH 09°55'41" WEST, AND A CHORD DISTANCE OF 388.62', TO A 5/8" REBAR SET; THENCE, SOUTH 70°23'13" WEST, A DISTANCE OF 45.00', TO A NAIL FOUND; THENCE, NORTH 19°36'47" WEST, A DISTANCE OF 617.87', TO A NAIL FOUND; THENCE, ALONG A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 279.30', A RADIUS OF 970.00', A CHORD BEARING OF NORTH 11°21'51" WEST, AND A CHORD DISTANCE OF 278.34', BACK TO THE POINT OF BEGINNING.

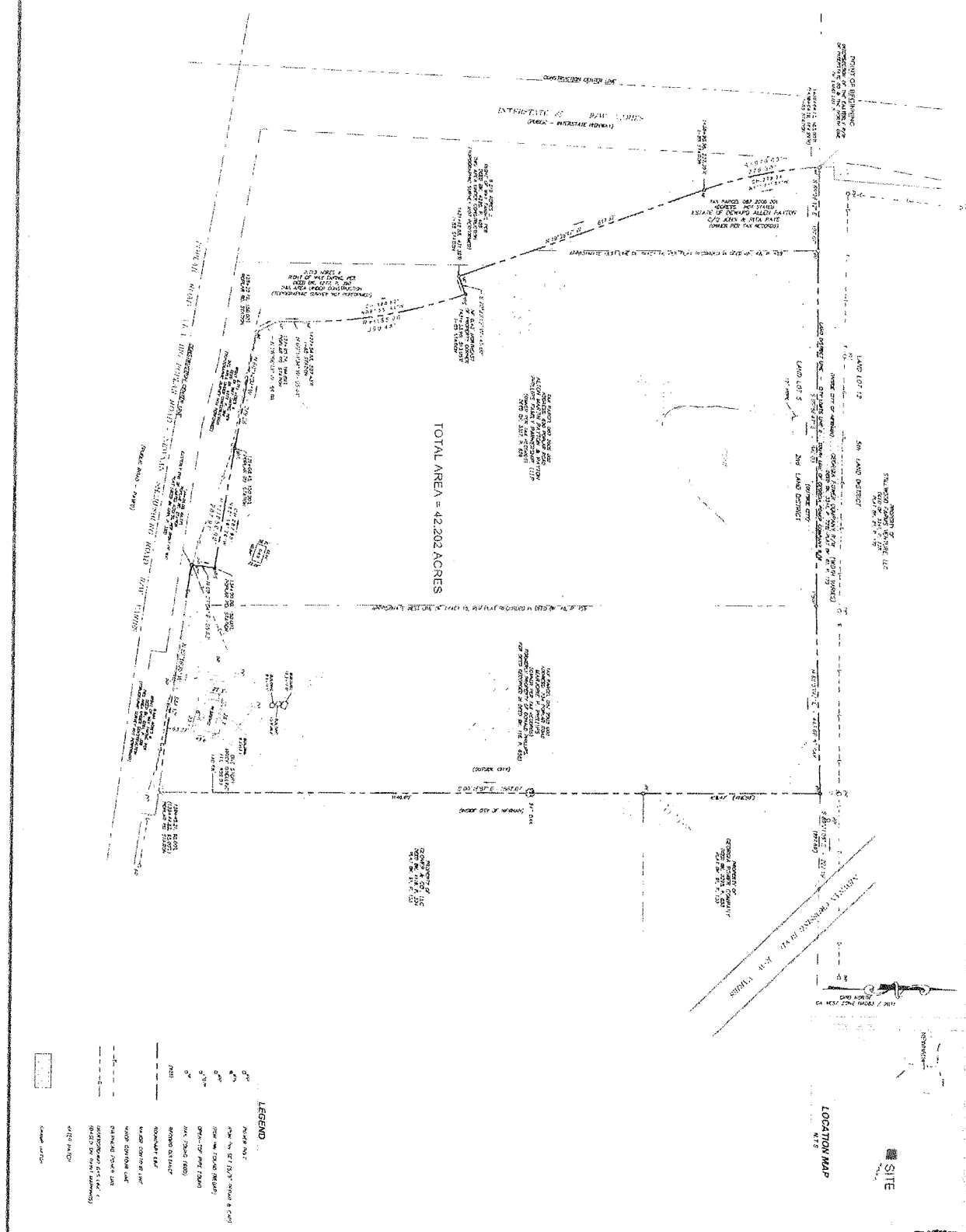
THE RIGHTS OF WAY OF BOTH POPLAR ROAD, AND INTERSTATE 85 HAVE VARYING WIDTHS, AND ARE BASED UPON LEGAL DESCRIPTIONS, AND PLATS, RECORDED IN DEED BOOK 4220, PAGE 405; DEED BOOK 4261, PAGE 326; DEED BOOK 4277, PAGE 390.

SAID PARCEL CONTAINS 42.202 ACRES (1,838,312 SQUARE FEET), AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY, DATED NOVEMBER 14, 2017, PREPARED BY EMC ENGINEERING SERVICES, INC.

BEARINGS STATED HEREIN ARE BASED ON THE GEORGIA WEST ZONE (NAD83/2011) STATE PLANE COORDINATE SYSTEM.



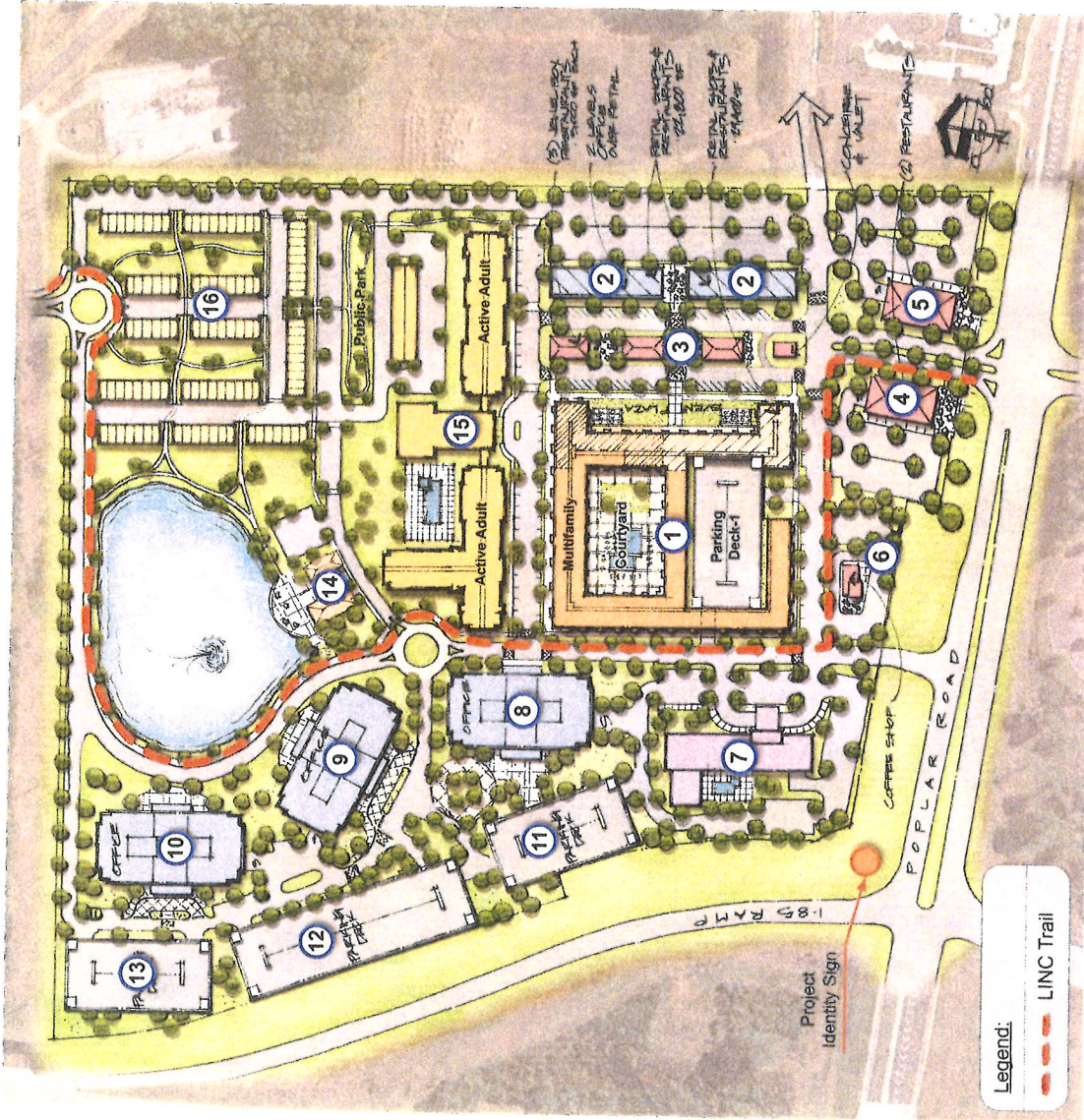
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SHEET 1 OF 2	ALTA/NSPS LAND TITLE SURVEY SWOPE DEVELOPMENT, LLC LYING IN LAND LOT 5, 2ND DISTRICT COWETA COUNTY, NEWMAN, GEORGIA Prepared for: RICHARD D. SWOPE	EMC ENGINEERING SERVICES, INC. 11111 ALBANY ROAD, SUITE 100 ALBANY, GA 31707 (706) 521-1111 www.emc-engineering.com			NO. REVISION DESCRIPTION BY DATE 1. 12/14/2011 RDS Initial Survey 2. 12/15/2011 RDS Final Survey 3. 12/16/2011 RDS Final Survey 4. 12/17/2011 RDS Final Survey 5. 12/18/2011 RDS Final Survey 6. 12/19/2011 RDS Final Survey 7. 12/20/2011 RDS Final Survey 8. 12/21/2011 RDS Final Survey 9. 12/22/2011 RDS Final Survey 10. 12/23/2011 RDS Final Survey 11. 12/24/2011 RDS Final Survey 12. 12/25/2011 RDS Final Survey 13. 12/26/2011 RDS Final Survey 14. 12/27/2011 RDS Final Survey 15. 12/28/2011 RDS Final Survey 16. 12/29/2011 RDS Final Survey 17. 12/30/2011 RDS Final Survey 18. 12/31/2011 RDS Final Survey 19. 1/1/2012 RDS Final Survey 20. 1/2/2012 RDS Final Survey 21. 1/3/2012 RDS Final Survey 22. 1/4/2012 RDS Final Survey 23. 1/5/2012 RDS Final Survey 24. 1/6/2012 RDS Final Survey 25. 1/7/2012 RDS Final Survey 26. 1/8/2012 RDS Final Survey 27. 1/9/2012 RDS Final Survey 28. 1/10/2012 RDS Final Survey 29. 1/11/2012 RDS Final Survey 30. 1/12/2012 RDS Final Survey 31. 1/13/2012 RDS Final Survey 32. 1/14/2012 RDS Final Survey 33. 1/15/2012 RDS Final Survey 34. 1/16/2012 RDS Final Survey 35. 1/17/2012 RDS Final Survey 36. 1/18/2012 RDS Final Survey 37. 1/19/2012 RDS Final Survey 38. 1/20/2012 RDS Final Survey 39. 1/21/2012 RDS Final Survey 40. 1/22/2012 RDS Final Survey 41. 1/23/2012 RDS Final Survey 42. 1/24/2012 RDS Final Survey 43. 1/25/2012 RDS Final Survey 44. 1/26/2012 RDS Final Survey 45. 1/27/2012 RDS Final Survey 46. 1/28/2012 RDS Final Survey 47. 1/29/2012 RDS Final Survey 48. 1/30/2012 RDS Final Survey 49. 1/31/2012 RDS Final Survey 50. 2/1/2012 RDS Final Survey 51. 2/2/2012 RDS Final Survey 52. 2/3/2012 RDS Final Survey 53. 2/4/2012 RDS Final Survey 54. 2/5/2012 RDS Final Survey 55. 2/6/2012 RDS Final Survey 56. 2/7/2012 RDS Final Survey 57. 2/8/2012 RDS Final Survey 58. 2/9/2012 RDS Final Survey 59. 2/10/2012 RDS Final Survey 60. 2/11/2012 RDS Final Survey 61. 2/12/2012 RDS Final Survey 62. 2/13/2012 RDS Final Survey 63. 2/14/2012 RDS Final Survey 64. 2/15/2012 RDS Final Survey 65. 2/16/2012 RDS Final Survey 66. 2/17/2012 RDS Final Survey 67. 2/18/2012 RDS Final Survey 68. 2/19/2012 RDS Final Survey 69. 2/20/2012 RDS Final Survey 70. 2/21/2012 RDS Final Survey 71. 2/22/2012 RDS Final Survey 72. 2/23/2012 RDS Final Survey 73. 2/24/2012 RDS Final Survey 74. 2/25/2012 RDS Final Survey 75. 2/26/2012 RDS Final Survey 76. 2/27/2012 RDS Final Survey 77. 2/28/2012 RDS Final Survey 78. 2/29/2012 RDS Final Survey 79. 2/30/2012 RDS Final Survey 80. 3/1/2012 RDS Final Survey 81. 3/2/2012 RDS Final Survey 82. 3/3/2012 RDS Final Survey 83. 3/4/2012 RDS Final Survey 84. 3/5/2012 RDS Final Survey 85. 3/6/2012 RDS Final Survey 86. 3/7/2012 RDS Final Survey 87. 3/8/2012 RDS Final Survey 88. 3/9/2012 RDS Final Survey 89. 3/10/2012 RDS Final Survey 90. 3/11/2012 RDS Final Survey 91. 3/12/2012 RDS Final Survey 92. 3/13/2012 RDS Final Survey 93. 3/14/2012 RDS Final Survey 94. 3/15/2012 RDS Final Survey 95. 3/16/2012 RDS Final Survey 96. 3/17/2012 RDS Final Survey 97. 3/18/2012 RDS Final Survey 98. 3/19/2012 RDS Final Survey 99. 3/20/2012 RDS Final Survey 100. 3/21/2012 RDS Final Survey
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# 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  
Retail, Shops & Restaurants: 16,000 SF  
(Retail under Podium, multifamily)
- 2 **Office over Retail: 22,800 SF**  
4 spaces/1000 SF = 92 spaces req.  
**Retail: 22,800 SF**  
4 spaces/1000 SF = 92 spaces req.  
Total Parking Required: 184 spaces  
Surface Parking Provided: 203 spaces  
Total Retail in #1 & #2: 52,200 SF
- 3 **Jewel Box Restaurants: 3 @ 3,000 SF each**  
7 spaces/1000 SF = 63 spaces req.  
(63 spaces in Deck-1)
- 4 **Restaurants**  
**Outparcel 1: 1.1 acres**  
6,000 SF, 61 surface parking spaces  
**Outparcel 2: 1.32 acres**  
6,000 SF, 80 surface parking spaces
- 5 **Coffee Shop: 0.72 acres**  
2,000 SF, 39 surface parking spaces
- 6 **Hotel**  
140 keys  
140 spaces in parking deck
- 7 **Office/Institutional**  
**Office Building A: 100,000 SF**  
30,000 SF floor plates 3/4 floors  
4 spaces/1000 SF = 400 spaces  
**Office Building B: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces  
**Office Building C: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces
- 8 **Parking Deck-A**  
5 level 440 space deck
- 9 **Parking Deck-B**  
9 level 1,224 space deck
- 10 **Parking Deck-C**  
9 level 976 space deck
- 11 **Amenity: 0.66 acres**  
Clubhouse: 7,000 SF  
20 parking spaces in surface lot
- 12 **Senior Living: 8.4 acres**  
Active Adult  
Multifamily Units: 155 units  
1.5 spaces/ unit  
205 surface parking spaces  
28 private garages
- 13 **Townhomes: 101 units**  
Garages under each unit

EXHIBIT C

PAGE 1 OF 1





EXHIBIT	<u>D</u>
PAGE	<u>1</u> OF <u>6</u>

## 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

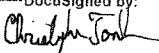
## Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

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:  


5409E9A65D48478...  
Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority



## 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

### 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	<u>D</u>
PAGE	<u>4</u> OF <u>6</u>

## **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.

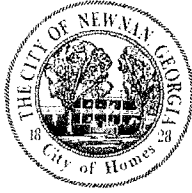
### Mercantile Drive at Newnan Crossing Boulevard

- 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.





# *The City of Newnan, Georgia*

## *Office of the City Engineer*

September 7, 2021

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 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.

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.

Respectfully,

*Michael Klahr*

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



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 rezone 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 for Swope Development, LLC attached hereto as Exhibit "B", from the County Zoning Classification RC (Rural Conservation) to the City of Newnan Zoning Classification MXD (Mixed Use Development District) ; 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 26th day of October, 2021; 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 shown on Plat of Survey for Swope Development, LLC, attached hereto as Exhibit "B", containing 42.20± acres attached hereto and by reference made a part hereof be rezoned to City of Newnan Zoning Classification MXD (Mixed Use Development District) subject to the following conditions:

1. The project will be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended on July 29, 2021 to include the Overall Master Plan, attached hereto as Exhibit "C", and all corresponding information provided in the Concept Design Presentation dated August 24, 2021 on file in the City of Newnan Planning Department.

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".

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".

4. The front lots (further identified as outparcels 4 and 5 on the Overall Master Plan) will not be used as a gas station or a convenience store.

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 \_\_\_\_\_, 2021 in regular session assembled.

ATTEST:

\_\_\_\_\_  
L. Keith Brady, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Rhodes H. Shell, Mayor Pro-Tem

Reviewed:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Ray DuBose, Councilmember

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

**LEGAL DESCRIPTION  
OF SUBJECT PROPERTY**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 5, 2ND DISTRICT, COWETA COUNTY, GEORGIA. SAID TRACT, OR PARCEL OF LAND BEING PART OF TRACTS 13, 14, AND 15, OF "DR. W. A. & C. R. TURNER SUBDIVISION", PER PLAT RECORDED IN DEED BOOK 48, PAGE 459, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO A 5/8" REBAR FOUND; THENCE, SOUTH 89°56'47" EAST, A DISTANCE OF 840.03', TO A 1" OPEN-TOP PIPE FOUND; THENCE, NORTH 88°33'47" EAST, A DISTANCE OF 443.66', TO A 5/8" REBAR SET; THENCE, DEPARTING SAID LAND LOT LINE, SOUTH 00°15'57" EAST, A DISTANCE OF 1567.07', TO A 1/2" REBAR FOUND, ON THE NORTHERLY RIGHT OF WAY OF POPLAR ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY OF POPLAR ROAD, THE FOLLOWING COURSES: NORTH 82°18'35" WEST, A DISTANCE OF 544.10', TO A 5/8" REBAR SET; THENCE, NORTH 08°21'54" EAST, A DISTANCE OF 55.83', TO A 5/8" REBAR SET; THENCE, ALONG A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 287.91', A RADIUS OF 11850.00', A CHORD BEARING OF NORTH 80°56'20" WEST, AND A CHORD DISTANCE OF 287.90'; THENCE, NORTH 80°14'34" WEST, A DISTANCE OF 279.26', TO A NAIL FOUND; THENCE, NORTH 26°56'13" WEST, A DISTANCE OF 55.98', TO A NAIL FOUND AT THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY OF POPLAR ROAD AND THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF INTERSTATE 85; THENCE, ALONG SAID EASTERLY RIGHT OF WAY OF INTERSTATE 85, THE FOLLOWING COURSES: NORTH 00°14'34" WEST, A DISTANCE OF 65.44', TO A NAIL FOUND; THENCE, ALONG A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 390.48', A RADIUS OF 1155.00', A CHORD BEARING OF NORTH 09°55'41" WEST, AND A CHORD DISTANCE OF 388.62', TO A 5/8" REBAR SET; THENCE, SOUTH 70°23'13" WEST, A DISTANCE OF 45.00', TO A NAIL FOUND; THENCE, NORTH 19°36'47" WEST, A DISTANCE OF 617.87', TO A NAIL FOUND; THENCE, ALONG A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 279.30', A RADIUS OF 970.00', A CHORD BEARING OF NORTH 11°21'51" WEST, AND A CHORD DISTANCE OF 278.34', BACK TO THE POINT OF BEGINNING.

THE RIGHTS OF WAY OF BOTH POPLAR ROAD, AND INTERSTATE 85 HAVE VARYING WIDTHS, AND ARE BASED UPON LEGAL DESCRIPTIONS, AND PLATS, RECORDED IN DEED BOOK 4220, PAGE 405; DEED BOOK 4261, PAGE 326; DEED BOOK 4277, PAGE 390.

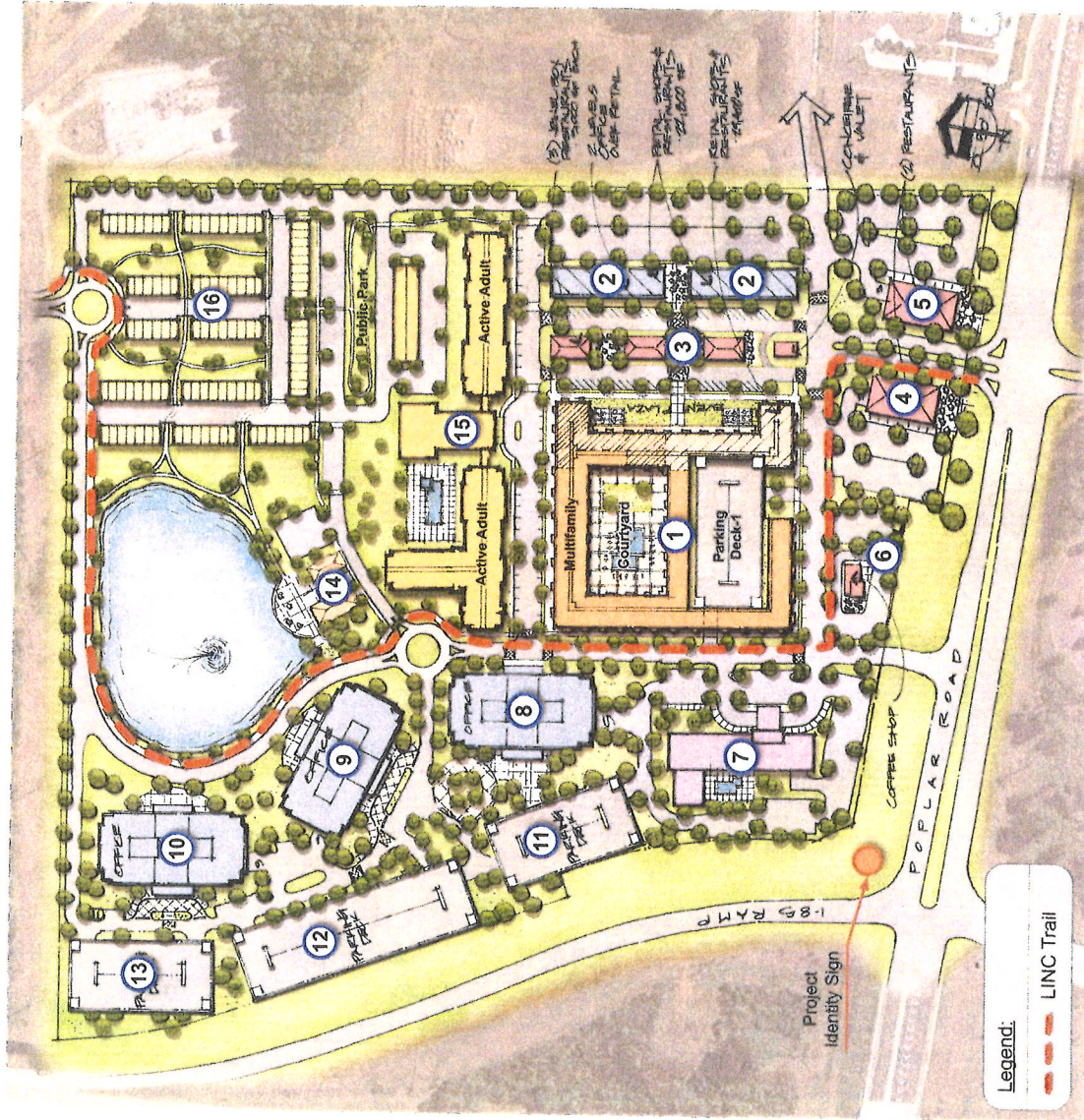
SAID PARCEL CONTAINS 42.202 ACRES (1,838,312 SQUARE FEET), AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY, DATED NOVEMBER 14, 2017, PREPARED BY EMC ENGINEERING SERVICES, INC.

BEARINGS STATED HEREIN ARE BASED ON THE GEORGIA WEST ZONE (NAD83/2011) STATE PLANE COORDINATE SYSTEM.





# 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

**Office over Retail: 22,800 SF**  
 4 spaces/1000 SF = 92 spaces req.  
**Retail: 22,800 SF**  
 4 spaces/1000 SF = 92 spaces req.  
 Total Parking Required: 184 spaces  
 Surface Parking Provided: 203 spaces  
**Total Retail in #1 & #2: 52,200 SF**
- 3

**Jewel Box Restaurants: 3 @ 3,000 SF each**  
 7 spaces/1000 SF = 63 spaces req.  
 (63 spaces in Deck-1)
- 4

**Restaurants**  
**Outparcel 1: 1.1 acres**  
 6,000 SF, 61 surface parking spaces  
**Outparcel 2: 1.32 acres**  
 6,000 SF, 80 surface parking spaces
- 5

**Coffee Shop: 0.72 acres**  
 2,000 SF, 39 surface parking spaces
- 6

**Hotel**  
 140 Keys  
 140 spaces in parking deck
- 7

**Office/Institutional**  
**Office Building A: 100,000 SF**  
 30,000 SF floor plates 3/4 floors  
 4 spaces/1000 SF = 400 spaces  
**Office Building B: 275,000 SF**  
 30,000 SF floor plates 7/8 floors  
 4 spaces/1000 SF = 1,100 spaces  
**Office Building C: 275,000 SF**  
 30,000 SF floor plates 7/8 floors  
 4 spaces/1000 SF = 1,100 spaces  
**Parking Deck-A**  
 5 level 440 space deck  
**Parking Deck-B**  
 9 level 1,224 space deck  
**Parking Deck-C**  
 9 level 976 space deck  
**Amenity: 0.66 acres**  
 Clubhouse: 7,000 SF  
 20 parking spaces in surface lot  
**Senior Living: 8.4 acres**  
 Active Adult  
 Multifamily Units: 155 units  
 1.5 spaces/unit  
 205 surface parking spaces  
 28 private garages  
**Townhomes: 101 units**  
 Garages under each unit
- 8

**Office/Institutional**  
**Office Building A: 100,000 SF**  
 30,000 SF floor plates 3/4 floors  
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 Active Adult  
 Multifamily Units: 155 units  
 1.5 spaces/unit  
 205 surface parking spaces  
 28 private garages  
**Townhomes: 101 units**  
 Garages under each unit
- 9

**Office/Institutional**  
**Office Building A: 100,000 SF**  
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EXHIBIT	<u>D</u>
PAGE	<u>1</u> OF <u>6</u>

## NOTICE OF DECISION

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**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

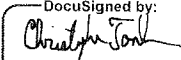
**Notice of Decision for  
Request for Non-Expedited Review of  
DRI 3293 Poplar Place Mixed Use**

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:  


5409E9A65D48478...  
Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority



## 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

### 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	<u>D</u>
PAGE	<u>4</u> OF <u>6</u>

## **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.





# The City of Newnan, Georgia

Office of the City Engineer

September 7, 2021

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 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.

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.

Respectfully,

*Michael Klahr*

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





# newnan theatre company

COWETA'S HOME FOR THEATRE

September 30, 2021

Hasco Craver, IV  
Assistant City Manager  
Business Development Department  
25 LaGrange St.  
Newnan, GA 30263

Dear Hasco,

For 43 years, Newnan Community Theatre Company, Inc. (DBA Newnan Theatre Company, or NTC) has brought performances of live plays to thousands of local citizens. In the last six years before the Pandemic, NTC had sold tickets to more than 5,000 separate individuals, most from Newnan and Coweta County.

During the Pandemic shutdown, NTC benchmarked performing arts companies in cities of all sizes, from several Atlanta theatres – such as the Fox and Alliance - to theatres in Marietta, Griffin, Macon, Rome, Americus and even to Broadway, and the most common best-practice that every organization mentioned that we are not currently offering is on-premise beer and wine sales during performances.

As a result, our nonprofit Board of Directors unanimously approved a motion for me to explore and secure legal permission to add beer and wine sales to enhance the theatre-going experience for our patrons. NTC is not a restaurant and could never qualify for a traditional license to sell beer and wine for on-premise consumption. NTC is only a live performing arts venue – in fact, NTC is the only such organization in downtown Newnan that is not also a bar or restaurant – and as such, our Board hopes we can petition the City for an exception similar to those it has approved for golf courses and private clubs.

We are willing to make our case formally before the Mayor, City Council and city administration, and our organization appreciates your guidance in this matter.

In case you need it, here are the members of our Board: Karen Youger (Chair), Mary Ann McWhorter (Treasurer), Robert Ribeiro (Secretary), Tim Higgins (Past Chair), and Scott Adams.

Sincerely,

Mary Caroline Moore  
Executive Director  
Newnan Theatre Company

### **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

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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).