



Newnan City Council Meeting

FEBRUARY 22, 2022

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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on February 8, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Planning Commission, 3 year term
- C. 1 Appointment- Tree Commission, 3 year term
- D. 1 Appointment- Farmer Street Cemetery Commission, resignation of Mandela Littleton

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- E. Pinning/Promotion to Captain- Lt. Denver Atwood
- [F.](#) Annexation Request - Annex2022-01 - By Apex Land Company; 1.1994± acres on State Route 34 Bypass (a portion of tax parcel #073B 033) ; Requested Zoning of RML (Residential Multiple-Family Dwelling - Lower Density District) - part of a development requesting 138 townhomes - Decision on Referral to Planning Commission
- [G.](#) Rezoning Request - RZ2022-01 by Apex Land Company; 20.0119± Acres on Roscoe Road (a portion of tax parcel #073B 010); Requested Zoning of RML (Residential Multiple-Family Dwelling- Lower Density District) for 138 Townhomes - For Information Only
- [H.](#) Annexation Request - Annex2022-02 - By North 390, LLC; 5.19± acres on State Route 34 Bypass (Tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A); Requested Zoning of CGN (General Commercial District) - Annexation By 60% Method - Decision on Referral to Planning Commission
- [I.](#) Presentation of internal requests for funding under the American Rescue Plan Act (ARPA)
- [J.](#) Presentation of requests for funding under the American Rescue Plan Act (ARPA) for external applicants
- [K.](#) Consideration for Intergovernmental Agreement between Coweta County, GA and the City of Newnan regarding outdoor warning sirens
- [L.](#) Request from Newnan Utilities to harvest approximately 350 acres of forest land on Highway 34 and Holbrook Road
- [M.](#) Public Hearing- Request by owner, City of Newnan, to demolish structure at 7 Lee Street, which was constructed more than 50 years ago.
- [N.](#) Consideration of Petition to Quiet Title, 3 Reynolds St.

UNFINISHED BUSINESS

- O. Discussion and Consideration of a Possible Amendment to the Intergovernmental Agreement Between the City of Newnan and the Newnan Urban Redevelopment Authority Regarding the Rehabilitation and Sale of the 100 East Washington Street House
- P. Consideration of an Amendment to the Code of Ordinances and the Zoning Ordinance of the City of Newnan for Tree Preservation and Landscaping and Consideration of an ordinance to amend Division 3, Newnan Tree Commission Article IV, Boards and Commissions of Chapter 2; and to provide for additional duties for the Tree Commission.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- Q. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 8, 2022 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, Paul Guillaume and Cynthia Jenkins (via phone); Absent- Dustin Koritko. Also present: Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – JANUARY 25, 2022

Motion by Councilman Guillaume, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on January 25, 2022 and adopt them as presented.

MOTION CARRIED. (6-0)

Mayor Brady stated that he would be calling for voice votes since Cynthia Jenkins was joining via phone. State law allows this twice a year.

APPOINTMENTS- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Guillaume to appoint Allison Ziegler.

MOTION CARRIED. (6-0)

Motion by Councilman Guillaume, seconded by Councilman Alexander to appoint Carolina McMean.

MOTION CARRIED. (6-0)

APPOINTMENT- PLANNING COMMISSION, 3 YEAR TERM

Mayor Brady asked the Assistant City Manager to place Councilman Alexander's appointment on the next agenda.

APPOINTMENT- TREE COMMISSION, 3 YEAR TERM

Mayor Brady asked the Assistant City Manager to place Councilwoman Jenkins appointment on the next agenda.

MAYOR

Mayor Brady stated that an email had gone out stating a need for a work session at 5pm on February 22, 2022 before the regular City Council Meeting. The purpose of this meeting is to discuss the future of solid waste management in Newnan. Mayor Brady hereby called the Special Meeting and was notifying the press.

ANNUAL REPORT- BOARD OF ZONING APPEALS

Skin Edge, Chairman for 2022 presented the annual report for the Board of Zoning Appeals. He introduced the members, many of whom are very experienced and have served on the board over a decade.

Mr. Edge gave an overview of the board's responsibilities. There are 3 tranches, approval or denial of variances, exceptions and appeals. They do not deal with planned developments or MXD projects. In 2021 there were 22 variances, 12 special exceptions and 2 appeals. Over the last 5 years the board has been busy, this primarily due to the pandemic and the tornado.

Mr. Edge explained administrative variances which are dealt with directly by staff. This has lightened the load of the board since 2017. Staff is always exploring additional variance options and they hold an annual review. They also provide training opportunities for the board so they can ensure they are making the right decisions for the City.

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- JC
NEWNAN INVESTMENT LLC DBA THE JUICY CRAB**

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 JC Investment LLC dba The Juicy Crab, 1120 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 Mayor Pro Tem DuBose, seconded by Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (6-0)

**CONSIDERATION OF A CONTRACT AWARD FOR TRAFFIC SIGNAL
IMPROVEMENTS AND RELATED CONSTRUCTION, LOWER FAYETTEVILLE RD AT
NEWNAN CROSSING BLVD E**

Michael Klahr, City Engineer, explained that this is for an upgrade to the existing hardware and software. It will also extend the left turn lanes and address the right in right out for proposed townhouse development. The City received many bids and Piedmont had the lowest bid and they meet all terms and conditions and are recommended for the project.

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to award the contract to Piedmont as recommended.

MOTION CARRIED. (6-0)

**CONSIDERATION TO AMEND RESOLUTION TO AUTHORIZE THE DESIGNATION OF
THE MUNICIPAL COURT CLERK AS OPEN RECORDS OFFICER**

Assistant City Manager, Hasco Craver explained that over a year ago open records requests for PD were delegated to a specific PD staff member. The court also receives many open records requests so this is to delegate the Municipal Court Clerk as open records officer for Municipal Court.

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

MOTION CARRIED. (6-0)

**CONSIDERATION OF A RECOMMENDATION FROM COMPREHENSIVE PROGRAM
SERVICES BASED ON THE STRUCTURAL CONDITION ASSESSMENT REPORT
RELATED TO THE REDEVELOPMENT OF PROPERTY AT 57 E. BROAD ST.**

Assistant City Manager, Hasco Craver stated that Eric Johnson with Comprehensive Program Services was in attendance and the recommendation is to not retain the building or façade of the building for the reasons outlined in the agenda packet. Cost estimates were received from the current demolition company and an outside engineering firm.

Mr. Craver explained there are several other reasons for this recommendation including stormwater improvements that would have to happen on the site. Retaining the building in any form could be troublesome for the next developer. Leaving the structure also dictates future development and may constrain future plans. There would be potential costs and delays with retaining the structure and this building is not the only one representative of unique architectural style.

Eric Johnson, stated that all the brown brick that faces into the site will be palatized. They will also save all the timbers. The brick will be used to redevelop that same look. All concepts will come before City Council.

Councilman Alexander asked what the cost is to save the façade? Mr. Craver explained there are 2 alternatives; one would leave the building in tact to some extent and cost \$150,000 and one would remove all the sides and includes some shoring would cost \$475,000.

Mr. Johnson explained this was determined by a walk through. All the storm water goes into one area and at times the lower level is full of water. The condition of the footings is unknown and soil underneath. These costs are just to keep the façade.

Councilwoman Jenkins asked since there were 2 options given and there are stormwater issues, is there a way to save the façade and deal with the stormwater issues? Mr. Johnson stated this would be extremely difficult. There is no way to know what would be needed for support, it is all tied together right now.

Councilman Guillaume stated this is just the beginning point and the costs could double or triple. It seems cost prohibitive. Mr. Johnson agreed these costs are just for Sabre to leave the structures and does not include what would have to be done next.

Councilman Alexander asked if they are saving bricks will people from the public be able to purchase them down the road? Mr. Craver explained we are waiting on cost from Sabre and saving the bricks and possibly re-purposing them is being discussed, if there are leftovers perhaps they can be purchased.

Motion by Councilman Guillaume, seconded by Councilman Shell to deny all recommendations and instruct Sabre to continue with demolition as planned.

MOTION CARRIED. (6-0)

CONSIDERATION OF A RESOLUTION TO AMEND THE CURRENT ARPA RESOLUTION TO INDICATE REVENUE REPLACEMENT SELECTION

Andrew Moody, ARPA Special Projects Manager, stated this is to add a section with Councils decision to select the \$10 million allowance for internal applications. He wanted to emphasize that it states “up to” the \$10 million so it gives the authority to spend that but not required.

Councilwoman Jenkins asked Mr. Moody to clarify as mentioned previously that this still gives the ability to spend the funds on other ARPA approved projects. Mr. Moody stated that is correct. Councilwoman Jenkins wanted to ensure this is stated in the resolution. Assistant City Manager, Hasco Craver, explained that the “up to” gives that ability.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the amendment as presented.

MOTION CARRIED. (6-0)

18 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, explained that this property was before Council in August and at that time they were given a 180-day extension. Some work has been done to the property including interior demolition and debris removed but not much work has been done in the past 2-3 months. The current owner is changing contractors and hoping work can start again soon. The request is for another 180-day extension. The building department does not have an issue with the request given present circumstances.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the 180-day extension.

MOTION CARRIED. (6-0)

21 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, explained that this property was before Council in November and given a 90-day extension. There has been little movement, some painting and cleaned up trash and debris and cut the grass. There had been complaints about the grass and debris so it's a little more presentable now. The request is for 180-day extension. The owner says he is having difficulty with contractors and material availability.

Councilwoman Jenkins asked if the grass gets out of hand again can it be addressed and Mr. Murray stated yes.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the 180-day extension.

MOTION CARRIED. (6-0)

**2ND AND FINAL READING- ANNEXATION REQUEST FOR ANNEX2021-01 BY
POPLAR 20-20, LLC FOR 42.20 ACRES ON POPLAR ROAD; REQUESTED
REZONING OF MXD (MIXED USE DEVELOPMENT)- CONSIDERATION OF
DEVELOPMENT AGREEMENT AND ORDINANCES**

Mayor Brady stated that the Development Agreement discussed at the last meeting was drafted and there are some additions being requested.

Melissa Griffis stated one request is under Section 4, Transportation Improvements, number 1, the language regarding construction of roads be changed to "constructed concurrently with the construction of the development's interior roads". The second request is to add a Section 9, Miscellaneous to allow for modifications to the agreement if needed during construction.

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to accept the Development Agreement as amended. Opposed: Alexander, Guillaume

MOTION CARRIED. (4-2)

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to approve the annexation request with the amended development agreement. Opposed: Alexander, Guillaume

MOTION CARRIED. (4-2)

Motion by Councilman Shell, seconded by Mayor Pro Tem to adopt the ordinance as presented. Opposed: Alexander, Guillaume

MOTION CARRIED. (4-2)

REQUEST FROM FOUNDATION CHRISTIAN CHURCH TO CLOSE W. WASHINGTON ST. FROM JACKSON ST. TO BROWN ST. ON APRIL 15, 2022 FROM 10AM-10PM FOR GOOD FRIDAY GATHERING

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

MOTION CARRIED. (6-0)

COMMENT

Councilman Shell mentioned that everyone should be aware the speed limit has been lowered in the downtown area to 25mph. Police will begin educating people about this and this will help us to be a pedestrian friendly city.

Councilwoman Jenkins commented that the Race, Equity and Justice committee has been meeting. The group has asked about the review of City policies that had also been voted on previously and where that stands? Mr. Craver explained that Peggy Merris had been engaged to complete that but was unable to complete the review and it has been on hold since then. Mayor Pro Tem DuBose requested that Staff put a report together on what happened with this and what next steps might look like.

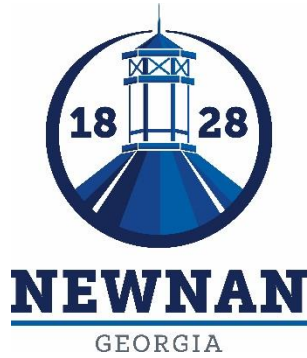
ADJOURNMENT

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to adjourn the Council meeting at 3:06pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Annexation Request for Annex2022-01 by Apex Land Company; 1.1994± acres on State Route 34 Bypass (a portion of Tax Parcel #073B 033); Requested zoning of RML (Residential Multiple-Family Dwelling – Lower Density District) – part of a development requesting 138 townhomes – Decision on Referral to Planning Commission

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: Melissa Griffis, on behalf of Apex Land Company, is requesting the annexation of a portion of tax parcel # 073B 033 into the city limits. The parcel contains 1.1994± acres and is located on State Route 34 Bypass. This tract will be combined with an existing 20.0119± acre tract that is seeking rezoning for the development of 138 townhomes.

Land Owners	Tax ID Numbers	Acreage	Location
Elva A Whitlock and The Estates of Adell W Miller And Myrtle W Jackson	A portion of 073B 033	1.1994± acres	State Route 34 Bypass

Background: The parcel abuts a 20.0119 acre tract that was rezoned to CGN (General Commercial) with conditions by the City in 2010. The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) to allow for the parcel’s combination with the adjacent tract for the development of 138 townhomes.

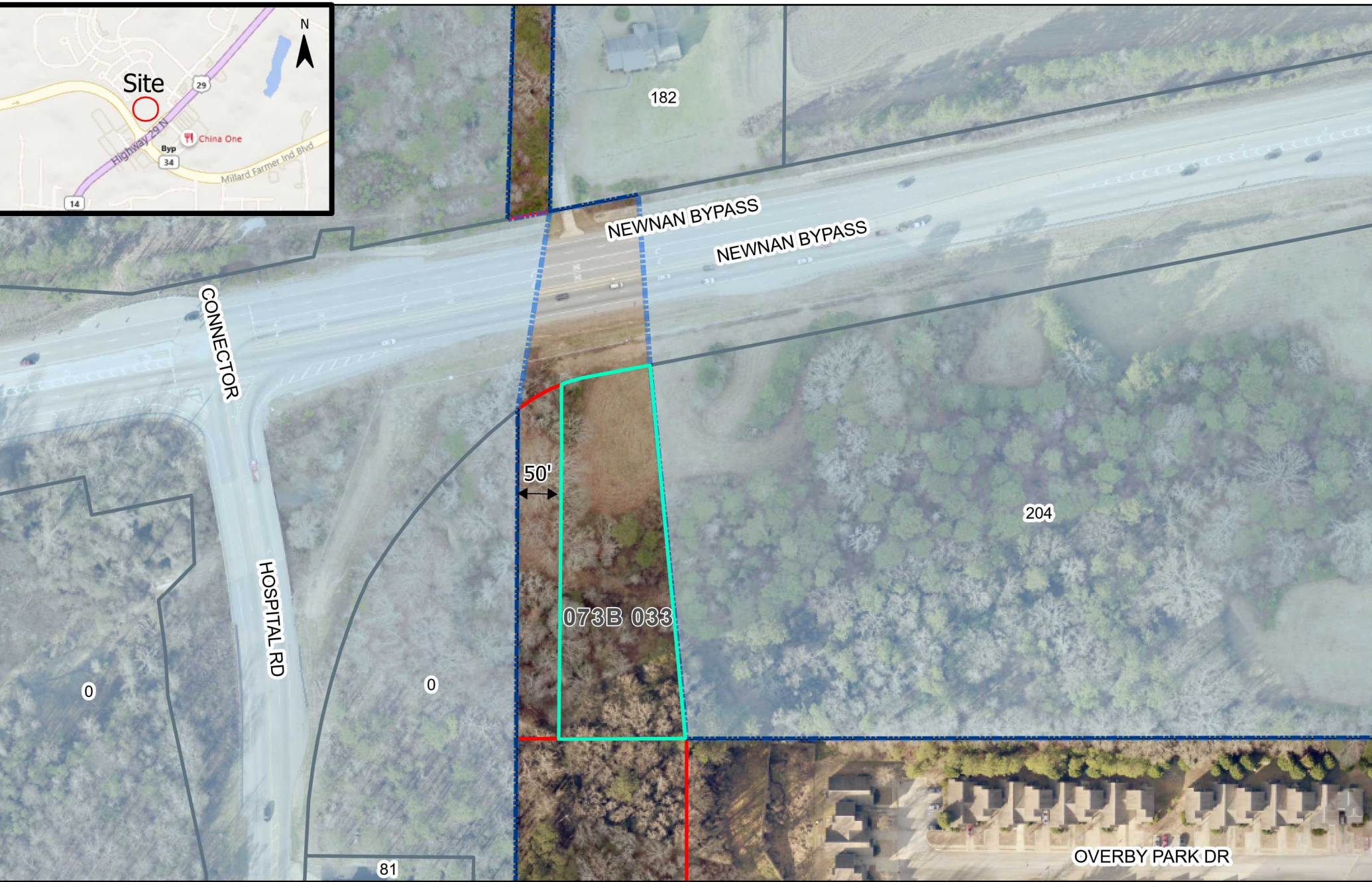
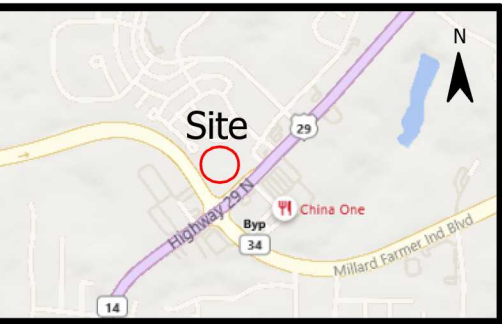
OPTIONS:

- A. Act to pursue Annexation/Rezoning
- B. Deny the Annexation/Rezoning Petition

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN



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

Project Location

1 = 1,800 feet

Date: 2/14/2022 2:00 PM



Annexation Request

- Project Location
- City Limits
- County Parcels

Parcel # 073B 033



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

February 1, 2022

VIA HAND DELIVERY

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

**RE: Annexation Application of Apex Land Company
Approx. 1.1994 +/- Acres Located on State Route 34 Bypass,
Newnan, Georgia**

Dear Ms. Dunnivant:

Apex Land Company, the Applicant of the above-described property (“the Property”) in Newnan, Georgia, hereby makes this application to annex the Property from RC in Coweta County, Georgia to RML-Townhomes in the City of Newnan. The Property provides a suitable environment for the extension of the RML-Townhomes zoning at this site and is a very desirable use at this location. The applicant is requesting that the Property be annexed into the City of Newnan.

Apex Land Company has its mailing address at 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005 and telephone number at (770) 777-4704. The address for the Property is Roscoe Road, Newnan, Georgia 30263. The tax map number of the Property is: 073B 033.

The Property is the most appropriate site for the zoning designation requested insofar as it is located adjacent to property in the City of Newnan in close proximity to other similar uses. The City of Newnan already provides services in the area. The proposed annexation will facilitate the smart growth and development that is expected in the City of Newnan. Further, there will be no homes placed on this annexation property.

For the reasons stated above, Apex Land Company believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional RML-Townhomes residential townhome development in a manner consistent with principles of smart development so highly valued by the City of Newnan.

Ms. Tracy Dunnavant
February 1, 2022
Page 2

Apex Land Company 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.** Apex Land Company, as Applicant, and myself, as counsel for Apex Land Company 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,



Melissa D. Griffis
For Apex Land Company

MDG/kr
Enclosures

TAB A

Application for Annexation



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

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

=====
Name of Applicant Apex Land Company

Mailing Address 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005

Telephone (404) 732-4136 Email: aaronrissler@icloud.com

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

Address/Location of Property State Route 34 Bypass

County Zoning Classification RC Requested Zoning Classification RML

Present Land Use undeveloped land
=====

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

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

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

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

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

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

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.

- Single-Family Zoning Classification..... \$15.00 Per Acre
- Multi-Family Zoning Classification \$25.00 Per Acre
- Office/Institutional Zoning Classification..... \$15.00 Per Acre
- Commercial Zoning Classification \$25.00 Per Acre
- Industrial Zoning Classification..... \$15.00 Per Acre

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 

Date 1-26-2022

FOR OFFICIAL USE ONLY	
DATE RECEIVED	_____
RECEIVED BY	_____

Property Owners

Mrs. Elva A. Whitlock
Estate of Myrtle W. Jackson
Estate of Adell W. Miller
19 Magnollia Drive
Newnan, GA 30263

TAB B

Property Owners Authorization Form



City of Newnan, Georgia
Attachment A
Property Owner's Authorization

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

Name of Property Owner Estate of Adell W. Miller

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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

ESTATE OF ADELL W. MILLER

By: *Joe B. Jackson, Jr.*

Signature, JOE B. JACKSON, JR., ADMINISTRATOR WITH
THE WILL ANNEXED OF THE ESTATE OF ADELL W.
MILLER

Personally appeared before me

Joe B. Jackson, Jr.

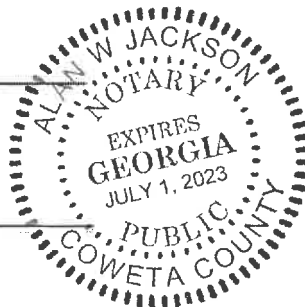
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

Notary Public

Alan W. Jackson

Date

1/25/22



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment A
Property Owner's Authorization

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

Name of Property Owner Estate of Myrtle W. Jackson

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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

ESTATE OF MYRTLE W. JACKSON

By:

Joe B. Jackson, Jr.

Signature, JOE B. JACKSON, JR., EXECUTOR
OF THE ESTATE OF MYRTLE W. JACKSON

Personally appeared before me

Joe B. Jackson, Jr.

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

Notary Public

Alan W. Jackson

Date

1/25/22



(Affix Raised Seal Here)



City of Newnan, Georgia
 Attachment A
 Property Owner's Authorization

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

Name of Property Owner Elva A. Whitlock

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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

Elva A. Whitlock

Signature of Property Owner

Personally appeared before me

Elva A. Whitlock

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

[Signature]

Notary Public

1/25/22



(Affix Raised Seal Here)

Date

TAB C

Warranty Deed

DOCH# 003073
FILED IN OFFICE
2/26/2016 02:45 PM
BK:4334 PG:751-755
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT# 16-889

STATE OF GEORGIA

COUNTY OF COWETA

After recording return to:
✓ Leah F. Sumner, Esq.
Sumner/Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

DEED OF ASSENT AND DEVISE

WHEREAS, ✓ JAMES WENDELL WHITLOCK died a resident of Coweta County, Georgia; and

WHEREAS, ✓ ELVA A. WHITLOCK has been duly appointed by the Coweta County Probate Court as Executor of decedent's estate ("Executor"); and

WHEREAS, The Executor is now administering the decedent's estate; and

WHEREAS, pursuant to that certain Deed of Assent and Devise dated August 7, 2013 and recorded in Deed Book 3993, Pages 561-564, in the Office of the Clerk of Superior Court, Coweta County, Georgia, decedent died owning certain interest in real property in Coweta County, Georgia (the "Property"), which property is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

NOW THEREFORE, pursuant to the terms of decedent's Last Will and Testament dated March 23, 1982, the undersigned, as Executor of decedent's estate, does hereby transfer, grant, convey and confirm unto ELVA A. WHITLOCK all the right, title, interest, claim or demand which the said decedent has or may have had in and to the Property;

MLNVAEPGdfr-Deed of Assent

1

5/18/20

TO HAVE AND TO HOLD said Property, with all and singular rights, members and appurtenances thereof, to the same being, belonging or in any way pertaining to the use and benefit of said ELVA A. WHITLOCK forever in fee simple.

THE FIRM OF SUMMNER/MEEKER, LLC DOES NOT CERTIFY AS TO TITLE TO THE PROPERTY BEING CONVEYED HEREWITH.

WITNESS my hand and seal, this 18 day of February, 2016.

Marcia Gray
Witness

Elva A. Whitlock (SEAL)
ELVA A. WHITLOCK,
Executor of the Estate of James Wendell
Whitlock, Deceased

Signed, sealed, and delivered this
18th day of Feb., 2016,
in the presence of:

Justin Sumner
Notary Public
(SEAL) My Commission Expires June 20, 2017

EXHIBIT "A"**Parcel One:**

An undivided one-third (1/3rd) interest in and to all those tracts or parcels of land lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

Tract "A"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to the Point of Beginning; from said Point of Beginning run thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 440.12 feet to the right of way of State Route 34 Bypass; thence run along the southerly right of way line of State Route 34 Bypass N 79 degrees, 05 minutes 09 seconds E a distance of 1349.85 feet to a point; thence continue along the southerly right of way of State Route 34 Bypass N 78 degrees 13 minutes 38 seconds E a distance of 89.1 feet to the intersection of the southerly right of way of State Route 34 Bypass with the westerly right of way of Roscoe Road to a point; thence run S 38 degrees 40 minutes 27 seconds E a distance of 109.2 feet along the westerly right of way of Roscoe Road to a point; thence run N 56 degrees, 04 minutes 21 seconds E a distance of 15 feet along the westerly right of way of Roscoe Road; thence run S 37 degrees 24 minutes 34 seconds E a distance of 494.93 feet along the westerly right of way of Roscoe Road to a point; thence S 74 degrees 45 minutes 07 seconds W a distance of 175.5 feet to a point; thence S 28 degrees 35 minutes 37 seconds E a distance of 121.5 feet to a point; thence S 29 degrees 06 minutes 52 seconds E a distance of 111.16 feet to a point; thence N 89 degrees 47 minutes 52 seconds W a distance of 1745.3 feet to a point which said point is the point of beginning. Said tract is shown as Tract "A: on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Tracts "C" and "D"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to a point; thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 1006.75 feet to a point; thence run N 88 degrees 32 minutes 15 seconds E a distance of 151.16 to a point ; thence run S 88 degrees 26 minutes 15 seconds E a distance of 76 feet to a point which said point is the Point of Beginning; from the Point of Beginning run thence S 88 degrees 00 minutes 04 seconds E a distance of 220.27 feet to a point; thence run S 89 degrees 12 minutes 17 seconds E a distance of 248.3 feet to a point;

thence run S 89 degrees 21 minutes 11 seconds E a distance of 552.91 feet to a point on the westerly right of way of Roscoe Road; thence run S 33 degrees 36 minutes 13 seconds E a distance of 111.17 feet along the westerly right of way of Roscoe Road to the intersection of the westerly right of way of Roscoe Road with the northerly right of way of State Route 34 Bypass; thence run S 79 degrees 04 minutes 18 seconds W a distance of 33.72 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 13 seconds W a distance of 315.71 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 09 seconds W a distance of 762.1 feet along the northerly right of way of State Route 34 Bypass to a point; thence run N 01 degrees 32 minutes 22 seconds E a distance of 46.02 feet to a point; then run N 01 degrees 32 minutes 22 seconds E a distance of 274.52 feet to a point which said point is the Point of Beginning. Said tract is shown as Tract "C" and Tract "D" on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Two:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land containing 1.331 acres, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being Lots 15 and 16 of the W. O. Jones Subdivision, as shown on plat of said subdivision as recorded in Deed Book 35, Page 596, Coweta County Records and being more particularly identified and described according to plat of survey for Johnny L. Short dated June 18, 1992 made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 53, Page 154, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Three:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

BK:4334 PG:755

Being Lot 14 of the W. O. Jones Subdivision, according to a plat of survey of W. O. Jones Property, made by Gordon Nally, on February 27, 1937, and recorded in Deed Book 35, Page 596, in the Office of the Clerk of the Superior Court of Coweta County, Georgia.

Said lot fronts 100 feet on the West side of the Newnan-Roscoe Road and runs back in a Westerly direction. The North line of said lot is 676 feet; the South line 470 feet; and the back line 250 feet. Reference is hereby made to said plat for a more complete and accurate description.

Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

TAB D

Legal Description of Property

TRACT C1

All that tract or parcel of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;

thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;

thence S 89°47'52" E a distance of 50.01' leaving said land lot line to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;

thence N 79°05'09" E a distance of 88.85' along said right-of-way to a point;

thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;

thence N 89°47'52" W a distance of 139.99' to a to a point which is the true point of beginning,

having an area of 52247 square feet, 1.1994 acres

TAB E

Survey

TAB F

**Check payable to The City of Newnan
(\$629.98)**

TAB G

Names and Addresses of All Property Owners Within 250' Feet

Parcel 073B 033

Hospital Road Apartments LLC
PO Box 1832
Newnan GA 30264

R L Ward LLC
PO Box 71909
Newnan GA 30271

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill Ga 30266-0308

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Parcel 073B 010

Duke C. Blackburn Jr. Family LP
317 Roscoe Road
Newnan GA 30263

Azlee & Jon Cash
150 Roscoe Road
Newnan GA 30263

John & Susan Green
26 W Washington St
Newnan GA 30263

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

M&S Newnan Properties LLC
2710 Lovejoy Circle
Duluth GA 30097

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

R L Ward LLC
PO Box 71909
Newnan GA 30271

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

Rolling Hills Newnan LLC
3548 North Crossing Cir
Valdosta GA 31602

Sunbelt of Alabama LLC
Series 38
PO Box 127
Ranburne AL 36273

Valleybrook Cardinal LLC
590 W Kennedy Blvd
2nd Floor
Lakewood NJ 08701

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Parcel 073B 010A

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

R L Ward LLC
PO Box 71909
Newnan GA 30271

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Tab H

Disclosure of Campaign Contributions & Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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


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

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

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

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

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



Signature of Applicant

By: Aaron Rissler -
Type or Print Name and Title Managing Member

Signature of Applicant's Representative
Leah D. Courtes 01/27/22
Signature of Notary Public Date

Type or Print Name and Title

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





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant

Handwritten signature of Melissa D. Griffis

By: Type or Print Name and Title

Melissa D. Griffis, Attorney

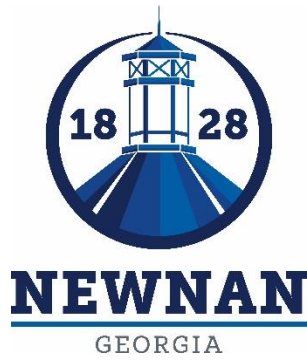
Signature of Applicant's Representative

Handwritten signature of Karen Rebeck and date 2.1.2022

Signature of Notary Public Date



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



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Rezoning Request for RZ2022-01 by Apex Land Company; 20.0119± acres on Roscoe Road (Tax Parcel #073B 010); Requested zoning of RML (Residential Multiple-Family Dwelling – Lower Density District) for 138 townhomes – **For Information Only**

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To inform the City Council that RZ2022-01 is before the Planning Commission for consideration and a recommendation on the requested zoning classification. As part of this project, the applicant is also seeking the annexation of 1.1994± acres of an adjacent tract. Since the tract seeking annexation is part of the proposed townhouse project, the applicant has asked that both items be heard by the Planning Commission at the same time.

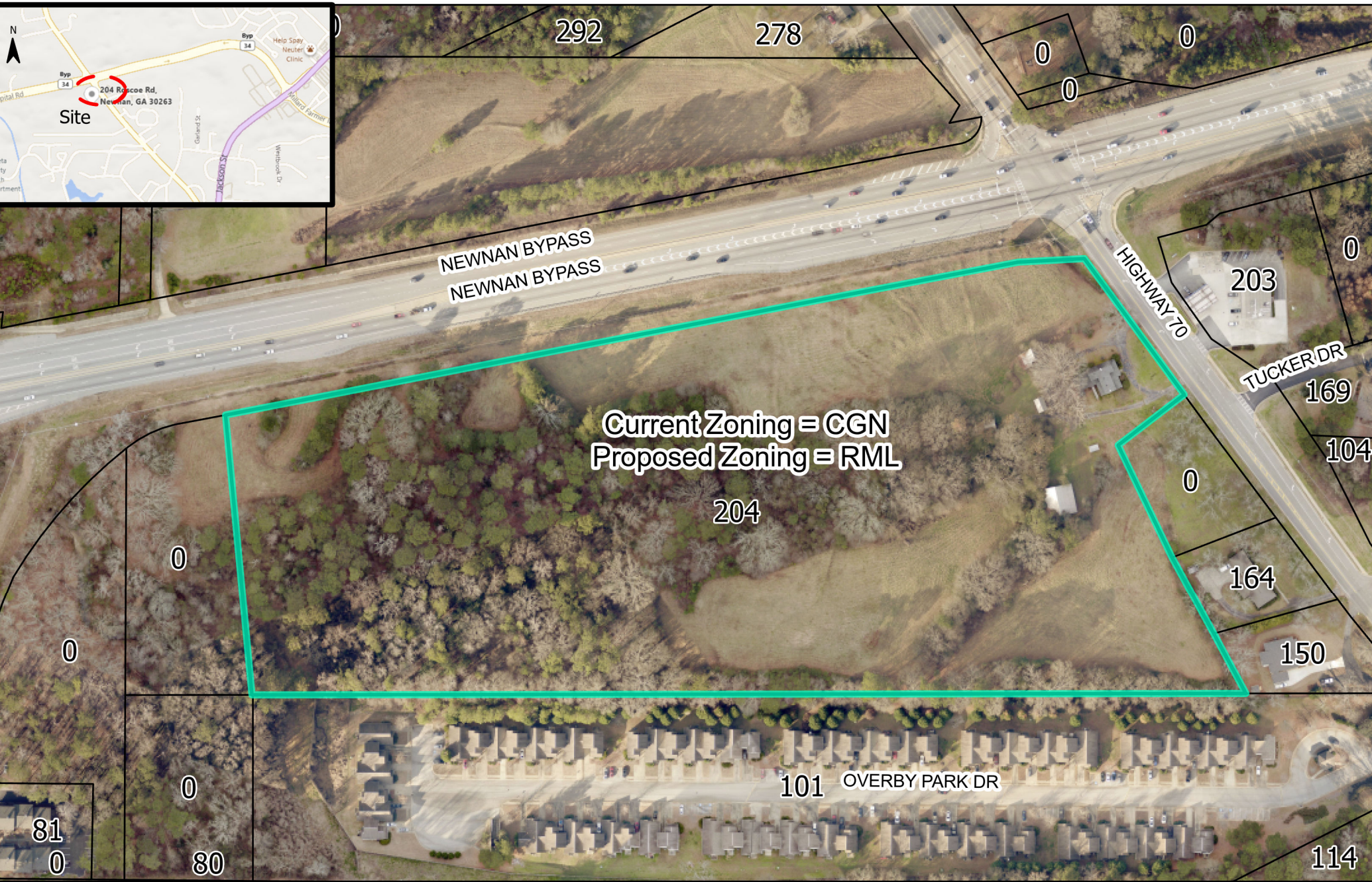
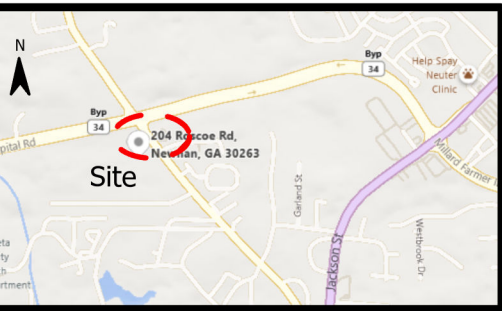
Land Owners	Tax ID Numbers	Acreage	Location
Elva A Whitlock and The Estates of Adell W Miller And Myrtle W Jackson	A portion of 073B 010	20.0199± acres	Roscoe Road

Background: The parcel was rezoned to CGN (General Commercial) with conditions by the City in 2010. The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) to allow for the parcel’s combination with the adjacent 1.1994± acre tract to develop 138 townhomes.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None for the current zoning



CITY OF NEWNAN



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

Project Location

1 = 2,400 feet

Date: 2/14/2022 12:52 PM



Rezoning CGN to RML

— Project Location

Parcel # 073B 010

ADD 41
 204 Roscoe Rd,
 Newnan, GA 30263



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

February 1, 2022

VIA HAND DELIVERY

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

RE: Application of Apex Land Company to Amend the Zoning Ordinance from
CGN with Conditions to RML-Townhomes
Approximately 20.0119 ± Acres located on Roscoe Road, Newnan, Georgia

Dear Ms. Dunnivant:

Apex Land Company, applicant in the above-described property ("The Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 20.0119 +/- acres to be rezoned from CGN with conditions to RML-Townhomes. The Townhome community will be fee simple ownership with a maximum of 20% allows as rentals.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an RML-Townhomes zoning as it is a prime location for a residential townhome development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many years. The RML-Townhomes zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

For the reasons stated above, Apex Land Company believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

Apex Land Company has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you

Ms. Tracy Dunnivant, Planning Director
February 1, 2022
Page 2

have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Apex Land Company, as Applicant and myself as counsel for Apex Land Company, 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,



Melissa D. Griffis
For Apex Land Company

MDG/kr
Enclosure(s)



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

**RE: Annexation Application and Rezoning Application Filed on
Behalf of Apex Land Company on Tuesday, February 1, 2022**

Dear Ms. Dunnavant:

Please be advised that the Applicant, Apex Land Company, hereby requests that the City of Newnan run the annexation application and rezoning application requests simultaneously so that the rezoning does not come prior to the annexation request, but that both requests are heard at the same time.

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

Yours Truly,

A handwritten signature in blue ink that reads "Melissa D. Griffis".

Melissa D. Griffis
For Apex Land Company

MDG/kr

c: Mr. Aaron Rissler

TAB 1

Application to Amend the Zoning Map



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Apex Land Company

Mailing Address 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005

Telephone (404) 732-4136 Email: aaronrissler@icloud.com

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____

Address/Location of Property _____

Tax Parcel No.: 073B 010 Land Lot 71

District/Section 5th Size of Property (Square Feet or Acres) 20.012 acres

Present Zoning Classification: CGN with conditions Proposed Zoning Classification: RML - Townhomes

Present Land Use: Undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property is a great location for RML-Townhomes as it is adjacent to a county townhome subdivision and other residential zoning districts. The Townhome community will be fee simple ownership with a maximum of 20% allowed as rentals.

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

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

Please attach all the following items to the completed application:

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

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

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

<input type="checkbox"/>	Single-Family Application.....	\$500.00/Plus \$15.00 Per Acre
<input checked="" type="checkbox"/>	Multi-Family Application.....	\$500.00/Plus \$25.00 Per Acre
<input type="checkbox"/>	Office/Institutional Application.....	\$500.00/Plus \$15.00 Per Acre
<input type="checkbox"/>	Commercial Application.....	\$500.00/Plus \$25.00 Per Acre
<input type="checkbox"/>	Industrial Application.....	\$500.00/Plus \$15.00 Per Acre
<input type="checkbox"/>	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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

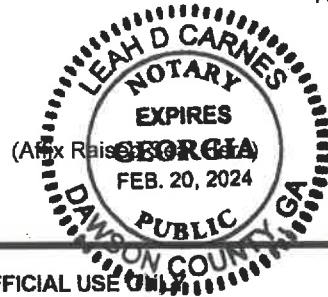
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

26 day of January, 2022

Signature of Applicant [Signature]
AARON RISSLER

[Signature]
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE multiple held prior to submitted

RECEIVED BY Tracy S. Dunnavant

DATE OF FILING 02/01/2022

FILING FEE RECEIVED \$1000.30

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Parcel 073B 033

Hospital Road Apartments LLC
PO Box 1832
Newnan GA 30264

R L Ward LLC
PO Box 71909
Newnan GA 30271

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill Ga 30266-0308

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Parcel 073B 010

Duke C. Blackburn Jr. Family LP
317 Roscoe Road
Newnan GA 30263

Azlee & Jon Cash
150 Roscoe Road
Newnan GA 30263

John & Susan Green
26 W Washington St
Newnan GA 30263

John G & Amy F Hall
34 Whitlock Rd
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Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

M&S Newnan Properties LLC
2710 Lovejoy Circle
Duluth GA 30097

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

R L Ward LLC
PO Box 71909
Newnan GA 30271

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

Rolling Hills Newnan LLC
3548 North Crossing Cir
Valdosta GA 31602

Sunbelt of Alabama LLC
Series 38
PO Box 127
Ranburne AL 36273

Valleybrook Cardinal LLC
590 W Kennedy Blvd
2nd Floor
Lakewood NJ 08701

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Parcel 073B 010A

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

George & Dorothy Randolph
0310 Roscoe Rd
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R L Ward LLC
PO Box 71909
Newnan GA 30271

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

TAB 3

Legal Description of the Property

TRACT A

All that tract or parcel of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;

thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;

thence N 01°05'32" E a distance of 440.13' along the west line of land lot 71 to a 5/8" iron rebar found on the southerly 200' right-of-way of State Route 34 Bypass;

thence N 79°05'09" E a distance of 139.97' along said right-of-way of State Route 34 Bypass to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 79°05'09" E a distance of 1209.85' 97' along said right-of-way of State Route 34 Bypass to a point;

thence N 78°13'38" E a distance of 89.10' along said right-of-way of State Route 34 Bypass to a point;

thence S 38°40'27" E a distance of 109.20' leaving said right-of-way of State Route 34 Bypass and along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence N 56°04'21" E a distance of 15.00' along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 37°24'34" E a distance of 231.09' along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 52°35'26" W a distance of 131.88' leaving the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 28°35'37" E a distance of 321.50' to a 2 ½" iron pipe found;

thence S 29°06'52" E a distance of 111.16' to a ½" iron rebar found;

thence N 89°47'52" W a distance of 1555.30' to a point;

thence N 05°24'03" W a distance of 469.31' to a point on the southerly 200' right-of-way of State Route 34 Bypass which is the point of beginning,

having an area of 871719 square feet, 20.0119 acres

DOC# 003073
FILED IN OFFICE
2/26/2016 02:45 PM
BK:4334 PG:751-755
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT# 16-889

STATE OF GEORGIA

COUNTY OF COWETA

After recording return to:
✓ Leah F. Sumner, Esq.
Sumner/Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

DEED OF ASSENT AND DEVISE

WHEREAS, ✓ JAMES WENDELL WHITLOCK died a resident of Coweta County, Georgia; and

WHEREAS, ✓ ELVA A. WHITLOCK has been duly appointed by the Coweta County Probate Court as Executor of decedent's estate ("Executor"); and

WHEREAS, The Executor is now administering the decedent's estate; and

WHEREAS, pursuant to that certain Deed of Assent and Devise dated August 7, 2013 and recorded in Deed Book 3993, Pages 561-564, in the Office of the Clerk of Superior Court, Coweta County, Georgia, decedent died owning certain interest in real property in Coweta County, Georgia (the "Property"), which property is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

NOW THEREFORE, pursuant to the terms of decedent's Last Will and Testament dated March 23, 1982, the undersigned, as Executor of decedent's estate, does hereby transfer, grant, convey and confirm unto ELVA A. WHITLOCK all the right, title, interest, claim or demand which the said decedent has or may have had in and to the Property;

THE CLERK OF SUPERIOR COURT

1

5/18/20

TO HAVE AND TO HOLD said Property, with all and singular rights, members and appurtenances thereof, to the same being, belonging or in any way pertaining to the use and benefit of said ELVA A. WHITLOCK forever in fee simple.

THE FIRM OF SUMMNER/MEEKER, LLC DOES NOT CERTIFY AS TO TITLE TO THE PROPERTY BEING CONVEYED HEREWITH.

WITNESS my hand and seal, this 18 day of February, 2016.

Elva A. Whitlock (SEAL)
ELVA A. WHITLOCK,
Executor of the Estate of James Wendell
Whitlock, Deceased

Marcia Gray
Witness

Signed, sealed, and delivered this
18th day of Feb., 2016,
in the presence of:

Justin Sumner
Notary Public
(SEAL) My Commission Expires June 20, 2017

EXHIBIT "A"**Parcel One:**

An undivided one-third (1/3rd) interest in and to all those tracts or parcels of land lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

Tract "A"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to the Point of Beginning; from said Point of Beginning run thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 440.12 feet to the right of way of State Route 34 Bypass; thence run along the southerly right of way line of State Route 34 Bypass N 79 degrees, 05 minutes 09 seconds E a distance of 1349.85 feet to a point; thence continue along the southerly right of way of State Route 34 Bypass N 78degrees 13 minutes 38 seconds E a distance of 89.1 feet to the intersection of the southerly right of way of State Route 34 Bypass with the westerly right of way of Roscoe Road to a point; thence run S 38 degrees 40 minutes 27 seconds E a distance of 109.2 feet along the westerly right of way of Roscoe Road to a point; thence run N 56 degrees, 04 minutes 21 seconds E a distance of 15 feet along the westerly right of way of Roscoe Road; thence run S 37 degrees 24 minutes 34 seconds E a distance of 494.93 feet along the westerly right of way of Roscoe Road to a point; thence S 74 degrees 45 minutes 07 seconds W a distance of 175.5 feet to a point; thence S 28 degrees 35 minutes 37 seconds E a distance of 121.5 feet to a point; thence S 29 degrees 06 minutes 52 seconds E a distance of 111.16 feet to a point; thence N 89 degrees 47 minutes 52 seconds W a distance of 1745.3 feet to a point which said point is the point of beginning. Said tract is shown as Tract "A: on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Tracts "C" and "D"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to a point; thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 1006.75 feet to a point; thence run N 88 degrees 32 minutes 15 seconds E a distance of 151.16 to a point ; thence run S 88 degrees 26 minutes 15 seconds E a distance of 76 feet to a point which said point is the Point of Beginning; from the Point of Beginning run thence S 88 degrees 00 minutes 04 seconds E a distance of 220.27 feet to a point; thence run S 89 degrees 12 minutes 17 seconds E a distance of 248.3 feet to a point;

thence run S 89 degrees 21 minutes 11 seconds E a distance of 552.91 feet to a point on the westerly right of way of Roscoe Road; thence run S 33 degrees 36 minutes 13 seconds E a distance of 111.17 feet along the westerly right of way of Roscoe Road to the intersection of the westerly right of way of Roscoe Road with the northerly right of way of State Route 34 Bypass; thence run S 79 degrees 04 minutes 18 seconds W a distance of 33.72 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 13 seconds W a distance of 315.71 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 09 seconds W a distance of 762.1 feet along the northerly right of way of State Route 34 Bypass to a point; thence run N 01 degrees 32 minutes 22 seconds E a distance of 46.02 feet to a point; then run N 01 degrees 32 minutes 22 seconds E a distance of 274.52 feet to a point which said point is the Point of Beginning. Said tract is shown as Tract "C" and Tract "D" on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Two:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land containing 1.331 acres, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being Lots 15 and 16 of the W. O. Jones Subdivision, as shown on plat of said subdivision as recorded in Deed Book 35, Page 596, Coweta County Records and being more particularly identified and described according to plat of survey for Johnny L. Short dated June 18, 1992 made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 53, Page 154, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Three:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

EK=4334 PG=755

Being Lot 14 of the W. O. Jones Subdivision, according to a plat of survey of W. O. Jones Property, made by Gordon Nally, on February 27, 1937, and recorded in Deed Book 35, Page 596, in the Office of the Clerk of the Superior Court of Coweta County, Georgia.

Said lot fronts 100 feet on the West side of the Newnan-Roscoe Road and runs back in a Westerly direction. The North line of said lot is 676 feet; the South line 470 feet; and the back line 250 feet. Reference is hereby made to said plat for a more complete and accurate description.

Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

TAB 4

Certified Plat

TAB 5

Preferred Conditions



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

The Subject Property is proposed with 138 total townhome units with 69 front facing and 69 rear facing entry. The amenities included on the plan are a pool and pool/clubhouse, playground, dog park, and three (3) picnic areas. There will be no buildings built on the small tract seeking annexation and the small tract seeking r4zoning, but remains in the county.

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

The Application has submitted separately demonstrative materials with plans, amenities, and profiles as proffered conditions.

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

Signature of Applicant
Signature of Applicant's Representative

Aaron Rissler
Type or Print Name and Title

Melissa D. Griffis, Attorney
Type or Print Name and Title

Leah D. Carnes 1/26/22
Signature of Notary Public Date

Karen Rebeor 2.1.2022



TAB 6

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

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

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

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

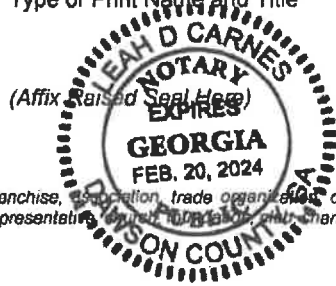

Signature of Applicant

Aaron Rissler
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

Heath D Carnes 1/26/22
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on an annexation requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

By: _____
Type or Print Name and Title

Melissa D. Griffis

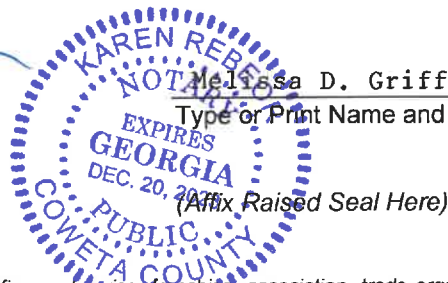
Signature of Applicant's Representative

Melissa D. Griffis, Esq.

Type or Print Name and Title

Karen Rebeck *2.1.2022*

Signature of Notary Public Date



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

TAB 7

Property Owner's Authorization



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

Name of Property Owner Estate of Myrtle W. Jackson

Telephone Number _____

Address of Subject Property _____

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

ESTATE OF MYRTLE W. JACKSON

By:

Joe B. Jackson
Signature - JOE B. JACKSON, EXECUTOR OF THE
ESTATE OF MYRTLE W. JACKSON

Personally appeared before me

Joe B. Jackson

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

Alan W. Jackson
Notary Public



(Affix Raised Seal Here)

1/25/22
Date



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

Name of Property Owner Estate of Adell W. Miller

Telephone Number _____

Address of Subject Property _____

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

ESTATE OF ADELL W. MILLER

By:

Joe B. Jackson
 Signature – JOE B. JACKSON, ADMINISTRATOR WITH WILL ANNEXED OF THE ESTATE OF ADELL W. MILLER

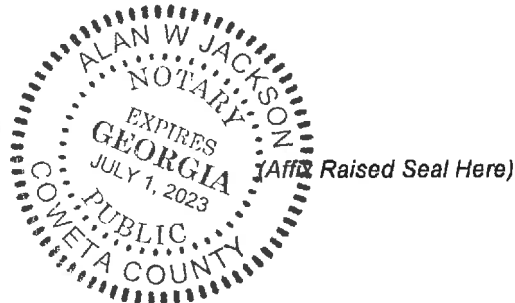
Personally appeared before me

Joe B. Jackson

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

Alan W. Jackson
 Notary Public

1/25/22
 Date





City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

Name of Property Owner Elva A. Whitlock

Telephone Number _____

Address of Subject Property _____

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

Elva A. Whitlock
Signature – ELVA A. WHITLOCK

Personally appeared before me

Elva A. Whitlock

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

Alan W. Jackson
Notary Public



1/25/22
Date

TAB 8

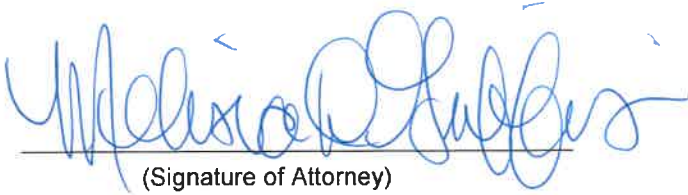
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

 Newnan, GA 30263

Telephone (770) 253-3282

Date 1-31-2022

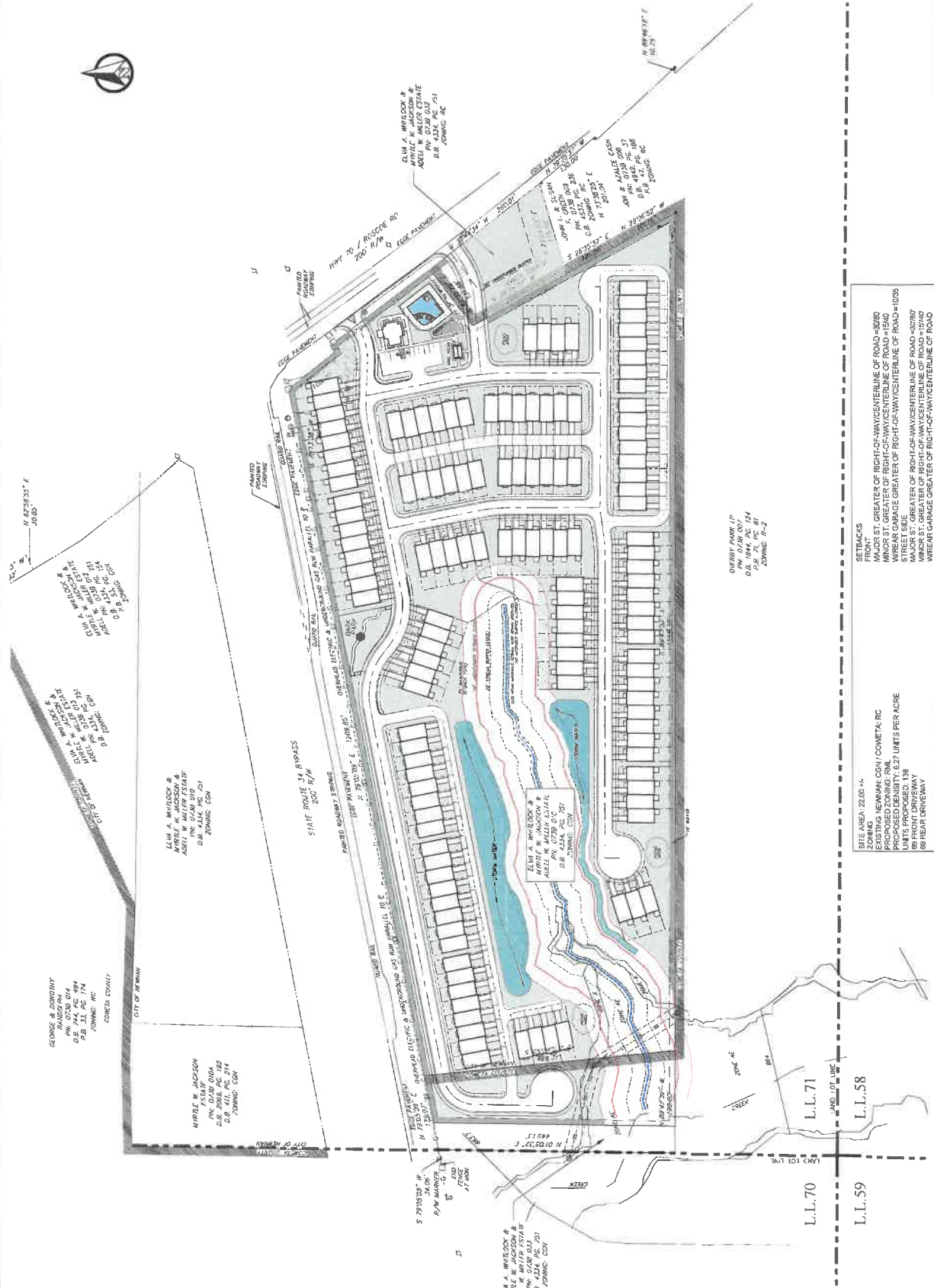
TAB 9

Community Impact Study (Not Applicable)

Tab 10

Conceptual Plan and Renderings

Date	Drawn by	Checked by	Scale
01/28/23	DCS	DCS	1" = 80'
02/01/23	DCS	DCS	1" = 80'
02/02/23	DCS	DCS	1" = 80'
02/03/23	DCS	DCS	1" = 80'
02/04/23	DCS	DCS	1" = 80'
02/05/23	DCS	DCS	1" = 80'
02/06/23	DCS	DCS	1" = 80'
02/07/23	DCS	DCS	1" = 80'
02/08/23	DCS	DCS	1" = 80'
02/09/23	DCS	DCS	1" = 80'
02/10/23	DCS	DCS	1" = 80'
02/11/23	DCS	DCS	1" = 80'
02/12/23	DCS	DCS	1" = 80'



SETBACKS

FRONT ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 4500
 MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1500
 WIREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
 STREET SIDE
 MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 4500
 WIREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1500
 REAR ST.

MAXIMUM PRINCIPAL BUILDING HEIGHT: 6'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

SETBACKS

FRONT ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 4500
 MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1500
 WIREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
 STREET SIDE
 MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 4500
 WIREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1500
 REAR ST.

MAXIMUM PRINCIPAL BUILDING HEIGHT: 6'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

GEORGE & DARDINNY
 P.N. 0730 014
 D.B. 144, P.C. 494
 P.D. 0730 014
 ZONING: RC-2

ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
 D.B. 144, P.C. 494
 P.D. 0730 014
 ZONING: RC-2

STATE ROUTE 34 BYPASS
 200' R/W

ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
 D.B. 144, P.C. 494
 P.D. 0730 014
 ZONING: RC-2

ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
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 P.D. 0730 014
 ZONING: RC-2

ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
 D.B. 144, P.C. 494
 P.D. 0730 014
 ZONING: RC-2

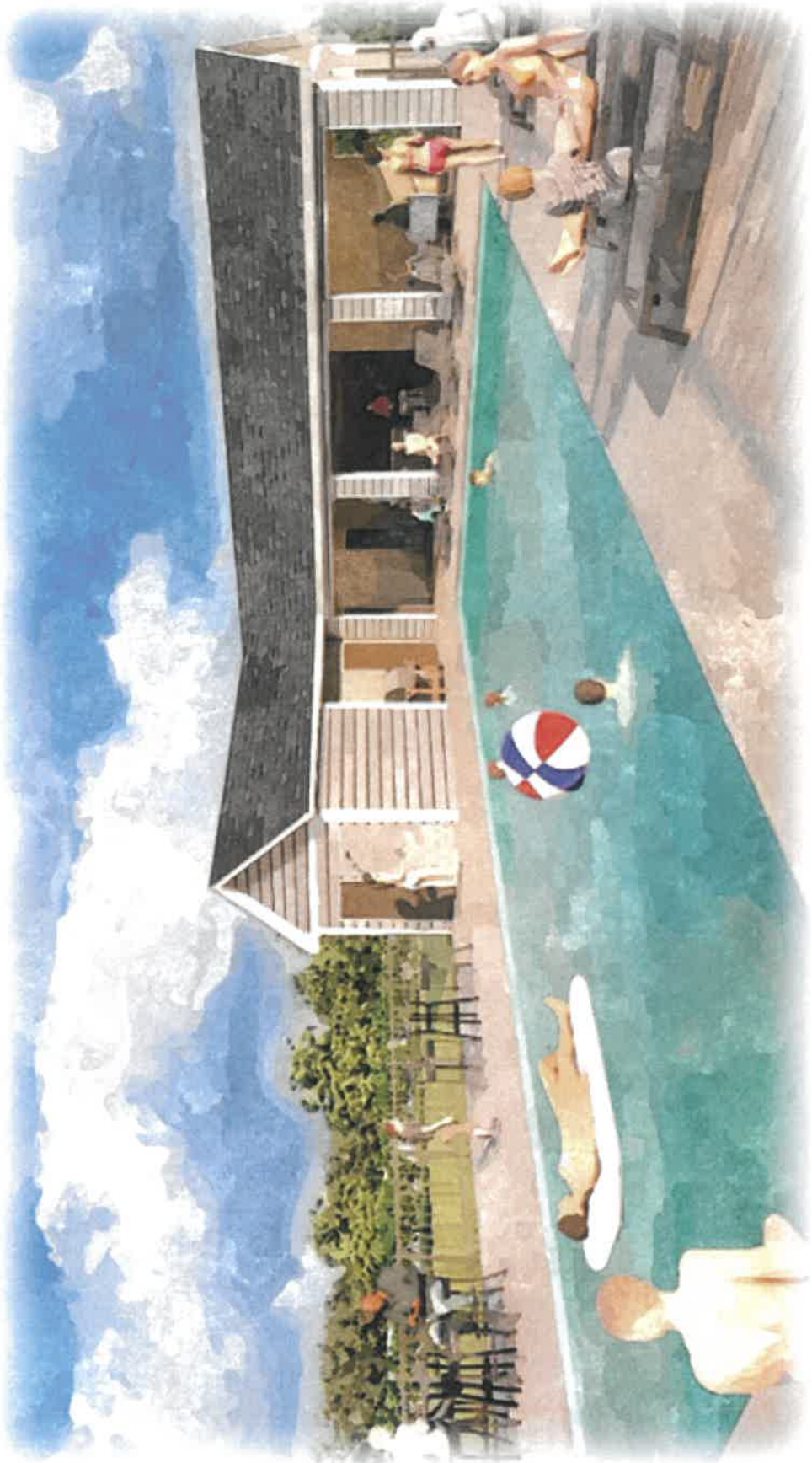
ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
 D.B. 144, P.C. 494
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ELVA A. WHITLOCK &
 APRILE K. JACKSON &
 ABELI W. MILLER ESTATE
 P.N. 0730 014
 D.B. 144, P.C. 494
 P.D. 0730 014
 ZONING: RC-2









TAB 11

Filing Fee

(\$1,000.30 to the City of Newnan)

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

- Completed application form
- Letter of intent
- Names and addresses of all owners of all property within 250 feet of the subject property
- Legal description of property
- Certified plat
- Completed Attachment A — Proffered Conditions (if applicable)
- Completed Attachment B — Disclosure of Campaign Contributions & Gifts (if applicable)
- Completed Attachment C — Property Owner's Authorization (if applicable)
- Completed Attachment D — Attorney's Authorization (if applicable)
- N/A Community Impact Study (if applicable)
- Filing Fee in the form of a check payable to the *City of Newnan*

Note: Please attach this form to the filing application.



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

**RE: 60% Method of Annexation Application of North 390, LLC
Approx. 5.19 +/- Acres Located on State Route 29, Newnan,
Georgia**

Dear Ms. Dunnivant:

North 390, LLC, the Applicant of the above-described property (“the Property”) in Newnan, Georgia, hereby makes this application to annex the Property from Old C in Coweta County, Georgia to CGN in the City of Newnan. The Property provides a suitable environment for CGN zoning at this site and is a very desirable use at this location. The applicant is requesting that the Property be annexed into the City of Newnan via the 60% Method.

North 390, LLC has its mailing address at 147 Jackson Street, Newnan, GA 30263 and telephone number at (770) 328-9535. The address for the Property is State Route 29, Newnan, Georgia 30263. The tax map numbers of the Property is: 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A.

The Property is the most appropriate site for the zoning designation requested insofar as it is located adjacent to property in the City of Newnan in close proximity to other similar uses. The City of Newnan already provides services in the area. The proposed annexation will facilitate the smart growth and development that is expected in the City of Newnan. Further, there will be no homes placed on this annexation property.

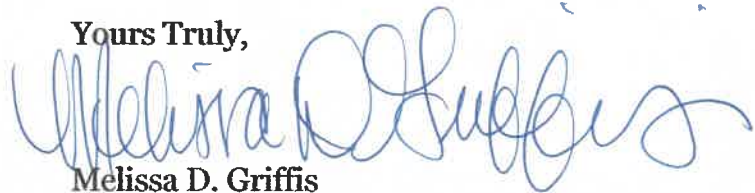
For the reasons stated above, North 390, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional CGN development in a manner consistent with principles of smart development so highly valued by the City of Newnan.

Ms. Tracy Dunnavant
February 7, 2022
Page 2

North 390, LLC has, at attached Tabs (1) through (10), 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.** North 390, LLC, as Applicant, and myself, as counsel for North 390, 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,



Melissa D. Griffis
For North 390, LLC

MDG/kr
Enclosures

TAB 1

Petition Requesting 60 Percent Method for Annexation



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

PETITION REQUESTING 60 PERCENT METHOD FOR ANNEXATION

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

=====
Name of Applicant North 390, LLC

Mailing Address 147 Jackson Street, Newnan, GA 30263

Telephone (770) 328-9535 Email: jss521@att.net

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

Address/Location of Property Hwy. 29, Newnan, GA 30263

County Zoning Classification Old "C" Requested Zoning Classification CGN

60% Present Land Use undeveloped land and abandoned homes; Other: Auto Body and Class Repair Shop

=====
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.

- Single-Family Zoning Classification..... \$15.00 Per Acre
- Multi-Family Zoning Classification \$25.00 Per Acre
- Office/Institutional Zoning Classification..... \$15.00 Per Acre
- Commercial Zoning Classification \$25.00 Per Acre
- Industrial Zoning Classification \$15.00 Per Acre

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.

Melvin R. Gubbs
Applicant's Signature
Attorney for Applicant

2-7-2022
Date

FOR OFFICIAL USE ONLY	
DATE RECEIVED	<i>02/07/2022</i>
RECEIVED BY	<i>[Signature]</i>

TAB 2

60 Percent Property Owners

60 Percent Property Owners

(1) Highway 29 Ventures, LLC
141 New Street
Macon, GA 31201
Parcel Number 073C 004

(2) Highway 29 Ventures, LLC
141 New Street
Macon, GA 31201
Parcel Number 073C 004A

(3) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 003

(4) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 002A

Other Property Owner

Newnan Auto Body and Glass Repairs, Inc.
484 US Highway 29 North
Newnan, GA 30263
Parcel Number: 073C 002

TAB 3

Letter from Coweta County Elections Office re: No Electors at Properties



22 East Broad St.
Newnan, GA 30263
770-254-2615

February 3, 2022

Horne and Griffis, P.C.
32 S. Court Square
P.O. Box 220
Newnan, Georgia 30264

Mrs. Griffis,

On February 2, 2022, my office examined the electors list for Coweta County, Georgia. Our records indicate that as of February 2, 2022, there are no voters registered at the addresses listed below:

460 N Highway 29 Newnan, GA 30263
474 N Highway 29 Newnan, GA 30263
484 N Highway 29 Newnan, GA 30263

If you have any questions, please let me know.

Sincerely,

Ashley L. Gay
Director
Elections and Voter Registration
Coweta County Government

TAB 4

Property Owner's Authorization

undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name of Property Owner **Scott Stokes**

Telephone Number **(678) 423-7769**

Address of Subject Property

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

Signature of Property Owner

Personally appeared before me

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

Notary Public *Blakeley Smith*

Date *1/27/2022*

(Affix Raised Seal Here)



undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name of Property Owner **Danny Beck**

Telephone Number **(770) 317-6032**

Address of Subject Property

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

[Handwritten Signature]

Signature of Property Owner

Personally appeared before me

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



(Affix Raised Seal Here)

Notary Public

Blakeley Smith

Date

2/2/22

undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name of Property Owner **John Strickland**

Telephone Number **(770) 328-9535**

Address of Subject Property

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

Signature of Property Owner

Personally appeared before me

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

Notary Public

(Affix Raised Seal Here)

Date

1/27/2022



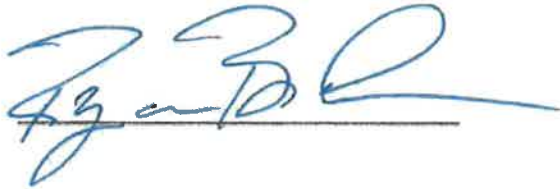
undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name of Property Owner **Ryan Brooks**

Telephone Number **(678) 438-6902**

Address of Subject Property

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



Signature of Property Owner

Personally appeared before me

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

Notary Public



Date **1/27/2022**

(Affix Raised Seal Here)



TAB 5

Legal Description of the Property

Legal Description

All that tract or parcel of land designated Tax Parcels 073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A by the Coweta County Tax Assessor and being more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 72 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

Begin at a concrete monument located on the north side of a sidewalk which is located on north side of the right-of-way of State Route 14 at its mitered intersection with the east side of the right-of-way of State Route 34 Bypass, as shown on plat of survey for North 390, LLC in Plat Book 100, Page 41, Office of the Clerk of Superior Court of Coweta County, Georgia, and run thence northeasterly along the north side of said sidewalk a chord distance of 52.72 feet as shown on said plat of survey; thence continue northeasterly along the north side of said sidewalk the following courses and distances: a chord distance of 58.38 feet (having a radius of 1947.54 feet, an arc distance of 58.38 feet, subtended by a chord bearing N 43 degrees 11 minutes 29 seconds east), North 42 degrees 19 minutes 58 seconds E 66.48 feet, N 42 degrees 29 minutes 18 seconds E 35.84 feet, and N 49 degrees 03 minutes 05 seconds 89.76 feet to a #4 rebar set (all as shown on plat of survey for Devinco LLC in Plat Book 99, Page 301, aforesaid records; thence continue northeasterly along the north side of said sidewalk 125.00 feet, more or less, but specifically to the southwest corner of Lot 4 of The Village Center At Avery Park, as shown on plat of survey for The Village Center At Avery Park in Plat Book 70, Page 203; thence run along the west sides of Lot 4 and Lot 5 of The Village Center At Avery Park the following courses and distances: N 44 degrees 33 minutes 27 seconds W 6.79 feet, N 44 degrees 23 minutes 17 seconds W 203.98 feet, N44 degrees 23 minutes 17 seconds W 130.00 feet, and S 89 degrees 13 minutes 55 seconds W 119.96 feet to an iron pin found; thence run S 44 degrees 34 minutes 08 seconds W 30.00 feet to a #4 rebar set; thence run S 44 degrees 34 minutes 08 seconds W 125.54 feet; thence run S 44 degrees 00 minutes 00 seconds W 124.44 feet to an axle found (all as shown on plat of survey for Devinco LLC in said Plat Book 99, Page 301); thence run S 41 degrees 42 minutes 10 seconds W 1.91 feet to a #4 rebar found; thence run S 43 degrees 39 minutes 00 seconds W 110.09 feet to a concrete monument found; thence run South 43 degrees 32 minutes 50 seconds W 23.10 feet to a concrete monument found on the east right-of-way of State Route 34 Bypass (all as shown on said plat of survey for North 390, LLC in Plat Book 100, Page 41); thence run along said right-of-way the following courses and distances: S 41 degrees 24 minutes 28 seconds E 76.38 feet; S 38 degrees 55 minutes 29 seconds E 86.74 feet; S 32 degrees 12 minutes 55 seconds E 99.46 feet; S 29 degrees 27 minutes 07 seconds E 50.17 feet; S 38 degrees 30 minutes 23 seconds E 61.49 feet; and S 85 degrees 34 minutes 40 seconds E 70.06 feet to a concrete monument and the point of beginning of the tract herein described.

DOCH 001055
FILED IN OFFICE
1/26/2015 04:16 PM
BK:4175 FG:165-172
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

This instrument prepared by and after
recordation is to be returned to:

PT# 2015-185

John D. Reeves
Smith, Hawkins, Hollingsworth & Reeves, LLP
PO Box 6495
Macon, Georgia 31208-6495 ✓

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

(This Space for Official Use Only)

STATE OF GEORGIA
COUNTY OF BIBB

QUIT CLAIM DEED

THIS INDENTURE, made this 27th day of January, 2015 by and between PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Katie Gray Hammock (now Katie H. Norris) and PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Claire Byrd Hammock, Party of the First Part, hereinafter referred to as "Grantor", and HIGHWAY 29 VENTURES, LLC, a Georgia limited liability company, Party of the Second Part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, Grantor has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto Grantee, a 50% undivided interest in the following described property:

SEE EXHIBIT "A" ATTACHED HERETO FOR A MORE COMPLETE
DESCRIPTION OF THE PROPERTY.

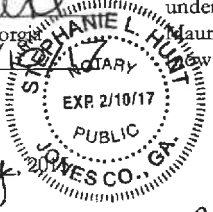
TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the right, members and appurtenances thereof.

8/24 BE
mm

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and affixed its seal the day and year first above written.

Sworn to and subscribed before me this 9 day of January 2015.

Witness J.D. Prew / Patricia H. Wall (L.S.)
PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Katie Gray Hammock (Katie H. Norris)
Stephanie L. Hunt
NOTARY PUBLIC, State of Georgia
My Commission Expires 2/10/17



Sworn to and subscribed before me this 9th day of January, 2015.

Witness J.D. Prew / Patricia H. Wall (L.S.)
PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Claire Byrd Hammock
Stephanie L. Hunt
NOTARY PUBLIC, State of Georgia
My Commission Expires 2/10/17



DOC# 016875
FILED IN OFFICE
06/15/2006 03:59 PM
BK:2985 PG:711-714
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

06-4508
STATE OF GEORGIA
COUNTY OF COWETA

Willis G. Haugen
Sanders, Haugen & Sears, P.C.
11 Perry Street
P. O. Box 1177
Newnan, Georgia 30264

06-4508

DEED OF ASSENT

THIS INDENTURE made this 15 day of JUNE, 2006, by and between BOBBIE D. HAMMOCK, Executrix of the Last Will and Testament of [✓]PHILLIP A. HAMMOCK, deceased, late of Coweta County, Georgia, party of the first part and [✓]BOBBIE D. HAMMOCK of Coweta County, Georgia party of the second part:

WITNESSETH:

That the said Party of the First Part, acting as Executrix under and by virtue of the power and authority contained in the Last Will and Testament of Phillip A. Hammock, deceased, said Will having been probated in Solemn Form by Order of the Probate Court of Coweta County, Georgia, on July 29, 1996, as evidence of the devise contained in Item Three of the Last Will and Testament of Phillip A. Hammock, has assented, transferred, granted and conveyed, and by these presents, does assent, transfer and convey unto the said party of the Second Part, her heirs and assigns, the following described property, to-wit:

All of the property owned by Phillip A. Hammock lying in Land Lots 178 and 179 of the Fifth Land District of Coweta County, Georgia and the rental property located at 474 N. Highway 29, Newnan, Georgia 30263, all as more particularly described as Exhibit "A" attached hereto and incorporated herein.

This deed is executed and delivered by the said BOBBIE D. HAMMOCK, as Executrix of the Last Will and Testament of Phillip A. Hammock, deceased, to the Grantee herein, for the purpose of evidencing her assent to the devise contained in said Last Will and Testament and to transfer and convey all of the right, title and interest of Phillip A. Hammock, deceased, or his estate in and to said above-described property. All debts, claims, taxes and expenses due by the said Phillip A. Hammock, deceased, and his estate, have been paid in full.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the Second Part, her

15/16

BdH

heirs and assigns, forever, in FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed by the said Phillip A. Hammock, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal the day and year first above written.

Bobbie D. Hammock
BOBBIE D. HAMMOCK, Executrix
Estate of Phillip A. Hammock, Deceased.

Signed, sealed and delivered
in the presence of

Debbie L. Hein
Witness
Debbie L. Hein
Notary Public, State of Georgia

(SEAL)



PREPARED BY:
WOOD, ODOM & EDGE P.A.
45 SPRING STREET
NEWNAN, GA 30253

DOC# 018811
FILED IN OFFICE
10/23/2015 02:41 PM
BK:4288 PG:566-566
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$260.00 ✓

PT# 2015-5323
WARRANTY DEED

T-14556

GEORGIA, COWETA COUNTY

For and in consideration of the sum of Other Valuable Consideration & Ten (\$10.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, SUSAN HEAD COGGIN, State of Georgia, does hereby give, grant, sell, alien and convey unto NEWNAN AUTO BODY & GLASS REPAIRS, INC., of County of Coweta, State of Georgia, ITS heirs and assigns, the following property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 72 of the Fifth Land District of Coweta County, Georgia, being Lot Seven (7) Block A of the T. O. Stallings Estate Subdivision, as surveyed and platted by T. Y. Mattox, CS., a copy of which plat is recorded in Deed Book 63, page 383, Coweta County Records, and more particularly described as the metes and bounds by said plat, reference to which is had. ✓

Less and except:

All that portion of land in Land Lot 72 of the Fifth Land District conveyed by J.K. Coggin to Georgia Department of Transportation by Right of Way Deed recorded at Deed Book 3321, Pages 581- 587, Coweta County Records.

The property is conveyed subject to the easement to use a well as set forth in said agreement recorded at Deed Book 173, page 192, Coweta County Records.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, The said SUSAN HEAD COGGIN HAS hereunto set her hand, affixed her seal, and delivered these presents this 14th day of October, 2015.

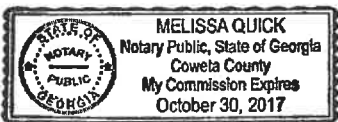
Susan Head Coggin
SUSAN HEAD COGGIN

Signed, sealed and delivered
in our presence:

This 14th day of October, 2015

Dannell Odom
WITNESS

Melissa Quick (SEAL)
NOTARY PUBLIC, STATE OF GEORGIA
County of COWETA
My Commission Expires on: 10/30/17



(T-14556.PFD/T-14556/2)

410m

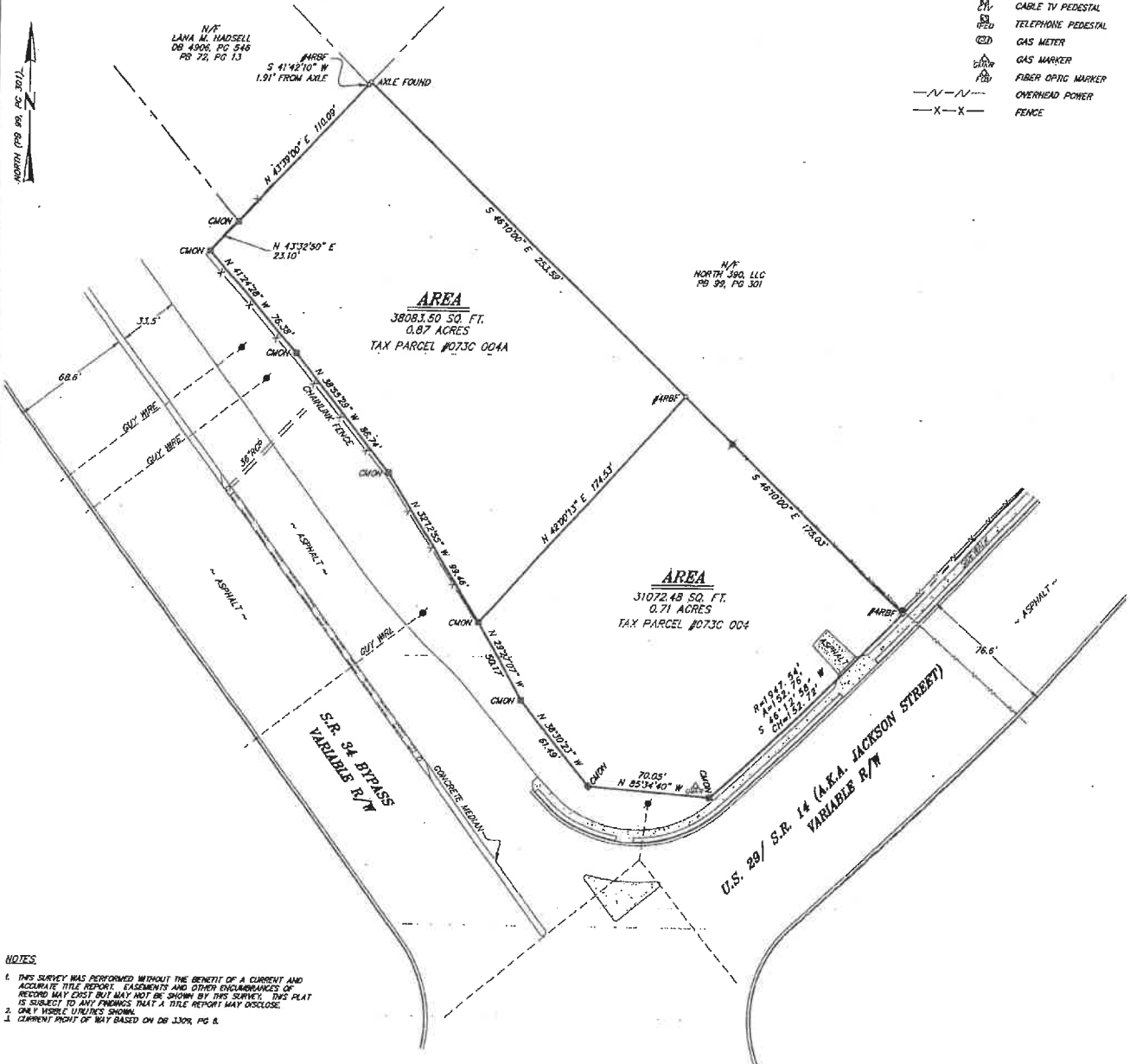
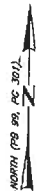
TAB 6

Surveys

RECORDING INFORMATION

LEGEND

- #1RBF 1/2" REBAR FOUND
- #1RBS 1/2" REBAR SET
- CMON RIGHT OF WAY MONUMENT
- 1/2" OIF 1/2" OPEN TOP PIPE FOUND
- ⊕ FIRE HYDRANT
- POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊙ LIGHT POLE
- ⊕ WATER METER
- ⊕ POWER BOX
- ⊕ POWER METER
- ⊕ CABLE TV PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ GAS MARKER
- ⊕ FIBER OPTIC MARKER
- OVERHEAD POWER
- X-X- FENCE



NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.
3. CURRENT RIGHT OF WAY BASED ON DB 1304, PG 8.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 23,140 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 302,441 FEET. A TRIMBLE TOTAL STATION AND WILSON DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OPIUM.

MAP NUMBER: 1307201430 REVISED DATE: 02/06/13



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



DATE: 3/19/21
 FIELD DATE: 3/19/21
 PLAT DATE: 3/22/21
 SCALE: 1"=40'
 COUNTY: COWETA
 DISTRICT: 5TH
 LAND LOT: 72

SS CURETON LANE
 MORELAND, GA 30259
 678-633-5685
 WWW.WIDEPENLANDSURVEYING.COM
 JOB #2386

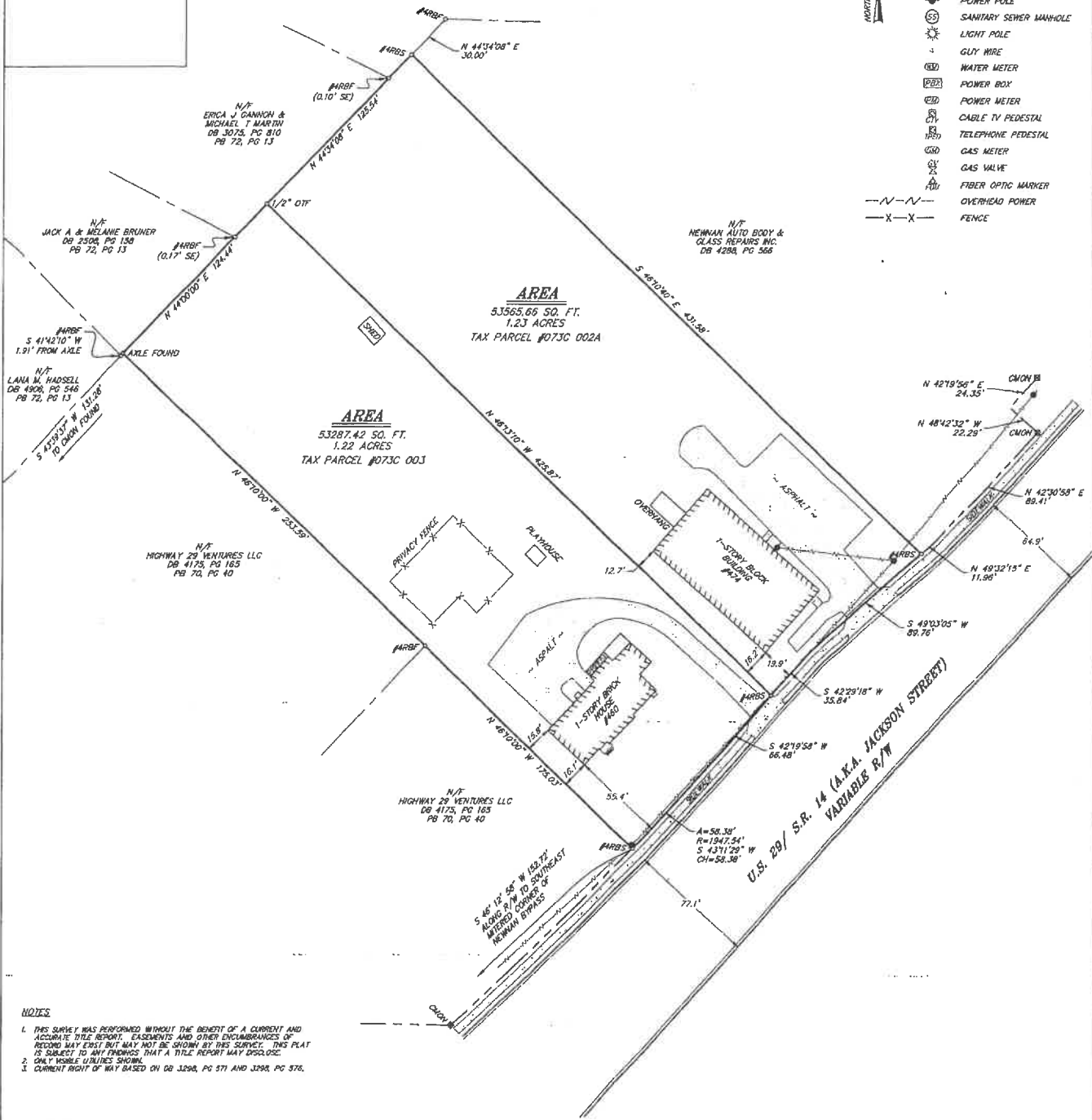
BOUNDARY SURVEY FOR:
 S.R. 34 BYPASS (TAX PARCEL 073C 004 & 073C 004A)
NORTH 390, LLC
 PARCEL A & B ON SURVEY FOR VIVIAN B. HAMMOCK BY W. W. FLOWERS JR.
 DB 1175, PG 162; DB 70, PG 40

RECORDING INFORMATION

LEGEND



- #RRBF 1/2" REBAR FOUND
- #RRBS 1/2" REBAR SET
- CMON RIGHT OF WAY MONUMENT
- 1/2" OTF 1/2" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ☀ LIGHT POLE
- ⋮ GUY WIRE
- ⊗ WATER METER
- ⊞ POWER BOX
- ⊠ POWER METER
- ⊞ CABLE TV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ FIBER OPTIC MARKER
- OVERHEAD POWER
- X-X- FENCE



- NOTES
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE KNOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY OWNERS THAT A TITLE REPORT MAY DISCLOSE.
 2. ONLY VISIBLE UTILITIES SHOWN.
 3. CURRENT RIGHT OF WAY BASED ON DB 1298, PG 571 AND 1298, PG 376.

CLOSURE NOTE
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 80,000 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 200,452 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE
 I HAVE EXAMINED THE 7500 OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION CERTIFICATE. SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OVERSIGHT.
 MAP NUMBER: 1307760143D REVISION DATE: 02/06/13

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

DATE: 2/22/21

REGISTERED LAND SURVEYOR
 No. 3158
 JEREMY D. SHIREY

BOUNDARY SURVEY FOR:
 480 & 474 U.S. 29/S.R. 14
DEVINCO LLC
 LOT 5 & 6 OF THE I.O. STALLINGS ESTATE SUBDIVISION
 DB 2985, PG 715; DB 83, PG 383 (PLAT)

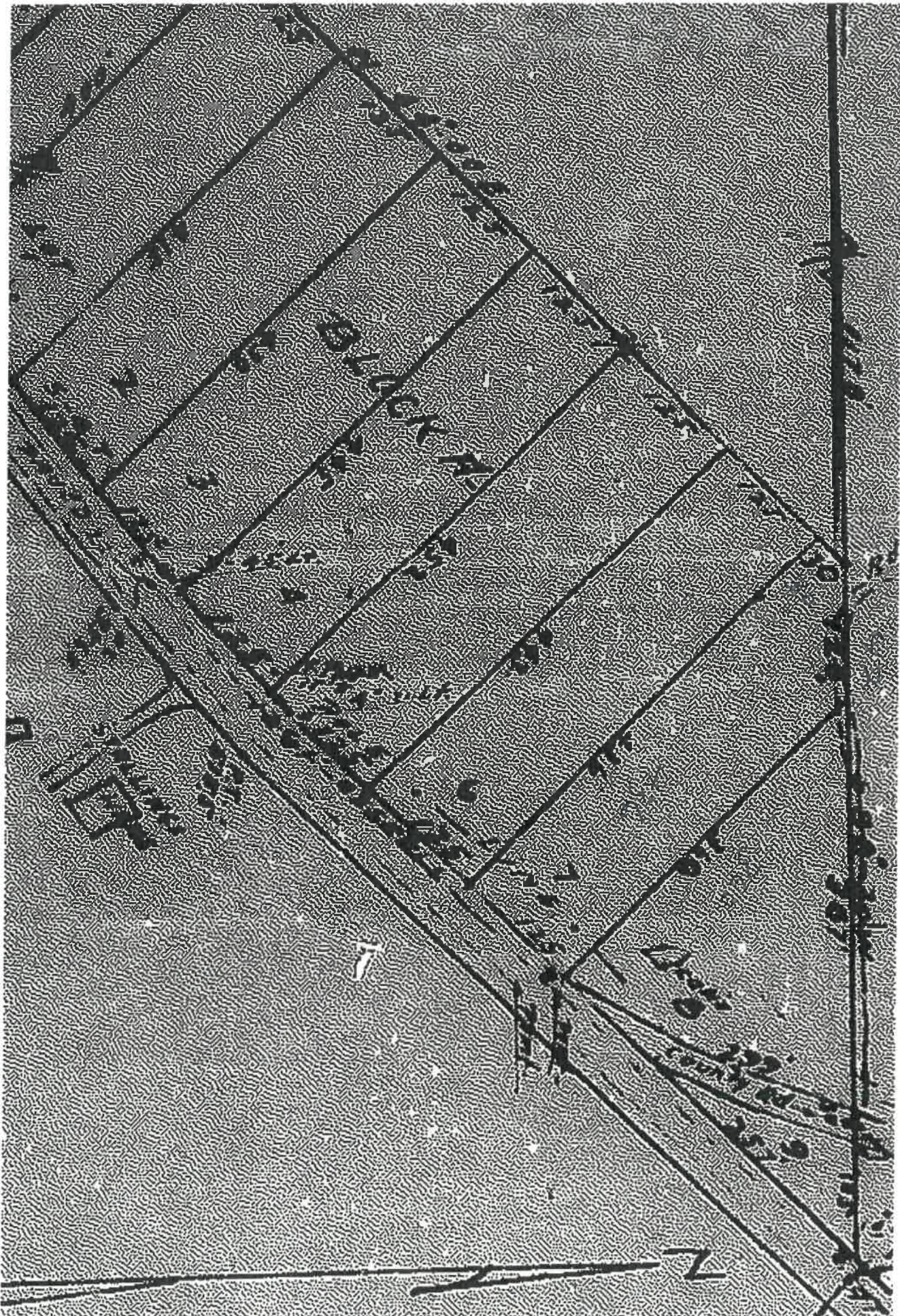
WIDE OPEN LAND SURVEYING, LLC
 52 GURETON LANE
 MORELAND, GA 30259
 678-633-5685
 WWW.WIDEOPENLANDSURVEYING.COM
 JOB #2369

FIELD DATE: 2/22/21
 PLAT DATE: 2/26/21
 SCALE: 1"=40'
 COUNTY: CONETA
 DISTRICT: 5TH
 LAND LOT: 72

DB 63
P. 383

T.O.
Spallings
Estate
8-9-52
TY
Mottox

125'
along N
side 29



360
476

TAB 7

Conceptual Plan



PROPOSED FULL ACCESS DRIVEWAY

PROPOSED RIGHT-IN/ RIGHT-OUT DRIVEWAY

THE RIGHT-IN/ RIGHT-OUT DRIVEWAY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS PROVIDED BY THE CLIENT.

GEORGIA 811
 Utility Professionals Connect, Inc.

COMPANY IS ONLY THE SERVICE PROVIDER FOR THE "811" SERVICE. THE SERVICE PROVIDER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE SERVICE PROVIDER IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PROPERTY CAUSED BY ANY CONSTRUCTION. THE SERVICE PROVIDER IS NOT RESPONSIBLE FOR ANY INJURY TO PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION. THE SERVICE PROVIDER IS NOT RESPONSIBLE FOR ANY DELAY OR STOPPAGE OF CONSTRUCTION CAUSED BY ANY CONSTRUCTION. THE SERVICE PROVIDER IS NOT RESPONSIBLE FOR ANY OTHER MATTER ARISING OUT OF OR IN CONNECTION WITH THE SERVICE PROVIDED.

Tab 8

60% Method of Annexation Notice

60 PERCENT METHOD OF ANNEXATION NOTICE

To the Mayor and City Council of the City of Newnan, Georgia

1. We, the undersigned, representing not less that 60 percent of the electors resident in the territory described herein and the owners of not less than 60 percent of the real property within the territory described herein, do respectfully request that the Mayor and City Council of Newnan, Georgia, annex the territory described below to the City of Newnan, Georgia, said City having a population of 200 or more persons, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O. C.G.A. § 36-36-31) to the existing corporate limits of the City of Newnan, Georgia, and the description of such territory is as follows:

All that tract or parcel of land designated Tax Parcels 073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A by the Coweta County Tax Assessor and being more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 72 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

Begin at a concrete monument located on the north side of a sidewalk which is located on north side of the right-of-way of State Route 14 at its mitered intersection with the east side of the right-of-way of State Route 34 Bypass, as shown on plat of survey for North 390, LLC in Plat Book 100, Page 41, Office of the Clerk of Superior Court of Coweta County, Georgia, and run thence northeasterly along the north side of said sidewalk a chord distance of 52.72 feet as shown on said plat of survey; thence continue northeasterly along the north side of said sidewalk the following courses and distances: a chord distance of 58.38 feet (having a radius of 1947.54 feet, an arc distance of 58.38 feet, subtended by a chord bearing N 43 degrees 11 minutes 29 seconds east), North 42 degrees 19 minutes 58 seconds E 66.48 feet, N 42 degrees 29 minutes 18 seconds E 35.84 feet, and N 49 degrees 03 minutes 05 seconds 89.76 feet to a #4 rebar set (all as shown on plat of survey for Devinco LLC in Plat Book 99, Page 301, aforesaid records; thence continue northeasterly along the north side of said sidewalk 125.00 feet, more or less, but specifically to the southwest corner of Lot 4 of The Village Center At Avery Park, as shown on plat of survey for The Village Center At Avery Park in Plat Book 70, Page 203; thence run along the west sides of Lot 4 and Lot 5 of The Village Center At Avery Park the following courses and distances: N 44 degrees 33 minutes 27 seconds W 6.79 feet, N 44 degrees 23 minutes 17 seconds W 203.98 feet, N44 degrees 23 minutes 17 seconds W 130.00 feet, and S 89 degrees 13 minutes 55 seconds W 119.96 feet to an iron pin found; thence run S 44 degrees 34 minutes 08 seconds W 30.00 feet to a #4 rebar set; thence run S 44 degrees 34 minutes 08 seconds W 125.54 feet; thence run S 44







degrees 00 minutes 00 seconds W 124.44 feet to an axle found (all as shown on plat of survey for Devinco LLC in said Plat Book 99, Page 301); thence run S 41 degrees 42 minutes 10 seconds W 1.91 feet to a #4 rebar found; thence run S 43 degrees 39 minutes 00 seconds W 110.09 feet to a concrete monument fund; thence run South 43 degrees 32 minutes 50 seconds W 23.10 feet to a concrete monument found on the east right-of-way of State Route 34 Bypass (all as shown on said plat of survey for North 390, LLC in Plat Book 100, Page 41); thence run along said right-of-way the following courses and distances: S 41 degrees 24 minutes 28 seconds E 76.38 feet; S 38 degrees 55 minutes 29 seconds E 86.74 feet; S 32 degrees 12 minutes 55 seconds E 99.46 feet; S 29 degrees 27 minutes 07 seconds E 50.17 feet; S 38 degrees 30 minutes 23 seconds E 61.49 feet; and S 85 degrees 34 minutes 40 seconds E 70.06 feet to a concrete monument and the point of beginning of the tract herein described.

[Insert complete description of land to be annexed.]

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			

LAND OWNERS ONLY

Name	Address	Signature	Date
1. JOHN STRICKLAND	P.O. Box 731 Newnan, Ga. 30264		1-27-22
2. RYAN BROOKS	385 GOLFVIEW CLUB DR. NEWNAN, GA 30263		1-27-22
3. 	14 E. GARDEN DR NEWNAN GA 30263		1-27-22
4. 	11 NEWNAN VIEWS CR 30263		1-22-22

RESIDENT ELECTORS ONLY (NON-LAND OWNERS)

Name	Address	Signature	Date
1.			
2.			

1 All signatures must be collected within one year of the date on which the first signature was obtained. O.C.G.A. § 36-36-32(g).

TAB 9

Disclosure of Campaign Contributions and Gifts

- (a) Applicants**
- (b) Attorney**



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant (handwritten signature)

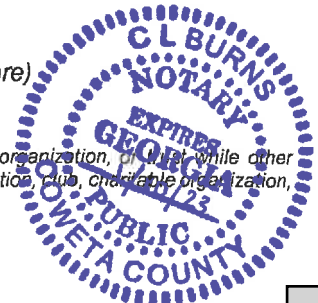
By: JOHN STRICKLAND Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public (handwritten signature) Date 1/27/2022

(Affix Raised Seal Here)



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



City of Newnan, Georgia

Attachment B

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant (with handwritten signature)

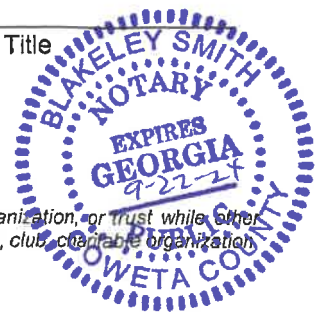
By: DANNY BECK Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public: Blakeley Smith Date: 2/2/22

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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

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

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

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

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

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

[Signature]
Signature of Applicant

By: Ryan Brooks
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Blakeley Smith 1/27/2022
Signature of Notary Public Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-87A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant

By: Scott Stokes
Type or Print Name and Title

Signature of Applicant's Representative
Blakeley Smith
Signature of Notary Public
Date 9/27/2022

Type or Print Name and Title
(Affix Raised Seal Here)
Notary Seal: BLAKELEY SMITH, NOTARY, EXPIRES GEORGIA 9-22-24, NEWNAN CITY

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Melissa D. Griffis

Melissa D. Griffis, Attorney

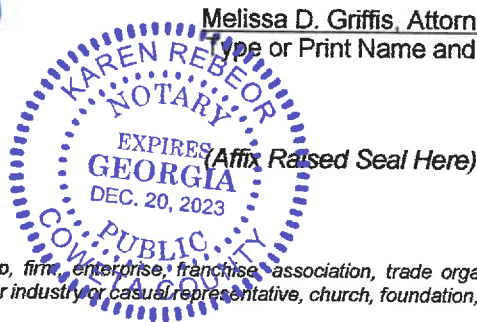
Signature of Applicant's Representative

Type or Print Name and Title

Karen Rebeor 2.7.2022

Signature of Notary Public

Date

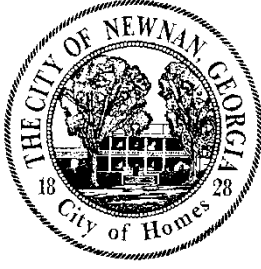


Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable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

TAB 10

Filing Fee

(\$729.75)



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Presentation of internal requests for funds under the American Rescue Plan Act (ARPA)

Prepared and presented by: Andrew Moody, ARPA Special Project Manager

Purpose:

To present internal requests for funding under the American Rescue Plan Act (ARPA)

Background:

On October 26th, 2021 the Council adopted the first resolution to accept and establish guidelines and requirements for the obligation and expenditure of ARPA funds. On February 8th, 2022 Council adopted a resolution to amend the first ARPA resolution in regard to updated guidance from the United States Treasury. Under this resolution the ARPA Special Project Manager created and administered an ongoing application for requests for funding under the American Rescue Plan Act (ARPA). The application has been screened by the ARPA Special Project Manager for eligibility and has been reviewed and scored by the established review committee. The amended resolution contained a new section on the provision of funds under the revenue replacement category for obligations and expenditures on government services. This provision grants that the City may obligate and expend up to ten million dollars (\$10,000,000.00) for government services. Internal applicants may also seek to apply for categories outside of the government services realm so long as the applications meet the guidelines associated to the category. The decision to obligate the funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all.

ARPA Internal Funding Requests:

1. *Newnan Centre, Recovery of Pandemic Losses, 2.11 Aid to Tourism, Travel, or Hospitality:*
\$257,766.
2. *Business Development and Main Street, Carnegie – Thompson Alleyway Redevelopment,*
6.1 Provision of Government Services: **\$50,000**
3. *Sanitation and Public Works, Leaf and Debris Removal (Leaf Truck),* 6.1 Provision of Government Services: **\$230,000**
4. *IT and Facilities, Access Control,* 6.1 Provision of Government Services: **\$55,000**
5. *IT, Next Generation Firewall,* 6.1 Provision of Government Services: **\$73,200 3yr, \$43,999 1yr**
6. *City Manager's Office, Reception Area Addition,* 6.1 Provision of Government Services: **\$100,000**
7. *Fire Department, Cascade System for Station 3,* 6.1 Provision of Government Services: **\$36,043.17**

8. *Facilities and Maintenance, Wadsworth Auditorium Upgrades, 6.1 Provision of Government Services: \$48,000*
9. *Facilities and Maintenance, Newnan Public Safety Upgrades, 6.1 Provision of Government Services: \$190,000*
10. *Police Department, SRT Protective Equipment, 6.1 Provision of Government Services: \$48,627.50*
11. *Building Department, Upgrading Building Department Software, 6.1 Provision of Government Services: \$7,800*
12. *Planning and Zoning, Laptops, 6.1 Provision of Government Services: \$3,377*

TOTAL GOVERNMENT SERVICES: \$783,847.67

TOTAL OTHER CATEGORIES: \$257,766

COMBINED TOTAL: \$1,041,613.67

Recommendation:

Council may decide to fund the requests entirely, partially, or not at all.

Attachments: Application summaries for;

1. Newnan Centre, 2.11 Aid to Tourism, Travel, or Hospitality
2. Business Development and Main Street, 6.1 Provision of Government Services
3. Sanitation, 6.1 Provision of Government Services
4. IT, Access Control, 6.1 Provision of Government Services
5. IT, Next Gen Firewall, 6.1 Provision of Government Services
6. City Manager, 6.1 Provision of Government Services
7. Fire Department, 6.1 Provision of Government Services
8. Facilities, Wadsworth, 6.1 Provision of Government Services
9. Facilities, Public Safety, 6.1 Provision of Government Services
10. Police Department, 6.1 Provision of Government Services
11. Building Department, 6.1 Provision of Government Services
12. Planning and Zoning, Laptops, 6.1 Provision of Government Services

Previous Discussions with Council:

On January 25th, 2022 the Council approved a request by The Coweta Community Foundation for ARPA funding under the “Aid to a Nonprofit Organization” category in the amount of \$167,756. On February 8th, 2022 the Council adopted a resolution to amend the first ARPA resolution to comply with the current US Treasury guidelines. The amended resolution included a section the granted the Council permission to obligate up to \$10,000,000 for the provision of government services.



Internal Application for ARPA

City of Newnan

Submitted On:
November 18, 2021 10:48am
America/New_York

Applicant Name	Carol Moore
Position Title	Executive Director
Department	Newnan Centre
Additional Applying Department(s), or Applying on Behalf Of:	Newnan Convention Center Authority
Project Title (5 words or less, may include acronyms)	Revenue Loss Recovery
Project Description	In 2020 the Newnan Centre was on target to have its best financial year in its 7-year history. However, the arrival of COVID caused the cancellation or postponement of all events. Obviously, revenues became non-existent due to COVID and it is estimated that loss is \$257,766. The hotel/motel and motor vehicle tax revenues were used to sustain the operation of the Centre during this time. The operating profit from year-end is typically placed into a Capital Reserve Fund to accomplish needed projects, or for emergency repairs or equipment replacement. The Capital Reserve fund has a balance of \$179,000, which is below the established threshold of \$400,000 established by the Newnan Convention Center Authority. The operating account is considerably less than years past, which gives a concern during certain months for cash flow. Future projects on the horizon for the Newnan Centre are decor renovations to stay current and viable, equipment replacement and increased parking.
Proposed Funding Amount	\$257,766
Proposed Timeline	N/A
How will the proposal project impact the community?	The Newnan Centre is a treasured community asset that offers a beautiful, state-of-the-art venue for conferences, corporate training, banquets and social events to occur. It is the mission of the Centre to bring outside tourism dollars into the community, as well as providing a place for our citizens to host special occasions and make memories. We intend to continue operating the Newnan Centre with professionalism and offering a clean, safe environment to host and attend events.
How urgent is the proposal? Explain?	The requested funds are needed immediately in order to continue the operation of the Newnan Centre.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Carol Moore, Executive Director 678-673-5494 carol@newnancentre.com
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	There would not be any external providers at this time.
Upload File(s)	https://seam.ly/OF53may8 Newnan Centre 2019 and 2020 Financial Comparison.pdf
Upload File(s)	https://seam.ly/9yyO2MQH



Internal Application for ARPA

City of Newnan

Submitted On:

November 29, 2021 2:54pm

America/New_York

Applicant Name	Abigail Strickland
Position Title	Main Street Manager
Department	Business Development & Main Street
Additional Applying Department(s), or Applying on Behalf Of:	Newnan Downtown Development Authority
Project Title (5 words or less, may include acronyms)	Carnegie - Thompson Alleyway Redevelopment
Project Description	The alley between the Newnan Carnegie Library and Central Baptist church has been the backdoor to history for the last hundred plus years. Now it is being asked to play host to new happenings, such as the Linc trail system and a gathering space for the community. It is becoming a place that children learn about the history of the town. The alley has seen increased walking traffic since the exciting expansion of Central Baptist Church and the closure of Brown Street between Broad Street and Spring Street. Outdoor space is a premium with neighboring businesses and organizations. This project will promote walkability and provide a new public space for the community.
Proposed Funding Amount	50,000
Proposed Timeline	3-6 Months, weather depending
How will the proposal project impact the community?	COVID-19 has proven that public accessible space is needed more than ever. This project is unique in the the timeline in which it can be completed compared to traditional public spaces such as parks. There is an urgent need for safe physical distancing spaces in our district and this alleyway would provide that. Environmental improvements such as this project improve the community's sociability, health, and wellbeing.
How urgent is the proposal? Explain?	Ideally the project would be ready by Spring in order to take advantage of the beautiful weather. Wth the timeline being 3-6 months, the project is urgent.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Abigail Strickland
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Newnan Utilities Artist Sign Company
Upload File(s)	https://seam.ly/PygDbOQ3 Carnegie-Thompson Alley.pdf
Upload File(s)	https://seam.ly/mjf5d2c8 Carnegie Thompson Indictators.xlsx
Upload File(s)	https://seam.ly/ZI9XI1Wz Carnegie Thompson Alley Budget.xlsx



Internal Application for ARPA

City of Newnan

Submitted On:

December 18, 2021 2:06pm
America/New_York

Applicant Name	John Martin
Position Title	Sanitation Supervisor
Department	Sanitation
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Leaf & debris removal
Project Description	Leaf truck
Proposed Funding Amount	230,000
Proposed Timeline	ASAP
How will the proposal project impact the community?	<p>There are about 179 miles of streets maintained by the City of Newnan. The city has one fully operational leaf truck. With an additional leaf truck we could speed up the leaf and debris removal process greatly. The older truck that it would be replacing requires a 3 person crew to operate it. The new leaf truck requires only 1 operator, freeing up the other 2 workers to take care of other tasks throughout the city. With faster removal times there would be fewer calls to the public works department inquiring about leaf removal. In addition, we could maintain a cleaner and safer community. This truck could also be used by the street sweeping crew when their street sweeper needs repair. For example, the truck can be used to clean the curbs & gutters along the city's streets until the sweeper is repaired allowing the streets in the community to stay clean and the gutters to stay clear of leaves and debris.</p>
How urgent is the proposal? Explain?	<p>Very important. With older equipment, the time spent on repairs throughout the fall & winter season makes it very hard to complete the leaf removal in a timely manner. The delay results in numerous calls daily inquiring about leaf & debris removal. Many calls are from residents in the community complaining about how long their leaf piles have been on the road. Constant complaints and criticism is impacting employee morale since they are doing the best they can with old equipment.</p>
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	John Martin Sanitation supervisor or Ray Norton Public Works Director.
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Environmental Products.



Internal Application for ARPA

City of Newnan

Submitted On:
December 9, 2021 4:40pm
America/New_York

Applicant Name	Bryan Lee
Position Title	IT Director
Department	IT
Additional Applying Department(s), or Applying on Behalf Of:	Facilities Maintenance
Project Title (5 words or less, may include acronyms)	Access Control
Project Description	To expand our current access control system to include entry points and critical doors for all city buildings.
Proposed Funding Amount	\$55,000
Proposed Timeline	January 2022 - December 2022
How will the proposal project impact the community?	Will provide easier control over access to city facilities. Employees will only need one RFID key which can double as their identification badge. If the employee leaves without returning the key you simply turn it off in the system. No need to re-key locks. Renters could be provided a key to a facility they rent with access programed only to specific days and times.
How urgent is the proposal? Explain?	5 out of 10. Obviously the doors will continue to open and close without this system. But then benefits of having the ability for one employee or renter have access to only the doors they need access to all with one in-expensive key can't be denied.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Bryan Lee
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes. Installation would be performed by Relyco or one of their sub-contractors.



Internal Application for ARPA

City of Newnan

Submitted On:
February 16, 2022 2:38pm
America/New_York

Applicant Name	Bryan Lee
Position Title	IT Director
Department	IT Department
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Next Gen Firewall
Project Description	To replace our existing firewall with a next generation firewall to better protect against modern threats.
Proposed Funding Amount	\$73,200 3yr or \$43,999 1yr
Proposed Timeline	January 2022 - April 2022
How will the proposal project impact the community?	The new firewall will better protect our internal network from modern attacks. Maintaining a secure and functioning internal network keeps public services running at full capacity.
How urgent is the proposal? Explain?	7 out of 10. While this will be replacing an existing firewall that does an acceptable job, the benefits gained from improved logging and reporting justify the replacement.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Bryan Lee
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	No



Internal Application for ARPA

City of Newnan

Submitted On:
November 18, 2021 11:26am
America/New_York

Applicant Name	Ronda Helton
Position Title	Program Manager
Department	City Manager
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Reception Area Addition
Project Description	To renovate the Finance window to include a reception area to greet the public.
Proposed Funding Amount	\$100,000
Proposed Timeline	December 2021- February 2022
How will the proposal project impact the community?	The purpose of this project is to have direct initial contact for all citizens entering City Hall without exposing the entire facility to potential COVID cases and for the safety of citizens to have one initial contact rather than multiple. Overall to reduce potential exposure. Although all facilities are now open to the public, all City Hall offices have remained closed through access control and it is also an inconvenience for our citizens. The point of the project is to provide service to the community with limited exposure.
How urgent is the proposal? Explain?	The receptionist position is budgeted for 2022 which begins with the fiscal year starting in January. All City Hall doors are under access control that limits public interaction. Due to limited office space and access we would need the reception area constructed prior to bringing the position on board.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Ronda Helton, Program Manager
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes, this will require a General Contractor. A firm has not been awarded the contract as of application date.
Upload File(s)	https://seam.ly/rdPlvKt6 2134_City of Newnan City Hall and Public Wrks Renovation_Reception Desk.pdf
Upload File(s)	https://seam.ly/fD4RIL6N Budget Narrative.xlsx



Internal Application for ARPA

City of Newnan

Submitted On:
February 4, 2022 1:58pm
America/New_York

Applicant Name	Stephen Brown
Position Title	Fire Chief
Department	Fire
Additional Applying Department(s), or Applying on Behalf Of:	none
Project Title (5 words or less, may include acronyms)	Cascade System for Station 3
Project Description	Breathing Air System to refill air bottles. Current system at Station 3 is 30 years old and out of service.
Proposed Funding Amount	\$36,043.17
Proposed Timeline	Spring 2022
How will the proposal project impact the community?	It will allow firefighters to stay in their service zones and have quicker turnaround time, therefore not compromising response times to our citizens.
How urgent is the proposal? Explain?	Urgent. It will enable crews to refill their air bottles and stay in their zones. Current system has been out of service and unable to be repaired.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Stephen Brown
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes. Breathing Air Systems



Internal Application for ARPA

City of Newnan

Submitted On:

February 4, 2022 1:14pm

America/New_York

Applicant Name	Mark Johnston
Position Title	Facilities Maintenance Director
Department	Facilities Maintenance
Additional Applying Department(s), or Applying on Behalf Of:	Leisure Services
Project Title (5 words or less, may include acronyms)	Wadsworth Auditorium Upgrades
Project Description	<p>Painting-The Wadsworth auditorium has become increasingly popular over the last couple of years. The new LED lights installed have exposed another issue within. The entire auditorium is in dire need of painting. It is time the ceiling, walls, and trim are updated to reflect a newer positive experience.</p> <p>New doors-Replacing existing wooden doors with metal doors near exits at stage.</p>
Proposed Funding Amount	Painting-\$28,000 Doors-\$20,000
Proposed Timeline	Spring 2022
How will the proposal project impact the community?	It would create a new atmosphere by reinvigorating the area, which could potentially add to more use of the facility by our community. Provide a safer environment for staff and guests as events take place within the auditorium.
How urgent is the proposal? Explain?	<p>Painting-City staff would like our citizens to be awe inspired when entering the auditorium. As we revitalize the location, fresh paint would allow attendees to celebrate the history of the Wadsworth, and balance that history with a modern feel.</p> <p>Doors-The current doors are dated, worn, and warped. The door slabs/door hardware appear to be original to the building. Staff has indicated concern for safety after dark, due to the condition of the doors.</p>
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Mark Johnston
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes, Mark Johnston



Internal Application for ARPA

City of Newnan

Submitted On:
February 3, 2022 2:46pm
America/New_York

Applicant Name	Mark Johnston
Position Title	Facilities Maintenance Director
Department	Facilities Maintenance
Additional Applying Department(s), or Applying on Behalf Of:	Newnan Fire Department Newnan Police Department
Project Title (5 words or less, may include acronyms)	Newnan Public Safety Upgrades
Project Description	<p>Public Safety Complex- Adding additional countertop space within the clerk's office that will allow for the Court clerk to work out of one window and the PD Admin to work out of the other. The countertop will be wide enough for computers etc, to sit upon. The cost is driven by the fact that two bullet proof windows will have to be removed and then reinstalled after new counters have been permanently added.</p> <p>Fire Station 2-Finish the remodel on remainder of the facility. Kitchen, bathrooms, dayroom, bays, and offices. Also replace original hot water heater, installed in 1999.</p> <p>Fire Station 3-Update/remodel kitchen.</p> <p>Fire Station 1-Remove the POU heater and replace with a commercial gas HW Heater</p>
Proposed Funding Amount	<p>PSC-\$20,000</p> <p>Station 2-\$140,000</p> <p>Station 3-\$20,000</p> <p>Station 1-\$10,000</p> <p>Total=\$190,000</p>
Proposed Timeline	Aiming to hit the ground running with Council approval. End of 1st quarter/beginning of 2nd quarter.
How will the proposal project impact the community?	<p>PSC-It will allow for better flow of customer service, separating the court side from the Admin side, reducing time/confusion for citizens.</p> <p>Station's 1, 2, and 3-It will provide for a more modern Fire Station that citizens and firefighters can be proud of. It will provide a better quality of life for City Fire personnel, thus enhancing a better interaction with the public.</p>
How urgent is the proposal? Explain?	<p>PSC-Urgent. With the growth of the Newnan Municipal Court, it has become evident that a separate area is needed for court recipient interaction. With Covid lingering and lack of area for social distancing, the goal will be to get people in and out of the building as quickly as possible. This will aid that interaction, allowing it to be quicker and smoother.</p> <p>Fire Station 2-Urgent. Half of the building has already been remodeled. This would bring closure to this process, allowing fire personnel to settle in to their new environment.</p> <p>Fire Station 3-Urgent.This would modernize a dated space, improving the quality of the work environment for fire personnel.</p> <p>Fire Station 1-Although not as urgent as the other locations, but very crucial. Running the Gear Washer and showers at the same time, the Point of Use HW heater does not keep up with the demand for hot water needed, potentially, not allowing our personnel and their gear to decontaminate properly.</p>
Who would administer and report on key indicators for this project,	Mark Johnston

who within the department will be the primary contact?

Will the project require contracting with external providers? If so, who will be involved in the project implementation?

Outside contractors will be involved in the remodels at Station's 2 and 3, along with the proposed project at the PSC.

Installation of hot water heaters at Station's 1 and 2 will be performed by City staff.

Upload File(s)

<https://seam.ly/bdlp3jFz>

Hot water heater info for Fire Stations.pdf



Internal Application for ARPA

City of Newnan

Submitted On:
January 11, 2022 3:47pm
America/New_York

Applicant Name	Kevin Black
Position Title	Sergeant
Department	Police
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	SRT Protective Equipment
Project Description	Purchasing of protective equipment for the Newnan Police Department's Special Response Team. Items to be purchased include Comtac VI hearing protection with PTT, Avon F90 Ballistic Helmets, and Avon FM53 air purifying respirators.
Proposed Funding Amount	(10) Comtac VI Hearing Protection Headsets with PTT: \$14,338.00 (25) Avon F90 Ballistic helmets: 25 x \$776 = \$19,400.00 (10) Avon FM53 Air Purifying Respirators: \$14,889.50 Total Amount: \$48,627.50
Proposed Timeline	First Quarter Year 2022
How will the proposal project impact the community?	The purchasing of this protective equipment will allow the officers of the Newnan Police Department's SRT team to better handle high-risk situations within the City limits of Newnan and surrounding areas. Utilizing this equipment would allow officers to better communicate and de-escalate volatile situations within our community, allowing for a higher chance of a peaceful outcome.
How urgent is the proposal? Explain?	Urgent, currently the Newnan Police Department's SRT team does not currently have enough protective equipment to issue to current team members. This lack of equipment leaves our officers vulnerable when going into high-risk situations, like those, the SRT team is typically dispatched to.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Lt. Denver Atwood
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	No
Upload File(s)	https://seam.ly/YAJbDSHz Comtac VI.pdf
Upload File(s)	https://seam.ly/2IlfVaoK Avon FM53.pdf
Upload File(s)	https://seam.ly/BAdqdbnN Avon F90.pdf



Internal Application for ARPA

City of Newnan

Submitted On:
February 4, 2022 11:46am
America/New_York

Applicant Name	Bill Stephenson
Position Title	Chief Building Official
Department	Building Department
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Upgrade Building Department Software
Project Description	Upgraded system includes moving to a web based system. This will enable inspectors to access and use real-time data on mobile devices just as they would on a desktop computer. The web base system stores all data on the "cloud" and updates are automatic. The new upgrade includes hosting of the system, which eliminates our IT department from interacting for updates or storage data issues. The will also allow for the security of such systems to remain off-site.
Proposed Funding Amount	\$7800.00 fee to install, train and host for the first year. Thereafter an increase of \$5000.00 to maintain hosting and storage of data. Currently we are charged \$8,815.00 annually for the software and we store and maintain the data on our servers. The Building Department will budget \$13,815.00 annually for the upgraded system if approved.
Proposed Timeline	2nd Quarter of 2022.
How will the proposal project impact the community?	The community will be positively impacted because the inspectors will have access to real time data, which reduces travel and phone calls to the department from the field. Instead of referring citizens to the Building Department phone system, the inspector can bring up current information and relay it instantly to the citizen in the field. Our current system requires phone calls and office visits for accurate, timely information that can otherwise be gained in the field in real-time. Reduction in office visits allows more efficient use of time for everyone involved, from the inspector disrupting the permit technicians with phone calls (who is often assisting customers or citizens), to the citizen finding a parking space at City Hall; real-time data keeps the inspectors in the field, which in turn keeps citizens from having to travel to City Hall for timely and accurate information.
How urgent is the proposal? Explain?	The update is available currently and the sooner it is installed, the more data will be stored in real-time and the information will be available for the inspectors use in the field.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Bill Stephenson, Jennifer Cantrell and Torie Kraus.
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes, CityView is the implementer and host of the upgrade. They own BluePrince, our current Building Department software.
Upload File(s)	https://seam.ly/eKwOdd1v BluePrince Cloud Pioneer Site Agreement Newnan GA Final.pdf

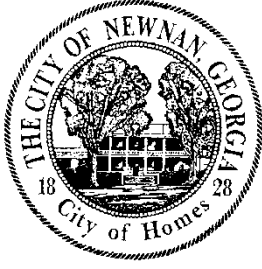


Internal Application for ARPA

City of Newnan

Submitted On:
December 7, 2021 2:26pm
America/New_York

Applicant Name	Dean Smith
Position Title	Planner
Department	Planning & Zoning
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Three Laptops
Project Description	Three mobile workstation laptops to enable work from home as needed and to expedite citizen interface at counter. Two 15" mobile workstations and one 17" mobile workstation.
Proposed Funding Amount	\$3,377.00
Proposed Timeline	Immediate
How will the proposal project impact the community?	<p>The laptops will allow staff to work remotely as needed during times of need, i.e. catastrophic events, pandemics, etc. Additionally, it will also function as a kiosk interface to assist in responding to citizen's inquiries about various properties, zoning questions and projects that we encounter daily at our public window/counter when it is not being used by employees to work remotely. By using the laptop at the public window/counter, staff can educate the public on their property, including their property boundaries, setbacks, zoning categories, etc., without having to bring citizens into the department's office area to examine printed maps or images on our desktop computers.</p> <p>The GIS component of our response to public requests for information has increased exponentially over the course of the past 1 ½ years, as we respond to needs for maps for individual properties, census data, project development data, etc. Oftentimes, citizens who visit our department need to view various maps and the data that our GIS person has compiled.</p>
How urgent is the proposal? Explain?	The need for the laptops was identified in late 2019 and only magnified during the events of Covid-19 coronavirus of 2020. The need has not diminished during 2021.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Tracy Dunnavant, Planning and Zoning Director and Dean Smith, Planner.
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	No, other than ordering the items from a vendor vetted by our IT department, the installation, set up and use should be accomplished internally.
Upload File(s)	https://seam.ly/Fszygr04 Internal Application Document-Laptop Request-12.3.21.docx



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Presentation of external requests for funds under the American Rescue Plan Act (ARPA)

Prepared and presented by: Andrew Moody, ARPA Special Project Manager

Purpose:

To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants

Background:

On October 26th, 2021 the Council adopted the first resolution to accept and establish guidelines and requirements for the obligation and expenditure of ARPA funds. On February 8th, 2022 Council adopted a resolution to amend the first ARPA resolution in regard to updated guidance from the United States Treasury. Under this resolution the ARPA Special Project Manager created and administered an ongoing application for requests for funding under the American Rescue Plan Act (ARPA). The application has been screened by the ARPA Special Project Manager for eligibility and has been reviewed and scored by the established review committee. The decision to obligate the funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all. Recipients of these funds may be regarded as beneficiaries under categories that provide fiscal benefit only. Applicants that apply under categories that require a specific project output are to be regarded as subrecipients and will be subject to all principles and guidelines associated to the ARPA and the City of Newnan procurement policy.

Funding Request:

1. Housing Authority of Newnan, 3.9 Healthy Childhood Environment - Other: **\$249,515**
2. NRG Fitness, 2.9 Small Business Economic Assistance: **\$28,052.16**

COMBINED TOTAL: **\$277,567.16**

Recommendation:

Council may decide to fund the request entirely, partially, or not at all.

Attachments: Application summaries for;

1. Housing Authority of Newnan, 3.9 Healthy Childhood Environment – Other
2. NRG Fitness, 2.9 Small Business Economic Assistance

Previous Discussions with Council:

On January 25th, 2022 the Council approved a request by The Coweta Community Foundation for ARPA funding under the “Aid to a Nonprofit Organization” category in the amount of \$167,756. On February 8th, 2022 the Council adopted a resolution to amend the first ARPA resolution to comply with the current US Treasury guidelines. The amended resolution included a section that granted the Council permission to obligate up to \$10,000,000 for the provision of government services.



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

January 11, 2022 2:14pm
America/New_York

Primary Applicant	Sandra Strozier
Additional Applicant(s):	Sandra Strozier
Organization Name (if applicable):	Housing Authority of Newnan
Additional Applying Organization(s):	
Address:	48 Ball Street Newnan GA 30263
Phone Number	7706838237
Email	sstrozier@numail.org
Organization Purpose, Mission, Objectives (if applicable):	The Housing Authority of the City of Newnan is committed to achieving excellence in providing safe, clean, and modern housing assistance while promoting self-sufficiency. Our goal is to be a leader in the City of Newnan housing industry by building a reputation for excellent community service
Employer Identification Number (EIN) - (if applicable):	58-60002694
DUNS Number (if applicable):	042227202
Expenditure Category Applied:	3.9 Healthy Childhood Environment
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	The Willie Pritchett Recreational Park
Affiliated Organization(s) and Leader(s)	
Project Description	The Housing Authority of Newnan (HAN) will use the ARPA funds to create a recreational park located on Boone Drive. HAN have 90 children ages 0-12 and 23 teenagers 13-18 that live in the area surrounding the park. HAN with the assistance of the Coweta County Recreational Department will design a recreational park that creates a healthy childhood environment for the children living in the Boone Drive Community.
Why does the chosen Expenditure Category best describe your project?	The existing basketball court and recreational equipment is old and deteriorated and in need of repair. Studies show that children need physical activity to grow up strong and healthy. Playgrounds help to improve the social, emotional, physical, and mental well-being of children.
Proposed Funding Amount	The total budget for the Park is \$298,015. HAN will contribute \$48,500 (Waived PILOT Funds) with

ARPA funds \$249,515 (See the attached cost estimate)

Proposed Timeline

January 11, 2022 - Application Submitted
January 2022 - February- City of Newnan review and Award
March 2022 - Design and Bid Solicitation
April 2022 - Contract Award
September 2022 - Park Completion and Dedication

Please list your strategic goals.

The strategic goals of the project is to develop a recreational park that meets the developmental needs of children living in the Boone Drive Community. We plan to do this by designing a park the encourages physical activity while also stimulating the sensory, motor, strength and cognitive skills of the children. We envision the Park as a safe and relaxing place where parents and children can engage in meaningful interaction and bonding.

How will the proposal have a positive impact on the City of Newnan?

According to a study conducted by Clemson and North Carolina State researchers, "parks and greenways could play an important role in reducing rates of violence, disorderly and property crime". We will work with the police and Fire Department to create a "Midnight Basketball" league, to engage the older youth to kept them active and engaged with the community.
<https://news.ncsu.edu/2019/06/can-parks-help-fight-crime/>

Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?

The Project will make a targeted impact within a disadvantaged population in the City of Newnan, the location of the Park is Boone Drive which is located within Census Tract 1707

What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)

John Jordan Homes: Neal Street, West Washington Street, Lovelace Street; Georgia Callaway Homes: Melson Street and West Washington; Charlie Neal Homes: Camp Street, Central Place, Boone Drive, and Lovelace Street

Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.

HAN with work with the Coweta County Recreation Department, Jim Gay, Director, who has agreed to help design and administer the ARPA Funds to develop the Park. Mr. Gay and his staff will develop the bid documents, assist in the bid solicitation and award of the contract. Mr. Gay and his staff will also monitor the construction and completion of the park.

Were Newnan residents involved in the development of this proposal? How?

HAN meet with the residents of HAN, discussed the proposed grant application with City and County officials, and informed the Sustainable Housing Task Force and Family Connection partners of our plans

Will Newnan residents be involved in driving project implementation? How?

HAN will keep the residents, City, County and local partners update on the design and implementation of the Park.

What organization/entity would

The Housing Authority of Newnan will administer and submit the necessary reports. Sandra m.

administer and report on key indicators for this project, who within the organization will be the primary contact?

Strozier, President/CEO will be the primary contract

Which partner organizations will be involved in a project implementation?

Coweta County Parks and Recreation

Will you seek other resources of funding sources in to use conjunction with this proposal?

HAN will seek all resources necessary to complete this project

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?

As noted in the Physical Activity Guidelines for Americans, "being physically active is one of the most important actions that people of all ages can take to improve their health." The report revealed that "\$117 billion in annual health care costs and about 10 percent of premature mortality are associated with inadequate physical activity." According to Ingrid M. Kanics, an Occupational Therapist and Inclusive Play Expert, "through play, all children discover the world and how to be successful"

Upload File(s)

<https://seam.ly/8acK6urJ>
HAN Willie Pritchett Recreational Park Cost Estimate.pdf

Upload File(s)

<https://seam.ly/6JCUaStw>
LogicModelWorksheet HAN ARPA Grant.doc

Upload File(s)

<https://seam.ly/znESLyOi>
Boone Drive Recreation Area JG.pdf

Upload File(s)

<https://seam.ly/l7TjHOYT>
City of Newnan ARPA Funding Application.docx

Upload File(s)

<https://seam.ly/eBO9FTYB>
HAN - Willie Pritchett Recreational Park ltr - signed.pdf



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
February 9, 2022 10:33am
America/New_York

Primary Applicant	Timothy King
Additional Applicant(s):	TIM KING
Organization Name (if applicable):	NRG Fitness Center LLC
Additional Applying Organization(s):	
Address:	31 MARKET SQUARE RD STE 103 SUITE 103 NEWNAN GA 30265
Phone Number	7706832013
Email	nrgfitnesscenter@numail.org
Organization Purpose, Mission, Objectives (if applicable):	Since 2004, NRG has always looked to provide a healthy alternative to the larger fitness chains. While NRG may be a fitness business, the thing most important to us is our members. We value our members and always strive to be the place where they can come to meet their fitness goals.
Employer Identification Number (EIN) - (if applicable):	20-1529943
DUNS Number (if applicable):	
Expenditure Category Applied:	2.9
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	NRG Fitness Center Revitalization
Affiliated Organization(s) and Leader(s)	Tim King
Project Description	Requested funds will be used to help recover from lost revenues as a result of the pandemic. These funds will assist in covering utilities, rent, and help support payroll for the next 12 months. These savings will help support enhancement of my club and provide opportunities to restart my community support and outreach.
Why does the chosen Expenditure Category best describe your project?	Decreased revenue from years 2019-2021 have directly hit my bottom line. While my bottom lines have increased presenting challenges covering payroll, rent, and utilities. From service cleaning supplies, Covid-19 has increased costs across the board.

Proposed Funding Amount	28052.16
Proposed Timeline	12 months
Please list your strategic goals.	Bringing my facility back up to speed with proper employment and funding to allow me to reinvest into my business. In turn providing membership opportunities to all communities and demographics and investing health and fitness into them.
How will the proposal have a positive impact on the City of Newnan?	I've worked hand in hand with all areas of the City of Newnan for the better part of 2 decades. I've provided health and wellness programs throughout each department of the city. Coordinating with former Chief Meadows, Chief Brown, and City Manager Phillips. As well as discounted programs for City of Newnan employees and all divisions of public safety. These funds will once again allow me to reinvest in the community by providing financial and time pathways to do so.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	Yes, we do. We provide discounted membership opportunities to the disadvantaged population. Pre-Covid I provided scholarships to disadvantaged members as well mentor ship and coaching to children of this population. We also coordinate with insurance programs to provide membership services as well as membership reimbursement. Along with many city and county worker reimbursement programs.
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	NRG is specifically located in the Summergrove area; however, we've served all parts of Newnan and your specific qualified census tract. I have members and employees from all areas of Newnan
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	I, as owner and full time employee of NRG will implement this project. I've owned and ran this business for 17 years and will pour back into it as I always have. This would help greatly in being able to do that and also pour into the community.
Were Newnan residents involved in the development of this proposal? How?	I always take feedback and do member surveys on the gym. I alone developed this proposal, but listened to the wants and needs of members.
Will Newnan residents be involved in driving project implementation? How?	Yes. I will hire and use all local businesses to implement this project. I will also employ residents of Newnan.
What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?	Tim King

Which partner organizations will be involved in a project implementation?

N/A

Will you seek other resources of funding sources in to use conjunction with this proposal?

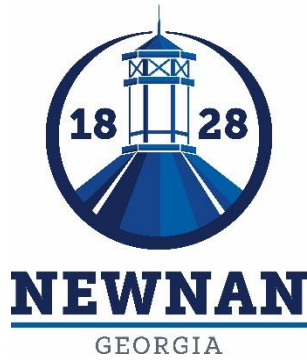
NO

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?

I will use my normal revenue stream to make necessary improvements to NRG that will ultimately help to improve public health impact caused by Covid-19. Decreased revenue supported by years 2019-2021 tax returns.
Line items included rent agreement. Utility bills. Payroll.
Increased costs of supplies.

Upload File(s)

<https://seam.ly/NS7ArURU>
WOW! Online Account Manager - Statements.pdf
<https://seam.ly/UI1r0d91>
Payment History514683-118516_25-Jan-2022 (1).csv
<https://seam.ly/uGDyUCw0>
History & Usage - Georgia Power.pdf



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Consideration for Intergovernmental Agreement between Coweta County, GA and the City of Newnan regarding outdoor warning sirens

Prepared By: Renee Windom, Administrative Assistant

Purpose: Newnan City Council may consider an intergovernmental agreement with Coweta County 911/EMA regarding implementing a maintenance program for outdoor warning sirens.

Background: There are 30 total tornado sirens throughout Coweta County. There are 8 sirens inside the City of Newnan. Currently there is no maintenance program in place.

Funding: General Fund initial cost: \$3,100.00

Attachments:

1. Intergovernmental Agreement between Coweta County, Georgia and the City of Newnan Regarding Outdoor Warning sirens

Recommendation: Adopt the maintenance plan to ensure continuity with all City and County tornado sirens

Previous Discussion with Council: None

**STATE OF GEORGIA
COUNTY OF COWETA**

**INTERGOVERNMENTAL AGREEMENT
BETWEEN COWETA COUNTY, GEORGIA
AND THE CITY OF NEWNAN
REGARDING OUTDOOR WARNING SIRENS**

THIS AGREEMENT (hereinafter “Agreement”), made and entered into this ___ day of _____, 2022, by and between Coweta County, Georgia, a political subdivision of the State of Georgia (hereinafter “County”) and the City of Newnan, a political subdivision of the State of Georgia (hereinafter “City”).

WHEREAS, in June of 2013, the County entered into a contract with McCord Communications, Inc. for the purchase and installation of an Outdoor Warning Siren System (hereinafter “Siren System”) to warn citizens regarding potential severe weather; and

WHEREAS, prior to the County’s Siren System, the City purchased, installed, and maintained outdoor warning sirens (hereinafter “City-owned Sirens”) located inside the city limits; and

WHEREAS, the County and the City have determined that it is in furtherance of the health, safety, and welfare of the public for the County to manage the City-owned Sirens through Coweta County 911/EMA.

NOW THEREFORE, in consideration of the mutual covenants and promises herein made, the receipt, adequacy and sufficiency of which are mutually acknowledged, the parties agree to be bound, each to the other as follows:

ARTICLE 1 – LEGAL AUTHORITY

The County and the City are authorized to enter into an intergovernmental agreement in accordance with the authority granted by Article IX, Section III, Paragraph I of the 1983 Constitution of the State of Georgia. Each of the parties herein covenants that it has the requisite legal authority to provide the services, perform the functions, and otherwise do all things necessary, convenient, and expedient to carry out the obligations and responsibilities herein set forth, either expressly or by implication.

ARTICLE 2 – DUTIES OF THE COUNTY

- 2.1 The County will notify City officials regarding inclement weather based on information received by the National Weather Service, including tornado warnings.
- 2.2 The County, through Coweta County 911/EMA, will operate, maintain, and test all City-owned Sirens in accordance with its Siren System guidelines and policies.

ARTICLE 3 – DUTIES OF THE CITY

- 3.1 The City shall provide adequate ingress/egress to the City-owned Sirens for the purposes of maintenance and testing of the sirens.
- 3.2 The City shall acquire and maintain adequate electrical service necessary to operate the City-owned Sirens.
- 3.3 The City shall reimburse the County for all costs associated with maintenance of the City-owned Sirens. Prior to any necessary maintenance activities commencing, the County shall provide the City with an estimate for the City-owned Sirens. The City shall have the sole discretion regarding maintenance performed on the City-owned Sirens as recommended by Coweta County 911/EMA.

ARTICLE 4 – TERMINATION

Either party may terminate this Agreement with thirty (30) days written notice. Should this Agreement be terminated, the City shall reimburse the County for any outstanding maintenance costs as defined herein.

ARTICLE 5 – TERM

This Agreement shall be effective upon execution and shall remain in effect until December 31, 2026, unless terminated earlier by either party in accordance with Article 3. This Agreement shall be automatically renewed for up to four (4) successive five (5) year terms beginning on January 1st following the then current term. In no event shall this Agreement exceed a period of twenty-five (25) years.

ARTICLE 6 – MISCELLANEOUS

6.1. Severability. If any provision of this Agreement is invalid or unenforceable with respect to any party, then the remainder of this Agreement, or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall remain valid and enforceable to the fullest extent permitted by law; if fulfillment of any provision of this Agreement, or performance of any transaction related hereto, at the time such fulfillment or performance shall be due, shall involve transcending the limit of validity prescribed by law, then the obligation to be fulfilled or performed shall be reduced to the limit of such validity.

6.2. Binding Effect. This Agreement shall be binding on and inure to the benefit of the respective parties' successors and permitted assignees.

6.3. Governing Law. This Agreement shall be construed by the laws of the State of Georgia. The parties consent to the venue and jurisdiction of the Superior Court of Coweta County, Georgia.

6.4. Captions and Recitals. The captions and recitals of this Agreement are to be construed as part of this Agreement.

6.5. No Waiver. No provision of this Agreement shall be deemed to have been waived by either party unless the waiver is in writing and signed by the party against whom enforcement is attempted, nor shall a waiver by a party of any right hereunder at any given time be deemed a waiver thereof for any other time.

6.6. Notice. Any notice required to be given in this Agreement will be made to the address of other parties set forth below:

County:

Coweta County Board of Commissioners
Attn: County Administrator
22 East Broad Street
Newnan, Georgia 30263

City:

City of Newnan
Attn: City Manager
25 LaGrange Street
Newnan, Georgia 30263

IN WITNESS WHEREOF, the County and City have executed this Agreement as of the date first above written.

Coweta County, Georgia

City of Newnan

By: _____
Chairman

By: _____
Mayor

Attest: _____
Clerk

Attest: _____

(SEAL)

MEMO

TO: City of Newnan Mayor & Council
FROM: Brandon Lovett, Director of Water & Wastewater Operations
DATE: February 15, 2022
RE: Request to Harvest Timber

In accordance with the timber management program prescribed by our consultant, Georgia Forestry Consulting, Newnan Utilities recommends that we harvest approximately 250 acres of forest land located on Highway 34 West and 100 acres located on Holbrook Road. This timber management plans utilizes important management tools including thinning, clear cutting, prescribed burning and invasive species control to maximize the basal density of our forests thus resulting in optimal tree growth. This is property held by the city of Newnan and purchased with funding provided by Newnan Utilities.

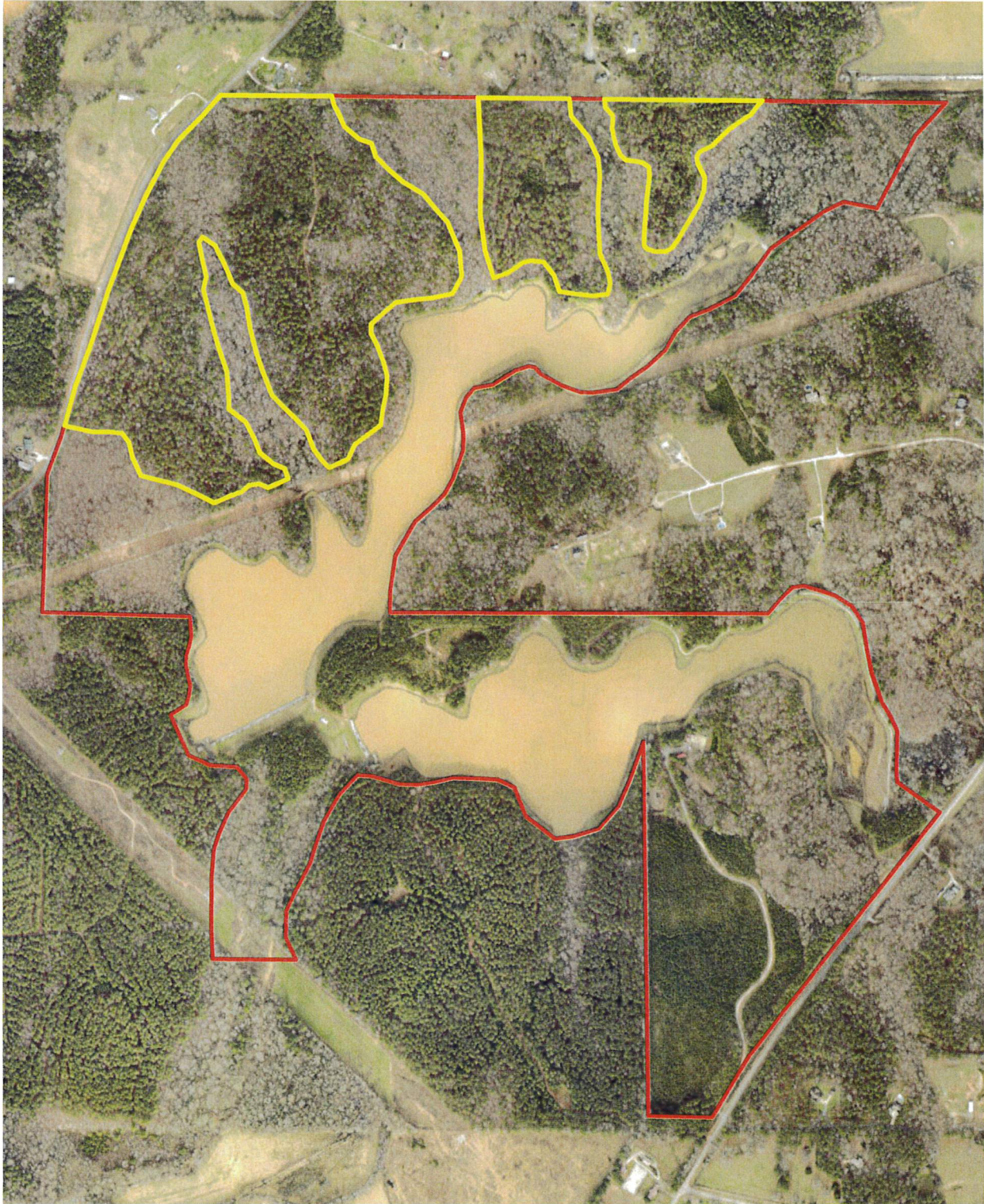
Please feel free to contact me at 770-713-3978 if you have any questions.



Thank you for your consideration in the matter.

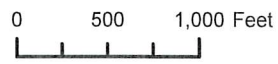


NEWNAN UTILITIES

Harvest Areas Map
Holbrook Rd
Coweta County, Ga



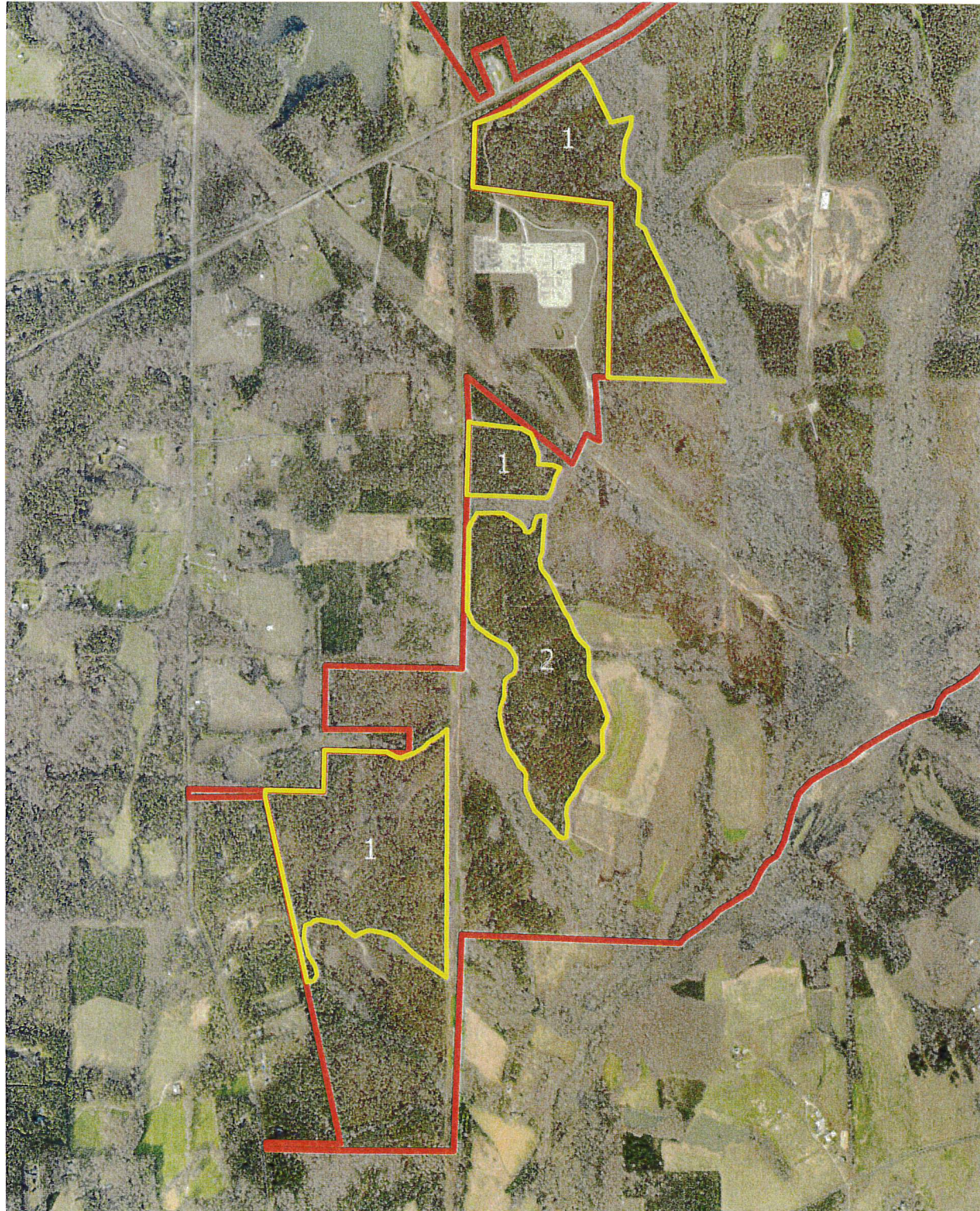
-  Sandy Creek Boundary
-  Harvest Stands - 94 Acres







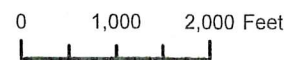
NEWMAN UTILITIES

Harvest Areas Map
Quimby Jackson Rd
Coweta County, Ga



 Quimby Jackson Stands
 Boundary

1 - 178 Acres - Clearcut 2022
2 - 68 Acres - 2nd Thin 2022





City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Public Hearing - Request Demolition of 7 Lee Street

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built more than 50 years ago and not located in a historical area, (tax record attached). The property address is 7 Lee Street.

Background: None

Funding: General Fund

Ordinance Considerations:

- a. **Historical significance:** This structure is not in the Historical District as indicated by the Historical Resources Map of the City of Newnan 1993 Survey. The survey shows this structure to be constructed circa 1935 to 1945 and historic due to it being constructed more than 50 years ago. The current condition is one of deferred maintenance and antiquated design, with the rear of the structure showing substantial roof deterioration.

Ms. Emily Kimbell with the Coweta County Historical Society and Ms. Ayisat Idris-Hosch of the African American Alliance have been emailed this information and are aware of 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:** the cost of renovating the structure could meet or exceed 50% of the assessed value of \$76,336.00, depending on the level of restoration desired.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.



DEMOLITION PERMIT APPLICATION

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



Date of Application: 2-22-22

Subject Property Address: 7 LEE ST IN-TOWN
Number and Street Subdivision

Applicant Name and Contact #: City of Newnan
Name Contact Phone Number

Owner Name and Contact #: City of Newnan
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)

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.

B. Stephens
Signature of Applicant

2-15-2022
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. 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 or through Planning and Zoning).
 Yes – Public hearing must be held no earlier than **60 days** after posting the property.
 No – Public hearing must be held no earlier than **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 in which you can be present. Place that information in the line below. This date and time are to be used on your posted sign and legal ad.

2-22-22

(Always an evening meeting)

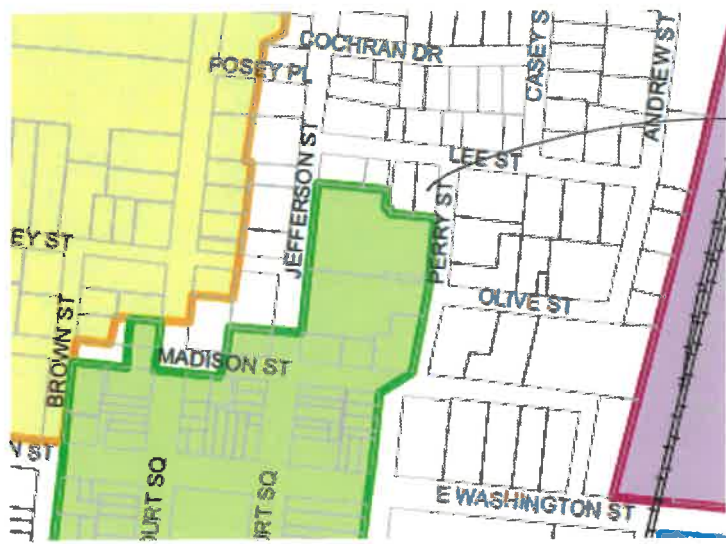
Public Hearing **Date and Time** of Meeting (A copy of this application will be forwarded to the Chief Building Official who will notify historical entities and prepare an agenda item for Council).

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:

Ordered sign 1/10

 - 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. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.

Legal Ad Ran 2/9 + 2/14
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(s) to be issued.



7 LEE ST.
THIS PROPERTY
NOT LOCATED IN
HISTORICAL BOUNDRIES



Summary

Parcel Number N04 0003 007
 Location Address 7 LEE ST
 Legal Description H/L 7 BLK A BERRY LEE (OFFICE)
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 26.876
 Acres 0.14
 Neighborhood DOWNTOWN COMM 0399 (0399)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

[CITY OF NEWNAN](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	RES FF 500.00	Front Feet	6,000	50	120	0.14	1

Commercial Improvement Information

Description X-Office Med (exempt prop)
 Value \$76,336
 Actual Year Built 1949
 Effective Year Built 1949
 Square Feet 928
 Wall Height 9
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
PAVING, ASPHALT (C)	1900	1x0 / 1280	1	\$524

Sales

Sale Date	Sale Price	Grantor	Grantee
11/30/2004	\$0	SWORDS PHILIP G	CITY OF NEWNAN
8/26/1997	\$115,000		SWORDS PHILIP G
	\$0		REEVES JACK DDS PC

Valuation

	2021	2020	2019	2018
Previous Value	\$99,360	\$99,360	\$99,360	\$99,360
Land Value	\$22,500	\$22,500	\$22,500	\$22,500
+ Improvement Value	\$76,336	\$76,336	\$76,336	\$76,336
+ Accessory Value	\$524	\$524	\$524	\$524
= Current Value	\$99,360	\$99,360	\$99,360	\$99,360

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

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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 1/24/2022, 12:52:33 AM](#)

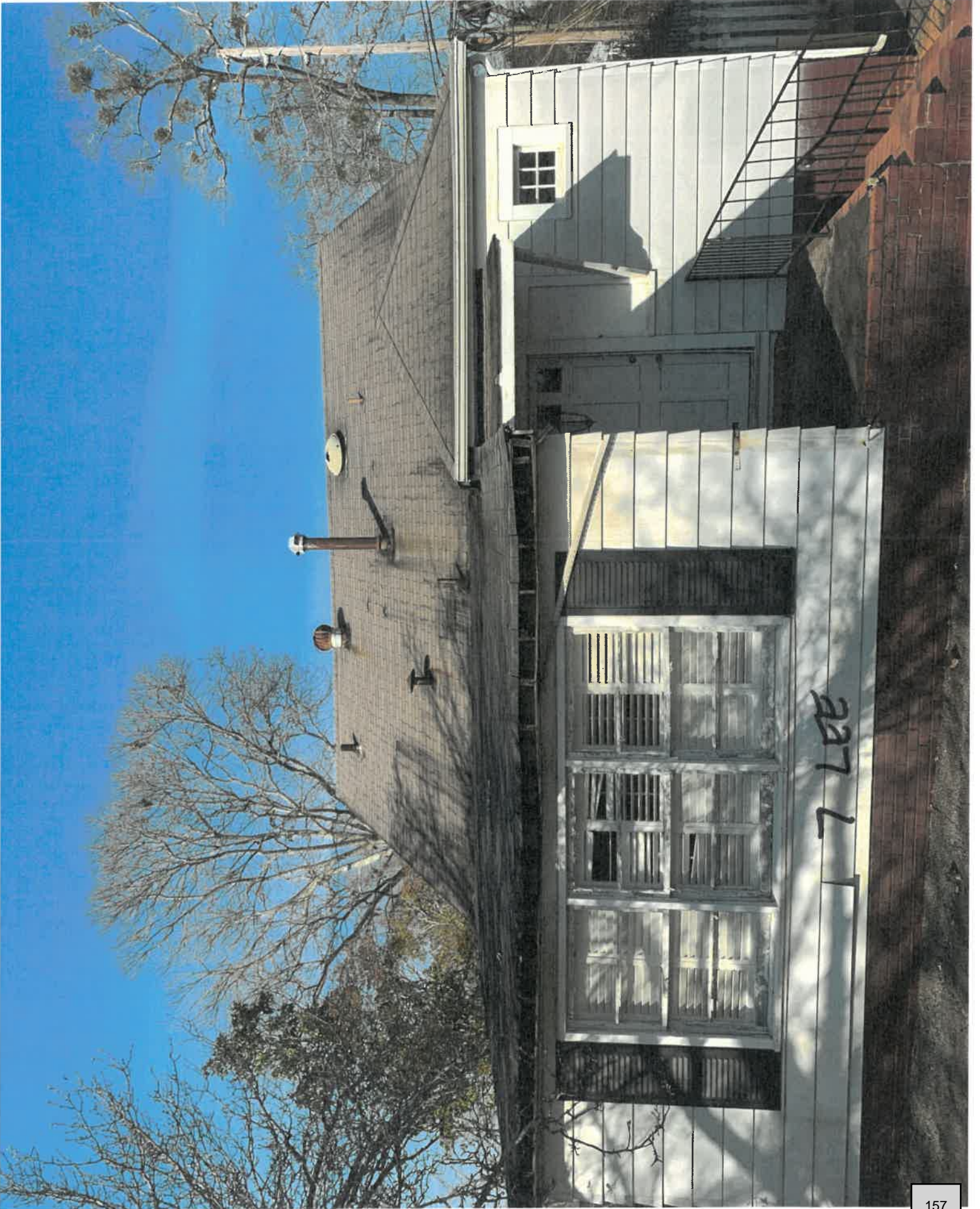


Version 2.3.172



PROPOSED DEMOLITION
APPLICANT/OWNER - CITY OF NEWNAM
SUBJECT ADDRESS: 7 LEE STREET
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 February 22, 2022 at 6:30 pm.

7 LEE



Jennifer Cantrell

From: Payton Thompson <payton@newnan.com>
Sent: Monday, January 24, 2022 9:54 AM
To: Jennifer Cantrell
Subject: Re: Legal Ad-Notice of Demolition

NOTICE OF PUBLIC HEARING

Applicant/Property Owner Name:
City of Newnan. Address 7 Lee
Street, Newnan, GA. A demolition
permit has been applied for the
property referenced above and a
public hearing will be held at
Newnan City Hall, 25 Lagrange
Street, Newnan, GA regarding this
application on: February 22, 2021
at 6:30 p.m.

No.76915-2-9-16

Scheduled and the cost is 45.00

On Mon, Jan 24, 2022 at 9:43 AM Jennifer Cantrell <jcantrell@cityofnewnan.org> wrote:

Good morning,

Please see the attached legal ad we would like to run on 2/9 & 2/16. Please let me know if you have any questions.

Thank you,

PUBLIC HEARINGS

**NOTICE OF PUBLIC
HEARING**

Applicant/Property Owner Name:
City of Newnan. Address 7 Lee
Street, Newnan, GA. A demolition
permit has been applied for the
property referenced above and a
public hearing will be held at
Newnan City Hall, 25 Lagrange
Street, Newnan, GA regarding this
application on: February 22, 2021
at 6:30 p.m.

No.76915-2-9-16

DEC 30, 2021 01:06 PM


Cindy G. Brown, Clerk
Coweta County, Georgia

IN THE SUPERIOR COURT OF COWETA COUNTY
STATE OF GEORGIA

Azalea Funding LLC,)
Plaintiff)
v.)
City of Newnan Georgia;)
John Does as Unknown Heirs, Personal)
Representatives and Successors to)
Fannie Kate Coleman, Deceased;)
John Does as Unknown Heirs and Successors of)
Clara Strickland a/k/a Clara Strickland)
Mories, Deceased;)
In Rem: Real Property Having Coweta County)
Tax Parcel ID N31 0009 002A (Count I Property))
and N31 0009 002 (Count II Property))
(collectively the "Property");)
All Persons Known Or Unknown Who Claim Or)
Might Claim An Interest in the Property Adversely)
to Plaintiff)
Defendants)

CIVIL ACTION
FILE NO. _____

PETITION TO QUIET TITLE

COMES NOW Azalea Funding LLC ("Plaintiff"), by and through the undersigned counsel of record, and hereby files this Petition to Quiet Title against Defendants City of Newnan Georgia; John Does as Unknown Heirs, Personal Representatives and Successors to Fannie Kate Coleman, Deceased; John Does as Unknown Heirs and Successors of Clara Strickland a/k/a Clara Strickland Mories, Deceased; In Rem Against Real Property Having Coweta County Tax Parcel ID N31 0009 002A (Count I Property) and N31 0009 002 (Count II Property) (collectively the "Property"); and All Persons Known Or Unknown Who Claim Or Might Claim An Interest in the Property Adversely to Plaintiff (collectively hereinafter "Defendants"), respectfully showing as follows:

IN THE SUPERIOR COURT OF COWETA COUNTY
STATE OF GEORGIA

Azalea Funding LLC,)	
Plaintiff)	CIVIL ACTION
)	FILE NO. SUV2021001572
v.)	
)	
City of Newnan Georgia, et al.)	
Defendants)	

FINAL CONSENT ORDER
AS TO CITY OF NEWNAN GEORGIA

This matter is before the Court at the consent of Plaintiff Azalea Funding LLC and Defendant City of Newnan Georgia (hereinafter the “Defendant”).

A legal description of the Subject Property is within the Tax Deed in Deed Book 4779 Page 213 (conveyed to Plaintiff by Antonio Jones via Quitclaim Deed in Deed Book 5190 Page 371) (Count I Property) and Deed Book 2286 Page 189 (conveyed by Coweta County to Chris Schultz via Quitclaim Deed in Deed Book 4471 Page 405 who conveyed to Azalea Funding LLC through deed recorded in Deed Book 5203 Page 409) (Count II Property), Coweta County Georgia Records (“Tax Deeds”).

The Subject Property is located in Coweta County, and the Plaintiff named City of Newnan Georgia because there is of record a Resolution (Demolition Order) in favor of City of Newnan Georgia recorded in Deed Book 1509 Page 546, Coweta County Records, and the possibility of unrecorded claims, which are a cloud on the Plaintiff’s title.

The City of Newnan Georgia consents, and the Court holds, that the Subject Property is not encumbered by any interest or liens in favor of City of Newnan Georgia, including the Resolution (Demolition Order) in favor of City of Newnan Georgia recorded in Deed Book 1509 Page 546, Coweta County Records, and that said Resolution is cancelled of record.

Each party will bear its own attorneys' fees and costs. Pursuant to O.C.G.A. § 9-11-54(b) the Court expressly directs the entry of this order as a final judgment as to City of Newnan Georgia, and finds that there is no just reason for delay, and therefore City of Newnan Georgia is severed from this action and is not obligated to participate further in these proceedings

This consent order is being entered into for quiet title relief pursuant to the provisions of O.C.G.A. § 23-3-60, et seq.

IT IS SO ORDERED.

This the ___ day of _____, 2022

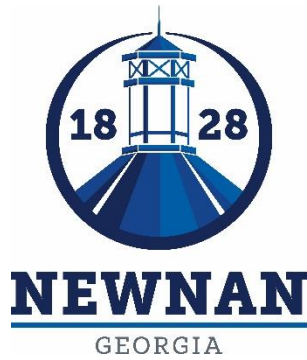
Chief Judge John Simpson
Superior Court of Coweta County

CONSENTED AND AGREED TO BY:

/s/ James R. Fletcher II
James R. Fletcher II
Georgia Bar No. 232541
Fletcher Law Firm LLC
328 SE Alexander Street, Suite # 10
Marietta GA 30060
Phone: 404-409-5665
Fax: (888) 371-1248
Email: jim@FletcherLawFirm.com
Attorney for Plaintiff

C. Bradford Sears Jr.
Georgia Bar No. _____
Sanders Haugen & Sears PC
11 Perry Street
PO Box 1177
Newnan, GA 30264-1177, United States
Email: bsears@sandershaugen.com
Phone: (770) 253-3880
City Attorney, City of Newnan Georgia

Rule 36.4 Statement: This signature is affixed to the Final Consent Order As to City of Newnan Georgia in the case of Azalea Funding LLC v. City of Newnan Georgia et al. Superior Court of Coweta County Georgia, Civil Action File No. SUV2021001572.



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Discussion and Consideration of a Possible Amendment to the Intergovernmental Agreement between the City of Newnan and the Newnan Urban Redevelopment Agency regarding the rehabilitation and sale of a house located at 100 East Washington Street

Prepared By: Tracy S. Dunnavant, Planning Director

Presented By: Gerald Walton, NURA Chairman

Purpose: To provide direction and consider a possible amendment to the Intergovernmental Agreement between the City of Newnan and the Newnan Urban Redevelopment Agency (NURA) relating to the rehabilitation and sale of a house and land located at 100 East Washington Street

Background: In December of 2016, NURA approached the City Council about establishing a program that would allow the Agency to rehab and sell homes through a revolving fund. The goal of the program was to increase home ownership within NURA's area of influence. In May of 2020, NURA asked the City to consider deeding the house and property located at 100 East Washington Street to them and loaning the estimated \$100,000 needed to renovate the home. Upon selling the property, the loan would be repaid and the proceeds would be used to buy and renovate another home within NURA's boundary area.

In February of 2021, NURA came back before the Board and requested an additional \$50,000 as they had not received any bids on the project with the budget only being \$100,000. The Council considered the request and granted them the additional funding. NURA rebid the project and entered into a contract with Energy Construction Solutions, Inc. for \$155,000. In the interim, the City deeded the house to NURA in accordance with the executed Intergovernmental Agreement.

As initial demo work has proceeded on the project, the architect and contractor have identified several unforeseen deficiencies during construction. A full field report provided by the architect which details the findings and recommendations has been included as part of the agenda item. In addition, the roof was damaged during the tornado and quotes related to that work has been included as well.

Since the original contract was for \$155,000 and the Council's loan was for \$150,000, NURA does not have sufficient funding to cover the additional expenditures. Therefore, NURA is seeking direction as to how Council would like for them to proceed with this project. Possible options include the following:

- 1) Increasing the loan and amending the Intergovernmental Agreement to include the additional expenditures (this probably will exceed \$50,000)
- 2) Consider adjusting the scope and proceed with the project
- 3) Demolish the house and construct a new one on the lot

It should be noted that the report lists the items that have been identified during initial demolition. It is possible that additional deficiencies could be found as the project moves forward. Also, any increase in the loan would be repaid to the City. The impact will be on the seed money NURA plans to use to fund its affordable housing program.

Funding: \$150,000 has been previously approved by the City Council from Fund Balance

Previous Discussion with Council: December 13, 2016; May 12, 2020; February 23, 2021

Construction Administration Field Report

Date: 2/2/2022

Client Contact: Tracy Dunnavant, City of Newnan / NURA

RE: 100 E. Washington Street Remodel

Attendees: Jay Okafor (ECS), Lorraine Cunanan (Locus)

Work in progress: Selective demolition

Observations:

- (1) Partial removal of deck boards revealed rotting of the ledger board attached to the house, caused by lack of flashing at the base of the siding.
- (2) Partial removal of flooring at future master bathroom exterior wall revealed missing/removed bricks under the sill plate of the exterior wall. As a result the sill plate is only partially supported.
- (3) Partial removal of flooring at future master bedroom exterior wall revealed a discontinuous/cut grade beam at the exterior corner (adjacent to the front porch). The earth has settled in this area resulting in a cavity that extends from the grade beam underneath the porch slab.
- (4) Selective demolition of the future master bedroom closet revealed an HVAC return in the floor. The low ceiling over this closet was able to be removed (no equipment was located above this space as expected).
- (5) The contractor has been unable to locate an existing water heater in the crawlspace or attic as expected.
- (6) Partial demolition revealed significant areas of missing insulation in the attic.
- (7) Contractor noted that the crawlspace ductwork is in very poor condition (mold/moisture damage). *Additional note- per Tracy Dunnavant, the gas line appears to have been disconnected at the street so there is no service to the house.

Recommendations for each item:

- (1) Recommend complete demolition of exterior deck, and installation of a 4'x4' concrete landing at the back door in lieu of a new deck, to save cost.
- (2) Request quote for foundation repair (excavating and installing new concrete piers under existing sill plate/beam).
- (3) See #2 above.
- (4) Recommend eliminating the built-in wardrobe cabinets, and instead framing the space as a full size reach-in closet to save cost.
- (5) Install a new electric water heater in the proposed small walk-in closet in master bedroom.
- (6) Request quote for installation of new blown-in attic insulation.
- (7) Request quote for installation of new all-electric HVAC split system, including all new ductwork.

Energy Construction Solutions, Inc.

Phone: (404) 247 1102

3813 Willow Bend Drive
Stockbridge, Georgia 30281

Fax: (770) 929 4285

February 3, 2022

Newnan Urban Redevelopment Agency
25 LagGrange Street
Newnan, GA 30263

Dear Ms. Dunnavant,

Property Address: 100 East Washington Street, Newnan, Georgia 30263.

Replace Roof Shingles

- 1) Remove all existing roof shingles, felt and haul to code legal dump.
- 2) Replace the equivalent of 64 SF of roof decking to match existing roof decking.
- 3) Install 120 LF of shingle over ridge vent. Remove the existing vent.
- 4) Replace damage wall flashing and chimney flashing as needed (2 chimneys)
- 5) Install 24 squares of 25 year 3- Tab roof shingles over # 15 felt, and 3 squares peel and stick roll roof
- 6) Install approximately 260 LF of drip edge around the house.
- 7) Replace a 3" and 2" plumbing vent pipe boots. Paint the heat vent stack to match the shingles.
- 8) Clean up and haul trash to the dump.

Total \$ 9,820.00

Repair Roof Shingles

Remove approximately 10 squares of shingles on the backside of the house, dispose in code legal dump. Repair damaged decking. Install Ice and water shield in the valley, install #15 felt, install 10 squares of 25 year 3-tab roof shingles, The new shingles will not match the existing shingles.

\$ 3,955.00

We will perform the above work for the sum as indicated.

Submitted by: Ray M. Okafor, Jr.
Energy Construction Solutions, Inc.

Date: 2/03/2022

Approved and Accepted : _____
Ms. Tracy Dunnavant

Date: _____



City of Newnan, Georgia - Mayor and Council

Date: February 22, 2022

Agenda Item: Consideration of an amendment to the Code of Ordinances and the Zoning Ordinance of the City of Newnan;

Consideration of an ordinance to amend Division 3, Newnan Tree Commission Article IV, Boards and Commission of Chapter 2; and to provide for additional duties for the Tree Commission.

Prepared By: Mike Furbush, City Landscape Architect & Arborist

Purpose: Consideration of an amendment to the Code of Ordinances and the Zoning Ordinance of the City of Newnan by adopting certain text amendments to the Tree Preservation and Landscaping Ordinance for the City and renaming said ordinance as Tree Conservation and Landscape ordinance and for other purposes;

Consideration of an ordinance to amend Division 3, Newnan Tree Commission of Article IV, Boards and Commissions, of Chapter 2, Administration of the Code of Ordinances of the City of Newnan, Georgia to provide for additional duties for the Tree Commission and to re-adopt same; to provide for severability; to repeal conflicting ordinances; and for other purposes.

Background: In January of 2000, the City of Newnan conducted a complete overhaul of the City's Landscape Ordinance and adopted the City of Newnan's Tree Preservation and Landscape Ordinance in order to protect and preserve the City's natural resources, to allow for development and growth in a way that will provide a healthy environment for the City's future, and to benefit the environmental quality of the City. There were some miscellaneous minor revisions to the Ordinance in June 2003. Over the last 20 years or so, the current Tree Preservation and Landscape Ordinance has served the City well, providing the framework for quality development, that is both environmentally sound and aesthetically pleasing. With that being said, city staff has realized that, over the last twenty years, there are a number of reoccurring items that need to be addressed in light of the how staff consults with design professionals, reviews plans, inspects projects, and issues plan and project approvals. A bullet point list, that included the major proposed revisions, was provided to City Council at the January 25, 2022 City Council meeting, in addition to both current Tree Preservation and Landscape Ordinance and the newly proposed Tree Conservation and Landscape Ordinance. An amendment to both the Code of Ordinances and the Zoning Ordinance of the City of Newnan and to the Code of Ordinances for the City of Newnan's Tree Commission has been provided as an attachment.

Funding: N/A

Attachments: 1. Amended Tree Conservation and Landscape Ordinance
2. Amended Tree Commission Ordinance

Recommendation: City staff is recommending that City Council adopt the amendments to both Tree Conservation and Landscape Ordinance and the Tree Commission Ordinance.

Previous Discussion with Council: City staff presented an overview of the proposed amendments on January 25, 2022.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
AND THE ZONING ORDINANCE OF THE CITY OF NEWMAN
BY ADOPTING CERTAIN TEXT AMENDMENTS TO THE TREE PRESERVATION AND
LANDSCAPING ORDINANCE FOR THE CITY AND RENAMING SAID ORDINANCE AS TREE
CONSERVATION AND LANDSCAPE ORDINANCE AND FOR OTHER PURPOSES**

WHEREAS, the City has previously adopted a tree preservation and landscaping ordinance for the City as part of its development regulations; and

WHEREAS, the City has determined that it is advantageous to the City and to property owners, developers of property and residents of the City that provision be made for an alternative compliance plan in instances where the available land within a project site cannot comply with all of the requirements of this ordinance and for a process of appeal to the City of Newnan Tree Commission in instances where the City and the applicant providing the alternative compliance plan do not agree on the feasibility of the alternative compliance plan; and

WHEREAS, the City has determined that it is in the best interest of the property owners and residents of the City to update said ordinance in order to protect and preserve the City's natural resources; to allow for development and growth in a way that will provide a healthy environment for the City's future; and to benefit the environmental quality of the City.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Newnan and it is hereby ordained by the authority of same that:

Section I. The City of Newnan Tree Protection and Landscaping Ordinance set forth in Article III, Section 10-40, et seq. of Ordinance 10, Environment, of the Code of Ordinances of the City of Newnan, is hereby amended by deleting said ordinance in its entirety and adopting a new Tree Conservation and Landscape Ordinance, to be codified in Article III, Section 10-40 et seq., of Ordinance 10, Environment, of the Code of Ordinances of the City of Newnan, said ordinance to read as follows:

ARTICLE III. TREE CONSERVATION AND LANDSCAPE ORDINANCE

Sec. 10-81. Purpose...

This Tree Conservation and Landscape Ordinance has been developed to benefit the environmental and aesthetic quality of the City of Newnan. The intent is to create an opportunity and promote conservation of the City's natural resources and grow in a way that will provide a healthy environment for Newnan's future. The purpose of this ordinance is to provide standards for the conservation of trees as part of the land development process; to prevent massive grading of land, both developed and undeveloped, without provision for replacement of trees; and to conserve trees during construction whenever possible in order to enhance the quality of life within the City of Newnan. The regulations of this Tree Conservation and Landscape Ordinance shall be the definitive, unless otherwise directed by the Zoning Ordinance or City Code. The benefits derived from this ordinance include:

1. Provide visual buffering and enhance beautification of the city;
2. Moderation of storm water runoff, and improved water quality;
3. Protect and attempt to enhance property values, thus safeguarding private and public investment;

4. Protect the unique identity of Newnan by promoting native plants and the use of the City's signature plant palette;
5. Control soil erosion;
6. Reduction of some air pollutants and interception of airborne particulate matter;
7. Conserve stands of trees and "specimen" trees; and
8. Protect natural vegetation except where its removal is necessary for responsible property development or control of disease and infestation.

Sec. 10-82. Definition of Terms...

The following definitions are to clarify terms found in this Ordinance. Terms in this Ordinance that are not defined herewith shall be defined by the definition provided by the *American Heritage Dictionary, Second College Edition* or comparable dictionary. If the term cannot be found or if there is no logical nexus between the term in this Ordinance and a dictionary, the Zoning Administrator shall seek to provide a suitable definition.

1. **BUFFER** - (a) Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, light, or other environmental nuisance; (b) An area along some natural feature designated to protect and/or preserve the essential character of such feature and allow it to be maintained in an undisturbed and natural condition; (c) A natural undisturbed portion of a lot, except for approved access and utility crossings, which is set aside to achieve a hundred (100) percent visual barrier between the use on the lot and adjacent lots and/or uses.
2. **CALIPER** – The diameter of a tree trunk measured at six (6) inches above the ground, up to and including four (4) inches caliper size, and twelve (12) inches above the ground for larger sizes. Used for nursery stock and newly planted trees, and not for established trees.
3. **CITY LANDSCAPE ARCHITECT** – The agent of City of Newnan having the primary responsibilities of administration and enforcement of the Tree Conservation and Landscape Ordinance.
4. **CLEARING** – The selective removal of vegetation from a property, whether by cutting or other means.
5. **CLEAR-CUTTING** - The indiscriminate and broad removal of trees, shrubs, or undergrowth with the intention of preparing real property for non-agricultural development purposes. This definition shall not include the selective removal of non-native tree and shrub species when the soil is left relatively undisturbed; removal of dead trees; or normal mowing operations (See also **Clearing**).
6. **CRITICAL ROOT ZONE** – A more or less circular area above and extending twenty four (24) inches below the ground around the trunk of a tree with a radius equivalent to the distance to the dripline or one and one quarter (1.25) feet for every one (1) foot in diameter at breast height (dbh), whichever is greater. The critical root zone increases in size as a tree grows larger.
7. **DIAMETER BREAST HEIGHT (Dbh)** – the outside diameter of the trunk of a tree, measured four and one-half (4.5) feet above ground level. For trees with co-dominant (forked stems) the trunk is measured below the fork and above the trunk flare at the point of the smallest diameter. For multi-stemmed trees, the diameter is considered to be the sum of the diameters of all of the stems that contribute significantly to the crown.
8. **DRIP LINE** – a line extending down to the ground from the greatest horizontal extent of a tree's branches, more or less forming a cylinder around the tree.
9. **EXISTING DENSITY FACTOR (EDF)** – The Tree Density Units awarded for the conservation of existing trees which will remain on site to be conserved during construction.
10. **LANDSCAPE PLAN** – A component of a development, site, or other plan required by this Ordinance and the Landscape Ordinance on which is shown those details required by the City of Newnan Landscape Ordinance.

11. LANDSCAPE STRIP – Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. The deposition of storm water runoff into, or drainage swales through, a landscape strip is not permitted. Graded slopes in a landscape strip shall not be steeper than 4 to 1.
12. LANDSCAPING – (a) An expanse of natural scenery; or (b) any combination a natural and man-planted and maintained features including lawns, trees, shrubs, other plants, decorative or natural ground cover, exposed rock, mulch, wood chips, water features, sculpture, paths, etc.
13. REPLACEMENT DENSITY FACTOR (RDF) – The minimum number of Tree Density Units which must be achieved on a property after calculating Tree Density Units for existing trees (EDF) which will remain on site to be protected during construction.
14. SCREENING – The method of visually shielding or obscuring one abutting or nearby densely planted vegetation. Screening is designed to reduce the effects of objectionable or potentially objectionable uses and activities between incompatible uses. Breaks in screens shall be permitted to provide adequate ingress and egress as needed.
15. SITE DENSITY FACTOR (SDF) - The minimum number of Tree Density Units per acre which must be achieved on a property after development.
16. SPECIMEN TREE - Any tree or contiguous stand of trees which qualifies for special consideration for conservation due to its size, species, condition, location, structural integrity, or historic relevance.
17. TREE – Any living, self-supporting woody perennial plant which normally obtains a trunk diameter at least two inches (2") and a height of at least ten feet (10'), and typically has a main stem or trunk and many branches.
18. TREE BANK – An account maintained by the City Landscape Architect and funded by developers, as a form of alternative compliance to the Tree Conservation and Landscape Ordinance. The expenditure of tree bank funds shall be permitted for various tree conservation activities, including, but not limited to: the purchase, planting, maintenance of trees on public property, the purchase of greenspace, and the funding of tree related educational programs.
19. TREE, OVERSTORY – These trees that compose the top layer or canopy of vegetation and will generally reach a mature height over forty (40) feet.
20. TREE, UNDERSTORY – Those trees that grow beneath the overstory, and will generally reach a mature height of under forty (40) feet.
21. TREE DENSITY STANDARD – The minimum number of tree density units per acre which must be achieved on a property after development.
22. TREE DENSITY UNIT – A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.
23. TREE DIAMETER – The cross-sectional dimension of a tree trunk measured at four and one-half (4.5) feet above the ground. If a tree has more than one trunk, only the largest trunk shall be used to establish the tree diameter for the tree. Utilized for measuring existing, established, trees.
24. TREE PROTECTION AREA – Any portion of a site wherein are located existing trees which are proposed to be retained in order to comply with the requirements of this Ordinance. The tree protection area shall include no less than the total critical root zone of a tree or group of trees collectively.
25. TREE PROTECTION PLAN – A plan that identifies tree protection areas, existing trees to be retained and proposed trees to be planted on a property to meet minimum requirements, as well as methods of tree conservation to be undertaken on the site and other pertinent information.
26. TREE REMOVAL – Any act which causes a tree to die within three (3) years after commission of the act, including but not limited to damage inflicted upon the root system or trunk as a result of:

- a. The improper use of machinery on the trees;
 - b. The storage of materials in or around the trees;
 - c. Soil compaction;
 - d. Altering the natural grade to expose the roots or to cover the tree's root system with more than four inches (4") of soil;
 - e. Pruning judged to be excessive by City Landscape Architect or not in accordance with the standards set forth by the International Society of Arboriculture (ISA);
 - f. Paving with concrete, asphalt, or other impervious surface within such proximity as to be harmful to the tree or its root system; and
 - g. Application of herbicides or defoliates to any trees without first obtaining a permit.
27. TREE SAVE AREA – An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or conserving natural buffers.

Sec. 10-83. Applicability...

The terms and provisions of this Ordinance shall apply to all land disturbance activities, including tree removal, as outlined within this ordinance, and spelled out in Section 4 (Permitting and Process...)

Sec. 10-84. Permitting and Process...

1. Annexations, Rezoning, and Preliminary Subdivision Plats

Applications for annexation, rezoning or preliminary subdivision plat approval require the submission of a Preliminary Tree Management Plan. The Preliminary Tree Management Plan shall show the existing location and general tree canopy and shall also specify which areas are proposed to be conserved and/or replanted. The City Landscape Architect will conduct a preliminary review and recommend conditions that will be considered during the approval of such application. If no trees exist on site, then no such plan is required.

2. Land Disturbance Permit

- a. Prior to the submission of application for a Land Disturbance Permit the applicant is strongly encouraged to meet with the City Landscape Architect to discuss the Tree Conservation/Landscape Ordinance as it relates to the applicant's property. The purpose of the pre-submittal conference is to clarify the provisions and procedures of the Ordinance and review applicable standards and guidelines for the submittal of documents, and required tree conservations, replacement, and maintenance measures.
- b. A Tree Protection Plan and a Landscape Plan, either as separate or combined drawings, along with other permit drawings, are to be submitted as part of the and/or land disturbance permit process to the City of Newnan Planning Department. Detailed checklists for both Tree Protection Plans and Landscape Plans are available to assist in preparing such plans. These plans will be reviewed by the City Landscape Architect for compliance with the City of Newnan Zoning Ordinance and this Ordinance in particular and either approved, denied, or returned for revisions. Any comments will be made available to the designer/developer for response or revision to the drawings. The plans shall then be resubmitted (along with previous red line comments), with the necessary changes, following the same procedure as if it were an original application. Issuance of a land disturbance permit is contingent upon approval of the Tree Protection Plan/Landscape Plan.

3. Tree Removal Not Associated with Development...

Requests to remove trees on lots of records, meaning lots that have not been approved as part of a land disturbance permitting process and therefore no subsequent tree planting plan and/or buffer requirements, are exempt from the provisions of this ordinance provided no more than four (4) trees are removed within any twelve (12) month period and that the trees are less than eight (8) inches diameter at breast height (dbh).

4. Tree Removal Associated with Development...

Requests to remove trees on all other tracts of developed land, including residential, commercial, and industrial lots, meaning lots that have been previously approved as part of a land disturbance permitting process and therefore have a subsequent tree planting plan and/or buffer requirements, are required to secure a tree removal permit prior to removing any trees.

5. Alternative Compliance Plan...

In those instances where it has been determined by the City's Landscape Architect that the available land within a project site cannot bear the total number of tree density units required by this Ordinance, the City has established an Alternative Compliance Plan, in place of the standard Tree Protection and Landscape Plan. Such plan shall be designed and reviewed keeping in mind the overall purpose of this ordinance. The Alternative Compliance Plan must detail the specific site hardships and provide additional details on how the alternate plan meets the purpose and objectives of this ordinance.

These landscape ordinance requirements are intended to set minimum standards for quality development and environmental protection. Site conditions or other reasons may justify the need to request an alternative method of compliance. Alternative landscape plans may be considered when the applicant cannot meet one or more of the specific requirements of this Article because...

1. Strict application of the landscaping requirements would require unreasonable or unnecessary compliance. Such situations could include water features, topography, lot configurations, utility maintenance zones, or unusual site conditions.

2. The applicant envisions a more creative means to meet the spirit and intent of these requirements.

3. A comprehensive landscaping plan involving several properties is proposed.

The applicant must submit an alternative landscape plan indicating proposed landscaping, that includes a list of landscaping requirements not met, a detailed description of the alternatives proposed, and a written explanation of how the proposed plan fulfills the spirit and intent of the landscape requirements. If an agreement can not be reached between the City Landscape Architect and the applicant, the applicant may then appeal to the City's Tree Commission. The Alternative Landscape Plan must be submitted to and reviewed by the Tree Commission. In making a recommendation regarding the alternative landscape plan, the Tree Commission must find that...

1. The proposed alternative will not present a safety hazard.

2. The proposed alternative will, upon maturity, provide landscaping that is equal to or better than the standard requirements.

3. The proposed alternative is designed to address plant health and vigor.

4. The proposed alternative is reasonably compatible with the natural and topographic features of the site.

In those instances where it has been determined by the Tree Commission that the available land within a project site cannot bear the total number of tree density units required by this Ordinance, the City has established an alternative compliance program. Alternative compliance shall be limited to a contribution to the City's tree fund as described herein.

The City of Newnan has established a Tree Bank that shall receive payments made by property owners in lieu of planting additional tree density requirements as approved by the Tree Commission, in addition to forfeited bonds or forfeited escrow funds. Funds in the tree bank shall be administered by the City Landscape Architect.

Where it is determined by the Tree Commission that it is impractical or impossible to fully meet the tree density requirements for a site, the portion of the tree density that cannot be accommodated on the site alternative compliance may be satisfied by a payment into the tree bank that shall be made prior to the issuance of a tree removal or land disturbance permit. The amount of the payment shall be calculated based on the cost of purchase and installation of the additional trees and verified by the City Landscape Architect.

The tree bank funds shall be available for use by the City for the establishment, maintenance, improvement, and expansion of tree cover on public property. The expenditure of tree bank funds shall be permitted for various activities related to tree conservation including but not limited to: purchase of trees, planting of trees, maintenance of trees, purchase of greenspace, or funding of tree care educational programs.

6. Redevelopment...

The redevelopment of property can occur in a variety of forms with the potential for varying site conditions. Due to the nature of redevelopment, unless the redevelopment consumes the entirety of the property, the applicant is entitled to submit an Alternate Compliance Plan and the City's Landscape Architect is hereby given authorization to determine compliance between the Alternate Compliance Plan and the proposed redevelopment project, keeping in mind the overall purpose of this ordinance.

7. Timber Harvesting...

All legitimate timber harvesting shall be required to provide a fifty (50) foot undisturbed buffer provided and maintained along the entire perimeter of the property, including road frontages, during the land disturbance activity, except for authorized access crossings. Once tree harvesting takes place in conformity with the above regulations, no development of the property shall be permitted that would require the cutting of trees conserved for a period of five (5) years following the timber harvesting. No timber harvesting shall be undertaken on any nonresidential parcel of land unless the transitional buffer zones required by the zoning regulations of the district in which located, are conserved in a natural and undisturbed state.

8. Appeals...

All decisions of the City's Landscape Architect, including decisions rendered on Alternative Compliance Plans, may be appealed to the City of Newnan Tree Commission. It is the responsibility of the applicant to present facts and evidence for consideration by the Tree Commission, established by Ordinance Number 10-90, § I, 3-12-90.

9. Penalties...

Any person, firm, corporation, company, or partnership violating any provision of this Ordinance shall be punished as provided in section 1-14 of the Code of Ordinances. Where an offense continues from day to day, each day's continuance thereof shall be deemed a separate offense. Each tree cut, damaged, or poisoned shall constitute a separate offense. The owner of a premises, where anything in violation of this Ordinance shall exist, or any person, firm, corporation, company, or partnership who may have assisted in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be punished as herein provided.

Sec. 10-85. Tree Conservation and Protection...

The existing trees in Newnan are a community resource worth conserving, protecting and maintaining. Careful thought and consideration is expected to be given to conserving trees in the development process. It is required that all reasonable efforts be made to conserve and protect existing specimen trees and/or groups of trees. (Reasonable effort shall include, but not limited to, alteration of building design, alternate building location, parking area, detention area, drainage system, or relocation of utilities).

The following guidelines and standards shall apply to trees proposed to be retained for credit toward meeting the Site Density Factor on a property.

1. Planning Considerations...

Tree space is the most critical factor in tree protection throughout the site development process. The root system can easily extend beyond the dripline of the tree canopy. The root system within the dripline region is generally considered to be the Critical Root Zone. Disturbance within this zone can directly affect a tree's chances for survival. To protect these critical root zones the following planning considerations should be applied:

- a. The use of tree save islands and stands of trees is encouraged rather than the protection of individual (non-specimen) trees scattered throughout a site. This will facilitate ease in overall organization as related to tree protection.

- b. The protective zone of specimen trees or stands of trees or otherwise designated tree save areas shall include no less than the total area beneath the tree(s) canopy as defined by the furthest canopy dripline of the tree(s).
- c. Tree conservation and grading requirements are two design constraints, which are most often in conflict. A grade change of a few inches can be detrimental to a tree, yet most sites require extensive cut and fill in order to manage drainage. The use of berms or retaining walls, instead of cutting, to provide detention can be used to conserve significant trees. Detention ponds can be designed around significant trees by adding depth to minimize width where possible. Retaining walls can also be used to facilitate cuts and fills.
- d. Underground water and wastewater lines, storm sewers, irrigation lines and both underground and overhead electric and telephone lines can have a considerable impact on trees. The layout of the project site utility plans should accommodate the required tree protective zones. Utilities should be placed along corridors between tree protective zones. Developers shall coordinate the location of utility lines, including irrigation and electric lighting, with the utility companies in order to prevent root damage within the critical root zones of protected trees and to minimize damage to trees located in protected zones.
- e. Construction activities such as parking, material storage, concrete washout, burn hole placement, etc. shall be arranged so as to prevent disturbances within tree protective zones. No disturbance shall occur within the protective zone of specimen trees or stands of trees without prior approval of the City Landscape Architect.
- f. Sidewalks often appear innocuous on plans, but can be very detrimental to trees due to grading requirements. Considerations should be given to move sidewalks as far from tree trunks as possible and provide a finished grade above the existing grade for sidewalks required in close proximity to a tree trunk. Drainage can be routed under sidewalks where an elevated grade is required.

2. Protection of Existing Trees...

- a. Tree protection devices are necessary to eliminate activities detrimental to trees including, but not limited to:
 - 1. Soil compaction in the critical root zone resulting from heavy equipment, vehicular or
 - 2. Root disturbance due to cuts, fills, or trenching;
 - 3. Wounds to exposed roots, trunks, or limbs by mechanical equipment;
 - 4. Other activities such as chemical storage, cement truck cleaning, fire, excessive pedestrian traffic, or storage of equipment or materials;
- b. Trees identified to be conserved and counted as credit towards meeting required site tree density shall have a four (4) foot tree protection fencing installed at the critical root zones. For methods of tree protection, see Section 5, Sub-Sections 3a through 3f. All tree protection measures shall be installed prior to the start of any land disturbance and maintained until final landscaping is installed. No construction activities are to occur within tree protection areas. Areas designated for parking, materials and equipment storage or staging areas are to be located outside of the drip line of existing trees.

3. Methods of Tree Protection...

The root system within the drip line is generally considered to be the critical root zone. Most trees can tolerate only a small percentage of critical root zone loss. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained. The following section describes ways to help control unnecessary encroachment on existing trees. These methods and guidelines will be followed for tree protection throughout all phases of construction. These guidelines are designed to reduce damage to critical root zones and wounds to exposed roots, trunks, and limbs by chemical, mechanical, and other means. Tree protection areas will be delineated on Tree Protection Plan and methods of protection will be clearly noted and detailed.

- a. Active Protective Barriers - Barriers shall be installed along the outer edge of and completely around the critical root zones of all specimen trees or stands of trees, or otherwise designated tree protective zones, prior to any land disturbance. Deviations from this must be approved on an individual basis by the City Landscape Architect. Barriers will be a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. If tree save fencing is not properly maintained then a minimum four

(4) feet high, constructed in a post and rail configuration, may be required. The post and rail will consist of a two (2) inch by four (4) inch post and a one (1) inch by four (4) inch rail, with the post no further than six (6) feet apart, is recommended. Chain link fence with the same post spacing, is also acceptable. All tree fencing shall be maintained throughout the land disturbance and building construction, and should not be removed until all construction and landscaping is complete.

- b. Passive Protective Barriers – Tree save areas and their critical root zones not within sixty (60) feet of any grading, storage, construction or traffic areas may be protected by a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. Passive tree protection fencing is to be used only for areas remote from construction activity.
- c. Boring - No open trenching will be allowed within the tree protection zone as defined by the tree protective barricades. All underground utilities to be installed within this protection zone shall be installed by boring underneath the root zone. Any exceptions must be approved by the City Landscape Architect. Utilities may be tunneled in the root zone at a twenty four (24) inch minimum depth providing that plans are approved showing the location and method.
- d. Filling/Clearing within Root Zone - Fill dirt no deeper than two inches may be allowed within the drip line of the tree. No grubbing is permitted in the root zone. In the protected root zone, any stumps, dead trees and shrub growth to be removed shall be cut flush or ground out. Stump grinding will be accomplished with equipment and methods acceptable in normal arboriculture operations. All holes will be backfilled completely the same day of the operation.
- e. Clearing Activities - Roots often fuse and tangle amongst trees. The removal of trees adjacent to tree save areas can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two (2) foot trenches (e.g. with a ditch witch) along the limits of land disturbance, so as to cut, rather than tear, the roots. Trenching may be required for the protection of specimen trees. The cutting down and then grinding the stump of the adjacent removed trees, as opposed to bulldozing them and ripping their roots, can also aid the protected trees.
- f. Tree Removal – To minimize potential root loss from soil disturbance in an overlapping root situation. All roots attached to a tree inside a tree save area that extend outside the tree save areas shall be cut by hand if the soil is to be disturbed. The removal of any tree adjacent to a tree within a tree save area shall not be removed by heavy equipment. Cutting the roots by hand or with a ditch witch is acceptable.

4. Tree Protection Plan...

Any proposal for development or improvement of any tract of land shall include a Tree Protection/Landscape Plan, including trees to be planted in order to meet the minimum requirements of this section. Such plan shall be submitted, along with other permit drawings, to the City of Newnan Planning & Zoning Department prior to any clearing, grubbing, grading or other removal of the existing vegetation that may affect the health of existing tree coverage. No tree removal shall occur prior to approval of the Tree Protection Plan. The Tree Protection Plan may be submitted as part of the Landscape Plan, provided that all required information is legible, or as a separate drawing which includes, as a minimum, the following:

- a. Name, address, phone number, and emergency contact of the owner of record and applicant.
- b. Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, land lot, land district, north point, graphic scale, and date.
- c. Approximate location of all specimen trees and their critical root zones. Indicate those specimen trees proposed for removal or for conservation. Removal of specimen trees is subject to City Landscape Architect's approval.
- d. Approximate location of all trees or stands of trees proposed to be protected. Only trees (10 inches dbh and above) that are designated on the Tree Protection Plan will be counted towards density requirements.
- e. Exact location of specimen trees when their conservation is questionable, or might result in a change of the site design.
- f. Location of proposed buildings, structures and paved areas.

- g. Locations of all existing and proposed utility lines. (Utility lines must be placed along corridors between critical root zones of trees which will remain on the site.)
- h. Limits of land disturbance, clearing, grading, and trenching.
- i. Limits of tree protection areas, showing trees to be maintained and planted, specifying species and size.
- j. Grade changes or other work adjacent to a tree, which would effect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree.
- k. Methods of tree protection shall be indicated for all tree protection zones, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signage, etc.
- l. Procedures and schedules for the implementation, installation, and maintenance of all tree protection measures.
- m. Indicate staging areas for parking, materials storage, concrete washout, and debris.
- n. The required site tree density factor must be satisfied. Compliance shall be clearly demonstrated on the Tree Protection Plan. Existing trees or stands of trees used in the density calculation must be clearly indicated on the drawing. A summary table of the number of existing trees to remain and new trees to be planted, by diameter shall be shown along with the calculations showing tree density achieved for the site.
- o. Additional information as required on a case by case basis. This could include, but is not limited to, a certified arborist's appraisal of the tree's viability and projected life span.
- p. The following notes shall be indicated on both the Tree Protection Plan and the Grading Plan in large bold letters.

1) CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.

2) 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.

3) NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

4) TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

5. Determination of Site Density Factor...

- a. All Commercial, Multi-Family Residential, and Attached Residential projects, including Single Family Residential with a minimum lot size of less than 7,500 square feet, within the City of Newnan shall maintain or exceed a minimum site density factor of twelve (12) units per acre. The term "unit" is not synonymous with "tree". The density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. All existing trees that are to be counted toward meeting density requirements must be inventoried. The site density requirement must be met whether or not a site had trees prior to development. Minimum tree site density shall be calculated and established pursuant to the formula and analysis set forth in this section. The trees, both conserved and new,

where feasible shall be reasonably distributed throughout the site with emphasis on tree groupings to achieve results following professional landscape standards.

- b. All Industrial projects within the City of Newnan shall maintain or exceed a minimum site density factor of eight (8) units per acre.
- c. Individual single family lots with a minimum lot size of 7,500 square feet or greater, within platted residential subdivisions, are required to plant two (2) shade/canopy trees that are at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances. These residential common areas shall maintain or exceed the minimum site density factor of twelve (12) units per acre.
- d. All projects within the City of Newnan are required to maintain a minimum site density per acre and to provide the minimum landscaping requirements. The minimum site density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two.

In order to qualify for tree replacement density credit, all replacement trees shall be at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. Multi stemmed canopy/shade trees shall count only the largest trunk for caliper. All multi-stemmed understory/flowering replacement trees shall have a minimum of three (3) canes, each with a minimum one (1) inch caliper extending clear at least to a height of four (4) feet. All evergreen replacement trees shall be at least a seven (7) gallon size, six (6) feet tall planted, and have a main trunk of not less than two (2) caliper inches. No more than forty (40) percent of anyone genus may be included in any replanting plan.

The Site Density Factor (SDF) is determined as follows:

$$\text{SDF} = (\text{total site area, in acres, minus zoning buffers, stream buffers, floodplain, or delineated wetlands}) \times 12$$

Credit for existing trees proposed to be conserved on the site shall be calculated by multiplying the number of trees (by diameter) times the units assigned in **Table 2 – Credit For Existing Trees**. Credit shall be given all trees conserved on a property having a diameter of ten (10) inches or more, except trees located in a required zoning buffers, stream buffers, floodplain, or delineated wetlands. Credit for new trees proposed to be replaced on the site shall be calculated by multiplying the number of trees (by diameter) times the units assigned in **Table 3 – Credit For Replacement Trees**. Credit shall be given all new trees replaced on the property except for new trees of less than two (2) inches in diameter and new trees planted in a required zoning buffers, stream buffers, floodplain, or delineated wetlands. The number of new trees planted is determined as follows:

Using **TABLE 2 – CREDIT FOR EXISTING TREES** calculate the existing density factor (EDF) of trees ten (10) inch diameter (DBH) or greater which will remain on the site and be protected during construction.

DBH = diameter at breast height (four and one half (4½) feet above ground)

Table 2 - Credit For Existing Trees (EDF)							
Conversion From Tree Diameter in Inches to Tree Density Units For Trees Remaining on Site							
Diameter	Units	Diameter	Units	Diameter	Units	Diameter	Units
10"	0.6	21"	2.4	32"	5.6	43"	10.1
11"	0.7	22"	2.6	33"	5.9	44"	10.6
12"	0.8	23"	2.9	34"	6.3	45"	11.0
13"	0.9	24"	3.1	35"	6.7	46"	11.5
14"	1.1	25"	3.4	36"	7.1	47"	12.0
15"	1.2	26"	3.7	37"	7.5	48"	12.6
16"	1.4	27"	4.0	38"	7.9	49"	13.1
17"	1.6	28"	4.3	39"	8.3	50"	13.6
18"	1.8	29"	4.6	40"	8.7		
19"	2.0	30"	4.9	41"	9.2		
20"	2.2	31"	5.2	42"	9.6		

To calculate the Replacement Density Factor (RDF), subtract the Existing Density Factor (EDF) from the Site Density Factor (SDF).

$$RDF = SDF - EDF$$

Example procedure for calculating the required replacement density factor (RDF):

STEP 1 = Calculate the site density factor (SDF) by multiplying the number of site acres by 12.

Example = 1.89 acres x 12 = 22.68 units.

STEP 2 = Calculate the existing density factor (EDF) of trees that will remain on site to be protected during construction. EDF is determined by converting the tree diameter (DBH) of individual existing trees to density factor units, using **TABLE 2 – CREDIT FOR EXISTING TREES**. These units are then totaled to determine the EDF.

Example = A total of 10 trees will remain on the 1.85 acre site in Step 1. The trees include: natural topography of the site and protection to the maximum number of trees.

- 3 – 12” pines
- 4 – 18” oaks
- 3 – 20” poplars

When converted to density factor units using **TABLE 2**, we arrive at the following values:

DBH	Number of Trees	x	Units	Total
12”	3	x	0.8	2.4
18”	4	x	1.8	7.2
20”	3	x	2.2	6.6

Adding together the units of all remaining trees, the sum total of units = 16.20 Units.

Since the existing density factor (EDF) is less than the required site density factor (SDF), then replacement trees are required. The minimum site density factor (SDF) for a 1.893 acre site, established in Step 1 has not yet been met.

STEP 3 – Calculate the replacement density factor (RDF) by subtracting the existing density factor (EDF) (Step 2) from the site density factor (SDF) (Step 1). $RDF = SDF - EDF$

$$\begin{aligned} \text{Example} = RDF &= 22.68 \text{ (SDF)} - 16.20 \text{ (EDF)} \\ &= 22.68 - 16.20 = 6.48 \text{ (RDF)} \end{aligned}$$

STEP 4 – The replacement density factor (RDF) can be converted back to caliper inches using **TABLE 3 – CREDIT FOR REPLACEMENT TREES**. Any number or combination of transplantable size trees can be used so long as their total density factor units will equal or exceed the replacement density factor (RDF).

Example = on the 1.893 acre site the following number and size of trees will be planted as replacement trees:

Number	Size	Species	x	Density Factor	=	Total Units
05	2”	Dogwood	x	0.5	=	2.50
02	2”	Blackgum	x	0.5	=	1.00
05	3”	Red Maple	x	0.6	=	3.00

Adding together the units of proposed replacement trees, the sum total of units = 6.50 Units.

Proposed replacement units of 6.50 is equal to the replacement density factor (RDF) of 6.48 units, thus minimum replacement requirements have been met.

Use **TABLE 3 – CREDIT FOR REPLACEMENT TREES** to determine the number and size of trees that must be planted. Any combination of transplantable size trees can be used, so long as their total density factor units equal or exceed the RDF. Replacement trees must meet the minimum landscaping requirements set forth in Section 6, Sub-Section 2.

Table 3 - Credit For Replacement Trees (RDF)			
Conversion From Tree Caliper In Inches To Tree Density Units For Proposed Replacement Trees			
Caliper	Units	Caliper	Units
2.0	0.5	9.0	1.5
3.0	0.6	10.0	1.7
4.0	0.7	11.0	1.9
5.0	0.9	12.0	2.1
6.0	1.0	13.0	2.3
7.0	1.2	14.0	2.5

IMPORTANT NOTE: For the purpose of this Ordinance, tree calipers are measured at six (6) inches above the ground.

Existing trees proposed to be retained and new trees proposed to be planted in order to meet the buffer requirements of the Zoning Ordinance or conditions of zoning, special use or variance approval shall not be considered in fulfilling the requirements of this section concerning site tree density factors. Buffer requirements are considered to be in addition to the minimum site tree density requirements. See appropriate zoning district classification for any additional landscaping or buffering requirements.

6. Specimen Trees...

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as specimen trees. Trees unique due to age, size, species, condition, or historic relevance are to be identified during the survey process and special consideration must be made to work around them. It is required that all reasonable efforts be made to save specimen trees. Reasonable effort shall include, but not limited to, alteration of building design, alternate building location, parking area, detention area, drainage system, or relocation of utilities. These trees are to be identified and highlighted on the Tree Protection Plan. Design of buildings, hardscapes and utilities are to be developed with consideration to preserving and featuring specimen trees.

Tree density unit credits are given for existing trees that are saved during the site development process, with more credits given to specimen trees. In order to encourage the preservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees which are successfully saved by a design feature specifically designated for such purpose. Credit for any specimen tree thus saved for such purpose would be two (2) times the assigned unit value in **TABLE 2 – CREDIT FOR EXISTING TREES**. Increased credits can also be earned by conserving non specimen groups of trees eighteen (18) inches and larger.

7. Specimen Tree Survey Requirements...

All specimen trees as identified below shall be surveyed and their location noted on a tree protection plan with a circle denoting the extent of the expected root zone. Lesser trees, at least 10 inches and above, may be surveyed if the applicant elects to pursue additional tree credits.

The following criteria are used by the City to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify:

a. Specimen Tree Size Criteria:

1. 27" dbh – Overstory trees include...oaks, hickory, pecan, maple, ash, beech, blackgum, cedar, etc.
2. 36" dbh – Overstory trees include...pines, yellow poplar, sweetgum, etc.
3. 10" dbh – Understory trees include...dogwoods, redbuds, sourwoods, etc.

b. Specimen Tree Condition Criteria:

1. A life expectancy of more than fifteen (15) years.
2. A structurally sound trunk, no obvious hollows, having n with no extensive decay, and less than 10% radial trunk dieback.

3. No more than two major limbs (those over 25% of trunk dbh one foot from trunk) and several minor dead limbs (hardwoods only).
4. Relatively uniformly balanced and branched crown with no more than 70% of crown branches on one side of the trunk leading to an unbalanced tree crown.
5. No major insect or pathological problem.

A lesser sized tree can be considered a specimen tree, if in the judgement of the City Landscape Architect:

1. It is a rare or unusual species or of historical significance.
2. It is specifically used by a builder, developer, or design professional as a focal point in a project or landscape and meets health and structural requirements for specimen trees.
3. It is a tree with exceptional or unique quality.

The following criteria are used by the City to identify specimen tree stands, which is a contiguous grouping of four or more trees which have been determined to be of high value in the opinion of the City Landscape Architect. Determination is based upon the following criteria:

1. A relatively mature, even aged, stand.
2. A stand with uniform species composition or of a rare or unusual nature.
3. A stand of historical significance.
4. Meets health and structural requirements for specimen trees.

8 Replacement of Specimen Trees...

In the event any specimen tree should be removed during the land development process, the applicant shall be required to replace any specimen tree being removed with suitable replacement trees elsewhere on the site. Removed specimen trees shall be replaced by species with potential for comparable size and quality. Tree replacement, in addition to the minimum required tree density, shall be required in recompense for the removal of specimen trees. Specimen trees that are removed must be replaced by trees, minimum three (3) inch caliper, with a one half inch for one inch replacement of the specimen tree removed. To determine if the replacement is reasonable the City Landscape Architect shall consider intended use of:

- a. Existing tree coverage, size, and type.
- b. Number of trees to be removed on the entire property.
- c. Number of trees to be saved on the entire property.
- d. Area to be covered with structures, parking, and driveways.
- e. Grading and drainage requirements.
- f. Character of the site and its environs.

Any tree, designated on the Tree Protection Plan to be saved, which is damaged during construction or as a result of construction, as determined by the City Landscape Architect, shall be replaced with a tree or trees equal to the unit value of the tree damaged. However, any specimen tree damaged as described above shall be replaced with trees equaling an inch for inch replacement of the tree damaged.

Sec. 10-86. Landscape Plan and Requirements...

A Landscape Plan prepared by a landscape architect, registered in the State of Georgia, will be required for any development, with the exception of the construction of individual single family and detached dwellings, in the City of Newnan. A Landscape Plan shall be prepared for any project wherein buffer areas or other landscaping areas or treatments are required by this Ordinance, the Zoning Ordinance, conditions of zoning, special use or variance approval, or other regulations of the City of Newnan, and shall be approved prior to the issuance of a land disturbance permit. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances.

The density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. The site density requirement must be met whether or not a site had trees prior to development. Minimum tree site density shall be calculated and established pursuant to the formula and analysis set forth in this section. The trees, both retained and new, where feasible shall be

reasonably distributed throughout the site with emphasis on tree groupings to achieve results following professional landscape standards.

1. Landscape Plan Requirements...

The Landscape Plan may be submitted as part of the Tree Protection Plan, provided that all required information is clearly legible, or as a separate drawing which includes, as a minimum, the following:

1. Name, address, and phone number of owner of record and applicant.
2. All Landscape Plans shall be prepared by a Landscape Architect, registered in the State of Georgia, who shall affix their seal, to the drawing.
3. Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, disturbed area, land lot, land district, north point, graphic scale, and date.
4. Adjacent land uses and zoning classifications.
5. Approximate location of all specimen trees or stands of trees.
6. Location of proposed buildings, structures, dumpsters, sidewalks, and paved areas.
7. Location of all existing and proposed storm, sanitary, and utility lines.
8. Location of all existing and proposed light poles and transformers.
9. Location of all existing and proposed contours (2 foot minimum).
10. General location of all proposed trees, shrubs, vines, groundcovers, grass, mulching, and other features proposed within the landscaped area. A scale sufficient to clearly show all details shall be used.
11. Planting schedules with proposed plant material names (common and botanical), quantity, size, spacing, and any special planting notes.
12. Show all site density calculations. (_____ acres x 12 = _____ units)
13. Demonstrate compliance of minimum landscape requirements.

	<u>SHOWN</u>	<u>REQUIRED</u>
3" Shade trees	= _____	/// _____
2" Shade trees	= _____	/// _____
1.5" Flowering trees	= _____	/// _____
Evergreen shrubs	= _____	/// _____
Deciduous shrubs	= _____	/// _____

14. All evergreen trees used as tree replacement credit must be minimum 7 gallon size, 6 feet tall planted, one and one half inch minimum caliper, extending clear to at least to a height of 4 feet. Place note on plan.
15. All multi stemmed understory/flowering or evergreen trees used as tree replacement credit must have a minimum of 3 canes, each with a minimum one inch caliper, extending clear to at least to a height of 4 feet. Place note on plan.
16. All landscape islands shall be planted with shrubs, ornamental grasses, or ground covers. Mulch shall be applied. Turf grass will not be accepted.
17. Trees and shrubs need to be evenly distributed on site.
18. All islands in parking lot need to be curbed and landscaped.
19. All parking islands must be planted with overstory/shade trees.
20. No more than 20 spaces in a row without a landscape island.
21. All internal landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
22. All end of row landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
23. Utilities and light poles shall not be allowed within required parking lot landscape islands or other areas that trees are planted and shall not conflict with tree locations. Light poles shall be at least 20 feet away from a required tree.
24. Provide irrigation along all road frontages.
25. Provide plant materials that are suitable with Newnan's plant palette.
26. Space plant materials appropriately for future growth.
27. Provide planting details, especially on steep slopes, if applicable.
28. Provide the following maintenance statement on all Landscape Plans in large bold capital letters:

1. WHERE LANDSCAPING AREAS ADJOIN GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREAS FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER

SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS OF WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.

- 2. IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWMAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
- 3. TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.**

2. Landscaping Requirements...

The City of Newnan has devised a Plant Palette for the City of Newnan. This is a detailed plant list of trees, shrubs, and groundcovers which outline historically relevant and suitable plant material for the City of Newnan. By using this list, focusing primarily on those plants identified as Signature Plants, we hope to promote the continued development of a regional character, ensure the preservation of Newnan's horticultural heritage, and provide guidance in the decision making for our landscape design efforts. The Plant Palette is listed at the end of this Ordinance.

a. General Requirements...

1. Unless otherwise approved by the City Landscape Architect, all plant material selected to meet the replanting and/or landscaping requirements shall be selected from the Plant Palette for the City of Newnan. Plant materials shall be placed appropriately for future growth.
2. The following minimum landscaping requirements, which can be used as replacement units to meet the required site density factor of twelve (12) Units per acrea, with the minimum number and size of trees and shrubs, per acre are:

05 Large Shade/Canopy Trees	3 Inch Caliper
10 Large Shade/Canopy Trees	2 Inch Caliper
08 Small Understory/Flowering Trees	2 Inch Caliper
40 Evergreen Shrubs	3 Gallon Size (18 Inches)
15 Deciduous Shrubs	3 Gallon Size (18 Inches)

Buffers, screening requirements, and specimen tree replacements are considered to be in addition to these minimum landscape requirements.

3. Projects that are zoned Industrial are required to provide the following maximum landscaping requirements, with no less than sixty (60) percent of the required landscaping to be placed in the required front yard. The remaining forty (40) percent shall be evenly distributed throughout the site. For corner lots or lots with more than one (1) street frontage, no less than seventy (70) percent of required landscaping shall be placed in the yards adjacent to the rights of way of said streets. Buffers, screening requirements, and specimen tree replacements are considered to be in addition to these maximum landscape requirements.

08 Large Shade/Canopy Trees	2 Inch Caliper
08 Small Understory/Flowering Trees	2 Inch Caliper
20 Evergreen Shrubs	2 Gallon Size (12 Inches)
08 Deciduous Shrubs	2 Gallon Size (12 Inches)

4. All canopy/shade replacement trees shall be at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. All understory/flowering replacement trees shall be at least eight (8) feet tall

planted and have a main trunk of not less than two (2) caliper inches. Multi stemmed canopy trees shall count only the largest trunk for caliper. All multi-stemmed understory/flowering replacement trees shall have a minimum of three (3) canes, each with a minimum one (1) inch caliper extending clear at least to a height of four (4) feet.

5. No more than forty (40) percent of any one (1) tree species shall be permitted on a Landscape Plan. Trees and shrubs shall be evenly distributed on site.
6. Landscaping shall not obstruct the view between twenty-four (24) inches high and sixty (60) inches high on access drives, streets or parking aisles. Indicate clear sight lines at intersections.
7. The Landscape Plan must address all the landscaping requirements of this Ordinance, which includes, but is not limited to, site density factor, tree replacement, interior parking lot plantings, peripheral parking lot plantings, landscape strip plantings, landscape screening plantings, and landscape buffer plantings.

b. Interior Parking Lot Planting Requirements – If any parking lot contains twenty (20) or more parking spaces, interior parking lot landscaping shall be required as follows:

1. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb.
2. There shall be a minimum curb radii of three (3) feet required on the corners of all landscape islands and medians to allow for free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted.
3. All rows of parking spaces shall be provided a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal island for a single row of parking spaces shall be planted with a least one (1) canopy/shade tree. A terminal island for a double row of parking spaces shall contain not less than two (2) shade/canopy trees.
4. All landscape islands within parking lots shall be one hundred (100) percent landscaped with deciduous trees, evergreen shrubs (not to exceed three (3) feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.
4. Parking areas of twenty (20) or more spaces must install interior landscape islands so that no more than twenty (20) adjacent parking spaces exist without a landscaped separation of at least ten (10) feet in width. If significant tree save areas or natural areas exist within a parking area, the City Landscape Architect may make an exception to this requirement, as appropriate.
5. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb. There shall be a minimum ten (10) foot wide (back of curb to back of curb) curbed landscaped island at the end of every row of parking, equal in length to the adjoining parking space. A parking island must be located no further apart than every twenty (20) parking spaces.
6. Planting strips in the interior of a parking lot shall be minimum of ten (10) feet wide back of curb to back of curb to accommodate trees.
7. Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.
8. Areas used principally for storage of vehicles or display areas do not require interior islands if such areas are screened from adjacent properties and public streets.
9. Parking lot islands, peninsulas, and medians shall have clean, cultivated soil to a depth of two and one half (2.5) feet.
10. Linear parking islands may be used to separate rows of parking. Where applicable, the linear planting islands shall be a minimum of ten (10) feet in width back of curb to back of curb.

11. A planting area of no less than ten (10) feet in width as measured from back of curb shall separate all parking lots, driveways, and service drives from adjoining property lines.
 12. Light poles and electrical transformers are not permitted in parking lot islands, peninsulas, and medians unless a lighting and electrical plan is submitted for review and approval.
 13. Trees planted in parking lots should be ecologically compatible with the harsh growing environment. Parking lot trees shall be a minimum two (2) inch caliper, shall be a minimum eight (8) feet tall planted, and be urban and drought tolerant.
- c. Peripheral Parking Lot Planting Requirements – If any parking lot contains ten (10) or more parking spaces, peripheral parking lot landscaping shall be required as follows:
1. The perimeter of all parking areas shall be landscaped.
 2. Except where otherwise stated in the City of Newnan’s Zoning Ordinance, a landscaping strip ten (10) feet in width measured from the back of curb, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment. A minimum landscape strip of ten (10) feet shall be provided between all backs of curb.
 3. Peripheral plantings shall include one (1) shrub per twenty (20) linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center:
 - a) One (1) understory/flowering tree per every thirty (30) linear feet; One (1) shade/canopy tree per every sixty (60) linear feet.
 4. Trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.
- d. Landscape Planting Strip Requirements – Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:
1. Landscape plantings shall be provided in a landscape strip of at least ten (10) feet in which adjacent to any street right of way abutting the property and running the length of the entire property frontage; and in areas adjacent or internal to off street parking lots that contain more than five (5) parking spaces; and as required by a condition of zoning, special use or variance approval.
 1. No permanent structures are permitted within landscape strips, with the exception of identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, rip-rap, utility boxes, vacuum/air/water, etc. The deposition of storm water runoff into or drainage swales through a landscape strip is not permitted. Decorative retaining walls may be placed within landscape strips with approval by the City Landscape Architect. Graded slopes within a landscape strip may not be steeper than 4:1.
 2. Curb stops must be used to prevent vehicle overhang into required landscape strips and parking islands.
 3. Landscape strips shall contain one (1) tree for each fifty (50) linear feet of strip length. Each tree shall be at least eight (8) feet tall planted and have a main trunk of not less than two (2) caliper inches.
 5. Landscape strips shall contain ten (10) shrubs for each thirty five (35) linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than fifty (50) feet.
 6. The remaining ground area shall be sodded, seeded, or hydro-seeded with grass, and/or planted with groundcover species.
 7. Where landscaping areas adjoin grassed rights-of way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.

e. Landscape Screening Planting Requirements – Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise, and other objectionable activities. The following minimum requirements shall apply to screening:

1. Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances and exits.
2. Screening may consist of a fence, a wall, a berm, or vegetation and/or a mix of any or all of the foregoing. 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. Berms must be a minimum two (2) feet high, two (2) foot minimum crown width, and side slopes of no greater than four (4) to one (1).
3. Parking areas shall be adequately screened so as to not be visible from contiguous residential areas and shall have limited visibility from adjoining streets.
4. Dumpster and trash storage/collection areas shall be adequately screened so as not to be visible from streets and/or adjacent properties regardless of adjacent land use or zoning classification.
5. All plantings used for screening shall consist of evergreen trees, shrubs, or combination thereof. All trees planted shall be a minimum eight (8) 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 three (3) 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 ten (10) feet in width.

f. Landscape Buffer Planting Requirements – Buffers shall be required between uncomplimentary uses in accordance with the provisions of the Zoning Ordinance or as a condition of zoning, special use or variance approval. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the City of Newnan.

1. Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas. There shall be five (5) different buffers types based on acreage of the project and zoning districts. Each different buffer identifies the width of the buffer, minimum tree spacing standards, minimum shrub spacing standards, and minimum/maximum wall and/or fence standards. The buffers types are listed in the following matrix based on the zoning of the proposed project and the adjacent zoning also. Buffer widths for each buffer type will be based on project acreage.
 - **Area 1** consists of zoning districts where lots sizes are permitted to be less than 20,000 square feet;
 - **Area 2** consists of zoning districts where lots sizes are permitted to be 20,000 square feet or greater.

Type A Buffer:

Area 1 = 5 feet densely planted
Area 2 = 15 feet densely planted

Type B Buffer:

Area 1 = 10 feet densely planted
Area 2 = 25 feet densely planted

Type C Buffer:

Area 1 = 20 feet densely planted
Area 2 = 35 feet densely planted

Type D Buffer:

Area 1 = 20 feet densely planted
Area 2 = 50 feet densely planted

Type E Buffer:

Area 1 = 50 feet densely planted
Area 2 = 1000 feet densely planted

BUFFER REQUIREMENTS OF ZONING CLASSIFICATION

-Adjacent Property-

- Subject Property -

Zoning Classification	RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	OI-1	OI-2	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDR	PDC	PDO	MXD
RS-20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RS-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RU-7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RU-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
RU-2	B	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	B	-	-	-
RML	B	B	B	B	B	B	B	A	A	-	-	-	-	-	-	-	B	-	-	-
RMH	B	B	B	B	B	B	B	A	A	-	-	-	-	-	-	-	B	-	-	-
OI-1	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
OI-2	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CUN	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CCS	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CBD	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CGN	C	C	C	C	C	B	B	A	A	A	A	A	-	-	-	-	C	-	-	-
CHV	C	C	C	C	C	B	B	A	A	A	A	A	-	-	-	-	C	-	-	-
ILT	E	E	E	E	E	D	D	C	C	B	B	B	B	B	-	-	E	B	-	A
IHV	E	E	E	E	E	E	E	E	E	C	C	C	C	C	A	A	E	C	A	C
PDR	B	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	-
PDC	D	D	D	D	D	D	D	B	B	-	-	-	-	-	-	-	D	-	-	-
PDO	D	D	D	D	D	D	D	B	B	B	B	B	B	B	-	-	D	B	-	A
MXD	C	C	C	C	C	B	B	-	-	-	-	-	-	-	-	-	C	-	-	-

1. Required undisturbed buffers must remain undisturbed and actively protected in perpetuity. Buffers must be replanted where sparsely vegetated or where disturbed for approved access and utility crossings. Existing vegetation shall be used to meet all or part of the requirements of this section whenever possible, if it provides the same level of obscurity as the planted buffer required below. Required buffer plantings allow for a mix of large canopy trees, small flowering/evergreen trees, and large shrubs. The mix is designed to create a buffer which will give a satisfactory screen within three (3) to five (5) years of planting, under normal maintenance, while allowing room for the various plants to grow.
2. Large canopy trees with a minimum height of eight (8) feet planted and a minimum caliper of two (2) inches shall be planted at the following rate:

Required Buffer Width	One Tree Per...
Less Than 20'	200 Sq. Ft. Of Buffer
21' To 30'	300 Sq. Ft. Of Buffer
31' To 50'	350 Sq. Ft. Of Buffer
Greater Than 50'	400 Sq. Ft. Of Buffer

Small trees are required to fulfill from no less than twenty (20%) percent to no more than thirty (30%) percent of the required number of trees. Additionally, evergreen trees are required to fulfill at least fifty (50%) percent of the required trees planted in buffers greater than thirty (30) feet. Evergreen and small flowering trees, the same required size as the large canopy trees, are to be planted at the same rate as the large trees. Two (2) evergreen or small flowering trees for each required tree, with a minimum height of five (5) feet planted, may be substituted. Trees shall be distributed along the entire length of the buffer.

3. Additionally evergreen shrubs, a minimum of twenty four (24) inches in height, of a variety that can be expected to reach four (4) or five (5) feet in height within three (3) to five (5) years of planting, shall be provided. Shrubs shall not normally be planted closer than six (6) feet on center. Additionally, shrubs shall not normally be planted closer than six (6) feet to planted trees, nor within the drip line of existing trees. Shrubs shall also be distributed along the entire length of the buffer. Evergreen shrubs shall be provided at the following rate:

Required Buffer Width...	One Shrub Per...
Less Than 20'	50 Sq. Ft. Of Buffer
21' To 30'	75 Sq. Ft. Of Buffer
31' To 50'	125 Sq. Ft. Of Buffer
Greater Than 50'	200 Sq. Ft. Of Buffer

Variations in quantities and spacing of buffer shrubs may be approved by the City Landscape Architect when larger shrubs are provided.

4. The number of planting rows for supplemental plantings or replanting of shrubs is determined by the buffer width:

Buffer Width...	Minimum Planting Rows...
Less Than 10'	1 Row
10' To 20'	2 Rows
21' To 30'	3 Rows
31' To 50'	4 Rows
Greater Than 50'	4 Rows Plus 1 Row For Each Additional 15 Feet

5. Buffer planting requirements shall be guaranteed for the lifetime of the development. Necessary trimming and maintenance shall be performed to maintain the health of the plant materials, to provide an aesthetically pleasing appearance, and to ensure that the buffer serves the purpose for which it is intended. Encroachment into buffers for the construction of retaining walls, footings, or wall supports is not permitted.

7. Maintenance Requirements...

All required trees and shrubs shall be properly maintained in accordance with approved landscape plans. If a tree or shrub dies, it shall be replaced within six (6) months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.

Trees, which are used to meet the tree density requirements, shall be fully maintained in perpetuity. It is the responsibility of the property owner to water, fertilize, and treat trees in order to maintain tree health and vigor. The property owner shall, at all times, maintain the required tree density. Failure to maintain the required tree density factor at any time during the life of the project shall be a violation of this Ordinance. Trees which have been used to meet the tree density requirements shall not be removed at any time without approval of the City Landscape Architect. Removal of such trees will result in replacement of like kind and size.

It shall be the duty of any person or persons owning or occupying property subject to this Ordinance to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched to prevent weed growth and maintain soil moisture. Plant materials shall be pruned as required to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs, and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.

8. Irrigation Requirements...

Irrigation is to be provided for landscaped areas fronting multi-family, commercial and industrial developments. Irrigation is also to be provided along all road frontage for these types of developments. Landscaped areas shall be irrigated by the use of an automatic irrigation system with controllers. Automatically controlled irrigation systems shall be operated by an irrigation controller that is capable of watering high water requirement areas on a different schedule from low water requirement areas. No significant overthrow shall be allowed onto non-pervious areas.

SITE DENSITY FACTOR CALCULATION SHEET...

Site Density Factor (SDF) = Total Site Area (in acres) x 12 Units Per Acre

EXISTING TREES ON PROPERTY:

DBH	No. Of Existing		Units For Each Tree	Total	DBH	No. Of Existing		Units For Each Tree	Total
10	_____	x	0.6	= _____	31	_____	x	5.2	= _____
11	_____	x	0.7	= _____	32	_____	x	5.6	= _____
12	_____	x	0.8	= _____	33	_____	x	5.9	= _____
13	_____	x	0.9	= _____	34	_____	x	6.3	= _____
14	_____	x	1.1	= _____	35	_____	x	6.7	= _____
15	_____	x	1.2	= _____	36	_____	x	7.1	= _____
16	_____	x	1.4	= _____	37	_____	x	7.5	= _____
17	_____	x	1.6	= _____	38	_____	x	7.9	= _____
18	_____	x	1.8	= _____	39	_____	x	8.3	= _____
19	_____	x	2.0	= _____	40	_____	x	8.7	= _____
20	_____	x	2.2	= _____	41	_____	x	9.2	= _____
21	_____	x	2.4	= _____	42	_____	x	9.6	= _____
22	_____	x	2.6	= _____	43	_____	x	10.1	= _____
23	_____	x	2.9	= _____	44	_____	x	10.6	= _____
24	_____	x	3.1	= _____	45	_____	x	11.0	= _____
25	_____	x	3.4	= _____	46	_____	x	11.5	= _____
26	_____	x	3.7	= _____	47	_____	x	12.0	= _____
27	_____	x	4.0	= _____	48	_____	x	12.6	= _____
28	_____	x	4.3	= _____	49	_____	x	13.1	= _____
29	_____	x	4.6	= _____	50	_____	x	13.6	= _____
30	_____	x	4.7	= _____					

Total Units, (Trees To Be Saved) = _____

TREES TO BE PLANTED:

Caliper (in)	No. of New Trees	x	Units for Each Tree	=	Total Units
2	_____	x	0.5	=	_____
3	_____	x	0.6	=	_____
4	_____	x	0.7	=	_____
5	_____	x	0.9	=	_____
6	_____	x	1.0	=	_____
7	_____	x	1.2	=	_____
8	_____	x	1.3	=	_____
9	_____	x	1.5	=	_____
10	_____	x	1.7	=	_____

Total Units, (Trees To Be Planted) = _____

CITY OF NEWNAN'S PLANT PALETTE

(Signature Plants In Boldface)

(* - Denotes Evergreen)

Botanical Name

Common Name

OVERSTORY TREES...

Carya species
Cercidiphyllum japonicum
Fagus grandiflora
Fraxinus americana
Fraxinus pennsylvanica
Ginkgo biloba
Liriodendron tulipifera
Magnolia grandiflora*
Platanus occidentalis
Quercus alba
Quercus coccinea
Quercus falcata
Quercus lyrata
Quercus nigra
Quercus nuttalli
Quercus palustris
Quercus rubra
Quercus shumardii
Quercus stellata
Quercus phellos
Tilia cordata
Zelkova japonica

Hickory
Katsura Tree
American Beech
White Ash
Red Ash
Ginkgo
Tulip Poplar
Southern Magnolia
Sycamore
White Oak
Scarlet Oak
Southern Red Oak
Overcup Oak
Water Oak
Nuttall Oak
Pin Oak
Northern Red Oak
Shumard Oak
Post Oak
Willow Oak
Littleleaf Linden
Japanese Zelkova

MID STORY TREES...

Acer barbatum
Acer rubrum
Betula nigra
Carpinus caroliniana
Celtis laevigata
Cladrastis kentuckea
Cryptomeria japonica *
Gleditsia triacanthos var. inermis
Juniperus virginiana *
Metasequoia glyptostroboides *
Nyssa sylvatica
Ostrya virginiana
Pinus virginiana *
Pistacia chinensis
Quercus laurifolia
Taxodium distichum
Ulmus parvifolia

Southern Sugar Maple
Red Maple
River Birch
American Hornbeam
Sugar Hackberry
American Yellowwood
Cryptomeria
Golden Honey Locust
Red Cedar
Dawn Redwood
Black Gum
Hophornbeam
Virginia Pine
Chinese Pistache
Laurel Oak
Bald Cypress
Lacebark Elm

UNDERSTORY AND ORNAMENTAL TREES...

Acer buergerianum
Acer campestre

Trident Maple
Hedge Maple

Acer griseum
Acer palmatum
 Amelanchier arborea
 Cedrus deodara
Cercis canadensis
Chionanthus virginicus
Cornus florida
 Cornus kousa
 Crataegus phaenopyrum
 Cryptomeria japonica *
 Halesia carolina
 Hamamelis virginiana
 Illicium floridanum
Ilex aquafolium x 'Nellie R. Stevens' *
 Ilex attenuata x 'Fosteri' *
 Ilex attenuata x 'Savannah' *
 Ilex opaca *
 Ilex vomitoria (treeform) *
 Koelreuteria paniculata
Lagerstroemia indica
Magnolia soulangiana
 Magnolia stellata
 Magnolia virginiana *
 Malus species
 Myrica cerifera (treeform) *
 Oxydendrum arboreum
 Parrotia perisca
Prunus caroliniana *
 Prunus species
 Pyrus calleryana x Chanticleer
 Sassafras albidum
 Vitex agnus-castus

Paperbark Maple
Japanese Maple
 Serviceberry
 Deodar Cedar
Eastern Red Bud
Fringe Tree
Flowering Dogwood
 Kousa Dogwood
 Washington Hawthorne
 Cryptomeria
 Carolina Silverbell
 Witch Hazel
 Florida Anise Tree
Nellie R. Stevens Holly
 Foster's Holly
 Savannah Holly
 American Holly
 Treeform Yaupon Holly
 Goldenrain Tree
Crape Myrtle
Saucer Magnolia
 Star Magnolia
 Sweetbay Magnolia
 Flowering Crabapple
 Treeform Wax Myrtle
 Sourwood
 Parrotia
Cherry Laurel
 Flowering Cherry
 Chanticleer Pear
 Sassafras
 Chaste Tree

LARGER SHRUBS

Abelia grandiflora *
Aesculus pavia
 Aesculus parviflora
 Aucuba japonica *
 Buxus sempervirens *
Camellia japonica *
Camellia sasanqua *
Cleyera japonica *
 Elaeagnus pungens *
 Forsythia suspensa
 Hibiscus syriacus
Hydrangea quercifolia
Ilex aquafolium x 'Nellie R. Stevens' *
 Ilex attenuata x 'Fosteri' *
 Ilex attenuata x 'Savannah' *
 Ilex latifolia *
 Ilex cornuta 'Burfordii' *
Ilex opaca *
 Ilex verticillata
 Ilex vomitoria *
 Kerria japonica

Glossy Abelia
Red Buckeye
 Bottlebrush Buckeye
 Aucuba
 Common Boxwood
Camellia
Sasanqua Camellia
Japanese Cleyera
 Elaeagnus
 Border Forsythia
 Shrubalthea
Oakleaf Hydrangea
Nellie R. Stevens Holly
 Foster's Holly
 Savannah Holly
 Lusterleaf Holly
 Burford Holly
American Holly
 Deciduous Holly
 Yaupon Holly
 Kerria

Loropetalum chinense *
Miscanthus varieties
Myrica cerifera *
Osmanthus fragrans *
Pieris japonia *
Prunus caroliniana *
Rhodendron indica *
Rhododendron species
Rhododendron species *
Viburnum opulus
Viburnum sieboldi
Viburnum plicatum x tomentosum

Loropetalum
Miscanthus
Wax Myrtle
Fragrant Tea Olive
Japanese Pieris
Cherry Laurel
Indica Azaleas
Native Azalea
Rhododendron
Snowball Viburnum
Siebold Viburnum
Doublefile Viburnum

SMALL/MEDIUM SHRUBS

Azalea obtusum *
Azalea hybrida *
Berberis thunbergi
Buxus microphylla *
Callicarpa americana
Calycanthus floridus
Chaenomeles speciosa
Clethra alnifolia
Cotoneaster horizontalis *
Duetzia gracilis
Euonymus alatus compactus
Forsythia x intermedia
Fothergillia gardenii
Gardenia jasminoides *
Hydrangea arborescens
Hydrangea macrophylla
Hydrangea paniculata
Hydrangea quercifolia
Ilex cornuta 'Burfordii nana' *
Ilex cornuta "Carissa" *
Ilex vomitoria 'Nana' *
Itea virginica
Jasminum floridanum *
Jasminum nudiflorum
Juniper species *
Leucothoe populifolia *
Mahonia aquifolium *
Mahonia bealei *
Nandina domestica *
Prunus laurocerasus 'Otto Lukyen' *
Prunus laurocerasus 'Schipkaensis' *
Raphiolepis indica *
Rosa species
Spiraea species
Weiglea florida

Kurume Azalea
Glenn Dale Azalea
Japanese Barberry
Dwarf Boxwood
Beautyberry
Sweet Shrub
Common Flowering Quince
Summersweet Clethra
Rock Cotoneaster
Slender Deutzia
Dwarf Winged Euonymus
Forsythia
Dwarf Fothergillia
Gardenia
Snowhill Hydrangea
Bigleaf Hydrangea
Panicle Hydrangea
Oakleaf Hydrangea
Dwarf Burford Holly
Carissa Holly
Dwarf Yaupon Holly
Virginia Sweetspire
Flowering Jasmine
Winter Jasmine
Upright and Spreading Junipers
Florida Leucothoe
Oregon Grape Holly
Leatherleaf Mahonia
Nandina
Otto Lukyen Laurel
Skip Laurel
Indian Hawthorn
Shrub Roses/Old Roses
Spirea
Old Fashioned Weiglea

GROUND COVERS

Hedera helix *
Hemerocallis species
Hosta species

English Ivy
Day Lilies
Hosta

Iberis sempervirens *
Iris species
Juniperus horizontalis *
Lantana sellowiana
Liriope muscari *
Liriope spicata *
Narcissus species
Ophiopogon japonicus *
Pachysandra terminalis *
Phlox subulata
Vinca minor *
Vinca major *

VINES

Campsis radicans
Clematis species
Euonymus fortunei *
Gelsemium sempervirens *
Lonicera sempervirens
Parthenocissus quinquefolia
Rosa banksiae *
Rosa hybrida
Wisteria species

FERNS

Adiantum Capillus-Veneris
Asplenium Filix-foemina
Asplenium platyneuron
Osmunda cinnamomea
Osmunda regalis
Polystichum acrostichoides

Evergreen Candytuft
Iris
Creeping Junipers
Trailing Lantana
Bigblue Liriope
Creeping Liriope
Daffodils
Mondo Grass
Pachysandra
Thrift
Common Periwinkle
Large Periwinkle

Trumpet Vine
Clematis
Wintercreeper
Carolina Yellow Jessamine
Trumpet Honeysuckle
Virginia Creeper
Lady Banks Rose
Climbing Roses
Wisteria

Maidenhair Fern
Southern Lady Fern
Ebony Spleenwort
Cinnamon Fern
Royal Fern
Christmas Fern

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 _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Raymond F. DuBose, Mayor Pro-Tem

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND DIVISION 3, NEWNAN TREE COMMISSION OF
ARTICLE IV, BOARDS AND COMMISSIONS, OF CHAPTER 2, ADMINISTRATION
OF THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO
PROVIDE FOR ADDITIONAL DUTIES FOR THE TREE COMMISSION AND TO RE-
ADOPT SAME; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING
ORDINANCES; AND FOR OTHER PURPOSES**

WHEREAS, it has been determined that certain changes are necessary in the text of Division 3, Newnan Tree Commission, Of Article IV, Boards and Commissions, of Chapter 2, Administration, of the Code of Ordinances of the City of Newnan, adopted March 12, 1990, last amended February 11, 2014 to provide for additional duties for the Tree Commission set out in the City's Tree Conservation and Landscape Ordinance.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I. Division 3, Newnan Tree Commission, of Article IV, Boards and Commissions, of Chapter 2, Administration be and is hereby amended by deleting Division 3, Newnan Tree Commission, of Article IV, Boards and Commissions, of Chapter 2, Administration in its entirety and readopting a new Division 3, Newnan Tree Commission, of Article IV, Boards and Commissions, of Chapter 2, Administration to read as follows:

DIVISION 3. NEWNAN TREE COMMISSION

Sec. 2-206. Establishment; purpose.

There is hereby created a commission to be known and designated as the City of Newnan Tree Commission and to be herein referred to as the "commission" for the purposes of regulating the planting, maintenance and removal of trees and shrubs in public places; providing for the pruning and removal trees on private property which endanger public safety and to generally improve the general welfare and health of the people of the city.

Sec. 2-207. Composition; terms.

- (a) The tree commission shall consist of seven members who shall be appointed by the mayor and city council who shall serve for a term of three years. Each member shall be a resident of the city during their term of office. The current members of the commission shall serve the remainder of the term for which he/she has been appointed. The new member of the commission shall be appointed for a term of three years.
- (b) Appointments to the Tree Commission should have a general base of knowledge in the fields of arboriculture, landscaping, forestry, contracting, construction, or grading.

- (c) The city manager shall appoint a member of the city staff to act as a liaison between the commission and the city.
- (d) Vacancies in office during the term of any appointment caused by death, resignation, disqualification or otherwise shall be filled for the unexpired term by the mayor and city council in the same manner as the person was appointed whose office has become vacant.

Sec. 2-208. Compensation.

The members of the tree commission shall serve without compensation. However, they shall be entitled to be reimbursed for any actual expenses incurred by them in the performance of their duties.

Sec. 2-209. Duty; responsibility; authority.

The tree commission shall have the duty, responsibility, and authority:

- (1) In instances where achieving the full tree density requirement has been deemed impractical or impossible. the Tree Commission shall review and approve or deny an alternative compliance request; alternative compliance shall be limited to an off-site planting program or a contribution to the City's tree fund as described in the Tree Conservation and Landscape Plan ordinance.
- (2) To study, develop plans and establish goals for the care, preservation, pruning, planting, replanting, removal and disposition of trees and shrubs in all open spaces, including, but not being limited to, the public parks, grounds of public buildings and unpaved portions of public streets and rights-of-ways, and to present such plans, as a recommendation, to the mayor and council on or before October 1 in each calendar year.
- (3) To recommend to the proper authorities and officials of the city the types and kinds of trees or shrubs to be planted upon the rights-of-ways of municipal streets, public parks and public facilities.
- (4) To assist the proper authorities and officials of the city in a program to protect and maintain existing trees, shrubs and green areas on all city-owned property and public properties.
- (5) To recommend to the mayor and council removal of any trees or shrubbery deemed to be hazardous to the public safety or public health.
- (6) To assist the proper officials and make available to the general public news and information regarding the selection, planting and maintenance of trees, shrubbery and other greenery within the corporate limits of the city; to recommend from time to time as necessary ordinances and other programs that will be beneficial to protect and maintain existing trees, shrubs and green areas; and to encourage the development of private property owners of landscaped areas with trees and shrubs.

Sec. 2-210. Procedures.

Upon appointment of the initial tree commission by mayor and council, the commission shall meet and elect one of its members as chairman and one of its members as secretary. The commission shall then provide for the rules and procedures for the holding of regular and special meetings of the commission as deemed advisable and necessary.

Sec. 2-211. Quorum.

For purposes of transacting business, a quorum of the Tree Commission shall consist of four (4) of the seven (7) members. The city manager appointed liaison shall not be counted as a full voting member for purposes of attaining a quorum.

Sec. 2-212. Meetings.

The Tree Commission shall establish a regular time and place of meeting and shall hold regular meetings. Special meetings may be called at the request of the chairperson or by any four (4) voting members of the Tree Commission, upon request by the City Landscape Architect, or upon request of an applicant seeking alternative compliance.

- (1) An applicant may request a special meeting to address alternative compliance measures. Upon receipt of a request, the City Landscape Architect shall notify the Tree Commission and schedule a special meeting on the applicant's behalf. Once a meeting is scheduled the City Landscape Architect shall notify the applicant of the meeting date and time.

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

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

Section IV. The effective date of this Ordinance shall be upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2022, in regular session.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).