



## Newnan City Council Meeting

NOVEMBER 23, 2021

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

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### CALL TO ORDER

### INVOCATION

### READING OF MINUTES

- A. Minutes from Regular Meeting on November 9, 2021
- B. Minutes from Work Session- Poplar Rd. Annexation on November 9, 2021

### REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment- Development Authority, 4 year term
- D. 1 Appointment- Keep Newnan Beautiful, 3 year term
- E. Annual Report - Newnan Planning Commission

### REPORTS ON OPERATIONS BY CITY MANAGER

### REPORTS AND COMMUNICATIONS FROM MAYOR

### NEW BUSINESS

- F. Annexation Request for Annex2021-02 by Andy Chandler, Representing Lennar Homes; 31.79± acres at 521 Lower Fayetteville Road (Tax Parcel # 087 5011 001; Requested zoning of PDR (Planned Development Residential) for a combination of 90 single-family homes and 60 townhouse units - Decision on Referral to Planning Commission
- G. Consideration of Holiday Pay Resolution
- H. Consideration of a Resolution in support for each of the five transportation projects for 2022 Transportation Improvements Projects (TIP) Project Solicitations
- I. Consideration of List of Streets proposed for maintenance under the Local Maintenance Improvement Grant (LMIG)
- J. Public Hearing - Request by owner (City) to demolish structure that was built more than 50 years (tax record attached), property is 50 Murray Street.
- K. Public Hearing - Request by owner (City) to demolish structure that was built more than 50 years ago (tax record attached), property is 53 Murray Street.
- L. Public Hearing - Request by owner (City) to demolish structure that was built more than 50 years (tax record attached), property is 54 Murray Street.
- M. Public Hearing - Request by owner (City) to demolish structure that was built more than 50 years ago (tax record attached), property is 65 Murray Street.
- N. Consideration of 2022 Standing Agreements and Consideration of Facility Use Policy for Pickett Field, C. Jay Smith Park and Newnan Pickleball (HOP)
- O. Consideration of Resolution for 2022 City Council Meeting Schedule

### UNFINISHED BUSINESS

- P. 2nd Public Hearing - Adoption of an Update to the Development Impact Fee Ordinance

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

Q. Request from the Newnan Times Herald to set-up a tent on Court Square on November 26th from 10am to 6pm to wrap gifts for Coweta Community Foundation

R. Request from Rotary Club for Let Freedom Ring Fireworks July 2022

**MOTION TO ENTER INTO EXECUTIVE SESSION**

S. Motion to Enter into Executive Session

**ADJOURNMENT**



The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday November 9, 2021 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

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

**PRESENT**

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

**MINUTES – REGULAR COUNCIL MEETING – OCTOBER 26, 2021**

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on October 26, 2021 and adopt them as presented.

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

**AMEND AGENDA**

Mayor Brady requested that the agenda be amended to include further discussion of the proposed annexation on Poplar Rd. that had been discussed in the work session.

Motion by Councilman Alexander, seconded by Councilman Koritko to amend the agenda.

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

**APPOINTMENTS- DEVELOPMENT AUTHORITY, 4 YEAR TERM**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Tamarkus Cook to the Development Authority.

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

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

**APPOINTMENT- KEEP NEWNAN BEAUTIFUL, INTERIM TERM**

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

**APPOINTMENT- CHRISTMAS COMMISSION, INTERIM TERM**

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Charlotte DuBose Lunsford to the Christmas Commission.

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

**ANNUAL REPORT- NEWNAN URBAN REDEVELOPMENT AGENCY**

Gerald Walton presented the report. Members serve dual capacity with GICH (Georgia Initiative for Community Housing) as well. The agency is moving ahead with a Chalk Level National District Nomination and was asked by the Historic Preservation Division to include the Farmer Street Cemetery. They finally accepted a bid from Energy Construction Solutions, Inc. for the 100 E. Washington St. project and hope to have that completed in April 2022.

In 2022 the agency hopes to get Paint Day projects back on track. They will be completing recertification training for GICH, which they have to do yearly. They also want to apply for ARPA funds to further develop the affordable housing program.

Mr. Walton thanked Council for their support.

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – KARVELAS PIZZA COMPANY**

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Karvelas Pizza Company, 7 LaGrange St.

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

Motion by Councilman Koritko, seconded by Mayor Pro Tem Shell to approve the application for a Retail On Premise (Pouring) Sales Malt Beverages and Wine License.

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

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V,  
SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR  
REVOCATION OF BEVERAGE LICENSE #B-4893 RED SPOT, INC. DBA LITTLE  
PEACH; ATIQUL ISLAM, OWNER, LICENSEE**

City Attorney explained that all 4 of the following hearings scheduled are based on an operation conducted by the Sheriff's department. They were all found to sell alcohol to an underage undercover officer. Council can decide to either place revoke, suspend or put the license on probation. None of the licensees were the ones who made the sales. These are first violations for each of these licensee's.

Bryant Smith, Sargent with the Coweta County Sheriffs Department was sworn in. He verified that on July 23, 2021 at 8:16pm an undercover underage officer was sent in to Little Peach and sold alcohol. He stated he was present when the sale took place, he could not see the sale but it was recorded. ID was asked for however, the license indicated that the person was under 21.

Mayor Brady asked Mr. Islam what training is in place for his employees. He stated he instructs all employees to check ID's and not sell to underage customers. He said this has never happened before, it was a mistake. Mayor Brady asked Mr. Islam to develop a manual and have employees sign and keep a copy on file.

Bob Trammel, counsel for Mr. Islam stated Mr. Islam has operated this location for 14 years and this is the first blemish on his record. This is a teachable moment and Mr. Islam is happy to develop the written manual.

Council discussed with City Attorney what has been done in the past with underage sale violations. Councilwoman Jenkins recalled giving probation in the past when training was in place. She urged the need for consistency and there was discussion about suspending the license or not.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week suspension of the license, 12-month probation and require mandatory training and quarterly reporting. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V,  
SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR  
REVOCATION OF BEVERAGE LICENSE #B-7109 NEWNAN LAKES BUSINESS INC.  
DBA NEWNAN LAKES CHEVRON; SANIYA MASAMI, OWNER, LICENSEE**

City Attorney stated that Mr. Masami was not represented by Counsel. Mr. Masami admitted guilt to the charge. Sargent Smith testified to the underage sale on July 23, 2021 at 7:45pm. ID was asked for but it clearly showed the person was under 21. Mr. Masami

stated he does have a training manual but he does not get anything signed. The register requires the date of birth to be keyed in for an alcohol purchase.

Mayor Brady stated that going forward the expectation is for employee training with signed copies so everyone knows expectations. Mr. Masami agreed and explained that this employee who made the sale was a temporary employee who is no longer there.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week suspension of license, 12-month probation and mandatory training with quarterly reporting. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V, SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR REVOCATION OF BEVERAGE LICENSE #B-7014 MAA INVESTMENT GROUP, INC. BP FOOD MART; PAVA JAIDI, OWNER, LICENSEE**

City Attorney had Sargent Smith testify to the underage sale on July 24, 2021 at 11:50pm. Sargent Smith stated that no ID was asked for and the sale was recorded. Mr. Jaide explained that he has been in business for 15 years and he does have a training manual that is signed and dated. The employee is no longer working there. He stated it was closing time not that that is an excuse.

Councilman Alexander made a motion for one-week suspension, 12-month probation and quarterly reporting.

Councilman Guillaume stated that given that Mr. Jaide has a training manual in place a year probation is excessive. Councilwoman Jenkins commented that in the past with the same violation the license was not suspended and there was a training manual in that case as well. City Attorney stated the alcohol ordinance does state that training is mandatory but having a signed copy is not specified.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week license suspension, 3-month probation and one reporting period. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V, SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR REVOCATION OF BEVERAGE LICENSE #B-7025 BP FOOD MART; HAMIDA ALI, OWNER, LICENSEE**

Sargent Smith testified to the underage sale on July 23, 2021 at 8pm. ID was asked for and showed under 21. Ms. Ali stated there is a training manual and it is signed and copied. They have also added a camera to scan ID's.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week license suspension, 3-month probation and one reporting period. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**CONSIDERATION OF JOINT RESOLUTION WITH COWETA COUNTY AND THE COWETA COUNTY BOARD OF EDUCATION TO WAIVE PROPERTY TAX FEE PENALTIES FOR CERTAIN PROPERTIES IMPACTED BY THE TORNADO**

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt the resolution as presented.

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

**1<sup>st</sup> PUBLIC HEARING- INFORM THE PUBLIC OF AN UPDATE TO THE DEVELOPMENT IMPACT FEE ORDINANCE**

Mayor Brady opened the public hearing.

Chris Cole, planner explained this is the first of two hearings regarding this ordinance. Staff report shows how the fee schedule has changed. The only change is to single-family residences, a decrease of 2.2%.

Mayor Brady closed the public hearing.

**21 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION**

Matt Murray, Code Enforcement Officer explained that this property was before Council in the Summer and owner was given 90 days which is set to expire. The owner has addressed some of the issues such as siding, painting, weeding and trash clean-up. The owner is requesting another 90-day extension and has submitted a schedule of repairs to the Building department.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve a 90-day extension.

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

**CONSIDERATION OF CONTRACT AWARD FOR CALDWELL TANKS DEMOLITION AND REMEDIATION PROJECT**

Assistant City Manager explained there was great interest in this project and interviews were conducted. Staff is recommending Sabre Demolition for \$2,083,000.

Motion by Councilman Alexander, seconded by Councilman Koritko to award the contract to Sabre Demolition.

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

**CONSIDERATION OF CONTRACT AWARD FOR LINC PHASE C CONSTRUCTION**

Assistant City Manager recommended awarding the contract in the amount of \$1,296,851.56 to Hasbun Construction, LLC. This is funded with SPLOST 2019 funds.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to award the contract to Hasbun Construction, LLC.

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

**REQUEST TO CLOSE MADISON ST. BETWEEN JEFFERSON ST. AND JACKSON ST. ON NOVEMBER 14, 2021 FOR RPM CRAFTS & BREWS FAIR**

Request withdrawn.

**REQUEST FOR PARKING SPACES ON THE SQUARE ON NOVEMBER 26, 2021**

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

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

**AMENDED AGENDA ITEM: POPLAR PLACE ANNEXATION REQUEST**

John Schupp addressed the concerns from Councilwoman Jenkins regarding the height of the project. Piedmont Hospital is 9 stories tall, 160 ft in height. Phase 1 buildings do not come close to that height, looking at 4-5 stories. The townhomes that are now for sale would be 4 story walkup w/ roof deck, similar in layout to the Newnan Lofts. Phase 2 can be 8 stories but this is just a placeholder and not designed yet. Parking decks will be as high or lower than the office buildings.

Tracy Dunnivant, Planning Director explained that the I-85 corridor allows for up to 85 ft in height. CTCA is about 85 ft. Ms. Dunnivant verified that outside the I-85 corridor the max height is 45ft. Councilwoman Jenkins asked about the office space trend and how the trend is going toward remote work from home, has this been researched? Mr. Schupp stated that an office environment fosters spontaneity. Mr. Berry stated that in the tech world offices are here to stay. There is a movement to relocate out of center city.

Councilwoman Jenkins asked about the parking decks and how they will look coming down the interstate? It is quintessential Buckhead Atlanta to see the parking decks as you are driving down the interstate. That visual is not Newnan. Mr. Schupp explained that the plan is to screen the sides of the parking decks with architectural features.

Councilman Guillaume asked about Phase 2 occupancy. Mr. Berry stated that the main street retail is about 55,000 ft and office space above that. They would want that leased shortly after completion. Mr. Berry stated that he has mostly done all office and some

hotel which is why he brought in a partner, Graystar, to do the multi-family units and active adult units.

Graystar is the nation's largest owner/operator, managing over 500,000 units across the country and they also build and invest in the units. The 350 residential units are on average 950 sq ft, 1 bed, 2 bed and some 3 beds. Active adult units on average 1,000 sq ft, only 1 and 2 beds. Rents are all market driven.

Councilman Koritko expressed further traffic concerns with pedestrians crossing Poplar Rd. Mr. Schupp understands it does need to be looked at and is not sure if it's a bridge or tunnel etc. Councilman Guillaume asked what types of jobs will be created by this project and can those people afford to live in this community themselves? Mr. Schupp stated there would be 4,000 construction jobs during the 2 years of the project, those are temporary. 3,670 full time jobs, office workers, food and beverage and maintenance of the property and they can definitely afford it.

The watershed was discussed and Mr. West stated that they are very familiar with the Stillwood watershed. They helped build The Promenade at Newnan Crossings and know the requirements. They would have to show no rise in the 100-year flood stages.

Mayor Brady closed the public hearing.

Motion by Mayor Pro Tem Shell, seconded by Councilman DuBose to accept the annexation. Councilwoman Jenkins expressed concerns to support this project in its current form. She proposed giving the developer a chance to make revisions. Councilman Guillaume stated the need to look at what we really want Newnan to look like going forward, the characteristics. Mayor Brady agreed, this project does not look like what Newnan looks like but it could. There are concerns about the tax abatement structure and all the office space. There is an opportunity for the City to be involved.

Melissa Griffis stated that the developer would like the opportunity to take the concerns and come back. Proposed to table until the December 14<sup>th</sup> meeting. There was discussion regarding the time frame to bring this back and the desire to have this property in the County or City.

Councilman DuBose withdrew his second and Mayor Pro Tem Shell withdrew his original motion.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to re-open the public hearing.

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

Motion by Mayor Pro Tem Shell, seconded by Councilman DuBose to continue the public hearing to the December 14<sup>th</sup> meeting.

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

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:20pm.

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

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

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



The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, November 9, 2021 at 1:00 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

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

**PRESENT**

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

**PUBLIC HEARING (CONT)- ANNEXATION REQUEST, ANNEX2021-01 BY POPLAR 20-20, LLC, 42.20 + ACRES ON POPLAR RD.**

Tracy Dunnavant, Planning Director stated that the packet included information requested at the previous meeting including a map showing approved projects and reports from the Fire Dept. and Police Dept.

**Applicant:**

Candace Boothby from the Newnan-Coweta Chamber began the presentation discussing how this project came about. She explained there was a meeting 3 ½ years ago with a group of community leaders to discuss how to attract high paying jobs. This is a high-end office development that will bring high paying jobs. She then introduced Hal Berry.

Hal Berry, Chairman of Berry Companies. Mr. Berry gave background information on himself and other projects that he has worked on over the years. He's been involved in primarily office development in Atlanta since the 1960's and he convinced Georgia Pacific Company to relocate from Portland, Oregon to Atlanta.

Mr. Berry explained that with all the changes happening nationally, there will be another suburban surge and it won't all go North. His group listened to the comments from the last public meeting and the hesitation with all rentals. They have decided to change the rentals to for sale townhomes, all 110. Phase One is a multi-generational, high-density, urban, walkable community. He thanked all the people who have been supportive of the project so far.

**Opposition:**

Dave Powell, lives off Poplar Rd. He conducted research that shows that large, high-density developments lead to an increase in crime, particularly violent crime and lowers

property values. The congestion on Poplar is already bad and should be addressed before a project like this is considered.

Melissa Barronton commented that she does love Avalon but the world is different post covid and more people are working remote. Can we attract companies to fill the office spaces? Infrastructure is also something to consider, the impact on police, fire and schools and with other apartments going up in the area.

Cindy Pursley, lives at 71 Brown Ridge Dr. She used to work in Sandy Springs and thinks if Poplar Rd is not widened the congestion will get worse. A lot of people moved here for the charm of the area. Will this development hurt downtown? She also commented that Columbia Woods was supposed to be owner townhomes and then a rental company bought and now it's a rental community. Bullsboro at rush hour is terrible. This development needs to be smaller.

Frankie Hardin, lives at 21 Pine Lake Dr. She drives to Sandy Springs every few months and the traffic is terrible and that is what will be brought here with this development. This will have a fundamental change to downtown. She stated we are losing green space faster than we replant trees. She explained that she loves our rural community and a sterile development like this will degrade our downtown.

Jennifer Petrino, 26 Piedmont Dr. She expressed concern about the density of this project. This will not keep with the rural character of Newnan and the City of Homes. She explained she is concerned about the impact on fire, police and schools. The police department would need 4 new officers and cars for those officers. Fire department said response times would lengthen and that is a concern. Traffic is a concern. She stated this will set a precedent, what will happen on the other side of the interstate? Do we want to be urban, like the North side of Atlanta?

Anne Sherhardt, 21 Piedmont Dr. She wanted to urge Council to reject or request a downsized scale of this development. She stated that the City's Comprehensive Plan says "maintain its' level of services while continuing to grow", how can that happen with this project? The County approved a development across the street at Yeager and Poplar that includes a large medical facility, office buildings and a hotel. That would leave this area with 6-8 office buildings and more and more people working from home. In 2019 TSPLOST was voted down and that restricts the ways we can address the congestion.

Tim Ross, lives in Stonebridge subdivision. He wanted to reiterate things that had already been discussed as concerns. He stated that at his most recent HOA meeting there were 15 people who disliked this project. He commented that he chose a rural setting to live in and does not want to live near a large city.

### Q & A

Councilman DuBose asked about traffic and infrastructure, particularly the entrance and exit to the development being so close to I-85. City Engineer, Michael Klahr explained that

the developer did an extensive traffic study that went to the City and GDOT and it also went through Three Rivers and the Atlanta Regional Commission. He stated he does not disagree with any points in the study. Traffic Engineer for the project, Brian West with Kimley, Horn & Associates walked through the details of how the traffic study was conducted. There were 9 intersections identified that would be impacted by this development and needed to be studied. Some of the traffic improvements that are proposed need to be made with or without this development. The office space accounts for about 40% of the traffic and this is the perfect location for class A office space.

Councilman Guillaume asked Mr. West to explain further how the traffic counts are done and who does them. Mr. West stated there are physical traffic counts conducted, there are different count stations around the County then a growth rate is added including other developments coming to the area. They don't want to build something that doesn't work.

Councilman Alexander inquired if tax incentives or tax breaks are going to be asked for and Hal Berry stated no but they are looking at infrastructure financing bonds. Councilman Alexander stated that a lot of citizens are against all the apartments, could thought be given to more home ownership? Mr. Berry explained that this development is meant to create a place of employment and with the cost of land more ownership would not work.

Mayor Pro Tem Shell asked about the office building, if they are looking for major tenants now? Mr. Berry explained that it doesn't have to be 100% pre-leased and doesn't have to be one tenant.

Councilman Koritko asked for more details regarding the bonds that Mr. Berry had mentioned. Mr. Berry explained that they are special service bonds. The County development authority would administer the bonds. Mayor Brady clarified how the tax abatement would work and the need for the City, County and School Board to approve. He asked Mr. Berry where they will get the investment to do the vertical (streets, roads, sewer etc.) and what happens if City, County and School Board don't sign off? Mr. Berry explained there will be a gap that will require equity. There would be an escrow of funds from the bond underwriters. There would then be options if the approvals don't go thru such as other sources of capital.

Councilman Koritko asked what the ballpark total cost on the bonds would be? Phase 1 is about \$39 million and Phase 2 is about \$44 million. If the development is not completed, the institutions that buy the bonds are on the hook, not the city or citizens. There was discussion about restricting corporate rentals on the townhomes.

Councilwoman Jenkins discussed concerns of the scale of the project. We are a different community and people love the small-town charm of Newnan. Is there flexibility in the project to only build 4-5 stories and not 8-9? This project has the opportunity to adjust and standards can be set to ensure the small-town feel or it can completely change the future of Newnan.

Mr. Berry stated again that this project is meant to bring higher paying jobs to the area. To do that, you need to create a place of employment and a place to live.

Mayor Brady proposed continuing this discussion into the regular scheduled council meeting at 2:30pm.

Motion by Councilman Guillaume, seconded by Councilman Koritko to continue this item into the regular meeting.

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

**ADJOURNMENT**

Meeting was adjourned at 2:16pm.

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Megan Shea, City Clerk

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

# Newnan Planning Commission

November 23, 2021



Presented by Proctor Smith, Chairman



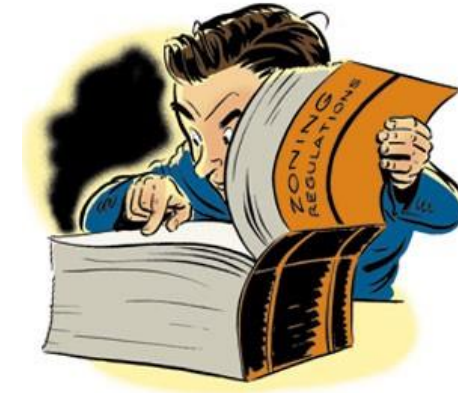
**NEWNAN**  
GEORGIA

# Commission Members

- Proctor Smith – Chairman
- Chris Hunt – Vice Chairman
- Alton West
- Clay McEntire
- Fred Hamlin
- Bob Coggin
- Joe Crain, Jr.

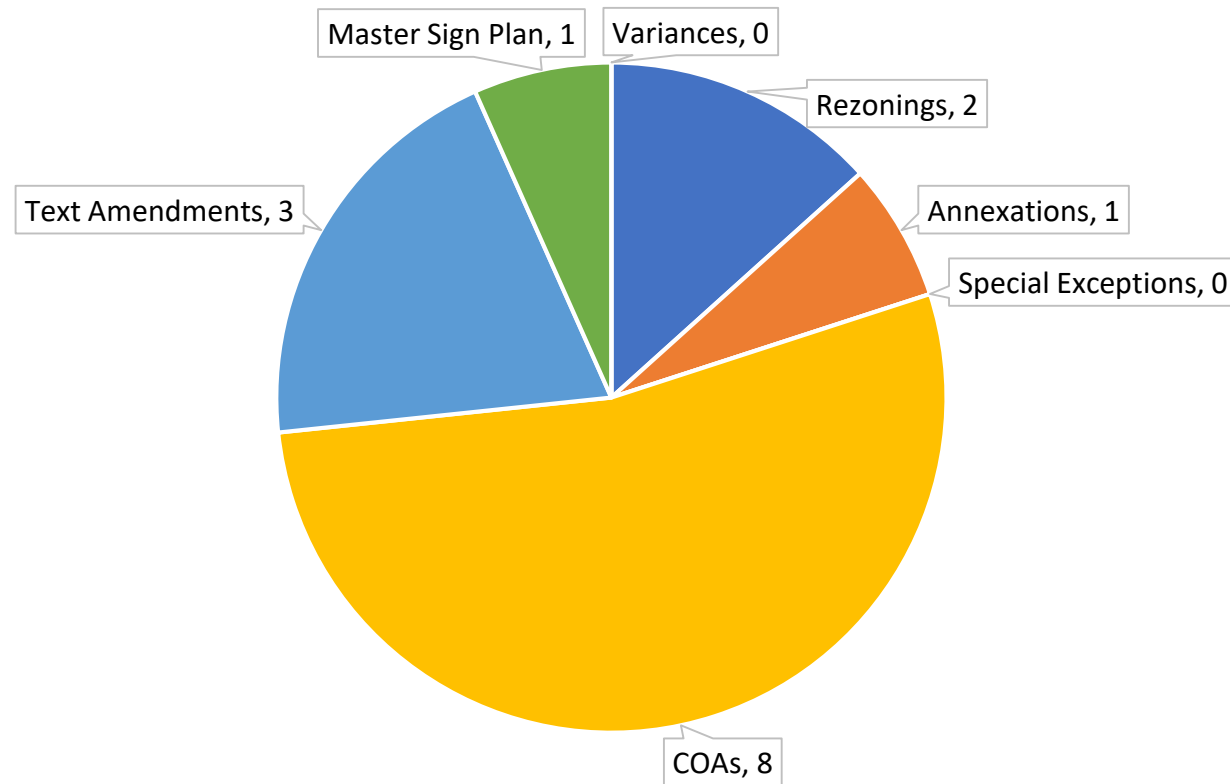


# Commission Responsibilities



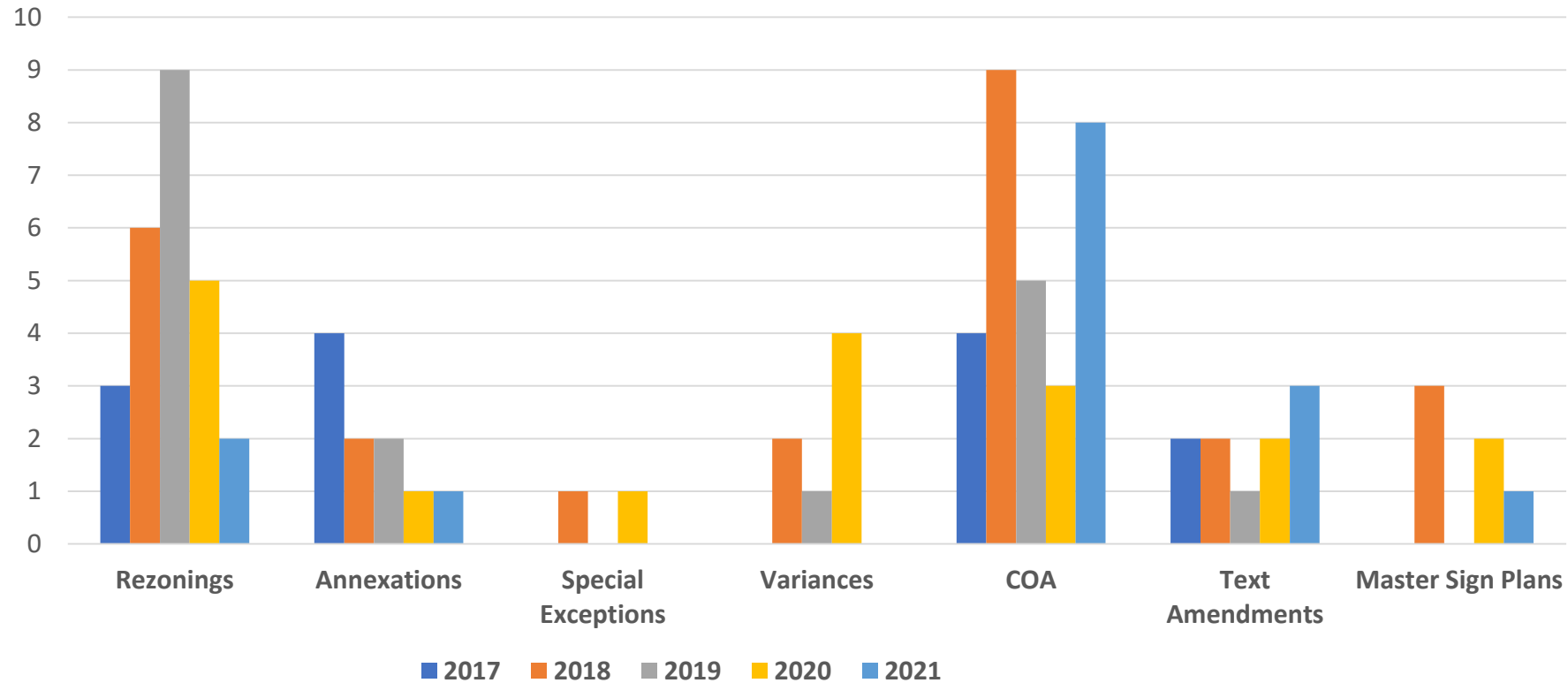
- Make Recommendations on Rezoning, Annexations and Text Amendments
- Approve/Deny Special Exceptions and Variances in the Planned Developments
- Provide Guidance in Comprehensive Plan updates
- Approve Certificates of Appropriateness in the Downtown Design and Historic Residential Overlay Districts
- Approve design variations in the Quality Development Corridor (QDC) and Building Exterior Quality (BEQ) Design Overlays

# Activities Through November 2021





# Activity Over the Last 5 Years



# Current Trends

- Requests for QDC Modifications for Metal and Aluminum Composite Metal (ACM) Panels - more modern appearance
- Many requests for townhouses and multi-family as well as condo ownership for rental properties
- Renovations to existing buildings in the downtown area

# Potential Topics For Future Discussion

- Minimum Housing Standards for Rezoning and Annexation Requests
- How to Ensure Quality Work Force Housing
- Updates to the Quality Development Overlay District Permitted Materials List
- Update to Downtown Design Overlay Regulations

# Questions

*Thank  
you*





## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Annexation Request for Annex2021-02 by Andy Chandler, Representing Lennar Homes; 31.79± acres at 521 Lower Fayetteville Road (Tax Parcel # 087 5011 001; Requested zoning of PDR (Planned Development Residential) for a combination of 90 single-family homes and 60 townhouse units – Decision on Referral to Planning Commission

Prepared By: Tracy S. Dunnivant, Planning Director

**Purpose:** Andy Chandler, on behalf of Lennar Homes, is requesting the annexation of tax parcel # 087 5011 001 into the city limits. The parcel contains 31.79 acres and is located at 521 Lower Fayetteville Road.

Land Owner	Tax ID Numbers	Acreage	Location
Caldwell Real Estate Holdings	087 5011 001	31.79± acres	Lower Fayetteville Road

**Background:** Andy Chandler, on behalf of Lennar Homes, is asking the Council to annex a total of 31.79± acres located on Lower Fayetteville Road into the city limits. The parcels were previously used by Caldwell Tanks and the tract on the south side of Lower Fayetteville Road still has buildings on the site. The petitioner is requesting a zoning designation of PDR (Planned Development District). The applicant is seeking to construct a combination of 90 single-family homes and 60 townhouse units.

### **OPTIONS:**

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

**Funding:** N/A

**Recommendation:** N/A

**Previous Discussion with Council:** None

November 10, 2021

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

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

Dear Ms. Dunnavant,

Lennar, the applicant in the above referenced property in the Coweta County, Georgia, hereby makes this application to annex into the City of Newnan. The property is currently zoned RC (Rural Conservation), current use is Commercial (vacant). The proposed requested zoning is PDR (Planned Development Residential), proposed use is a mixture of single-family detached and single-family attached (townhomes) with an overall density of 4.72 UPA.

A study of the market demand in the Newnan market suggests a need for residential homes aimed at the active adult. This site planning, products, floor plans and amenities will be directed to that target market although the community may have appeal to other market segments.

The land concept plan attached to this application packet reflects a design concept with the following data and proposed zoning criteria:

#### SITE DATA

Total Site Area: 31.79 acres

Total Common/Open Space Area: 6.36 acres (20%)

Total Lots: 150 lots

Overall Density: 4.72 UPA

Minimum House Size: 1,200-1,400 sf

Minimum Lot Width: 20'-42'

Water and Sewer Service: City of Newnan

HOA Maintained: Common, open spaces and parks

Streets: Public

Amenities: Walking trails, dog park, free play area, pocket parks, mail kiosk

Exterior Buffers: Lower Fayetteville-20', County-50', RS-15-10', Commercial-0'

The development is designed around two lot types:

SINGLE-FAMILY, DETACHED

Number of Lots: 90  
Single-Family Detached Area: 24.2 acres  
Density: 3.72 UPA  
Minimum Common/Open Space: 4.84 acres  
Minimum Lot Size: 4,200 sf (42' x 100')  
Front Setback: 13' (at ROW)  
Side Setback: 5'  
Rear Setback: 20'  
Minimum Bldg. Line Width: 42'  
Minimum Lot Depth: 100'  
Maximum Building Height: 35'  
Distance Between Buildings: 10' (foundation to foundation)

SINGLE-FAMILY, ATTACHED (TOWNHOMES)

Number of Lots: 60  
Single-Family Attached Area: 5.24 acres  
Density: 11.45 UPA  
Minimum Common/Open Space: 1.05 acres  
Minimum Lot Size: 1,800 sf (20' x 90')  
Front Setback: 13' (at ROW)  
Side Setback: 0'  
Rear Setback: 20'  
Minimum Bldg. Line Width: 20'  
Minimum Lot Depth: 90'  
Maximum Building Height: 35'  
Distance Between Buildings: 20' (foundation to foundation)

FUTURE DEVELOPMENT (To Be Determined)

Area: 2.35 acres

We appreciate your consideration of this request.

Respectfully,

Andy Chandler  
Land Acquisition Manager  
Lennar Homes  
1000 Holcomb Woods Parkway  
Building 400, Suite 450  
Roswell, GA 30075  
Phone: 470-702-1439  
E-mail: [andy.chandler@lennar.com](mailto:andy.chandler@lennar.com)



## CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

### APPLICATION FOR ANNEXATION

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

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Name of Applicant Lennar Georgia, Inc.

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

Telephone 470-702-1439 Email: Andy.Chandler@Lennar.com

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

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

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

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

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Commercial (vacant)

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

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

- ☒ A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:
- ☒ Petitioner 's Name
  - ☒ Mailing Address
  - ☒ Contact Telephone Number
  - ☒ Address or Tax Map Number of the property(s) proposed for annexation
  - ☒ County Zoning Classification(s)
  - ☒ Requested Zoning Classification(s)
  - ☒ Present Land Use of the property(s)
  - ☒ Proposed Land Use of the property(s)
- ☒ A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- ☒ A legal description of the property(s) and a legal description for each zoning classification being requested.



- ✓ A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- ✓ A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
- Single-Family Zoning Classification.....\$15.00 Per Acre
  - Multi-Family Zoning Classification.....\$25.00 Per Acre
  - Office/Institutional Zoning Classification.....\$15.00 Per Acre
  - Commercial Zoning Classification.....\$25.00 Per Acre
  - Industrial Zoning Classification.....\$15.00 Per Acre
- ✓ A list of all property owners with addresses within 250 feet of the property(s) being annexed.

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

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

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

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

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

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

Andy Chandler, Lennar Georgia, Inc.

11/1/21

Applicant's Signature

Date

**FOR OFFICIAL USE ONLY**

DATE RECEIVED 11/01/2021

RECEIVED BY Tracy S. Sunnavant

FILED IN OFFICE  
CLERK OF  
SUPERIOR/JUVENILE  
COURT

2001 MAR -1 PM 12:45

CINDY L. BROWN, CLERK  
COWETA COUNTY, GA

Return to:  
Stites & Harbison, PLLC  
3350 Riverwood Parkway, Suite 1700  
Atlanta, Georgia 30339  
Our File No. CA029.0CA31

STATE OF GEORGIA

COUNTY OF COWETA

Real Estate Transfer Tax  
Paid \$ 480.00 ✓  
Date 3-1-01  
*Cindy L. Brown*  
Clerk of Superior Court, Coweta Co., Ga.

BOOK 1625 PAGE 0146

### LIMITED WARRANTY DEED

THIS INDENTURE is made this 26th day of February, 2001, by and between BROWN STEEL CONTRACTORS, INC., a Georgia corporation (hereinafter referred to as "Grantor"), and CALDWELL REAL ESTATE HOLDINGS, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

### WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, Grantor has granted, bargained, sold, conveyed, and confirmed and by these presents does hereby grant, bargain, sell, convey, and confirm unto Grantee, and the successors and assigns of Grantee,

Those two tracts and parcels of land lying and being in Land Lots 10 and 11 of the 5th District, Coweta County, Georgia, and being more particularly described as follows:

Those two tracts of real property being identified as Parcel "A", containing 29.436 acres, and known as 521 Lower Fayetteville Road, Coweta County, Georgia, and Parcel "B" containing 2.354 acres of unimproved property, all as shown on Plat of Survey for Caldwell Tanks, Inc., dated 5/31/99, prepared by W. W. Flowers, Jr., Registered Land Surveyor, recorded in Plat Book 71, Page 134, in the office of the Clerk of the Superior Court of Coweta County, Georgia, which plat is incorporated herein by reference to more fully describe the real property conveyed.

THIS CONVEYANCE INCLUDES ALL IMPROVEMENTS, MINERAL RIGHTS, RIGHTS OF WAY AND INTERESTS IN INGRESS AND EGRESS TO SUCH REAL PROPERTY.

CA029.0CA31:24417:ATLANTA

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RIGHTS-OF- WAY AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the said bargained premises, together 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 Grantee, and the successors and assigns of Grantee, forever IN FEE SIMPLE.

GRANTOR HEREBY WARRANTS and will forever defend all right, title and interest in and to the above-described property unto Grantee and the successors and assigns of Grantee against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal on the day and year first above written.

GRANTOR:

BROWN STEEL CONTRACTORS, INC.,  
a Georgia corporation

By: *m/kal*

Title: *Vice President*

[CORPORATE SEAL]

Signed, sealed and delivered in the  
presence of:

*Ally + Dana*  
Unofficial Witness

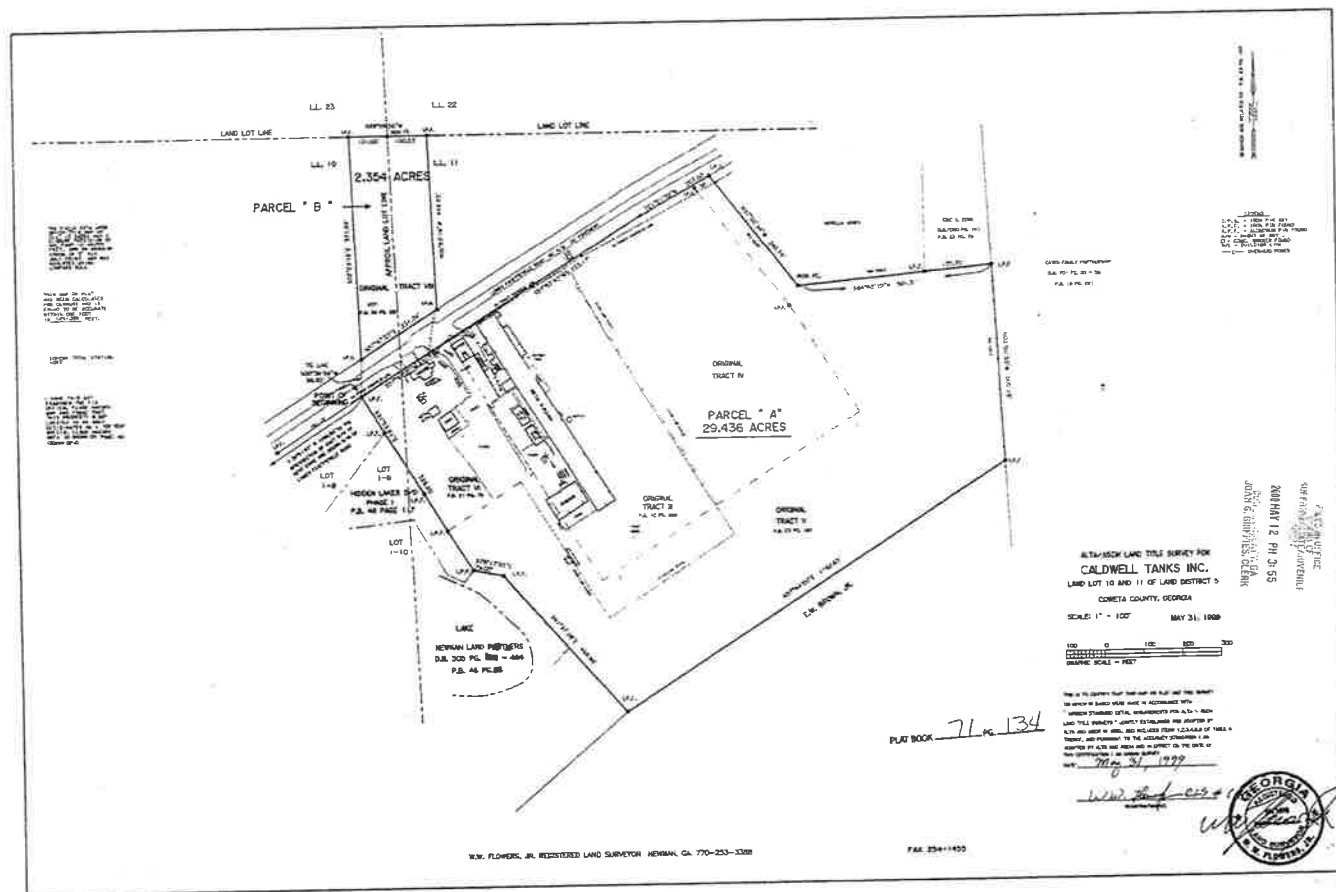
*Shera A Clark*  
Notary Public

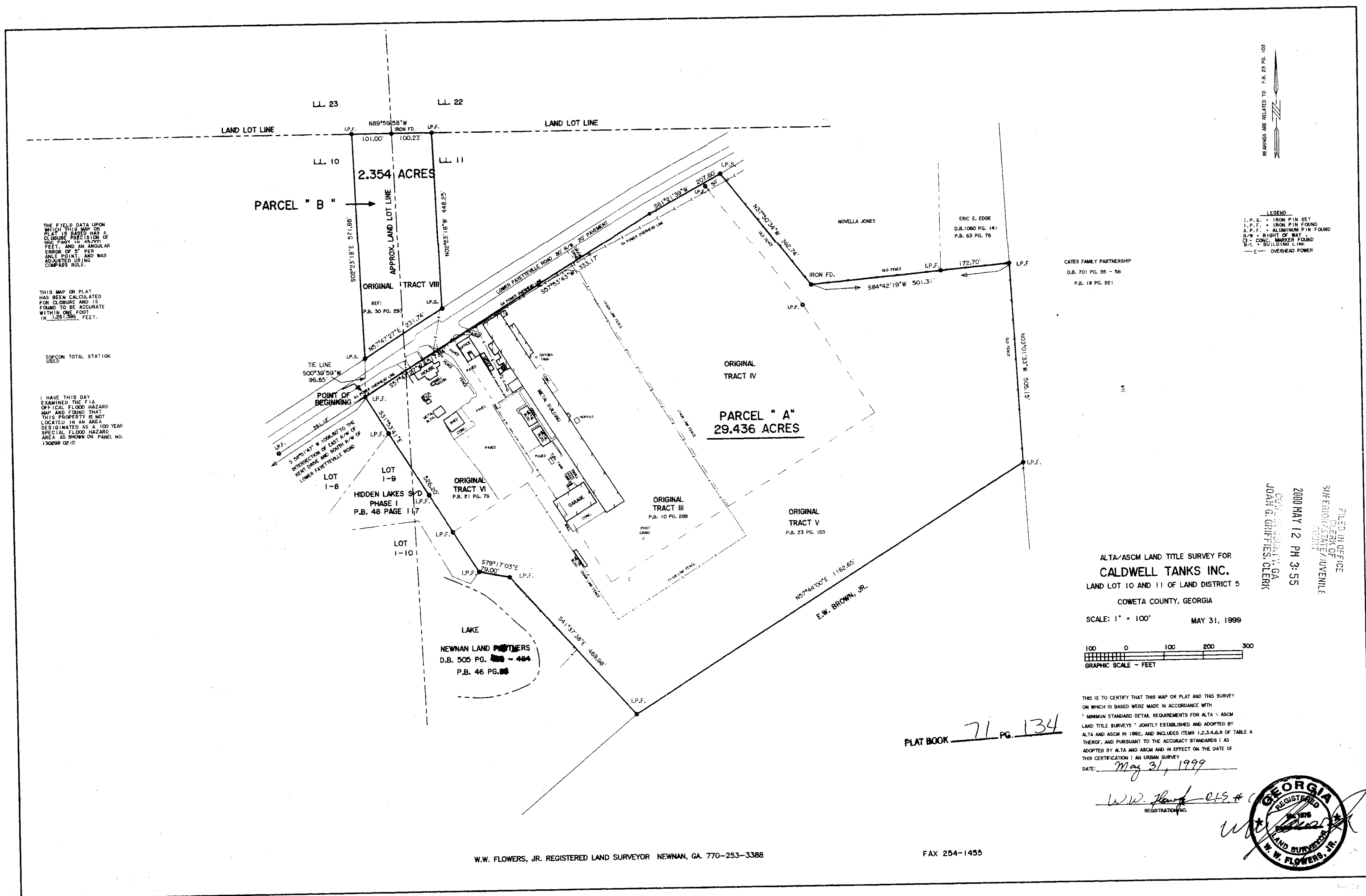
My Commission Expires: *04 20 04*



CA029:0CA31:24417:ATLANTA

2







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 LOWELL REAL ESTATE HOLDINGS, LLC

Telephone Number 502-964-3361

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

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

Paul J. Finner, M.D.  
Signature of Property Owner

Personally appeared before me

BERNARD S. FINEMAN

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

Wanda F. Hanks  
Notary Public

11/01/2021  
Date

(Affix Raised Seal Here)

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

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

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

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

BALL MORRIS LEE  
P O BOX 926  
NEWNAN, GA 30264

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

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

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

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

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

CARVER PATRICK  
6 ARRAN CT  
NEWNAN, GA 30263

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

CATES FAMILY PARTNERSHIP  
815 SHERLIN LN  
GREAT FALLS, VA 22066

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

COPE ZACHARY MICHAEL  
31 CLIFFHAVEN CIR  
NEWNAN, GA 30263

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

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

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

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

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

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

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

FRANCOIS SHELENA  
176 INVERNESS AVE  
NEWNAN, GA 30263

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

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

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

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

GRELL TISHA M  
22 INVERNESS AVE  
NEWNAN, GA 30263

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

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

HAMILTON HAMBERT H  
50 INVERNESS AVE  
NEWNAN, GA 30263

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

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

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

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

JUSTISS TED  
2220 LAKE SHORE LNDG  
ALPHARETTA, GA 30005

KIM RAMAIPHORN KEAWOPAS  
85 HIDDEN LAKES CT  
NEWNAN, GA 30263

KULCZAK CHASE  
23 INVERNESS AVE  
NEWNAN, GA 30263

KWOLKOSKI THOMAS J  
18 CLIFFHAVEN CIR  
NEWNAN, GA 30263

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

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

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

MAY JENNIFER LYN  
6 ABINGTON LN  
NEWNAN, GA 30263

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

MC KAY TIFFANY L  
11 CLIFFHAVEN CIR  
NEWNAN, GA 30263

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

MOOR STEVEN K  
54 INVERNESS AVE  
NEWNAN, GA 30263

MORRIS PHYLLIS  
9 ARRAN CT  
NEWNAN, GA 30263

NICHOLS AUSTIN  
34 INVERNESS AVE  
NEWNAN, GA 30263

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

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

PARKER ROY J  
170 INVERNESS AVE  
NEWNAN, GA 30263

PATEL ASHISH  
37 INVERNESS AVE  
NEWNAN, GA 30263

PATEL HARESHCHANDRA C  
23 CLIFFHAVEN CIR  
NEWNAN, GA 30263

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

PHU THANH MINH  
68 INVERNESS AVE  
NEWNAN, GA 30263

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

PRICE ANITRA  
18 INVERNESS AVE  
NEWNAN, GA 30263

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

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



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

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

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

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

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

ROHRER DAWN K  
47 CLIFFHAVEN CIR  
NEWNAN, GA 30263

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

SHELTON BRENDA BOWLES  
14 CLIFFHAVEN CIR  
NEWNAN, GA 30263

STEWART JUSTINE A  
14 INVERNESS AVE  
NEWNAN, GA 30263

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

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

UNDERHILL GARY A  
26 CLIFFHAVEN CIR  
NEWNAN, GA 30263

VELEZ DANIA D  
182 INVERNESS AVE  
NEWNAN, GA 30263

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

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

WORKINGER AMANDA L  
7 CLIFFHAVEN CIR  
NEWNAN, GA 30263

YOUNG TOYA RENEE  
38 INVERNESS AVE  
NEWNAN, GA 30263

YOUNGBLOOD DONALD R  
30 CLIFFHAVEN CIR  
NEWNAN, GA 30263

YOUST PAUL  
19 INVERNESS AVE  
NEWNAN, GA 30263



	SF Detached	SF Attached	Future Development	Total
Parcel Size	24.2	5.24	2.35	31.79
Proposed # of Lots	90	60	TBD	150
Proposed Density	3.72	11.45	TBD	4.72
Exterior Buffer to Lower Fayetteville Road	20'	20'	TBD	
Exterior Buffer to RS-15	10'	10'	TBD	
Exterior Buffer to County Parcels	50'	50'	TBD	
Exterior Buffer to Commercial	0'	0'	TBD	
Minimum Open Space	4.84	1.05	0.47	6.36
Streets	Public	Public	TBD	
Water & Sewer Provider	Newman	Newman	Newman	
Sidewalks	5'	5'	TBD	
Amenities	pocket parks, trails	pocket parks, trails	TBD	
Minimum lot width @ building line	42'	20'	TBD	
Minimum lot depth	100'	90'	TBD	
Minimum lot area	4,200 sf	1,800 sf	TBD	
Maximum height	35'	35'	TBD	
Front setback from R/W	13'	13'	TBD	
Rear setback	20'	20'	TBD	
Side setback	5'	0'	TBD	
Side Separation (foundation to foundation)	10'	20'	TBD	
Minimum heated floor area	1400 sf	1200sf	TBD	

SHEET	1	DATE: 9/30/21
OF	1	SCALE: 1"=100'
		JOB NO. G221116.LNR
		DWG NO. 1-CAPT.dwg
		DRG NO. 1-CAPT.dwg

**LENNAR<sup>SM</sup>**

*ATLANTA*

*1840*

**LENNARATLANTA.COM**













**LENNAR<sup>SM</sup>**

***Boston***

***2211***

**LENNARATLANTA.COM**













**LENNAR<sup>SM</sup>**

*Columbia*

**2383**

**LENNARATLANTA.COM**

















**HOLIDAY PAY RESOLUTION**  
**The City of Newnan**

**WHEREAS,** the Mayor and Council of the City of Newnan has a customary practice to recognize its employees in the fourth-quarter of each budget year with a one-time holiday pay; and,

**WHEREAS,** during 2021 employees have worked diligently to provide a high level of services to our citizens while simultaneously controlling expenses, all amidst the COVID19 Pandemic and response to an EF4 Tornado.

**WHEREAS,** the resources necessary to implement the holiday pay are currently available in the city's general fund budget as a result of the year-to-date revenue over expenditures; and,

**WHEREAS,** the holiday pay will not affect the salary, hourly wage, or pay plan of any employee during the 2022 budget year.

**NOW, THEREFORE, BE IT RESOLVED,** based on the public benefit and value of the employee's service and dedication to our constituents, the City Manager is hereby authorized to implement this one-time holiday pay to those employees who are actively engaged in work for the City of Newnan on December 1, 2021 in accordance with the following schedule:

- Full-Time employees employed on or before December 31, 2020 – Two Week's Base Salary
- Full-Time employees employed between January 1, 2021 and June 30, 2021 – One Week's Base Salary
- Full-Time employees employed after July 1, 2021 and all Part-Time employees – \$200

**DONE, RATIFIED, AND PASSED** in regular session, this the \_\_\_\_\_ day of November, 2021.

ATTEST:

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

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

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

Reviewed:

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

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

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

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

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

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

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





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

Date: November 23, 2021

Agenda Item: Consideration of a *Resolution in Support* for each of five transportation projects

Prepared by: Michael Klahr, Director of Engineering

**Purpose:** The City Council may consider a series of *Resolutions in Support* of transportation related projects, in response to the 2022 TIP Project Solicitations by the Atlanta Regional Commission.

**Background:** The Atlanta Regional Commission has called for projects through the 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT– URBAN (STBG–URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

The City of Newnan is preparing applications for funding assistance for the following projects:

Improvements to Lower Fayetteville Road

Sidewalk and other improvements on Jackson Street (SR 14), from SR 34 Bypass to Clark Street (SR 34)

Intersection Improvement for Bullsboro Drive (SR 34), from Jefferson Street to Lakeside Way

Realignment of Sprayberry Road to Greison Trail and construction of a roundabout intersection

The addition of a left turn lane on Greenville Street (SR 14) to Sewell Road

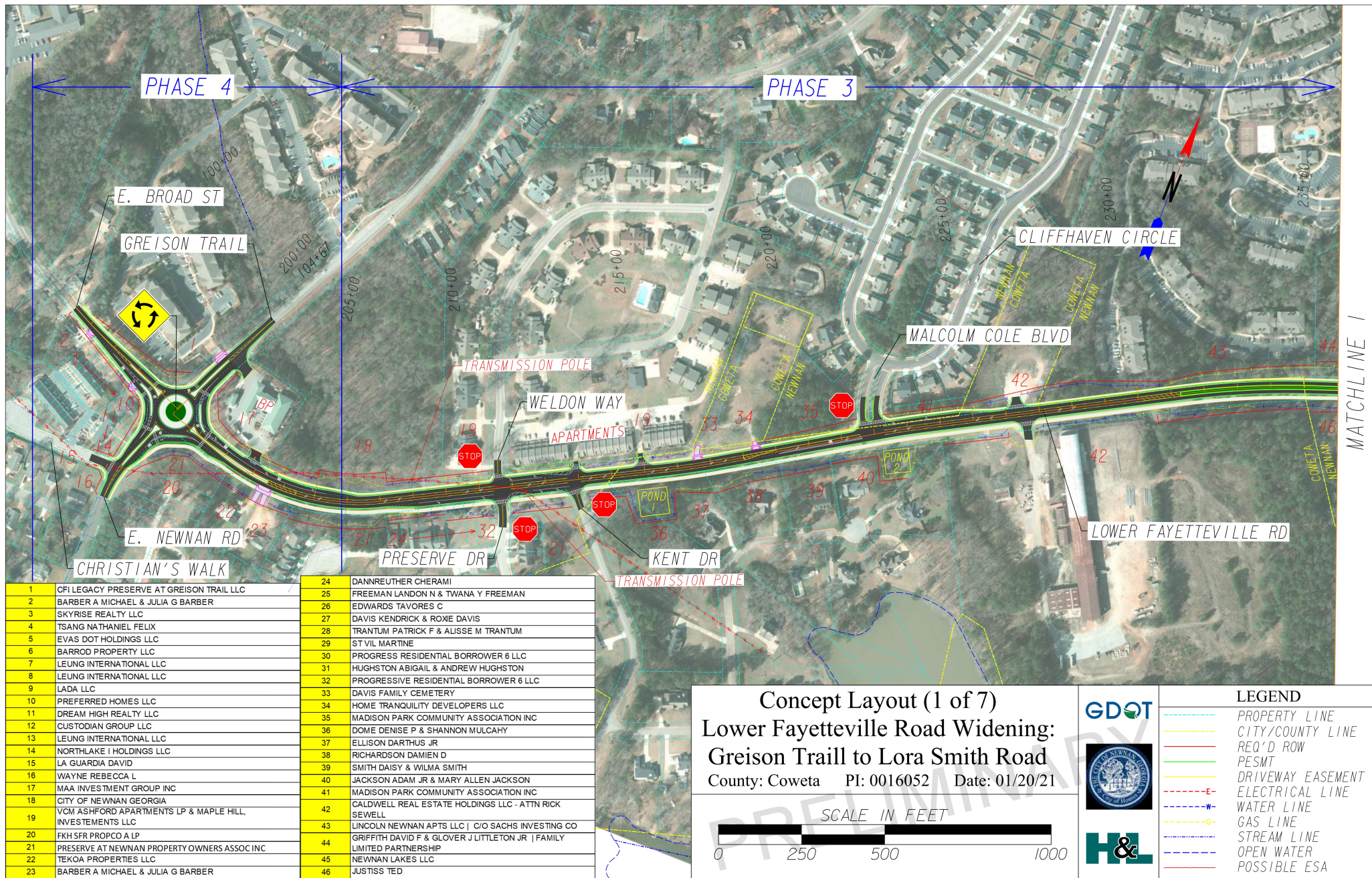
Part of the application requests a *Resolution in Support* by the local governing Body. These projects were taken from the eligible list of projects either underway now, or proposed in the Comprehensive Plan for the City of Newnan.

**Options:**

- A. Pass the *Resolutions*, as presented
- B. Other action as directed by Council

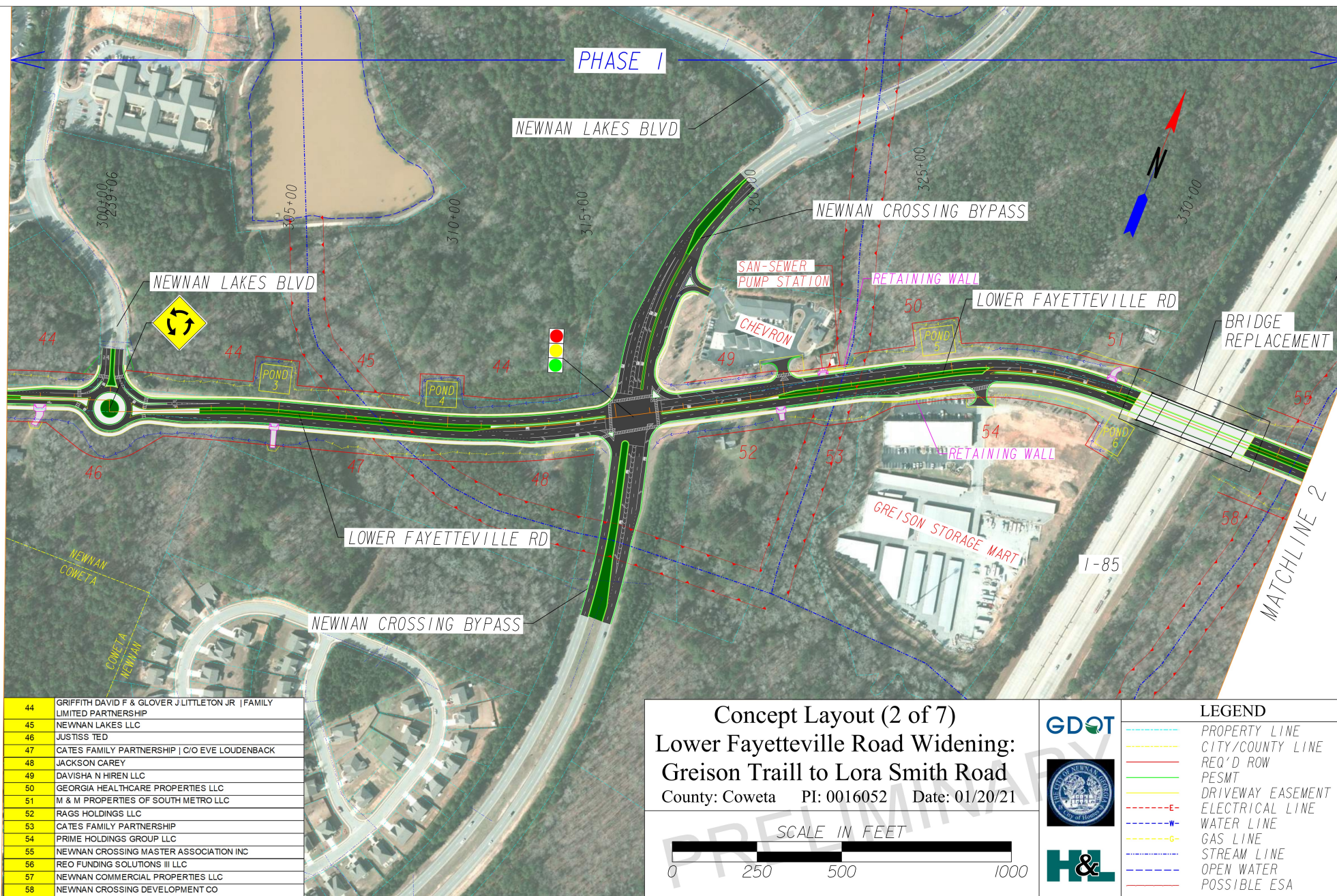
**Recommendation:** Option A

**Attachments:** *Resolutions*





MATCHLINE 1



44	GRIFFITH DAVID F & GLOVER J LITTLETON JR   FAMILY LIMITED PARTNERSHIP
45	NEWMAN LAKES LLC
46	JUSTISS TED
47	CATES FAMILY PARTNERSHIP   C/O EVE LOUDENBACK
48	JACKSON CAREY
49	DAVISHA N HIREN LLC
50	GEORGIA HEALTHCARE PROPERTIES LLC
51	M & M PROPERTIES OF SOUTH METRO LLC
52	RAGS HOLDINGS LLC
53	CATES FAMILY PARTNERSHIP
54	PRIME HOLDINGS GROUP LLC
55	NEWMAN CROSSING MASTER ASSOCIATION INC
56	REO FUNDING SOLUTIONS III LLC
57	NEWMAN COMMERCIAL PROPERTIES LLC
58	NEWMAN CROSSING DEVELOPMENT CO

**Concept Layout (2 of 7)**  
**Lower Fayetteville Road Widening:**  
**Greison Trail to Lora Smith Road**  
 County: Coweta PI: 0016052 Date: 01/20/21



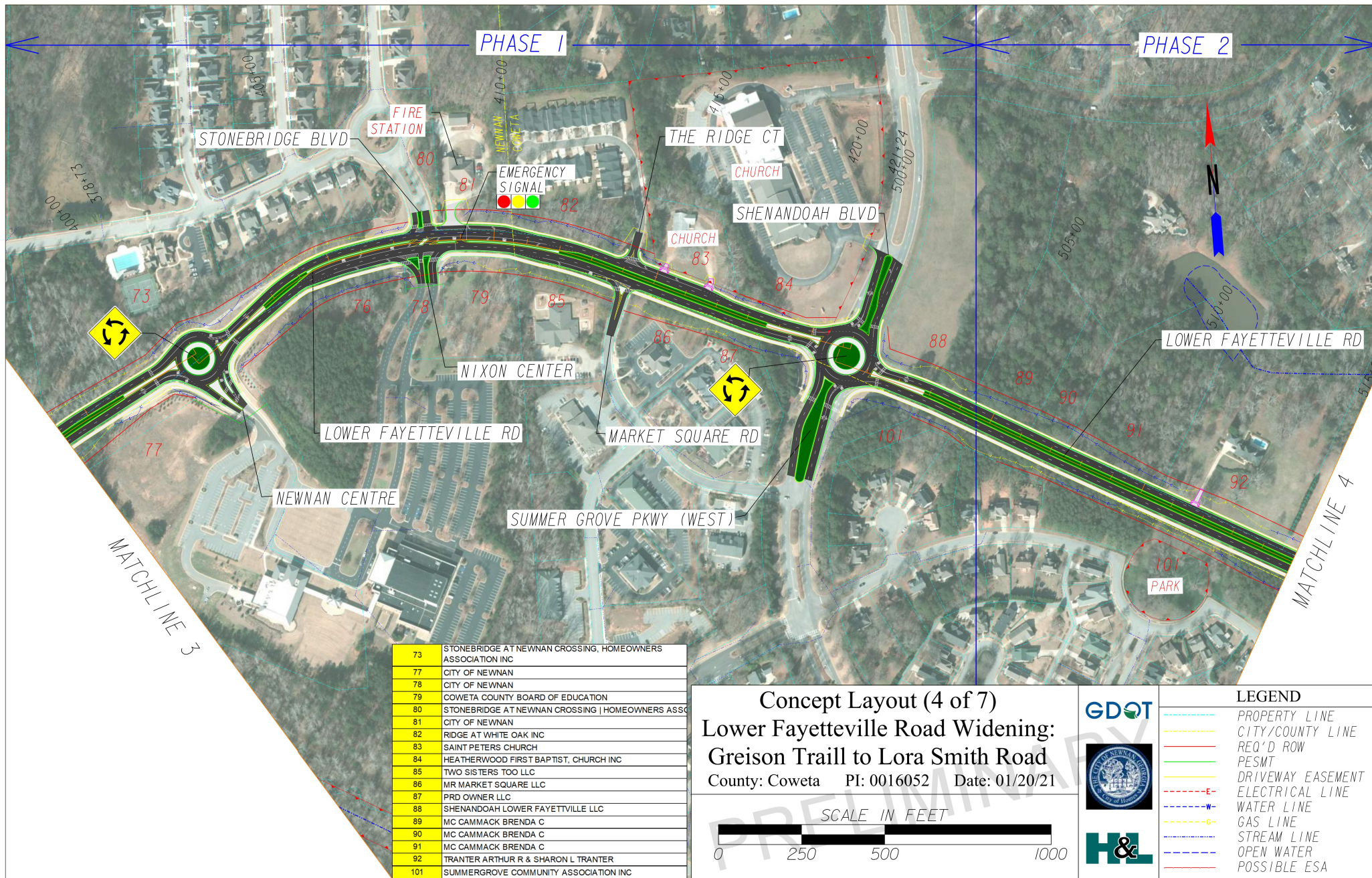
LEGEND	
	PROPERTY LINE
	CITY/COUNTY LINE
	REQ'D ROW
	PESMT
	DRIVEWAY EASEMENT
	ELECTRICAL LINE
	WATER LINE
	GAS LINE
	STREAM LINE
	OPEN WATER
	POSSIBLE ESA



55	NEWMAN CROSSING MASTER ASSOCIATION INC	69	GLOVER & CO LLC
56	REO FUNDING SOLUTIONS III LLC	70	BOARD OF EDUCATION OF COWETA COUNTY
57	NEWMAN COMMERCIAL PROPERTIES LLC	71	WAYPOINT WATERCREST RE LLC
58	NEWMAN CROSSING DEVELOPMENT CO	72	STONEBRIDGE AT NEWMAN CROSSING LLC, C/O COMMUNITY MANAGEMENT ASSOCIATES
59	1035 NEWMAN PROPERTY OWNER LLC, C/O C BRIAN BREYRE	73	STONEBRIDGE AT NEWMAN CROSSING, HOMEOWNERS ASSOCIATION INC
60	NEWMAN ASSOCIATES LLC, C/O THOMSON REUTERS	74	CITY OF NEWMAN
61	NEWMAN ASSOCIATES LLC	75	CITY OF NEWMAN
62	KROGER COMPANY	76	BOARD OF EDUCATION OF COWETA COUNTY
63	ALTERMAN AGA NEWMAN LLC, C/O BYRON ALTERMAN ESQ	77	CITY OF NEWMAN
64	NEWMAN CROSSING PARTNERS LLC	162	D & C HH PROPERTIES LLC
65	TACO TIGERS LLC	163	VILLAGES OF STILLWOOD OWNERS ASSOCIATION INC
66	CORNERSTONE AT STILLWOOD LLC	164	ADAGHEBALU DANIEL U
67	STILLWOOD PAVILION II LLC & STILLWOOD, PAVILION III LLC	165	HIRONO TOMOKO & HISASHI ITO
68	STG LOWER FAYETTEVILLE LLC		



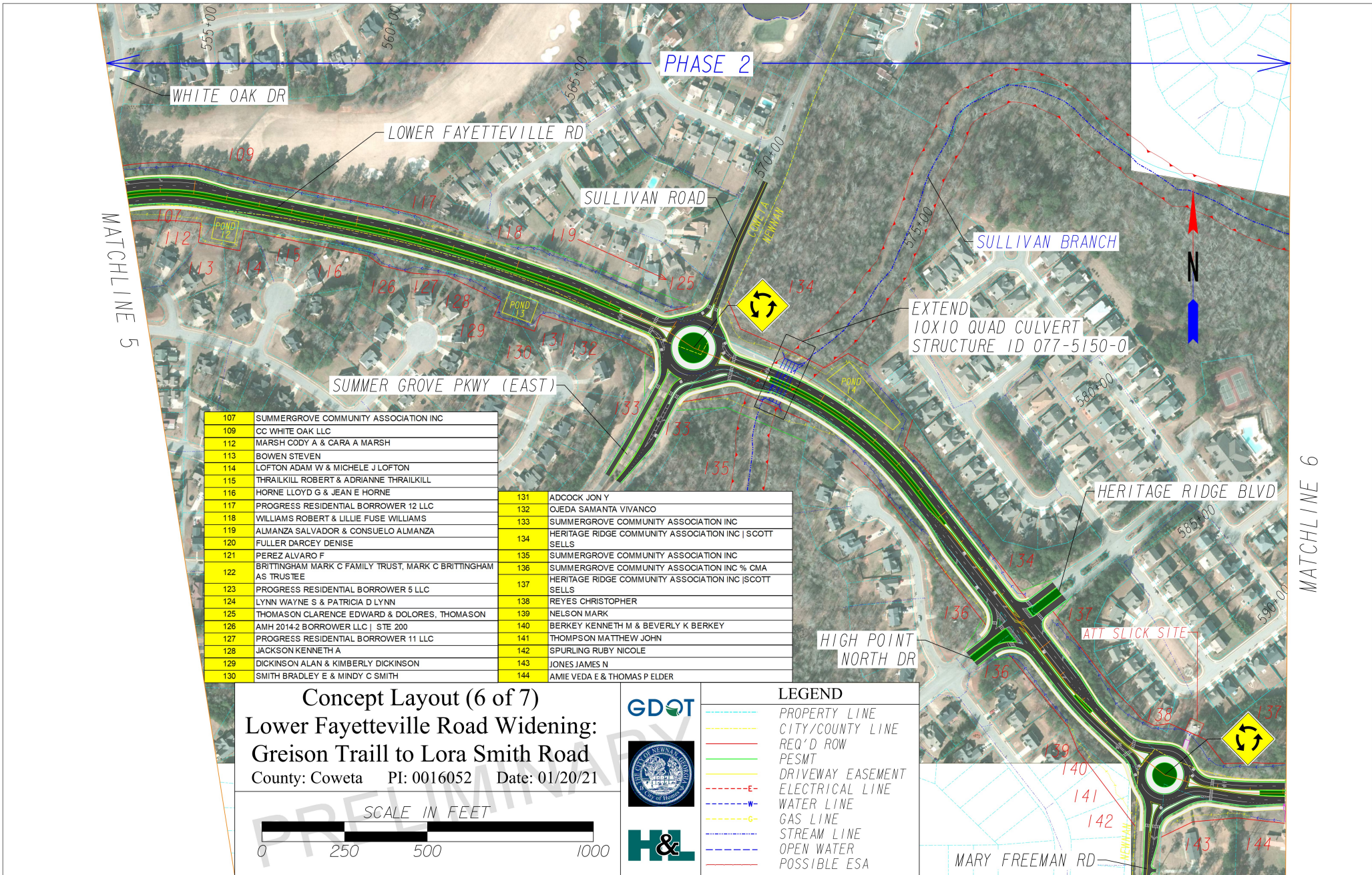












MATCHLINE 6



MATCHLINE 6



137	HERITAGE RIDGE COMMUNITY ASSOCIATION INC   SCOTT SELLS
144	AME VEDA E & THOMAS P ELDER
145	WALTON EDGAR & JENETT WALTON
146	WALTON EDGAR & JENETT WAL
147	BASS JAMES C & MARY E BASS
148	NETTLES SIDNEY
149	SMTH RUBY PEARL
150	NETTLES SIDNEY O
151	CAIDERON DOUGLAS C
152	HERITAGE RIDGE COMMUNITY ASSOCIATION INC   C/O HOMELINK PROPERTY MANAGEMENT

153	TROUTMAN COTTAGES INC
154	DAPPERS LANDING LLC
155	BAILEY MATTIE
156	GAMBLE LORETTA R
157	SANFORD PAUL & AMANDA SANFORD
158	TILLMAN HERMAN
159	LUCAS MICHAEL & IVINIA LUCAS
160	BRUCE MICHAEL S & BETH BRUCE
161	ROBBINS SARAH C

Concept Layout (7 of 7)  
Lower Fayetteville Road Widening:  
Greison Trail to Lora Smith Road  
County: Coweta PI: 0016052 Date: 01/20/21



GDOT



H&L

LEGEND

	PROPERTY LINE
	CITY/COUNTY LINE
	REQ'D ROW
	PESMT
	DRIVEWAY EASEMENT
	ELECTRICAL LINE
	WATER LINE
	GAS LINE
	STREAM LINE
	OPFN WATFR
	POSSIBLE ESA



## RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE ATLANTA REGIONAL COMMISSION'S 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT- URBAN (STBG-URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending improvements to Lower Fayetteville Road; and,

WHEREAS, the City of Newnan has completed the concept development for improvements to Lower Fayetteville Road; and,

WHEREAS, the design and construction of improvements to Lower Fayetteville Road is a vital element in implementing the Comprehensive Plan and encouraging efficient and safer transportation options for the residents and visitors to the City of Newnan.

WHEREAS, the Atlanta Regional Commission has issued its 2022 TIP Project Solicitation for the Surface Transportation Block Grant – Urban (STBG–Urban), Congestion Mitigation & Air Quality (CMAQ), and Transportation Alternatives Program (TAP) fund programs and such grant funds may be used to construct the infrastructure improvements referred herein above requiring a 20% local match,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, that the City Council supports the City of Newnan's application to the Atlanta Regional Commission for funding to implement the improvements to Lower Fayetteville Road.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Newnan, Georgia, that the City of Newnan will provide the required 20% local match for this project should funding be awarded.

SO RESOLVED this 23<sup>rd</sup> day of November, 2021

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Mayor, City of Newnan

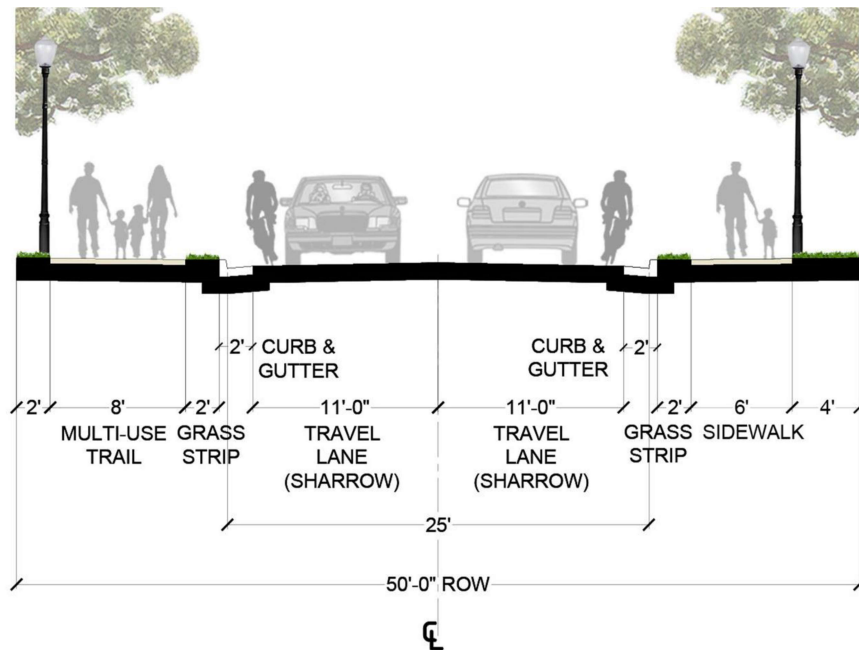
ATTEST:

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City Clerk

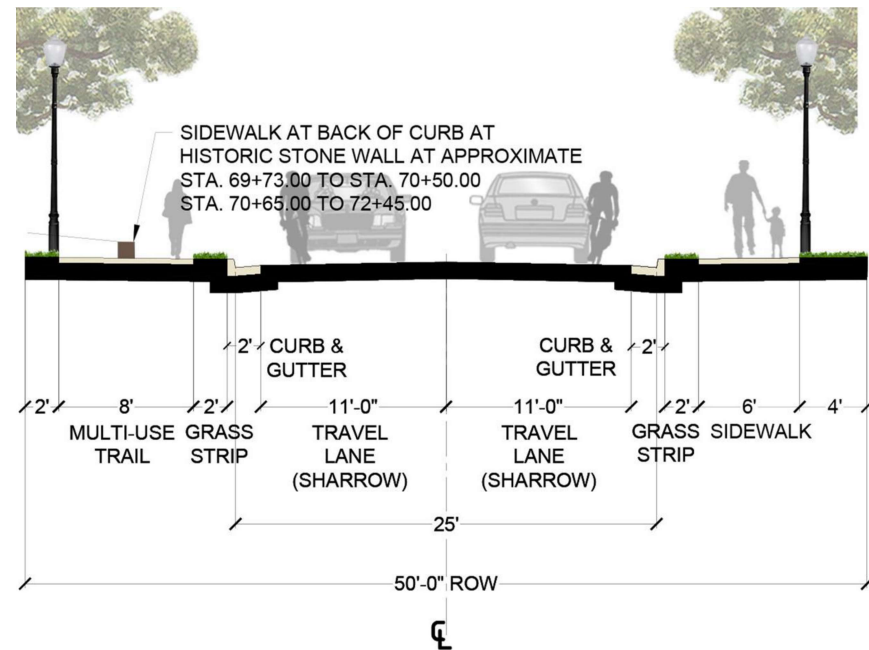
# Typical Sections – Jackson St. Concept B

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)



JACKSON STREET PROPOSED TYPICAL SECTION NO. 1  
STA. 113+50.00 TO STA. 58+87.00

\*TRAVEL LANE VARIES WITH LEFT TURN LANE STRIPING.

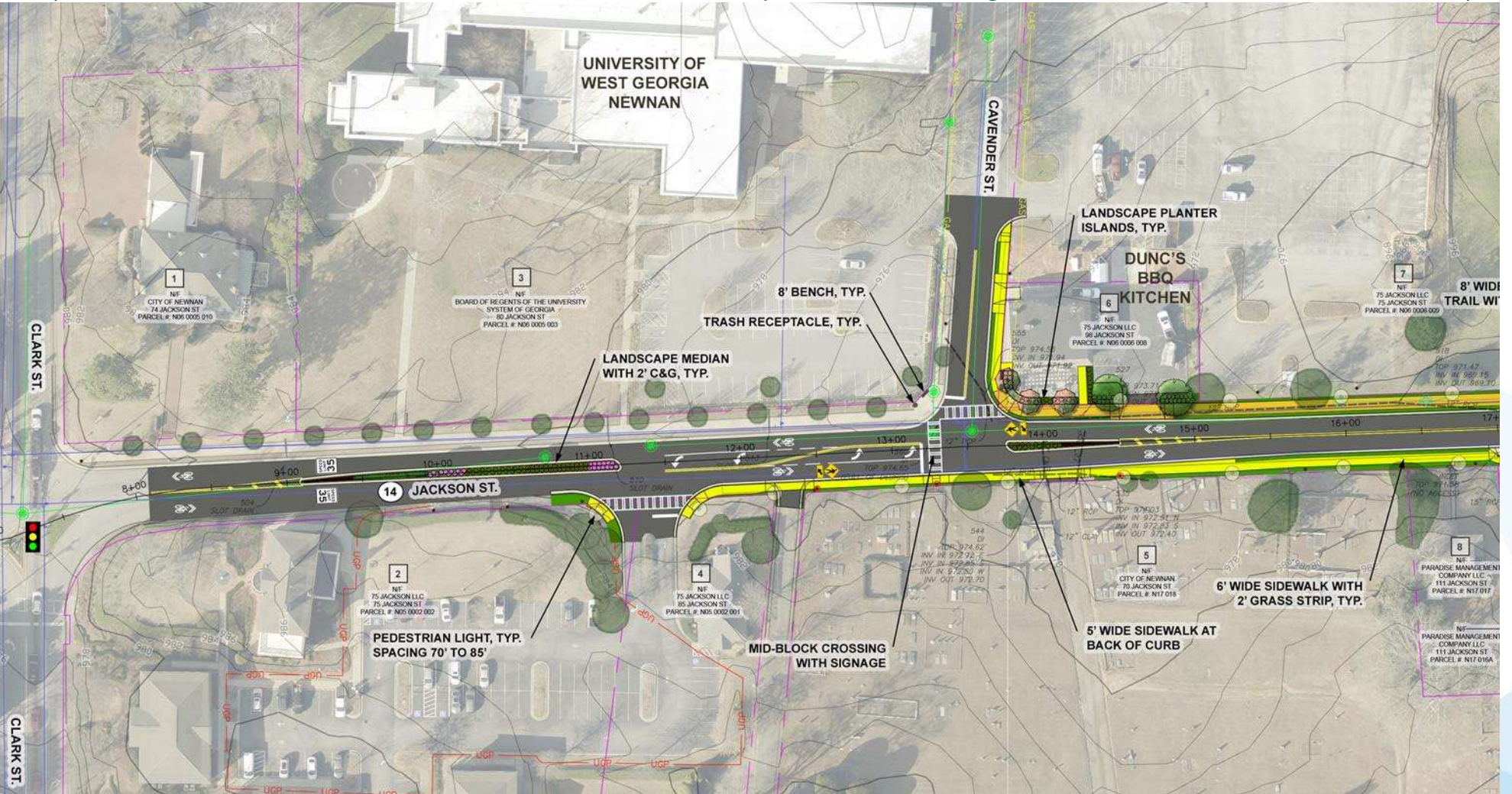


JACKSON STREET PROPOSED TYPICAL SECTION NO. 2  
STA. 58+87.00 TO STA. 77+50.00

\*TRAVEL LANE VARIES WITH LEFT TURN LANE STRIPING.

# Jackson St. Streetscape - Concept B (7,500 L.F.)

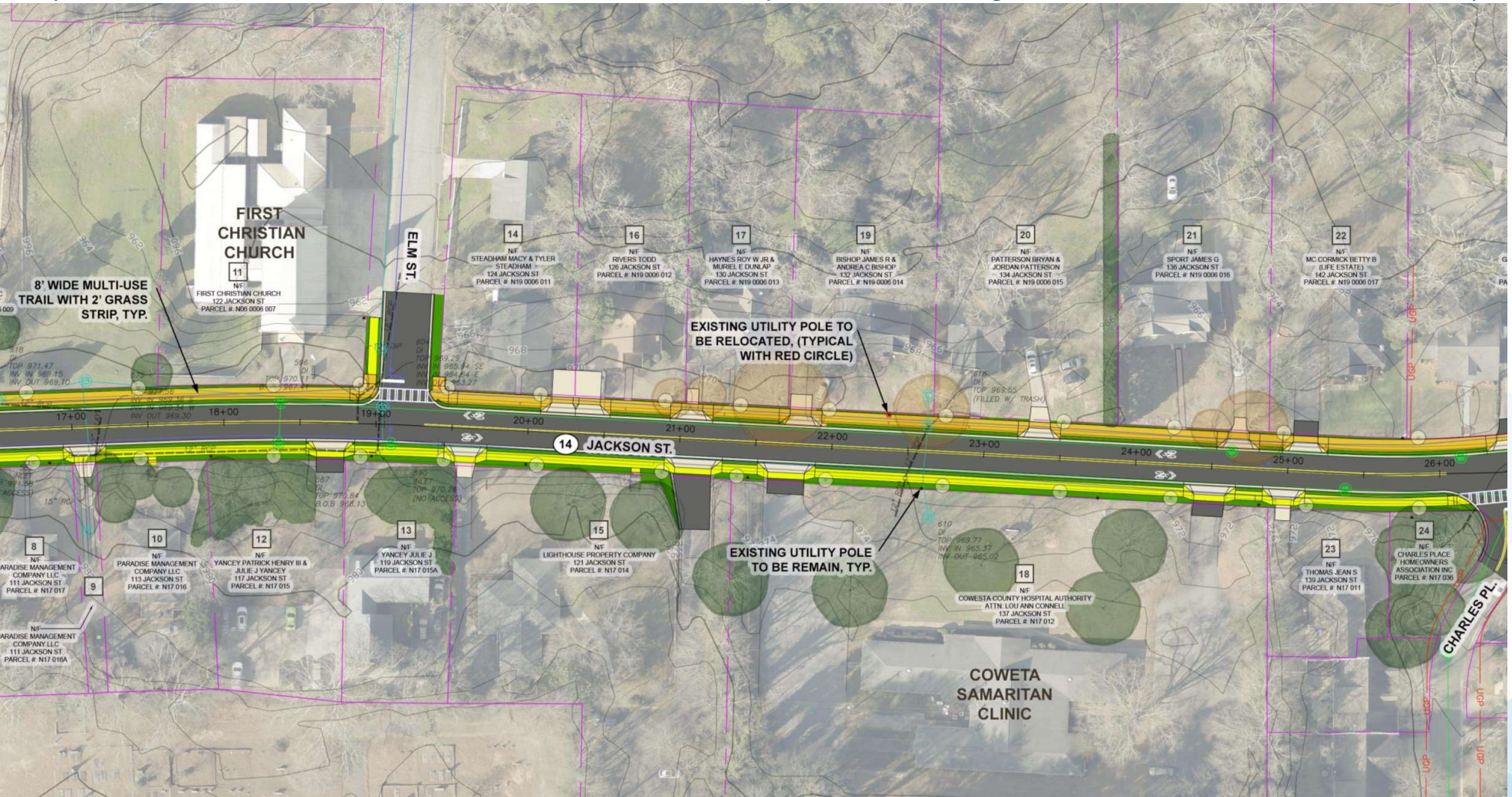
(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

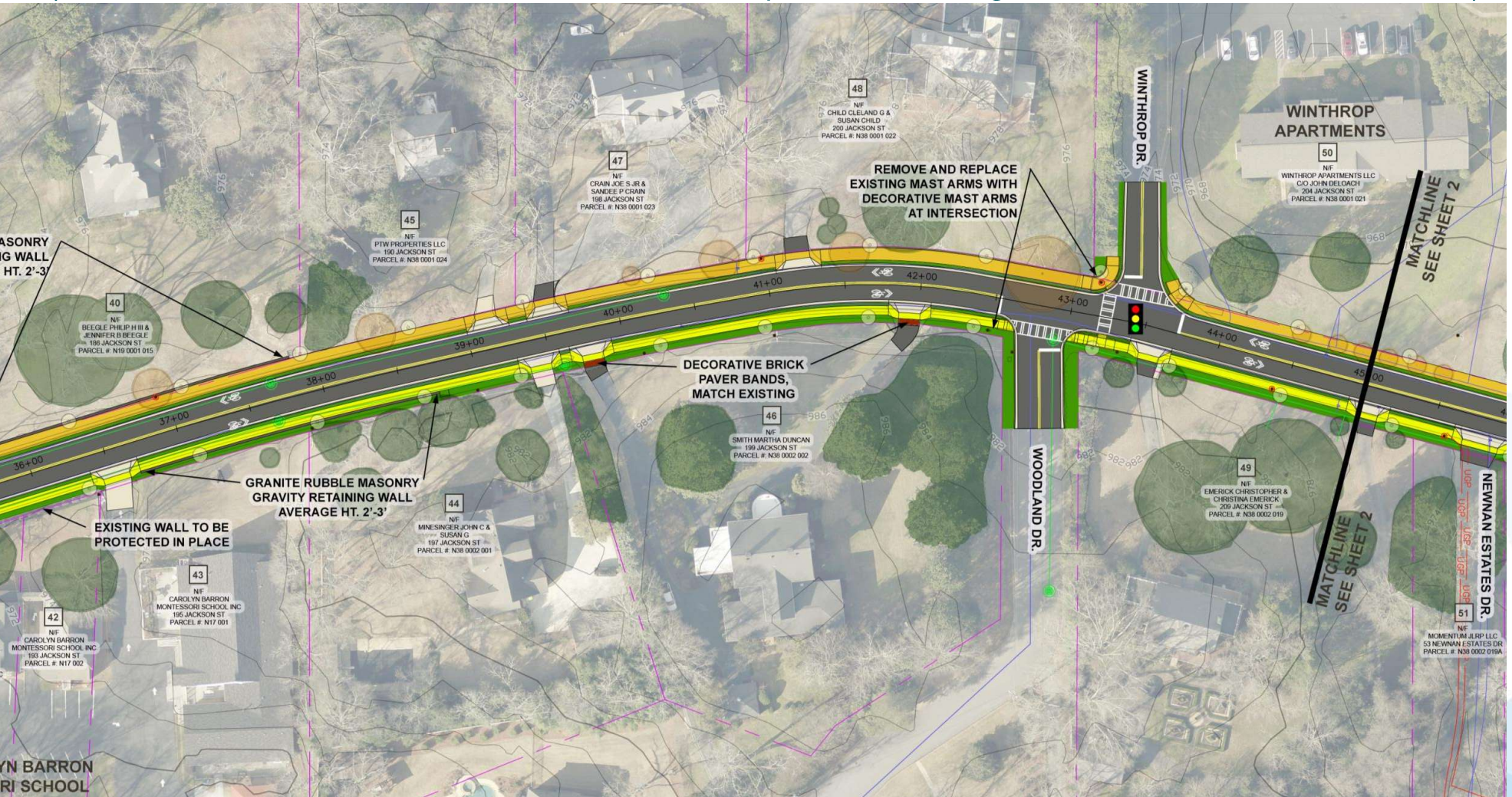
(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

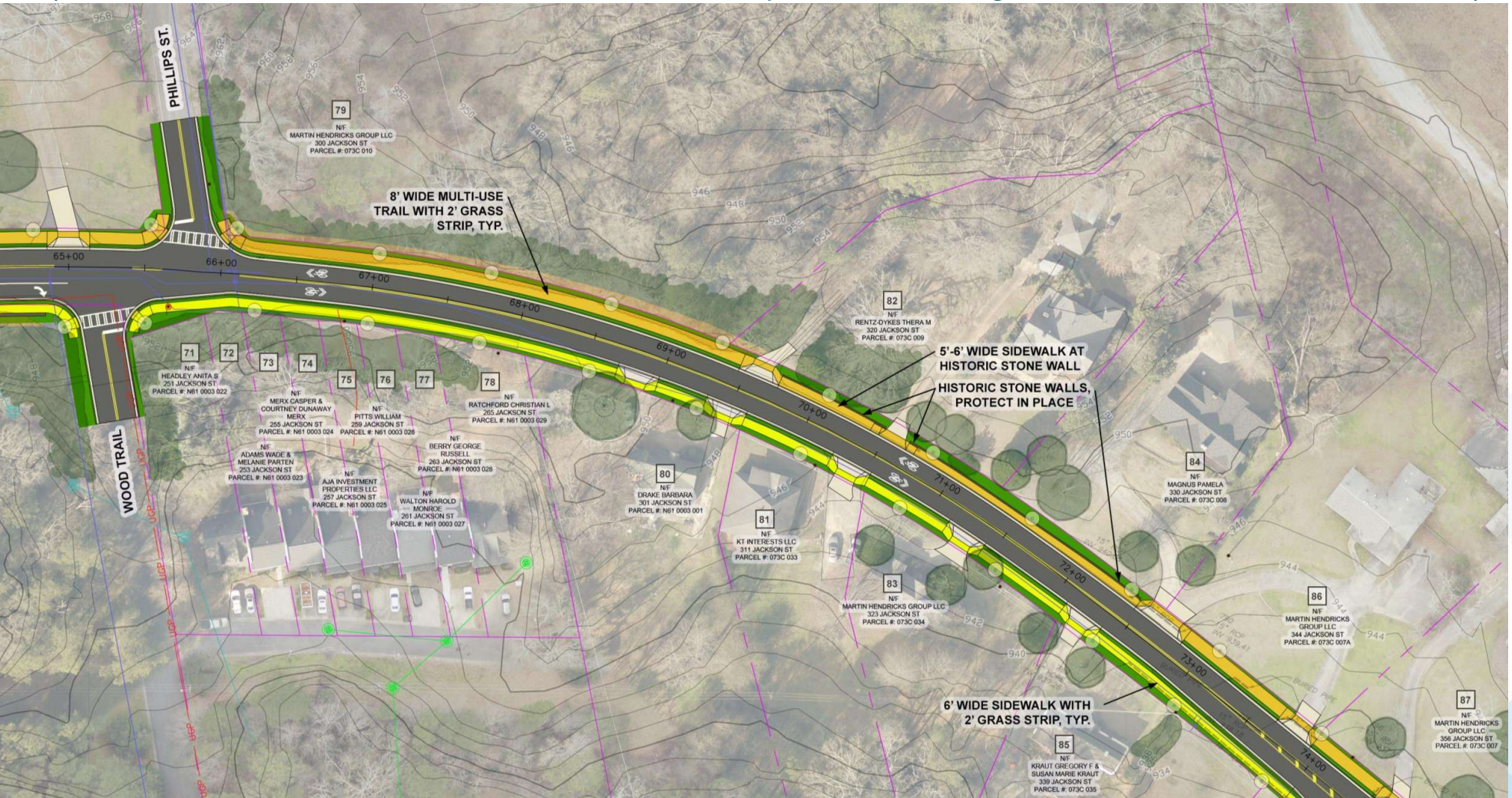
(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

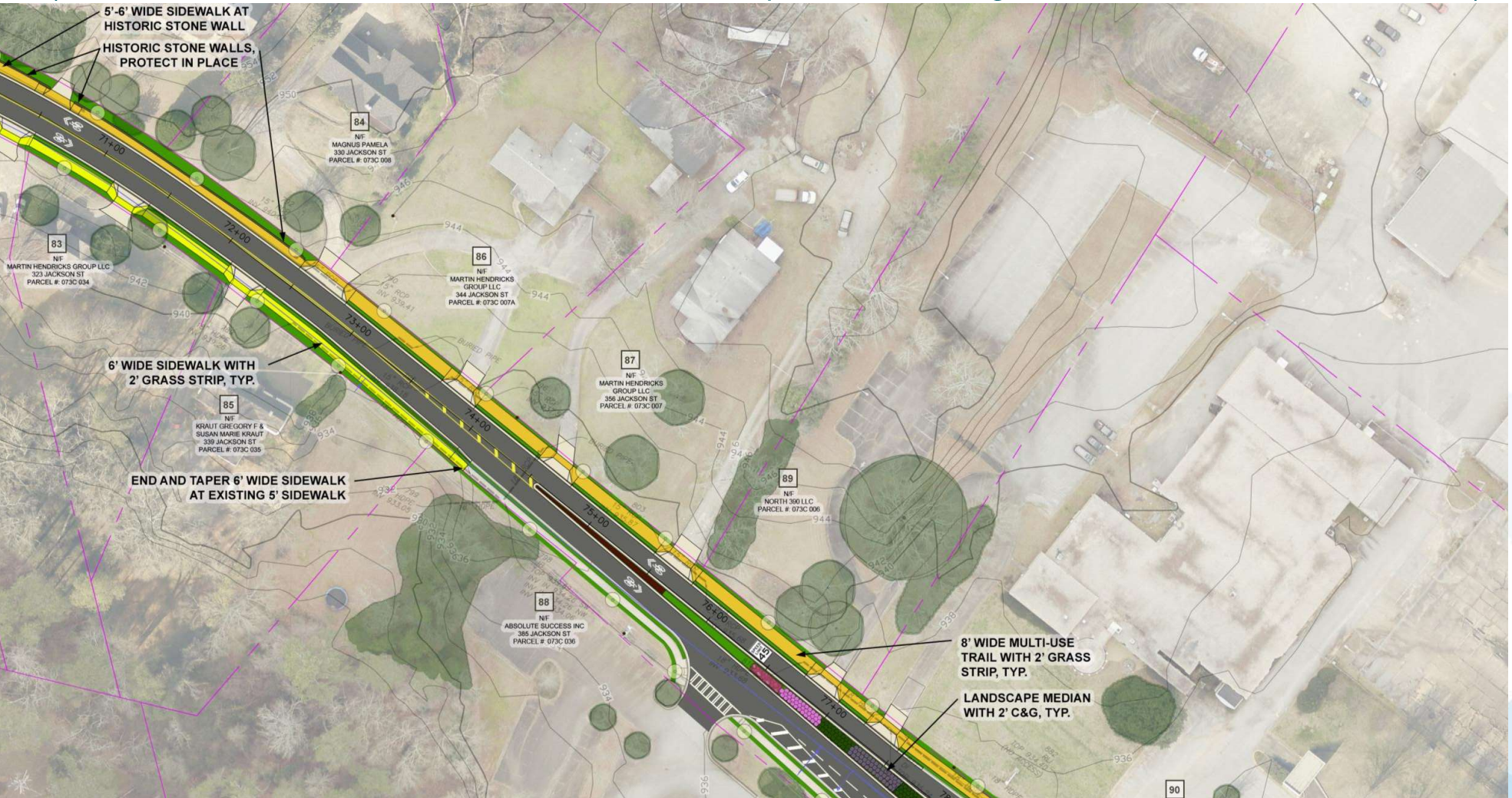
(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)





# Jackson St. Streetscape - Concept B (7,500 L.F.)

(Road Diet - 11' Lanes, 2' Curb & Gutter, 2' Grass Strip, 6' Sidewalk Right Side, 8' Multi-Use Trail Left Side)



## RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE ATLANTA REGIONAL COMMISSION'S 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT- URBAN (STBG-URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending pedestrian safety improvements and other infrastructure improvements along SR 14, Jackson Street; and,

WHEREAS, the City of Newnan has commenced the concept development for the Jackson Street pedestrian safety improvements; and,

WHEREAS, the design and construction of the Jackson Street pedestrian improvements is a vital element in implementing the Comprehensive Plan and encouraging healthier and safer transportation options for the residents and visitors to the City of Newnan.

WHEREAS, the Atlanta Regional Commission has issued its 2022 TIP Project Solicitation for the Surface Transportation Block Grant – Urban (STBG–Urban), Congestion Mitigation & Air Quality (CMAQ), and Transportation Alternatives Program (TAP) fund programs and such grant funds may be used to construct the infrastructure improvements referred herein above requiring a 20% local match,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, that the City Council supports the City of Newnan's application to the Atlanta Regional Commission for funding to implement the Jackson Street pedestrian improvements.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Newnan, Georgia, that the City of Newnan will provide the required 20% local match for this project should funding be awarded.

SO RESOLVED this 23<sup>rd</sup> day of November, 2021

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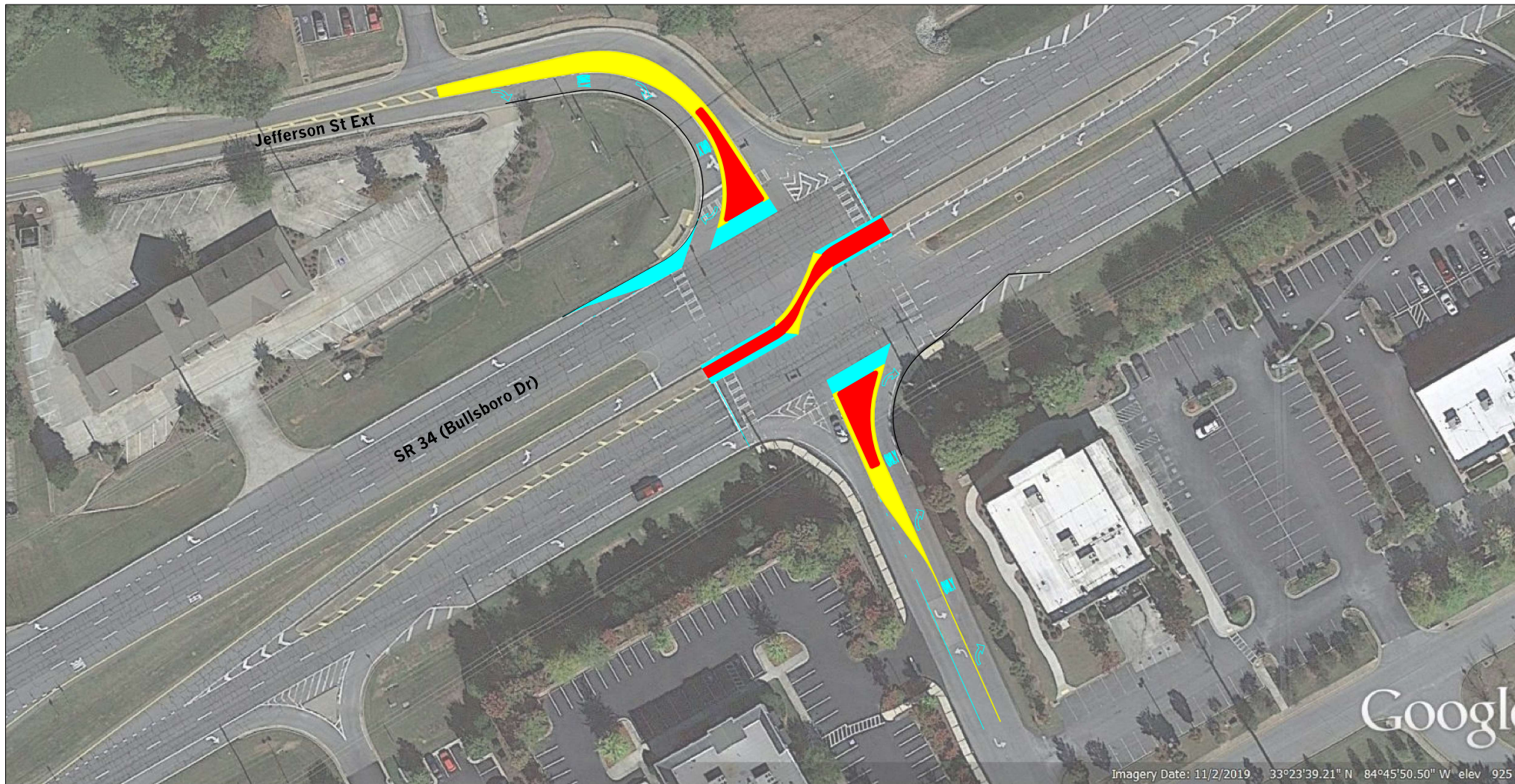
Mayor, City of Newnan

ATTEST:

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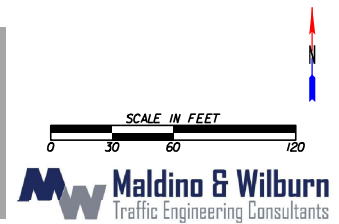
City Clerk



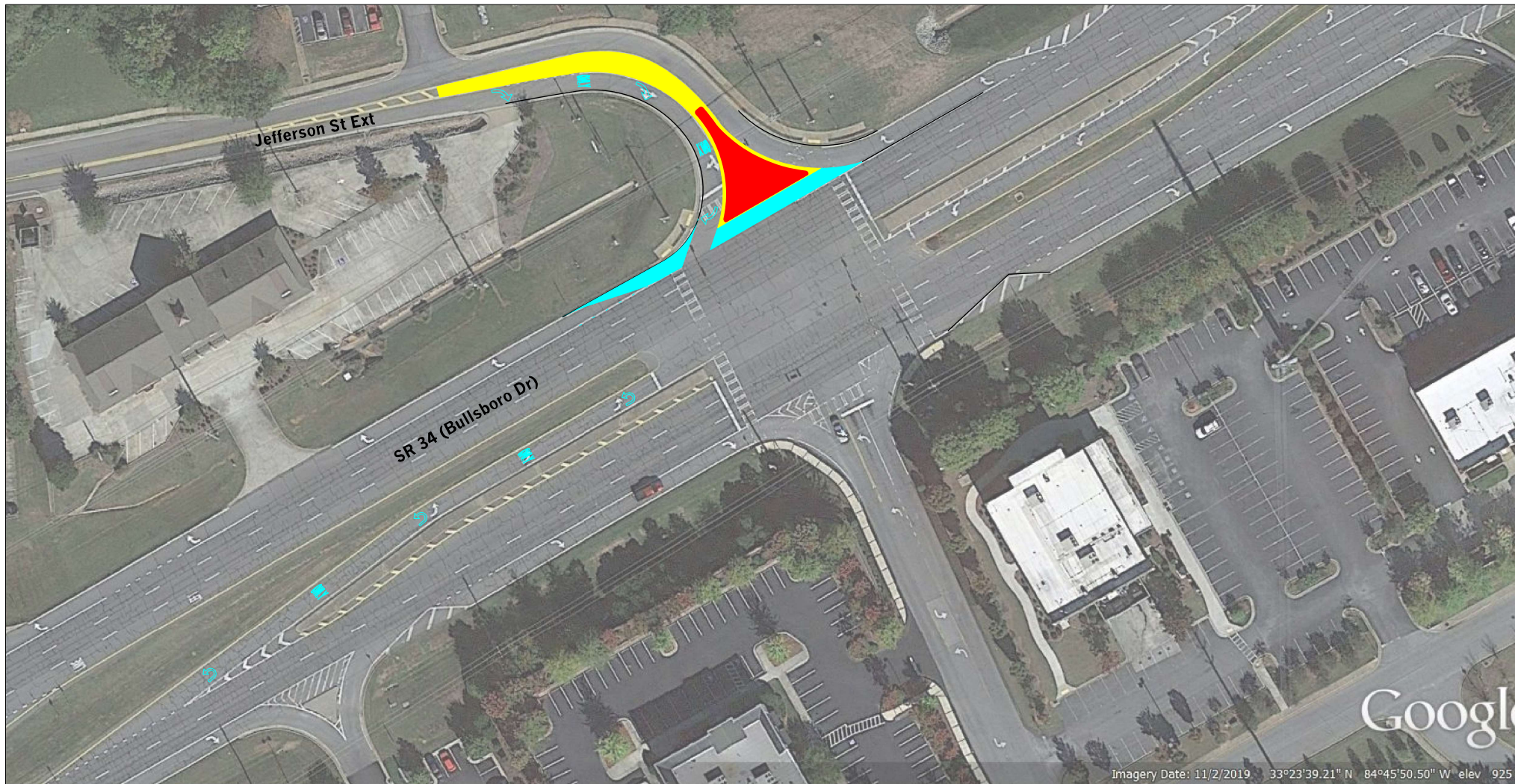


# JEFFERSON ST RCUT

- Existing
- Install Raised Median
- Install Yellow Hatch Stripe
- Install White Hatch Stripe
- Install Solid Yellow Stripe
- Install Solid White Stripe
- Install Skip White Stripe

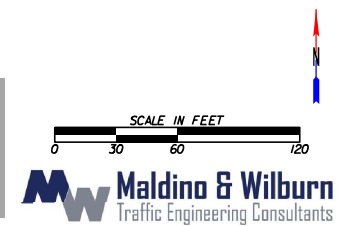




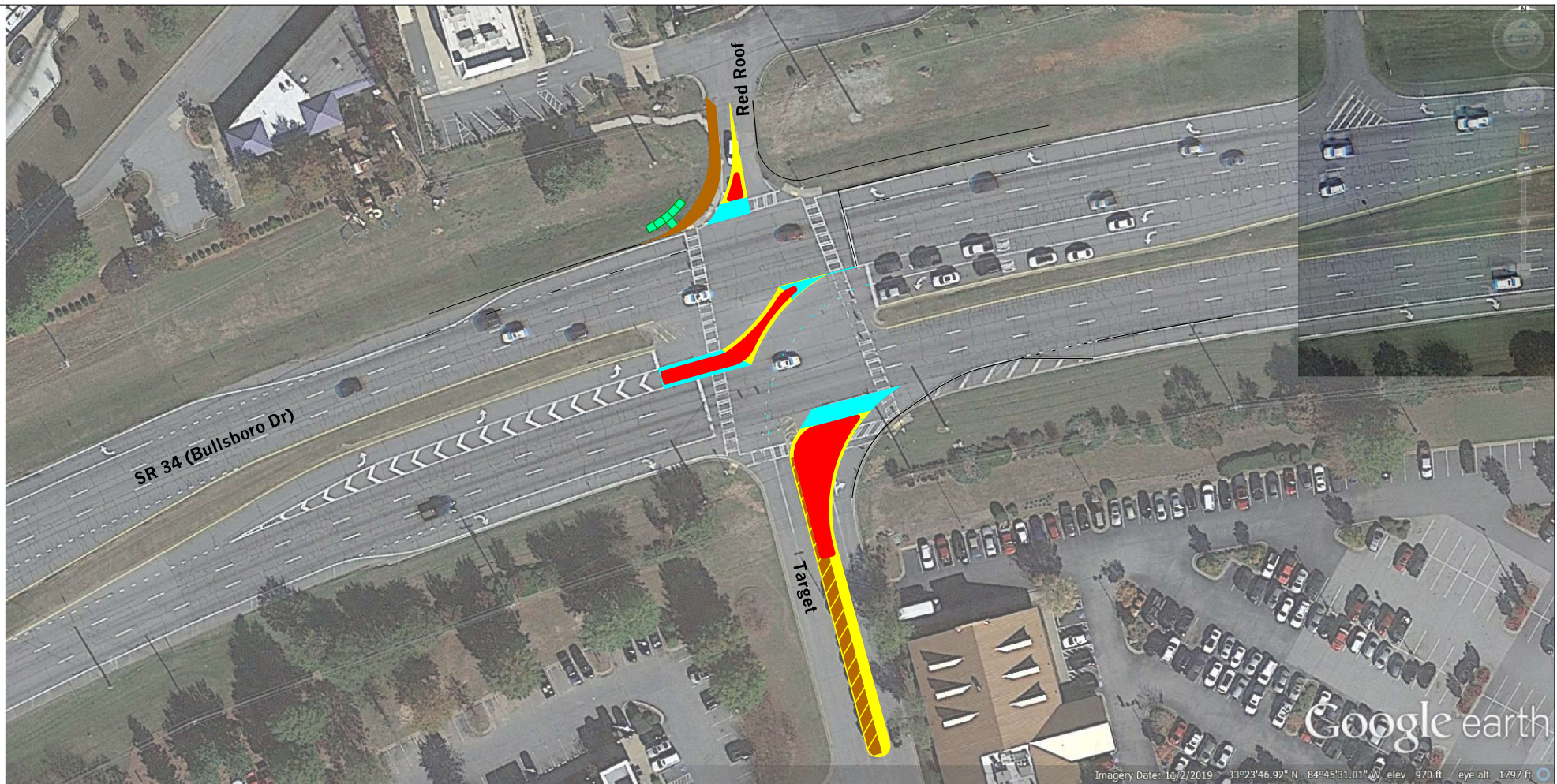


# JEFFERSON ST SB R/O

- Existing
- Install Raised Median
- Install Yellow Hatch Stripe
- Install White Hatch Stripe
- Install Skip White Stripe

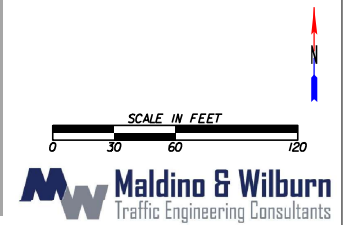




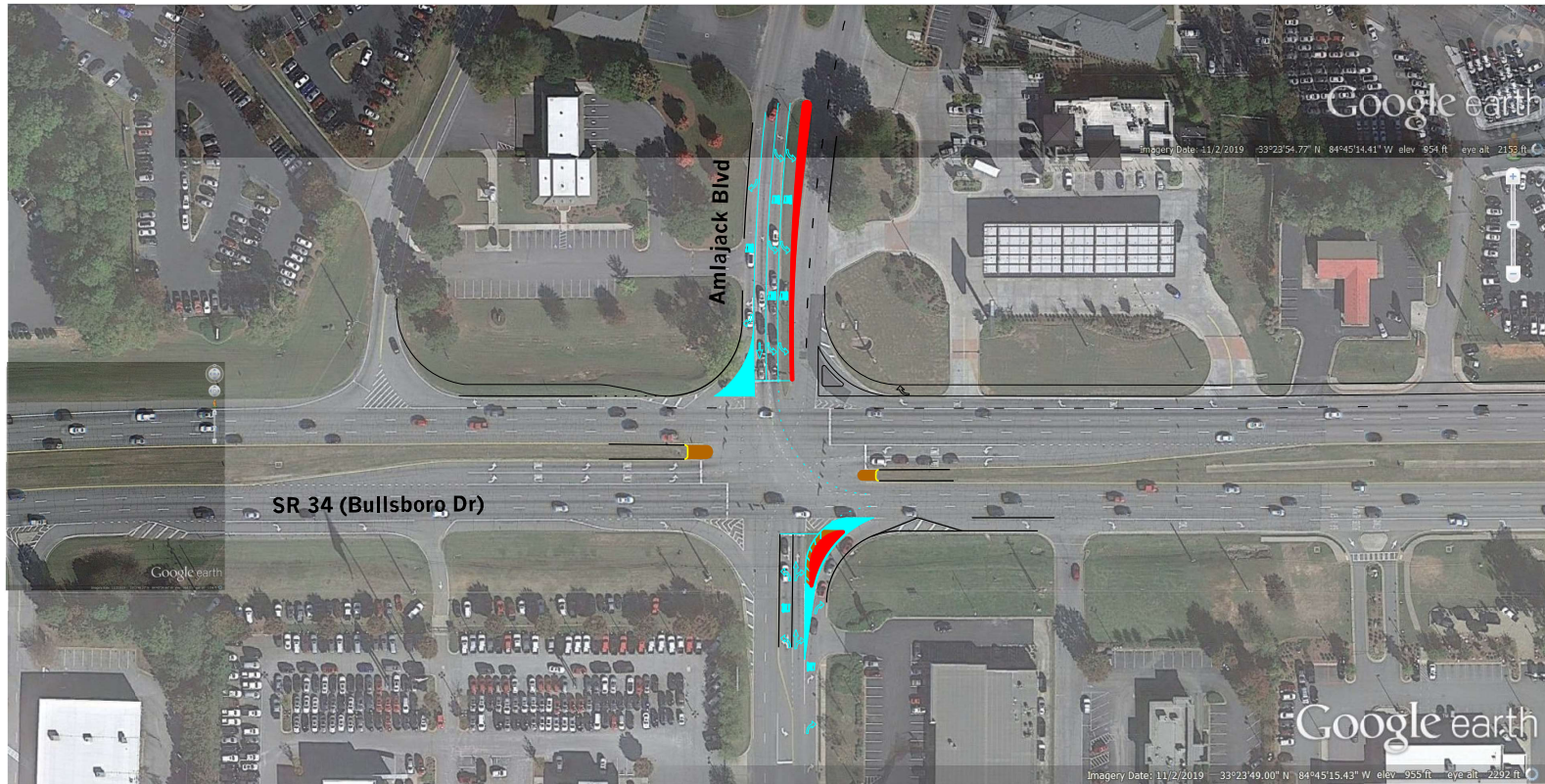


# RED ROOF/TARGET RCUT

—	Existing
■	Install Pavement
■	Install Pavement, Yellow Hatch Stripe
■	Install Raised Median
■	Install Yellow Hatch Stripe
■	Install White Hatch Stripe
—	Install Solid White Stripe
---	Install Skip White Stripe
■	Install Sidewalk

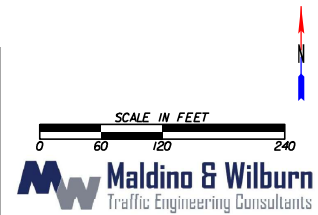




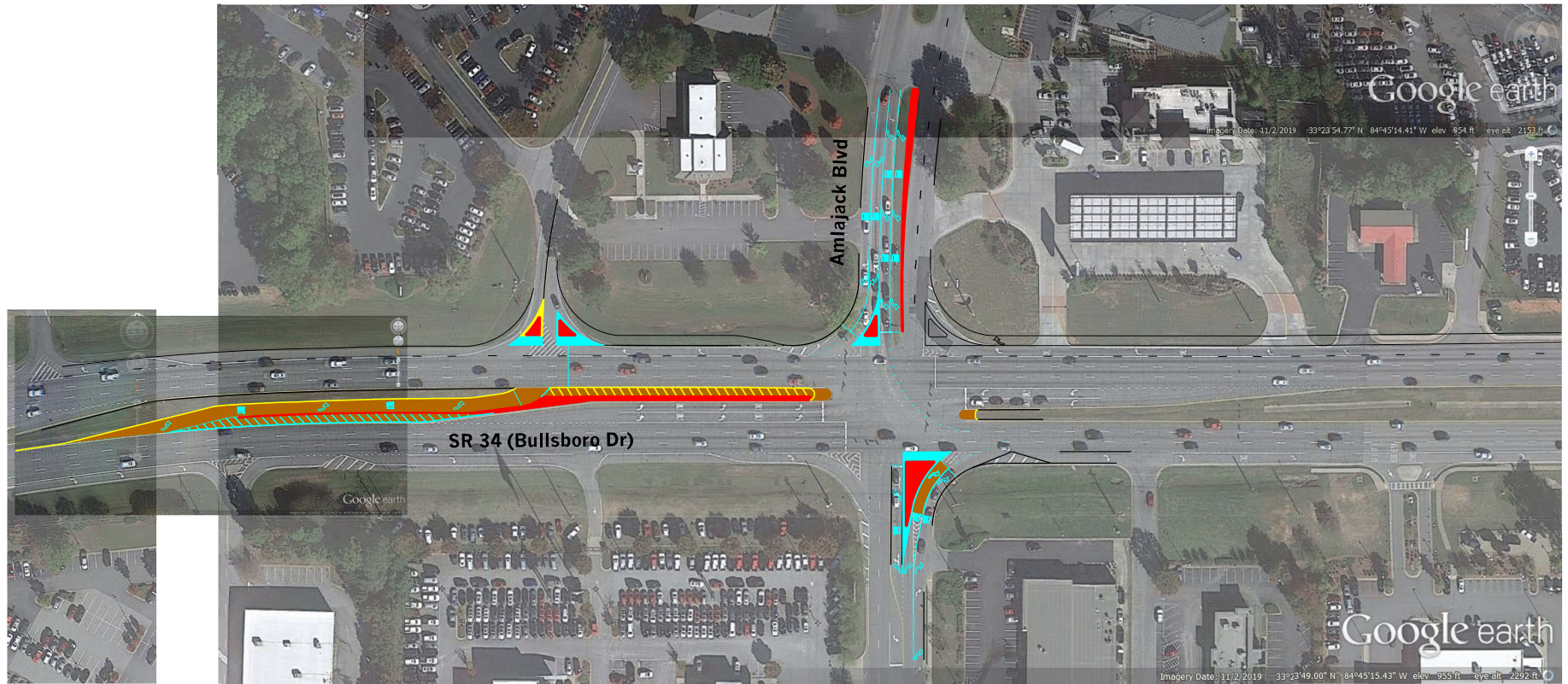


AMLAJACK  
TYPICAL OPERATION

- Existing
- Install Pavement
- Install Raised Median
- Install White Hatch Stripe
- Install Solid Yellow Stripe
- Install Solid White Stripe
- Install Skip White Stripe

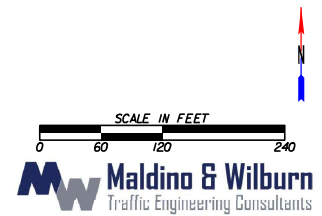


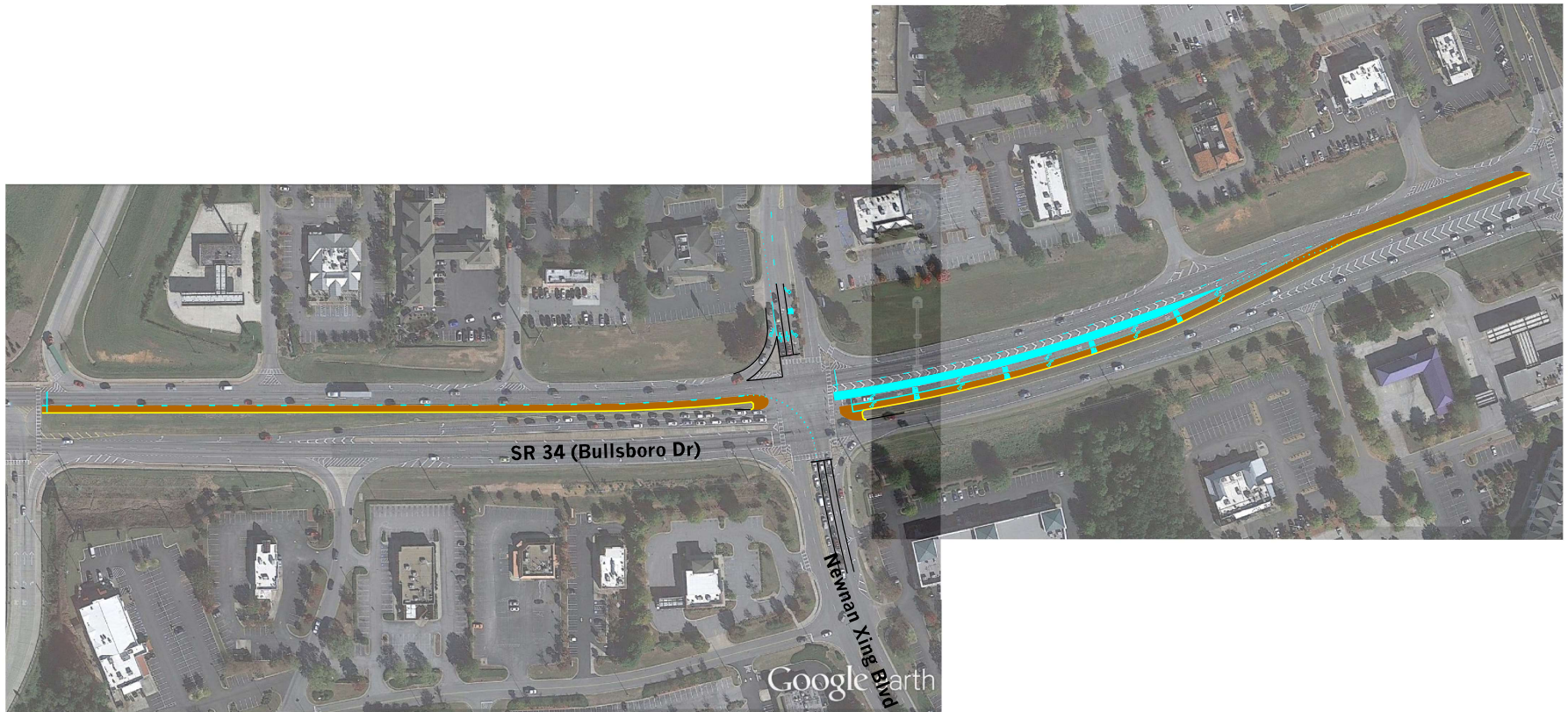




AMLAJACK  
SIDE-STREET THRU PROHIBITED

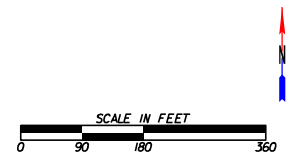
- Existing
- Install Pavement
- Install Pavement, Yellow Hatch Stripe
- Install Pavement, White Hatch Stripe
- Install Raised Median
- Install Yellow Hatch Stripe
- Install White Hatch Stripe
- Install Solid Yellow Stripe
- Install Solid White Stripe
- Install Skip White Stripe





NEWMAN CROSSING BLVD  
TYPICAL OPERATION & WIDENING

- Existing
- Install Pavement
- Install White Hatch Stripe
- Install Solid Yellow Stripe
- Install Solid White Stripe
- Install Skip White Stripe



**MW** Maldino & Wilburn  
Traffic Engineering Consultants



## RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE ATLANTA REGIONAL COMMISSION'S 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT- URBAN (STBG-URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending improvements to various intersections along SR 34, Bullsboro Drive, between Jefferson Street and Lakeside Way; and,

WHEREAS, the City of Newnan has completed an initial concept for improvements to various intersections along SR 34, Bullsboro Drive, between Jefferson Street and Lakeside Way; and,

WHEREAS, the design and construction of improvements to various intersections along SR 34, Bullsboro Drive, between Jefferson Street and Lakeside Way is a vital element in implementing the Comprehensive Plan and encouraging efficient and safer transportation options for the residents and visitors to the City of Newnan.

WHEREAS, the Atlanta Regional Commission has issued its 2022 TIP Project Solicitation for the Surface Transportation Block Grant – Urban (STBG–Urban), Congestion Mitigation & Air Quality (CMAQ), and Transportation Alternatives Program (TAP) fund programs and such grant funds may be used to construct the infrastructure improvements referred herein above requiring a 20% local match,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, that the City Council supports the City of Newnan's application to the Atlanta Regional Commission for funding to implement improvements to various intersections along SR 34, Bullsboro Drive, between Jefferson Street and Lakeside Way.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Newnan, Georgia, that the City of Newnan will provide the required 20% local match for this project should funding be awarded.

SO RESOLVED this 23<sup>rd</sup> day of November, 2021

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Mayor, City of Newnan

ATTEST:

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City Clerk



SPRAYBERRY RD 25 MPH 2 12' LANES URBAN MAJOR COLLECTOR URBAN SHOULDER 5' SIDEWALKS NO BICYCLE ACCOMODATIONS	JEFFERSON ST 35 MPH 2 12' LANES URBAN MAJOR COLLECTOR URBAN SHOULDER 5' SIDEWALKS NO BICYCLE ACCOMODATIONS		 	<table><tr><th colspan="2">REVISION DATES</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	REVISION DATES												<table><tr><th colspan="3">CONCEPT SKETCH</th></tr><tr><td colspan="3">JEFFERSON ST AT SPRAYBERRY RD</td></tr><tr><td colspan="3">COWETA COUNTY 2019 TSPLOST</td></tr><tr><td>CHECKED:</td><td>DATE:</td><td rowspan="4">DRAWING NO. NE13-01</td></tr><tr><td>BACKCHECKED:</td><td>DATE:</td></tr><tr><td>CORRECTED:</td><td>DATE:</td></tr><tr><td>VERIFIED:</td><td>DATE:</td></tr></table>	CONCEPT SKETCH			JEFFERSON ST AT SPRAYBERRY RD			COWETA COUNTY 2019 TSPLOST			CHECKED:	DATE:	DRAWING NO. NE13-01	BACKCHECKED:	DATE:	CORRECTED:	DATE:	VERIFIED:	DATE:
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## RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE ATLANTA REGIONAL COMMISSION'S 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT- URBAN (STBG-URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending the realignment of Sprayberry Road with Greison Trail at Jefferson Street with a roundabout intersection; and,

WHEREAS, the City of Newnan has commenced the concept development for the realignment of Sprayberry Road with Greison Trail at Jefferson Street with a roundabout intersection; and,

WHEREAS, the design and construction of the realignment of Sprayberry Road with Greison Trail at Jefferson Street with a roundabout intersection is a vital element in implementing the Comprehensive Plan and encouraging efficient and safer transportation options for the residents and visitors to the City of Newnan.

WHEREAS, the Atlanta Regional Commission has issued its 2022 TIP Project Solicitation for the Surface Transportation Block Grant – Urban (STBG–Urban), Congestion Mitigation & Air Quality (CMAQ), and Transportation Alternatives Program (TAP) fund programs and such grant funds may be used to construct the infrastructure improvements referred herein above requiring a 20% local match,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, that the City Council supports the City of Newnan's application to the Atlanta Regional Commission for funding to implement the realignment of Sprayberry Road with Greison Trail at Jefferson Street with a roundabout intersection.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Newnan, Georgia, that the City of Newnan will provide the required 20% local match for this project should funding be awarded.

SO RESOLVED this 23<sup>rd</sup> day of November, 2021

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Mayor, City of Newnan

ATTEST:

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City Clerk



## Scoping Cost Estimate

Project: **Greenville St at Sewell Rd Intersection Improvements**

Project No.: **NE02**

County: **Coweta**

Date: **5/30/2019**

Descrip: Operational improvements to Greenville St (SR 14) and Sewell Road. Improvements Include adding a left turn lane at Sewell on northbound Greenville St (SR 14) to accommodate the heaving turning movement that occurs here and currently causes unnecessary delay and congestion along Greenville St.

### Summary of Costs

### Funding Source

CONSTRUCTION	\$	790,000	TSPLOST
RIGHT OF WAY	\$	110,000	TSPLOST
UTILITIES	\$	170,000	TSPLOST
MITIGATION	\$	-	TSPLOST
PRELIMINARY ENGINEERING	\$	150,000	TSPLOST
CONSTRUCTION ENGINEERING & INSPECTION	\$	80,000	TSPLOST
<b>ESTIMATED TOTAL PROJECT COST</b>	<b>\$</b>	<b>1,300,000</b>	





<b>GREENVILLE ST</b> 35 MPH 2 12' LANES URBAN PRINCIPAL ARTERIAL URBAN SHOULDER 5' SIDEWALKS NO BICYCLE ACCOMODATIONS	<b>SEWELL RD</b> 45 MPH 2 12' LANES URBAN MAJOR COLLECTOR URBAN SHOULDER NO SIDEWALKS NO BICYCLE ACCOMODATIONS		 <b>SCALE IN FEET</b> 0 50 100 200	<table><tr><th colspan="3">REVISION DATES</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REVISION DATES																					<table><tr><th colspan="4">CONCEPT SKETCH</th></tr><tr><td colspan="4">BULLSBORO DR OPERATIONAL IMPROVEMENTS</td></tr><tr><td colspan="4">COWETA COUNTY 2019 TSPLOST</td></tr><tr><td>CHECKED:</td><td> </td><td>DATE:</td><td> </td></tr><tr><td>BACKCHECKED:</td><td> </td><td>DATE:</td><td> </td></tr><tr><td>CORRECTED:</td><td> </td><td>DATE:</td><td> </td></tr><tr><td>VERIFIED:</td><td> </td><td>DATE:</td><td> </td></tr></table> <table><tr><td>DRAWING</td><td>82</td></tr><tr><td colspan="2">NE02-01</td></tr></table>	CONCEPT SKETCH				BULLSBORO DR OPERATIONAL IMPROVEMENTS				COWETA COUNTY 2019 TSPLOST				CHECKED:		DATE:		BACKCHECKED:		DATE:		CORRECTED:		DATE:		VERIFIED:		DATE:		DRAWING	82	NE02-01	
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## RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE ATLANTA REGIONAL COMMISSION'S 2022 TIP SOLICITATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT- URBAN (STBG-URBAN), COMGESTION MITIGATION & AIR QUALITY (CMAQ), AND TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAMS

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending the addition of a left turn lane from SR 14, Greenville Street, to Sewell Road; and,

WHEREAS, the City of Newnan has completed an initial concept for the addition of a left turn lane from SR 14, Greenville Street, to Sewell Road; and,

WHEREAS, the design and construction of the addition of a left turn lane from SR 14, Greenville Street, to Sewell Road is a vital element in implementing the Comprehensive Plan and encouraging efficient and safer transportation options for the residents and visitors to the City of Newnan.

WHEREAS, the Atlanta Regional Commission has issued its 2022 TIP Project Solicitation for the Surface Transportation Block Grant – Urban (STBG–Urban), Congestion Mitigation & Air Quality (CMAQ), and Transportation Alternatives Program (TAP) fund programs and such grant funds may be used to construct the infrastructure improvements referred herein above requiring a 20% local match,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, that the City Council supports the City of Newnan's application to the Atlanta Regional Commission for funding to implement the addition of a left turn lane from SR 14, Greenville Street, to Sewell Road.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Newnan, Georgia, that the City of Newnan will provide the required 20% local match for this project should funding be awarded.

SO RESOLVED this 23<sup>rd</sup> day of November, 2021

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Mayor, City of Newnan

ATTEST:

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City Clerk



## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Local Maintenance Improvement Grant (LMIG)

List of Streets Proposed for Maintenance

Prepared By: Michael Klahr, Director of Engineering

**Purpose:** The Council may consider a prioritized list of streets proposed for maintenance under the LMIG program.

**Background:** The City of Newnan has received notification from the Georgia Department of Transportation (GDOT) that for fiscal year 2022, the City's formula amount for the LMIG program is \$428,192.61. Our minimum local match is 30%.

The estimated project cost is \$1,923,202.00

Proposed for maintenance are 3.60 centerline miles on 12 streets, and maintenance activities include variable depth milling, deep patch, full depth reclamation, and one or more courses of asphalt overlay.

The list was developed from a comprehensive evaluation of pavement conditions of the public streets and roads in the City of Newnan.

The application for funding must be received by the GDOT Local Grants Office no later than February 1, 2022.

**Funding:** SPLOST 2019

**Recommendation:** Approve proposed list of streets

**Previous Discussion with Council:** N/A

**Attachments:** Exhibit A, Proposed List of Streets



## EXHIBIT A

### City of Newnan, (GDOT) Fiscal Year 2022

ROAD NAME	BEGINNING	ENDING	LENGTH (Feet)	PCI	Estimated Cost	DESCRIPTION OF WORK
Alpine Dr	LaGrange St	Woodlane Dr	1837	40	149,325	Mill, deep patch, overlay, flush w/ gutter
Woodlake Dr	City Limit	Cul-de-Sac	625	39	50,804	Mill, deep patch, overlay, flush w/ gutter
Mosswood Tr	Mosswood Dr	Cul-de-Sac	1178	30	95,757	Mill, deep patch, overlay, flush w/ gutter
Mosswood Ln	Mosswood Tr	Cul-de-Sac	715	50	58,120	Mill, deep patch, overlay, flush w/ gutter
Mosswood Dr	City Limit	Cul-de-Sac	390	58	31,702	Mill, deep patch, overlay, flush w/ gutter
Ginger Gold Dr	Vista Bella Way	Vista Bella Way	550	48	44,708	Mill, deep patch, overlay, flush w/ gutter
Hampshire Ln	Vista Bella Way	William Pride Way	770	38	62,591	Mill, deep patch, overlay flush w/ gutter
Williams Pride Way	Vista Bella Way	Vista Bella Way	2165	54	175,987	Mill, deep patch, overlay, flush w/ gutter
			8230		671,994	
Spring St	Near 1 <sup>st</sup> Ave	RR	960	28	113,813	Full Depth Reclamation
Spring St	RR	Boone Dr	2024	29	239,956	Full Depth Reclamation
4 <sup>th</sup> St	1 <sup>st</sup> Ave	Boone Dr	2675	27	318,213	Full Depth Reclamation
Hospital Rd	Temple Ave	Joint near SR 34 Bypass	4911	37	582,226	Full Depth Reclamation
			10570		1,254,208	
			3.6 miles			Project Cost Estimate \$1,923,202



## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Public Hearing - Request Demolition of 50 Murry 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 located in the Cotton Mills historical area, (tax record attached). The property address is 50 Murray Street.

**Background:** None

**Funding:** No funding requirements

### **Ordinance Considerations:**

- a. **Historical significance:** This structure is in the Historical District known as "Cotton Mills" and the Historical Resources Map of the City of Newnan 1993 Survey shows this to be constructed circa 1930 and in average condition. The current condition is one of deferred maintenance; a deteriorated front porch roof and the main roof is in need of new shingles and structural repairs, and vines are growing onto the structure.

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 exceeds 50% of the assessed value of \$16,456.00, which meets ordinance eligibility criteria for the City's substandard housing rehab or demolish resolution.
- 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 – @cityofnewnan.org



Date of Application: 10/19/2021

Subject Property

Address: 50 Murray St

Number and Street

Subdivision

Applicant Name and Contact #: City of Newnan

Name

770-253-2362

Contact Phone Number

Owner Name and Contact #: City of Newnan

Name

770-253-2362

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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date Signed

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

Process to comply with the City Ordinance sec. 5-25:

1. 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.  
  
November 23, 2021 @ 6:30 PM (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:
  - 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.
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.





## Summary

**Parcel Number** N15 0005 003  
**Location Address** 50 MURRAY ST  
**Legal Description** H LT #57 50 MURRY ST COTTON  
*(Note: Not to be used on legal documents)*  
**Class** R3-Residential  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Tax District** NEWNAN 02 (District 02)  
**Millage Rate** 26.876  
**Acres** 0.11  
**Neighborhood** UL-East Coweta HS-Cotton Mill (211066)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

BOHANNON LEVI T  
 19 HAMILTON BOHANNON DR  
 NEWNAN, GA 30263

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Cotton Mill	Acres	4,891	67	73	0.11	1

## Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 700  
**Interior Walls** Plaster  
**Exterior Walls** Vinyl Siding  
**Foundation** Crawl/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1900  
**Roof Type** Asphalt Shingle  
**Flooring Type** Carpet  
**Heating Type** Radiant  
**Number Of Rooms** 0  
**Number Of Bedrooms** 1  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$16,456  
**Condition** Fair  
**Fireplaces\Appliances** Fireplace N.V. 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2017	0x0 / 1	1	\$5,000

## Permits

Permit Date	Permit Number	Type	Description
08/28/2006	104	GENERAL MAINT.	PERMIT ISSUED/HOWARD BOHANNON

## Sales

Sale Date	Sale Price	Grantor	Grantee
6/30/1987	\$14,000		BOHANNON LEVI T

## Valuation

	2021	2020	2019	2018
Previous Value	\$24,756	\$24,735	\$24,735	\$16,490
Land Value	\$3,300	\$3,300	\$6,000	\$6,000
+ Improvement Value	\$16,456	\$16,456	\$18,735	\$18,735
+ Accessory Value	\$5,000	\$5,000	\$0	\$0
= Current Value	\$24,756	\$24,756	\$24,735	\$24,735

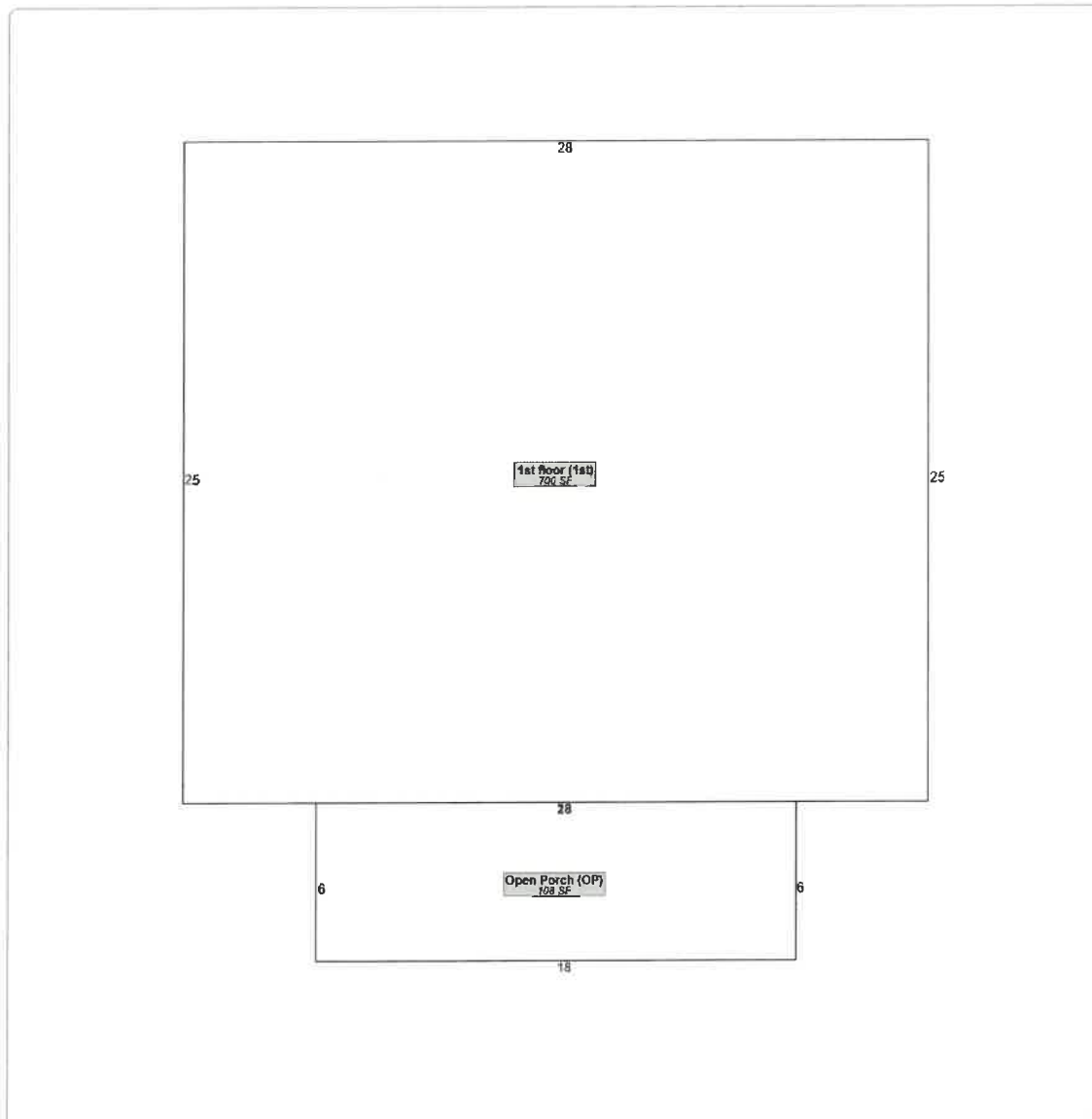
**Assessment Notices 2019**

33392 (PDF)

**Assessment Notices**

2020 (PDF)

2021 Assessment Notice (PDF)

**Sketches**

**No data available for the following modules:** Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Septic Drawings, Photos.

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

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

Last Data Upload: 11/9/2021, 12:57:13 AM

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**PROPOSED DEMOLITION**  
APPLICANT/OWNER - CITY OF NEWMAN  
SUBJECT ADDRESS: 50 MURRAY STREET  
A demolition permit has been applied  
for and a public hearing will be held at  
City Hall, 25 Lagrange St., Newman, GA  
regarding this application on  
Nov. 23, 2021 at 6:30 pm.

50 Murray





## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Public Hearing - Request Demolition of 53 Murry 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 located in the Cotton Mills historical area, (tax record attached). The property address is 53 Murray Street.

**Background:** None

**Funding:** No funding requirements

### **Ordinance Considerations:**

- a. **Historical significance:** This structure is in the Historical District known as "Cotton Mills" and the Historical Resources Map of the City of Newnan 1993 Survey shows this to be constructed circa 1930 and in average condition.

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

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure will exceed 50% of the assessed value of \$23,130.00, which meets ordinance eligibility criteria for the City's substandard housing rehab or demolish resolution.
- 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 – @cityofnewnan.org



Date of Application: 10/19/2021

#### Subject Property

Address: 53 Murray St

Number and Street

Subdivision

Applicant Name and Contact #: City of Newnan

Name

770-253-2362

Contact Phone Number

Owner Name and Contact #: City of Newnan

Name

770-253-2362

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.**

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- ☐ 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

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date Signed

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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.  
  
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  - 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*)."
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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.





### Summary

**Parcel Number** N15 0005 005  
**Location Address** 53 MURRAY ST  
**Legal Description** H/L 53 MURRAY ST 59 NEWNAN COTTON MILLS  
*(Note: Not to be used on legal documents)*  
**Class** R3-Residential  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Tax District** NEWNAN 02 (District 02)  
**Millage Rate** 26.876  
**Acres** 0.09  
**Neighborhood** UL-East Coweta HS-Cotton Mill (211066)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

**BOHANNON LEVI T**  
 19 HAMILTON BOHANNON DR  
 NEWNAN, GA 30263

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Cotton Mill	Acres	3,780	45	84	0.09	1

### Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 700  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood/Cedar  
**Foundation** Crawl/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1900  
**Roof Type** Asphalt Shingle  
**Flooring Type** Carpet  
**Heating Type** Radiant  
**Number Of Rooms** 0  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$23,130  
**Condition** Average  
**Fireplaces\Appliances** Fireplace N.V. 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2017	0x0 / 1	1	\$5,000

### Sales

Sale Date	Sale Price	Grantor	Grantee
6/30/1987	\$0		BOHANNON LEVI T

### Valuation

	2021	2020	2019	2018
Previous Value	\$30,830	\$24,837	\$24,837	\$16,556
Land Value	\$2,700	\$2,700	\$6,000	\$6,000
+ Improvement Value	\$23,130	\$23,130	\$18,837	\$18,837
+ Accessory Value	\$5,000	\$5,000	\$0	\$0
= Current Value	\$30,830	\$30,830	\$24,837	\$24,837

### Assessment Notices 2019

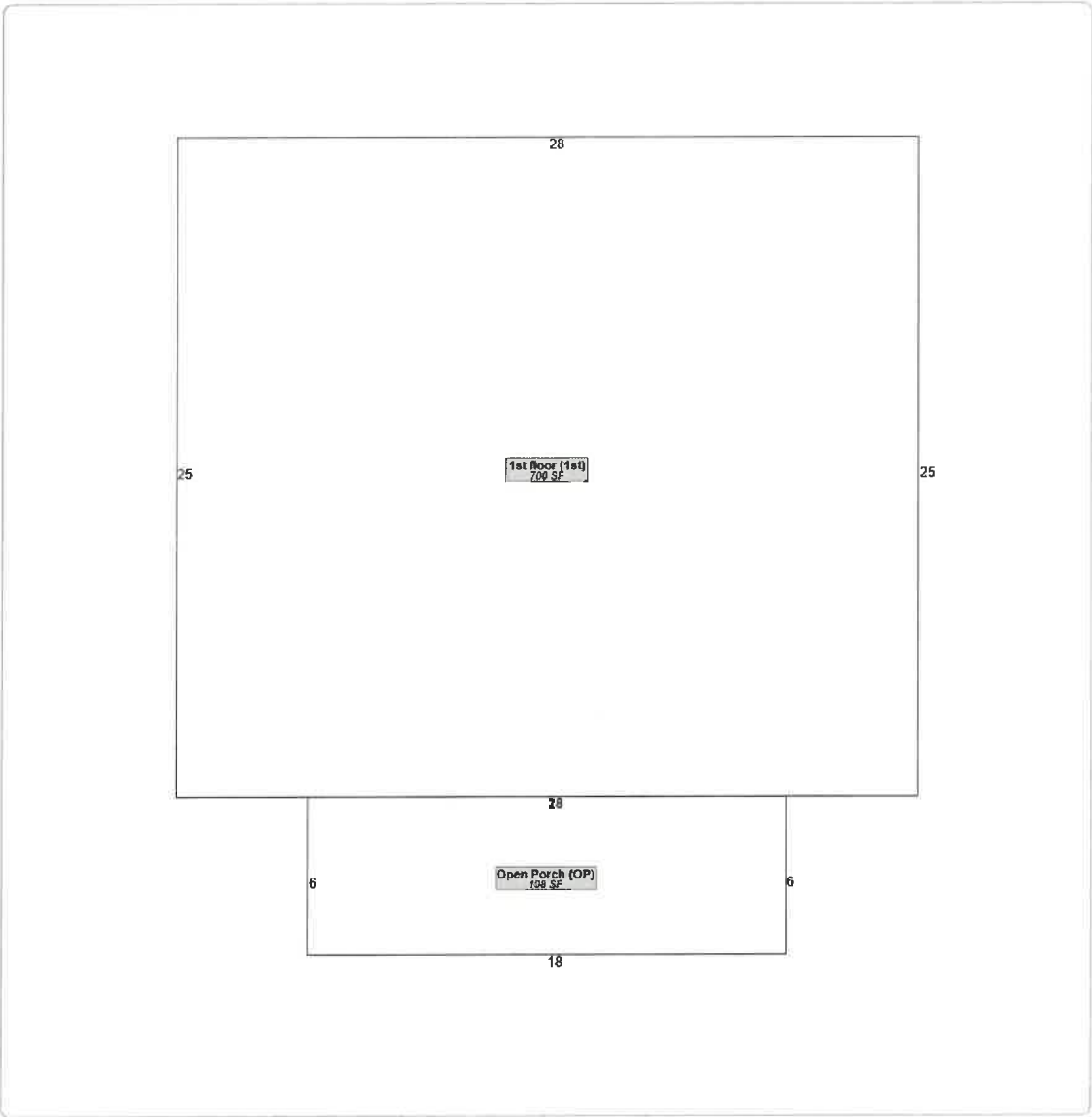
33394 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

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53 MURRAY

PERMISSION TO DISCLOSE  
 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373,





## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Public Hearing - Request Demolition of 54 Murry 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 located in the Cotton Mills historical area, (tax record attached). The property address is 54 Murray Street.

**Background:** None

**Funding:** No funding requirements

### **Ordinance Considerations:**

- a. **Historical significance:** This structure is in the Historical District known as "Cotton Mills" and the Historical Resources Map of the City of Newnan 1993 Survey shows this to be constructed circa 1930 and in altered condition and not intact.

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

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure may exceed 50% of the assessed value of \$21,880.00, which is the limit required by City Ordinance to be declared a substandard structure and eligible for demolition or rehab resolution.
- 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 – @cityofnewnan.org



Date of Application: 10/19/2021

#### Subject Property

Address: 54 Murray St

Number and Street

Subdivision

Applicant Name and Contact #: City of Newnan

Name

770-253-2362

Contact Phone Number

Owner Name and Contact #: City of Newnan

Name

770-253-2362

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.**

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- ☐ 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

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date Signed

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Process to comply with the City Ordinance sec. 5-25:

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(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.
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  - 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.
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.





## Summary

**Parcel Number** N15 0001 003  
**Location Address** 54 MURRAY ST  
**Legal Description** H/L 54 MURRAY STREET  
*(Note: Not to be used on legal documents)*  
**Class** R3-Residential  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Tax District** NEWNAN 02 (District 02)  
**Millage Rate** 26.876  
**Acres** 0.1  
**Neighborhood** UL-East Coweta HS-Cotton Mill (211066)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

**BOHANNON LEVI T**  
 19 HAMILTON BOHANNON DR  
 NEWNAN, GA 30263

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Cotton Mill	Acres	4,543	59	77	0.1	1

## Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 754  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood/Cedar  
**Foundation** Crawl/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1900  
**Roof Type** Asphalt Shingle  
**Flooring Type** Carpet  
**Heating Type** Radiant  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$21,880  
**Condition** Average  
**Fireplaces\Appliances** Fireplace N.V. 1

## Accessory Information

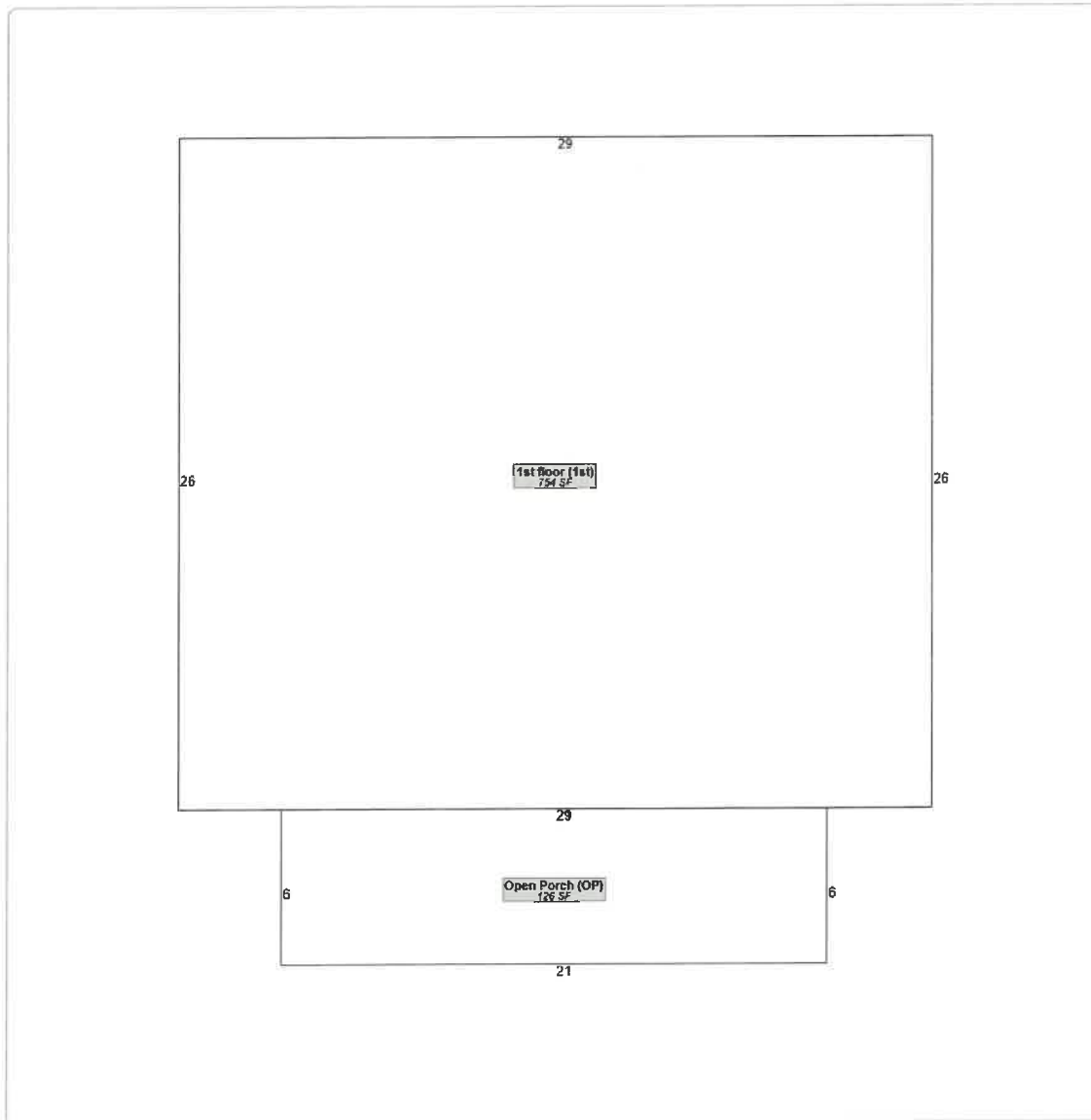
Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2017	0x0 / 1	1	\$2,500

## Sales

Sale Date	Sale Price	Grantor	Grantee
1/21/1989	\$14,500		BOHANNON LEVI T
	\$0		TURNER WILLIAM A

## Valuation

	2021	2020	2019	2018
Previous Value	\$27,380	\$26,168	\$26,168	\$17,407
Land Value	\$3,000	\$3,000	\$6,000	\$6,000
+ Improvement Value	\$21,880	\$21,880	\$20,168	\$20,168
+ Accessory Value	\$2,500	\$2,500	\$0	\$0
= Current Value	\$27,380	\$27,380	\$26,168	\$26,168

**Assessment Notices 2019**[33355 \(PDF\)](#)**Assessment Notices**[2020 \(PDF\)](#)[2021 Assessment Notice \(PDF\)](#)**Sketches**

**No data available for the following modules:** Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

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

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**Schneider**  
GEOSPATIAL



A photograph of a two-story house with a grey shingled roof and a white porch. The house is surrounded by trees and a lawn. A handwritten address "54 MURRAY" is visible on the left side of the image. A small sign is posted on the porch railing. The sign reads: "NOTICE TO THE PUBLIC: The City of Newark is currently reviewing applications for the 2021 City Council election. All interested parties should submit their applications by the deadline of June 15, 2021 at 5:00 pm." The house has a white porch with a white railing. The roof is grey and shingled. The house is surrounded by trees and a lawn. The address "54 MURRAY" is handwritten in black ink on the left side of the image. A small sign is posted on the porch railing. The sign reads: "NOTICE TO THE PUBLIC: The City of Newark is currently reviewing applications for the 2021 City Council election. All interested parties should submit their applications by the deadline of June 15, 2021 at 5:00 pm."





## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Public Hearing - Request Demolition of 65 Murray St.

Prepared by: Bill Stephenson, Chief Building Official

**Purpose:** Public Hearing - Request by owner to demolish structure that was constructed circa 1930, (tax record attached). The property address is 65 Murray Street and is located in the "Cotton Mills" historical district as shown on the tax record.

**Background:** None

**Funding:** No funding requirements

### **Ordinance Considerations:**

- a. **Historical significance:** This structure is in the Historical District known as "Cotton Mills" and the Historical Resources Map of the City of Newnan 1993 Survey shows this to be constructed circa 1930 and in average condition.

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 they have not indicated that the properties are historical in nature.

- 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 may exceed 50% of the assessed value \$32,520, which is the limit required by City Ordinance to declared a substandard structure and eligible for a demolition or rehab resolution.
- 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 – @cityofnewnan.org



Date of Application: 10/19/2021

#### Subject Property

Address: 65 Murray St

Number and Street

Subdivision

Applicant Name and Contact #: City of Newnan

Name

770-253-2362

Contact Phone Number

Owner Name and Contact #: City of Newnan

Name

770-253-2362

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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date Signed

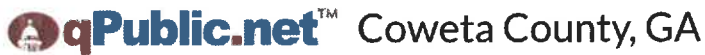
Notification to cut power, gas and water is the responsibility of the owner before demolition. Be sure to make the utility companies aware that the structure will be demolished and to terminate them **at the street.**

Process to comply with the City Ordinance sec. 5-25:

1. 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.  
  

November 23, 2021 @ 6:30 PM (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:
  - 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.
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.





### Summary

**Parcel Number** N15 0005 011  
**Location Address** 65 MURRAY ST  
**Legal Description** H/L 65 MURRAY ST 65 NEWNAN COTTON MILLS  
 (Note: Not to be used on legal documents)  
**Class** R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** NEWNAN 02 (District 02)  
**Millage Rate** 26.876  
**Acres** 0.12  
**Neighborhood** UL-East Coweta HS-Cotton Mill (211066)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

**BOHANNON LEVI T**  
 19 HAMILTON BOHANNON DR  
 NEWNAN, GA 30263

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Cotton Mill	Acres	5,406	51	106	0.12	1

### Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 1036  
**Interior Walls** Sheetrock  
**Exterior Walls** Vinyl Siding  
**Foundation** Crawl/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1900  
**Roof Type** Asphalt Shingle  
**Flooring Type** Carpet  
**Heating Type** Radiant  
**Number Of Rooms** 0  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$32,520  
**Condition** Average  
**Fireplaces\Appliances** Fireplace N.V. 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2017	0x0 / 1	1	\$2,500

### Permits

Permit Date	Permit Number	Type	Description
08/28/2006	105	GENERAL MAINT.	permit issued/howard bohannon

### Sales

Sale Date	Sale Price	Grantor	Grantee
8/31/1986	\$19,000		BOHANNON LEVI T

### Valuation

	2021	2020	2019	2018
Previous Value	\$38,620	\$33,539	\$33,539	\$22,125
Land Value	\$3,600	\$3,600	\$6,000	\$6,000
+ Improvement Value	\$32,520	\$32,520	\$27,539	\$27,539
+ Accessory Value	\$2,500	\$2,500	\$0	\$0
= Current Value	\$38,620	\$38,620	\$33,539	\$33,539

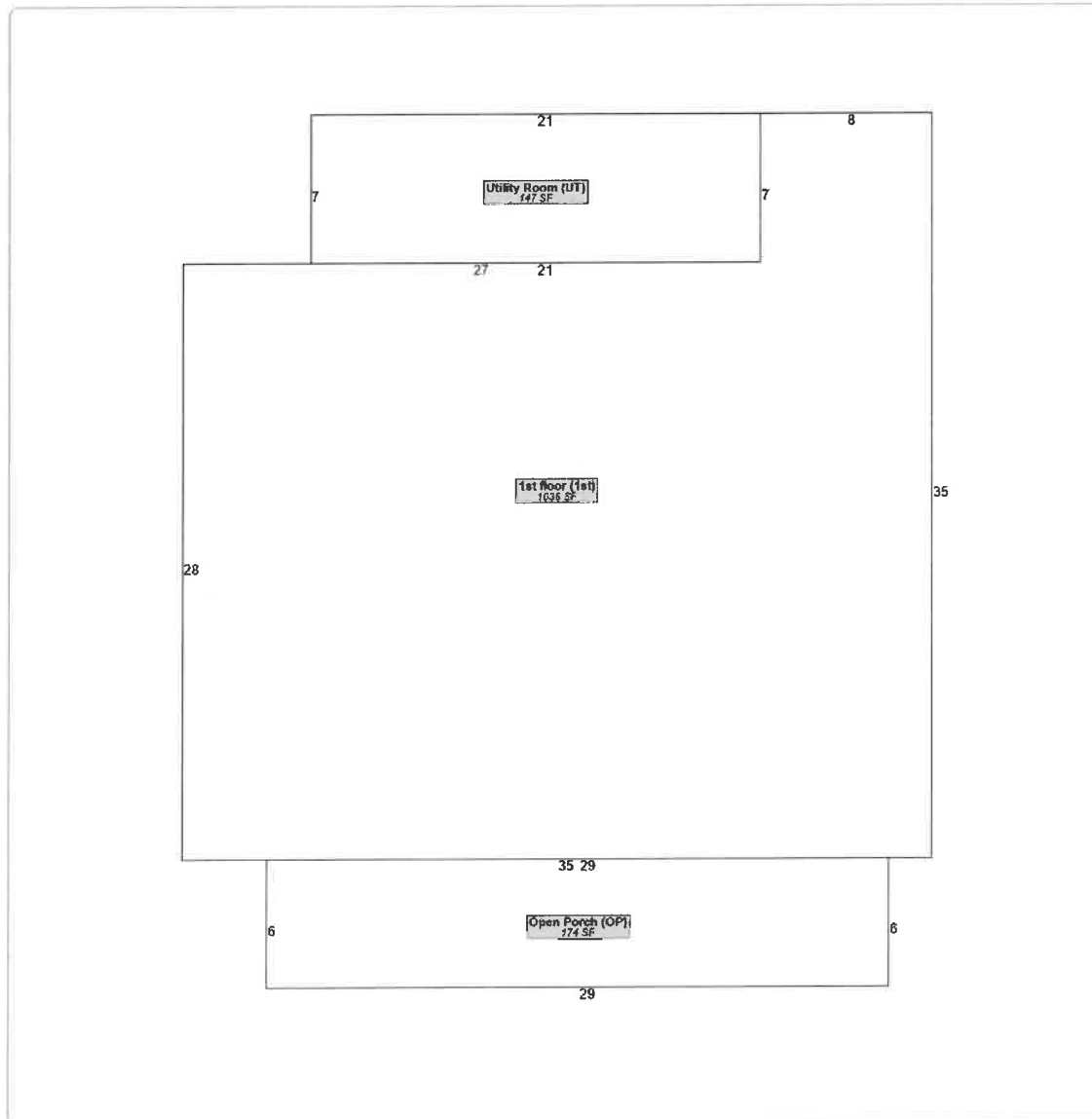
**Assessment Notices 2019**

33400 (PDF)

**Assessment Notices**

2020 (PDF)

2021 Assessment Notice (PDF)

**Sketches**

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Septic Drawings, Photos.

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 Schneider  
 GEOSPATIAL





JAMES H. JONES - CEO OF AMERICA  
HONORARY MEMBER - 1986 (1987-1988)  
A person who is not a member of the  
club and is not a member of the club  
can be a member of the club. The  
club is a club for people who are  
not a member of the club.



## City of Newnan, Georgia - Mayor and Council

Date: November 23, 2021

Agenda Item: Consideration of 2022 Standing Agreements and Consideration of Facility Use Policy for Pickett Field, C. Jay Smith Park and Newnan Pickleball (HOP)

Prepared By: Katie Mosley, Leisure Services

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### **Purpose:**

1. Seeking City Council approval for all standing agreement renewal requests for Howard Warner Community Center, Howard Warner Gymnasium, Wesley Street Gymnasium, Pickett Field, The HOP: Newnan Pickleball Courts
2. Review and approval of Pickett Field, C. Jay Smith Park, and The HOP usage policies
3. Future considerations for standing agreements at all facilities

### **Background:**

1. In February and March 2021, the Leisure Services department presented to the City Council a schedule of all current standing agreements and policy change recommendations. At that time, the department had received more requests for use than it had time and/or space. The Newnan City Council voted to approve the schedule and policy, which left the usage unchanged. Newnan City Council declared that no additional standing agreement time would be granted in 2021. The approval was for the current organizations and times presented and the Newnan City Council decided that other groups may be granted a standing agreement only when an approved time became vacant. This has occurred once (Fridays at HW Gym) and a new group has been approved to take that time slot – Agape Love Dance Team coordinated by Ms. Kenyatta Arnold.

All current organizations have requested to renew their agreements for the 2022 calendar year.

There exists one new request for gym usage: Newnan Mavs Basketball coordinated by Mr. Grayson Duran Gates. The department is able to accommodate the request at Wesley Street Gym on Sundays and Fridays.

2. Due to the recent openings of the remodeled Pickett Field and C. Jay Smith Park, staff has established usage policies for both locations:
  - a. Reservations for the park/pavilion at C. Jay Smith Park are not available.



- b. Requests to host large, regional events (specifically related to the skate park and its amenities) should be made to the Leisure Services department and will be individually considered.
- c. Pickett Field standing agreement times have been divided into seasons (Fall, Winter, Spring, Summer), for 1.5 hour time blocks, and each request can be renewed at the end of each season.
  - i. Available times/days will vary with each season based on need and future Leisure Services programs and events.
    - 1. Current Availability:
      - a. December, January, February
        - i. Monday – Thursday
          - 1. 5:30pm – 7:00pm
          - 2. 7:30pm – 9:00pm
    - 2. Seasons:
      - a. Fall – September, October, November
      - b. Winter – December, January, February
      - c. Spring – March, April, May
      - d. Summer – June, July, August
- d. The Newnan Pickleball Association currently has a standing agreement which includes reservations of various courts throughout the week to host clinics, programs, competitions, and social events for the community.

The association's reservation never exceeds 9 courts at a time unless a special request for an event has been made (ex. Tournament).

There remains 6 courts open at all times for individual reservations or open play which is free, does not require a reservation, and is open on a first come first serve basis.

Specific individual court reservations can be made with Leisure Services.

- 1. Reservation Costs: First hour is free, \$10/hour after that
  - a. Refundable security deposit of \$100 only required for events/reservations requesting 3 or more courts
  - b. Reservations are not required for use but are encouraged if someone is wanting a specific court or group of courts.
- 3. Future Considerations for the Newnan City Council may include:
  - a. Issue a Request for Proposals and encourage organizations throughout the community to apply for a standing agreement, within the adopted policy; and
  - b. Implement a fee or deposit for standing agreement users to help cover incidentals or damages that may occur as a result of regular use



- c. Modify the Facility Use Policy to follow the model being utilized at Pickett Field (seasonal rather than annually), which may allow other community organizations the opportunity to use city facilities

**Funding:**

N/A

**Attachment:**

1. 2022 Renewal Request Calendar

**Recommendation:**

1. It is the recommendation of staff that all 2022 renewal requests and the new request from Mr. Gates are approved as presented.
2. It is also the recommendation of staff that the Pickett Field, C. Jay Smith Park, and The Newnan Pickleball (HOP) policies and rental agreements are approved as presented.

**Previous Discussion with Council:**

Newnan City Council, in February and March 2021 City Council Meetings, considered and approved the current Facility Use Policy being employed by the Leisure Services department.

Howard Warner Gym							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am		SEC Prep	SEC Prep	SEC Prep	SEC Prep	SEC Prep	
10:00am		SEC Prep	SEC Prep	SEC Prep	SEC Prep	SEC Prep	ELITE Youth
11:00am		SEC Prep	SEC Prep	SEC Prep	SEC Prep	SEC Prep	ELITE Youth
12:00pm		SEC Prep	SEC Prep	SEC Prep	SEC Prep	SEC Prep	ELITE Youth
1:00pm		Cleaning Hour					ELITE Youth
2:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
3:00pm	Cobra Foundation	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Individual Rental Times
4:00pm	Cobra Foundation	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
5:00pm	Cobra Foundation	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
6:00pm	Cobra Foundation	Cleaning Hour					
7:00pm	Cobra Foundation	ELITE Youth	Cobra Foundation	ELITE Youth	Cobra Foundation	Agape Love	
8:00pm		ELITE Youth	Cobra Foundation	ELITE Youth	Cobra Foundation	Agape Love	
9:00pm							
10:00pm							
Howard Warner Community Center							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am							
10:00am							
11:00am							
12:00pm							
1:00pm							
2:00pm							
3:00pm							
4:00pm							
5:00pm							
6:00pm		Majestic Pearls		Majestic Pearls	Majestic Pearls		
7:00pm		Majestic Pearls		Majestic Pearls	Majestic Pearls		
8:00pm							
9:00pm							
10:00pm							
Wesley Street Gym							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am							
10:00am							
11:00am							
12:00pm							Grind 2 Shine
1:00pm							Grind 2 Shine
2:00pm	Newnan Mavs	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Grind 2 Shine
3:00pm	Newnan Mavs	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Grind 2 Shine
4:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Grind 2 Shine
5:00pm	Newnan Elite	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Grind 2 Shine
6:00pm	Newnan Elite						Grind 2 Shine
7:00pm		Beauty, Inc.	Grind 2 Shine	Newnan Elite	Grind 2 Shine	Newnan Mavs	
8:00pm		Beauty, Inc.	Grind 2 Shine	Newnan Elite	Grind 2 Shine	Newnan Mavs	
9:00pm							
10:00pm							
Pickett Field							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							

9:00am	Individual Rentals Times					Individual Rentals Times	Individual Rentals Time
10:00am							
11:00am							
12:00pm							
1:00pm							
2:00pm							
3:00pm							
4:00pm							
5:00pm		5:30pm - 7:00pm Slammers Baseball	5:30pm - 7:00pm Home Plate Baseball	5:30pm - 7:00pm GA Starz 2011 Softball	5:30pm - 7:00pm GA Thunderbolts Softball		
6:00pm		7:30pm - 9:00pm Team SYB Freedom Baseball	7:30pm - 9:00pm Coweta Spikes Baseball	7:30pm - 9:00pm Clark 11U Baseball	7:30pm - 9:00pm OPEN		
7:00pm							
8:00pm							
9:00pm							
10:00pm							

The HOP: Newnan Pickleball Courts							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am		Courts 1-9 Open Play- All	Courts 1-6 70+ Open Play	Courts 1-9 Open Play- All	Courts 7-12 PB 201 Clinic Skills & Drills	Courts 1-9 Open Play- All	Courts 1-6 PB 101 Learn to Play Clinic
10:00am							
11:00am							
12:00pm							
1:00pm							
2:00pm							
3:00pm							
4:00pm							
5:00pm							
6:00pm		Courts 7-12 PB 201 Clinic Skills & Drills	Courts 1-9 Open Play - All		Courts 7-12 PB 201 Clinic Skills & Drills		
7:00pm							
8:00pm							
9:00pm							
10:00pm							



## Resolution to Change and Cancel Certain Scheduled Council Meetings for the Calendar Year 2022

**WHEREAS,** the regular meeting dates of the Mayor and City Council are the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month, currently held at 2:30 pm and 6:30 pm respectively, and

**WHEREAS,** the Mayor and City Council routinely deem it necessary to reschedule certain regularly scheduled council meetings due to conflicts with state or national meetings, events and or holidays;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council hereby establish the following meeting schedule for calendar year 2022:

DAY	MONTH	DATE	TIME		DAY	MONTH	DATE	TIME
Tuesday	January	11	2:30		Tuesday	July	12	6:30
Tuesday	January	25	6:30		Tuesday	August	9	2:30
Tuesday	February	8	2:30		Tuesday	August	23	6:30
Tuesday	February	22	6:30		Tuesday	September	13	2:30
Tuesday	March	8	2:30		Tuesday	September	27	6:30
Tuesday	March	22	6:30		Tuesday	October	11	2:30
Tuesday	April	12	2:30		Tuesday	October	25	6:30
Tuesday	April	26	6:30		Tuesday	November	8	2:30
Tuesday	May	10	2:30		Tuesday	November	22	6:30
Tuesday	May	24	6:30		Tuesday	December	13	6:00*
Tuesday	June	14	6:30		Tuesday	December	13	6:30

\*Public Hearing – 2023 Budget

Done this the 23<sup>rd</sup> day of November, 2021.

ATTEST:

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

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

REVIEWED AS TO FORM:

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

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

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

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

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

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

\_\_\_\_\_  
Dustin K. Koritko, Councilmember

\_\_\_\_\_  
Paul L. Guillaume, Councilmember



## City of Newnan, Georgia – Mayor and Council

Date: November 23, 2021

Agenda Item: 2<sup>nd</sup> Public Hearing – Adoption of an Update to the Development Impact Fee Ordinance

Prepared and Presented by: Chris Cole, Planner

**Purpose:** To inform the public of an update to the Impact Fee Ordinance; To brief the community on the changes caused by this update; To provide an opportunity for the public to make suggestions; To formally adopt an update to the Impact Fee Ordinance in order to enact a new fee schedule

**Background:** The Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure through an impact fee system. All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and partially update those CIEs annually. A more extensive update can be undertaken along with the complete update to the comprehensive plan, which is due at a minimum of every five years.

The City recently completed a new comprehensive plan and consequently executed a more extensive update to the CIE than is annually performed. Due to the changes to the impact fee amounts, an update to the Impact Fee Ordinance is necessary. This ordinance establishes the rules that the City has created for all facets of its impact fee system. It also provides a fee schedule that must be compatible with the fee schedule contained in the CIE. The updated Appendix A is attached with this staff report and shows how the fee schedule has changed. Below are some examples of changes in impact fees based on the updated fee schedule:

Type of Use	Current	Proposed	%Decrease/Increase
Single-Family Residence	\$1,136.07	\$1,110.81	-2.2%
1,000 s.f. – General Office	\$485.26	\$348.32	-28.2%
2,000 s.f. – Fast-Food Restaurant	\$14,820.95	\$13,696.39	-7.6%
11,000 s.f. – Heavy Industrial Use	\$2,681.08	\$1,723.37	-35.7%
125-Room Hotel	\$15,403.30	\$14,188.00	-7.9%
30,000 s.f. – Automobile Dealership	\$18,560.06	\$15,950.61	-14.1%
9,900 s.f. – Discount Retail Store	\$8,642.30	\$7,920.80	-8.4%

Per the GDIFA rules, local governments must hold at least two public hearings prior to adopting an updated impact fee ordinance. This hearing will be the second for the document in question and will serve the purpose of informing the public of the intent to adopt the mentioned changes.

At the close of this hearing, Council will be asked to adopt the updated ordinance in order to institute a new fee schedule.

**Options:**

- A. Hold a public hearing in order to seek community comments related to the adoption of an updated impact fee ordinance and officially adopt the updated impact fee ordinance

**Funding:** N/A

**Recommendation:** N/A

**Attachments:** 1) Appendix A, 2) Resolution

**Previous Discussions with Council:** October 26, 2021  
November 9, 2021



# EXHIBIT A APPENDIX A

	Unit of Measure	Multiplier	X Numbers of Unit of Measure	Parks & Recreation Impact Fee	Fires Services Impact Fee	Police Protection Impact Fee	Roads, Streets, & Bridges Impact Fee	Subtotal of Impact Fees	3% Admin. Fee	Total Fee Owed	Impact
Residential	Unit	2.8	<u>1.00</u>	\$776.18	\$188.80	\$0.00	\$113.48	\$1,078.46	\$32.35	\$1,110.81	
Apparel Store	1,000 s.f.	1.67	<u>1.00</u>	N/A	\$112.61	\$0.00	\$791.49	\$904.10	\$27.12	\$931.22	
Arena	Acres	3.33	<u>20.00</u>	N/A	\$4,490.84	\$0.00	\$7,945.87	\$12,436.71	\$373.10	\$12,809.81	
Assisted Living	Beds	0.67	<u>60.00</u>	N/A	\$2,710.69	\$0.00	\$1,959.65	\$4,670.34	\$140.11	\$4,810.45	
Athletic Club	1000 s.f.	0.46	<u>10.00</u>	N/A	\$310.18	\$0.00	\$354.02	\$664.20	\$19.93	\$684.13	
Automotive Parts Sales	1000 s.f.	0.96	<u>4.00</u>	N/A	\$258.93	\$0.00	\$2,951.87	\$3,210.80	\$96.32	\$3,307.12	
Bank	1000 s.f.	3.80	<u>1.20</u>	N/A	\$307.48	\$0.00	\$2,119.14	\$2,426.62	\$72.80	\$2,499.42	
Bowling Alley	1000 s.f.	1.00	<u>20.00</u>	N/A	\$1,348.60	\$0.00	\$7,938.72	\$9,287.32	\$278.62	\$9,565.94	
Building Materials & Lumber	1000 s.f.	1.44	<u>7.10</u>	N/A	\$689.40	\$0.00	\$2,818.25	\$3,507.65	\$105.23	\$3,612.88	
Cemetery	Acres	0.06	<u>20.00</u>	N/A	\$80.92	\$0.00	\$1,127.63	\$1,208.55	\$36.26	\$1,244.81	
Church	1000 s.f.	0.52	<u>10.00</u>	N/A	\$350.64	\$0.00	\$4,366.30	\$4,716.94	\$141.51	\$4,858.45	
Clinic	1000 s.f.	4.08	<u>10.00</u>	N/A	\$2,751.14	\$0.00	\$3,748.84	\$6,499.98	\$195.00	\$6,694.98	
Commercial Airport	Commercial Flights Per Day	10.90	<u>10.00</u>	N/A	\$7,349.87	\$0.00	\$14,567.43	\$21,917.30	\$657.52	\$22,574.82	
Convenience Store	1000 s.f.	1.80	<u>5.00</u>	N/A	\$606.87	\$0.00	\$43,984.20	\$44,591.07	\$1,337.73	\$45,928.80	
Convenience Store w/ Gasoline Pumps	1000 s.f.	1.80	<u>5.30</u>	N/A	\$643.28	\$0.00	\$53,421.63	\$54,064.91	\$1,621.95	\$55,686.86	
Day Care Center	1000 s.f.	2.60	<u>10.00</u>	N/A	\$1,753.18	\$0.00	\$8,827.95	\$10,581.13	\$317.43	\$10,898.56	
Discount Club	1000 s.f.	1.36	<u>20.00</u>	N/A	\$1,830.24	\$0.00	\$9,965.12	\$11,795.36	\$353.86	\$12,149.22	
Drive-in Bank	1000 s.f.	4.00	<u>10.00</u>	N/A	\$2,697.20	\$0.00	\$17,659.48	\$20,356.68	\$610.70	\$20,967.38	
Electronics Superstore	1000 s.f.	0.96	<u>20.00</u>	N/A	\$1,294.66	\$0.00	\$10,737.54	\$12,032.20	\$360.97	\$12,393.17	
Factory Outlet Center	1000 s.f.	1.67	<u>20.00</u>	N/A	\$2,252.16	\$0.00	\$6,339.06	\$8,591.22	\$257.74	\$8,848.96	
Fast-Food Restaurant-drive thru window	1000 s.f.	10.90	<u>2.00</u>	N/A	\$1,469.97	\$0.00	\$11,827.50	\$13,297.47	\$398.92	\$13,696.39	
Free-Standing Discount Store	1000 s.f.	1.44	<u>9.90</u>	N/A	\$961.28	\$0.00	\$6,728.82	\$7,690.10	\$230.70	\$7,920.80	
Free-Standing Discount Superstore	1000 s.f.	0.96	<u>100.00</u>	N/A	\$6,473.28	\$0.00	\$60,494.00	\$66,967.28	\$2,009.02	\$68,976.30	
Furniture Store	1000 s.f.	0.48	<u>2.90</u>	N/A	\$93.52	\$0.00	\$174.91	\$268.43	\$8.05	\$276.48	
General Aviation Airport	Based Aircraft	0.40	<u>20.00</u>	N/A	\$539.44	\$0.00	\$1,192.00	\$1,731.44	\$51.94	\$1,783.38	
General Heavy Industrial	1000 s.f.	1.82	<u>11.90</u>	N/A	\$1,460.40	\$0.00	\$212.77	\$1,673.17	\$50.20	\$1,723.37	
General Light Industrial	1000 s.f.	2.31	<u>10.50</u>	N/A	\$1,635.51	\$0.00	\$872.37	\$2,507.88	\$75.24	\$2,583.12	
General Office Building	1000 s.f.	3.07	<u>5.20</u>	N/A	\$1,074.81	\$0.00	\$683.68	\$1,758.49	\$52.75	\$1,811.24	
Golf Course	Holes	1.90	<u>18.00</u>	N/A	\$2,306.11	\$0.00	\$7,668.37	\$9,974.48	\$299.23	\$10,273.71	
Golf Driving Range	Tees	4.07	<u>10.00</u>	N/A	\$2,744.40	\$0.00	\$1,627.08	\$4,371.48	\$131.14	\$4,502.62	
Hardware/Paint Store	1000 s.f.	0.96	<u>15.00</u>	N/A	\$975.33	\$0.00	\$9,170.65	\$10,145.98	\$304.38	\$10,450.36	
High-Turnover (Sit-Down) Restaurant	1000 s.f.	7.46	<u>1.00</u>	N/A	\$503.03	\$0.00	\$1,515.63	\$2,018.66	\$60.56	\$2,079.22	
Home Improvement Superstore	1000 s.f.	0.96	<u>50.00</u>	N/A	\$3,236.64	\$0.00	\$18,321.04	\$21,557.68	\$646.73	\$22,204.41	
Hospital	1000 s.f.	3.07	<u>60.00</u>	N/A	\$12,420.61	\$0.00	\$9,454.94	\$21,875.55	\$656.27	\$22,531.82	
Hotel	Rooms	0.19	<u>125.00</u>	N/A	\$1,601.46	\$0.00	\$12,173.30	\$13,774.76	\$413.24	\$14,188.00	
Lodge/Fraternal Organization	Members	0.01	<u>25.00</u>	N/A	\$16.86	\$0.00	\$86.42	\$103.28	\$3.10	\$106.38	
Manufacturing	1000 s.f.	1.86	<u>50.00</u>	N/A	\$6,270.99	\$0.00	\$2,276.72	\$8,547.71	\$256.43	\$8,804.14	
Medical-Dental Office	1000 s.f.	2.82	<u>4.50</u>	N/A	\$856.36	\$0.00	\$1,938.01	\$2,794.37	\$83.83	\$2,878.20	
Mini-Warehouse	1000 s.f.	0.04	<u>7.10</u>	N/A	\$17.10	\$0.00	\$211.58	\$228.68	\$6.86	\$235.54	
Motel	Rooms	0.047	<u>25.00</u>	N/A	\$79.23	\$0.00	\$1,677.74	\$1,756.97	\$52.71	\$1,809.68	
Movie Theater	Screens	1.50	<u>10.00</u>	N/A	\$1,011.45	\$0.00	\$41,520.94	\$42,532.39	\$1,275.97	\$43,808.36	
Multipurpose Recreational Facility	Acres	0.50	<u>20.00</u>	N/A	\$674.30	\$0.00	\$21,546.59	\$22,220.89	\$666.63	\$22,887.52	
Automobile Sales	1000 s.f.	1.82	<u>30.50</u>	N/A	\$3,743.04	\$0.00	\$11,742.99	\$15,486.03	\$464.58	\$15,950.61	
Nursery (Garden Center)	Acres	5.00	<u>5.00</u>	N/A	\$1,685.75	\$0.00	\$6,442.76	\$8,128.51	\$243.86	\$8,372.37	
Nursery (Wholesale)	Acres	0.83	<u>20.00</u>	N/A	\$1,119.34	\$0.00	\$4,648.80	\$5,768.14	\$173.04	\$5,941.18	
Nursing Home	1000 s.f.	0.61	<u>20.00</u>	N/A	\$822.65	\$0.00	\$1,811.84	\$2,634.49	\$79.03	\$2,713.52	
Pharmacy/Drugstore-Drive Thru Window	1000 s.f.	1.67	<u>5.00</u>	N/A	\$563.04	\$0.00	\$5,775.84	\$6,338.88	\$190.17	\$6,529.05	
Private School (K-12)	Students	1.13	<u>50.00</u>	N/A	\$3,809.80	\$0.00	\$1,478.08	\$5,287.88	\$158.64	\$5,446.52	
Quality Restaurant	1000 s.f.	7.46	<u>4.20</u>	N/A	\$2,112.72	\$0.00	\$4,503.26	\$6,615.98	\$198.48	\$6,814.46	
Quick Lubrication Vehicle Shop	1000 s.f.	2.10	<u>1.70</u>	N/A	\$240.73	\$0.00	\$810.56	\$1,051.29	\$31.54	\$1,082.83	
Racquet/Tennis Club	Courts	0.24	<u>10.00</u>	N/A	\$161.83	\$0.00	\$4,613.04	\$4,774.87	\$143.25	\$4,918.12	
Recreational Community Center	1000 s.f.	0.84	<u>10.00</u>	N/A	\$566.41	\$0.00	\$4,031.34	\$4,597.75	\$137.93	\$4,735.68	
Research and Development Center	1000 s.f.	3.32	<u>5.00</u>	N/A	\$1,119.34	\$0.00	\$483.36	\$1,602.70	\$48.08	\$1,650.78	
Self-Service Car Wash	Wash Stalls	0.20	<u>3.90</u>	N/A	\$52.60	\$0.00	\$5,020.70	\$5,073.30	\$152.20	\$5,225.50	
Shopping Center	1000 s.f.	1.67	<u>100.00</u>	N/A	\$11,260.81	\$0.00	\$50,898.40	\$62,159.21	\$1,864.78	\$64,023.99	
Specialty Retail Center	Gross Leaseable Area	2.00	<u>1.00</u>	N/A	\$134.86	\$0.00	\$528.29	\$663.15	\$19.89	\$683.04	
Supermarket	1000 s.f.	1.13	<u>35.00</u>	N/A	\$2,743.05	\$0.00	\$43,873.23	\$46,616.28	\$1,398.49	\$48,014.77	
Synagogue	1000 s.f.	0.52	<u>10.00</u>	N/A	\$350.64	\$0.00	\$2,682.00	\$3,032.64	\$90.98	\$3,123.62	
Tennis Courts	Courts	0.24	<u>10.00</u>	N/A	\$161.83	\$0.00	\$3,699.97	\$3,861.80	\$115.85	\$3,977.65	
Tire Store	1000 s.f.	1.28	<u>10.00</u>	N/A	\$863.10	\$0.00	\$2,964.50	\$3,827.60	\$114.83	\$3,942.43	
Tire Superstore	1000 s.f.	1.28	<u>25.00</u>	N/A	\$2,157.76	\$0.00	\$6,067.28	\$8,225.04	\$246.75	\$8,471.79	
Intermodal Truck Terminal	1000 s.f.	1.25	<u>20.00</u>	N/A	\$1,685.75	\$0.00	\$2,357.78	\$4,043.53	\$121.31	\$4,164.84	
Warehousing	1000 s.f.	1.31	<u>95.00</u>	N/A	\$8,400.35	\$0.00	\$4,031.34	\$12,431.69	\$372.95	\$12,804.64	
Wholesale Market	1000 s.f.	0.82	<u>15.00</u>	N/A	\$829.39	\$0.00	\$1,203.32	\$2,032.71	\$60.98	\$2,093.69	

Fire Department Fee per Person: 67.43  
Parks & Recreation Fee per Unit: 776.18  
Police Department Fee per Person: 0.00  
Roads & Streets Fee per Trip: 11.92

**AN ORDINANCE TO AMEND THE CITY OF NEWNAN'S DEVELOPMENT IMPACT  
FEE ORDINANCE RELATING TO THE REGULATION OF THE USE AND  
DEVELOPMENT OF LAND IN NEWNAN, GEORGIA BY AMENDING SECTION 21-  
173, FEE ASSESSMENT AND PAYMENT, BY ADDING A REVISED APPENDIX A;  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Newnan, Georgia has previously adopted a Development Impact Fee Ordinance as a means of recovering costs of public facility and service demands made by new development within the City; and

WHEREAS, on October 26<sup>th</sup>, 2021, at regular session assembled, the City Council adopted the City of Newnan Comprehensive Plan 2021-2041 approving the Capital Improvements Element of this Development Impact Fee Ordinance, and a Resolution forwarding the Plan approval of the Capital Improvements Element of the City of Newnan Comprehensive Plan 2021-2041 to the Department of Community Affairs (DCA) and to the Three Rivers Regional Commission (RC); and

WHEREAS, as a result of the changes in the Capital Improvements Element, an amendment to the fee assessment calculation and fee schedule appearing as Appendix A to the Development Impact Fee Ordinance is necessary; and

WHEREAS, a public hearing was held on November 9<sup>th</sup>, 2021 and on November 23<sup>rd</sup>, 2021 with regard to this amendment to the Development Impact Fee Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Newnan and by the authority thereof:

Section I. That Division 4, Development Impact Fee, of Article IV of Chapter 21, Section 21-173, Fee Assessment and Payment, is hereby amended by adopting a new Appendix A to read as follows:

See Appendix "A" attached hereto as Exhibit "A" and by reference made a part hereof.

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

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, in regular session assembled.

ATTEST:

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

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

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

REVIEWED:

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

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

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

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

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

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

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



Hey there!

The Newnan Times-Herald would like to request a permit to set up a tent on the NW corner of the court square, across from The Alamo, on Nov. 26 for the Plaid Friday event.

The purpose of the tent is to wrap gifts for donations to the Coweta Community Foundation. We would like to set up from 10 a.m. until 6 p.m. at the latest.

We would have minimal signage, limited to banners attached to the tent and table.

Thank you so much for your consideration.

Beth

--

Elizabeth Neely

Co-Publisher

The Newnan Times-Herald

Newnan-Coweta Magazine

770-253-1576

<https://link.edgepilot.com/s/fac446b3/Y14GWF4rh0aWLHOLpTOEA?u=http://www.times-herald.com/>



Jay Boren  
President

John Thrasher  
President Elect  
Fundraising Chairman  
2022 Fireworks Chairman

Ginger Queener  
Secretary  
President Elect Nominee  
Sunshine Chair

Carol Moore  
Treasurer

Garnet Reynolds  
Immediate Past President

Gene Vineyard  
Sergeant at Arms

Kevin Barbee  
Rotary Foundation  
Chairman  
Grants Chairman

Laurie Pope  
Service Projects Chairman

John Miles  
Programs Chairman

Chris Doane  
Membership Chairman

Clay Neely  
Public Relations Chairman

Sam Giddens  
Youth Services Chairman

Gerald Kemp  
Diversity and Inclusion  
Chairman

November 15<sup>th</sup>, 2021

City of Newnan – Council  
25 LaGrange Street  
Newnan, GA 30263

Ladies and Gentlemen:

We would like to thank you for your continued support of the annual Fireworks celebration held at Drake Stadium. We are so thankful to have had the opportunity, after the tremendous loss that our community suffered, to have been able to carry on a tradition that has spanned for over 40 years. Without the City of Newnan's support, it would have not been possible.

Planning has started for the 2022 celebration and we would like to respectfully request to be placed on the agenda for the City Council meeting on Tuesday, November 23<sup>rd</sup>, 2021 to bring forth a proposal for the 2022. We have recently learned from our fireworks vendor that there will be an increase of 25-35% for our traditional program and would like to propose \$15,000 in funds from the City of Newnan to help offset this cost.

Please do not hesitate to contact me at 678-378-9910 or by email at [jboren@cowetawater.com](mailto:jboren@cowetawater.com) should you have any questions.

Thank you!

Jay Boren  
President  
The Rotary Club of Newnan

### **Motion to Enter into Executive Session**

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

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And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

### **Motion to Adopt Resolution after Adjourning Back into Regular Session**

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).