



# Newnan City Council Meeting

FEBRUARY 08, 2022

Newnan City Hall  
Richard A. Bolin Council Chambers  
25 LaGrange Street  
2:30 PM

## CALL TO ORDER

## INVOCATION

## READING OF MINUTES

- A. Minutes from Regular Meeting on January 25, 2022

## REPORTS OF BOARDS AND COMMISSIONS

- B. 2 Appointments- Keep Newnan Beautiful, one interim appointment until 6/2023 and one full 3 year term
- C. 1 Appointment- Planning Commission, 3 year term
- D. 1 Appointment- Tree Commission, 3 year term
- E. Annual Report - Board of Zoning Appeals

## REPORTS ON OPERATIONS BY CITY MANAGER

## REPORTS AND COMMUNICATIONS FROM MAYOR

## NEW BUSINESS

- F. Public Hearing- Application for Alcohol Beverage License- JC Newnan Investment LLC dba The Juicy Crab- Retail on Premise (Pouring) Sales of Distilled Sprits, Malt Beverages and Wine - 1120 Bullsboro Dr. - Reason: Personnel
- G. Consideration of a Contract Award for Traffic Signal Improvements and Related Construction, Lower Fayetteville Rd at Newnan Crossing Blvd E
- H. Consideration to Amend Resolution to Authorize the Designation of the Municipal Court Clerk as Open Records Officer
- I. Consideration of a recommendation from Comprehensive Program Services based on the Structural Condition Assessment Report related to the redevelopment of property at 57 East Broad Street
- J. Consideration of a Resolution to Amend the Current ARPA Resolution to Indicate Revenue Replacement Selection

## UNFINISHED BUSINESS

- K. 18 Berry Ave - Owner update and request for extension.
- L. 21 Berry Ave - Owner update and request for extension.
- M. 2nd and Final Reading- Annexation Request for Annex2021-01 by Poplar 20-20, LLC for 42.20 ± acres on Poplar Road; Requested rezoning of MXD (Mixed Use Development) - Consideration of Development Agreement and Ordinances

## VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- N. Request from Foundation Christian Church to close W. Washington St. from Jackson St to Brown St on April 15, 2022 from 10am-10pm for Good Friday gathering

**MOTION TO ENTER INTO EXECUTIVE SESSION**

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

**ADJOURNMENT**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 25, 2022 at 6:30 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 – JANUARY 11, 2022**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on January 11, 2022 and adopt them as presented.

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

**MINUTES- WORK SESSION ON SANITATION WASTE PROGRAM- JANUARY 11, 2022**

Motion by Councilman Guillaume, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session regarding Sanitation Waste Program on January 11, 2022 and adopt them as presented.

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

**APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM**

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

**APPOINTMENTS- PARKS COMMISSION, 3 YEAR TERM**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to reappoint Carol Tamplin to the Parks Commission.

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

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to reappoint Kristy Franklin to the Parks Commission.

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

**APPOINTMENTS- PLANNING COMMISSION, 3 YEAR TERM**

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

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to reappoint Joe Crain Jr. to the Planning Commission.

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

Motion by Councilman Guillaume, seconded by Councilman Koritko to reappoint Chris Hunt to the Planning Commission.

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

**APPOINTMENT- TREE COMMISSION, 3 YEAR TERM**

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

**APPOINTMENT- WATER & LIGHT COMMISSION, 3 YEAR TERM**

Motion by Mayor Brady, seconded by Councilman Alexander to reappoint Bobby Lee to the Water & Light Commission.

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

**CITY MANAGER**

City Manger asked the Assistant City Manager to introduce the new Communications Manager, Aimee Hadden.

**YOUTH COUNCIL ATTENDING**

Councilwoman Jenkins introduced the members of Newnan Youth Council in attendance; Maddie Butler, Sara Hays Grote, Keaton McNutt, Macy Horne and Sonny Durham.

**CONSIDERATION OF AGREEMENT WITH LOWE ENGINEERS, LLC FOR  
PROFESSIONAL ENGINEERING SERVICES AT JACKSON ST/JEFFERSON  
ST/CLARK ST**

Michael Klahr, City Engineer, stated that this is a continuation as concept development was already done with GDOT. Recommendation is to use the same firm that was selected by qualification base.

Councilman Koritko asked about the scale and size of the signs shown in the agenda packet. Mr. Klahr stated the pictures were just examples and the signs will be sized appropriately.

Motion by Councilman Alexander, seconded by Councilman Shell to authorize the agreement as presented.

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

**CONSIDERATION OF INDICATION OF SUPPORT FOR A CONCEPT, AS PRESENTED  
FOR SPRAYBERRY ROAD SIDEWALK IMPROVEMENT PROJECT**

Michael Klahr, City Engineer, explained that this is a sister project to the Jackson St. sidewalk project. This would carry the sidewalk from Jackson St. intersection to Casey Rd. and the dog park. This is to move forward with the concept and go to the design phase.

Councilman Koritko asked about the cost of the design and Mr. Klahr explained that that will come back to Council.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the indication of support for the project as presented.

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

**CONSIDERATION OF A LIST OF ROADWAYS FOR RADAR SPEED ENFORCEMENT**

Michael Klahr, City Engineer, explained that every 3 years the police department has to submit a list of roads to GDOT to be able to use detection devices. This is the updated list that GDOT has approved.

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to approve the list of roadways for radar speed enforcement as presented.

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

**REQUEST FOR PUBLIC HEARINGS**

Mayor Brady explained that Items K-Q on the agenda would all be considered together. All requests to schedule public hearings on March 22, 2022 for properties 170 Lagrange St, 176 Lagrange St, 178 Lagrange St, 8 Alpine Dr, 29 Pinson St and 70 Robinson St. The request for 6 Calhoun St was withdrawn as there are already plans to demolish that property.

Councilwoman Jenkins asked if all properties are rentals. Matt Murray, Code Enforcement stated that 6 of the 7 are investor owned and that the seventh one has not been in contact with the City. Mayor Brady further explained that 8 Alpine Dr had a contract to close on the property the week after the tornado and that went through and nothing has been done with it since then. The property owner did reach out to the Building department just today.

Motion by Councilman Alexander, seconded by Councilman Shell to schedule a public hearing for all properties listed on March 22, 2022.

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

**REQUEST FOR STREETS AND SIDEWALK CLOSURES FOR MAIN STREET EVENTS  
2022**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve the request as presented.

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

**CONSIDERATION TO EXERCISE OPEN CONTAINER AMENDMENT TO CHAPTER 3,  
ALCOHOLIC BEVERAGES DURING MAIN STREET SUMMER NEWNANIGHTS  
CONCERN SERIES 2022**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to approve the request as presented.

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

**CONTRACT CHANGE ORDER CONSIDERATION- LINC SECTION C**

Assistant City Manager, Hasco Craver, stated that this will complete “the missing link”. This section will be the terminus of the LINC connecting to the back of Ashley Park, at One Life Fitness. This was taken out of the original contract and the contractor has offered unit pricing from the original contract to extend this section.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract change order as presented.

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

**OVERVIEW OF PROPOSED WHOLESALE CHANGES TO CURRENT CITY OF NEWNAN TREE PRESERVATION AND LANDSCAPE ORDINANCE**

Mike Furbush, Landscape Architect began with an overview of the current tree preservation and landscape ordinance that was adopted in 1998 and then overhauled in 2000. An updated and improved Tree Conservation and Landscape Ordinance is proposed.

Over the past 20 years there has been feedback from the design, development and construction communities. There have been reoccurring plan review comments, discussions and construction issues evaluated. This led to looking at other similar ordinances and consulting with state and regional conservation officials to make the proposed revisions.

Some of the proposed changes to the ordinance include streamlining the permit process, establishing an alternative compliance plan, establishing tree commission as an appeals and review board and reducing the number of trees required.

Councilman Koritko asked if this will affect the Tree City USA designation and Mr. Furbush stated no. Councilman Guillaume asked about certain types of trees used in some of the subdivisions that cannibalize the roads. Mr. Furbush explained that a lot of times those are chosen by the builders and while this will not prohibit specific types of trees it will limit the number of trees planted.

Mayor Brady stated that this will come back to Council in February for approval. No action on this item at this time.

**UPDATE ON NEW TREASURY GUIDANCE FOR OBLIGATIONS AND EXPENDITURES UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)**

Andrew Moody, ARPA Special Projects Manager, explained that the Treasury released the Final Rule for ARPA funds on January 6, 2022. There were 3 primary changes that will affect our implementation of funds.

First there is an expanded definition of impacted groups. There are now 2 classes of those “impacted” or “disproportionately impacted” and there is a set of income standards. Second there is a written justification of capital projects. This ensures spending is proportional and is specific to the Public Health and Negative Economic Impact categories.

Third there is a change to the Revenue Replacement category. This is the greatest change and specifically impacts cities like Newnan. This gives two options to chose from, either a standard allowance of up to \$10 million or continue to calculate revenue loss every year. The full \$10 million does not have to be spent, this alleviates the recalculation every year.

The City has received 20 internal applications, 19 of which fall into the revenue replacement category totaling \$3,062,444.21. The City has also received 3 external applications and 1 internal with external funding totaling \$2,297.583.47.

Assistant City Manager explained that there is a time decision to make for the standard allowance option before April 2022. An amendment to the original resolution adopted will need to be prepared either way. He further explained that we have received the first \$7.5 million and another \$7.5 million will be coming. A total of up to \$10 million of the \$15 million total can be used for revenue replacement instead of following the standard formula. You can use up to 10 but do not have to use all 10.

Councilman Koritko stated this gives the City more flexibility with external and internal projects and Assistant City Manager stated that is correct. There have only been 2 external applications at this time.

Mayor Brady stated he would like to see staff bring the amendment to Council so they can see it and decide. City Manager clarified that once Council decides there is no reversing it.

Motion by Councilman Alexander, seconded by Councilman Shell to instruct staff to put an amendment together and bring back to Council.

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

**PRESENTATION OF AN EXTERNAL REQUEST FOR FUNDS UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)**

Andrew Moody presented the request from the Coweta Community Foundation. They are a 501c3 non-profit and are eligible to receive funds under the ARPA final rule. Mr. Moody stated that the request is for \$167,756 to be delivered in the form of a grant. The application satisfied all requirements set by the Treasury, exhibiting revenue loss as a result of the pandemic. The request is to use the funds to recover lost revenues in order to provide a non-profit summit in February, as well as provide 4 grant cycles not related to the tornado and an additional 10% to cover administrative costs.

Mr. Moody explained that Council could decide to approve the application, amend the amount or deny the application. Councilman Koritko asked specifically how the funding will be used for city of Newnan residents as opposed to County residents?

Ms. Cynthia Bennett, Chair of the Coweta Community Foundation addressed Councilman Koritko's question and explained that all organizations listed in the request can look at where their clients live and can report back the number of Newnan residents that are served by the grant funds.

Councilman Koritko then asked Mr. Moody about projects that Newnan would be doing but are being done by the Community Foundation instead? Are the funds being used appropriately? Mr. Moody stated the ARPA final rule provides a definition of beneficiary



and sub-recipient and he sees the Community Foundation as a beneficiary which allows them to use the funds for services they provide.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the request to the Coweta Community Foundation for \$167,756.

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

**CONTINUATION OF PUBLIC HEARING- ANNEXATION REQUEST FOR ANNEX2021-01 BY POPLAR 20-20, LLC; 42.20 ACRES ON POPLAR RD, REQUESTED REZONING OF MXD; CONSIDERATION OF ORDINANCES**

Tracy Dunnavant, Planning Director, explained that this item is continued from the December meeting to allow the applicant to address concerns raised by Council and the public. Major changes made include 3 changes previously discussed to eliminate right in right out on Poplar Rd., addition of exiting lane on Poplar Rd. and townhouses fee simple and not rental. Additional changes made include moving the hotel to the east side of the town center to go over retail which replaces proposed office space there, building heights reduced to maximum of 5 stories and eliminated one office building. Initial office building will have surface parking then parking deck built when additional office buildings go in. They are also proposing a 1500-seat amphitheater.

Mayor Brady stated that each side would get 15 minutes.

Melissa Griffis stated who was in attendance on the project to answer questions. She explained that the DRI review was successful along with Three Rivers Commission report. This included an outside firm that conducted a traffic study.

John Schupp with Avis & Young highlighted the changes to the master plan. Phase 1 would be one office building and surface parking; parking deck will come later with other office buildings. The parking deck will accommodate all 3 office buildings and amphitheater. Heights have been lowered, retail is single level and hotel will be 4 stories. Active adult will be 4 stories and townhomes will be 3 stories, some 4 stories with rooftop deck. Connection to the LINC is important and pocket parks will be throughout.

Mr. Schupp stated that Hal Berry knows office spaces and therefore realized he had to bring in developers for the multi-family, active adult over 55 and townhomes. Mr. Schupp introduced John Wieland next who would be developing the townhomes.

Mr. Wieland stated he previously built in Shenandoah. He showed examples of townhomes that his company has built recently. He said townhomes are very livable when designed right and provide a great alternative to a single-family home. Mayor Brady asked what the range of retail price would be? Mr. Wieland said recently they had homes go for \$399,000 up to \$1.3 million.

Mr. Schupp introduced the Mayfair team who would handle the hotel development. An example was shown in downtown Alpharetta. Room rates go for \$250/night and up, rooms are larger and have an outdoor patio.

Mr. Schupp introduced the Gray Star team who would develop the multi-family. They are the largest developer of multi-family in the country. They build their own, hold their own and manage their own. Examples were shown of some of their previous projects including pools and luxurious entryways. Mayor Brady asked about the price range and Mr. Schupp stated minimum would be \$2.50/sq ft and minimum square footage will be 800.

Mr. Norman Lundin spoke in favor of the project. He has lived in Newnan since 1980 and has a background in architecture. He stated that the Barry Company has addressed all concerns that were raised. He believes this is the right project, the right location and the right time.

In Opposition:

Scott Barronton of 20 Wesley St. asked Council to consider not approving the project. He stated that this is not in Newnan and the apartments look pretty but we don't need more apartments. It doesn't add to property values.

Jennifer Petrino of 26 Piedmont Drive stated that she appreciates that changes that have been made to the project but it's not enough for her to support it. She expressed concern regarding the 30-year tax abatement. The City, County and school system will only receive about 47.2% of what should be paid in taxes for the next 30 years. No other project has been granted a 30-year tax abatement. She referenced the City of Newnan's Comprehensive Plan which mentions historic character and small-town southern charm and this project does not fit into that description.

Kim Hinely of 27 Alpine Drive discussed a business in Newnan that increased its warehouse space and taxes were doubled. This business was encroached by apartments and shortly after there was a violent murder. She stated we need to invest in keeping citizens safe and keeping the existing infrastructure in good shape. The business referenced has paid taxes in the City for 20 years and employs people who reflect the demographics of the area. They also utilize other local businesses for some supply chain needs but it does not have decent roads leading to and from the business. Why not invest in what is already here?

Ron Warner of 14 Ashville Place discussed his 2 major concerns. First the 30-year tax abatement, a financial injustice to taxpayers. The cost projections from the developer do not consider fluctuating interest rates, inflation, unemployment and possible recession. They cannot know the impact of foregoing 30 years of tax revenue. Mr. Warner stated his other major concern is the traffic. The City and County do not have funds to address widening Poplar Rd. and a project of this magnitude should not be approved without that.

Anne Sherhardt asked Council to vote no on this proposal. She referenced the vision statement approved in 2021 and asked how Poplar Place fulfills this? She stated it fails to blend historic character and small-town feel and brings an imbalance of economic development. She expressed that this seems like a bad deal for tax payers and for infrastructure.

Tim Ross asked if the final vote on this project is tonight? It has been stated in the past that the City, County and school board have to approve, could one of them override the vote? Mayor Brady clarified that for the tax abatement it is just the City and County, the school board does not have a say. If it is not annexed the City does not get any tax revenue regardless of what is built there.

Kim Hinely asked if a better project comes along with no tax abatement would the City approve that and then receive tax revenue? Mayor Brady stated that he met with two of the property owners and there is no plan B, no guarantee that the next person to come along will want annexation.

Kerrie Palmer of 26 Ashville Place expressed concern as to how the schools will be affected by this development. Schools are already overcrowded.

Questions from Council:

Mayor Brady asked for someone to clarify the tax abatement since there had been so many concerns about it. Mr. Schupp explained that based on the current model, the total yearly revenue received by the City and County would be \$2.6 million for the 30 years and after 30 years it goes to \$10.3 million. He stated they were conservative with their numbers, keeping the mileage rate flat for the 30 years.

Councilman Alexander asked if the tax abatement was not given what would the numbers look like? Mr. Schupp stated they would probably double. Mayor Brady asked about liability on the tax bonds and Mr. Schupp stated that falls on the developer. City, County and School Board have no liability.

Councilman Guillaume asked for clarity on the process, going from annexation to SSD bonds to the abatement and is this typically what they have asked for in a project? Mr. Schupp stated that this is the lowest tax abatement he has asked for on a project.

Councilwoman Jenkins asked what happens if they don't receive the tax abatement after the project has been approved? Mr. Schupp stated they would need to analyze it and see what financial returns are. It is a dense project with high costs on the parking deck, utilities and amphitheater. Councilwoman Jenkins also asked about the average time Gray Star holds their properties and expressed concerns about noise from the amphitheater being an issue. Mr. Schupp stated that Gray Star usually holds properties for 10 years then sells and there have been conversations about 10pm being the cut off time for the amphitheater.

Other questions regarding the amphitheater included mitigating sound from I85 and who will maintain the theater? Mr. Schupp stated that they know the sound needs to be addressed and they have not done that yet. Ownership structure of the amphitheater hasn't been discussed yet either.

Councilman Guillaume asked about the turn around time on Phase 1 to then have occupancy to complete Phase 2. Mr. Schupp stated 1 year for site work and 2 years to build for 3 years total. The intention is for all residential components to start at the same time.

Councilman Koritko asked about the LINC connection and traffic on Poplar, as well as the capacity of the parking deck. Mr. Schupp explained that the LINC and traffic has to be addressed and will be addressed with the hospital as well. There are 600 parking spaces in the multi-family deck and 1,800 in the deck for the office buildings so 2,400 spaces and over 3,000 surface parking spaces.

Councilman Koritko asked if they would proffer that no more than 10% of the townhomes be rental and they agreed. He then asked about the tax abatement and the reference to an "unproven market". Mr. Schupp explained that the unproven market references the parking decks as there are none in the area. He clarified that 54.7% is a reduction in the taxes so there is still money and revenue coming in. Hal Barry further stated that if no tax abatement is granted then things will depend on the other partners and financing markets. They are looking at different options, maybe dropping the bonds to 25 years.

Mr. Barry stated if this is approved they could be ready to come back to Council with the bonds next week and typically it takes 4-6 months in total. He has spent time with the bond underwriters and they are ready to move forward.

Councilwoman Jenkins asked if there is a development agreement and would there be contingencies in that to address some of the concerns? Mayor Brady said it has been discussed and would need to be presented to Council. Ms. Griffis stated that this had not been completely put together yet on the chance that this was not approved but if it is then she would work with the City Attorney to get it together for the next meeting.

Councilman Koritko asked about quality of life as far as the effect on downtown Newnan. Mr. Schupp stated that this development gives more options and it's not meant to detract from downtown. It is meant to add to the quality of life. Councilwoman Jenkins asked if they will partner with citizens and the City so that this becomes part of the infrastructure of Newnan and Mr. Schupp said yes as that was their goal to begin with, to connect to community.

In addition to the specific questions detailed herein, Councilman Koritko asked questions related to the screening of the parking deck, traffic along Poplar Road specifically related to the Central Educational Center, payment structure of the proposed amphitheater and phasing of the use of bond proceeds.

Brian West with Kimley, Horn & Associates who prepared the traffic study addressed traffic concerns. The remediation will improve traffic flow. No remediation there will still be on going traffic backups. There are also impact fees that are paid to help offset costs. Estimated impact fees are \$3.9 million.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to accept the report and recommendation from the Planning Commission.

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

Councilman Guillaume stated that he has tried to visualize this project and is concerned because of all the other property around there to be developed. He also is concerned for the impact on police and fire resources.

Councilman Alexander stated that his concern is the 30-year tax abatement and the money the City will lose as well as setting a precedent. The City also does not need all of those apartments. There are no guarantees on Phase 2 and there are so many people working from home these days.

City Attorney asked for clarification on the proffer that Councilman Koritko asked for on 10% rental and the discussion of the development agreement. Are these both to be added?

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to approve the annexation request with proposed amendments. Opposed: Alexander, Guillaume, Koritko. 2<sup>nd</sup> and Final Reading.

**MOTION CARRIED. (4-3)**

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to adopt the ordinance with proposed amendments. Opposed: Alexander, Guillaume, Koritko. 2<sup>nd</sup> and Final Reading.

**MOTION CARRIED. (4-3)**

**PUBLIC HEARING- 202 GREENVILLE ST. – RESOLUTION TO REPAIR OR DEMOLISH**

Mayor Brady opened a public hearing.

Matt Murray, Code Enforcement stated that the property is a commercial property. There are two separate buildings, one is a warehouse and one is a service garage and the garage is the structure being addressed. It has a collapsed roof and the building department is asking for a resolution to repair or demolish. The assessed value is \$2,773 and the cost to repair would be significantly more. The new owner was in attendance.

Bujar Emini, stated he bought the property about 6 months ago. He has been trying to get permission to remove the structure to make more parking and remodel the other building and have a driveway to the back of the building. The building was built in 1965 so it is over 50 years old.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the resolution to allow the demolition within 45 days.

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

**2<sup>ND</sup> AND FINAL READING- ORDINANCE TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES, TO AMEND RESIDENCY REQUIREMENT FOR LICENSEE**

Councilman Koritko stated the accountability is being removed. Assistant City Manager stated that there is still a licensee who is accountable, a point of contact.

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to adopt the amendment as presented. Opposed: Alexander, Jenkins, Koritko.

**MOTION CARRIED. (4-3)**

**VISITOR**

Frankie Littleharden of 21 Pine Lake Drive spoke regarding the City and County relationship. She expressed the need for the City and County to talk to each other in order to keep the quality of life.

**ADJOURNMENT**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to adjourn the Council meeting at 8:58pm.

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

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Megan Shea, City Clerk

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Keith Brady, Mayor

# Newnan Board of Zoning Appeals

February 8, 2022



Presented by Skin Edge, Chairman



**NEWNAN**  
GEORGIA

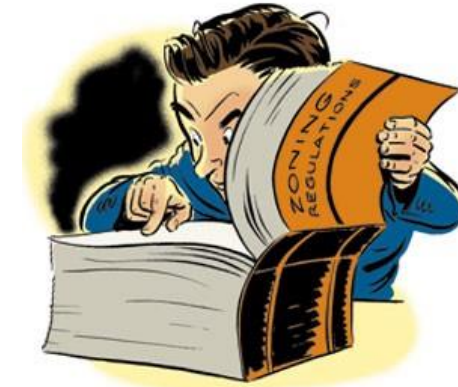
# Board Members

- Skin Edge - Chairman
- Kris Lovell - Vice Chairman
- Cliff Smith
- Sally Hensley
- Willie Walton
- Ken Parker
- Frank Flournoy



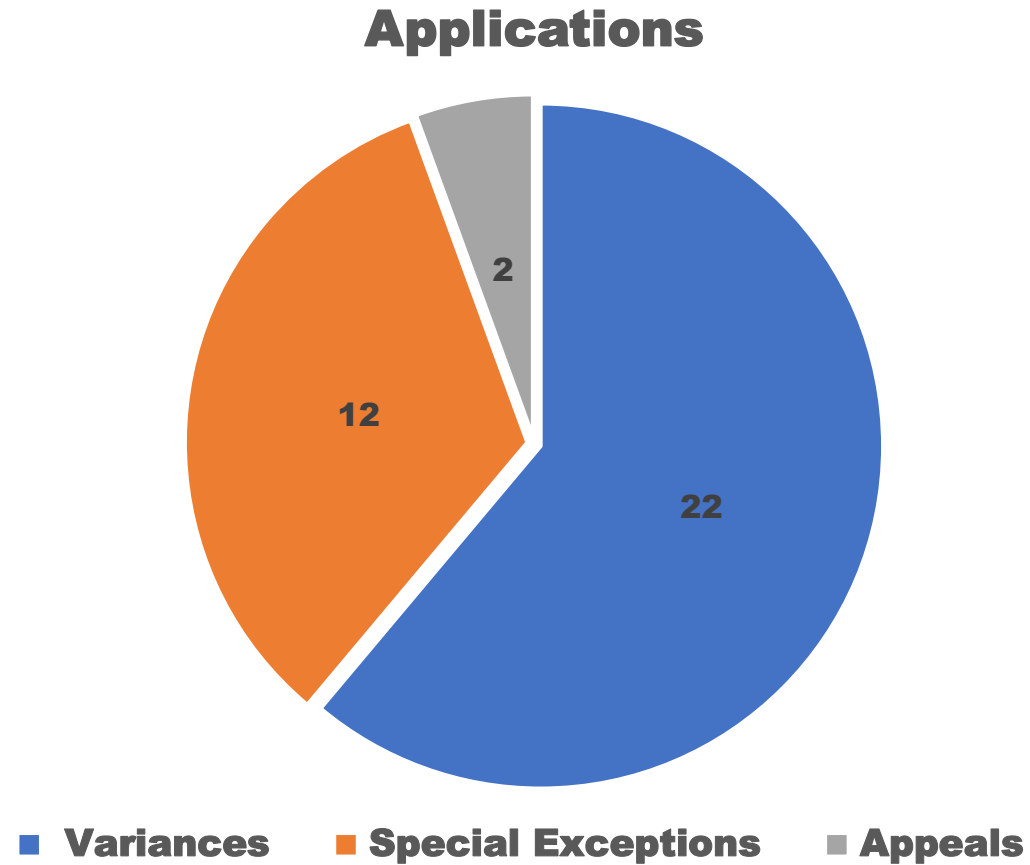


# Board Responsibilities

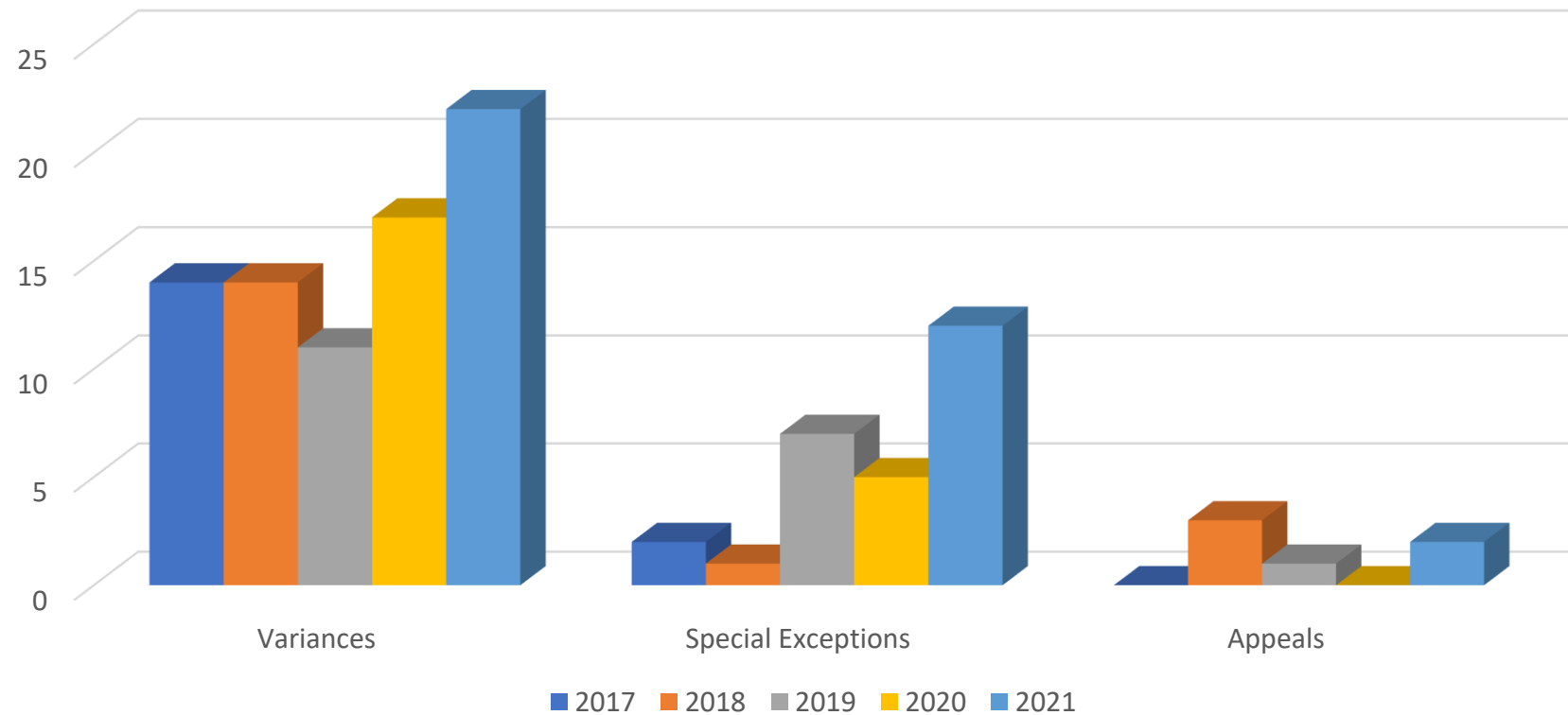


- Approve/Deny Special Exceptions and Variances except for planned developments and MXD projects
- Hear and decide on administrative appeals related to staff's interpretation or implementation of the City's ordinances

# Activities in 2021



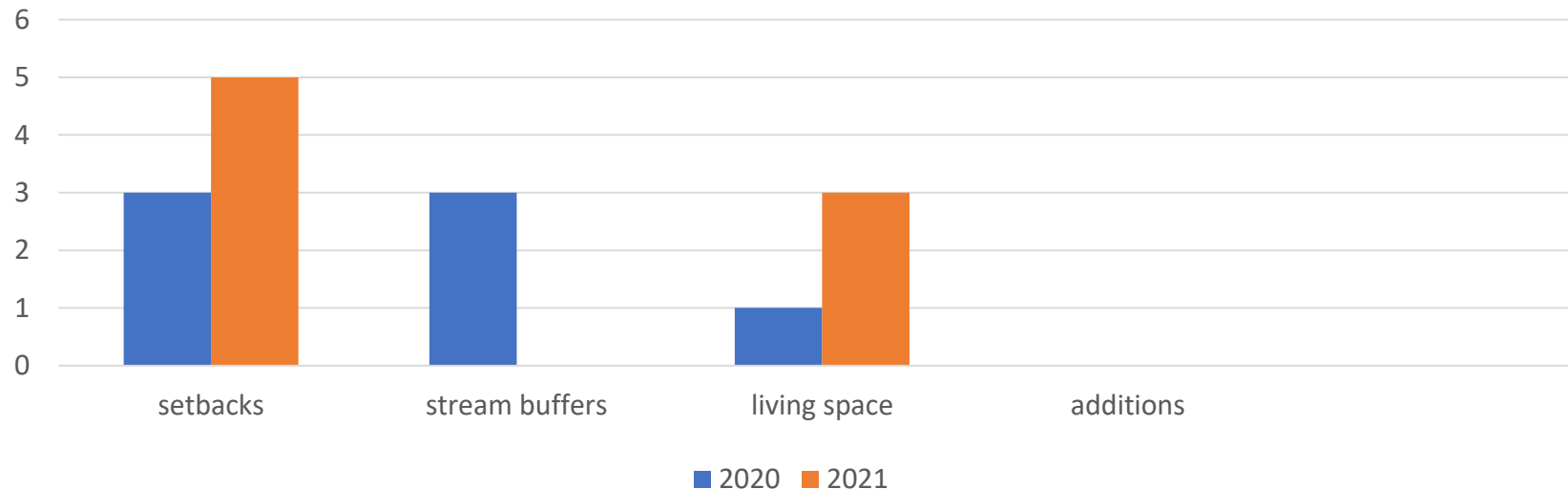
# Activity Over the Last 5 Years



# Administrative Variances

The Administrative Variance allows the Planning Director to grant limited minor variances for:

- Requests of 15% or less in building setbacks
- Requests of 25% or less for required principal living space square footage
- Requests involving stream buffers for lots established prior to 2008
- Requests for setbacks for residential additions not exceeding 33% and not exceeding 250 square feet



# Future Discussions

- Exploring additional administrative variance options
- Continued Board training opportunities

# Questions



# APPLICATION FOR TRANSFER OF ALCOHOL BEVERAGE LICENSE

Name: **JC Newnan Investment, LLC dba The Juicy Crab**

Licensee: **Bing Liu**

License Representative: **From: Tori Schmidt  
To: Kyndale Howell**

Type License: **Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages & Wine**

Location: **1120 Bullsboro Dr.**

## TO THE CITY COUNCIL: REASON – PERSONNEL

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons \_\_\_\_\_

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons \_\_\_\_\_

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons \_\_\_\_\_

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons \_\_\_\_\_

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons \_\_\_\_\_

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(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons \_\_\_\_\_

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(7) A publisher's affidavit (has) been filed showing the notice requirement (has) been complied with. (Sec 3-40 (a))

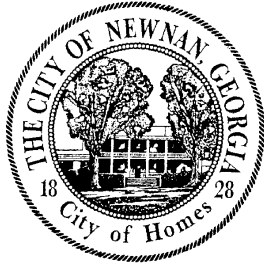
(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea  
City Clerk





## City of Newnan, Georgia - Mayor and Council

Date: February 8, 2022

Agenda Item: Contract Award  
Traffic Signal Upgrades and Related Construction  
Lower Fayetteville Rd at Newnan Crossing Blvd E

Prepared by: Michael Klahr, Director of Engineering

**Purpose:** Council may consider a contract award for the above referenced project

**Background:** Separate sealed bids were received at the office of the City Manager, January 25, 2022. The low bid, submitted by **Piedmont Paving, Inc.**, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The signal work includes new hardware, controller and cabinet assembly with battery backup, video detection, timing, and related equipment.

Related construction includes the modification of existing concrete islands, the installation of curb and gutter, milling of asphalt and paving, the application of thermoplastic pavement markings and raised pavement markers, and removal and replacement of traffic signs, to lengthen the left turn lanes for each approach to Newnan Crossing Blvd E on Lower Fayetteville Rd.

The contract will be LUMP SUM.

**Options:** A. Award a contract to **Piedmont Paving, Inc., Inc.** for the bid amount of **\$399,979.37**

B. Other action as directed by Council

**Funding:** SPLOST 2019

**Recommendation:** Option A

**Attachments:** Bid Tabulations


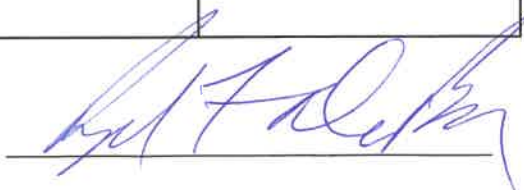


# City of Newnan, Georgia

**BID OPENING: Lower Fayetteville Rd Traffic Signal**  
**Tuesday, January 25<sup>th</sup>, 2022 – 10am**

BIDDER	BID AMOUNT	COMMENTS
✓ JHC Corporation	\$ 690,000.00	
GTG Traffic Signals		
✓ Lumin8	\$ 603,616.00	
✓ Piedmont Paving	\$ 399,979.37	
Reedwick, LLC		
✓ R. J Haynie & Assoc., Inc.	\$ 533,000.00	

BIDS OPENED BY

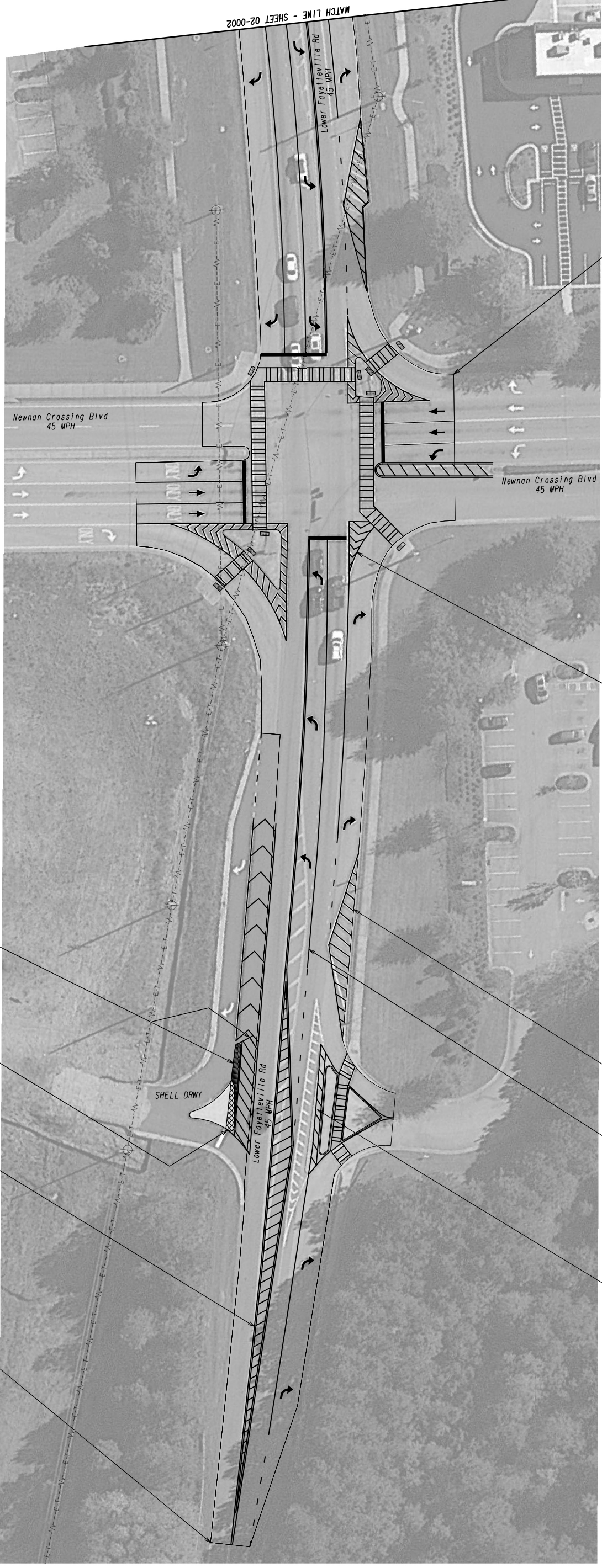
 



REPLACE YELLOW THERMOPLASTIC STRIPING (TYP.)  
INSTALL RAISED PAVEMENT MARKERS PER GOOT DETAIL T-15A (TYP.)

CONTRACTOR TO DEMOLISH THE HATCHED AREA AND REPOUR AS ONE  
PIECE WITH ISLAND EXTENSION  
- EXTEND CONCRETE ISLAND AND ADD STRIPING

MILL AND OVERLAY LIMITS



REDUCE CONCRETE ISLAND TO ACCOMMODATE ROADWAY TAPER - EXTEND LEFT TURN LANE 100'

MILL AND OVERLAY LIMITS

REPLACE WHITE THERMOPLASTIC STRIPING (TYP.)

MILL AND OVERLAY LIMITS

**IMPROVEMENT NOTES**

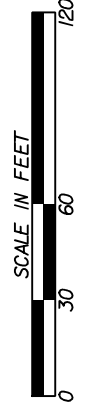
1. REPLACE THE TRAFFIC SIGNAL CABINET
  2. REPLACE ALL PEDESTRIAN SIGNAL HEADS AND PUSH BUTTONS ON EXISTING POLES
  3. RETROFIT DETECTABLE WARNING SURFACES ON EXISTING ADA RAMPS
  4. EXTEND EB AND WB LEFT-TURN LANES WITH MINIMAL ADDITIONAL ASPHALT/ CURB AND GUTTER
  5. INSTALL GRIDSMART FISHEYE DETECTION SYSTEM WITH ADVANCED DETECTION CAMERAS
  6. MILL AND OVERLAY AS SHOWN TO REMOVE EXISTING PAVEMENT MARKINGS
  7. INSTALL 3-SECTION BIMODAL FLASHING YELLOW ARROW SIGNAL HEADS AND R10-5A SIGNS FOR ALL LEFT TURNING MOVEMENTS
  8. INSTALL ADDITIONAL 3-SECTION SIGNAL HEADS FOR EACH THROUGH MOVEMENT
  9. RAISED PAVEMENT MARKERS ARE TO BE INSTALLED PER GOOT CONSTRUCTION DETAILS T-15A & T-15C THROUGHOUT THE LIMITS OF THE PROJECT
  10. INSTALL TEMPORARY STRIPING AS NEEDED
- FOR SIGNAL MODIFICATIONS SEE SHEET 0003

**TRAFFIC CONTROL/ WORK ZONE NOTE:**  
AS DIRECTED BY CITY OF NEWNAN ENGINEER, THE CONTRACTOR SHALL NOT INSTALL LANE CLOSURES OR MOVE EQUIPMENT OR MATERIALS THAT INTERFERES WITH TRAFFIC BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 3:00 PM TO 8:00 PM, MONDAY THROUGH SATURDAY, AND SUNDAYS FROM 9:00 AM TO 2:00 PM.



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DATE SUBMITTED: 1/20/2022



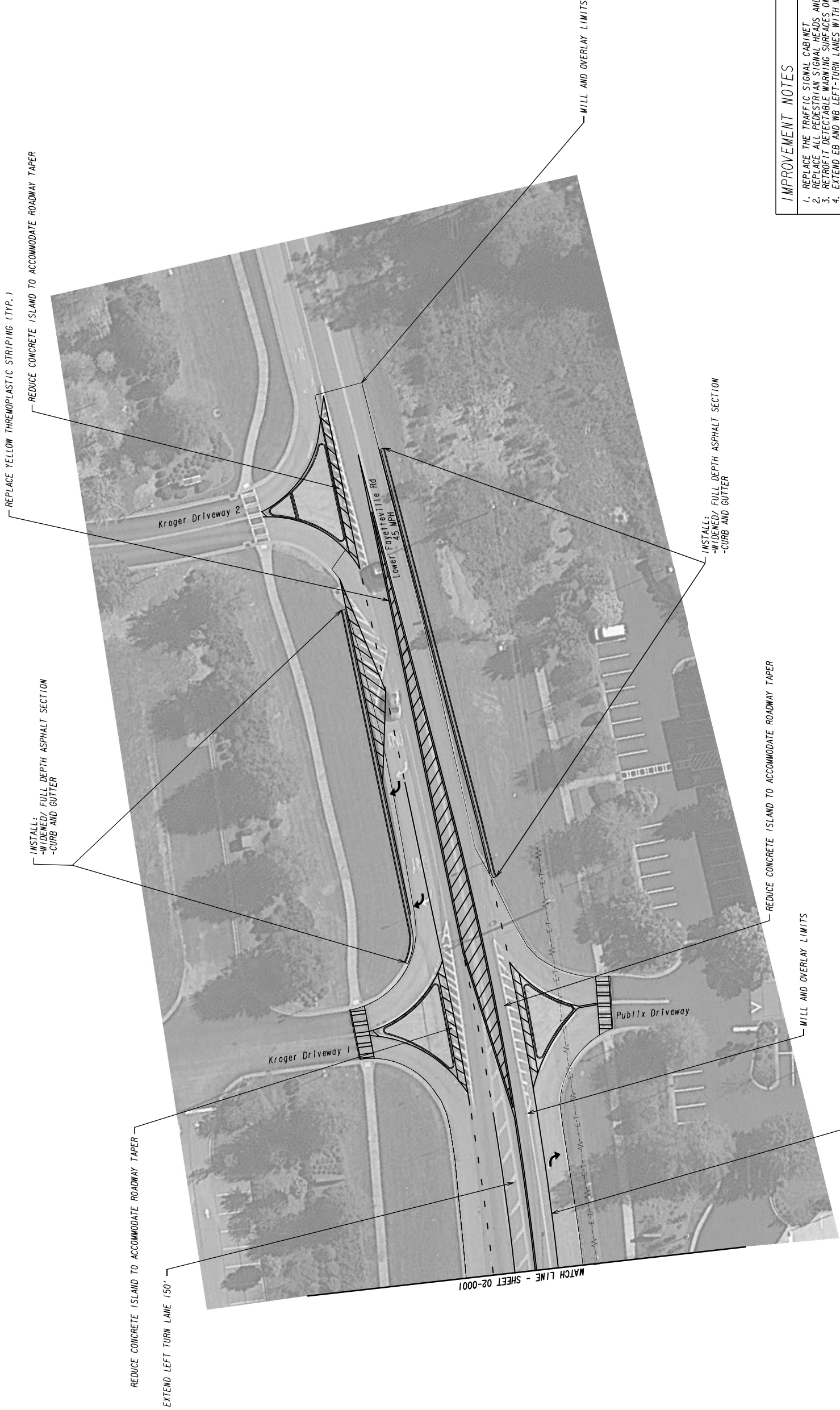
**REVISION DATES**

NO.	DATE	DESCRIPTION
1	1/19/2022	

**INTERSECTION IMPROVEMENT PLAN**  
Newnan Crossing Blvd. at  
Lower Fayetteville Rd

West Leg

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	0001
CORRECTED:	DATE:	
VERIFIED:	DATE:	



TRAFFIC CONTROL/ WORK ZONE NOTE:  
AS DIRECTED BY CITY OF NEWNAN ENGINEER, THE CONTRACTOR SHALL NOT INSTALL LANE CLOSURES OR MOVE EQUIPMENT OR MATERIALS THAT INTERFERES WITH TRAFFIC BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 3:00 PM TO 8:00 PM. MONDAY THROUGH SATURDAY, AND SUNDAYS FROM 9:00 AM TO 2:00 PM.

**IMPROVEMENT NOTES**

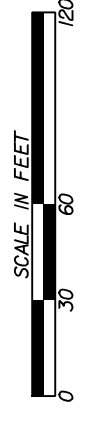
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  10. INSTALL TEMPORARY STRIPING AS NEEDED
- FOR SIGNAL MODIFICATIONS SEE SHEET 0003



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DATE SUBMITTED: 1/20/2022



REVISION DATES
① 1/19/2022

**INTERSECTION IMPROVEMENT PLAN**  
Newnan Crossing Blvd. at  
Lower Fayetteville Rd  
East Leg

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	0002
CORRECTED:	DATE:	
VERIFIED:	DATE:	



## City of Newnan, Georgia - Mayor and Council

**Date:** February 8, 2022

**Agenda Item:** Consideration to amend current Resolution to Authorize the Designation of the Municipal Court Clerk as Open Records Officer

**Prepared and presented by:** Jada Blankenship, Municipal Court Manager

### **Purpose:**

Newnan City Council may consider a resolution designating certain city staff members as Open Records Officers, pursuant to law and as needed by the City of Newnan.

### **Background:**

In accordance with O.C.G.A. Title 50, which provides guidance related to Public Records, Newnan City Council may designate certain city staff members to serve as Open Records Officers. Officers are responsible for the successful enforcement, compliance with and management of public records and associated laws.

It has become apparent to City staff that the increased responsibilities associated with records management now requires the designation of an additional staff member as a records officer. More specifically, the Administrative Assistant to the Police Chief currently serves as the Open Records Officer for the Newnan Police Department and the City Clerk currently serves as the Open Records Officer for all other City of Newnan records. The additional staff member to be considered is the Municipal Court Clerk who shall serve as the Open Records Officer for the Newnan Municipal Court.

**Funding:** N/A

### **Recommendation:**

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

### **Attachments:**

1. Proposed Resolution

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

Newnan City Council adopted a previous resolution November 24, 2020, designating the City Clerk and the Administrative Assistant to the Chief as the Open Records Officers.

**A RESOLUTION**

A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF NEWNAN, GEORGIA, DESIGNATING THE CITY CLERK AS OPEN RECORDS OFFICER PURSUANT TO THE AUTHORITY OF O.C.G.A. §50-18-71; AUTHORIZING THE DESIGNATION OF ASSISTANT OPEN RECORDS OFFICERS; REQUIRING THAT ALL OPEN RECORDS REQUESTS BE MADE IN WRITING AND FILED WITH THE OPEN RECORDS OFFICER OR A DESIGNATED ASSISTANT OPEN RECORDS OFFICER; AND FOR OTHER PURPOSES.

WHEREAS, In the 2012 Session, the Georgia General Assembly enacted H.B. 397 amending Georgia’s Open Meetings and Open Records Laws; the City of Newnan is an “agency” subject to such laws;

WHEREAS, pursuant to Article V of O.C.G.A. Title 50, “The Georgia Records Act”, codified at O.C.G.A. §50-18-90 *et seq.*, the City Council has designated the City Clerk as the City’s Public Records Management Officer to establish and operate the City’s Records Management Program and to enforce compliance with retention schedules and other records management procedures require by law; see Sec. 2-140 of the Code of Ordinances of the City of Newnan, Georgia;

WHEREAS, among the responsibilities assigned to the City’s Open Records Officer is the duty to promulgate policies and procedures governing records management and the duty to train, supervise and discipline City officers and employees in those procedures and policies;

WHEREAS, under newly revised O.C.G.A. §50-18-71(b)(1)(B) an agency is authorized to require that all Open Records requests be made in writing upon a designated Open Records Officer or Assistant Open Records Officer(s), designated in writing by the agency; furthermore, when such designation has been made, notice of the designated Open Records Officer and Assistant Open Records Officer(s) shall be given in writing to the legal organ of the County and prominently displayed on the agency websites;

WHEREAS, where designation of Open Records Officer and Assistant Open Records Officer(s) is made and advertised in the manner set forth the enforcement provisions of O.C.G.A. §50-18-73 & §50-18-74 shall not be available for alleged violations of the Open Records Law if requests are made orally or in a writing served on any other City officer or employee; and

WHEREAS, the City Council concludes, from the recommendation of the City Manager and in keeping with the City Council’s previous designation, that the City Clerk should be designated as its Open Records Officer for all City records requests, except for requests for all records maintained by the City of

Newnan Police Department or request for all records maintained by the City of Newnan Municipal Court; and

WHEREAS, the City Council concludes from the recommendation of the City Manager that for all Newnan Police Department open records requests for records maintained by the Newnan Police Department except for records maintained by the Newnan Municipal Court that the Administrative Assistant to the Chief of Police should be designated as its Assistant Open Records Officer; and

WHEREAS, the City Council concludes from the recommendation of the City Manager that all open records requests for records maintained by the Newnan Municipal Court that the Municipal Court Clerk should be designated as its Assistant Open Records Officer.

**NOW THEREFORE, BE IT RESOLVED AND IT IS ESTABLISHED THAT:**

1. The City Clerk is hereby designated as Open Records Officer for the City of Newnan for all City records except for requests for all records maintained by the City of Newnan Police Department or records maintained by the City of Newnan Municipal Court.
2. The Administrative Assistant to the Chief of Police is hereby designated as the Assistant Open Records Officer for the Newnan Police Department for all requests for records maintained by the City of Newnan Police Department except for requests for all records maintained by the City of Newnan Municipal Court.
3. The Clerk of the City of Newnan Municipal Court is hereby designated as the Assistant Open Records Officer for the City of Newnan Municipal Court for all records maintained by the City of Newnan Municipal Court including (1) court dispositions, (2) court recordings, and (3) staff communications.
4. Notice of this designation shall be promptly given The Times-Herald as legal organ for Coweta County, Georgia, with copies to other local news media upon request.
5. Notice of these designations shall be prominently posted on the City's, the Newnan Police Department's and the Newnan Municipal Court's websites, together with a form for making Open Records requests in writing.
6. Continuing notice shall be posted on the official bulletin board at City of Newnan City Hall and on the City's website, the Newnan Police Department's website and the Newnan Municipal Court's website advising the public that all Open Records requests must be made in writing and served upon the appropriate Open Records Officer in one of the following ways:

(a) For all City records except for records maintained by the City of Newnan Police Department or the City of Newnan Municipal Court, in person during normal business hours of the City at City Hall, 25 LaGrange Street, Newnan, Georgia 30263; by U.S. mail addressed to: Open Records Officer, City of Newnan, P.O. Box 193, Newnan, Georgia 30264; by statutory overnight delivery addressed to: Open Records Officer, City of Newnan, 25 LaGrange Street, Newnan, Georgia 30263; by email addressed to [openrecords@cityofnewnan.org](mailto:openrecords@cityofnewnan.org);

(b) For all records maintained by the City of Newnan Police Department except for records maintained by the City of Newnan Municipal Court, in person during normal business hours of the City of Newnan Police Department by U.S. mail addressed to: Open Records Officer, City of Newnan Police Department, 1 Joseph Hannah Drive, Newnan, GA 30263; by statutory overnight delivery addressed to: Open Records Officer, City of Newnan Police Department, Administrative Assistant to the Chief of Police, 1 Joseph Hannah Drive, Newnan, Georgia 30263; by email addressed to [npdopenrecords@cityofnewnan.org](mailto:npdopenrecords@cityofnewnan.org);

(c) For all records maintained by the City of Newnan Municipal Court including (1) court dispositions, (2) court recordings, and (3) staff communications in person during normal business hours of the Newnan Municipal Court; by U.S. Mail addressed to Newnan Municipal Court Clerk, 1 Joseph Hannah Drive, Newnan, Georgia 30263; by statutory overnight delivery addressed to Newnan Municipal Court Clerk, 1 Joseph Hannah Drive, Newnan, Georgia 30263; by email addressed to [courtrecords@cityofnewnan.org](mailto:courtrecords@cityofnewnan.org).

(d) The enforcement provisions of O.C.G.A. §§50-18-73 & 74 shall be available only to enforce non-compliance when a written request is made consistent with this section and shall not be available when request is made orally.

7. Forms for making written Open Records requests shall be available, without charge, at City of Newnan, 25 LaGrange Street, Newnan, GA, and the City's website, the Newnan Police Department, 1 Joseph Hannah Drive, Newnan, Georgia 30263 and on the City's Newnan Police Department's website and the Newnan Municipal Court, 1 Joseph Hannah Drive, Newnan, Georgia, 30263 and on the Newnan Municipal Court's website.



**SO RESOLVED**, this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

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

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

REVIEWED AS TO FORM:

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

\_\_\_\_\_  
Raymond F. DuBose, Mayor Pro-Tem

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

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

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

\_\_\_\_\_  
Rhodes H. Shell, Councilmember

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

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



## City of Newnan, Georgia - Mayor and Council

Date: February 08, 2021

Agenda Item: Consideration of a recommendation from Comprehensive Program Services based on the Structural Condition Assessment Report related to the redevelopment of property at 57 East Broad Street.

Presented by: Hasco Craver, Assistant City Manager

### **Purpose:**

Newnan City Council may consider the recommendation of Comprehensive Program Services based on the Structural Condition Assessment Report and other considerations of the potential preservation or demolition of the historic building/façade at 57 East Broad Street.

### **Background:**

On January 4, 2022 the City entered into an agreement with Krebs Engineering for a structural condition assessment of the historic façade at 57 East Broad Street. The scope of services included evaluating options to preserve the existing façade, as well as the development of a cost estimate to potentially saving the historic façade.

After thorough investigation of the historic office structure, Krebs Engineering presented the Team (City Staff and Comprehensive Program Services) with two options and the estimated cost of implementation.

**Option 1:** This option will leave the existing interior structure of the building in place. However, will require additional unique hand separating/demolition, resulting in additional costs once the final redevelopment plans are determined.

<b>Option 1 - Opinion of Project Cost</b>	
<b>Item</b>	<b>Total</b>
Sabre Demolition Cost	\$ 147,452.00
Sabre Credit	\$ (13,125.00)
Krebs Engineering Review	\$ 15,000.00
<b>Total</b>	<b>\$ 149,327.00</b>

**Option 2:** This option includes temporarily securing facade. This will require additional engineering, testing, and construction review among other tasks.

<b>Option 2 - Opinion of Project Cost</b>	
<b>Item</b>	<b>Total</b>
Sabre Demolition Cost	\$ 379,490.00
Krebs Engineering Review	\$ 95,000.00
<b>Total</b>	<b>\$ 474,490.00</b>

### **Funding:**

N/A

### **Recommendation:**

After close evaluation of each option previously described, Comprehensive Program Services, as the City of Newnan's representative, recommends that the City does ***NOT*** accept either option presented by Krebs Engineering and allow Sabre Demolition to remove the existing building structure completely for the following reasons:

- Conflicts of known storm waster issues below the building.
- Allowing this structure in whole or part to remain limits and dictates the design of future development of the property.
- The architectural style can be found in other buildings throughout downtown.
  - There is also evidence that the façade has been updated and modified during property ownership changes, thus removing the majority of the original craftsmanship.
- Delay to the Project.
- Adding additional cost to the Project.

### **Attachments:**

1. Comprehensive Program Services Recommendation Letter
2. Krebs Engineering – Structural Condition Assessment of Historical Façade – Caldwell Tanks site.

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

Newnan City Council, beginning in 2019, has had numerous conversations related to the potential acquisition and redevelopment of the property located at 57 East Broad Street. Within those conversations were discussions of potentially saving the façade of the most historic structure on the site.

Newnan City Council, in March 2021, acquired the property known commonly as the Caldwell Tanks site. Newnan City Council, on July 20, 2021 authorized staff to develop and release a RFP for the demolition and abatement of property located at 57 East Broad Street. Newnan City Council, on August 24, 2021, formally engaged NOVA Environmental as the environmental consulting firm.



February 1<sup>st</sup>, 2022  
Mr. Cleatus Phillips  
Office of the City Manager  
City of Newnan  
25 Lagrange Street  
Newnan, GA 30263

***Re: The City of Newnan– Caldwell Tanks Demolition and Remediation-  
Professional Recommendation on Saving Historic Façade at 57 East Broad Street.***

Dear Mr. Phillips,

CPS and the City of Newnan staff explored the opportunity to save the Historic Northeast façade at 57 East Broad Street.

The City of Newnan engaged Krebs Engineering in December of 2020 to do a full study and provide the Project Team information on what it would take to save the façade. After doing an onsite investigation on January 5<sup>th</sup>, 2021, Krebs provided two options to the City of Newnan to save the historic façade that is referenced in the attached report:

**Option 1:** Maintain the Existing Structure Entirely

**Option 2:** Temporarily Brace the Historic Facade

After Krebs Engineering provided their two options, Sabre Demolition, the contractor currently under contract for Demolition Services, put together cost estimates related to both alternatives.

CPS has been involved with the entire process and was provided with all of the documentation to date. After evaluating each option thoroughly, CPS, as your owner's representative, recommends that the City of Newnan does **not** accept either option presented by Krebs Engineering and allow Sabre Demolition to remove the existing building structure completely. CPS looked at several different reasons as to why it would be beneficial to the City of Newnan to demolish this building entirely:

- Conflicts with known Storm Water issues in the area below the existing building
- Allowing the building and/or facade to remain dictates the design of the future development of the property.
- The architectural style, while unique, can be found in other buildings throughout downtown Newnan.
  - There is evidence that over time, the original façade has been updated, added to, and modified throughout the years.



- Potential Delay to the Project
- Another Cost to the Project

Please feel free to reach out with any questions or if any additional information is needed.

Sincerely,

**Comprehensive Program Services, Inc.**

A handwritten signature in black ink, appearing to read "Jalen Johnson", is written over a light gray rectangular background.

Jalen Johnson  
Assistant Program Manager

CC: Eric Johnson, CPS

---

## MEMORANDUM

---

**TO:** City of Newnan  
**FROM:** Krebs Engineering  
**DATE:** January 24, 2022  
**RE:** Structural Condition Assessment of a Historical Façade at the Caldwell Tank Site

**Background:**

Representatives from Krebs Engineering (Krebs) and our structural engineering sub consultant, MBA Engineers, Inc., visited the City of Newnan's (City's) Caldwell Tank site on January 5<sup>th</sup>, 2022. The purpose of our visit was to evaluate the existing site conditions of the historic façade located at 57 East Broad Street, and to develop preliminary options to save the front façade shown in Figure 1 below. It is our understanding that the City has contracted with a demolition contractor to demolish the majority of the structures on the overall site to prepare for site redevelopment. It is also our understanding that the proposed demolition includes the building located at 57 East Broad. However, one of the goals of the proposed redevelopment is to preserve the historic façade at 57 East Broad Street.

The structure can be described as a 2-story office building with a full basement level. The front of the building faces north, and it measures approximately 40 foot wide by 30 foot tall. The exterior walls were constructed of multi-wythe brick veneer and, the roof and floors were constructed of dimensional wood framing (joists/rafters) with wood decking. The basement level floor does not have a concrete slab-on-grade.



Figure 1: Historic Façade at 57 East Broad Street

**Field Investigation:**

Based upon field observations, it is our opinion that much of the building is unstable and major structural modifications will have to be made so this building can be occupied. Our opinion is based upon the condition of the first-floor framing. Many of the members were compromised, as shown in Figure 2 below, and there is a high probability that these members can catastrophically collapse. We recommend that only workers associated with the demolition, stabilization, shoring or structural analysis be allowed enter the structure.

Krebs was tasked to review the historic façade to form an opinion regarding its condition and to determine the steps that can be taken to preserve it. Field investigation concluded that the historic façade is structurally stable. There is no excessive cracking in the brick, and it appears that the mortar is still adequately bonded. There are areas where it appears that some of the openings were in-filled and areas where masonry repairs were previously made. Based upon the field investigation, it is our opinion that the historic façade can be preserved. Currently, the perimeter walls are stabilized by the floor and roof framing. The perimeter walls are connected at these locations, and the floor system distributes the wind loads to other portions of the structure. It our understanding that the City's goal is to incorporate at a minimum the historic façade into a future redevelopment. However, the schedule for the proposed redevelopment is unknown. It is our recommendation that one of following options be implemented to preserve the façade.



Figure 2: Structural Member of First Floor Framing

**Recommendations:**

***Option 1 – Maintain the Existing Structure***

As stated earlier, the structure is unstable, and it is not suitable to occupy. In its current condition, it is our opinion the existing structure's floor and roof systems are able to brace the perimeter walls. The building structure would have to be maintained until a permanent plan to brace the wall can be implemented as part of the future redevelopment. This means that the windows should be boarded, and the roofing membrane be repaired to minimize the amount of water that can get in the building. Also, we recommend that the existing structure be evaluated after the demolition of the adjacent buildings have been completed and annually to determine if significant changes have occurred to the structure. It is conceivable that portions of the floor and roof structure can collapse, and the perimeter walls would no longer be braced. It is possible that the demolition of the adjacent structures will increase this probability. Portions of the first floor have already collapsed and the vibration from demolition activities will adversely impact the structures performance.

It is likely that any plan to permanently preserve the historic façade as part of the future redevelopment will be extremely difficult. If a permanent steel bracing system is installed as a solution to preserve the historic façade as a standalone structure, we would anticipate that all the existing openings in the facade will have to be protected from moisture intrusion. If the entire building is used as part of the future redevelopment, we would anticipate that the perimeter walls be temporarily shored, the existing floor and roof framing removed, and a new structural system be installed.

***Option 2 – Temporarily Brace the Historic Façade***

As a part of the review, a preliminary plan to brace the front façade has been prepared, as shown in the attached preliminary drawing. The proposed bracing consists of structural steel beams and columns, with steel braces. This bracing would have to be completed before the existing structure can be demolished. Our bracing plan is based upon the assumption that the multi-wythe masonry walls have adequate tensile capacity so there are not any localized failures where the beams are bolted to the wall. It will be necessary to verify bolt pull-out strength and other material properties of the wall before Option 2 is undertaken. We would recommend that this testing be performed before a contractor is engaged to complete temporary bracing installation. It should be noted that if our tensile capacity assumptions cannot be verified, it is likely that we will have implement an alternate method to brace the historic façade. An alternate bracing method may include thru-bolt construction of the bracing attachments to the existing walls, which will impact its appearance or provide bracing on both sides of the wall. Our current bracing plan includes the most efficient method to preserve the wall based upon the information we have. Similar to Option 1, we recommend that the bracing system be reviewed annually. Based upon our past experience with similar structures, it is our opinion that that the standalone braced façade should be permanently addressed within 3 years.

In order to proceed with Option 2, it is anticipated that the following steps would be required:

1. Masonry wall tensile capacity testing.
2. Perform geotechnical testing for footing design.
3. Detailed design of temporary structural support system.
4. Installation of temporary structural steel support system.
5. Structural inspection of installed support system.



6. Demolition of the existing structure, with exception to the façade.
7. Ongoing annual structural inspections until a permanent plan is implemented.

**Estimated Costs:**

Sabre Demolition (Sabre) is currently under contract with the City of Newnan to complete demolition of the Caldwell Site’s existing structures. Demolition the historic façade at 57 East Broad Street was included in Sabre’s original scope. Therefore, as alternatives were developed to preserve the historic façade it was determined that obtaining a construction costs associated with each alternative from Sabre was suitable given that mobilization and demolition activities have already commenced. Below is a summary of the costs associated with each option, and Sabre’s complete proposal is included as an attachment to this memorandum.

**Option 1 – Maintain the Existing Structure**

Sabre’s scope for Option 1 included the following:

1. Provide all labor, supervision, equipment and materials to perform the work safely and in a productive manner
2. Boarding of all windows in “To Remain” Building 3
3. Provide hand asbestos removal of roofing material on office structure
4. Provide hand separation of Building 3 interior and exterior on all floors and roof
5. Provide hand separation of slabs on Building 3 by means of saw cutting
6. Leave North, East, South and West walls intact to act as bracing for the façade
7. Construction cost excludes roof repairs to minimize the amount of water that can get in the building

As described above, it is recommended that the existing structure be evaluated after the demolition of the adjacent buildings have been completed and annually to determine if significant changes have occurred to the structure. Therefore, Krebs has included an estimated cost for this review in the Option 1 summary table below. Please note that this option will leave the existing interior structure of the building in place, and will require additional demolition activities once the final redevelopment plans are determined.

Option 1 - Opinion of Project Costs	
Item	Total
Sabre Demolition Cost	\$ 147,452.00
Sabre Credit	\$ (13,125.00)
Krebs Engineering Review	\$ 15,000.00
<b>Total</b>	<b>\$ 149,327.00</b>

**Option 2 – Temporarily Brace the Historic Façade**

Sabre’s scope for Option 2 included the following:

1. Provide all labor, supervision, equipment and materials to perform the work safely and in a productive manner

2. Boarding of all windows in "To Remain" Building 3 North Facing Wall
3. Provide hand asbestos removal of roofing material on office structure
4. Provide hand separation of Building 3 interior and exterior on all floors and roof
5. Provide hand separation of slabs on Building 3 by means of saw cutting
6. Procure steel bracing and scaffold shoring
7. Provide 60-ton crane w/ operator and riggers for installation of steel bracing
8. Provide concrete material and labor to install concrete foundation pads for steel bracing

As described above, additional detailed design engineering, testing, and construction review is required to complete this alternative. Therefore, Krebs has included an estimated cost for these services in the Option 2 summary table below.

Option 2 - Opinion of Project Costs	
Item	Total
Sabre Demolition Cost	\$ 379,490.00
Krebs Engineering Design, Testing, & Review	\$ 95,000.00
Total	\$ 474,490.00

**Attachment A: Preliminary Shoring Plan (Option 2)**

**GENERAL NOTES:**

- ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS. DO NOT SCALE THE DRAWINGS.
- THE DETAILS PROVIDED ON SHEETS LABELED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, UNLESS NOTED OTHERWISE.
- CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION, NEW AND EXISTING, AT ALL STAGES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
  - BRACE ALL BASEMENT-TYPE WALLS RETAINING EARTH UNTIL RESTRAINING SLABS/FLOORS HAVE BEEN INSTALLED AND REACHED REQUIRED DESIGN STRENGTH.
  - BRACE/SHORE ALL WALLS AS REQUIRED TO MAINTAIN STABILITY DURING CONSTRUCTION.
  - SHORE EXISTING FLOORS, WALLS, AND/OR ROOFS AS REQUIRED DURING DEMOLITION OF ANY PORTION OF EXISTING STRUCTURE UNTIL NEW SUPPORT FRAMING HAS BEEN INSTALLED.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO ANY PERTINENT WORK OR FABRICATION. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE NOTED ON THE SHOP DRAWINGS.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED.

**SHOP DRAWINGS/SUBMITTALS:**

- SHOP DRAWING SUBMITTAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) AND SHALL FOLLOW INDUSTRY GUIDELINES AND STANDARDS.
- ALL QUESTIONS, CLARIFICATIONS, OR MODIFICATIONS OF THE CONTRACT DOCUMENTS SHALL BE CLEARLY DOCUMENTED AND INDICATED ON THE SHOP DRAWING TRANSMITTAL OR COVER SHEET. ITEMS SHALL NOT BE CONSIDERED APPROVED UNLESS SPECIFICALLY ADDRESSED BY MBA IN THE REVIEW COMMENTS.
- ALL SHOP DRAWINGS ARE TO BE NEWLY PREPARED. REPRODUCTIONS OF CONTRACT STRUCTURAL DRAWINGS FOR USE AS ERECTION DRAWINGS WILL NOT BE PERMITTED. SHOULD SHOP DRAWING SUBMITTALS CONTAIN ANY REPRODUCTIONS OF CONTRACT STRUCTURAL DRAWINGS, THEY WILL BE REJECTED AND RETURNED WITHOUT ENGINEER REVIEW.
  - MBA MAY CONSIDER TRANSFERRING COMPUTER FILES, IN THE FORMAT CREATED, OF THE PLAN SHEETS TO PROJECT SUBCONTRACTORS TO ASSIST IN DEVELOPING SHOP DRAWINGS ON A CASE BY CASE BASIS. A SIGNED FILE TRANSFER AGREEMENT WILL BE REQUIRE PRIOR TO RELEASE OF MBA FILES.
- CONTRACTOR TO REVIEW ALL SHOP DRAWING SUBMITTALS AND STAMP WITH APPROVAL PRIOR TO SUBMISSION TO ARCHITECT/ENGINEER. **SHOP DRAWINGS RECEIVED BY ARCHITECT/ENGINEER THAT HAVE NOT BEEN REVIEWED AND COORDINATED BY THE CONTRACTOR WILL BE RETURNED WITHOUT ARCHITECT/ENGINEER'S REVIEW.** THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRECTING DIMENSIONS WHICH PERTAIN TO FABRICATION PROCESSES OR CONSTRUCTION TECHNIQUES PRIOR TO SUBMITTAL AND FOR COORDINATION OF WORK OF ALL TRADES.
- CONTRACTOR MAY PROVIDE REVIEWED AND APPROVED SUBMITTALS IN AN ELECTRONIC .PDF FORMAT FOR ENGINEER REVIEW AND APPROVAL. IN LIEU OF ELECTRONIC SUBMITTALS, CONTRACTOR MAY PROVIDE NO MORE THAN FOUR PAPER COPIES OF EACH STRUCTURAL SHOP DRAWING SUBMITTAL TO THE ENGINEER. THE STRUCTURAL ENGINEER WILL REVIEW AND RETURN TWO OF THE COPIES TO THE ARCHITECT. ADDITIONAL COPIES REQUIRED BY THE CONTRACTOR SHALL BE MADE BY THE CONTRACTOR AFTER THE REVIEW PROCESS.
- MBA REVIEW OF SHOP DRAWING SUBMITTALS IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. REVIEW AND/OR APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FOR ERRORS/ OMISSIONS IN THE SHOP DRAWINGS.
- RESUBMITTED SHOP DRAWINGS SHALL HAVE CHANGES AND/OR ADDITIONS CLEARLY INDICATED. REVIEW OF RESUBMITTED SHOP DRAWINGS IS LIMITED TO THE ITEMS REQUIRING CORRECTION ON THE PREVIOUS SUBMITTAL.

**INTERFACE WITH EXISTING BUILDING:**

- AFTER DEMOLITION AND GENERAL SURVEY WORK HAS BEEN COMPLETED, AND PRIOR TO FABRICATION OF STRUCTURAL ELEMENTS, THE CONTRACTOR WILL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AND ALLOWED TO EXAMINE THE AS-BUILT CONDITIONS OF THE EXISTING STRUCTURE TO DETERMINE IF ASSUMPTIONS REGARDING THE INTERFACE AT THE EXISTING STRUCTURE WERE CORRECT. MODIFICATIONS, IF REQUIRED, WILL BE MADE AT THAT TIME.
- ORIGINAL STRUCTURAL DRAWINGS FOR THE EXISTING BUILDINGS WERE NOT AVAILABLE FOR REFERENCE IN DESIGN. DESIGN OF CONNECTIONS AND ADDITIONS TO THE EXISTING STRUCTURE ARE BASED UPON AVAILABLE PROVIDED INFORMATION AND/OR ASSUMPTIONS MADE BY THE STRUCTURAL ENGINEER.

**CONCRETE:**

- CONCRETE CONSTRUCTION AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH CURRENT ACI STANDARDS.
- CONCRETE SCHEDULES
 

ITEM	28 DAY COMPRESSIVE STRENGTH
A. CONCRETE FOUNDATIONS	3000 PSI NORMAL WEIGHT
- CONCRETE COVER OVER REINFORCING (UNO)
  - UNFORMED SURFACE IN CONTACT WITH EARTH: 3 IN.
  - FORMED SURFACES EXPOSED TO EARTH OR WEATHER
 

#6 AND LARGER	2 IN.
#5 AND SMALLER	1 1/2 IN.
- ALL REINFORCING SHALL CONFORM TO THE LATEST REVISION OF ASTM SPECIFICATION A615, GRADE 60 AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION OF ACI STANDARD 315.
- NO REINFORCING BAR SHALL BE WELDED IN ANY MANNER, UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS.
- COLUMN AND WALL VERTICAL REINFORCING BARS SHALL BE LAPPED WITH A CLASS "B" SPLICE. WALL HORIZONTAL REINFORCING BARS SHALL BE LAPPED 30 DIAMETERS AT SPLICE POINTS. PROVIDE CORNER BARS FOR WALLS.
- PROVIDE FULL EMBEDMENT FOR ALL DOWELS. IF NOT OTHERWISE SPECIFIED, DOWEL SIZE AND SPACING SHALL BE THE SAME AS MAIN REINFORCING.
- THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, SHOP DRAWINGS FOR ALL REINFORCING BARS INCLUDING DETAILS AT ALL OPENINGS AND ASSOCIATED ADDED REINFORCEMENT AS SHOWN ON TYPICAL DETAILS.

TENSION LAP SPLICE LENGTH				
BAR SIZE	f'c = 3000 PSI			
	TOP BARS		OTHER BARS	
	A	B	A	B
#3	22"	28"	17"	22"
#4	29"	37"	22"	29"
#5	36"	47"	28"	36"
#6	43"	56"	33"	43"
#7	63"	81"	48"	63"
#8	72"	93"	55"	72"
#9	81"	105"	62"	81"
#10	91"	118"	70"	91"
#11	101"	131"	78"	101"

**POST-INSTALLED ANCHORS:**

- ANCHOR CAPACITY USED IN DESIGN IS BASED UPON THE TECHNICAL DATA PUBLISHED BY THE MANUFACTURER. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED ON THE FOLLOWING: HAVING AN ICC-ES ESR OR IAPMO UES ER SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, AND INSTALLATION TEMPERATURE.
- ANCHOR CAPACITY IS PENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- INSTALL ANCHORS PER THE MANUFACTURER PRINTED INSTALLATION INSTRUCTIONS.
- UNLESS NOTED OTHERWISE, ALL ANCHORS TO BE INSTALLED WITH AN EMBEDMENT DEPTH EQUAL TO OR GREATER THAN MANUFACTURER STANDARD EMBEDMENT.
- THE CONTRACTOR SHOULD ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED.
- UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, APPROVED ANCHORS ARE AS FOLLOWS:
  - ANCHORAGE TO CONCRETE
    - ADHESIVE ANCHORS FOR CONCRETE USE:
      - SIMPSON STRONG-TIE AT-XP ADHESIVE ANCHORING SYSTEM WITH THREADED RODS (IAPMO UES ER-263).
      - SIMPSON STRONG-TIE SET-XP ADHESIVE ANCHORING SYSTEM WITH THREADED RODS (ICC-ES ESR-2508) FOR SLOW CURE APPLICATIONS.
      - HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM WITH THREADED ROD (ICC-ES ESR-3187).
      - HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHORING SYSTEM WITH HAS-E THREADED ROD (ICC-ES ESR-2322) FOR SLOW CURE APPLICATIONS.
    - MECHANICAL ANCHORS FOR CONCRETE USE:
      - SIMPSON STRONG-TIE TITEN-HD (ICC-ES ESR-2713).
      - SIMPSON STRONG-TIE STRONG-BOLT 2 (ICC-ES ESR-3037).
      - HILTI KWIK HUS-EZ AND KWIK HUS-EZ-1 SCREW ANCHORS (ICC-ES ESR-3027).
      - HILTI KWIK BOLT-TZ EXPANSION ANCHORS (ICC-ES ESR-1917).
  - ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY
    - ADHESIVE ANCHORS USE:
      - SIMPSON STRONG-TIE ET-HP (ICC-ES ESR-3638).
      - STEEL ANCHOR ELEMENT SHALL BE CONTINUOUSLY THREADED ROD OR CONTINUOUSLY DEFORMED STEEL REBAR. THE APPROPRIATE SIZE SCREEN TUBE SHALL BE USED PER ADHESIVE MANUFACTURER'S RECOMMENDATION.
    - TEST CAPACITY OF ANCHOR BOLTS IN EXISTING UNREINFORCED MASONRY WALL PER ESR-3638 AND IBC SECTION A107. FIVE PERCENT OF ALL ANCHORS THAT DO NOT EXTEND THROUGH THE WALL SHALL BE SUBJECT TO A DIRECT-TENSION TEST, AND AN ADDITIONAL 20 PERCENT SHALL BE TESTED USING A CALIBRATED TORQUE WRENCH. ANCHORS SHALL BE SUBJECT TO A DIRECT TENSION LOAD OF NOT LESS THAN 2.5 TIMES THE DESIGN LOAD BUT NOT LESS THAN 1,500 POUNDS FOR FIVE MINUTES. THE DESIGN LOAD IS 1,000 POUNDS.

**SHORING NOTES:**

- G.C. SHALL PROBE FOUNDATION LOCATIONS TO CONFIRM SOIL BEARING CAPACITY OF 2000 PSF MIN. AVOID PLACING SUPPORTS DIRECTLY OVER OR IN CONFLICT WITH EXISTING UNDERGROUND UTILITIES OR DAMAGE TO EXISTING TREE ROOT SYSTEM.
- SHORING DESIGNED FOR LATERAL LOADS AS REQUIRED BY IBC 2015 AND STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION 2012.
- SHORING SHALL BE PERIODICALLY ADJUSTED/TIGHTENED AS REQUIRED TO ACCOUNT FOR SUPPORT SETTLEMENT.
- LEAVE EXISTING FLOOR AND ROOF DIAPHRAGMS INTACT UNTIL NEW CONSTRUCTION IS DESIGNED AND APPROVED.
- DO NOT REMOVE BRACES OR ANY OF THE COMPONENTS UNTIL THE WALLS HAVE RECEIVED THEIR FINAL LATERAL SUPPORT (e.g., NEW FLOOR DIAPHRAGM).
- NOTIFY THE PROJECT STRUCTURAL ENGINEER OF RECORD IF ANY MOVEMENT OR PHYSICAL DAMAGE TO THE WALL IS OBSERVED. REPAIRS TO THE WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- G.C. SHALL PROVIDE ADEQUATE SIGNAGE AND BARRIERS TO OUTLINE THE RESTRICTED ZONE.
- A COMPETENT PERSON SHALL MONITOR THE WIND SPEED AND DETERMINE THAT THE WIND SPEED LIMITATIONS HAVE NOT BEEN EXCEEDED. WIND SPEEDS SHALL BE 3 SECOND GUST SPEEDS. INSTRUMENTAL METHODS SHALL ACCURATELY MEASURE WIND SPEED TO +/- 2 MILES PER HOUR AND INSTRUMENTS SHALL BE PROPERLY MAINTAINED.
- WHEN WIND SPEED DURING THE INTERMEDIATE PERIOD EXCEEDS 35 MPH, EVACUATE THE RESTRICTED ZONE.
- A COMPETENT PERSON SHALL INSPECT UNSUPPORTED MASONRY WALLS, INCLUDING THE BRACING SYSTEM, FOR VISIBLE DEFECTS. REPAIR OR REPLACE ANY DAMAGED OR WEAKENED BRACE ELEMENT BEFORE WORK IS PERMITTED IN THE RESTRICTED ZONE IN THE VICINITY OF THE DAMAGED OR WEAKENED BRACE ELEMENT. A COMPETENT PERSON SHALL SUPERVISE THE REPAIRS.

SEAL

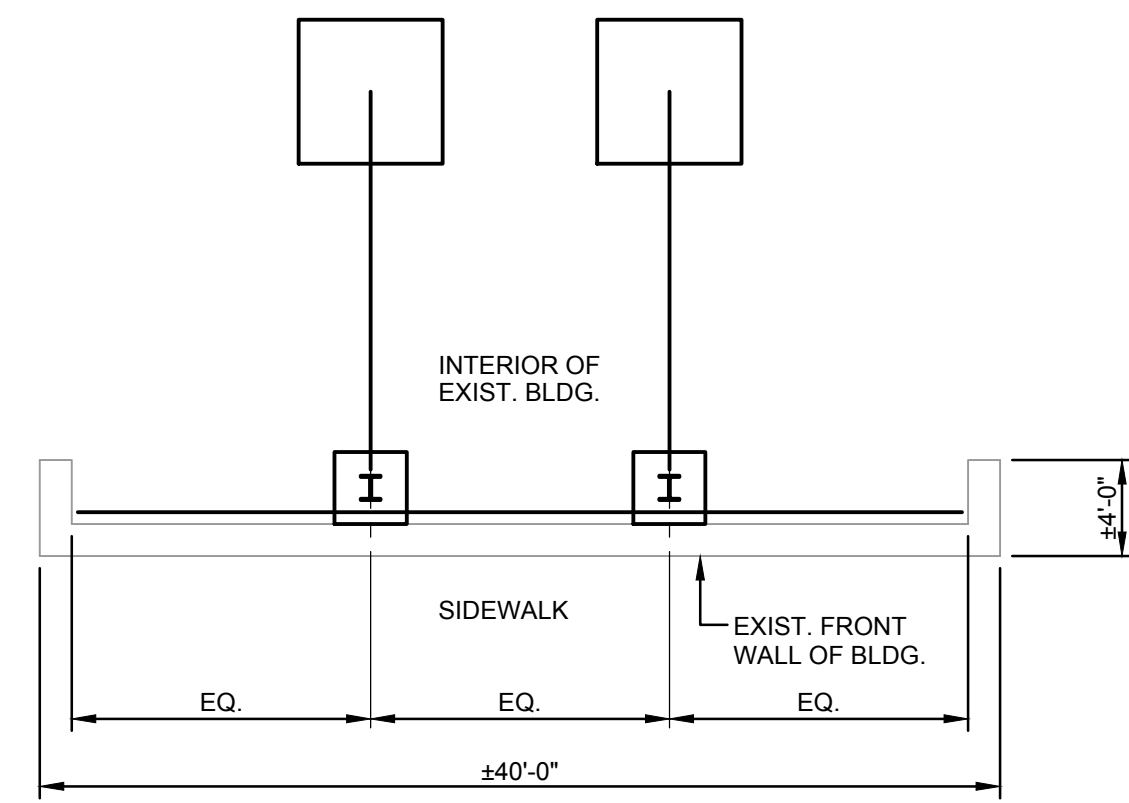
CALDWELL TANKS FACADE

MBA ENGINEERS, INC.  
STRUCTURAL CIVIL GEOTECHNICAL

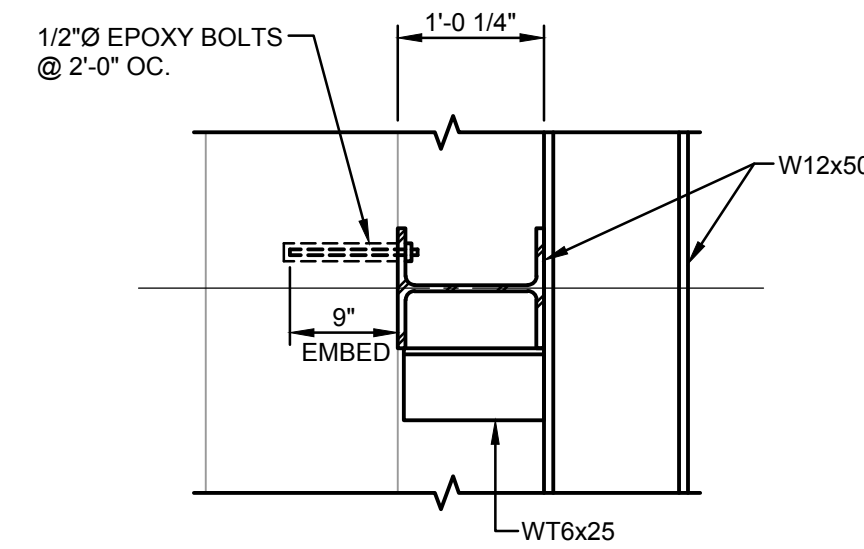
PROJECT NO.	22001
DRAWN	KLO
CHECKED	KLO
DATE	1/14/22

SHEET TITLE  
GENERAL NOTES

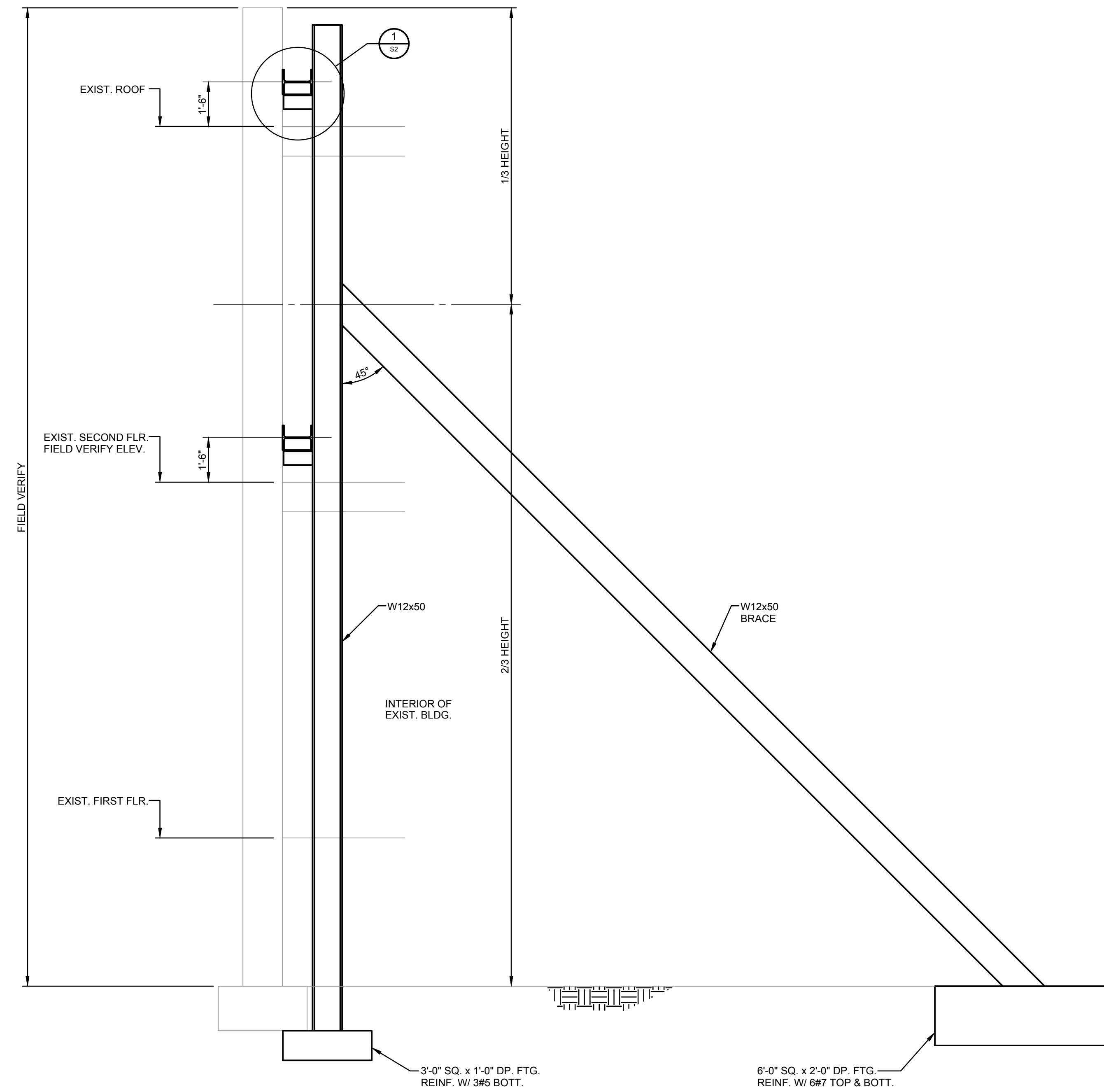
SHEET NO.  
S1



**SHORING PLAN**  
1/8" = 1'-0"



**SECTION 1**  
3/4" = 1'-0"



**TYPICAL WALL SHORING**  
3/8" = 1'-0"

SEAL

**CALDWELL TANKS FACADE**

**MBA ENGINEERS, INC.**  
STRUCTURAL CIVIL GEOTECHNICAL

PROJECT NO.	22001
DRAWN	KLO
CHECKED	KLO
DATE	1/14/22

SHEET TITLE  
SHORING PLAN,  
SECTION & TYPICAL  
WALL SHORING

SHEET NO.

**S2**

**Attachment B: Sabre Demolition Proposal**



SAFE ■ SECURE ■ STABLE

January 28<sup>th</sup>, 2022

City of Newnan & Comprehensive Program Services  
Attn: Ronda Helton & Jalen Johnson  
57 East Broad Street  
Newnan, GA 30265  
<Submitted via Electronic Mail>

**Subject: Building 3 Façade Salvaging**

Dear Ronda Helton & Jalen Johnson

Sabre Demolition Corporation (Sabre) is pleased to provide the City of Newnan (CoN) and Comprehensive Program Services (CPS) with our proposal for the Building 3 façade salvaging at the Caldwell Tanks Facility located at 57 East Broad Street in Newnan, GA. This proposal is based on the opinion and documentation from Krebs Engineering. Documentation reviewed includes "Structural Condition Assessment of a Historical Façade at Caldwell Tank Site" submitted by Krebs Engineering on January 24<sup>th</sup> 2022.

**1. Option 1 Work to be Performed: (See Attached Drawing for Option 1 Separation)**

- a. Provide all labor, supervision, equipment and materials to perform the work safely and in a productive manner;
- b. Boarding of all windows in "To Remain" Building 3;
- c. Provide hand asbestos removal of roofing material on office structure;
- d. Provide hand separation of Building 3 interior and exterior on all floors and roof;
- e. Provide hand separation of slabs on Building 3 by means of saw cutting; and
- f. Leave North, East, South and West walls intact to act as bracing for the façade.

**2. Option 1 Conditions:**

- a. Sabre will not guarantee the structure will withhold hand demolition during or after completion of the activity;
- b. Sabre will not provide roof repairs on Building 3; roof repairs can be discussed as separate item after completion of Option 1;
- c. Sabre reserves the right to stop work and abandon the scope of work if at any point the activity is deemed unsafe by Sabre or others; and
- d. Option 1 will extend the schedule 15 days.

**3. Option 2 Work to be Performed:**

- a. Provide all labor, supervision, equipment and materials to perform the work safely and in a productive manner;
- b. Boarding of all windows in "To Remain" Building 3 North Facing Wall;
- c. Provide hand asbestos removal of roofing material on office structure;
- d. Provide hand separation of Building 3 interior and exterior on all floors and roof;
- e. Provide hand separation of slabs on Building 3 by means of saw cutting;
- f. Procure steel bracing and scaffold shoring;
- g. Provide 60-ton crane w/ operator and riggers for installation of steel bracing; and
- h. Provide concrete material and labor to install concrete foundation pads for steel bracing.

**4. Option 2 Conditions:**

- a. Sabre will not guarantee the structure will withhold hand demolition during or after completion of the activity;
- b. Sabre is not responsible for delays in shipping and receiving of materials;
- c. Sabre will not guarantee steel and concrete bracing will effectively support Building 3 Façade;
- d. Sabre reserves the right to stop work and abandon the scope of work if at any point the activity is deemed unsafe by Sabre or others; and
- e. Option 2 will extend the schedule 25 days.

**5. Pricing:**

**a. Option 1 Pricing:**

- i. Sabre cost to provide Option 1: **\$147,452**
- ii. Sabre to provide credit for not demolishing part of Building 3: **\$13,125**
- iii. Option 1 Total Lump Sum Pricing: **\$134,327**

**b. Option 2 Pricing:**

- i. Option 2 Total Lump Sum Pricing: **\$379,490**



## Closing

The Sabre team is ready to assist you with this project to safely and efficiently complete the activities outlined within this cost proposal. We feel that Sabre can implement this scope of work safely and that we are in alignment with your expectations. If you have any questions regarding this proposal, please feel free to contact me at (315) 415-1050.

Thank you in advance for your consideration.

Respectfully,



A handwritten signature in blue ink, appearing to read "M. Dixon".

Matt Dixon  
President  
Sabre Demolition Corporation

**Cc:** Project File  
Clay Dixon, Sabre

# Option 1 Separation



-  To Remain
-  To be Hand Separated



## City of Newnan, Georgia - Mayor and Council

**Date:** February 8<sup>th</sup>, 2020

**Agenda Item:** Consideration of a Resolution to Amend the Current ARPA Resolution to Indicate Revenue Replacement Selection

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

### **Purpose:**

Newnan City Council may consider a resolution to amend the current ARPA resolution to indicate revenue replacement selection

### **Background:**

On January 6<sup>th</sup>, 2022 the United States Treasury released the ARPA Final Rule, establishing some administrative guidelines while reaffirming others. One particular action item that is required by Treasury involves the Revenue Replacement category for government service expenditures; this requires the selection of either a standard allowance of up to \$10 million or a continued calculation of actual revenue loss.

On the evening Council meeting of January 25<sup>th</sup>, 2022, Council instructed staff to draft an amendment to the current ARPA resolution that would indicate the selected option and appease the prevailing Federal guidelines. Once a decision has been made, the selection will be reported on the April 30<sup>th</sup> obligation and expenditure report. Once the report is submitted the City cannot interchange in between the options. The amended section is stated as follows:

**“Section 5. Indication of Revenue Replacement Selection.** To ensure compliance with the Final Rule, City Council hereby selects the standard allowance of up to Ten Million 00/100 Dollars (\$10,000,000.00) that may be expended on government services during the period of performance. “

**Funding:** N/A

### **Recommendation:**

Council may adopt the resolution in its form to amend the existing resolution

### **Attachments:**

1. Memorandum on the Resolution
2. Proposed Resolution

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

On the evening Council meeting of January 25<sup>th</sup>, 2022, ARPA Special Project Manager, Andrew Moody, provided an update on the ARPA Final Rule. Following the presentation Council instructed staff to draft an amendment to the current ARPA resolution that would indicate the selected option and appease the prevailing Federal guidelines.



February 8<sup>th</sup>, 2022

Re: A Resolution to Amend the Current ARPA Resolution to Indicate Revenue Replacement Selection

Mayor Brady and Councilmembers,

On January 6<sup>th</sup>, 2022 the United States Treasury released the ARPA Final Rule, establishing some administrative guidelines while reaffirming others. One particular action item that is required by Treasury involves the Revenue Replacement category for government service expenditures; this requires the selection of either a standard allowance of up to \$10 million or a continued calculation of actual revenue loss. This category allows the City to expend funds on a broad array of services and investments that are defined as "government services". This includes road building and maintenance and other infrastructure; general government administration and administrative facilities; the provision of police, fire, and other public safety services (including the purchase of fire trucks and police vehicles); as well as numerous other opportunities.

The original requirement established that each year the City would need to recalculate lost revenues based off the predetermined calculation. For losses in 2020 it was determined based on the US Treasury calculation that the City lost roughly \$1,021,474.79; this amount is required to be recalculated each year through the period of performance (obligations by 12/31/2024, expenditures by 12/31/2026). Which based on an estimation could return less than \$4 million through the end of 2024. Leaving approximately \$11 million to be spent on other programs and services

The new option establishes a "standard allowance" of up to \$10 million for the City to use for the entire period of performance. This option was designed to ease the administrative burden of recalculating every year as well as to provide small to medium sized local governments a grander opportunity to utilize their funds. Choosing this option will provide a significantly higher amount of funding to be used on various government services, projects, and purchases through the end of 2026. Selecting this option will leave at least \$5 million to be spent on other programs and services, however more can be used for external applications as the City is not obligated to expend the full \$10 million on government services.

On the evening Council meeting of January 25<sup>th</sup>, 2022, Council instructed staff to draft an amendment to the current ARPA resolution that would indicate the selected option and appease the prevailing Federal guidelines. Once a decision has been made, the selection will be reported on the April 30<sup>th</sup> obligation and expenditure report. Once the report is submitted the City cannot interchange in between the options. The amended section is stated as follows:



**“ Section 5. Indication of Revenue Replacement Selection.** To ensure compliance with the Final Rule, City Council hereby selects the standard allowance of up to Ten Million 00/100 Dollars (\$10,000,000.00) that may be expended on government services during the period of performance. “

Treasury has set the Final Rule to take effect on April 1<sup>st</sup>, 2022, but encourages recipients to take advantage of the ease in administrative responsibilities and requirements immediately to ensure a smooth transition. If the Council does so desire it may adopt the attached resolution to amend the existing ARPA resolution to abide by the request of the US Treasury.

Sincerely,

Andrew Moody  
ARPA Special Project Manager

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

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

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

**WHEREAS**, on October 26<sup>th</sup>, 2021, the Newnan City Council adopted a resolution providing for the primary responsibilities of the elected officials and administrative staff and acceptance of the first tranche of local fiscal recovery funds through the American Rescue Plan Act and for other purposes; and,

**WHEREAS**, the existing resolution was adopted under the consideration of the US Treasury guidance known as the ARPA Interim Final Rule. On January 6<sup>th</sup>, 2022, the US Treasury released updated guidance known as the ARPA Final Rule; and,

**WHEREAS**, the ARPA Final Rule contains modifications to the guiding principles that require City Council action for expenditures on government services under the revenue replacement category; and,

**WHEREAS**, the US Treasury, under the ARPA Final Rule has established an opportunity for selection of a standard allowance of up to Ten Million 00/100 Dollars (\$10,000,000.00) that may be spent on government services during the period of performance as an alternative to the revenue replacement calculation; and,

**WHEREAS**, that as a subrecipient, the City of Newnan is required by the US Treasury to either select the standard allowance of up to Ten Million 00/100 Dollars (\$10,000,000.00) or the alternative revenue replacement calculation; and,

**WHEREAS**, this amendment to the existing resolution serves as a decision by the City Council to hereby select the standard allowance of Ten Million 00/100 Dollars (\$10,000,000.00) in accordance with Federal Law and guidance, for the current critical needs and priorities for which there is consensus as set forth below.

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

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

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

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

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

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

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

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

**Section 5. Indication of Revenue Replacement Selection.** To ensure compliance with the Final Rule, City Council hereby selects the standard allowance of up to Ten Million 00/100 Dollars (\$10,000,000.00) that may be expended on government services during the period of performance.

**Section 6. Compliance with the American Rescue Plan Act.** The City will ensure compliance with prevailing Federal guidance at the time funds are committed for expenditure.

**Section 7.** Nothing in this resolution shall be construed as taking the place of any action otherwise required by the City Council to authorize the City Manager to enter into requisite contracts associated with expenditures outlined above.

**SO RESOLVED \* \* \* \***



## City of Newnan, Georgia - Mayor and Council

Date: February 8, 2022

Agenda Item: 18 Berry Ave

Prepared and  
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

**Purpose:** Owner to update council on status and request an extension to repair the dilapidated structure at 18 Berry Ave.

**Background:** Owner: SKA Realty Services LLC (Kiran Artham)

Date Sub-Standard housing file was opened: December 18, 2018

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On December 18, 2018 the Building Department conducted an inspection of the premises and found the structure to be unsafe, uninhabitable. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 5, 6, 7, 8, 9, 10).

**Options:**

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

**Funding:** Not Applicable

**Recommendation:** Staff is requesting Council's approval to proceed with Option1.



**Previous Discussions**  
**With Council:**

April 19, 2019 – Info only provided to council.

June 18, 2019 – Public hearing was held and Resolution was adopted to repair or demolish (inform council of intent) within 30 days.

July 16, 2019 – Owner was given a 90-day resolution deadline to repair or demolish. Owner informed council he had decided to sell the property. Deadline expires October 15, 2019.

October 8, 2019 – Owner informed council he was selling property with a closing of 10/9/19. Will update council on October 22.

October 22, 2019 – Owner granted 120-day extension by council.

August 12, 2021 – Owner granted 180-day extension by council.



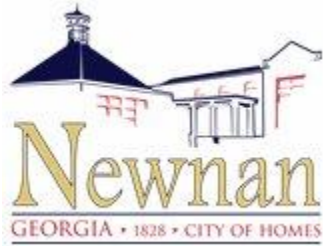








# City of Newnan, Georgia - Mayor and Council



Date: February 8, 2022

Agenda Item: 21 Berry Ave

Prepared and Presented by:  
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

**Purpose:** Owner to update council on status and request an extension to repair the dilapidated structure at 21 Berry Ave.

**Background:** Owner: Teresa Calderon

Date Sub-Standard housing file was opened: July 18, 2018.  
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 20, 2019 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

**Options:**

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from Council.

**Funding:** Not Applicable

**Recommendation:** Staff is requesting Council's approval to proceed with Option 1.

## **Previous Discussions with Council:**

December 12, 2019 – Council informed of conditions.

January 14, 2020 – Public Hearing was requested.

February 25, 2020 – Public hearing was held and resolution was adopted to repair or demolish within 90 days.

August 12, 2021 – Owner was granted 90-day extension by council.

November 9, 2021 – Owner was granted 90-day extension by council.









STATE OF GEORGIA  
COUNTY OF COWETA

RE: 42.20 acres  
Land Lot 5 of the 2<sup>nd</sup> District of  
Coweta County, Georgia Records

### **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (the “Development Agreement”), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF NEWNAN, GEORGIA, a political subdivision of the State of Georgia (hereinafter the “City”) and POPLAR 20-20, LLC, a Georgia limited liability company (hereinafter “Developer”) City and Developer are collectively referred to herein as “Parties”)

#### **PREAMBLE:**

WHEREAS, Developer currently has a contract to acquire certain property depicted on Exhibit “A” attached and made a part hereof, which consists of approximately 42.20 acres located inland Lot 5 of the 2<sup>nd</sup> District of Coweta County, Georgia, which property (hereinafter the “Property”) is commonly known and referred to herein as “Poplar Place”; and

WHEREAS, the Developer intends to execute their design for Poplar Place, a copy of which is attached hereto as “Exhibit B”, the Master Plan 12; and

WHEREAS Applicants have requested that the Property be annexed into the City and be zoned MXD (Mixed Use Development District) as evidenced in attached Exhibit “C”; and

WHEREAS, the foregoing notwithstanding, Developer and City agree that Poplar Place shall comply with the City’s development standards in existence at the time of this Agreement and in accordance with the Conditions and requirements set forth herein; and

WHEREAS, Poplar Place is a Development of Regional Impact (“DRI”) which required transportation impact review by the Georgia Regional Transportation Authority (“GRTA”); and

WHEREAS, GRTA issued a Notice of Decision (“NOD”), DRI #3293 dated August 11,2021, setting out required transportation improvements for Poplar Place, a copy of which is attached hereto as Exhibit “D”; and

WHEREAS, TRRC issued a Report of Findings (“ROF”), DRI #3293 dated August 19, 2021, noting that the proposed development site lies within the developing area of the Regional Land Use map and the Conservation and Development map of the 2019 Three Rivers Regional Plan. The proposed site also lies within the rapid development area of the Areas Requiring Special Attention map in the 2019 Three Rivers Regional Plan; and

WHEREAS, it is the desire of all Parties to receive assurances from the other that certain essential events will occur in order to facilitate the development of transportation improvements necessary to serve Poplar Place, and to ensure that Poplar Place will be developed according to City requirements and in accordance with Attachment A – General Conditions to the GRTA (Georgia Regional Transportation Authority) Notice of Decision for DRI included as part of Exhibit “D”; and

WHEREAS, it is the desire of the Parties hereto and as may be required by Coweta County, Georgia to coordinate such efforts for the transportation improvements related to the development of Poplar Place; and

WHEREAS, it is the desire of the Parties to receive assurances from the other that certain essential events will occur in order to facilitate the quality development of Poplar Place which meeting the City’s current MXD (Mixed Use Development District) Ordinance; and

WHEREAS, since the buildout of Poplar Place is anticipated to take place over an approximate five (5) year period, subject to market demand, it is the desire of the Parties that the development of Poplar Place proceed as set out herein.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of One and 00/00 Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**I. Incorporation**

The Provisions contained in the Preamble and Recitals are incorporated herein. The Exhibits attached to this Development Agreement are listed below and incorporated herein:

Exhibit A	Legal Description of Poplar Place
Exhibit B	Poplar Place Master Plan 12 submitted January 14, 2022
Exhibit C	Request For Annexation
Exhibit D	Notice of Decision from GRTA dated August 11, 2021
Exhibit E	Letter from City Director of Engineering dated September 7, 2021
Exhibit F	Letter from Newnan Utilities dated January 12, 2022
Exhibit G	TRRC Report of Findings, dated August 19, 2021

## II. Development Consistent with City of Newnan Goals

The City recognizes that the proposed design, development and construction of Poplar Place as set forth in the Master Plan 12 is consistent with the zoning policies and comprehensive land use goals of the City. The Parties agree that they are entering into this Development Agreement for the purposes of making the development, local government or City submittal, review and approval process, and administrative process efficient for Developer and the City, while taking into account certain protections intended for the benefit of properties adjacent to or nearby the Property, and to provide for sufficient government services for Poplar Place.

## III. Development Standards for Poplar Place

Poplar Place shall be developed according to the City's zoning and development ordinance in effect on the date of this Agreement, together with the provisions of this Development Agreement.

### 1. Development Density And Use Restrictions.

(a) Poplar Place is intended to be developed to include up to the number and types of residential units shown on the Master Plan 12, subject to market demand.

(b) The project will be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended on January 13, 2022 to include the Overall Master Plan, attached hereto as Exhibit "C", and all corresponding information provided in the Master Plan 12 Presentation dated January 14, 2022 on file in the City of Newnan Planning Department.

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

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

(e) The Developer will be required to meet all requirements set out in Newnan Utilities letter dated August 27, 2021.

2. Master Plan 12. Poplar Place will be generally consistent with the proposed Master Plan 12 attached as Exhibit "B" to this Development Agreement, subject to market demand and development review by the City.

3. Build-out Schedule. Developer intends to develop Poplar Place on a phase-by-phase basis, subject to the submittal of a preliminary plat, site plan, land disturbance permit and other local government or City requirements per development regulations included in the City's Code of Ordinances. Developer shall install all of the traffic improvements, per Section IV of this Agreement, simultaneously. Developer

anticipates completion of the Project first initial phase on or before Q2, 2026,. Developer will provide a projected build-out schedule to the City at the time of Land Disturbance Permit submittal that can be amended by Developer from time to time by giving 30 days' notice to the City. The City will not withhold any approval including but not limited to construction plans, preliminary plat, issuance of LDP, final plat, building permit or CO, provided that the milestones and timelines set out in the build-out schedule in this Agreement are met.

The Build-out schedule shall include the following milestones:

a. The amphitheater and The LINC segment within the boundaries of the development shall be constructed simultaneously with the project infrastructure.

b. No apartments, labeled as numbers 1 and 13 on the concept plan, shall receive a certificate of occupancy until a minimum of 50% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan and 1 of the 3 jewel box restaurants, labeled as number 3 on the concept plan, are permitted and under active construction.

c. No outparcels labeled as numbers 4, 5 and 7 on the concept plan, shall receive a certificate of occupancy until a minimum of 75% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan and 1 of the 3 jewel box restaurants, labeled as number 3 on the concept plan, are permitted and under active construction.

d. No more than 80% of the townhome units, labeled as number 14 on the concept plan, shall receive a certificate of occupancy until Office Building A, labeled as number 8 on the concept plan, has been permitted and under active construction..

4. **Open Space Requirements.** Poplar Place shall be developed in a manner to include at least the open space shown on the Master Plan 12.

5. **Buffer Requirements.** Poplar Place shall be developed in a manner that complies with the buffer design shown on the Master Plan 12.

#### **IV. Transportation Improvements**

Upon approval of a land disturbance permit for the construction of the subdivision, the Developer or its successors and assigns in interest shall be responsible for the costs of engineering, designing, permitting, constructing and all other costs associated with the following transportation improvements:

1. Internal roundabouts and other traffic related improvements shall be constructed as the primary traffic control measures at the locations shown on the Master Plan 12. All driveways and other traffic related improvements including roundabouts shall be engineered in accordance with accepted standards and policies for driveway and roundabout design to accommodate full size truck-trailer combination vehicles. Designs for drives and roundabouts shall be submitted to City. Construction of these roundabouts shall be accomplished in conjunction with the construction of the development's interior roads which shall be completed prior to development of the site improvements set out in the build-out schedule set forth in Section III (3)(b) herein above

Internal roads are to be designed in accordance with the city standards; these roads shall not be dedicated to the city, but shall remain open for public use. Developer shall not be required to obtain any variances for building setbacks; Developer and the Property Owner's Association shall be responsible for repairs and maintenance of these roads.

2. Dedicate any right of way to the City on each side of Poplar Place or Newnan Crossing Boulevard East that may be necessary due to the design of the traffic improvements or roundabouts.

#### **V. Property Owner's Association Restrictive Covenants**

The Parties anticipate that the Developer will voluntarily form such owner's associations as referenced in the Design Guidelines and record a declaration of easements and restrictive covenants against Poplar Place Development, among other things limiting the use and operation of, and setting certain design requirements for, management, maintenance and landscaping of right of way, entrance ways, common ground, repair and maintenance of internal roads sidewalks and parking areas and other areas as set forth in its governing documents, including its declaration and bylaws consistent with Georgia law. In addition, each Owner's Association shall have the right to impose special assessments or fees to pay for common area maintenance cost, operating costs, or to fund extraordinary costs of off-site or on-site improvements that benefit Poplar Place Development or a given lot.

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

#### **VI. Date of Effectiveness and Term of this Development Agreement.**

The Development Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Development Agreement by all parties hereto. The term of this Development Agreement is twenty (20) years, from the effective date or until the obligations of the Parties are complete whichever occurs first.

#### **VII. Covenants Running With the Land.**

The terms and conditions of this Agreement shall be binding upon the City and the Developer and its successors in title, and shall run with the title to Poplar Place and shall be a covenant running with the Property enforceable by the County. Notwithstanding the above, upon the sale of the entirety of Developer's fee interest in Poplar Place shall not have any further liability for the obligations thereon which shall accrue under this Development Agreement after the date of the conveyance; provided, however, that nothing herein shall be construed so as to relieve Developer from any liabilities or obligations accrues prior thereto.

#### **VIII. Special Event Coordination**

It is the intent of the City and Developer that upon completion of the development of Poplar Place that the Property Owner's Association in conjunction with the City of Newnan will work to coordinate special events, activities, and programs which are of mutual benefit to the parties and the community.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED and made effective as of the last date executed by duly authorized officers of each of the respective Parties in multiple counterparts, each of which shall have the force and effect of an original.

CITY:  
CITY OF NEWNAN, GEORGIA  
a political subdivision of the  
State of Georgia

DEVELOPER:  
POPLAR 20-20, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title \_\_\_\_\_

Sworn to and subscribed before me  
this \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_

Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**MARJORIE P. PHILLIPS, and  
ESTATE OF DEWARD ALLEN PAYTON, and  
PHILLIPS FAMILY PARTNERSHIP, LLLP and  
POPLAR 20-20, LLC  
42.20± acres, located off Poplar Road  
Land Lot 5, 2nd Land District,  
Coweta County, Georgia  
Tax Parcel #'s: 0872005001, 0872005002,  
and 0872005003**

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

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

All that tract or parcel of land lying and being in Land Lot 5 of the 2nd Land District of Coweta County, Georgia, containing 42.20± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof and further shown on Plat of Survey for Swope Development, LLC, dated 11/14/2017 attached hereto as Exhibit "B".

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan.

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

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

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

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

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

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

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

7. Subject to the Development Agreement, between the Developer and the City setting milestones for phasing and scheduling of construction of the various uses and amenities proposed for the site to be attached to the ordinance as Exhibit "G" as a further condition, to include the following permitting milestones:

a. The amphitheater and The LINC segment shall be constructed simultaneously with the project infrastructure within the development.

b. No apartments, labeled as numbers 1 and 13 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until a minimum of 50% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan (Master Plan 12) and 1 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12) are permitted and under active construction.

c. No outparcels labeled as numbers 4, 5 and 7 on the concept plan, shall receive a certificate of occupancy until a minimum of 75% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan (Master Plan 12), and 3 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.

d. No more than 80% of the townhome units, labeled as number 14 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until Office Building A, labeled as number 8 on the concept plan, has been permitted and under active construction.

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

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

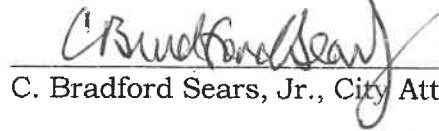
BE IT FURTHER ORDAINED that this ordinance shall be effective upon adoption and as provided in O.C.G.A. §36-36-2.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 28<sup>th</sup> day of JANUARY, 2022 in regular session assembled.

ATTEST:

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

REVIEWED AS TO FORM:

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

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

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

  
\_\_\_\_\_  
Raymond F. DuBose, Mayor Pro-Tem

(OPPOSED)  
\_\_\_\_\_  
George M. Alexander, Councilmember

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

  
\_\_\_\_\_  
Rhodes H. Shell, Councilmember

(OPPOSED)  
\_\_\_\_\_  
Dustin Koritko, Councilmember

(OPPOSED)  
\_\_\_\_\_  
Paul Guillaume, Councilmember

**LEGAL DESCRIPTION  
OF SUBJECT PROPERTY**

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

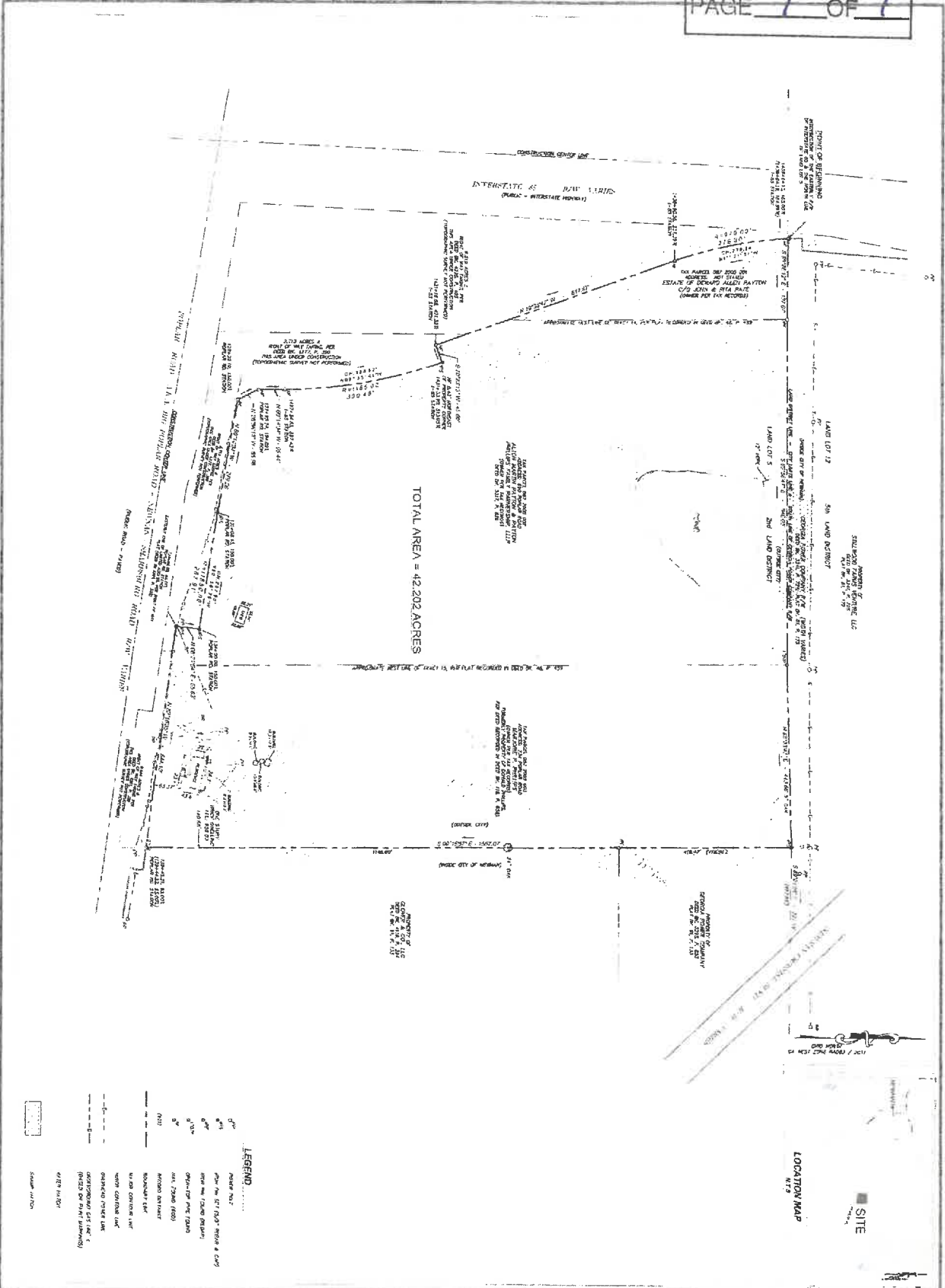
COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO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

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

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

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

0 1201737 FOR SLOPE DEVELOPMENT NEWAN ALTA/NSPS TITLE SURVEY PLANNING 11/14/2021 1:54 PM



**LEGEND**

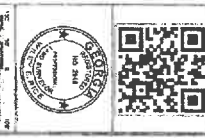
	EASEMENT
	RIGHT OF WAY
	BOUNDARY
	LINE
	POINT
	MARKER
	STATION
	ELEVATION
	AREA
	VOLUME
	DATE
	NAME
	NUMBER
	TITLE
	AUTHOR
	DATE
	SCALE
	UNIT

SHEET 1  
OF 2

ALTA/NSPS LAND TITLE SURVEY  
SLOPE DEVELOPMENT, LLC  
LYING IN LAND LOT 6, 2ND DISTRICT  
COWETA COUNTY, NEWNAN, GEORGIA  
Prepared for:  
**RICHARD D. SLOPE**

**emc** EMC ENGINEERING SERVICES, INC.

BRANCH OFFICES IN BROWNSVILLE, ALABAMA, AND BRUNSWICK, GEORGIA. STATE SURVEY AND LAND SURVEYING.



NO.	REVISION DESCRIPTION	BY	DATE

# Overall Masterplan



## PROJECT DATA

- 1 Multifamily: 4.4 acres 350 units  
Greystar Retail/Leasing & Amenities: 13,400 SF  
Deck-1  
6 level deck, 685 spaces  
490 Residential  
132 Retail under Podium  
Retail, Shops & Restaurants: 18,000 SF  
(Retail under Podium, multifamily)
- 2 Retail: 22,800 SF  
4 spaces/1000 SF = 92 spaces req.  
Total Parking Required: 184 spaces  
Surface Parking Provided: 203 spaces  
Total Retail in #1 & #2: 52,200 SF
- 3 Jewel Box Restaurants: 3 @ 3,000 SF each  
7 spaces/1000 SF = 63 spaces req.  
(63 spaces in Deck-1)
- Restaurants  
4 Outparcel 1: 1.1 acres  
6,000 SF, 61 surface parking spaces  
5 Outparcel 2: 1.32 acres  
6,000 SF, 80 surface parking spaces
- 6 Coffee Shop: 0.72 acres  
2,000 SF, 39 surface parking spaces
- 7 Hotel Over Retail  
140 keys  
140 spaces in parking deck
- 8 Office Building A: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces  
(surface parking initially)
- 9 Office Building B: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces
- 10 Office Building C: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces
- 11 Parking Deck:  
(for all 3 office buildings)  
4 spaces/1,000sf = 1,800cars
- 12 Amenity: 0.67 acres  
Clubhouse: 7,000 SF  
20 parking spaces in surface lot
- 13 Senior Living: 4.2 acres  
Active Adult, over 55  
Multifamily Units: 155 units  
1.5 spaces/unit = 233 spaces  
205 surface parking spaces  
28 private garages
- 14 Townhomes: 4.2 acres  
101 homes  
Garages under each unit.
- 15 Amphitheater: 3.0 acres  
1,500 seat facility  
Surface parking and shared parking  
in deck structure #11  
102 Parking Deck (for all 3 office buildings)  
4 spaces/1,000sf = 1,800cars

## Office/Institutional



EXHIBIT D  
PAGE 1 OF 6

**NOTICE OF DECISION**

**To:** Doug Hooker, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:** City of Newnan  
**(via electronic mail and certified mail)** Barry Companies

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Jon West, DCA  
**(via electronic mail)** Andrew Spiliotis, GRTA/ATL  
Cain Williamson, GRTA/ATL  
Jeannie Brantley, Three Rivers Regional Commission  
Tracy Dunnivant, City of Newnan  
Michael Klahr, City of Newnan  
Bob Palmer, Coweta County  
Angela White, Coweta County  
Tod Handley, Coweta County  
Paul Poole, Coweta County

Daniel Trevorrow, GDOT District 3  
Stanford Taylor, GDOT District 3  
Tyler Peek, GDOT District 3  
Donald Wilkerson, GDOT District 3  
Jinwoo Seo, KHA  
John Walker, KHA  
Olivia Zuvanich, KHA  
Lauren Garren, KHA  
Melissa Griffis, Newnan Law  
John Schupp, Avison Young  
Hal Barry, Barry Companies

**Date:** August 11, 2021

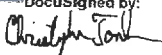
## Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

The purpose of this notice is to inform Barry Companies (the Applicant) and City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 3293 Poplar Place Mixed Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on July 7. The review package includes: the site development plan (Site Plan) dated July 7, 2021 titled "Poplar Place Mixed-Use DRI #3293" prepared by Kimley-Horn & Associates, the Transportation Study dated July 2021 prepared by Kimley-Horn & Associates received by GRTA on July 7, 2021, and the DCA Initial and Additional forms filed on March 31, 2021.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:  


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



## Attachment A – General Conditions

### General Conditions of Approval to GRTA Notice of Decision:

#### Bicycle, Pedestrian & Transit Facilities

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

### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

#### Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

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

#### Mercantile Drive at Site Driveway B

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

#### Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

#### Poplar Road at Site Driveway D

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

## Attachment B – Required Elements of the DRI Plan of Development

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

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

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

## Attachment C – Required Improvements to Serve the DRI

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

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

### Section 1:

#### General Conditions of Approval to GRTA Notice of Decision:

##### Bicycle, Pedestrian & Transit Facilities

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

#### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

##### Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

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

##### Mercantile Drive at Site Driveway B

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

##### Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

##### Poplar Road at Site Driveway D

- Continue to coordinate with GDOT, City of Newnan and Coweta County to explore the feasibility of a driveway located between the I-85 ramp and the Piedmont Hospital

Entrance / Driveway C. If a right-in, right-out driveway is approved, install a right turn deceleration lane, per GDOT and Coweta County approval.

**Section 2:**

Newnan Crossing Boulevard at Stillwood Drive

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

Newnan Crossing Boulevard at Lower Fayetteville Road

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

Newnan Crossing Boulevard at Poplar Road

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

Mercantile Drive at Newnan Crossing Boulevard

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

I-85 Interchange at Poplar Road

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



# The City of Newnan, Georgia

Office of the City Engineer

September 7, 2021

City Engineer Review

ANNEXATION and REZONING REQUEST

Tax Parcels: 087 2005 001, 087 2005 002, 087 2005 003  
Poplar Place Mixed Use, DRI # 3293

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.  
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan. If the development proposes to disturb more than 50 acres, the developer shall submit the Erosion, Sedimentation and Pollution Control plans to the City for review and approval by the City, prior to submittal to the Georgia Environmental Protection Division for their review and approval.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. The development shall connect to a proposed roundabout at Stillwood Drive/ Newnan Crossing Boulevard East. The cost for design for and construction of the approach to the roundabout from the development shall be borne by the developer.

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

Respectfully,

*Michael Klahr*

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



January 12, 2022

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

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

Ms. Garren,

I am writing per your request to confirm that the proposed development would have to be annexed into the City of Newnan for Newnan Utilities to become the water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- 1. Parcel Numbers 087 2005 001, 087 2005 002, and 087 2005 003
- 2. Mix Use Development
  - a. Multi-Family 350 Units
  - b. Office Space 450,000 SF
  - c. Senior Living 155 Units
  - d. Mix Office/Restaurant/Retail 75,200 SF
  - e. Hotel 140 Units
  - f. Townhomes 101 Units
- 3. Development as attached
- 4. Sanitary Sewer:
  - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
  - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
    - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.

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

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

5. Water:

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

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

Sincerely,



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



MARJORIE P. PHILLIPS, and  
ESTATE OF DEWARD ALLEN PAYTON, and  
PHILLIPS FAMILY PARTNERSHIP, LLLP and  
POPLAR 20-20, LLC  
**42.20± acres, located off Poplar Road  
Land Lot 5, 2nd Land District,  
Coweta County, Georgia  
Tax Parcel #'s: 0872005001, 0872005002,  
and 0872005003**

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY  
LOCATED IN LAND LOT 5 OF THE 2nd LAND DISTRICT  
IDENTIFIED AS 42.20± ACRES OFF POPLAR ROAD IN THE CITY OF NEWNAN,  
GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property described on Exhibit “A” attached hereto identified as 42.20± acres located off Poplar Road in Land Lot 5, 2nd Land District, Coweta County, Georgia, and shown on Plat of Survey for Swope Development, LLC attached hereto as Exhibit “B”, from the County Zoning Classification RC (Rural Conservation) to the City of Newnan Zoning Classification MXD (Mixed Use Development District) ; and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of October, 2021; and

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

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

Section I. That the property described on Exhibit “A” attached hereto and shown on Plat of Survey for Swope Development, LLC, attached hereto as Exhibit “B”, containing 42.20± acres attached hereto and by reference made a part hereof be rezoned to City of Newnan Zoning Classification MXD (Mixed Use Development District) subject to the following conditions:

1. The project will be consistent with the concept plan, (Master Plan 12), density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended on July 29, 2021 to include the

Master Plan 12, attached hereto as Exhibit “C”, and all corresponding information provided in the Concept Design Presentation dated January 14, 2022 on file in the City of Newnan Planning Department.

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

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

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

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

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

7. Subject to the Development Agreement, between the Developer and the City setting milestones for phasing and scheduling of construction of the various uses and amenities proposed for the site to be attached to the ordinance as Exhibit “G” as a further condition, to include the following permitting milestones:

a. The amphitheater and The LINC segment shall be constructed simultaneously with the project infrastructure within the development.

b. No apartments, labeled as numbers 1 and 13 on the concept plan,( Master Plan 12), shall receive a certificate of occupancy until a minimum of 50% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan (Master Plan 12) and 1 of the 3 jewell box restaurants, labeled as number 3 on the concept plan,(Master Plan 12), are permitted and under active construction.

c. No outparcels labeled as numbers 4, 5 and 7 on the concept plan, shall receive a certificate of occupancy until a minimum of 75% of the 52,200 of retail, labeled as number 1 and 2 on the concept plan (Master Plan 12), and 3 of the 3 jewell box restaurants, labeled as number 3 on the concept plan, (Master Plan 12), are permitted and under active construction.

d. No more than 80% of the townhome units, labeled as number 14 on the concept plan, (Master Plan 12), shall receive a certificate of occupancy until Office Building A, labeled as number 8 on the concept plan, has been permitted and under active construction.

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

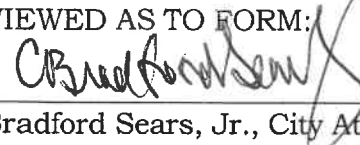
Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the 28<sup>th</sup> day of JANUARY, 2022 in regular session assembled.

ATTEST:

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

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

REVIEWED AS TO FORM:  
  
\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

  
\_\_\_\_\_  
Raymond F. DuBose, Mayor Pro-Tem

(OPPOSED)  
\_\_\_\_\_  
George M. Alexander, Councilmember

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

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

  
\_\_\_\_\_  
Rhodes H. Shell, Councilmember

(OPPOSED)  
\_\_\_\_\_  
Dustin Koritko, Councilmember

(OPPOSED)  
\_\_\_\_\_  
Paul Guillaume, Councilmember

**LEGAL DESCRIPTION  
OF SUBJECT PROPERTY**

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

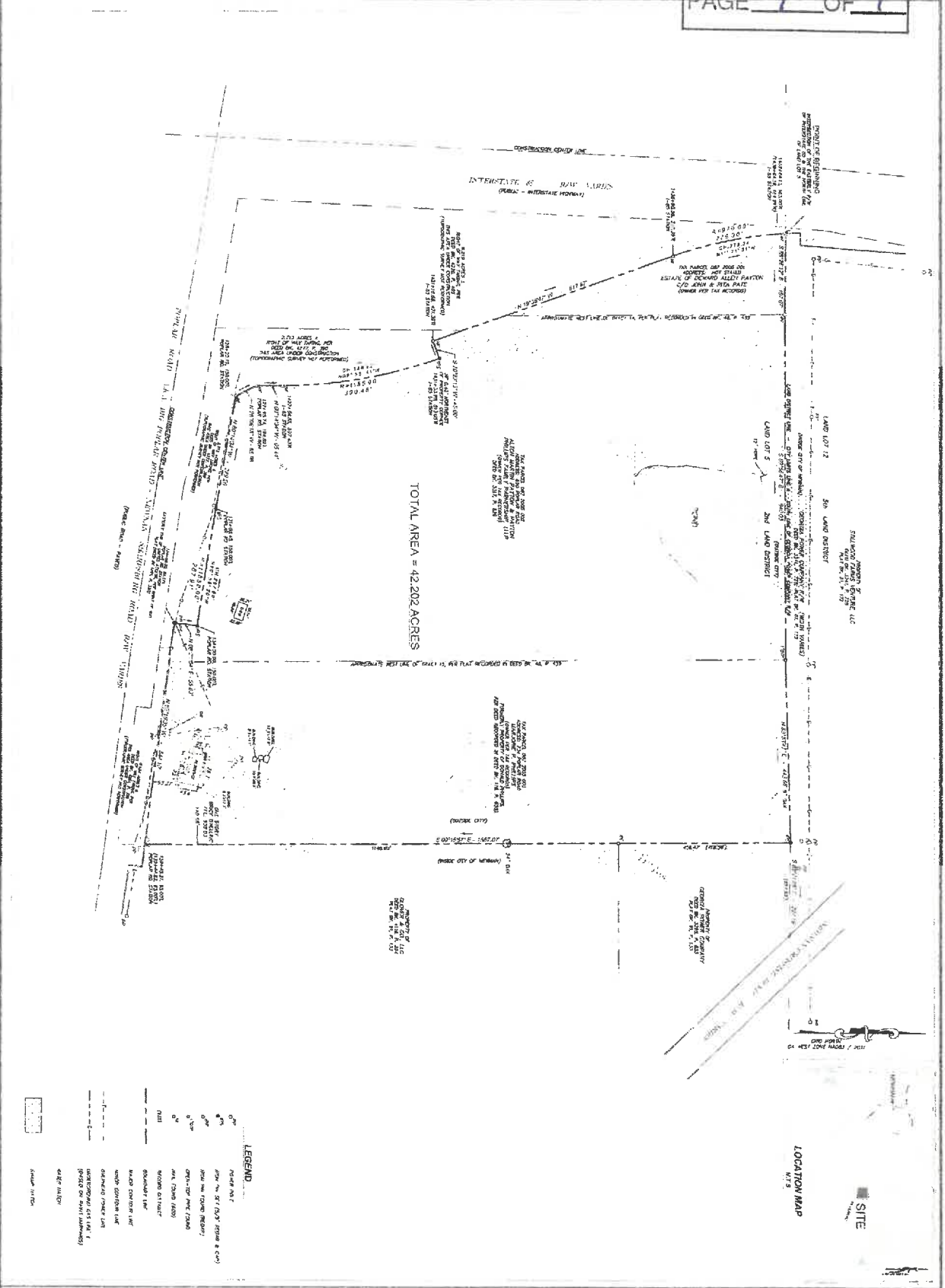
COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO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

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

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

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

0 12/01/2017 11:30 AM



<p>ALTA/NSPS LAND TITLE SURVEY  <b>SWOPE DEVELOPMENT, LLC</b>          LYING IN LAND LOT 5, 2nd DISTRICT          COWETA COUNTY, NEWNAM, GEORGIA          Prepared for:  <b>RICHARD D. SWOPE</b></p>	<p><b>EMC ENGINEERING SERVICES, INC.</b>          1000 W. BROADWAY          SUITE 100          ATLANTA, GA 30334          (404) 525-1100          www.emc-engineering.com</p>		<p>NO REVISION DESCRIPTION BY DATE</p>
<p>PROJECT NO: 17100          DRAWN BY: JESSIE GIBSON          CHECKED BY: RICHARD SWOPE          DATE: 11/15/17</p>	<p>1          SHEET          OF 2</p>		

Overall Masterplan



PROJECT DATA

- 1 Multifamily: 4.4 acres 350 units  
Greystar Retail/Leasing & Amenities: 13,400 SF  
Deck-1  
6 level deck, 685 spaces  
490 Residential  
132 Retail under Podium.
- 2 Retail: 22,800 SF  
4 spaces/1000 SF = 92 spaces req.  
Total Parking Required: 184 spaces  
Surface Parking Provided: 203 spaces  
Total Retail in #1 & #2: 52,200 SF
- 3 Jewel Box Restaurants: 3 @ 3,000 SF each  
7 spaces/1000 SF = 63 spaces req.  
(63 spaces in Deck-1)
- Restaurants  
4 Outparcel 1: 1.1 acres  
6,000 SF, 61 surface parking spaces  
5 Outparcel 2: 1.32 acres  
6,000 SF, 80 surface parking spaces  
6 Coffee Shop: 0.72 acres  
2,000 SF, 39 surface parking spaces  
7 Hotel Over Retail  
140 Keys  
140 spaces in parking deck
- 8 Office Building A: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces  
(surface parking initially)
- 9 Office Building B: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces
- 10 Office Building C: 150,000 SF  
30,000 SF floor plates, 5 floors  
4 spaces/1000 SF = 600 spaces
- 11 Parking Deck:  
(for all 3 office buildings)  
4 spaces/ 1,000sf = 1,800cars
- 12 Amenity: 0.67 acres  
Clubhouse: 7,000 SF  
20 parking spaces in surface lot
- 13 Senior Living: 4.2 acres  
Active Adult, over 55  
Multifamily Units: 155 units  
1.5 spaces/unit = 233 spaces  
205 surface parking spaces  
28 private garages
- 14 Townhomes: 4.2 acres  
101 homes  
Garages under each unit.
- 15 Amphitheater: 3.0 acres  
1,500 seat facility  
Surface parking and shared parking  
in deck structure #11  
102 Parking Deck (for all 3 office buildings)  
4 spaces/ 1,000sf = 1,800cars

Office/Institutional



**NOTICE OF DECISION**

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**To:** Doug Hooker, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:** City of Newnan  
**(via electronic mail and certified mail)** Barry Companies

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Jon West, DCA  
**(via electronic mail)** Andrew Spiliotis, GRTA/ATL  
Cain Williamson, GRTA/ATL  
Jeannie Brantley, Three Rivers Regional Commission  
Tracy Dunnavant, City of Newnan  
Michael Klahr, City of Newnan  
Bob Palmer, Coweta County  
Angela White, Coweta County  
Tod Handley, Coweta County  
Paul Poole, Coweta County

Daniel Trevorrow, GDOT District 3  
Stanford Taylor, GDOT District 3  
Tyler Peek, GDOT District 3  
Donald Wilkerson, GDOT District 3  
Jinwoo Seo, KHA  
John Walker, KHA  
Olivia Zuvanich, KHA  
Lauren Garren, KHA  
Melissa Griffis, Newnan Law  
John Schupp, Avison Young  
Hal Barry, Barry Companies

**Date:** August 11, 2021



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

The purpose of this notice is to inform Barry Companies (the Applicant) and City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 3293 Poplar Place Mixed Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on July 7. The review package includes: the site development plan (Site Plan) dated July 7, 2021 titled "Poplar Place Mixed-Use DRI #3293" prepared by Kimley-Horn & Associates, the Transportation Study dated July 2021 prepared by Kimley-Horn & Associates received by GRTA on July 7, 2021, and the DCA Initial and Additional forms filed on March 31, 2021.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:  
  
5409E9A65D48478...  
Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

## Attachment A – General Conditions

### General Conditions of Approval to GRTA Notice of Decision:

#### Bicycle, Pedestrian & Transit Facilities

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

### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

#### Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

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

#### Mercantile Drive at Site Driveway B

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

#### Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

#### Poplar Road at Site Driveway D

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

## **Attachment B – Required Elements of the DRI Plan of Development**

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

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

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

## Attachment C – Required Improvements to Serve the DRI

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

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

### Section 1:

#### General Conditions of Approval to GRTA Notice of Decision:

##### Bicycle, Pedestrian & Transit Facilities

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

#### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

##### Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

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

##### Mercantile Drive at Site Driveway B

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

##### Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

##### Poplar Road at Site Driveway D

- Continue to coordinate with GDOT, City of Newnan and Coweta County to explore the feasibility of a driveway located between the I-85 ramp and the Piedmont Hospital

Entrance / Driveway C. If a right-in, right-out driveway is approved, install a right turn deceleration lane, per GDOT and Coweta County approval.

**Section 2:**

Newnan Crossing Boulevard at Stillwood Drive

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

Newnan Crossing Boulevard at Lower Fayetteville Road

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

Newnan Crossing Boulevard at Poplar Road

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

Mercantile Drive at Newnan Crossing Boulevard

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

I-85 Interchange at Poplar Road

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



# The City of Newnan, Georgia

Office of the City Engineer

September 7, 2021

City Engineer Review

ANNEXATION and REZONING REQUEST

Tax Parcels: 087 2005 001, 087 2005 002, 087 2005 003  
Poplar Place Mixed Use, DRI # 3293

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.  
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan. If the development proposes to disturb more than 50 acres, the developer shall submit the Erosion, Sedimentation and Pollution Control plans to the City for review and approval by the City, prior to submittal to the Georgia Environmental Protection Division for their review and approval.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. The development shall connect to a proposed roundabout at Stillwood Drive/ Newnan Crossing Boulevard East. The cost for design for and construction of the approach to the roundabout from the development shall be borne by the developer.

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

Respectfully,

*Michael Klahr*

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



January 12, 2022

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

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

Ms. Garren,

I am writing per your request to confirm that the proposed development would have to be annexed into the City of Newnan for Newnan Utilities to become the water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- 1. Parcel Numbers 087 2005 001, 087 2005 002, and 087 2005 003
- 2. Mix Use Development
  - a. Multi-Family 350 Units
  - b. Office Space 450,000 SF
  - c. Senior Living 155 Units
  - d. Mix Office/Restaurant/Retail 75,200 SF
  - e. Hotel 140 Units
  - f. Townhomes 101 Units
- 3. Development as attached
- 4. Sanitary Sewer:
  - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
  - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
    - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.

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



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

5. Water:

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

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

Sincerely,



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

Foundation Christian Church  
30-A East Washington St.  
Newnan, GA 30263  
Tel (770) 396-2220  
Jason@FoundationNewnan.com  
www.FoundationNewnan.com



**FOUNDATION  
CHRISTIAN  
CHURCH**

JANUARY 27, 2022

**Megan Shea**  
c/o: Newnan City Council  
25 LaGrange Street  
Newnan, GA 30263

Dear Megan,

Foundation Christian Church is requesting to close West Washington Street from Jackson Street to Brown Street from 10am to 10pm on Friday April 15th, 2022.

We are planning to host a Good Friday gathering for the community just off the Court Square. In keeping with City protocol, we plan to rent portable restrooms and line up trash services for the event. If needed, we can also provide security. We are expecting over 300 people for this gathering. We are asking for the closure of the road for the full day so that we can begin to set up our staging and production equipment early in the day.

We have completed the details required by city staff and it is attached to this request letter. We also plan to partner with some downtown restaurants to encourage people attending the event to eat on the square prior to the event getting started.

We will be happy to answer any question pertaining to this request.

Warm regards,

A handwritten signature in blue ink, appearing to be 'Jason Walton', written over a light blue circular stamp or watermark.

Jason Walton

**COMMUNITY OUTREACH PASTOR**

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**In accordance with protocol, Foundation Christian Church is requesting use of the West Washington Block of downtown from Brown Street to Jackson Street on April 15, 2022. See details below in red.**

**Sec. 18-152. Application.**

A person seeking issuance of a parade permit shall file application with the office of the city manager on forms provided by the city.

- (1) *Filing period.* An application for a parade permit shall be filed not less than ten days or more than 30 days before the date on which it is proposed to conduct the parade.
  - a. *We need to have this request approved more than 30 days in advance so that we can plan and promote our Community Good Friday Event.*
- (2) *Contents.* The application for a parade permit shall set forth the following information:
  - a. The name, address and telephone number of the person seeking to conduct the parade; and the applicant, if different.
    - *Jason Walton, 30 East Washington Street Newnan 30263, 678-378-3927*
  - b. If the parade is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of that organization.
    - *This is being requested by Foundation Christian Church (see contact details above).*
  - c. The name, address and telephone number of the person who will be the parade leader and who will be responsible for its conduct.
    - *See above*
  - d. The date when the parade is to be conducted.
    - *Community Good Friday Event will be held on Friday, April 15 2022.*
  - e. The route to be traveled, the starting point and the termination point.
    - *N/A*
  - f. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the type of animals, and description of the vehicles.
    - *N/A*
  - g. The hours when the parade will start and terminate.
    - *We need the portion of West Washington from Jackson Street to Brown Street closed from 10am – 10pm.*
  - h. A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.
    - *The entire space on above named road will be utilized.*
  - i. The location by streets of any assembly and dispersal areas for the parade.
    - *N/A*

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- j. The time at which units of the parade will begin to assemble at any assembly area or areas and a designation of the assembly area and the dispersal area.
    - N/A
  - k. The interval of space to be maintained between units of the parade.
    - N/A
  - l. If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for the permit shall file with the office of the city business license department a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on its, his behalf.
    - N/A
  - m. Any expenditure of funds by the applicant or his organization for or on behalf of participants in the parade, the amounts thereof and the names and addresses of to whom paid.
    - N/A
  - n. Any additional information which the city business license department shall find reasonably necessary to a fair determination as to whether a permit should issue.
    - N/A
- (3) *Late applications.* The city manager, where good cause is shown therefor, shall have the authority to consider any application under this division which is filed less than ten days before the date the parade is proposed to be conducted.
- (4) *Fee.* No fee shall be charged for such permit.

**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).