



## Newnan Special Called Work Session

NOVEMBER 09, 2021

Newnan City Hall  
Richard A. Bolin Council Chambers  
25 LaGrange Street  
1:00 PM

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### CALL TO ORDER

### INVOCATION

### UNFINISHED BUSINESS

- A. Continuation of Public Hearing - Annexation Request for Annex2021-01 by Poplar 20-20, LLC; 42.20 ± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002 and 087 2005 003); Requested zoning of MXD (Mixed Use Development) for 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks - Consideration of Ordinances

### ADJOURNMENT



## City of Newnan, Georgia - Mayor and Council

Date: November 9, 2021

Agenda Item: Continuation of Public Hearing- Annexation Request for Annex2021-01 by Poplar 20-20, LLC; 42.20± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, and 087 2005 003); Requested zoning of MXD (Mixed Use Development) for 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks – Consideration of Ordinances.

Prepared By: Tracy S. Dunnivant, Planning Director

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**Purpose:** To continue the public hearing and consider ordinances for Annex2021-01 by Poplar 20-20, LLC for 42.20± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, and 087 2005 003). The requested zoning is MXD (Mixed Use Development) and the applicant is proposing 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks.

**Background:** On October 26, 2021, the Council held a public hearing on the annexation of 42.20± acres on Poplar Road. In accordance with the public hearing process, both sides of the issue were given 15 minutes total to present their cases. At the end of the hearing, the consensus of the Council was that additional time was needed to fully comprehend the project; therefore, they voted to continue the public hearing and hold a work session on November 9<sup>th</sup> to allow additional information to be presented and to have staff and the applicant address specific questions.

In response to some of the questions Council posed, staff has included a map and corresponding spreadsheet showing projects currently approved, under construction and in review. Numbers for approved residential projects in all phases are as follows: 941 multi-family units; 407 single-family homes and 378 townhouse units. In addition, one of the Councilmembers asked how many apartments were currently in the City of Newnan. There are an estimated 5,100 units which does not include the 941 that have been approved. There are approximately 11,500 single-family homes, not including the 407 mentioned above and roughly 900 townhomes.

Also attached are emails from both the Fire and Police Chiefs addressing response time and additional cost for their departments.

**Funding:** N/A

**Recommendation:** The Planning Commission at their September 14 meeting held a public hearing and vote 4-2 to approve the request.

**Previous Discussion with Council:** April 13, 2021; October 26, 2021



	A	B	C	D	E	F	G
1	Loc Num	Project	Type	Size , # of units	Approved	Under Construction	In Review
2	1	Gas Station & Emissions 250 Bullsboro	Commercial	Total Acres 0.842342	X	X	
3	2	Alta Ashley Park	Multi Family	269 Unit Apartment Complex	X	X	
4	3	ACURA - 8000 McIntosh Parkway	Commercial	Total Acre 16.57	X	X	
5	4	Ashley Park Phase 3 Retail Retail/Multi-Family 278 Apartments	Mixed Use	Total Acre 7.98	X		
6	5	Newnan Storage - 65 Diplomat Parkway	Commercial	Total Acre 20.41	X	X	
7	6	Ashlynn Ridge	Multi Family	Senoir Living - 200 Units	X	X	
8	7	The Residences at Newnan Crossing	Multi Family	Apartments – 74 Units – Age Restricted (55+)	X	X	
9	8	Leverett Park	Single Family	Subdivision, 29 Lots	X	X	
10	9	Nickel Creek	Townhomes	98 Townhome Style Condominiums			X
11	10	McIntosh Commons	Townhomes	42 lot townhouse development	X		
12	11	McIntosh Woods Condominiums	Multi Family	96 Units, Condominiums	X		
13	12	Halcyon	Townhomes	Residential Condominiums, 94 Units	X	X	
14	13	The Cottages	Townhomes	60 lot townhouse development	X	X	
15	14	NEWNAN SOUTH INDUSTRIAL PARK	Commercial	Total Acre 9.75	X		
16	15	40 Newnan South Industrial Drive	Commercial	2 Buildings (10,878 SF) Retail/Warehouse	X		
17	16	Candleberry Place	Single Family	105 Residential Lots	X		
18	17	EAST BROAD ESTATES	Multi Family	Residential – 7 Lots	X	X	
19	18	Cascade at Summergrove	Single Family	Single Family Residential – 8 lots	X		
20	19	Morning Song	Single Family	16 Lots, Residential Single-Family Homes	X		
21	20	MARKETPLACE @ SUMMER GROVE	Commercial	Office Building – 9,600 Square Feet	X		
22	21	Sprayberry Estates	Multi Family	Apartments – 24 Units	X	X	
23	22	Bridgewalk	Single Family	68 Lots	X		
24	23	Alexander's Donuts & Bakery	Commercial	Total Acre 1.084	X		
25	24	Beta Granite	Industrial	Total Acre 3.29	X		
26	25	Dollar Tree	Commercial	Total Acre 1.99	X		
27	26	Mid Georgia Garage Door	Commercial	Total Acre 1.90	X		
28	27	White Oak Dentistry	Commercial	Total Acre 8.48	X	X	

	A	B	C	D	E	F	G
1	Loc Num	Project	Type	Size , # of units	Approved	Under Construction	In Review
29	28	Kettye Village 20 McBride Street	Townhomes	Townhome condominiums 100 Lots	X		
30	29	Poplar Road Lot 1	Commercial	Total Acre 1.39	X	X	
31	30	Newnan Professional Center IV	Commercial	Total Acre 9.81	X	X	
32	31	Rich's Car Wash	Commercial	Total Acre 1	X		
33	32	950 N Highway 29 - The Crest	Single Family	35 Lots			X
34	33	Newnan Self Storage	Commercial	Total Acre 3.19	X	X	
35	34	Pines at Ashton Place	Single Family	45 Lots			X
36	35	EverHome Hotels	Commercial	Total Acre 48.9			X
37	36	The Retreat	Townhomes	78 Lots	X	X	

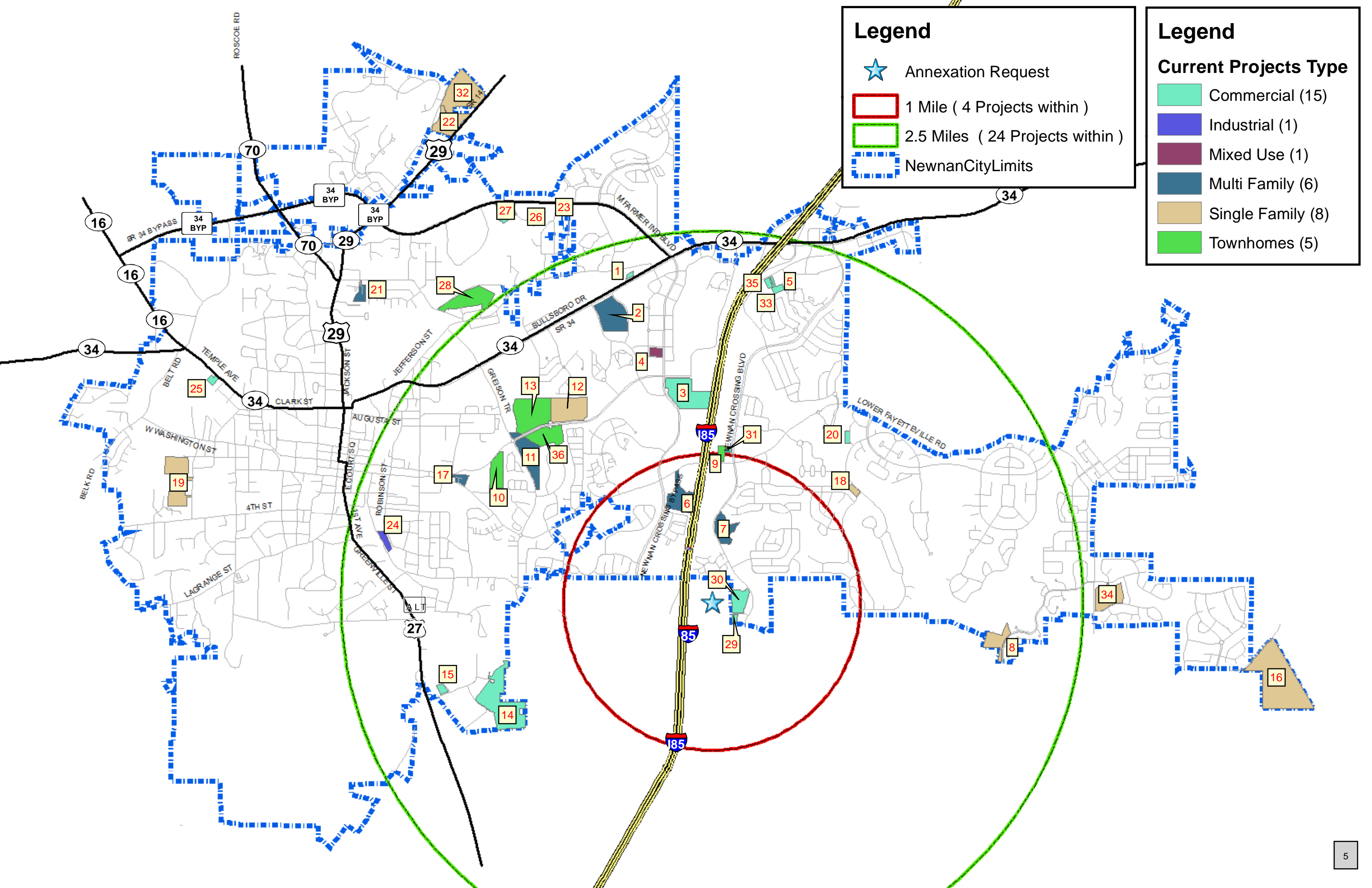
### Legend

- ★ Annexation Request
- 1 Mile ( 4 Projects within )
- 2.5 Miles ( 24 Projects within )
- NewnanCityLimits

### Legend

#### Current Projects Type

- Commercial (15)
- Industrial (1)
- Mixed Use (1)
- Multi Family (6)
- Single Family (8)
- Townhomes (5)





**BRENT BLANKENSHIP**  
CHIEF OF POLICE

October 29, 2021

To Whom It May Concern,

This letter is regarding the proposed annexation of property titled "Poplar Place" on Poplar Road at I-85. In reviewing historical information concerning the number of calls for service, response time, and the number of officers, the proposed "Poplar Place" would have the following impact on the police department services.

These numbers are based on the 2020 Census for City of Newnan and calls for service from October 1<sup>st</sup> 2020 to October 1<sup>st</sup> 2021. These numbers are projected with 36 Officers being used to determine calls per officers. These 36 officers are patrol officers divided amongst 4 patrol shifts who will normally be the first responders to any call for service.

Annual calls for service	Population 2020 Census	Current Calls per Officer annually	Estimated Occupants Each new resident	Calls for additional residents/ retail annually	Additional calls per Officer annually	Additional officers to maintain current calls per officer	Estimated time on each call	Response time to calls
87,950	42,549	2,458	2.5	3,412	95	4	1hr	5 Min

While the number of additional officers needed is high (4), that would place one additional officer on each patrol shift to offset the calls per officer and lower our response time to 5 minutes or less.

It will also require 4 additional fully-equipped patrol cars for the additional Officers.

We would be able to service this development with current staffing, but it would require a longer response time to calls.

Sincerely,

Brent Blankenship

Chief of Police



**BRENT BLANKENSHIP**  
**CHIEF OF POLICE**

### **Impact Cost**

- Average annual salary for a new officer without a medical benefit picked per H.R.

\$ 51,164.88 x 4 = \$ 204,659.52 *(This includes salary, FICA, retirement contribution, workers comp cost, and unemployment insurance.)*

- Initial cost to outfit the Officer

\$ 1200.00 x 4 = \$ 4800.00

- Vehicle purchase price (Vehicles will last 5 to 7 years)

\$ 36,755 x 4 = \$ 147,020

- Vehicle up-fit cost

\$ 16,040 x 4 = \$ 64,160

First year total = \$ 420,639.52

Yearly reoccurring cost = \$ 204,659.52

Brent Blankenship  
Chief of Police

## Tracy Dunnavant

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**From:** Stephen Brown  
**Sent:** Thursday, October 28, 2021 3:48 PM  
**To:** Tracy Dunnavant; Brent Blankenship  
**Cc:** Hasco Craver  
**Subject:** Poplar Place Annex  
**Attachments:** SKM\_C454e21032316290.pdf

Good afternoon Tracy,

Attached is the original site comparisons that was sent to compare call data. The overall calls were 370. That adds 1 call per day give or take a few. Our current response time on average is 6.5 minutes to all calls. Adding 370 calls and responding in an engine or Rescue unit with equipment and manpower is an estimated cost of \$44,300 to the proposed development site. Understand that this is an estimation with data that we use from FEMA rates and personnel cost. The impact could increase traffic causing more accidents and overall operational cost. Let me know if you need anything else.



Stephen Brown  
Fire Chief  
City of Newnan  
25 Jefferson St.  
Newnan, Georgia 30263  
(770) 253-1851 office  
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[sbrown@cityofnewnan.org](mailto:sbrown@cityofnewnan.org)  
[www.ci.newnan.ga.us](http://www.ci.newnan.ga.us)



# NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

March 23, 2021

Dear Tracy,

The list of comparisons below has been analyzed.

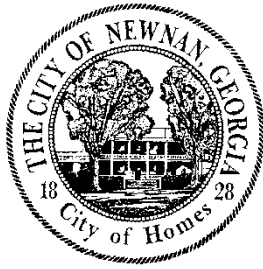
Proposed	Comparison	12 Month Call Volume
304 Multifamily Units	Springs of Newnan	37
150 Independent Living Units	Forest of York	49
86 Assisted Living Units	Watercrest	97
672,800 SF of Office Space	42,640SF Office x's 15	160 (Estimate)
140 Key Hotel	Home 2 Suites	12
75,200 SF of retail/restaurant	Publix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

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

Kind Regards,

Stephen Brown





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

Date: October 26, 2021

Agenda Item: Annexation Request – Annex2021-01  
42.20± acres located off Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, 087 2005 003)

Prepared and Presented by: Tracy Dunnavant, Planning Director

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## **ANNEXATION ASSESSMENT**

### **APPLICANT INFORMATION:**

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

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

### **SITE INFORMATION:**

The site consists of 42.20± acres on Poplar Road. The tracts are primarily vacant with the exception of a single-family home and a dilapidated outbuilding. The tax parcel ID numbers are 087 2005 001, 087 2005 002, and 087 2005 003. The tracts are currently under the County's jurisdiction and are zoned RC (Rural Conservation).

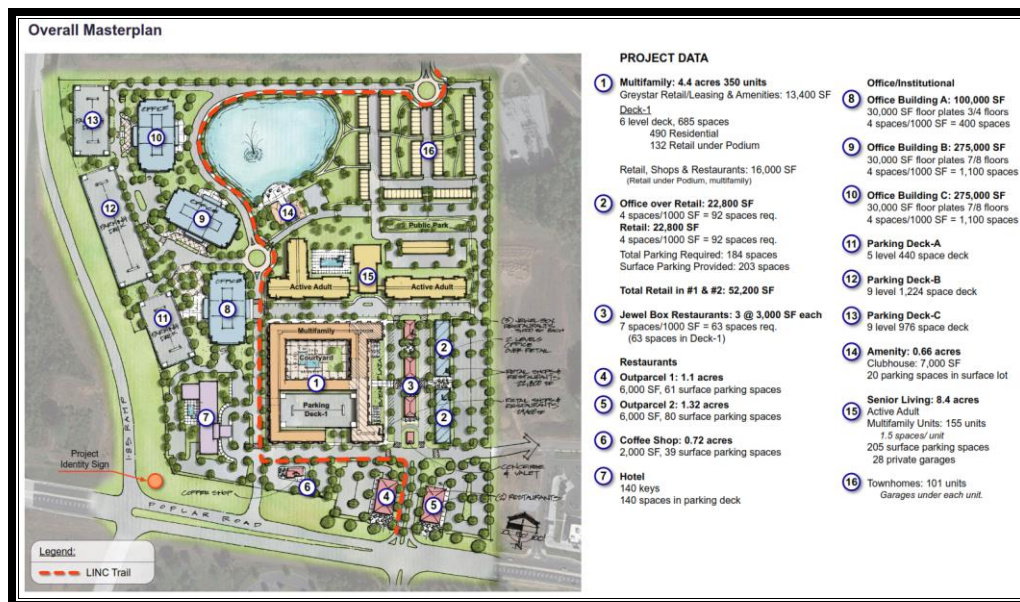


### **OVERVIEW OF REQUEST:**

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



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



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

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

It should be mentioned that the size of the proposed development triggered a Development of Regional Impact (DRI). DRIs are designed to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. One of the primary areas of concern is transportation, which requires a Georgia Regional Transportation Authority (GRTA) review to determine and mitigate current and future impacts to mobility. At the end of the review process, GRTA provided their findings in a Notice of Decision with conditions

that must be adhered to in order for the project to move forward. Those conditions have been outlined in the impact on facilities and public services portion of this report.

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

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

## **STANDARDS:**

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed annexation/rezoning and those with a red “X” ✗ as standards not being met.

**Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The subject tract is located at the northeast corner of I-85 and Poplar Road. It is primarily surrounded by a variety of uses including commercial/office (east), multi-family apartments (north), Piedmont Newnan Hospital (south) and the on-ramp to Interstate 85 (west). In terms of zoning, the properties to the north and east are in the city limits and are zoned PDR (Planned Development Residential) and CGN (General Commercial), while the hospital tract and the interstate are under the County’s jurisdiction.

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

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

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

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

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

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

**Are their substantial reasons why the property cannot or should not be used as currently zoned?** The property is currently zoned RC (Rural Conservation) in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. With this area designated as an Interstate Gateway by the County, a rapid development area by TRRC, and with the adjacent commercial, office, and multi-family uses, staff feels the RC zoning is no longer appropriate. Therefore, while the property could be used for RC purposes, the permitted uses would not fit with the current development nor the City's and County's future plans for this area.

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

**Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** In an effort to ascertain impact, the applicant completed a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full assessment has been provided with the accompanying documentation for this report. A summary of the assessment's findings are as follows:

Traffic:

Since this project was part of a DRI, GRTA has included the following conditions to mitigate traffic issues:

## **Attachment A – General Conditions**

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

Bicycle, Pedestrian & Transit Facilities:

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

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A:

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

#### Mercantile Drive at Site Driveway B:

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

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

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

#### Poplar Road at Site Driveway D:

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

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

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

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

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

## **Attachment C – Required Improvements to Serve the DRI**

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

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

## **Section 1:**

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

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

## **Section 2:**

### Newnan Crossing Boulevard at Stillwood Drive

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

### Newnan Crossing Boulevard at Lower Fayetteville Road

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

### Newnan Crossing Boulevard at Poplar Road

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

### Mercantile Drive at Newnan Crossing Boulevard

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

### I-85 Interchange at Poplar Road

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

Police: Chief Blankenship has indicated that his department can service the development and estimates an additional 1096 calls for a 24-month period. He indicates that since it is an

increase in people and vehicle traffic to the area, it would affect call service and response time to other parts of the City.

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

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facilities. Needs from the developer in terms of each service has been included in an email that has been provided as an attachment to the assessment and included in the CIA.

Engineering:

Environmental:

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

Transportation:

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

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

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

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

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



Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$324,581	\$65,475	\$5,762	\$115,236	\$573,456
Senior Living	Unit	155	\$407,613	\$63,180,000	\$90,322	\$469,806	\$94,770	\$8,340	\$166,795	\$830,034
Office	SF	672,800	\$405	\$272,812,500	\$390,013	\$2,028,634	\$409,219	\$36,011	\$720,225	\$3,584,102
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$178,115	\$35,930	\$3,162	\$63,236	\$314,687
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$304,698	\$61,464	\$5,409	\$108,177	\$538,326
<b>TOTAL</b>				<b>\$572,760,292</b>	<b>\$818,818</b>	<b>\$4,259,046</b>	<b>\$859,140</b>	<b>\$75,604</b>	<b>\$1,512,087</b>	<b>\$7,524,696</b>

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development and the traffic issues can be mitigated through measures dictated by the DRI and the City's Engineering Department.

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

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

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

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

**Is the proposed use consistent with the purpose and intent of the proposed zoning district?** The overall purpose of the Mixed-Use Development district is to allow and encourage greater flexibility and creativity in the design and development of comprehensively planned mixed-use centers. This is done through a specific plan for the development which is adopted as a condition of the zoning. In this case, the applicant has provided a concept plan showing a mixture of uses, proposed building elevations, design guidelines, open space elements, landscape and hardscape standards, and signage requirements. As such, it would be consistent with the purpose and intent of the proposed zoning designation.

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

**Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?** The City is in the process of completing a full update of its Comprehensive Plan, which includes the future land use map. The subject tract was not included in the Comprehensive Plan, but the adjacent tracts within the city limits are shown as



future “planned development” and future “business/office”. If brought into the city limits, the properties would most likely be shown as future “mixed-use” based on our proposed future land use definitions. Mixed-use is defined as “areas that blend residential, commercial, cultural, institutional, or entertainment uses that are physically integrated. Mixed-use developments require a specific development plan with emphasis being placed on creating a walkable community”. The mixed-use designation would be consistent with the proposed future land use designations for the area as the planned development reflects the existing high-density apartments and the business/office would complement the non-residential uses being proposed. Also, in reviewing the City’s proposed Comprehensive Plan update, there are multiple references to encouraging mixed use development to increase walkability, promote quality of life and provide alternative transportation options.

**Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS THAT WOULD IMPACT THE SUBJECT PROPERTY’S FUTURE DESIGNATION AS “MIXED USE” ✓**

**Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

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

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

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

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

**SUMMARY OF STAFF FINDINGS:**

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

**COWETA COUNTY RESPONSE TO THE ANNEXATION:**

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent not to file a Notice of Objection, but did ask that the City consider the following condition:

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

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

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

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

#### **OPTIONS:**

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

#### **ATTACHMENTS:**

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



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

MELISSA D. GRIFFIS (GA, AL)

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

July 29, 2021

**VIA EMAIL ONLY**

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

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

Dear Ms. Dunnavant:

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

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

Yours Truly,

Melissa D. Griffis  
For Poplar 20-20, LLC

MDG/kr  
Enclosures



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

MELISSA D. GRIFFIS (GA, AL)

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

March 31, 2021

**VIA HAND DELIVERY**

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

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

Dear Ms. Dunnavant:

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

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

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

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

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

Ms. Tracy Dunnavant  
March 31, 2021  
Page 2

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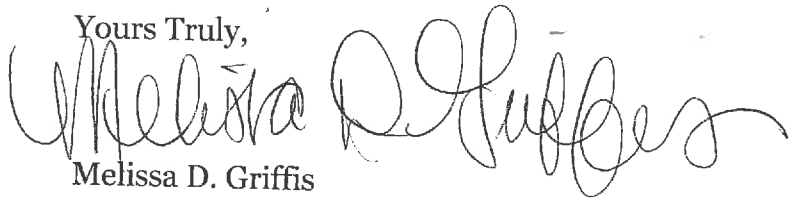
The Applicant has proffered conditions herein of developing pursuant to all documentation, exhibits, renderings and elevations that are provided within the application packet itself. Further, the attached plans, profiles, elevations and other demonstrative materials submitted are also to be considered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

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

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

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

Yours Truly,

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

Melissa D. Griffis  
For Poplar 20-20, LLC

MDG/kr  
Enclosures



## CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

### APPLICATION FOR ANNEXATION

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

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Name of Applicant Poplar 20-20 LLC

Mailing Address 1539 Bear Creek Road, Moreland, GA 30259

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

Property Owner (Use back if multiple names) see attached

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

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

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

County Zoning Classification RC Requested Zoning Classification MXD

Present Land Use undeveloped land

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

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

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

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

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

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

X  A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.

X  A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.

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

X  A list of all property owners with addresses within 250 feet of the property(s) being annexed.

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

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

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

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

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

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

Applicant's Signature HAROLD BARRY, MANAGER

Date 3/23/2021

**FOR OFFICIAL USE ONLY**

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

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





## CITY OF NEWNAN | Project Location



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

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

## LEGEND

- Project Location
- PARCELS
- - - CITY LIMITS

Parcel # 087 2005 001  
087 2005 002  
087 2005 003

## ADDRESS

690 Poplar Rd  
Newnan, GA 30263



design

dwell

Concept Design

# Poplar Place

Newnan, Georgia



studio









PROJECT DATA

- 1

**Multifamily: 4.4 acres 350 units**  
Greystar Retail/Leasing & Amenities: 13,400 SF  
Deck-1  
6 level deck, 685 spaces  
490 Residential  
132 Retail under Podium

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

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

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

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

**Restaurants**
- 4

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

**Outparcel 2: 1.32 acres**  
6,000 SF, 80 surface parking spaces
- 6

**Coffee Shop: 0.72 acres**  
2,000 SF, 39 surface parking spaces
- 7

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

**Office/Institutional**

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

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

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

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

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

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

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

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

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





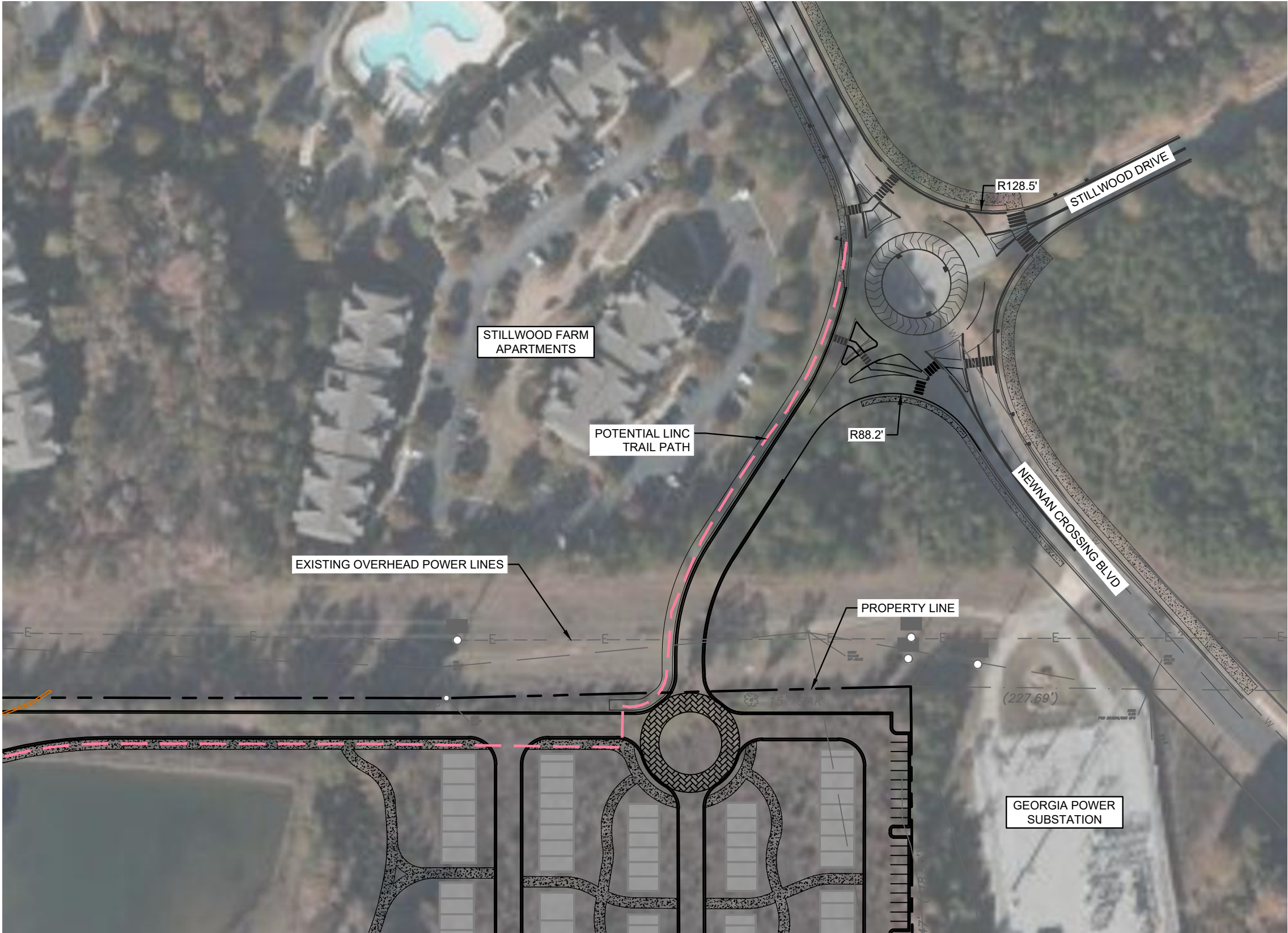
Phase I | Multifamily, Retail, Restaurants, Senior Living, Townhomes, Hotel, & Office



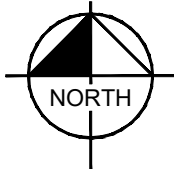
Phase II | Office & Parking



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



PROPOSED LINC TRAIL  
EXTENSION



**Kimley»Horn**

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

TITLE:  
*NORTHERN ACCESS*

PROJECT:  
*POPLAR PLACE*

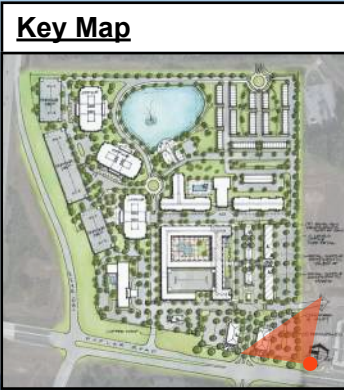
CLIENT:  
*BARRY COMPANIES. INC.*

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



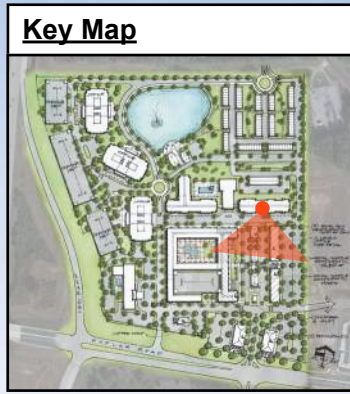






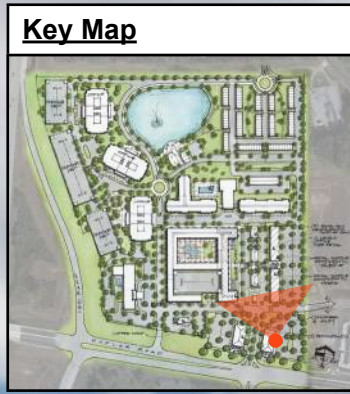
View 1 | Overall Aerial





View 2 | Main Street





View 3 | Main Street





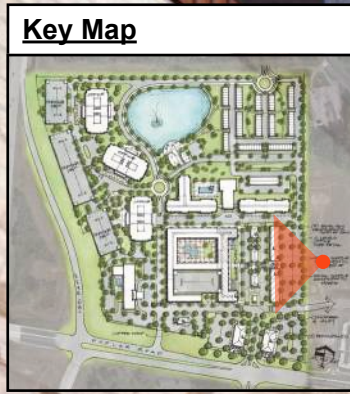
View 4 | Clubhouse & Natural Pond





View 5 | Paseo from Offices to Multifamily





View 6 | Paseo between Offices & Retail





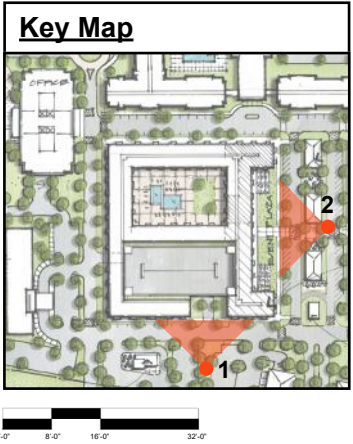
View 7 | Greenspace & Jewel Boxes





View 8 | Multifamily & Office Building



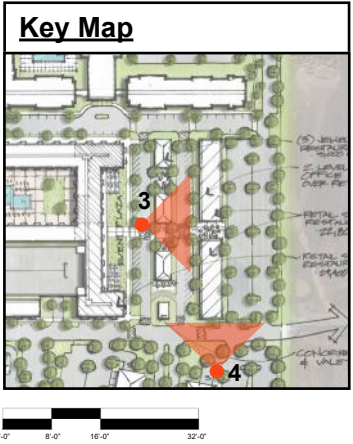


1 | East Elevation



2 | South Elevation

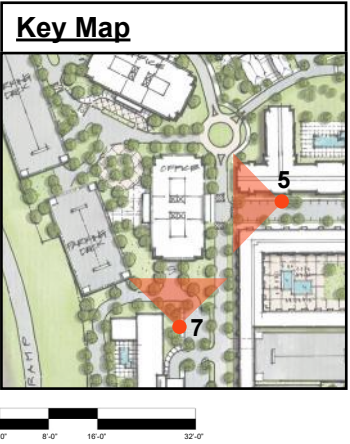




3 | West Elevation



4 | South Elevation



5 | 6 Story Office - East Elevation



6 | 5 Story Office - East Elevation

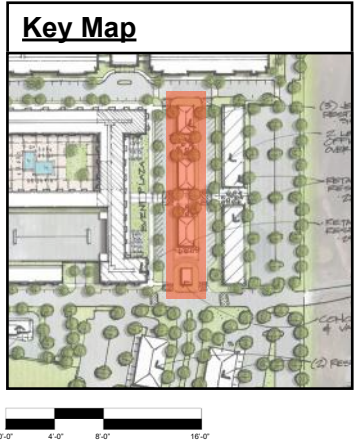


7 | 6 Story Office - South Elevation



8 | 5 Story Office - South Elevation





9 | Jewel Box 1 - North Elevation



10 | Jewel Box 1 - East Elevation



11 | Jewel Box 2 - North Elevation



12 | Jewel Box 2 - East Elevation



13 | Concierge - South Elevation



14 | Concierge - East Elevation



# Design Guidelines



# Design Vision

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





# Design Guidelines

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

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

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

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

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



Diverse Mix of Uses



Attractive Central Plaza



Pedestrian-Friendly Building Design



Appropriately Scaled Height



Distinctive



Signage (See Attached)



Building Setbacks

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

Building Features

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





Primary Materials

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

Secondary Materials

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

Prohibited Materials

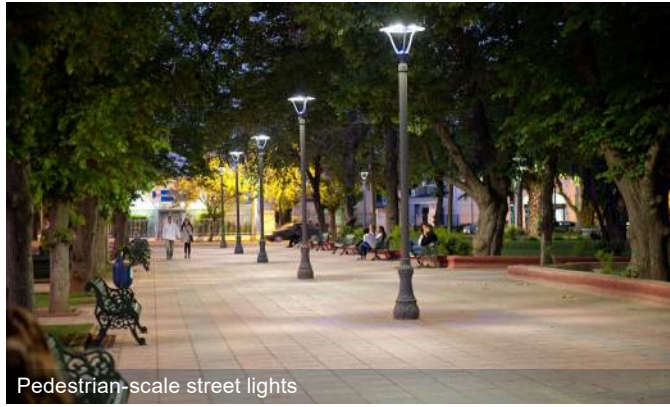
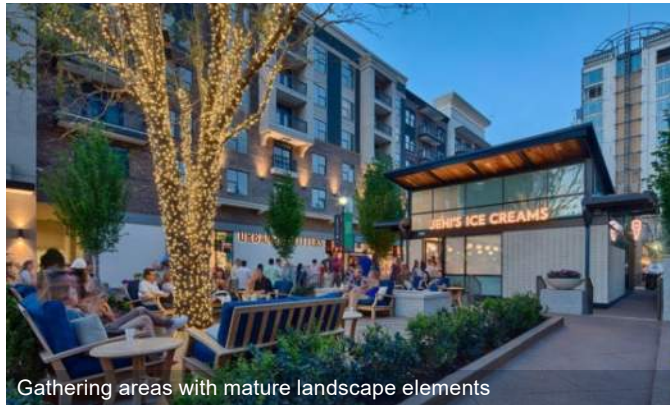
Materials such as mirrored or reflective glass, textured paint, cinder block, unfinished concrete, dryvit, EIFS, fiberglass or plastic are prohibited. Aluminum Composite Materials or Panels may be utilized as accent features.

Additional Surface Material Requirements:

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











Street Section A: Main Street



Street Section B



Street Section C




















Street Section D



# Landscape



LANDSCAPE SCHEDULE:

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

**SITE INFO:**

ACREAGE: 42.2

SITE DENSITY FACTOR: 16 UNITS/ACRE

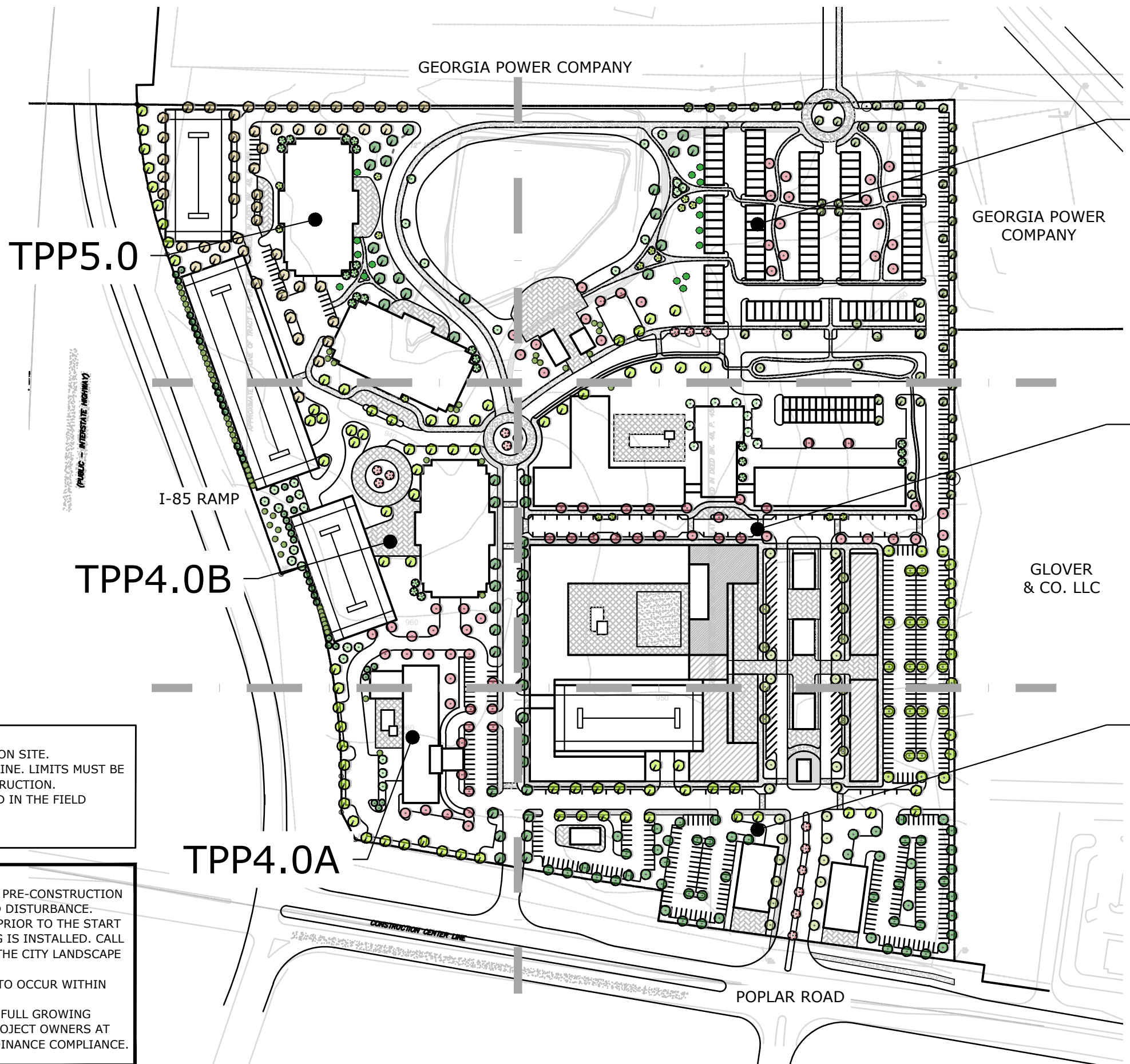
REQUIRED TREE DENSITY: 675.2 UNITS

**TREE NOTES:**

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

**CITY OF NEWNAN TREE PROTECTION NOTES:**

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



TPP3.0

TPP2.0

TPP1.0

PROJECT ADDRESS:

690 + 734 POPLAR ROAD

NEWNAN, GA. 30265



# Landscape and Hardscape Standards

## Overstory trees



October Glory Red Maple



Hightower Willow Oak



Bosque Elm

## Ornamental Trees



Eastern Redbud



Southern Magnolia



Crape Myrtle

## Evergreen Screening Trees



Nellie R. Stevens Holly



Deodar Cedar



Eastern Red Cedar

## Evergreen Screening Shrubs



Emerald Green Arborvitae



Hicks Yew



Anise

## Hardscape Materials



Wood Slat Screening Fence



Artificial Turf Lawn

## Hardscape Materials



Decorative Paving



Decorative Paving

## Hardscape Standards

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

## Landscape Screening Requirements

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



# Signage



# Requirements & Allowable Sign Types

## Requirements

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

## Allowable Sign Types

Tenant signage consists of the following types:

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

The proposed graphics may be:

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



# Wall Signs



Illustrative Example

## Wall Signage - Example Elevation

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

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

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



Enlarged Example Elevation



# Wall Signs





# Wall Signs



Wall-mounted banners



Backlighting



Painted signage



Signage painted on brick



Canopy mounted signage



Wall-mounted directional signs



Canopy mounted signage



Wall-mounted directional signs



# Blade Signs

## Blade Sign

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

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

**A. Intent:**

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

**B. Size:**

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

**C. Materials:**

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

**D. Placement:**

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

**E. Bracket:**

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

Bracket location shall be determined by landlord.

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

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

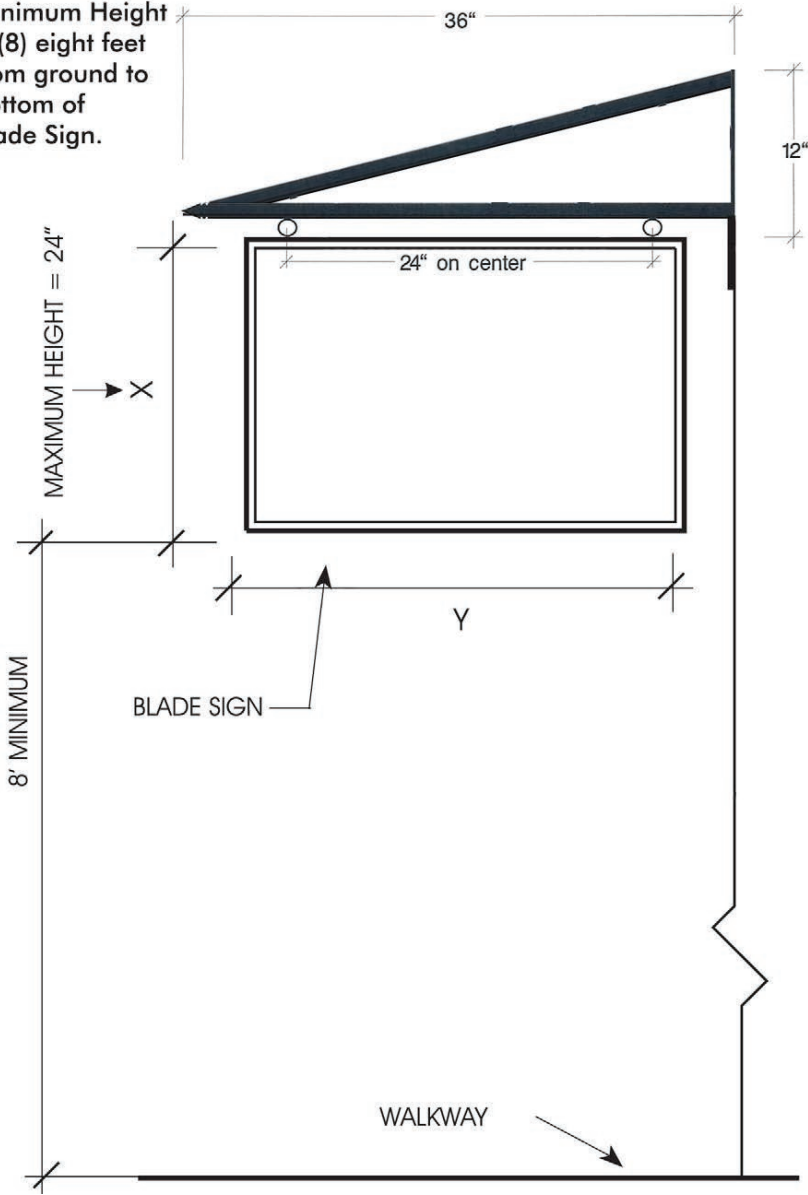


Illustration #6 - Bracketed Blade Sign



# Illustrative Examples

Illustrative Examples: Major



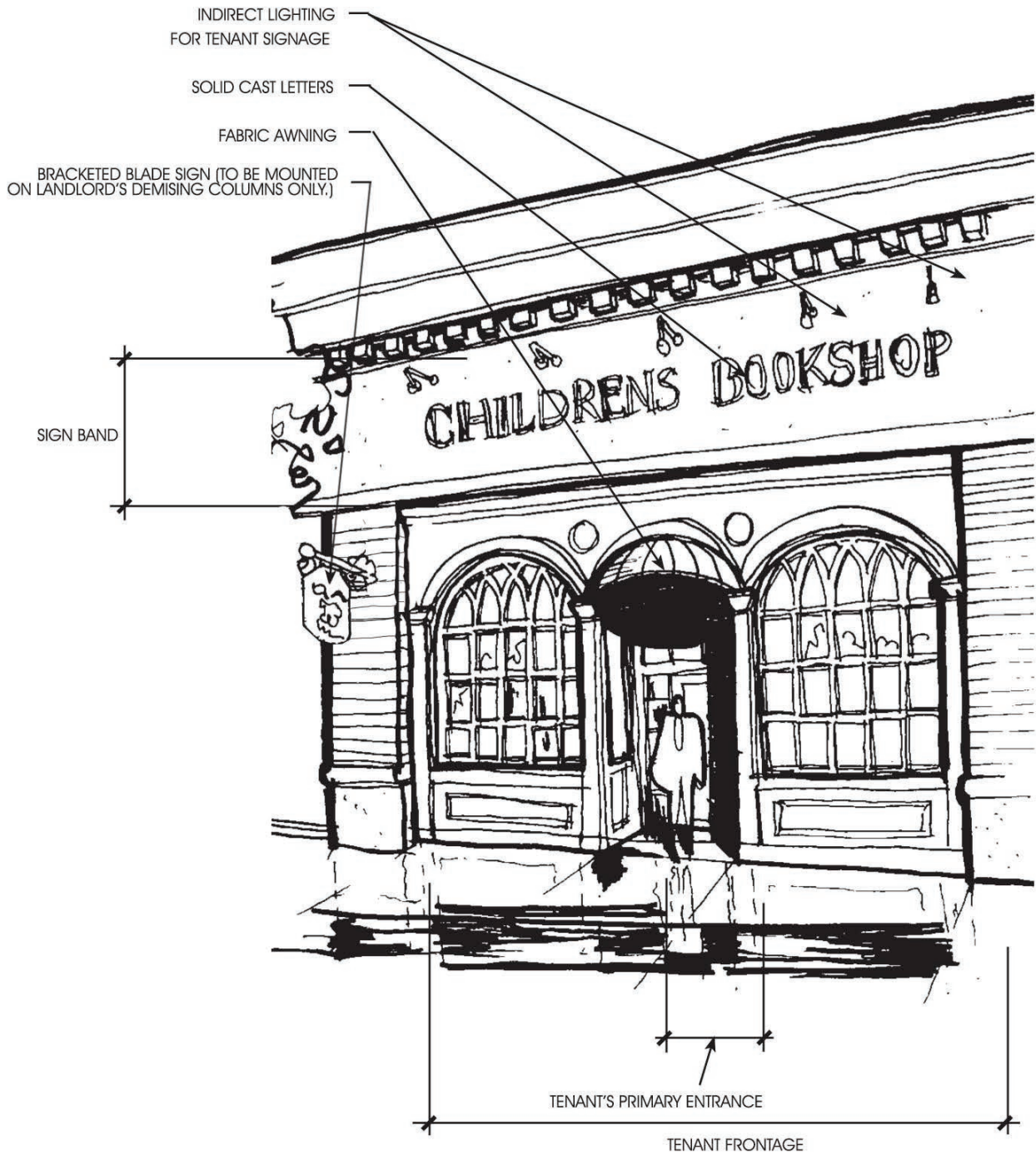
Illustrative Example: Typical Tenant Space



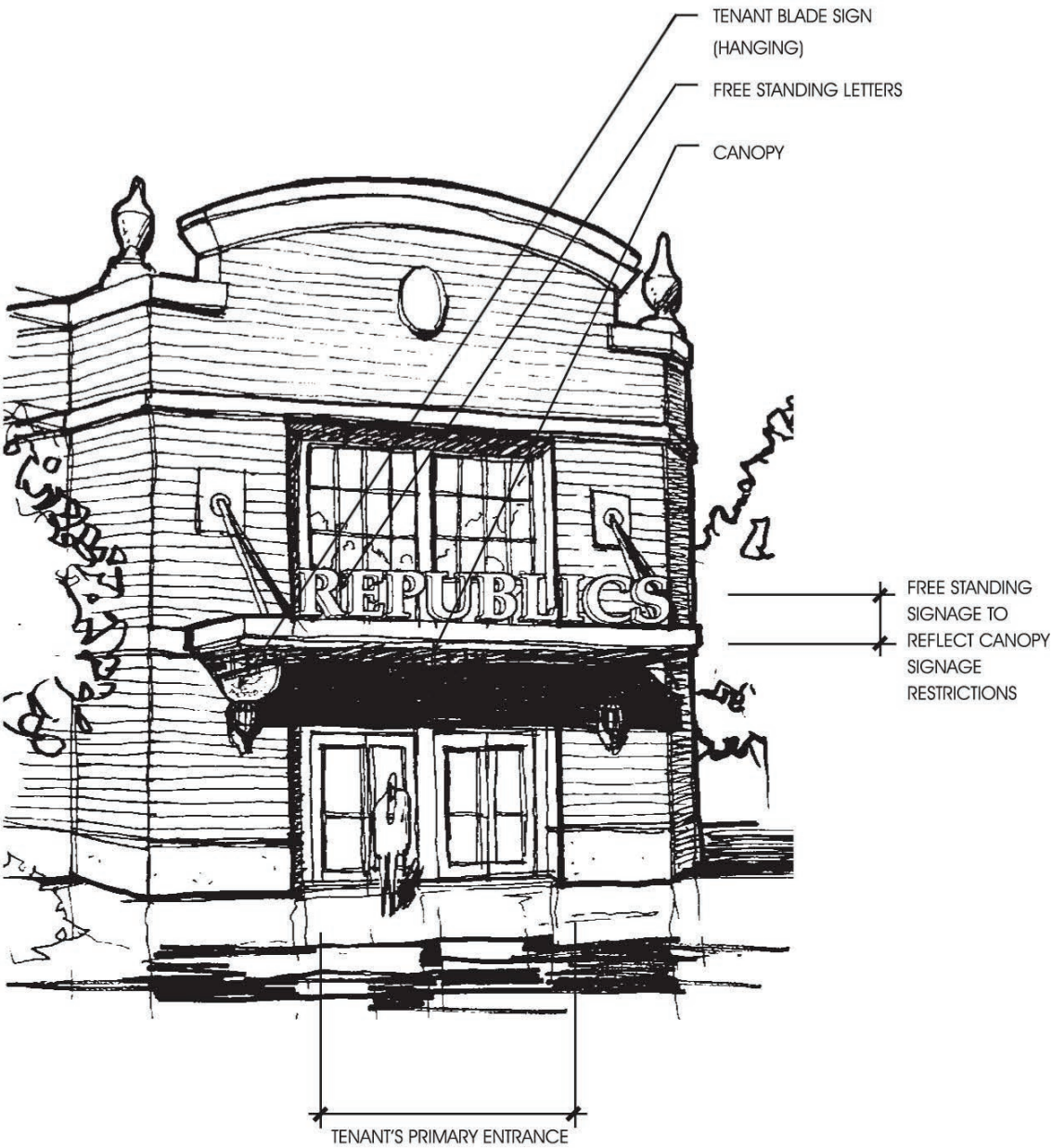


# Illustrative Examples

Illustrative Examples: Typical Tenant Space

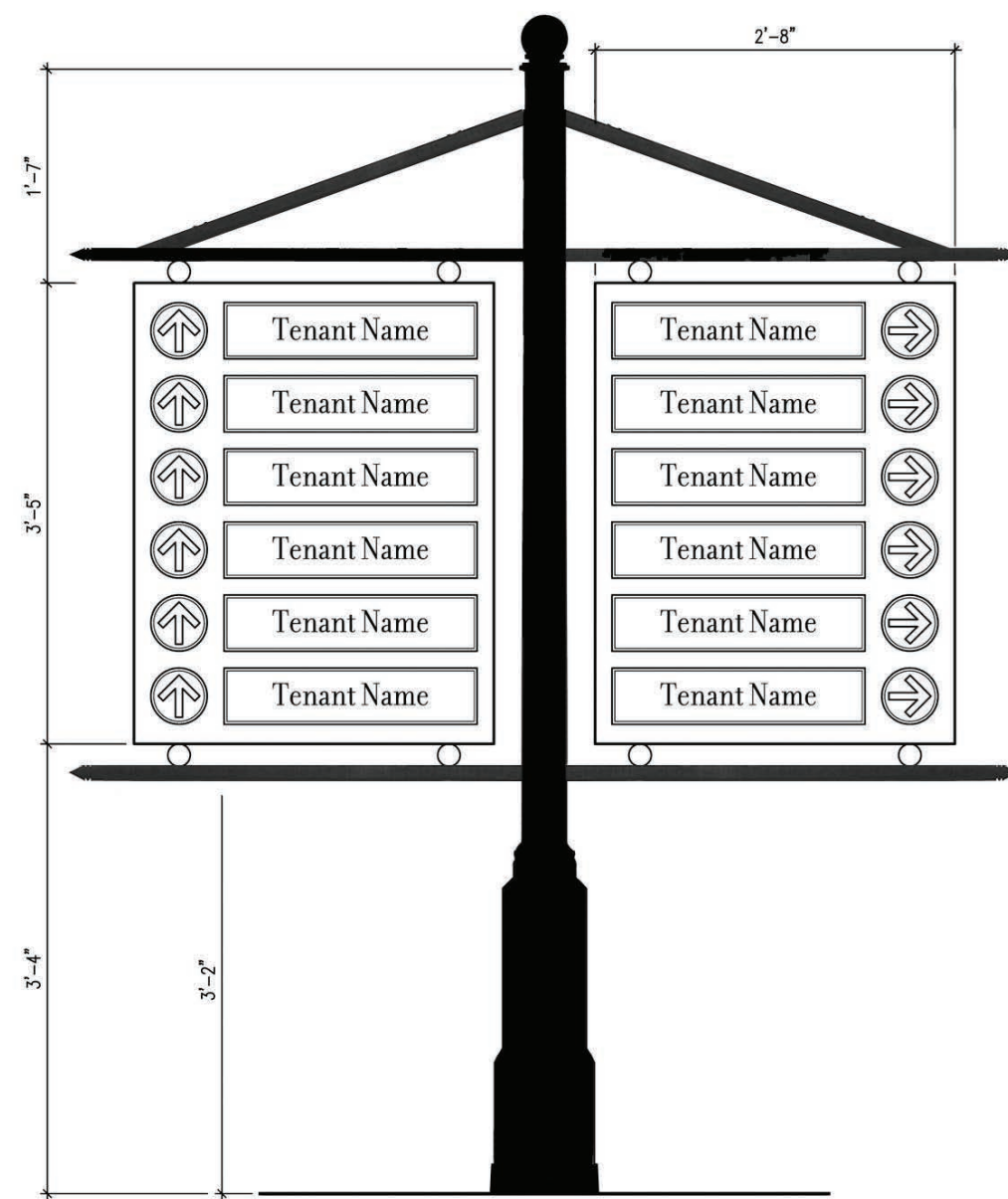


Illustrative Example: Cantilever Canopy Tenant Space





# Tenant Directory Signs



SINGLE FACED DIRECTORY SIGNS MOUNTED TO DECORATIVE ALUMINUM BRACKETS ATTACHED TO A 4" O.D. ALUMINUM POST WITH BALL FINIAL AND DECORATIVE BASE. POLE CONSTRUCTION TO MATCH HARDSCAPE LIGHT POLES AS MUCH AS POSSIBLE. POLE TO EXTEND 30" BELOW GRADE.

SIGNS TO BE BOX-TYPE ALUMINUM, 1" THICK. SIGNS, POST, BASE, AND BRACKETS TO BE PAINTED BLACK.

CARVED 0.50" THICK PVC LOGO MEDALLION TO BE ATTACHED TO ALUMINUM PLATE AND MOUNTED TO FRONT OF POLE.

CIRCULAR ARROW PANELS TO BE 0.50" THICK PVC, MATTHEWS "COPPER", WITH BLACK ARROWS AND PINLINES. CIRCULAR PANELS SHALL HAVE SPECIAL MULTIDIRECTIONAL KEYHOLE SLOTS FOR MOUNTING LEFT, RIGHT, UP, OR DOWN.

TENANT NAME PANELS TO BE 0.50" THICK BLACK PVC WITH AVERY "LIGHT REDWOOD METALLIC" VINYL TENANT NAME GRAPHICS. PROVIDE WITH STANDARD KEYHOLE MOUNTING SLOTS.

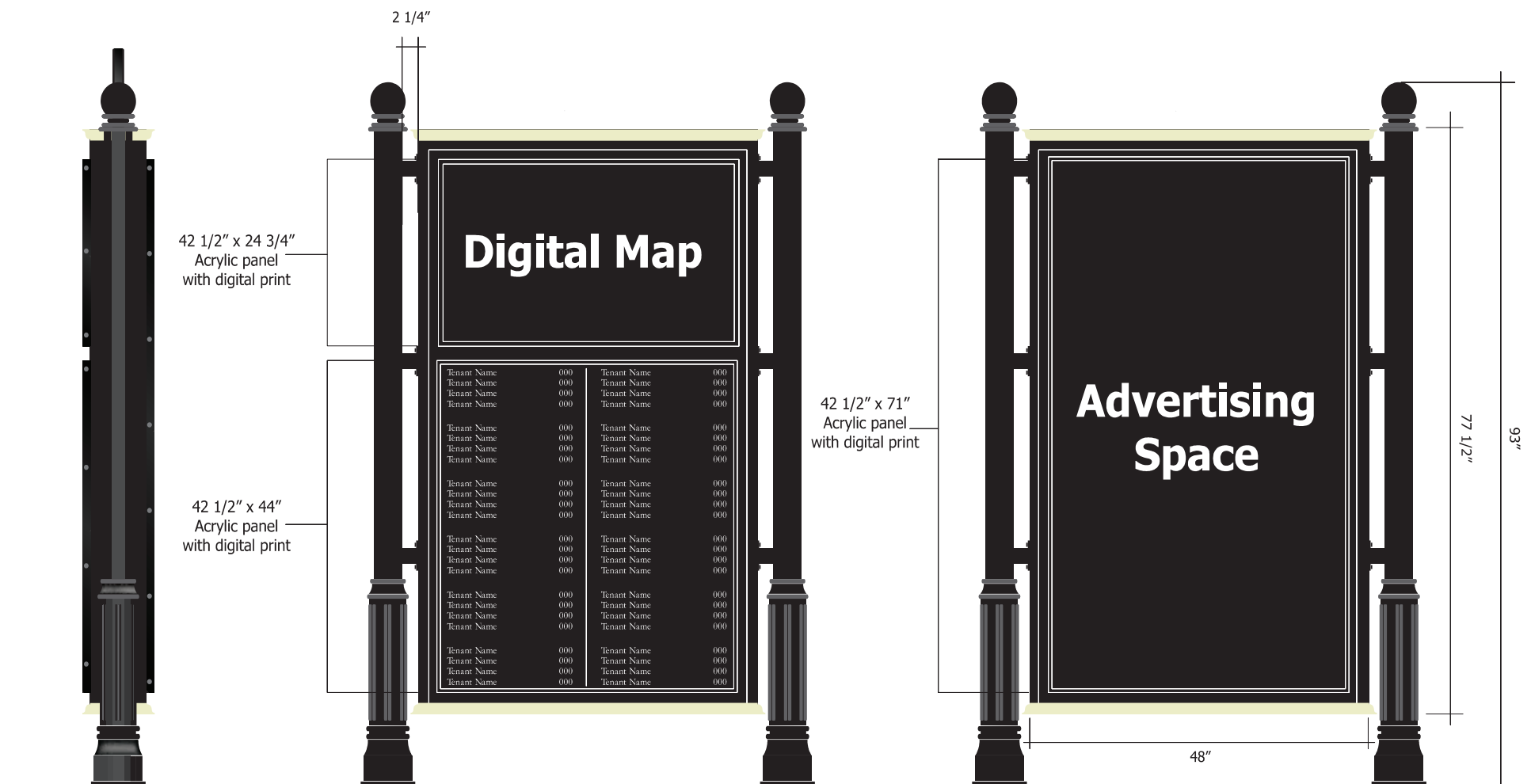
COORDINATE WITH OWNER FOR QUANTITY.

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

Tenant Directory Signage



# Tenant Directory Signs

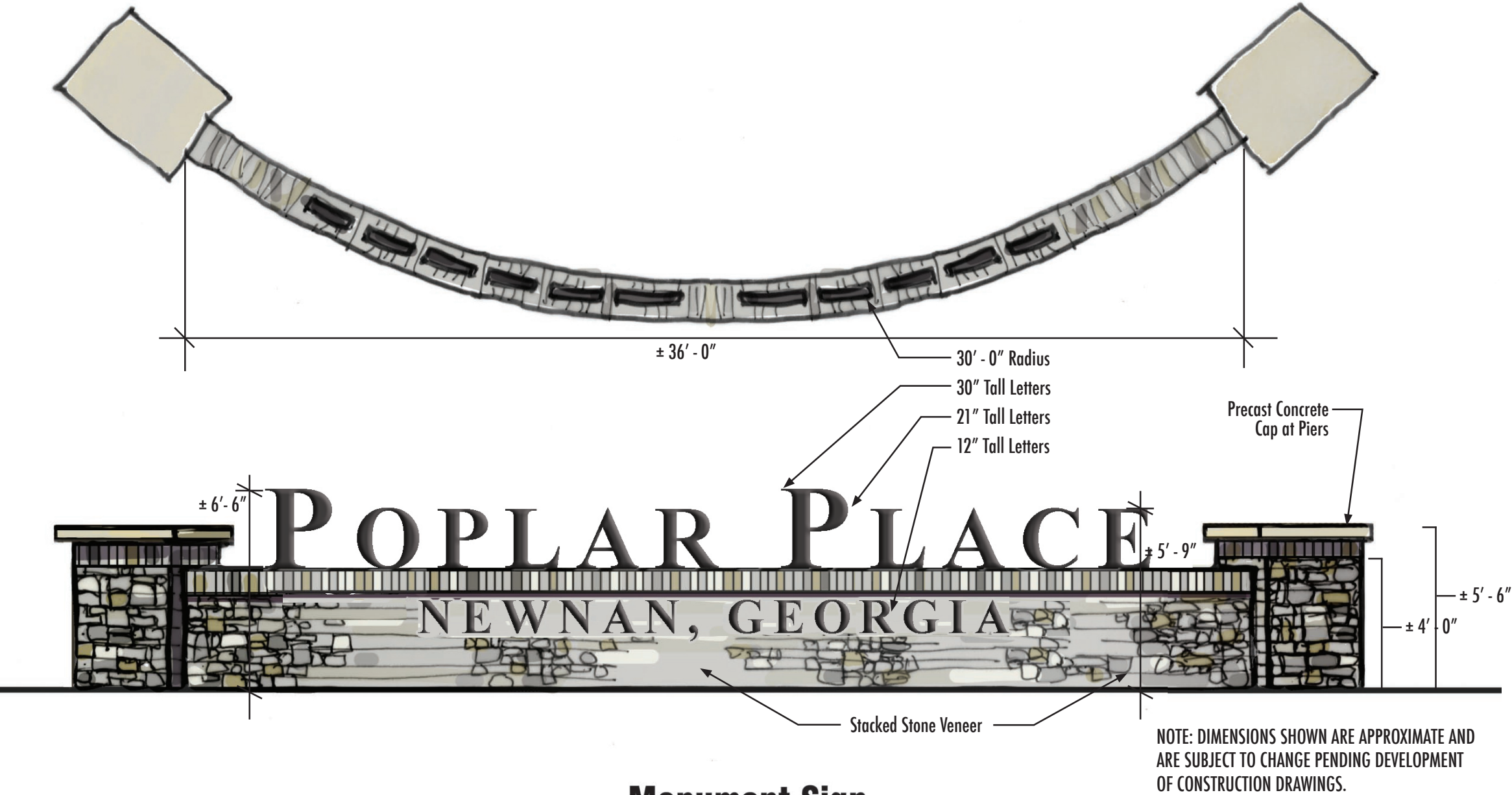


## Internally Illuminated Tenant Directory

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



# Monument Signs



Monument Sign



# Monument Signs



Use of corten steel



Incorporation of sculpture



Multiple font styles



Multiple elevations and planes



Use of natural materials



Mixture of materials and lighting



Incorporation of water



Simple yet elegant









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

May 5, 2021

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

RE: Annexation– HB2 - City of Newnan

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

Dear Ms. Dunnavant,

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

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

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

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

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

Sincerely,

Angela B. White  
Assistant Director  
Community Development

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



---

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

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

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

---

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

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

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

- The City of Griffin

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



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



## Jeannie Brantley

---

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

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

No comments. Nice Project

**Brant Keller**  
Watershed Management | Director

---

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



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

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

Good Afternoon,

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

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

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

Sincerely,

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



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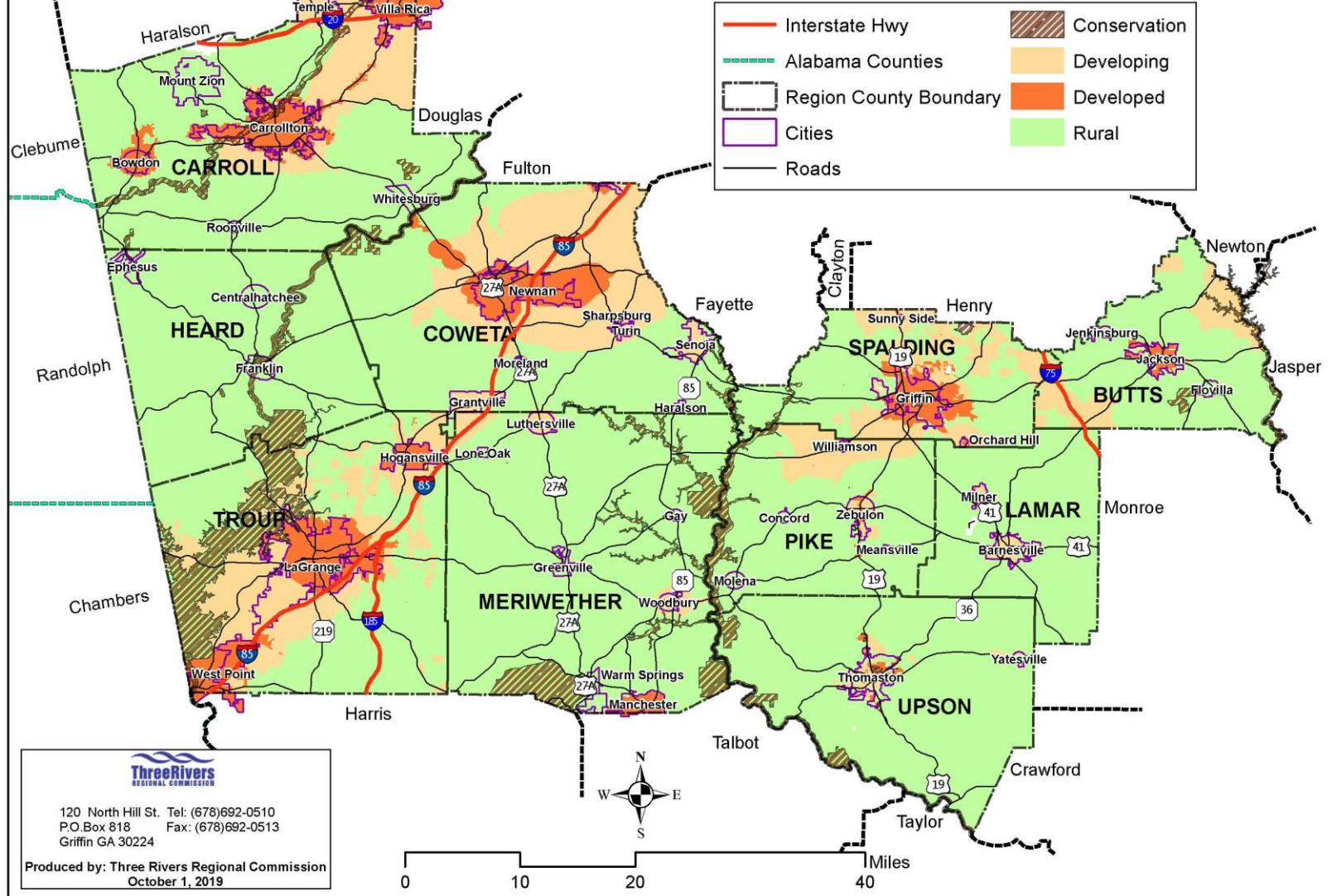
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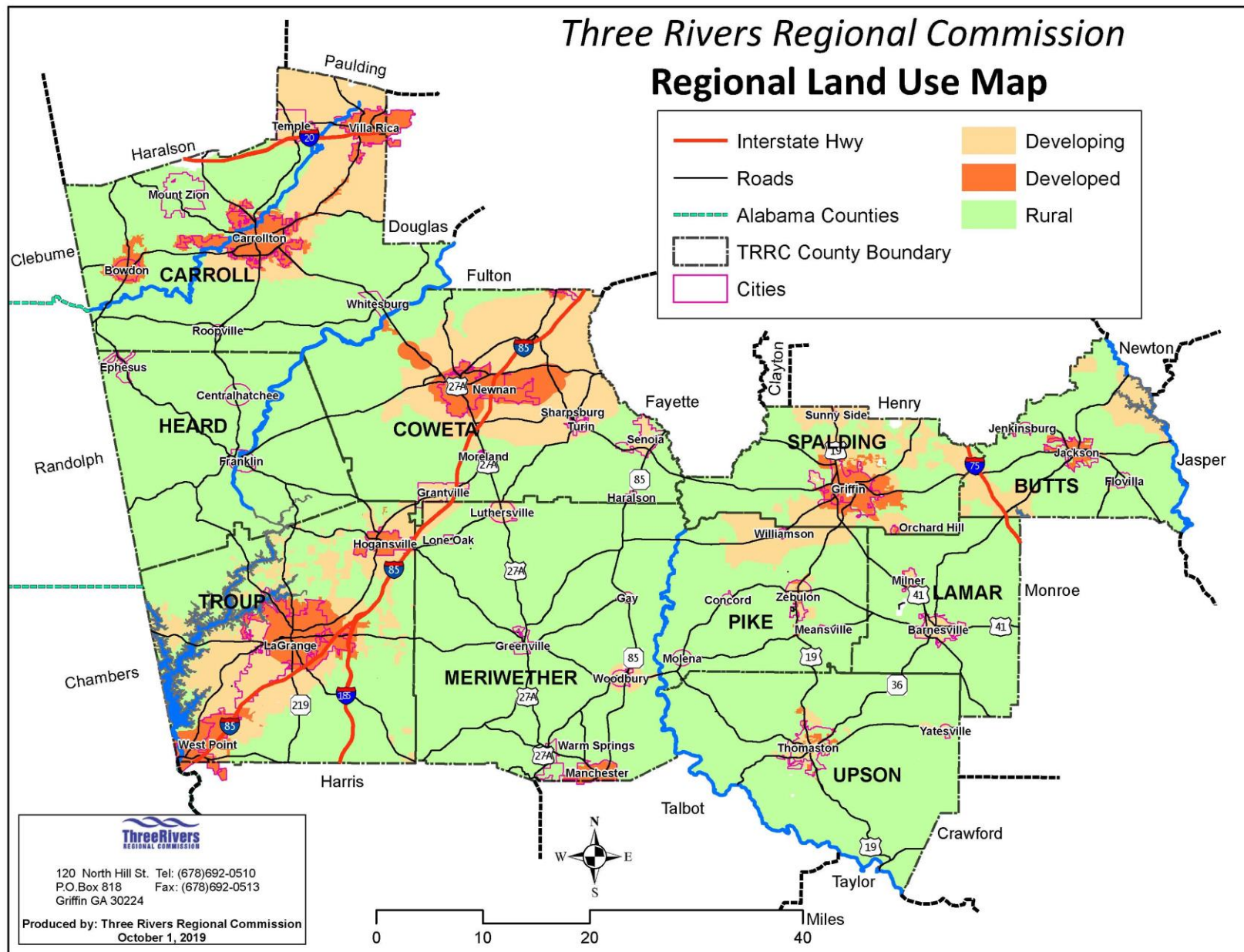
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# Three Rivers Regional Commission Conservation and Development









## EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



## **COMMUNITY IMPACT MEMORANDUM**

TO: Tracy S. Dunnavant, Planning Director

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

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

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

---

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

**Coweta County School System-** The Coweta County School System Director of Facilities, Mr. Ronnie Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate. Currently the site generates approximately \$2,355 a year in tax revenue for the School Board. The proposed development will generate approximately \$4,259,046 a year in tax revenue for the School Board. Mr. Cheek expressed that this information remains unchanged with the adjusted densities.

**Road and Streets-** Part of the Community Impact Study scope entails comparison of the present zoning classification to the requested zoning classification and quantifying the impacts on the City roadway infrastructure. Currently two out of the three parcels sit vacant, while the remaining parcel is a single-family residence. See Table 1 for the trip generation analysis for the existing use and proposed development build out by Kimley-Horn. A Development of Regional Impact (DRI) study has been produced and submitted to the Georgia Regional Transportation Authority (GRTA) for the proposed development. Currently the site generates approximately \$864 a year in tax revenue for the City of Newnan. The proposed development will generate approximately \$818,818 a year in tax revenue for the City.

Table 1: Anticipated Total (Gross) Trip Generation for Poplar Place Mixed-Use			
Development	Daily Traffic	AM Peak Hour	PM Peak Hour
<i>Poplar Place Mixed-Use (Proposed)</i>	17,104	1,356	1,512
<i>Single Family Home (Existing)</i>	15	6	1



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

**Newnan Fire Department-** Kimley-Horn has been in correspondence with Chief Brown at Newnan Fire Department to request a letter detailing the Department's feedback on the proposed development. Chief Brown confirmed adequate service to the proposed development but expressed concern about the increased traffic and potential motor vehicle accidents leading to increased call times to surrounding areas. Chief Brown has confirmed that would remain the same for the adjusted densities. Currently the site generates approximately \$869 and \$80 a year in tax revenue for the Fire Department and Fire Bonds, respectively. The proposed development will generate approximately \$859,140 and \$75,604 a year in tax revenue for the Fire Department and Fire Bonds, respectively.

**Newnan Utilities-** Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the Wahoo Creek Wastewater Plant at the time of this report. Newnan Utilities also confirmed they will provide water service to the site. At the time of this revision, Kimley-Horn has not received an updated response from Mr. Tolar.

CAPACITY CERTIFICATION  
PEAK SANITARY SEWAGE FLOW



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

Use	Base Flowrate per Unit (GPD)	Unit	Flowrate, GPD	Basis for Conversion	Quantity in Development	Unit	GPD from Development
Active Adult	240	per unit			155		37200
Motel/Hotel	100	per room			140		14000
Offices	175	per 1000 sq ft	0.175		672800		117740
Residence, multiple family - apt	240	per unit			350	units	84000
Restaurant/Coffee Shop/Fast Food	1650	per 1000 sq ft	1.650		23000		37950
Shopping Center / Retail	100	per 1000 sq ft	0.100		75200	1000 sqft	7520
Residence, single family	240	per unit			101		24240

Total Sewage Flowrate (GPD) 322650  
Peak Sewage Flowrate (GPD) = 4 \* Total 1290600  
Peak Sewage Flowrate (cfs) **2.00**

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

**City of Newnan Taxes Revenues-** The proposed 2021 millage rate for The City of Newnan is 3.574 mills. Currently Parcels 087 2005 001; 087 2005 002; and 087 2005 003 generate \$864



annually in City of Newnan tax revenue. The requested use should generate approximately \$818,818 annually in City if Newnan tax revenue. As such, the requested use will ultimately generate more tax revenue than the current use.

The values noted in the tax revenue estimates above are based on an Economic Impact Tabulation provided by the Property Developer (attached to this report for reference). The values referenced in the attached table contain the Developer's best estimate of proposed land uses, densities, improvement values, and property values for the proposed Poplar Place development and are subject to market demand and pricing fluctuations. An assessment of the current and proposed tax revenues based on the current millage rates are shown in the Taxes section below. The City tax revenue is calculated based on the proposed 2021 rates.

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$324,581	\$65,475	\$5,762	\$115,236	\$573,456
Senior Living	Unit	155	\$407,613	\$63,180,000	\$90,322	\$469,806	\$94,770	\$8,340	\$166,795	\$830,034
Office	SF	672,800	\$405	\$272,812,500	\$390,013	\$2,028,634	\$409,219	\$36,011	\$720,225	\$3,584,102
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$178,115	\$35,930	\$3,162	\$63,236	\$314,687
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$304,698	\$61,464	\$5,409	\$108,177	\$538,326
<b>TOTAL</b>				<b>\$572,760,292</b>	<b>\$818,818</b>	<b>\$4,259,046</b>	<b>\$859,140</b>	<b>\$75,604</b>	<b>\$1,512,087</b>	<b>\$7,524,696</b>
Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
087 2005 001		0.980		\$26,852	\$38	\$200	\$40	\$4	\$71	\$353
087 2005 002		24.280		\$256,077	\$366	\$1,904	\$384	\$34	\$676	\$3,364
087 2005 003		15.420	Yes	\$321,251	\$459	\$251	\$444	\$42	\$782	\$1,979
<b>TOTAL</b>		<b>40.68</b>		<b>\$604,180</b>	<b>\$864</b>	<b>\$2,355</b>	<b>\$869</b>	<b>\$80</b>	<b>\$1,529</b>	<b>\$5,696</b>

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



## **APPENDIX**





**POLICE DEPARTMENT  
CITY OF NEWNAN**

1 Joseph Hannah Blvd  
P.O. Box 1193  
Newnan, GA 30263  
770-254-2355  
Fax: 770-254-2347

Brent Blankenship  
Chief of Police

August 24, 2021

To Whom It May Concern,

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

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

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

Sincerely,

Brent Blankenship  
Chief of Police





# NEWNAN FIRE DEPARTMENT

23 Jefferson Street • Newnan, GA 30263  
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

August 16, 2021

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

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

Stephen Brown



**Poplar Place  
Economic Impact Tabulation**

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$953,211	\$192,283	\$16,921	\$338,418	\$1,684,091
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Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
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087 2005 003		15.420	Yes	\$321,251	\$459	\$251	\$444	\$42	\$782	\$1,979
<b>TOTAL</b>		<b>40.68</b>		<b>\$604,180</b>	<b>\$864</b>	<b>\$2,355</b>	<b>\$869</b>	<b>\$80</b>	<b>\$1,529</b>	<b>\$5,696</b>





August 27, 2021

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

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

Ms. Garren,

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

1. Parcel Numbers 087 2005 001, 087 2005 002, and 087 2005 003
2. Mix Use Development
  - a. Multi-Family/Senior Living 350 Units
  - b. Office Space 672800 SF
  - c. Senior Living 155 Units
  - d. Mix Office/Restaurant/Retail 75,200 SF
  - e. Hotel 140 Units
  - f. Townhomes 101 Units
3. Development as attached
4. Sanitary Sewer:
  - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
  - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
    - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.

70 Sewell Road  
Newnan, GA 30263  
770-683-5516  
770-683-0292 fax  
[www.NewnanUtilities.org](http://www.NewnanUtilities.org)



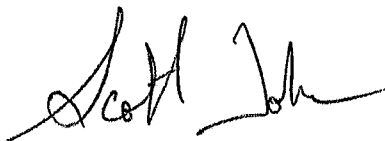
- ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station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

5. Water:

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

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

Sincerely,



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



**Kimley»Horn**

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30008  
PHONE: (770) 619-2380 | www.kimley-horn.com

TITLE:

REZONING SITE PLAN

PROJECT:

POPLAR PLACE MIXED-USE  
DRI #3293

CLIENT:

BARRY COMPANIES, INC.

JOB NUMBER:

013651001

SCALE:

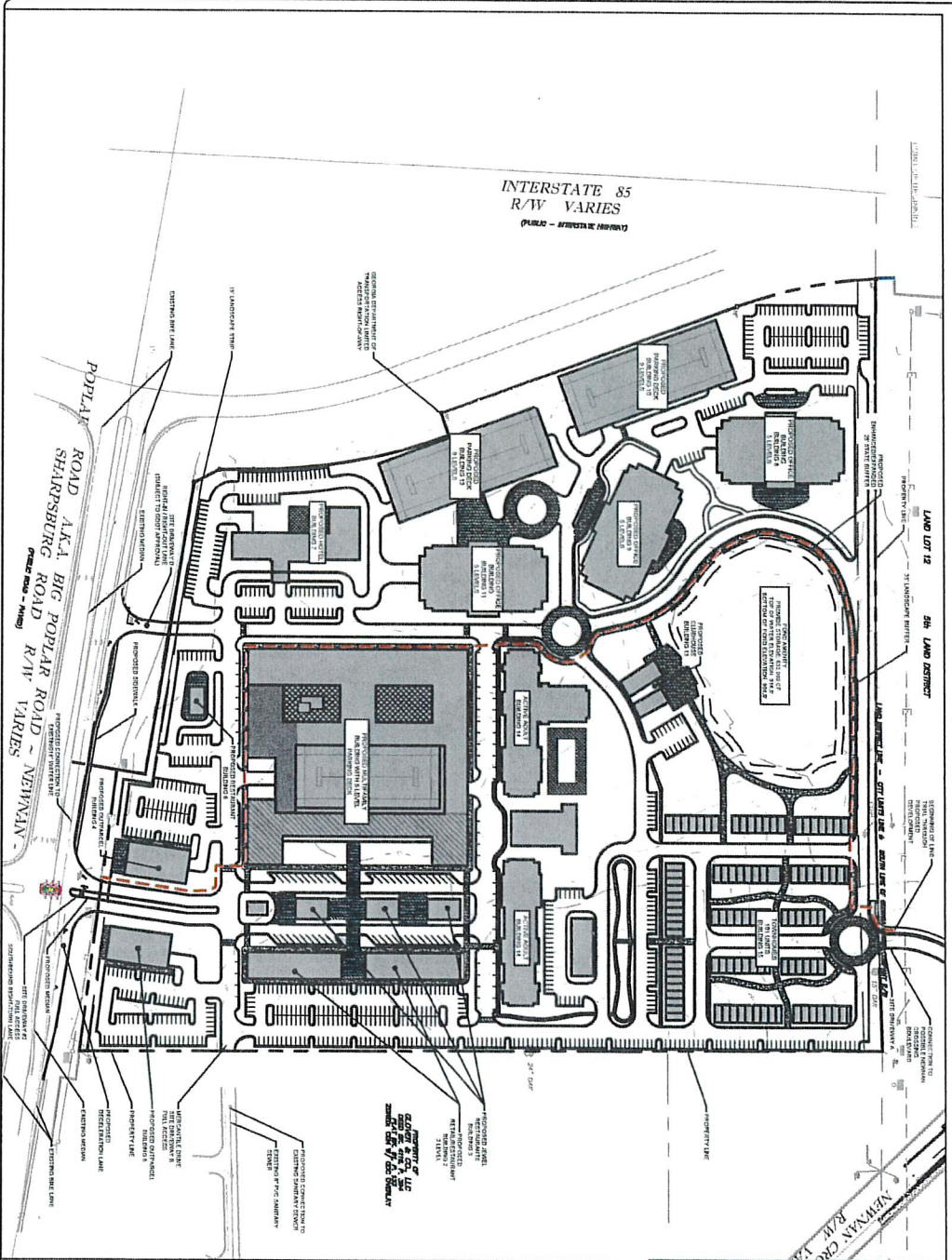
1" = 200'

DATE:

07/07/2022

SHEET:

EXHIBIT 5



PROJECT SITE

**SITE PLAN LEGEND**

	PROPERTY LINE
	PROPOSED IMPROVEMENTS AT
	PROPOSED LAND TRAIL THRUWAY
	EXISTING DRIVE
	LANDSCAPE EARTH MAT
	LANDSCAPE EARTH REMOVAL
	PROPERTY EASEMENT

**SITE NOTES**

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE EXISTING LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 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1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 199



CAPACITY CERTIFICATION  
PEAK SANITARY SEWAGE FLOW



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

Use	Base	Unit	Flowrate,	Basis for	Quantity	Unit	GPD
	Flowrate		GPD	Conversion	in		from
	per Unit				Development		Development
	(GPD)						
Active Adult	240	per unit			155		37200
Motel/Hotel	100	per room			140		14000
Offices	175	per 1000 sq ft	0.175		672800		117740
Residence, multiple family - apt	240	per unit			350	units	84000
Restaurant/Coffee Shop/Fast Food	1650	per 1000 sq ft	1.650		23000		37950
Shopping Center / Retail	100	per 1000 sq ft	0.100		75200	1000 sqft	7520
Residence, single family	240	per unit			101		24240

Total Sewage Flowrate (GPD) 322650  
Peak Sewage Flowrate (GPD) = 4 \* Total 1290600  
Peak Sewage Flowrate (cfs) **2.00**



# Coweta County School System Operations Center

March 17, 2021

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

Re: Poplar Place

Ms. Garren:

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

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

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

Thank you for the opportunity to provide feedback.

Sincerely,



Ronald C. Cheek  
Director of Facilities  
Coweta County School System



PHILLIPS FAMILY PARTNERSHIP, LLLP and  
POPLAR 20-20, LLC  
42.20± acres, located off Poplar Road  
Land Lot 5, 2nd Land District,  
Coweta County, Georgia  
Tax Parcel #'s: 0872005001, 0872005002,  
and 0872005003

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

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

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

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

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

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

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



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

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

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

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

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



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

ATTEST:

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

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

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

REVIEWED AS TO FORM:

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

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

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

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

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

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

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



# **LEGAL DESCRIPTION OF SUBJECT PROPERTY**

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

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

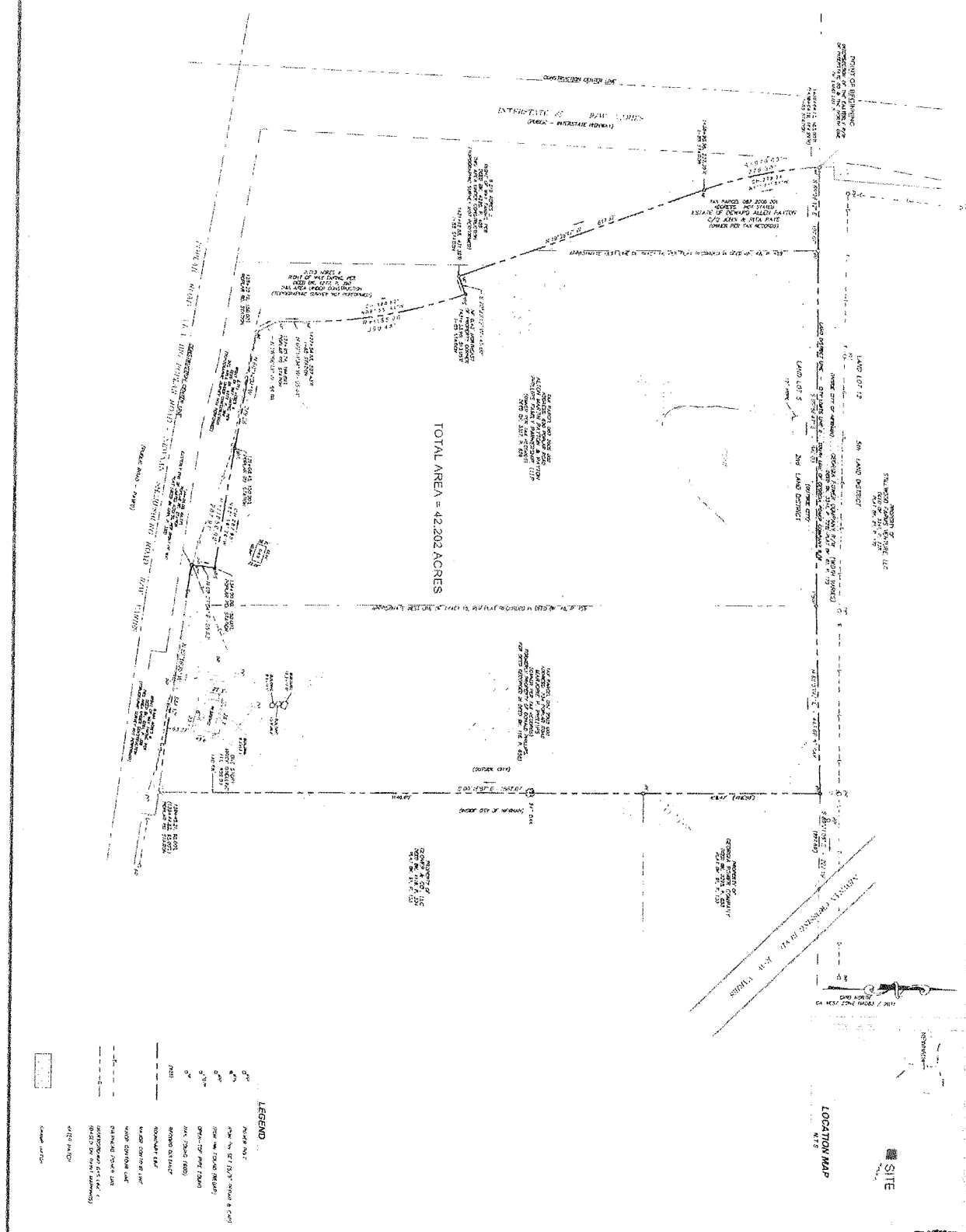
THE RIGHTS OF WAY OF BOTH POPLAR ROAD, AND INTERSTATE 85 HAVE VARYING WIDTHS, AND ARE BASED UPON LEGAL DESCRIPTIONS, AND PLATS, RECORDED IN DEED BOOK 4220, PAGE 405; DEED BOOK 4261, PAGE 326; DEED BOOK 4277, PAGE 390.

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

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



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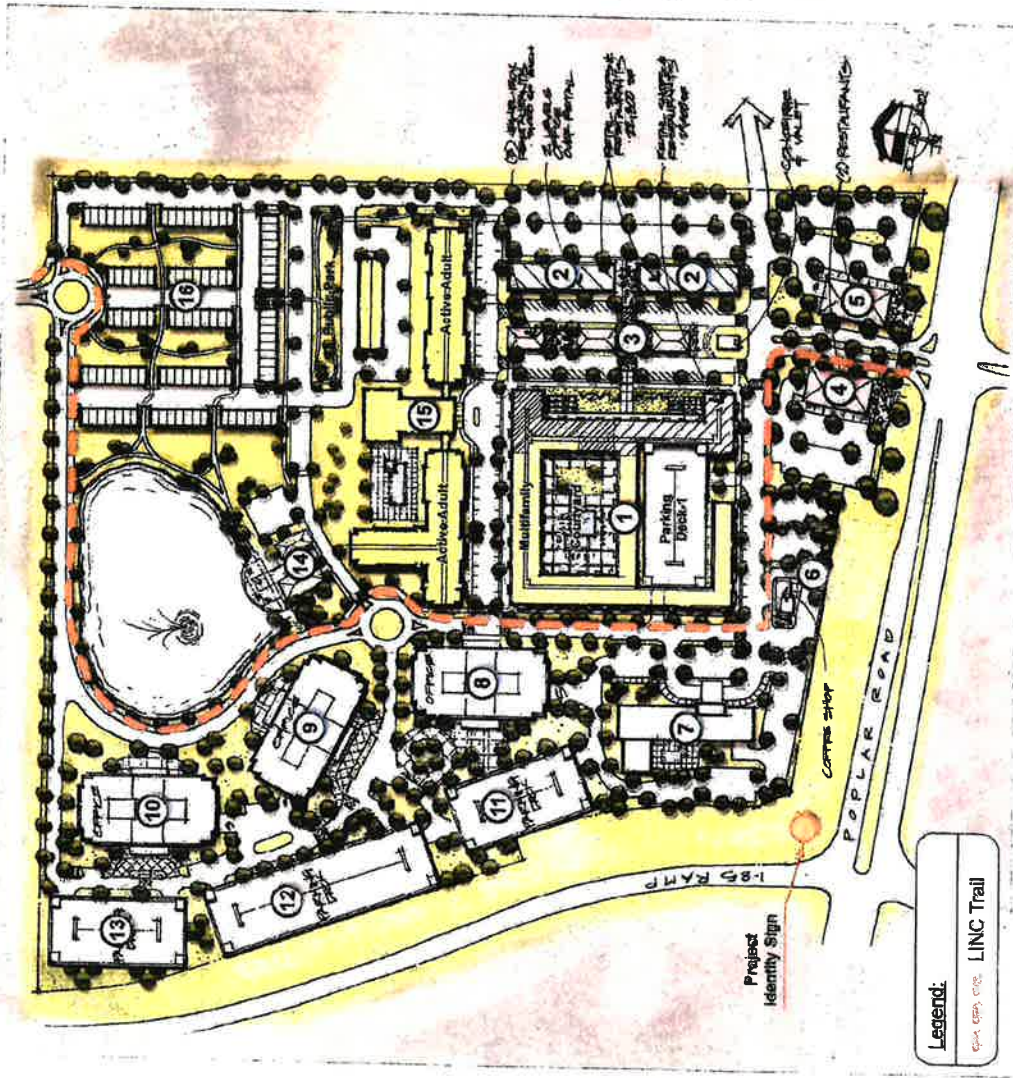


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# Overall Masterplan

EXHIBIT C  
PAGE 1 OF 1



Legend:  
GMA, CMA, CCA, LINC Trail

## 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, Shops & Restaurants: 16,000 SF**  
(Retail under Podium, multifamily)
- ③ **Office over Retail: 22,800 SF**  
4 spaces/1000 SF = 92 spaces req.  
Retail: 22,800 SF  
4 spaces/1000 SF = 92 spaces req.  
Total Parking Required: 184 spaces  
Surface Parking Provided: 203 spaces  
Total Retail in #1 & #2: 52,200 SF
- ④ **Jewel Box Restaurants: 3 @ 3,000 SF each**  
7 spaces/1000 SF = 63 spaces req.  
(63 spaces in Deck-1)
- ⑤ **Restaurants**  
Outparcel 1: 1.1 acres  
6,000 SF, 61 surface parking spaces  
Outparcel 2: 1.32 acres  
6,000 SF, 80 surface parking spaces
- ⑥ **Coffee Shop: 0.72 acres**  
2,000 SF, 39 surface parking spaces
- ⑦ **Hotel**  
140 keys  
140 spaces in parking deck
- ⑧ **Office/Institutional**  
**Office Building A: 100,000 SF**  
30,000 SF floor plates 3/4 floors  
4 spaces/1000 SF = 400 spaces
- ⑨ **Office Building B: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces
- ⑩ **Office Building C: 275,000 SF**  
30,000 SF floor plates 7/8 floors  
4 spaces/1000 SF = 1,100 spaces
- ⑪ **Parking Deck-A**  
5 level 440 space deck
- ⑫ **Parking Deck-B**  
9 level 1,224 space deck
- ⑬ **Parking Deck-C**  
9 level 976 space deck
- ⑭ **Amenity: 0.66 acres**  
Clubhouse: 7,000 SF  
20 parking spaces in surface lot
- ⑮ **Senior Living: 8.4 acres**  
Active Adult  
Multifamily Units: 155 units  
1.5 spaces/unit  
205 surface parking spaces  
28 private garages
- ⑯ **Townhomes: 101 units**  
Garages under each unit





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

## NOTICE OF DECISION

---

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

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

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

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

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

**Date:** August 11, 2021



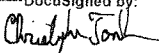
## Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

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

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

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

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

DocuSigned by:  


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



## Attachment A – General Conditions

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

#### Bicycle, Pedestrian & Transit Facilities

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

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

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

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

#### Mercantile Drive at Site Driveway B

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

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

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

#### Poplar Road at Site Driveway D

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



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

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

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

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

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



## Attachment C – Required Improvements to Serve the DRI

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

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

### Section 1:

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

##### Bicycle, Pedestrian & Transit Facilities

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

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##### 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.

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- 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.

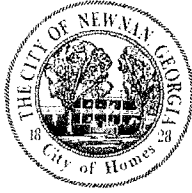
### Mercantile Drive at Newnan Crossing Boulevard

- 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

EXHIBIT E

PAGE 1 OF 2

September 7, 2021

City Engineer Review

## ANNEXATION and REZONING REQUEST

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

### Environmental:

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

### Transportation:

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



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

Respectfully,

*Michael Klahr*

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



PHILLIPS FAMILY PARTNERSHIP, LLLP and  
POPLAR 20-20, LLC  
42.20± acres, located off Poplar Road  
Land Lot 5, 2nd Land District,  
Coweta County, Georgia  
Tax Parcel #'s: 0872005001, 0872005002,  
and 0872005003

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

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

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

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

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

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

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



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

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

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

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

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

Section III. This ordinance shall be effective upon adoption.



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

ATTEST:

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

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

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

Reviewed:

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

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

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

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

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

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

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



## LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

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

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

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

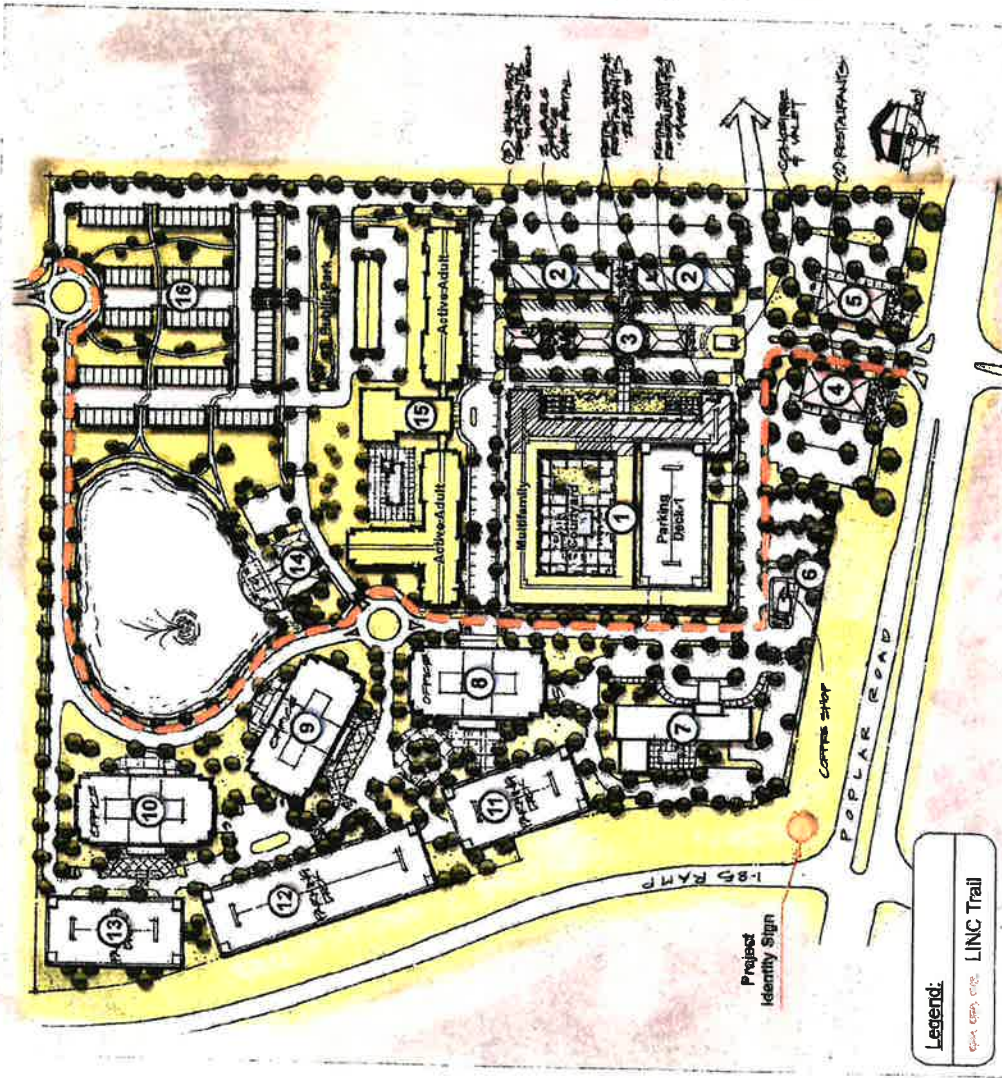
BEARINGS STATED HEREIN ARE BASED ON THE GEORGIA WEST ZONE (NAD83/2011) STATE PLANE COORDINATE SYSTEM.







# Overall Masterplan



**Legend:**  
 GMA, CMA, CCA, LINC Trail

## PROJECT DATA

- 1 Multifamily: 4.4 acres 350 units  
 Greystar Retail/Leasing & Amenities: 13,400 SF  
 Deck-1  
 6 level deck, 685 spaces  
 490 Residential  
 132 Retail under Podium  
 Retail, Shops & Restaurants: 16,000 SF  
 (Retail under Podium, multifamily)
- 2 Office over Retail: 22,800 SF  
 4 spaces/1000 SF = 92 spaces req.  
 Retail: 22,800 SF  
 4 spaces/1000 SF = 92 spaces req.  
 Total Parking Required: 184 spaces  
 Surface Parking Provided: 203 spaces  
 Total Retail in #1 & #2: 52,200 SF
- 3 Jewel Box Restaurants: 3 @ 3,000 SF each  
 7 spaces/1000 SF = 63 spaces req.  
 (63 spaces in Deck-1)
- 4 Restaurants  
 Outparcel 1: 1.1 acres  
 6,000 SF, 61 surface parking spaces  
 Outparcel 2: 1.32 acres  
 6,000 SF, 80 surface parking spaces
- 5 Coffee Shop: 0.72 acres  
 2,000 SF, 39 surface parking spaces
- 6 Hotel  
 140 keys  
 140 spaces in parking deck
- 7 Office/Institutional  
 Office Building A: 100,000 SF  
 30,000 SF floor plates 3/4 floors  
 4 spaces/1000 SF = 400 spaces  
 Office Building B: 275,000 SF  
 30,000 SF floor plates 7/8 floors  
 4 spaces/1000 SF = 1,100 spaces  
 Office Building C: 275,000 SF  
 30,000 SF floor plates 7/8 floors  
 4 spaces/1000 SF = 1,100 spaces
- 8 Parking Deck-A  
 5 level 440 space deck
- 9 Parking Deck-B  
 9 level 1,224 space deck
- 10 Parking Deck-C  
 9 level 976 space deck
- 11 Amenity: 0.66 acres  
 Clubhouse: 7,000 SF  
 20 parking spaces in surface lot
- 12 Senior Living: 8.4 acres  
 Active Adult  
 Multifamily Units: 155 units  
 1.5 spaces/unit  
 205 surface parking spaces  
 28 private garages
- 13 Townhomes: 101 units  
 Garages under each unit

EXHIBIT C  
 PAGE 1 OF 1





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

## NOTICE OF DECISION

---

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

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

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

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

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

**Date:** August 11, 2021



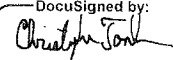
**Notice of Decision for  
Request for Non-Expedited Review of  
DRI 3293 Poplar Place Mixed Use**

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

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

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

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

DocuSigned by:  


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

## Attachment A – General Conditions

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

#### Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
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#### 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.

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- 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
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#### Poplar Road at Site Driveway D

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



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

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

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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.

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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

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

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# The City of Newnan, Georgia

Office of the City Engineer

September 7, 2021

City Engineer Review

## ANNEXATION and REZONING REQUEST

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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