



Newnan City Council Meeting

APRIL 26, 2022

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Special Called Meeting on April 12, 2022
- [B.](#) Minutes from Regular Meeting on April 12, 2022

REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment- Newnan Urban Redevelopment Agency, 3 year term
- D. 4 Appointments- Newnan Youth Activities, 3 year term
- E. Newnan Youth Council - Graduating Seniors

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [F.](#) To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants
- [G.](#) Annexation Request - Annex2022-03 - By Sprayberry's Barbecue, Inc.; 1.224± acres located at 30 Amlajack Boulevard (tax parcel # 097 5077 013) ; Requested Zoning of CHV (Heavy Commercial District) - upgrade and relocate an existing highway sign (billboard) - Decision on Referral to Planning Commission
- [H.](#) Request from Cultural Arts Commission to have alcohol in Greenville Street Park for the Summer Jazz in the Park series
- [I.](#) Public Hearing- Request by owner (City of Newnan) to demolish structure located at 100 E Washington Street. Structure is not located in a Historic District.
- [J.](#) Public Hearing- Request by owner to demolish structure located at 90 Sprayberry Rd. Structure is not located in a Historic District.

UNFINISHED BUSINESS

- [K.](#) Public Hearing -Annexation Request for Annex 2022-02 (via the 60% annexation method) by Melissa Griffis on behalf of North 390, LLC; 5.19± acres on State Route 29 and Millard Farmer Industrial Boulevard; Tax Parcel #s (073C 002; 073C 002A; 073C 003; 073C 004; and 073C 004A); Requested zoning of CGN (General Commercial District) - Consideration of Ordinances

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [L.](#) Request from Rotary to erect memorial crosses during Memorial Day week same as last year

MOTION TO ENTER INTO EXECUTIVE SESSION

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

ADJOURNMENT

The special called meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 12, 2022 at 12pm in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell, George Alexander; Cynthia E. Jenkins (arrived at 1pm), Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea; Assistant City Manager, Hasco Craver and City Attorney, Brad Sears

PRESENTATIONS FROM POSSIBLE CALDWELL TANKS REDEVELOPMENT PARTNERS

Mayor Brady stated that this is a work session and no decisions or votes will happen today. This will come back to Council after staff reviews the presentations and there is more discussion.

Assistant City Manager, Hasco Craver explained that the City had released a request for qualifications to find a development partner to help the City in realizing the vision for the redevelopment of 57 E. Broad St. The City received proposals from 3 firms. One of the firms, Pace Lynch, has selected to remove themselves. The two firms presenting have 45 minutes.

Eric Johnson, CEO and Chairman of CPS stated that this has been a long process and very exciting. The demo is completing and remediation will begin at the site. Mr. Johnson introduced the first firm to present, Mallory & Evans Development with Fides Development. He then explained the role that his company, Comprehensive Program Services, helping the City to spread head the redevelopment of the Caldwell Tanks site. CPS helped with the master plan along with Nelson International and that plan was included in the RFQ for the development partner. They will then help the firm chosen meet the goals of the City.

Johnny Dixon, President and Vice Chairman of Mallory & Evans Development began the presentation. He gave an overview of what they would be detailing and answer any questions. He gave a brief history of Mallory & Evans Development, a 66-year old company, located in Decatur. He then detailed their extensive experience with city redevelopment and mixed use with recent projects in Albany, GA, Knoxville, TN and Atlantic Station in Atlanta, GA. They partner with Fides Development and they are long term partners, not merchant developers. They are long term holders and they put their own capital into projects, they are looking for long term partnerships.

Josh Magaro, Principal with Fides Development introduced the company as a partner with Mallory & Evans. He stated they know that Newnan has a proud history and they are hoping to bring a team that build on that pride and continue it forward. He explained that Fides was started 2 years ago and that the name Fides means trustworthiness that is usually reserved for government. The principals of Fides have about \$5 billion in experience collectively. They have a long history with Mallory & Evans and New South Construction, working on many projects together.

Rob Ragan with New South Construction stated that they have worked with Mallory & Evans and Fides on many projects over the years. They have also worked on many projects for the City such as CJ Smith Park.

Mayor Brady asked about issues on the Albany project with the development of the public/private partnership and how it was resolved? Mr. Dixon explained that the difficulty was that it was a new concept and it was the legalities on how to form the partnership that were most difficult. The attorneys were able to work through it and craft the necessary legal language to make it work. Mr. Dixon stated that since that project things have evolved and are vastly easier now for the public/private partnerships to be formed.

Councilman Guillaume asked that as long-term holders are they still invested in projects mentioned and what percentage is usually invested? Mr. Dixon stated they are invested in all except for the Albany project. He explained it is hard to gauge a percentage on investments as it can vary based on leverage and size and scale of the project.

Councilman Alexander asked if they see any large obstacles on first look? Mr. Dixon answered no they do not see any major obstacles. They have considered how to blend the project esthetically to fit the vision for downtown Newnan. People want to be downtown and it would be their teams' job to deliver something workable, connected, livable, esthetically pleasing and financially viable.

Mr. Dixon stated they like the idea of a blend of businesses and not just one anchor retail business or company. They also talked about a master lease structure to make the retail spaces more financially viable for small businesses. Mayor Pro Tem DuBose asked about a boutique hotel? Mr. Dixon said they envision about a 100-room boutique hotel and also include conference and meeting space.

Councilman Guillaume asked about changes in office work and companies having more remote options, is that being taken into consideration? Mr. Dixon again stated that one anchor tenant is a risk and those large anchor companies are decreasing. He explained he does not agree that people won't come back to the office environment. There are certain businesses that cannot be taught on Zoom.

Mayor Brady asked who will do the ground up on the residential? Mr. Dixon answered that they would do that, they are not going to parcel it out. He stated they will take all the risks. They will be the developer of all components and potentially they will have partners on some of it such as the hotel.

Mr. Dixon explained that what is built needs to compliment downtown Newnan and the existing buildings in the area. They plan to engage the community from the get go in meetings and present the vision to all interested stakeholders. They will take the feedback and they will establish a website and social media presence. Possibly public meetings monthly.

He then wanted to highlight again that they are not merchant developers. Mallory & Evans is a 66-year-old company and they have no litigation history, no corporate attorney. They do what they say they are going to do. They want to emphasize support of the downtown and not a reimagining of the downtown.

The parking deck was discussed and the parking issue in downtown. They are looking at around 600 parking spaces and could be revenue generating. Mayor Brady commented that there have been conversations with the County about the parking across the street and a pedestrian bridge connecting. Mr. Dixon expressed that he would rather stay away from a bridge. Bridges are difficult and expensive. Mayor Brady commented that the City just built a pedestrian bridge over I-85.

Councilman Rhodes asked about the biggest economic challenge? Mr. Dixon stated it is the hotel but it can be overcome. The hotel industry is recovering from the pandemic. A lot of hotel properties have changed hands or had foreclosures. There has been good response to a boutique hotel in downtown Newnan. Mayor Pro Tem commented that the Downtown Development Authority wants to be exceptional and even beyond that. Mr. Dixon stated he realizes you want people to come off I-85 and come to downtown.

Mayor Brady asked about the effects of current supply chain, inflation and interest rate challenges? Mr. Dixon stated that interest rates are still artificially low. Mr. Ragan first commented on the parking deck and that they can really make the façade blend into the community. He then commented that supply chain is an issue currently and they have to plan around the big things they need such as glass and glazing, aluminum and transformers. That will help develop when construction can begin.

The timeline from contract sign to going vertical was discussed. Mr. Dixon stated possibly 180-days after contract to go vertical. City Manager stated that Sabre is handling the demolition and they are making progress. Jalen Johnson with CPS explained that demolition is expected to be complete by mid-May. There are some issues with underground but they are on top of it.

There was discussion about the consumer demographic of the hotel. Mr. Dixon stated that the week day consumer will be the challenge and that will be tied to the conference and meeting space. Concerns were expressed about not detracting from other parts of Newnan such as Ashley Park, that it's a wholistic approach. Mr. Dixon stated the vision is that this would be a compliment to the existing City and not a replacement.

City Manager explained that the second presenter scheduled withdrew shortly before the meeting. Short recess was taken before next group.

Return from recess and Mayor Brady recapped on the topic of the presentations. Eric Johnson introduced the next group, Sagestone.

Randy Beavers introduced himself, a 5th generation Newnan native. Growing up he spent a lot of time in downtown. Newnan is a special place that brought he and his wife back to raise a family here. The Sagestone team sees this as an opportunity to help write the next chapter of Newnan. Mr. Beavers made a comparison to this project and a hero journey as seen in Disney movies. The hero enters into unknown territory and has a guide to help navigate the obstacles and then emerge victorious.

Mr. Beavers explained why Sagestone is a unique partner. They have a strong financial capacity, patient and committed capital, a best in class development team led by downtown residents. It is about quality of life.

Other members of the Sagestone team were introduced. Millard Choate with Packard Capital, involved with construction and financial. Alex Hertz, Chief Investment Officer at Packard Capital who has been with the team since 2013. Dave Dlugolenski, managing partner of Sagestone. He stated that they specialize in multi-family and mixed-use development and they seek out complex projects as that's where they can add the most value.

Mitch Headley with Headley Construction introduced himself. He also grew up in Newnan and his dad started the business. He has worked on many projects in the City of Newnan including the Carnegie restoration, restoration of the historic courthouse and Central Baptist Church.

Mr. Beavers discussed the vision that Sagestone has for this project. They don't know the development yet but there will be key components. It needs to be vibrant and approachable so there is something for everyone. It needs to be curated, proactively hand selecting what will fit with Newnan as a whole. It needs to be collaborative. The key considerations will be a mix of uses, balance, connectivity and activity.

Bill Millen with Sagestone explained the placemaking development process that they will use. This largely means ongoing community engagement. They will synthesize the input and communicate to the stakeholders. They are not just placemaking developers, their job continues as they curate active community engagements for the property.

Mr. Millen explained that the process starts at the horizontal stage. The development does not end at the property lines and they will take into consideration connecting with neighbors and the downtown grid. Next would be the vertical stage where they think about scale. They will think of the texture of the product, bringing in historic design elements. The goal is to provide a space that feels like it's always been an integral part of downtown Newnan.

Mr. Dlugolenski discussed the groups experience including a project in downtown Memphis that is the largest public/private partnership in Memphis history. He then gave a

sample time line. Proper planning is important and they will create a timeline that works for everyone.

Mayor Brady asked if they have thought about the hotel flag? Mr. Dlugolenski stated they have not had in-depth conversations yet. He stated they do see it as at least 100-120 key hotel, maybe up to 150. They are looking for a balance between for sale and for rent on the housing side. They would also engage a management company and HOA put in place.

Council asked about the retail spaces and parking deck plans. Mr. Dlugolenski explained that they envision a highly curated F&B component and some neighborhood goods and services. They would bring in retail consultants to analyze the markets. As far as the parking deck they know there is a need in the community but they will be careful to not over build the parking. They would have a parking study done.

Councilman Guillaume asked about the mix of for sale and for rent, any concern of people not wanting to buy next to rentals? Mr. Dlugolenski stated they have not seen issues with that. Adam Brown with Sagestone was involved with Avalon and Halycon residential projects and stated there is actually a premium on demand for product part of mixed use.

Councillman Shell asked about the biggest economic challenge? Mr. Dlugolenski stated the hospitality component will be the hardest. That requires strong, well capitalized, long term investors.

Councilwoman Jenkins asked about the placemaking process and examples of projects. Mr. Beavers stated is about setting up regular scheduled communication. Showing updates during the design process. The most important part will be the public space. It will help bring people back. An example is The Metropolitan in Atlanta that was a mixed commercial project they worked on, in a very transitional area of Atlanta. They went out to the community on the front end, asking what they wanted to see.

Councilwoman Jenkins asked about an element of work force housing in this project? Mr. Beavers answered in most of their public/private partnerships it is part of their development agreement. Typically, 10-20% of the program would be geared toward work force or affordable housing requirements.

Mayor Brady concluded the meeting, explaining that as we move through the process City Staff may reach out with questions. This will come back to Council as an agenda item hopefully in the next month.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the meeting at 2:27PM

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 12, 2022 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

MINUTES – REGULAR COUNCIL MEETING – MARCH 22, 2022

Motion by Councilman Koritko, seconded by Mayor Pro Tem DuBose to dispense with the reading of the minutes of the Regular Council meeting on March 22, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

OFF AGENDA

Request to amend the agenda. Explore Newnan-Coweta photo shoot request for parking spaces.

Motion by Councilman Guillaume, seconded by Councilman Koritko to amend the agenda to include the ENCI item.

MOTION CARRIED. (7-0)

APPOINTMENTS- NEWNAN URBAN REDEVELOPMENT AGENCY, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Sara Freeman for another term.

MOTION CARRIED. (7-0)

Motion by Mayor Brady, seconded by Councilwoman Jenkins to re-appoint Cindy Eidson for another term.

MOTION CARRIED. (7-0)

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

APPOINTMENTS- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to re-appoint Roy Garner for another term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place his appointments and Councilwoman Jenkins appointments on the next agenda.

ANNUAL REPORT- WATER & LIGHT COMMISSION

Bobby Lee, Chairman of the Water & Light Commission presented the annual report. He gave an overview of the members of the commission. Newnan Utilities has been in business since 1904 and are committed to our community. They treat 4.7 million gallons of water daily with 1.2 million gallons going to Coweta County. They have a compost program that keeps 5,000 tons of biosolids out of landfills annually. They are currently at 75% clean fuel sources. They reinvest \$8.3 million in infrastructure. Their most valuable resource is their 102 full time employees who help manage over 200 miles of water/sewer pipe and 205 miles of electric distribution lines. They are proud to say they have a 92% customer satisfaction rating.

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-
BEVERAGE VAULT**

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Beverage Vault, 109 Bullsboro Dr. He stated this is the third application for package store.

Rocky Singh representing his uncle, the applicant, was present. Mayor Brady asked if the current building was going to be torn down or rehabbed? Mr. Singh stated they have had a few contractors out to look at the building and have decided to rehab it and expand it. It will look much better when it's renovated.

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

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- GO JUU, LLC DBA GO JUU RESTAURANT

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Go Juu, LLC dba Go Juu Restaurant- 311 Bullsboro Dr. Ste 190

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

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

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE – TAYCAN OF NEWNAN, LLC

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Taycan of Newnan, LLC- 1119 Bullsboro Dr.

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

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

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- EL CARNAL TACOS & MARISCOS, LLC

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for El Carnal Tacos & Mariscos, LLC- 534 Bullsboro Dr.

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

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

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- NEWNAN GAS & FOOD, LLC

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Newnan Gas & Food, LLC- 67 Market Square Road.

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

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- KROGER #363

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Kroger #363- 48 Bullsboro Dr.

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

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO CREATE THE CITY OF NEWNAN TWO HUNDREDTH ANNIVERSARY CELEBRATION PLANNING COMMITTEE

Councilman Koritko proposed to change the name of the committee to "Bicentennial" as opposed to Two Hundredth Anniversary. City Manager suggested giving 60 days to put the appointments on the agenda.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt the resolution with amended name.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO DECLARE A LOCAL STATE OF EMERGENCY IN THE CITY OF NEWNNA RELATED TO DESIGN, CONSTRUCTION AND DEMOLITION ACTIVITES AT NEWNAN CROSSING BLVD EAST DUE TO CULVERT COLLAPSE

Ray Norton, Public Works Director explained that they have engaged ISE to come up with a design and identified a design is buildable in a short time frame. The emergency ordinance is being requested to secure the contractor and get the road opened as soon as possible. Also, to avoid back up of water if the pipe were to fail completely. Materials have been quoted, the actual concrete structure but the lead times are 12-15 weeks engineering and then 12-20 weeks of construction. A local contractor has been identified and can start immediately.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the resolution as presented.

MOTION CARRIED. (7-0)

REQUEST FOR PUBLIC HEARINGS

Mayor Brady explained that the next 7 agenda items are all requests for public hearings to be scheduled for May 24, 2022 and so would be considered under one motion. Mayor Brady read all the addresses being considered; 25 Pinson St., 157 Lagrange St., 5 Mink Hollow Ct., 66 Robinson St., 22 Smith St., 5 Smith St. and 21 Johnson Ave.

Councilwoman Jenkins asked what made these properties stand out? Matt Murray, Code Enforcement Officer stated these properties are on the red tag list and have the most significant damage and there has been little communication from the owners. There were 130 properties on the red tag list after the storm and now 12 left that are still in severe condition. 5 were brought before Council last month and since then 2 have been torn down.

Motion by Councilman Guillaume, seconded by Councilman Alexander to schedule public hearings on May 24, 2022 for all 7 properties.

MOTION CARRIED. (7-0)

REZONING REQUEST- RZ2022-02 BY ALICE CORNEJO FOR DUI SCHOOL OF COWETA, INC. ; 0.27 + ACRES AT 39 MAIN STREET; REQUESTED ZONING OF CGN (GENERAL COMMERCIAL DISTRICT) – FOR INFORMATION ONLY

No action needed.

REZONING REQUEST- RZ2022-03 BY CHER MCWILLIAMS; 0.22 + ACRES AT 14 LEE STREET; REQUESTED ZONING OF RU-1 (URBAN RESIDENTIAL DWELLING DISTRICT-HISTORICAL AND INFILL) – FOR INFORMATION ONLY

No action needed.

CONSIDERATION OF CONTRACT EXTENSION FOR CONSULTING SERVICES FOR DISASTER RECOVERY AND FEMA PUBLIC ASSISTANCE

Ray Norton, Public Works Director explained that this is for the contract with Goodwyn, Mills & Cawood and the original RFQ allowed for 1-year renewals.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the contract extension as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT EXTENSION FOR DEBRIS MONITORING, DISASTER RECOVERY AND EMERGENCY PLANNING SERVICES

Mr. Norton stated that this is a one-year extension on this contract. In the event of another disaster someone is on standby.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to approve the contract extension as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF A CONTRACT EXTENSION FOR DEBRIS REMOVAL SERVICES

Mr. Norton stated this is the same as the previous agenda item but for debris removal services. If something happens the company is already ready to go.

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

MOTION CARRIED. (7-0)

STAFF REPORT RELATED TO MERRIS MANAGEMENT & LEADERSHIP CONSULTING PROJECT

Hasco Craver, Assistant City Manager, stated that this report was requested by Council. Councilwoman Jenkins explained that she brought this up in February to get an update. Since the contractor hired for this stepped away there was never a replacement found. She asked Council to continue the process and hire someone else.

Councilman Guillaume expressed concern that things have changed since this was first discussed and suggested moving forward by discussing this further and re-wording the resolution so there is a clearer idea of what is needed. He suggested a work session to further discuss on how to move forward.

City Manager explained that an extensive amount of time was originally spent looking for consulting firms to help with this and many found either did not have the resources or time. If Council does want to move forward the approach would need to be looked at again. Mr. Craver also stated if the scope is redefined then the RFP will look different.

There was a discussion about a work session and a time frame.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to schedule a work session to discuss on May 24, 2022 at 5:30pm.

MOTION CARRIED. (7-0)

PUBLIC HEARING (CONTINUED)- 178 LAGRANGE ST.- RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened the public hearing.

Matt Murray, Code Enforcement officer explained that this is continued from the March 22nd meeting. This property was vacant prior to the storm and then sustained significant damage. There is a small loan on the property through Bank of America. The heirs of the estate wanted to sell the property and had a contract that has since fallen through but there is not another individual interested.

Vicky White, realtor representing the buyer for the property. The buyer is paying for the fines, fees and probate and are supposed to close next week. Councilman Shell asked what the buyers plan is for the property? Ms. White stated he wants to try and rehab the property. The buyer has contractors to look at the property and if it's not feasible he would demolish in 30 days. Chris Reading, attorney for Bank of America was present and stated they are willing to work with the heirs.

City Attorney explained that if all the heirs sign off on the probate it could take 45 days. He suggested that 45 days on the resolution would be more adequate.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a resolution to repair or demolish in 45 days.

MOTION CARRIED. (7-0)

OFF AGENDA ITEM

Request from Explore Newnan-Coweta for 4 parking spaces on East Court Square on Friday, May 22nd from 11am-12pm. There was discussion as to when the spots would be blocked off.

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

MOTION CARRIED. (7-0)

**REQUEST FOR 3 PARKING SPACES IN FRONT OF THE ALAMO/FABIANOS FOR
EVENT SPONSORS, JUNE-DECEMBER 2022**

Hasco Craver, Assistant City Manager explained that the understanding is that this for displaying automobiles from third party sponsors. Cody Kelly from The Alamo was present and clarified that yes this is for sponsors. One is an auto import company from Newnan and they will have some cool custom cars to park out front. He stated this is part of series of events they are calling "The Hustle" and it will be different each month.

City Manager explained that it was discussed to handle this differently. Possibly provide The Alamo the cones and it is their responsibility to watch the spots and put the cones out when a vehicle leaves a spot. He does not feel they should be allowed to call the police at 8:30pm and say a car needs to be towed. Mr. Kelly stated they have hosts and security who could watch the spots and put the cones out after 8pm.

Cher McWilliams, owner of Leaf & Bean on the square spoke to the downtown parking issue and concern about what time they would be allowed to block the spots. There was discussion about the timing and the request being for 7 months. Mr. Craver suggested testing this out for a month or two and seeing how it goes then it could be extended.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to approve the request with the condition that the cones cannot be set out before 8pm and approved for June and July.

MOTION CARRIED. (7-0)

**REQUEST TO CLOSE CUL DE SAC AT THE END OF WOODLANE DR. ON MAY 15TH
FOR NEIGHBORHOOD PARTY**

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

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN COWETA ART ASSOCIATION ON BEHALF OF CORNER
ARTS GALLERY TO HOST ANNUAL LABOR DAY FESTIVAL, SEPTEMBER 5, 2022

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and personnel issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:30pmPM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

PETITION

Motion by Councilman Alexander, seconded by Councilman Koritko to not object to the petition as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:05pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: April 26th, 2022

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

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

Purpose:

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

Background:

The applications have been screened by the ARPA Special Project Manager for eligibility and has been reviewed and scored by the established review committee. The decision to obligate the funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all. Recipients of these funds may be regarded as beneficiaries under categories that provide fiscal benefit only. Applicants that apply under categories that require a specific project output are to be regarded as subrecipients and will be subject to all principles and guidelines associated to the ARPA and the City of Newnan procurement policy.

Funding Request:

1. Boys and Girls Club (Howard Warner/Newnan-Coweta), 2.25 Addressing Educational Disparities: **\$135,472**
2. Let Them Eat Toffee, 2.29 Assistance to Small Businesses, **\$9,697**
3. Polish Me Pretty, 2.29 Assistance to Small Businesses: **\$28,000**

COMBINED TOTAL: **\$173,169**

Recommendation:

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

Attachments: Application summaries for;

1. Boys and Girls Club (Howard Warner/Newnan-Coweta), 2.25 Addressing Educational Disparities
2. Let Them Eat Toffee, 2.29 Assistance to Small Businesses
3. Polish Me Pretty, 2.29 Assistance to Small Businesses

Previous Discussions with Council:

On March 8th, 2022 the Council approved the ARPA Small Business grant program which established parameters for business to be considered eligible for funding.



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
March 7, 2022 3:32pm
America/New_York

Primary Applicant	Veronica Squires
Additional Applicant(s):	
Organization Name (if applicable):	Boys & Girls Clubs of Metro Atlanta
Additional Applying Organization(s):	NA
Address:	55 Savannah Street Newnan GA 30263
Phone Number	4045277100
Email	vsquires@bgcma.org
Organization Purpose, Mission, Objectives (if applicable):	The mission of the Coweta County Boys & Girls Clubs is to ignite the unlimited potential of kids and teens by creating safe, inclusive, and engaging environments. Our vision is thousands of young leaders thriving in life and strengthening the future of their communities and the world. BGCM
Employer Identification Number (EIN) - (if applicable):	580566123
DUNS Number (if applicable):	
Expenditure Category Applied:	Negative Economic Impacts 2.10: Aid to Nonprofit Organizations
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	NA
Project Title (5 words or less, may include acronyms)	Revenue Recovery at Newnan B&G Clubs
Affiliated Organization(s) and Leader(s)	The two Boys & Girls Clubs located in Newnan are part of the Boys & Girls Clubs of Metro Atlanta.
Project Description	As a result of the COVID-19 pandemic, BGCMA has experienced several losses in revenue streams, including membership revenue due to decreased enrollment. We are applying for ARPA funding to take a two-pronged approach to replace this deficit: BGCMA is requesting support for membership revenue recoupment from 2020 and 2021, and funding for a comprehensive membership drive to bring back up our membership numbers to pre-2019 levels, with the goal of providing 323 membership scholarships to youth.
Why does the chosen Expenditure Category best describe your project?	As a result of COVID-19, BGCMA saw membership drastically reduce. With this application, we are seeking to recoup some of the lost revenue, as well as ensure our enrollment in Newnan reflects our 2019 enrollment numbers.

Proposed Funding Amount

We are respectfully requesting \$135,472. This request is broken down in our attached budget summary.

Proposed Timeline

If approved, BGCMA will immediately begin a concentrated membership drive in the City of Newnan, targeting 323 youth in the community who want to become members of their local Clubs. Members can start attending for the 2022/23 membership year, which starts in August, 2022.

Please list your strategic goals.

Input: Funding for memberships for youth in Newnan, GA; recouped revenue from 20/21 losses.

Output: High-quality programming for youth in Newnan, after school and during the summer.

Outcomes: Youth will achieve positive outcomes in key priority areas of Academic Success, Character and Leadership, and Healthy Lifestyles.

Impact: Hundreds of youth in Newnan thriving in life and strengthening their community and city.

Please see attachment for additional information.

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

The Boys & Girls Clubs have been a unique and valued part of life in Coweta County for many years: our service is unique because we provide high-quality, low-cost programming to youth and their families, for extended hours (and we even offer a summer program!) Please see attachment for additional information.

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

Yes, project will seek to make a targeted impact within a disadvantaged population in the City of Newnan. BGCMA uses the federal guidelines for income eligibility for free and reduced lunch and collects household income information annually. Please see the attachment for additional information.

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

BGCMA operates to Clubs in Coweta County and the City of Newnan, including:
The Howard Warner Boys & Girls Club
55 Savannah Street, Newnan, GA 30263
The Newnan/Coweta Boys & Girls Club
72 Wesley Street, Newnan, GA 30263

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

BGCMA is fortunate to have received funding in the past from many government agencies, in amounts ranging from \$5,000-\$2.2 million dollars. Please see the attachment for additional information.

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

While Newnan residents were not involved in developing this specific proposal, we take feedback seriously at the Clubs and across our organization. Please see the attachment for additional information

<p>Will Newnan residents be involved in driving project implementation? How?</p>	<p>Our members and their families are proud residents of the City of Newnan. Please see the attachment for additional information.</p>
<p>What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?</p>	<p>BGCMA will be directly responsible for the administration of ARPA funding. Please see the attachment for additional information.</p>
<p>Which partner organizations will be involved in a project implementation?</p>	<p>Across Newnan and Coweta County, we are grateful for the partnerships that help sustain our work, which are listed in the included attachments.</p>
<p>Will you seek other resources of funding sources in to use conjunction with this proposal?</p>	<p>At this time, we will not seek additional funding sources related to recouping lost membership revenue and expanding our reach in Newnan by attracting new members to the Club communities.</p>
<p>Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?</p>	<p>A growing body of evidence suggests that low-income youth have been disproportionately impacted by the COVID-19 pandemic and that out-of-school time providers, like BGCMA, are an important part of helping kids and their families recover. Please see the attachment for additional information.</p>
<p>Upload File(s)</p>	<p>https://seam.ly/Dqx7PEkK 2020 BGCMA Form 990 PICR Secured FINAL (4).pdf</p>
<p>Upload File(s)</p>	<p>https://seam.ly/0HKouadd Additional Project Description and Budget Summary.pdf</p>
<p>Upload File(s)</p>	<p>https://seam.ly/EOV18AWC Additional Information.pdf</p>
<p>Upload File(s)</p>	<p>https://seam.ly/BbjG7s7o 19 20 21 Financials.pdf</p>



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

March 3, 2022 7:21pm

America/New_York

Primary Applicant	Kerry Graham
Additional Applicant(s):	Phyllis Graham
Organization Name (if applicable):	Let them eat Toffee
Additional Applying Organization(s):	
Address:	7 College Street Newnan GA 30263
Phone Number	850-264-4944
Email	kerrysfl@hotmail.com
Organization Purpose, Mission, Objectives (if applicable):	
Employer Identification Number (EIN) - (if applicable):	270173647
DUNS Number (if applicable):	
Expenditure Category Applied: If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	Expense recovery
Affiliated Organization(s) and Leader(s)	
Project Description	Pay back personal loans to business for loss of revenue suffered during covid-19 crisis for rent, utilities and payroll.
Why does the chosen Expenditure Category best describe your project?	2.9
Proposed Funding Amount	\$9697
Proposed Timeline	
Please list your strategic goals.	Continue to provide Newnan with a viable downtown business dedicated to serving all its citizens with quality products at affordable prices.

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

Continue to provide Newnan with a viable downtown business dedicated to serving all its citizens with quality products at affordable prices.

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

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

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

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

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

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

Kerry Graham

Which partner organizations will be involved in a project implementation?

none

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

no

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

March 11, 2022 3:31pm
America/New_York

Primary Applicant

Tiffany
Sumler

Additional Applicant(s):

Organization Name (If applicable):

Polish Me Pretty LLC (Nail Salon)

Additional Applying Organization(s):

Address:

5 Lagrange Street
Newnan
GA
30263

Phone Number

770-733-9074

Email

polishmeprettynewnan@gmail.com

Organization Purpose, Mission, Objectives (If applicable):

Located in the heart of downtown Newnan, Ga. We aim to provide beautiful nails while relaxing the body and mind. Our goal is not just perform a service but educate our clients on healthy nail care. Many services offer natural products throughout the service to limit the amount of chemical exposure.

Employer Identification Number (EIN) - (If applicable):

81-2234959

DUNS Number (if applicable):

07-041-1396

Expenditure Category Applied:

2.9 Small Business Economic Assistance (General)

If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.

N/A

Project Title (5 words or less, may include acronyms)

Polish Me Pretty Post Covid Rebuild

Affiliated Organization(s) and Leader(s)

Tiffany Sumler

Project Description

This project will help to rebuild the salon from the effects of Covid. It will help Polish Me Pretty to help the local business economy of downtown Newnan to remain thriving in the area of beauty(Nail Care). Also, it will help Polish Me Pretty stay strong, functioning, and continue on when the pandemic is over.

Why does the chosen Expenditure Category best describe your project?

2.9 Small Business Economic Assistance General This expenditure best describes my project because my business is a small business located downtown and is seeking economic assistance.

Proposed Funding Amount

28,000

Proposed Timeline

All goals and strategies will be fully implemented within a 24 month period and the outcom

and impacts will last the duration of the business .

Please list your strategic goals.

The following resources will be purchased to provide safe services to the community of Newnan

1. To purchase 2 pedicure chairs, 1 spa chair and 2 stools,
2. POS system to include wireless and contactless transactions
3. Laptop and printer.
4. Sustainable flooring for salon
5. Marketing
6. Air purifiers, dust collector/source capture system for odor elimination.
7. Rent
8. PPE/Sanitation/Cleaning
9. Nail Supplies
10. Part time Assistant
11. Steamer
12. Marketing
13. Classes
14. Camera Security

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

This proposal will have a positive impact on the City of Newnan by being able to offer more services and nail education right here in our community. Also, it will put measures in place that create an environment that clients feel safe from covid exposure. It will not only allow the salon to see more clients but also help to employ members of the community.

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

Reduce exposure of chemicals impacts on the disadvantaged population. Also, employment opportunities and natural products that are safer for their health.

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

5 Lagrange Street

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

Tiffany Sumler the owner will be assigned to this project and the financial management of the funding. She has been running this nail salon since 2016 in Newnan. She is a licensed nail technician for 19 years. She has experience managing a big budget from her previous job as a school leader/department head for Baltimore City Public Schools for over 15 years.

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

Yes, Newnan residents were involved in the development of this proposal. The residents that are clients were asked what were some of their needs that they felt this grant would help them to benefit

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

Yes, they will because all of the items are directly related to my clients which include Newnan residents. They will be fully participating with all of the goals.

What organization/entity would administer and report on key

Owner, Tiffany Sumler

indicators for this project, who within the organization will be the primary contact?

Which partner organizations will be involved in a project implementation?

I will attempt to reach out to West Georgia Technical College to hire a cosmetology student or a recent grad from a local high school in the area. I will continue to offer nail tech apprenticeships.

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

No

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

The problem that I seek to solve is to provide an environmentally safe salon that gives back to the community by by creating jobs providing apprenticeship opportunities . Also, by creating a clean and sanitary environment to prevent the spread of COVID.

Upload File(s)

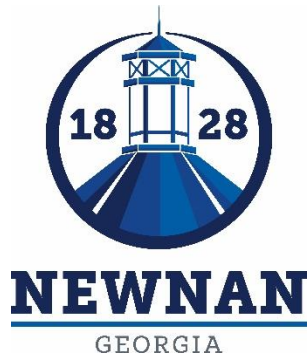
<https://seam.ly/4iYGwvGB>
polish me pretty (1) 2019.pdf

Upload File(s)

<https://seam.ly/THn65SdK>
polish me pretty 2020.pdf

Upload File(s)

<https://seam.ly/4aNdPiqZ>
Polish Me Pretty 2021.pdf



City of Newnan, Georgia - Mayor and Council

Date: April 26, 2022

Agenda Item: Annexation Request for Annex2022-03 by Sprayberry's Barbecue, Inc.; 1.224± acres located at 30 Amlajack Boulevard (Tax Parcel # 097 5077 013); Requested zoning of CHV (Heavy Commercial District) – Decision on Referral to Planning Commission

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: Donald L. Sprayberry, Jr., on behalf of Sprayberry's Barbecue, Inc., is requesting the annexation of tax parcel # 097 5077 013 into the city limits. The parcels contain approximately 1.224± acres and is located 30 Amlajack Boulevard.

Land Owners	Tax ID Numbers	Acreage	Location
Sprayberry's Barbecue, Inc.	097 5077 013	1.224± acres	30 Amlajack Boulevard

Background: The petitioner is requesting the annexation of 1.224± acres located at 30 Amlajack Boulevard. The tract fronts on I-85 and currently has an existing highway sign (billboard) on the property. The petitioner has indicated that the existing sign is only 15' tall and with the Georgia Department of Transportation's (GDOT) taller wildlife resistant fencing, the visibility of the sign has been impacted. The petitioner is seeking to replace the existing sign with a taller multiple message highway sign, which is not permitted under the County's current zoning ordinance. The petitioner has indicated that he did meet with the County, but they informed him that he could not raise, relocate, or construct a new sign. The requested zoning designation for the property is CHV (Heavy Commercial District).

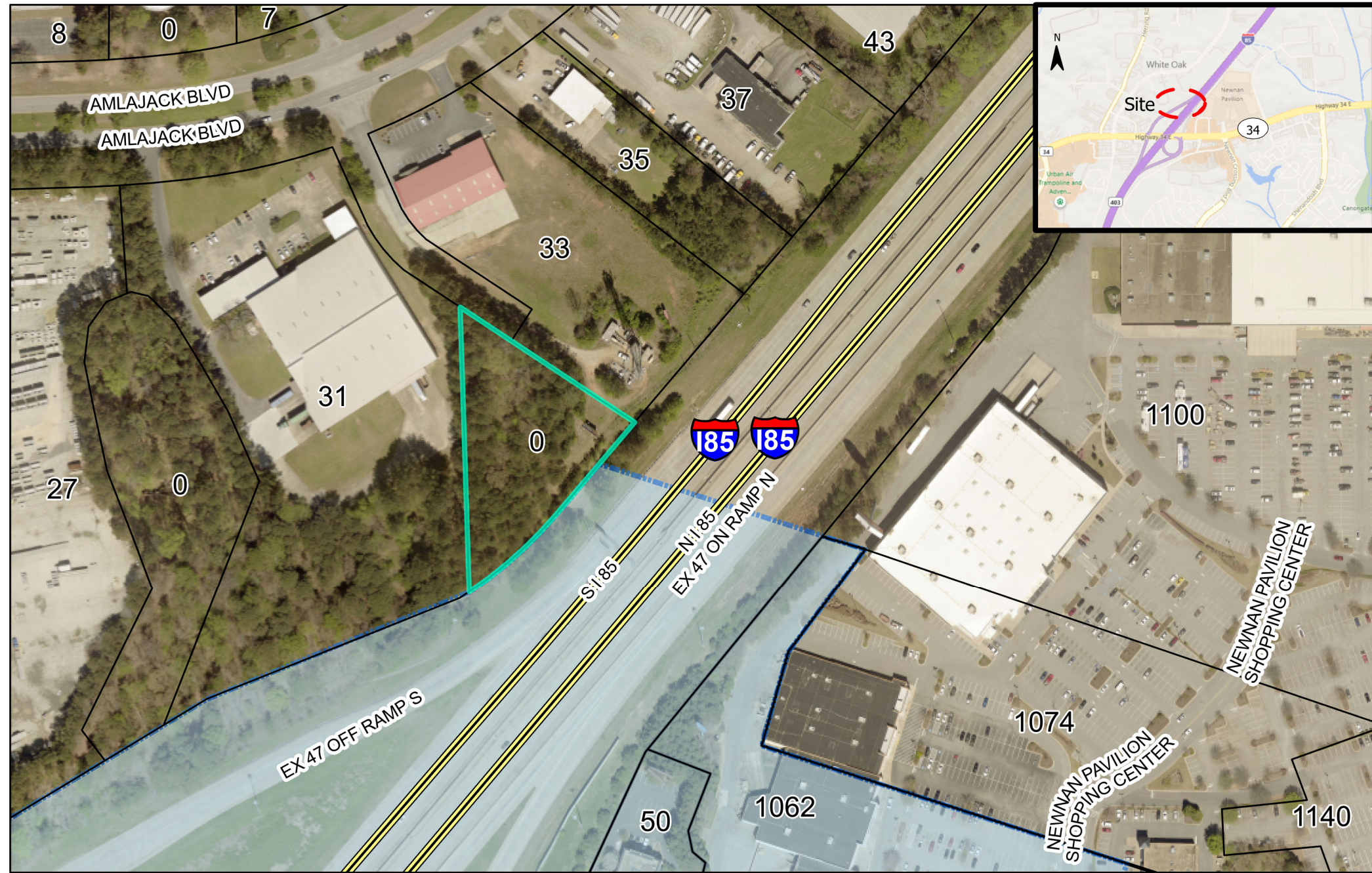
Within the city limits, multiple message highway signs require a special exception and 400 foot of road frontage. As a condition of the request, the petitioner is asking that the special exception be granted and that the site be given a variance for the road frontage since the parcel only has 389 feet. The petitioner has also indicated a willingness for the sign to be used to advertise Amber alerts, Mattie's Call, FEMA, annual festivals and city events.

OPTIONS:

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

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN



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

Project Location

1" = 2,400 feet

Date: 4/18/2022 12:17 PM



 Project Location

 City Limits

Parcel # 097 5077 013

ADD 28

57 AMLAJACK BLVD
 NEWNAN, GA 30265

Sprayberry's Barbecue, Inc.

127 Pickens Drive

Newnan, GA 30263

770-328-6082

April 8, 2022

City of Newnan, Georgia

Planning and Zoning Department

25 LaGrange Street

Newnan, GA 30263

RE: Parcel No. 097 5077 013- 30 Amlajack Blvd., Newnan, GA

Dear Ms. Dunnivant:

Please accept this as our petition for annexation into the City of Newnan, Georgia. For decades a grandfathered GDOT approved Highway sign has been operated on this property. The existing sign is only approximately 15' tall and in recent years GDOT has erected a much taller wildlife resistant fencing resulting in loss of clear visibility that has impacted the value of the sign. We are seeking special exception approval to upgrade and relocate on the same parcel a conforming modern GDOT approved engineered multiple message highway sign.

The subject property is contiguous with the City of Newnan city limit boundaries along I-85. We are also requesting a variance for the 400 foot frontage requirement as the parcel has approximately 389 feet of frontage.

The current zoning of the parcel is "M" and we are requesting "CHV" zoning upon annexation.

I spoke with Coweta County officials and they confirmed that we cannot raise or relocate the existing sign or construct a new sign under county zoning. However, they indicated that they would not oppose annexation into the City of Newnan.

As a condition of this annexation, the City of Newnan would be allowed to utilize the electronic sign feature for its annual festivals and city events, in addition to Georgia Outdoor Advertising's participation in Amber alerts, Mattie's Call, FEMA, etc. Furthermore, contractually Georgia Outdoor Advertising will not display any advertising copy that is adult oriented, sexually suggestive or otherwise morally offensive in nature.

Sincerely,



Donald L. Sprayberry, Jr. , President

Attachments



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

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

Name of Applicant Sprayberry's Barbecue, Inc.

Mailing Address 127 Pickens Dr., Newnan, GA 30263

Telephone 770-328-6082 Email: sbbqinc@gmail.com

Property Owner (Use back if multiple names) same as above

Mailing Address 127 Pickens Dr., Newnan, GA 30263

Telephone 770-328-6082

Fax _____

Address/Location of Property 30 Amlajack Blvd. fronting I-85 contiguous to City Limit boundary

County Zoning Classification M Requested Zoning Classification CHV

Present Land Use Vacant wooded parcel with existing highway sign for 30+ years

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Donald H. Jungling Jr.
Applicant's Signature *President*

4/8/2022
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED *April 11, 2022*

RECEIVED BY *[Signature]*



Current Billboard



Proposed Billboard





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

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

Name of Property Owner Sprayberry's Barbecue, Inc.

Telephone Number 770-328-6082

Address of Subject Property 30 Amlajack Blvd.

Newnan, GA 30265

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

Donald L. Sprayberry Jr. President
Signature of Property Owner

Personally appeared before me

Donald L Sprayberry Jr

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

Angie R Francis
Notary Public



(Affix Received Stamp Here)

4/8/2022
Date

Disclosure of Campaign Contributions & Gifts

Application filed on April 8th, 2022 for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:
30 Amlajack Blvd., Newnan, GA 30265

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

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Donald L. Sprayberry, Jr. and Stephen P. Sprayberry

sbbqinc@gmail.com

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

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

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

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

Signature of Applicant



Type or Print Name and Title

Donald L. Sprayberry, Jr., President

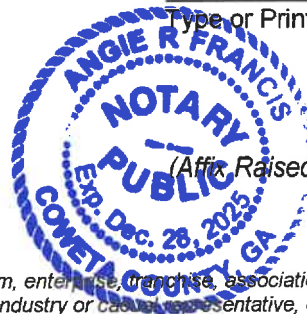
Type or Print Name and Title

Signature of Applicant's Representative

Angie R Francis 4/8/2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or causal representative, church, foundation, club, charitable organization, or educational organization.



9281298029
PARTICIPANT ID

BK:5456 PG:359-359

D2021031944

FILED IN OFFICE
CLERK OF COURT
11/11/2021 02:25 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

RETURN TO:
GLOVER & DAVIS, P.A.
P.O. DRAWER 1838
NEWNAN, GA. 30254

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

PT-61 038-2021-008174

Cindy H. Brown

REAL ESTATE
TRANSFER TAX
PAID: \$0.00

THIS INDENTURE made this 11th day of November, 2021, between Donald L. Sprayberry, Jr., and Stephen P. Sprayberry, of the County of Coweta and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Sprayberry's Barbecue, Inc., a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land situate, lying and being in Land Lot 77 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the northwesterly right of way of Interstate Highway 85 with the center line of old Highway 34 (abandoned 60 feet right of way); thence northwesterly along the center line of old Highway 34, and following the curvature thereof, 265 feet more or less to property now owned by Coweta County Development Authority; thence in a southerly direction along the easterly property line of property now owned by Coweta County Development Authority 468 feet more or less to the northwesterly right of way of Interstate Highway 85; thence northwesterly along the northwesterly right of way of Interstate Highway 85 to the POINT OF BEGINNING.

Also conveyed herewith is Grantor's easement for purposes of ingress and egress across property now owned by Coweta County Development Authority from Alma Jack Boulevard to the above described property.

This Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires:



[Signature] (SEAL)
Donald L. Sprayberry, Jr.

Signed, sealed and delivered by:

[Signature] (SEAL)
Stephen P. Sprayberry

[Signature]
Witness

[Signature]
Notary Public

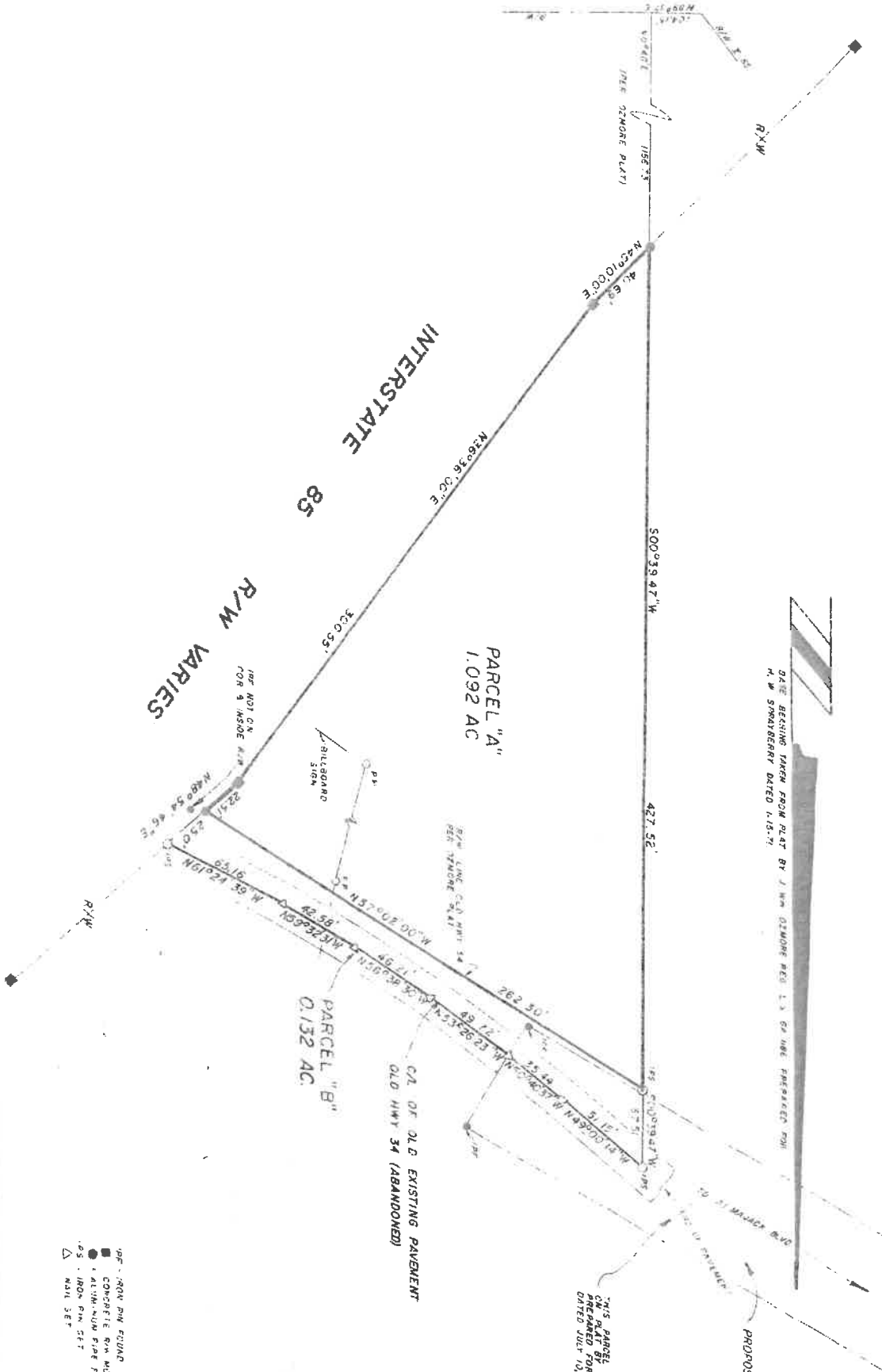


GLOVER AND DAVIS, P.A. DID NOT CONDUCT A TITLE EXAMINATION AND IS NOT CERTIFYING TITLE TO THE ABOVE DESCRIBED PROPERTY.

DATE BEARING PAPER FROM PLAT BY J. W. DUMORE REG. L.S. GA. 1882 PREPARED FOR
 J. W. SPRAYBERRY DATED 1-15-77

PROPOSED ST. (NOT OPEN)

THIS PARCEL SHOWN AS PROPOSED R/W PLAT
 ON PLAT BY B. KEITH ROBERTSON GA. REG.
 PREPARED FOR SHERMADAM DEVELOPMENT GROUP, INC.
 DATED JULY 10, 1983.



- IRON PIN FOUND
- CONCRETE PIN FOUND
- ALUMINUM PIPE FOUND
- IRON PIN SET
- ▲ NAIL SET

IN MY OPINION, THIS IS A TRUE
 AND CORRECT REPRESENTATION
 OF THE PLATTED PROPERTY AMIN



SURVEY FOR DONALD L. SPRAYBERRY SR.
 STEPHEN P. SPRAYBERRY DONALD L. SPRAYBERRY JR.
 1" = 50'
 4/23/87
 LAND LOT 77 LAND DISTRICT 5
 COWETA COUNTY GEORGIA

Adjacent property owners situated within 250' of Parcel 097 5077 013

**Kason Industries, Inc.
Attn: Debbie Gazaway
57 Amlajack Blvd.
Newnan, GA 30265
Parcel No. 097 5077 012
Property address is 31 Amlajack Blvd.**

**Coweta Wholesale Inc.
33 Amlajack Blvd.
Newnan, GA 30265
Parcel No. 097 5077 014**



City of Newnan
 25 LaGrange Street
 Newnan, GA 30263

Phone: 770-254-2362
 Fax: 770-254-2353

Paid Invoice Summary

Page 1 of 1

DATE	4/11/2022
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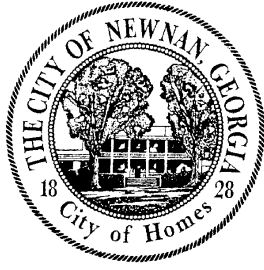
ACCOUNT : import account
SPRAYBERRY'S INC.
Phone:

PERMIT NUMBER	ANX-22-0055
30 Amlajack Blvd Newnan, GA 30263	

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
4/11/2022	ANX-22-0055	22-00750	100.00.32.2215	Planning & Zoning Regulatory Fees	Paid	(-) 630.00

Date	InvoiceNum	Status	Payment	Amount
4/11/2022	22-00750	Original Due		630.00
4/11/2022	22-00750	Paid	Check#007480-SPRAYBERRY'S BARBECUE, INC	(-) 630.00

Total Paid	630.00
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City of Newnan, Georgia - Mayor and Council

Date: 4/18/2022

Agenda Item: Jazz in the Park

Prepared By: Katie Mosley

Submitted By: Katie Mosley

Purpose: The Newnan Cultural Arts Commission is requesting to host the annual Summer Jazz in the Park series on the following dates: 6/10/22, 7/8/22, 8/5/22, 9/9/22. The commission is asking for permission to have alcohol in Greenville Street Park according to city code 3-27 on the aforementioned dates from 7:00 p.m. – 10:30 p.m. and for the alcohol boundaries to be expanded to include Greenville Street Park during the Jazz in the Park events.

Background: NCAC received approval from the Downtown Development Authority on March 9, 2022 to bring this request before Newnan City Council.

Funding: N/A

Recommendation: N/A

Attachments:

Previous Discussion with Council: N/A



City of Newnan, Georgia - Mayor and Council

Date: April 26, 2022

Agenda Item: Public Hearing - Request by owner to demolish structure located at 100 East Washington Street

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner (City of Newnan) to demolish structure that was built more than 50 years ago and not located in a historical district, (tax record attached). The property address is 100 East Washington Street.

Background: None

Funding: N/A

Ordinance Considerations:

- a. **Historical significance:** This structure is considered historic due to its age, which the Historical Resources Map of the City of Newnan 1993 Survey shows it to be constructed circa 1910 and of average condition. It is not located in a historical district as depicted in the Register of Historic Districts. The current condition is one of deferred maintenance.

Ms. Emily Kimbell with the Coweta County Historical Society has been emailed this information and is aware of the date of the public hearing.

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure would well exceed 50% of the assessed value of \$57,255.00, which is the threshold used by City ordinance to be considered eligible for demolition in the substandard housing program.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: This structure has been before City Council multiple times since being acquired on December 13, 2016. Council voted to have the structure demolished in the February 22, 2022 Council meeting.



DEMOLITION PERMIT APPLICATION

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



Date of Application: 2-23-2022

Subject Property Address: 100 E. WASHINGTON ST.
Number and Street Subdivision

Applicant Name and Contact #: CITY OF NEWNAN
Name Contact Phone Number

Owner Name and Contact #: CITY OF NEWNAN
Name Contact Phone Number

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

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

Zoning Representative Sign-off

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

[Signature]
Signature of Applicant

2-23-2022
Date Signed

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

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

1. Is subject property in any Historical Boundaries as designated by the City of Newnan?
(Historic maps can be found on the City of Newnan web site or through Planning and Zoning).
 Yes – Public hearing must be held no earlier than **60 days** after posting the property.
 No – Public hearing must be held no earlier than **30 days** after posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and in which you can be present. Place that information in the line below. This date and time are to be used on your posted sign and legal ad.

April 26, 6:30 pm _____ (Always an evening meeting)

Public Hearing **Date and Time** of Meeting (A copy of this application will be forwarded to the Chief Building Official who will notify historical entities and prepare an agenda item for Council).
3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
 - a. Applicants name
 - b. Property owners name
 - c. Subject property address
 - d. The statement “A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on (*date and time of public hearing from #2 above*).”

Placed in yard 2/25/2022
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.

Running ad 4/13 + 4/20
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above. *mailed 3/1/2022*
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
 - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit(s) to be issued.



Summary

Parcel Number N33 0001 038
 Location Address 100 E WASHINGTON ST
 Legal Description H/L 100 E WASHINGTON STREET
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 26.876
 Acres 0.71
 Neighborhood NEWNAN 0200 0782 (0782)
 Homestead Exemption No (S0)
 Landlot/District 0 / 0

[View Map](#)

Owner

CITY OF NEWNAN
 25 LAGRANGE ST
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	RES FF 225.00	Front Feet	22,816	87	368	0.71	1

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 1526
 Interior Walls Plaster
 Exterior Walls Asbestos/Composition
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1900
 Roof Type Asphalt Shingle
 Flooring Type Pine
 Heating Type Radiant
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$57,255
 Condition Average
 Fireplaces\Appliances Fireplace N.V. 2
 House Address 100 WASHINGTON

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2019	0x0 / 1	1	\$5,000
Shed (semi-enclosed w/slab)	2004	22x30 / 0	0	\$1,225

Permits

Permit Date	Permit Number	Type	Description
12/18/2012	2012-00084	PLUMBING	

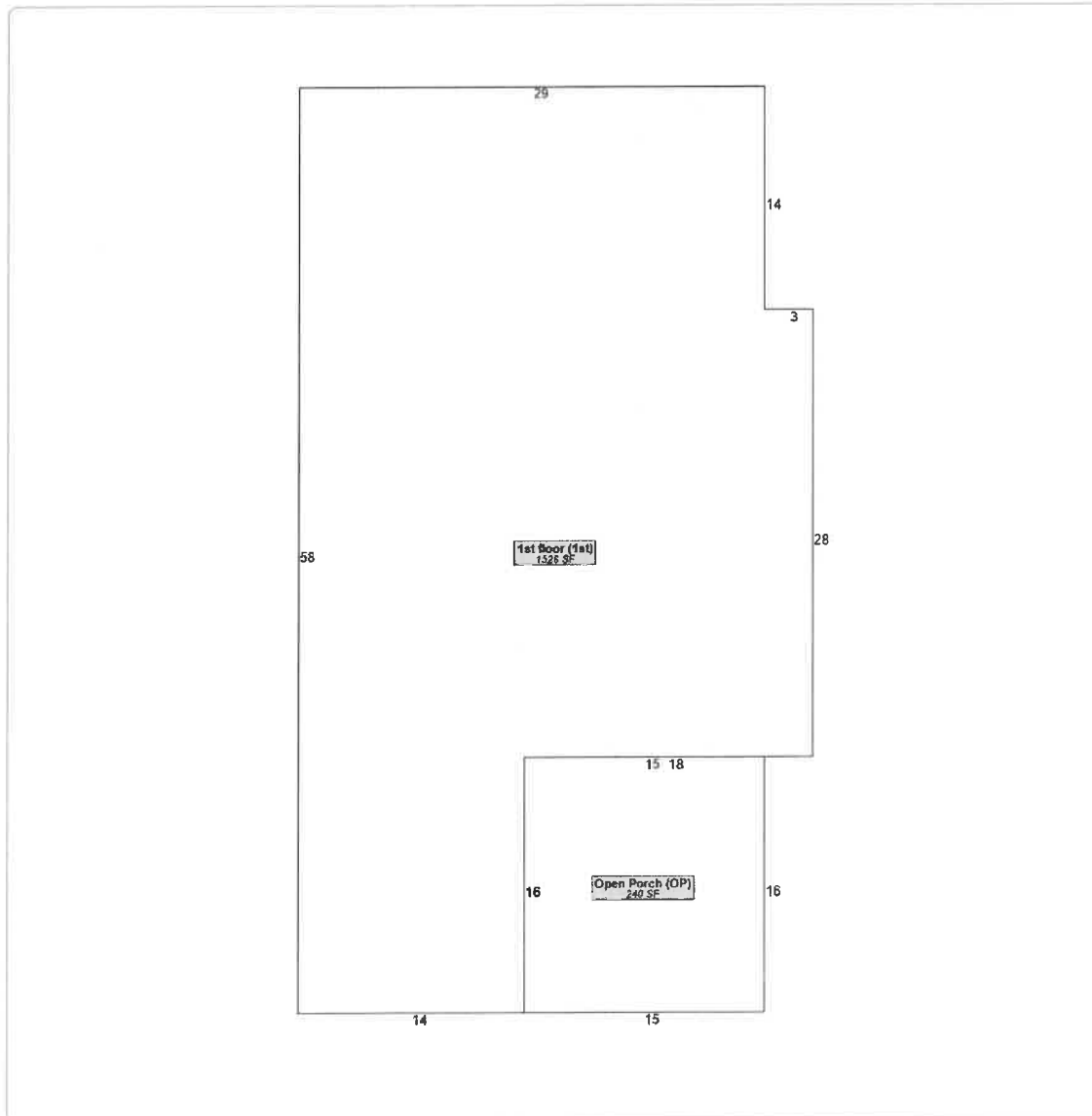
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/3/2015	4305 90		\$0	UNQUALIFIED IMPROVED	THOMPSON PATRICK J & ASHLEY TH	CITY OF NEWNAN
5/3/2007	3181 56		\$53,500	QUALIFIED IMPROVED	DAVIS WILLIAM O DBA WILLIAM	THOMPSON PATRICK J & ASHLEY THOMPSON
1/31/2002	1835 618		\$0	UNQUALIFIED MULTIPLE	DAVIS CURTIS & WILLI	DAVIS WILLIAM O DBA WILLIAM
4/26/1999	1384 312		\$42,000	QUALIFIED IMPROVED	CARR IRENE D (ROBERS	DAVIS CURTIS & WILLI
8/30/1994	877 590		\$0	UNQUALIFIED IMPROVED	CARR IRENE D (ROBERS	CARR IRENE D (ROBERS
9/22/1975	258 040		\$0	UNKNOWN STATUS		CARR IRENE D (ROBERS

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$81,805	\$57,813	\$57,813	\$41,798	\$41,798
Land Value	\$25,714	\$18,325	\$18,325	\$18,325	\$13,744
+ Improvement Value	\$57,255	\$57,255	\$38,877	\$38,877	\$27,443
+ Accessory Value	\$6,225	\$6,225	\$611	\$611	\$611
= Current Value	\$89,194	\$81,805	\$57,813	\$57,813	\$41,798

Sketches



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

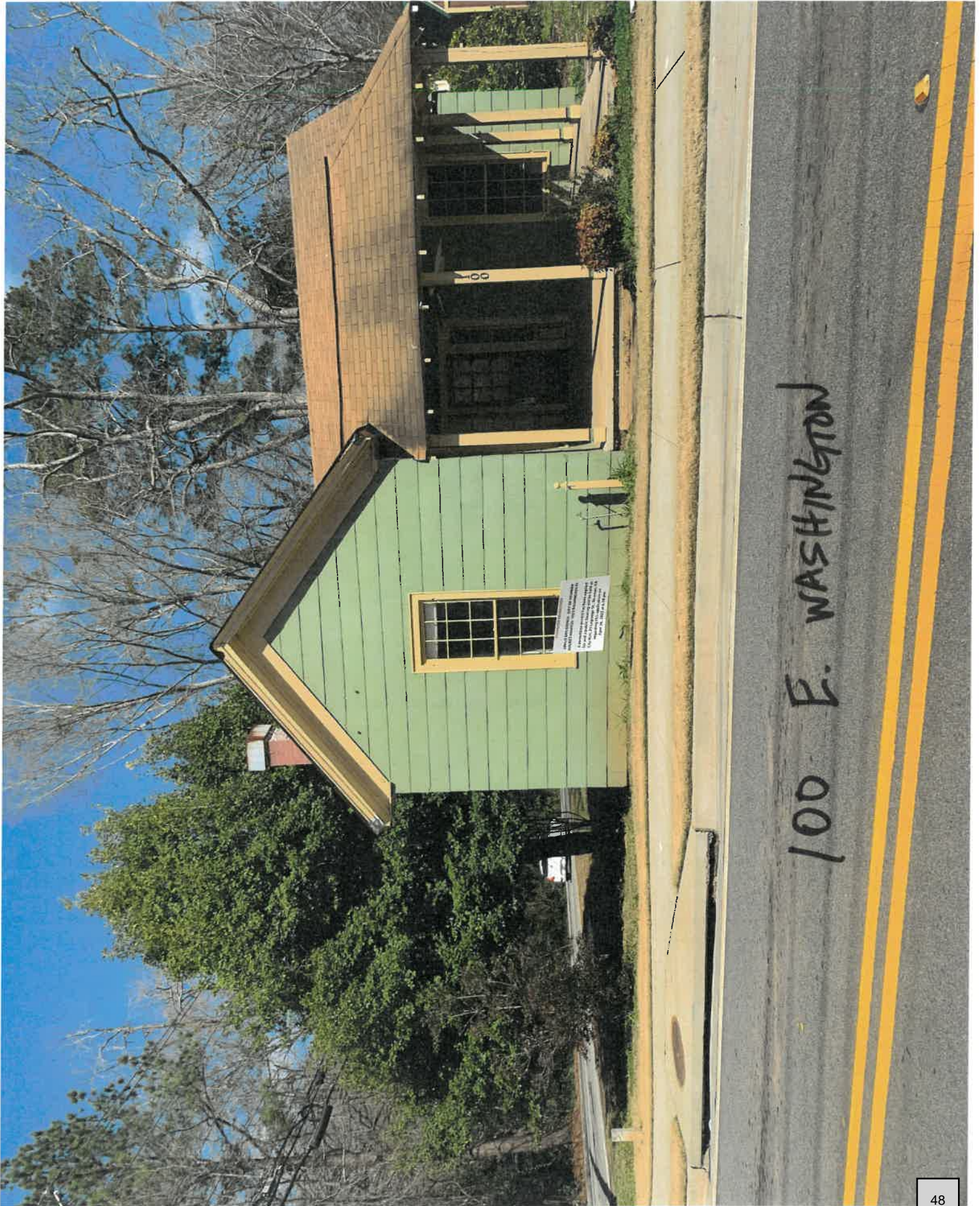
The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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

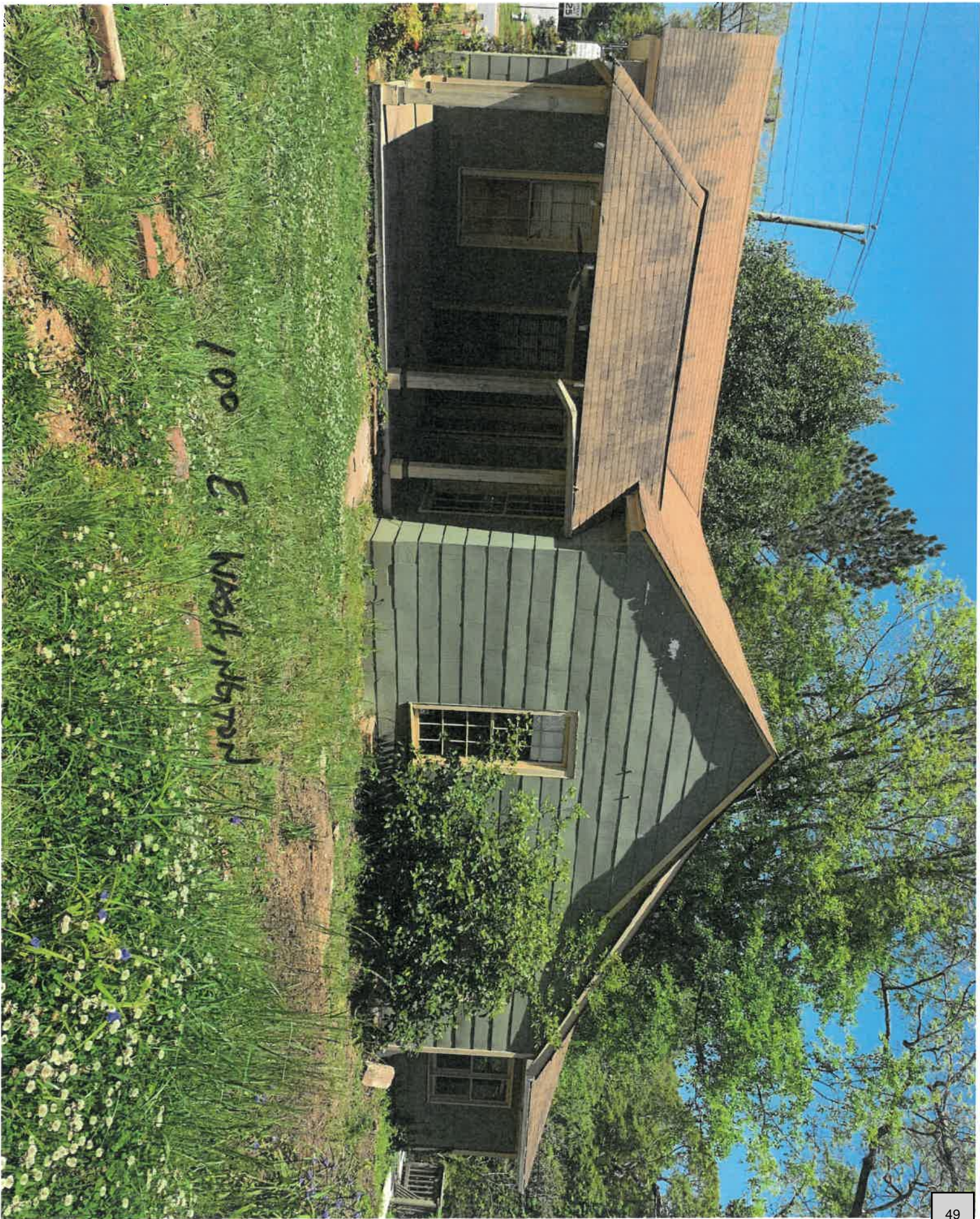


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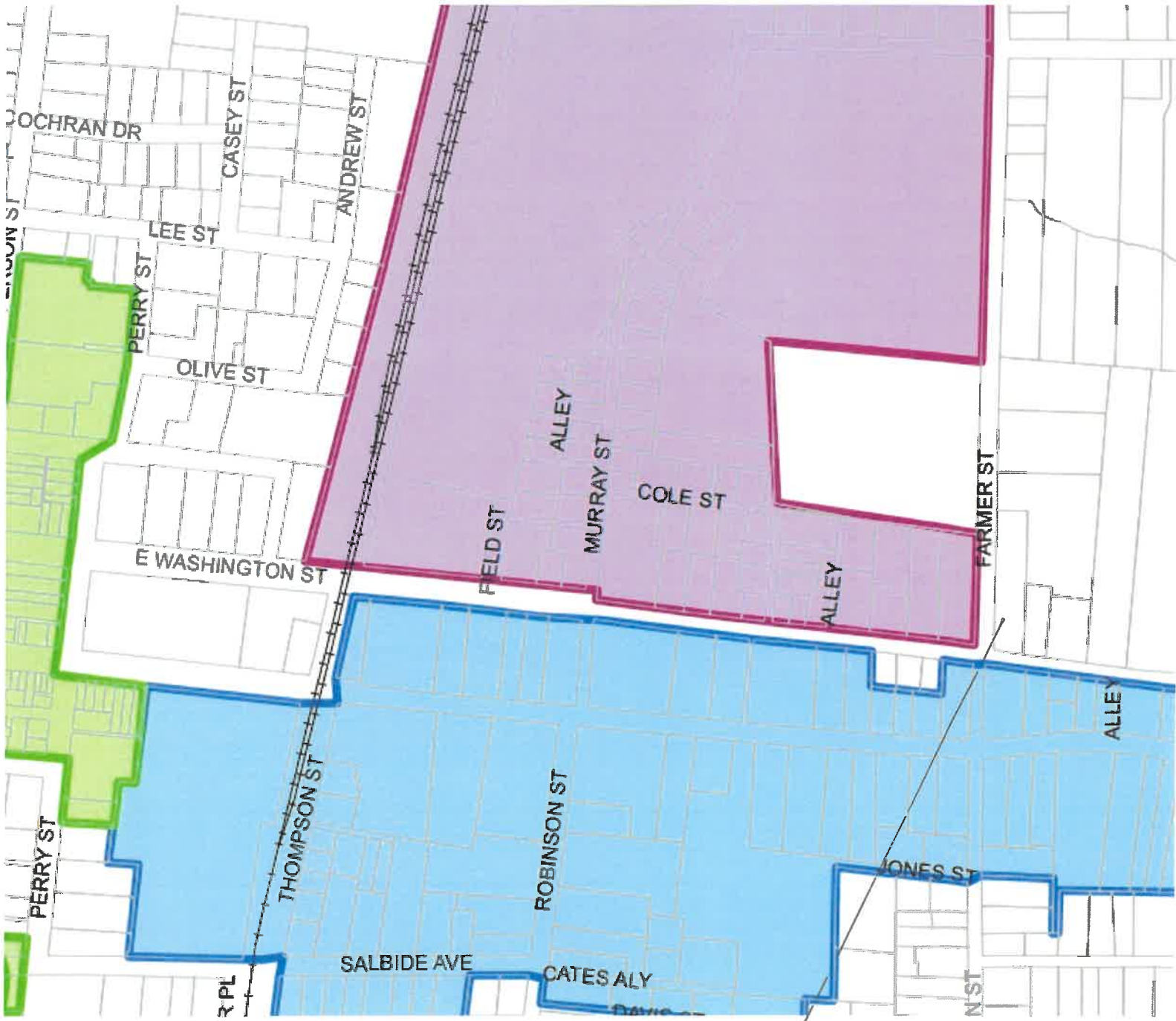
Version 2.3.177



100 E. WASHINGTON



100 E. Washburn



THIS PROPERTY - NOT LOCATED IN
A DESIGNATED HISTORICAL DISTRICT

100 E. WASHINGTON



City of Newnan, Georgia - Mayor and Council

Date: April 26, 2022

Agenda Item: Public Hearing – Request by owner to demolish structure located at 90 Sprayberry Rd.

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built more than 50 years ago and not located in a historical district, (tax record attached). The property address is 90 Sprayberry Rd.

Background: None

Funding: N/A

Ordinance Considerations:

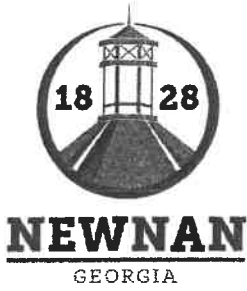
- a. **Historical significance:** This structure is considered historic due to its age; this property was not listed on the Historical Resources Map of the City of Newnan 1993 Survey. Tax records shows the oldest date of sale as 1971. The owner checked with the County and it may have been constructed in the early 1900's. It is not located in a historical district as depicted in the Register of Historic Districts. The current condition is one of deferred maintenance.

Ms. Emily Kimbell with the Coweta County Historical Society has been emailed this information and is aware of the date of the public hearing.

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure would undoubtedly exceed 50% of the previously assessed value of \$52,500.00, which is the threshold used by City ordinance to be considered eligible for demolition in the substandard housing program.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.

* Notified meeting time + next steps 3/21



DEMOLITION PERMIT APPLICATION

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



Date of Application: 03/10/2022

Subject Property
Address: 90 Sprayberry Rd. Parcel ID: N58 0001 002
Number and Street Subdivision

Applicant Name and Contact #: Skylah Mahan 706-968-3079
Name Contact Phone Number

Owner Name and Contact #: McIntosh Village RTH Owner LLC 770-436-3400
Name Contact Phone Number

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

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

Zoning Representative Sign-off

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

Signature of Applicant

3/10/2022

Date Signed

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

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

1. Is subject property in any Historical Boundaries as designated by the City of Newnan?
(Historic maps can be found on the City of Newnan web site or through Planning and Zoning).
 Yes – Public hearing must be held no earlier than **60 days** after posting the property.
 No – Public hearing must be held no earlier than **30 days** after posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and in which you can be present. Place that information in the line below. This date and time are to be used on your posted sign and legal ad.

APRIL 26, 6:30 PM

(Always an evening meeting)

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

3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
 - a. Applicants name
 - b. Property owners name
 - c. Subject property address
 - d. The statement "A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on (*date and time of public hearing from #2 above*)."
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above.
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
 - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit(s) to be issued.



Summary

Parcel Number N58 0001 002
 Location Address
 Legal Description 21.002 AC PARCELS A & B MCBRIDE ST
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 26.876
 Acres 21
 Neighborhood UL-Newnan HS-Newnan City Secondary (223069)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

MCINTOSH VILLAGE RTH OWNER, LLC
 SUITE 100
 1776 PEACHTREE STREET, NW
 ATLANTA, GA 30309

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Newnan City Secondary	Acres	105,415	0	0	21	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/1/2021	5429 608		\$2,060,000	UNQUALIFIED IMPROVED	MCBRIDE RESIDENTIAL, LLC	MCINTOSH VILLAGE RTH OWNER, LLC
10/1/2021	5429 596		\$0	UNQUALIFIED VACANT	SKINNER ROBERT Y & LISA C SKINNER	MCBRIDE RESIDENTIAL, LLC
10/1/2021	5429 591		\$0	QUALIFIED VACANT	SKINNER ROBERT Y & LISA C SKINNER	MCBRIDE RESIDENTIAL, LLC
10/1/2021	5429 569		\$0	UNQUALIFIED IMPROVED	KETTYLE JOHN R & TAMMY H KETTYLE	MCBRIDE RESIDENTIAL, LLC
10/1/2021	5429 564	87 35	\$655,000	QUALIFIED IMPROVED	KETTYLE JOHN R & TAMMY H KETTYLE	MCBRIDE RESIDENTIAL, LLC
9/28/2021	5429 600		\$87,000	UNQUALIFIED IMPROVED	HAMMOND DENNIS	MCBRIDE RESIDENTIAL LLC
11/15/2018	4786 727	87 35	\$0	UNQUALIFIED VACANT	MAW & PAW KETTYLE AUTO SALES AND REBUILD	KETTYLE JOHN R & TAMMY H KETTYLE
11/23/2016	4476 597	5 19	\$5,080	Tax Sale	COWETA COUNTY	KETTYLE TAMMY & JOHN KETTYLE
1/31/2013	3911 272	1 213	\$18,000	B/S - IMPROVED (AFTER FORECLOSURE)	FEDERAL NATIONAL MORTGAGE ASSO	HAMMOND DENNIS
12/4/2012	3897 174	1 213	\$47,726	F/C - IMPROVED	JPMORGAN CHASE BANK NA	FEDERAL NATIONAL MORTGAGE ASSOCIATION
12/4/2012	3897 170	1 213	\$0	F/C - IMPROVED	SHAW RUTH E	JPMORGAN CHASE BANK NA
11/30/2011	3730 410	87 35	\$0	UNQUALIFIED VACANT	KETTYLE JOHN & TAMMY KETTYLE	MAW & PAW KETTYLE AUTO SALES AND REBUILD
10/5/2010	3673 587	5 19	\$2,340	UNQUALIFIED VACANT	DUNSON JESSE D	COWETA COUNTY
10/19/2001	1762 527		\$30,000	QUALIFIED MULTIPLE	NEWNAN COWETA HABITAT FOR HUMA	KETTYLE JOHN & TAMMY KETTYLE
10/3/2001	1762 524		\$0	UNQUALIFIED MULTIPLE	KING RICHARD W	NEWNAN COWETA HABITAT FOR HUMANITY
9/17/1998	1296 434		\$2,500	UNQUALIFIED MULTIPLE		DUNSON JESSE D
9/30/1996	1065094		\$38,900	QUALIFIED IMPROVED	DUNAWAY BETTY B & TH	SHAW RUTH E
1/5/1996	990 514		\$25,000	QUALIFIED IMPROVED	WILLIAM MILLARD SLAT	DUNAWAY BETTY B & TH
10/27/1995	975 501		\$0	UNQUALIFIED IMPROVED	WHITE BARBARA	WILLIAM MILLARD SLAT
3/15/1993	741 484		\$29,900	QUALIFIED IMPROVED	SLATON WILLIAM MILLA	WHITE BARBARA
12/13/1990	592 212		\$0	UNKNOWN STATUS		SLATON WILLIAM MILLA
11/16/1989	541 369		\$0	UNKNOWN STATUS		KING RICHARD W
11/16/1989	541 369		\$0	UNKNOWN STATUS		KING MILDRED T
11/16/1989	541 369		\$0	UNKNOWN STATUS		KING RICHARD W
7/14/1971	196 321		\$0	UNKNOWN STATUS		KING MILDRED T

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$387,600	\$52,500	\$52,500	\$52,500	\$52,500
Land Value	\$193,800	\$193,800	\$52,500	\$52,500	\$52,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$193,800	\$193,800	\$52,500	\$52,500	\$52,500

Assessment Notices 2019

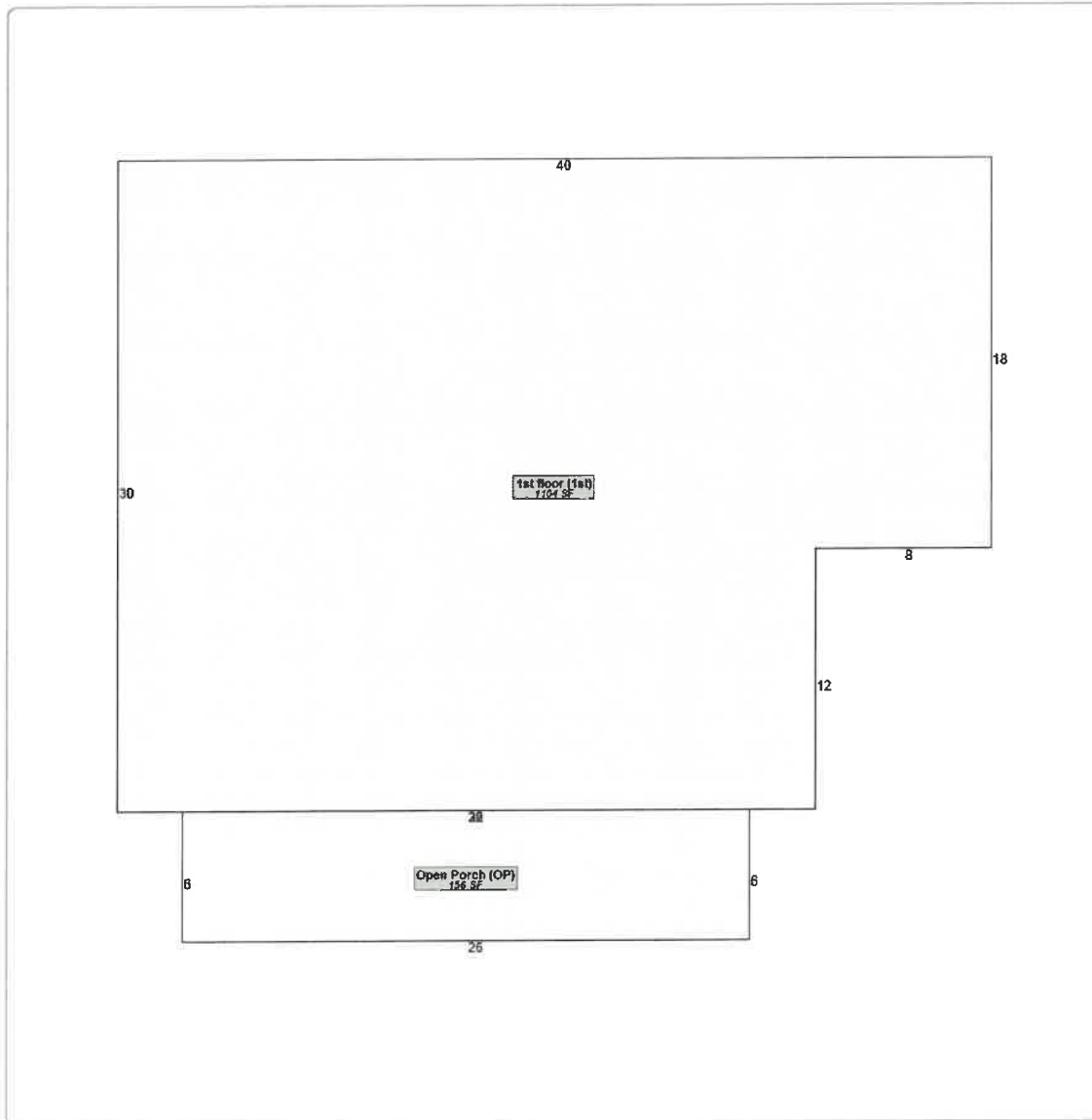
36963 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

Sketches



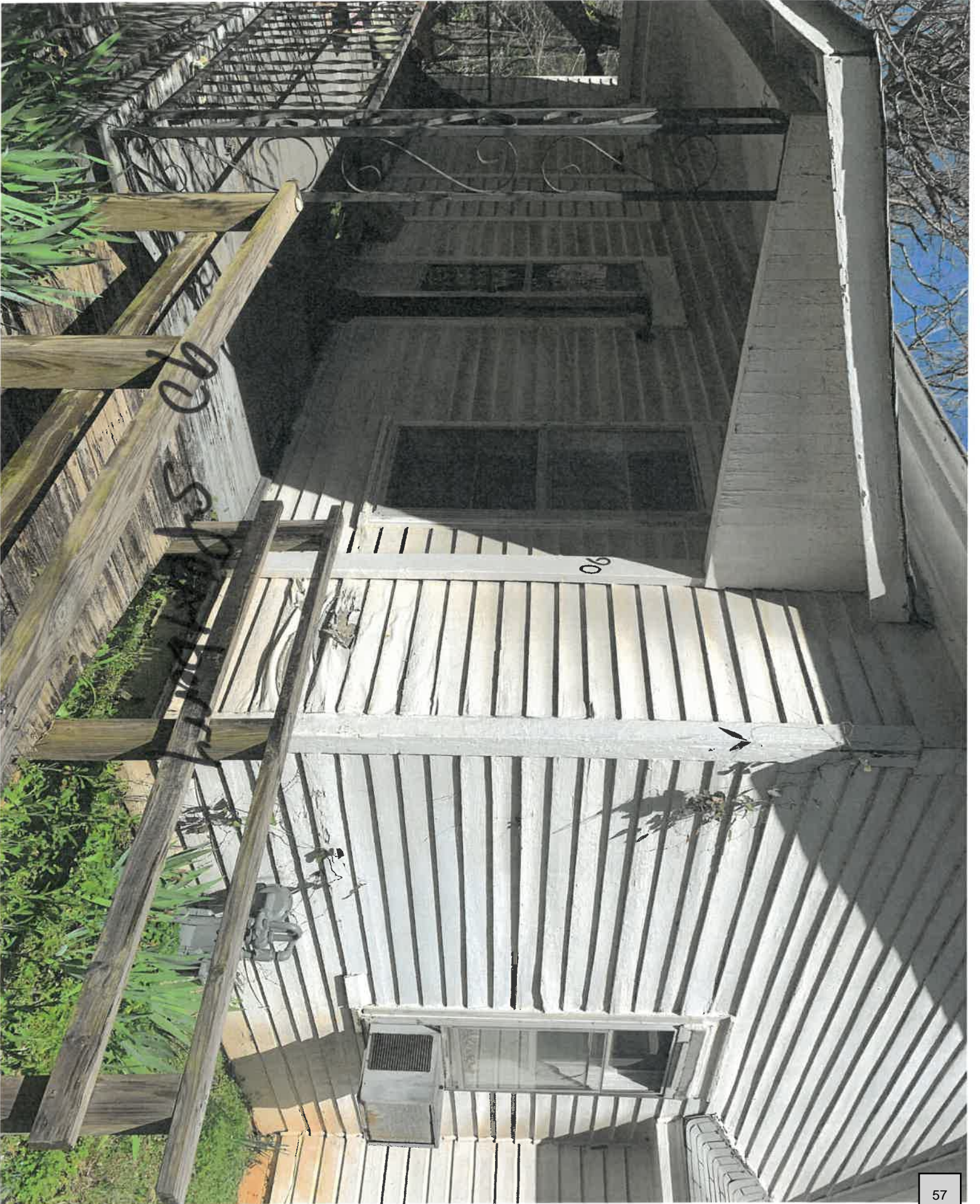
The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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

Last Data Upload: 3/17/2022, 1:36:01 AM

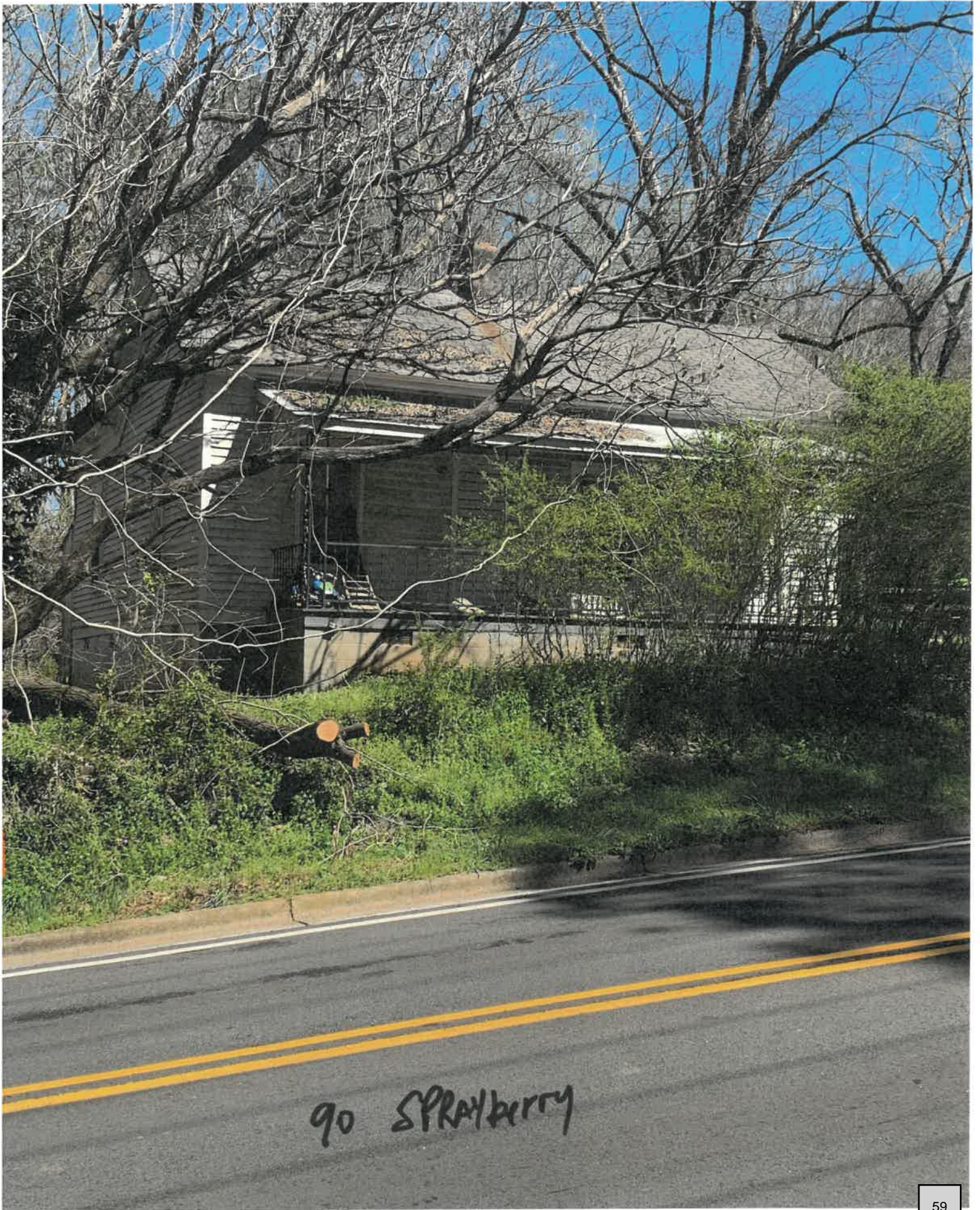


Version 2.3.179



99 SPURWAY





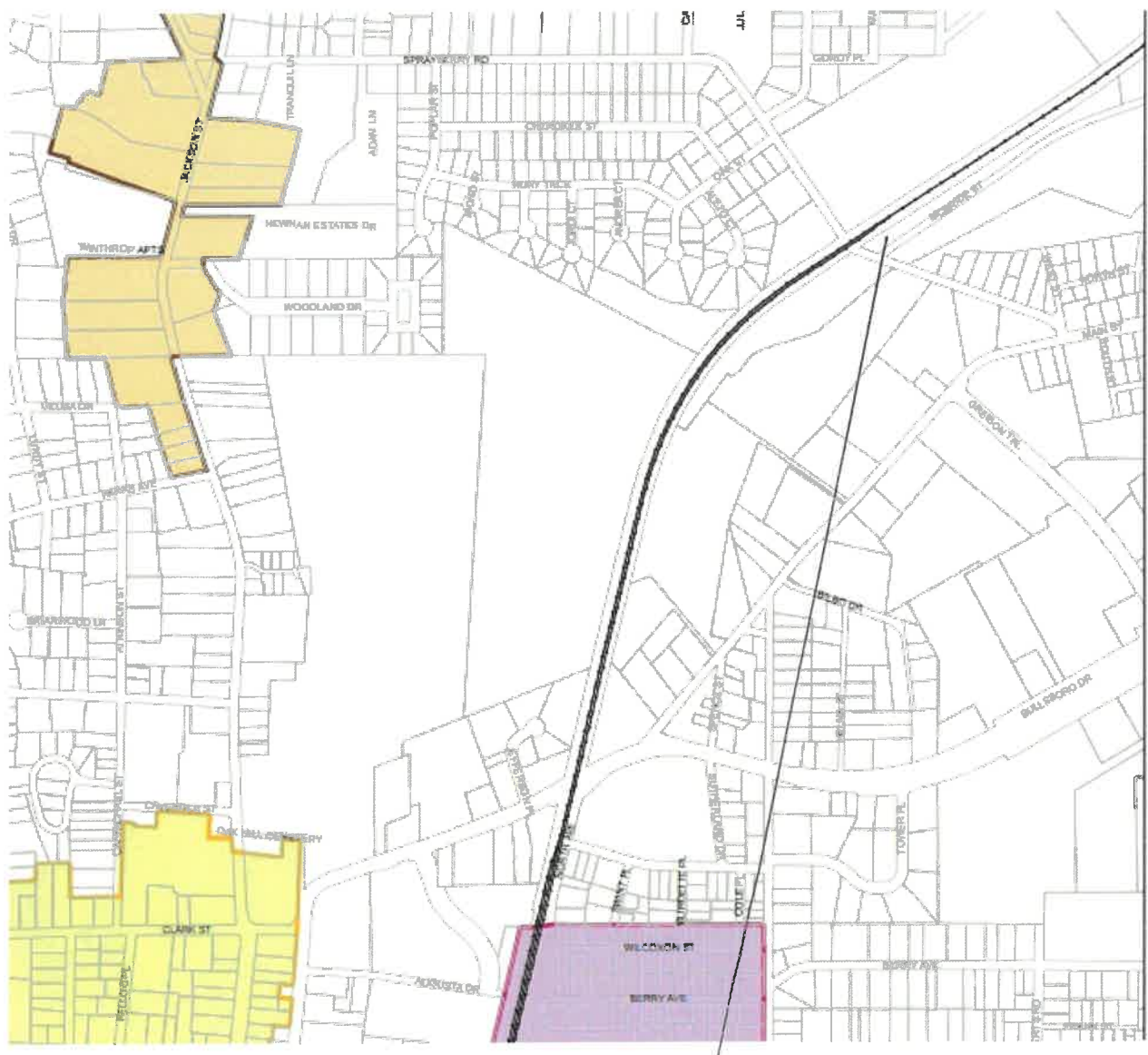
90 SPRAYBERRY



A demolition permit has been applied for and
a public hearing will be held at
City Hall, 25 Lagrange St., Newnan, GA
regarding this application on April 26th, at 6:30 pm.

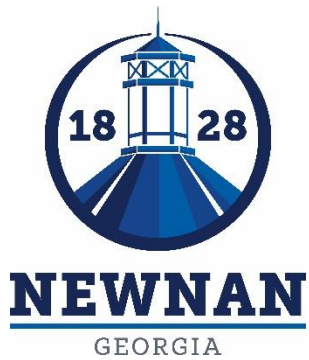
Applicant: Skylin Mahan
Property Owner: McIntosh Village RTH Owner LLC
Subject Property: 90 Sprayberry Rd.





THIS PROPERTY NOT LOCATED
IN HISTORICAL DISTRICT

90 SPLAYberry



City of Newnan, Georgia – City Council

Date: April 26, 2022

Agenda Item: Annexation Request (Via the 60% Method) –
Annex2022-02; 5.243± acres located on North Highway
29 (Tax Parcel #s 073C 002; 073C 002A; 073C 003;
073C 004 and 073C 004A) Requested zoning of CGN
(General Commercial District)

Prepared and Presented by: Tracy Dunnivant, Planning Director

ANNEXATION ASSESSMENT

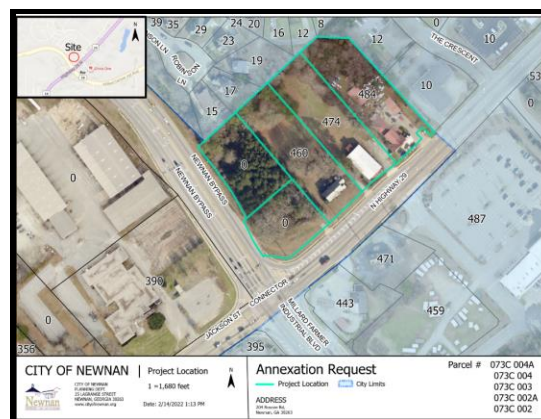
APPLICANT INFORMATION:

Melissa Griffis on behalf of North 390, LLC
147 Jackson Street
Newnan, GA 30263

** North 390, LLC owns 4 of the 5 tracts that are part of this request. The other tract is owned by Newnan Auto Body and Glass Repairs, Inc, which is not petitioning for the annexation but has been included in the application under the 60% method of annexation.

SITE INFORMATION:

The tracts consists of 5.243± total acres located on North Highway 29 and further identified as tax parcel #073C 004 (0.71 acre vacant lot), and tax parcel #073C 004A (0.88 acre vacant lot) both described in Deed Book 5327, Page 459, Coweta County records; and tax parcel #073C 003 (1.23 acres, 460 N. Highway 29) and tax parcel #073C 002A (1.23 acres, 474 N. Highway 29) both parcels described in Deed Book 5274, Page 631 Coweta County records; and tax parcel #073C 002 (1.24 acres, 484 N Highway 29) described in Deed Book 4288 Page 566, Coweta County records. The tracts are currently under the County's jurisdiction, are zoned RC (Rural Conservation) and C (Commercial), and are located in the County's "Employment Center" Character Area on the County's Future Land Use Map.



OVERVIEW OF REQUEST:

The petitioner is requesting the annexation, by the 60% method, of five parcels located on North Highway 29. Annexation via the 60% method requires not less than 60% of the resident electors as well as the owners of not less than 60% of the real property within the proposed annexation boundary to agree to the annexation in order for the City to consider the request. Staff has reviewed the application and determined that it meets these requirements as there are no resident electors on the properties and the owners of roughly 77% of the land area are making the request. The 60% method is being used because leaving the Newnan Auto Body and Glass Repairs, Inc. tract in the County would create an island which is not permitted under state law.

The requested zoning of the property is CGN (General Commercial District). The applicant is seeking to develop a commercial subdivision on the site which would consist of three tracts. Newnan Auto Body and Glass Repairs, Inc.’s property is not included in the proposed subdivision. Annexation of the property would allow the tracts to take advantage of city services.



The tracts will be subdivided as follows: Tract “A” 1.03± acres, Tract “B” 1.00± acres and Tract “C” 2.00± acres. The tracts will be accessed via a proposed interior road. The applicant has not provided specific commercial uses for the three tracts.

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 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 tracts are located at the intersection of Millard Farmer Industrial Boulevard and North Highway 29. They are primarily surrounded by commercial uses with the property lines to the north bordering the rear yards of several single-family homes that are a part of Avery Park subdivision. To the south is North Highway 29 and various commercial properties including a Citgo gas station, Pelican’s Snoballs, and the Little Giant Shopping Center. Millard Farmer Industrial Boulevard and the old Coweta Fayette EMC complex are located to the west. Another gas station, a detailing shop and a veterinary clinic abut the body shop tract to the east.

Staff feels commercial uses would be suitable given the existing commercial properties in the area and the tracts' location at the intersection of two arterial roads. In addition, three of the five tracts already have a commercial zoning designation in the County, so there would be no change in terms of land use. Also, while they do abut residential properties to the north, the applicant will be required to have a 35-foot densely planted buffer to protect those homes.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The tracts' frontages are zoned commercial in the County, so commercial uses can already be built on the majority of the tracts. In addition, two of the tracts have already been used for commercial purposes. A 35' densely planted buffer will be required between the commercial properties and the residential homes to ensure a separation between the uses. The City Landscape Architect will review all landscaping plans to determine compliance with the city's landscaping requirements.

The greatest impact from this development will be traffic; however, since the applicant has not provided specific uses, the number of trips generated is yet to be determined. It should be noted that the tracts are located at the corner of two arterial roads. The applicant is planning for an interior drive to provide access for the commercial subdivision, but the Georgia Department of Transportation (GDOT) will determine where and what type of access they will be granted since both roads fall under their jurisdiction.

In terms of the Auto Body Shop property, heavy automobile repair and maintenance is permitted as a special exception in the CGN district. Therefore, if annexation is approved, staff would recommend granting a special exception to keep from creating a non-conforming use. Staff would also recommend that a variance be granted from the location requirements which currently specifies that "no automobile repair use may be located where noise would have an adverse impact on commercial uses within 200 feet or located within 500 feet of a residential, office, planned development, or open space district". It should also be mentioned that the Tax Assessors office indicated that the body shop's property tax would increase by \$39.53 per year if the property is annexed into the city limits (based on the current millage rate). The occupational tax would increase roughly \$650.

Staff Assessment – ADDITIONAL TRAFFIC, BUT IT WILL NOT AFFECT THE USABILITY OF THE ADJACENT OR NEARBY PROPERTIES AND THE 35' DENSLEY PLANTED BUFFER WILL SEPARATE THE RESIDENTIAL AND COMMERCIAL TRACTS ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? Per the County staff report, the properties are currently zoned RC (Rural Conservation) and C (Commercial) in the County. The RC zoning district permits agriculture, forestry, and low density single-family residential land uses. The C district permits commercial development.

With the property being located at the intersection of two arterial roads and with commercial development on three sides of the tracts, staff doubts that the properties zoned RC will be developed as currently zoned. Even the County shows this area as an employment center on its Future Land Use Map. The tracts that are zoned for commercial uses could be used as currently zoned, but staff believes the RC zoned tracts will ultimately be developed with commercial uses.

Staff Assessment – TRACTS ZONED FOR COMMERCIAL COULD BE USED AS CURRENTLY ZONED, BUT RC ZONED TRACTS WILL MORE THAN LIKELY BE DEVELOPED AS COMMERCIAL ✗ AND ✓

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?

Since the tracts are part of a 60% annexation, state law requires that a service extension plan be developed to address water and sewer provision, sanitation services, fire, police and transportation. A copy of the plan has been included as part of the agenda packet.

Traffic:

Since no uses or square footages are being proposed for the tracts except for the existing auto body repair shop, staff is unable to determine what the traffic generation from the development will be. However, both roads are arterials and are designed to handle greater volumes of traffic. Since both roads are state routes, the GDOT has jurisdiction and any permitting for connecting to the roads would be by application through their agency.

Police: Police Chief Brent Blankenship has indicated that his department can service the development if it is annexed into the city limits. Since no specific uses have been provided, full impact of the development in terms of calls is yet to be determined.

Fire: Chief Stephen Brown has indicated that NFD can service this development. Again, since no specific uses have been provided, full impact in terms of calls is yet to be determined.

Newnan Utilities: Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. He stated that “water will require the developer to jack and bore North Highway 29 to serve lots with domestic water and fire protection. Sewer, depending on design, may require an approved sewer lift station”. Tolar added that all utility construction expenses will be at the developer’s cost.

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 on-site, runoff reduction now required.
2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas shall be field delineated and located within open space to the extent practically possible.

Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence shall be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures or permits by other agencies.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and 6 feet in width along SR 34 Bypass, subject to review by the Georgia Department of Transportation.
2. Traffic Impact Study may be required.

Coweta County Schools: As this will be a commercial subdivision, there will be no impact on the Coweta County School System.

Staff Assessment –ALL SERVICE PROVIDERS HAVE INDICATED THAT THEY CAN SERVE THE DEVELOPMENT, WHICH IS EVIDENCED BY THE SERVICE PROVISION PLAN. FULL IMPACT ON TRAFFIC CAN NOT BE DETERMINED UNTIL THE USES ARE FINALIZED; HOWEVER, THE TRACTS ARE LOCATED AT THE INTERSECTION OF TWO ARTERIAL ROADS AND GDOT WILL REQUIRE THE DEVELOPER TO PROVIDE ANY MITIGATION MEASURES NEEDED TO ADDRESS THE INCREASED VOLUME. ✓

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 an "Employment Center" character area which would allow for commercial uses. The City does show the adjacent tracts to the east as "Planned Development" and the tracts across North Highway 29 as "Business/Office". Both of these categories would be consistent with the zoning designation being requested as both would allow commercial uses.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district?

The CGN (General Commercial District) zoning designation provides for "the conduct of community-wide personal and business services, specialty shops, and general highway development". The zoning ordinance specifies that the district is "located ideally at the intersection of two or more streets or along selected major streets designated for strip commercial development". In this case, the proposed commercial subdivision would be located at an intersection and along two major streets.

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 completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject tracts were not included in the Comprehensive Plan, but the adjacent tracts to the east and across Highway 29 North are shown as future designations which would permit commercial uses. If brought into the city limits, Staff would suggest designating the tracts as “Business/Office” based on our future land use definitions.

Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS THAT WOULD IMPACT THE SUBJECT PROPERTY’S FUTURE DESIGNATION ✓

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, these properties are located at the intersection of two arterial streets. Three of the tracts are already zoned commercial in the County and the County’s future land use map shows the tracts as future “employment center”. Commercial uses are already established on the two adjacent tracts to the east of the properties as well as the tracts across both Highway 29 North and Millard Farmer Industrial Boulevard. These tracts are also shown as future commercial designations by their respective jurisdictions. While the tracts do back up to homes in Avery Park, three of them are already zoned commercial in the County and a 35 foot densely planted buffer would be required between the subject properties to separate the uses.

The greatest impact will be traffic; however, these properties are at the intersection of two arterial roads, which are designed to handle higher traffic volumes and the City Engineer has indicated that a traffic impact study may be required, dependent upon the uses that ultimately are proposed for the properties and GDOT’s requirements for development along state highways.

It should also be mentioned that annexation of these parcels would open up the possibility of annexing and redeveloping the old Coweta Fayette EMC site. Staff has received numerous requests from potential developers in the past, but the creation of an island has always prevented them from moving forward.

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/annexation requests, Staff found that the development meets **7 1/2 of the 8 standards.**

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the request 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. They also did not request any conditions be added to the adopting ordinance if the annexation were to be approved.

RECOMMENDATION:

The Planning Commission at their April 12, 2022 meeting held a public hearing regarding the request and unanimously to recommend the annexation and rezoning to CGN (General Commercial District) with the following conditions:

- The Newnan Auto Body and Glass Repair tract should be granted a special exception to allow their business to be a conforming use and a variance from the distance requirements from planned developments and residential properties.
- The tracts will be included in the Quality Development Corridor Overlay District.
- The developer will save the mature trees within the 35' buffer area between the proposed commercial subdivision and the Avery Park lots and supplement the buffer with additional plantings as approved by the City's Landscape Architect.
- The proffered condition that North 390, LLC will erect a privacy fence along the property line between Newnan Auto Body and Glass Repair and the proposed commercial subdivision.

OPTIONS:

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

ATTACHMENTS: Application for Annexation
 Location Map
 County Notice of Objection
 Service Extension Plan
 Engineering Department Comments



CITY OF NEWNAN



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

Project Location

1" = 1,680 feet

Date: 2/14/2022 1:13 PM



Annexation Request

— Project Location City Limits

ADDRESS
 204 Roscoe Rd,
 Newnan, GA 30263

Parcel # 073C 004A
 073C 004
 073C 003
 073C 70
 073C 002



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

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

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

Dear Ms. Dunnivant:

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

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

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

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

Ms. Tracy Dunnavant
February 7, 2022
Page 2

North 390, LLC has, at attached Tabs (1) through (10), included all materials required per the Application Form and applicable Ordinance provisions. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** North 390, LLC, as Applicant, and myself, as counsel for North 390, LLC look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis
For North 390, LLC

MDG/kr
Enclosures

TAB 1

Petition Requesting 60 Percent Method for Annexation



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

PETITION REQUESTING 60 PERCENT METHOD FOR ANNEXATION

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

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

Mailing Address 147 Jackson Street, Newnan, GA 30263

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

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

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

County Zoning Classification Old "C" Requested Zoning Classification CGN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Melvin R. Gubbs
Applicant's Signature
 Attorney for Applicant

2-7-2022
Date

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

TAB 2

60 Percent Property Owners

Amended 60 Percent Property Owners

(1) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 004

(2) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 004A

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

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

Other Property Owner

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

TAB 3

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



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

February 3, 2022

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

Mrs. Griffis,

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

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

If you have any questions, please let me know.

Sincerely,

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

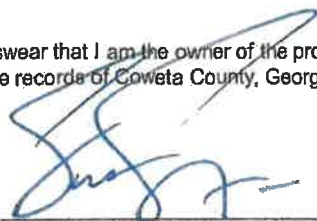
TAB 4

Property Owner's Authorization

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

Name of Property Owner **Scott Stokes**
Telephone Number **(678) 423-7769**
Address of Subject Property **073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A**

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



Signature of Property Owner

Personally appeared before me

Scott Stokes

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

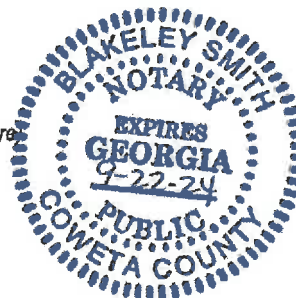
Notary Public

Blakeley Smith

Date

1/27/2022

(Affix Raised Seal Here)



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

Name of Property Owner

Danny Beck

Telephone Number

(770) 317-6032

Address of Subject Property

073C 002, 073C002A, 073C 003, 073 004 and 073 004A

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

[Handwritten Signature]

Signature of Property Owner

Personally appeared before me

Danny Beck

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



(Affix Raised Seal Here)

Notary Public

Blakeley Smith

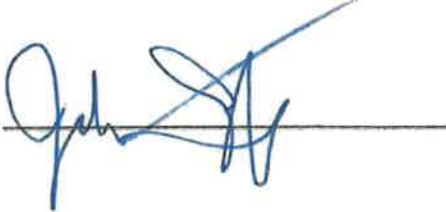
Date

2/2/22

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

Name of Property Owner **John Strickland**
Telephone Number (770) 328-9535
Address of Subject Property 073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A

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



Signature of Property Owner

Personally appeared before me

John Strickland

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

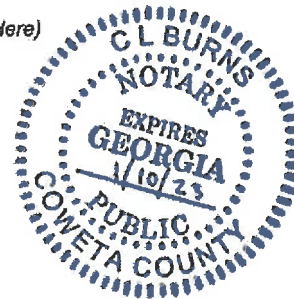
Notary Public



Date

1/27/2022

(Affix Raised Seal Here)



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

Name of Property Owner **Ryan Brooks**
Telephone Number **(678) 438-6902**
Address of Subject Property **073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A**

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



Signature of Property Owner

Personally appeared before me

Ryan Brooks

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

Notary Public



Date **1/27/2022**

(Affix Raised Seal Here)



TAB 5

Legal Description of the Property

Legal Description

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

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

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

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

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

PT# 2015-185

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

(This Space for Official Use Only)

STATE OF GEORGIA
COUNTY OF BIBB

QUIT CLAIM DEED

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

WITNESSETH:

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

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

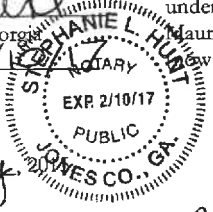
TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the right, members and appurtenances thereof.

8/24 BE
mm

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

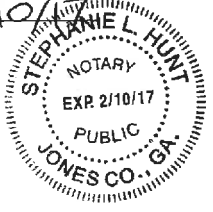
Sworn to and subscribed before me this 9 day of January 2015.

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



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

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



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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

06-4508
STATE OF GEORGIA
COUNTY OF COWETA

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

06-4508

DEED OF ASSENT

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

WITNESSETH:

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

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

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

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

15/16

BdH

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

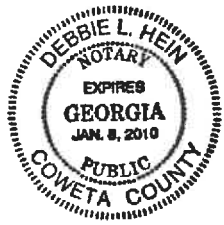
IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal the day and year first above written.

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

Signed, sealed and delivered
in the presence of

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

(SEAL)



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

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$260.00 ✓

PT# 2015-5323
WARRANTY DEED

T-14556

GEORGIA, COWETA COUNTY

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

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

Less and except:

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

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

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

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

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

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

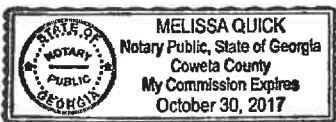
Susan Head Coggin
SUSAN HEAD COGGIN

Signed, sealed and delivered
in our presence:

This 14th day of October, 2015

Dannell Odom
WITNESS

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

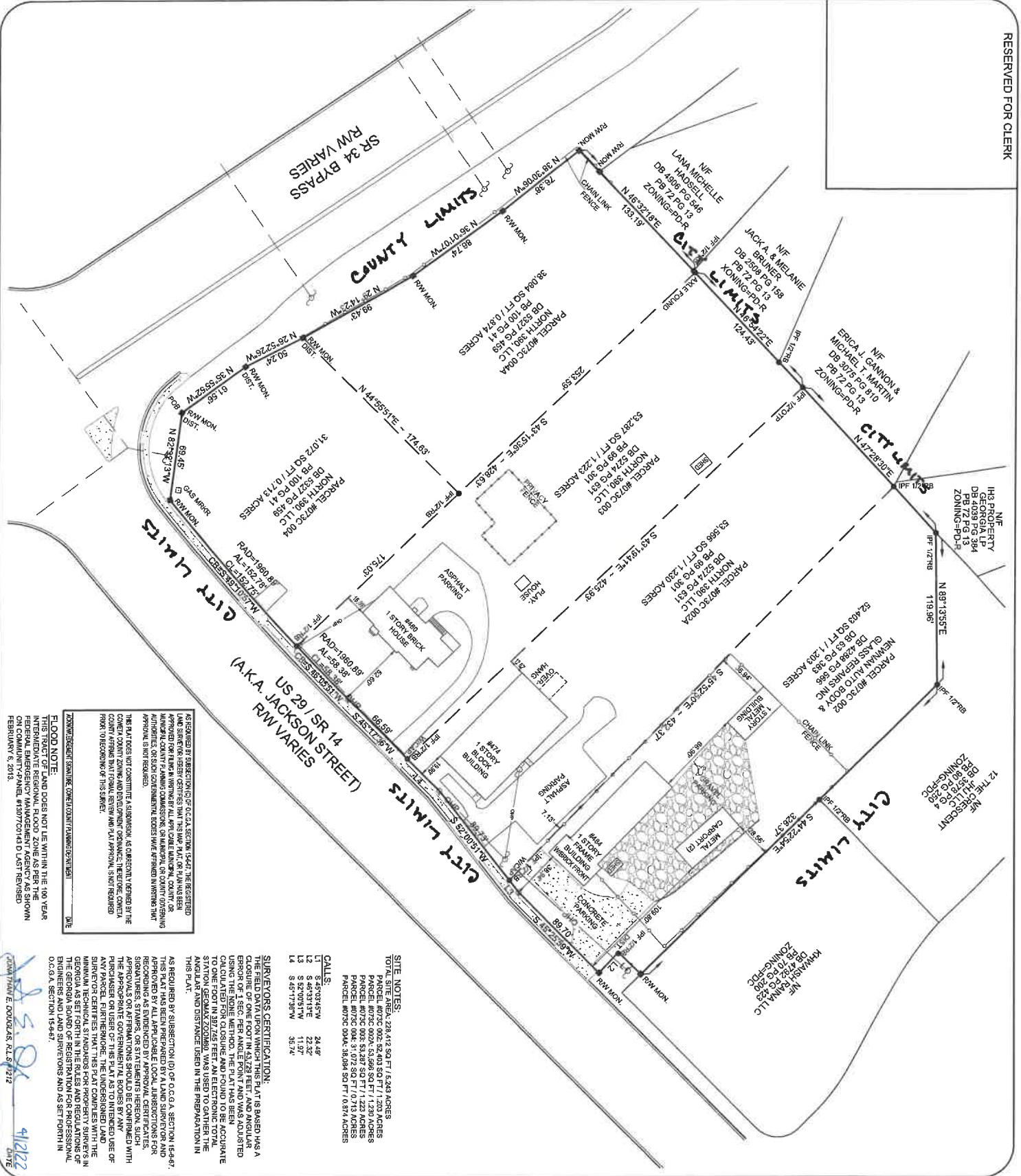


(T-14556.PFD/T-14556/2)

410m

TAB 6

Surveys



FLOOD NOTE:
THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERPRETED REGIONAL FLOOD ZONE AS PER THE FLOOD HAZARD ANALYSIS MAPS AND/OR THE FLOOD HAZARD ANALYSIS MAPS ON COMMUNITY PANEL #190700141 D LAST REVISED FEBRUARY 8, 2015.

AS REQUIRED BY SUBSECTION (O) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES. APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL FURNISHED. THE UNDERSIGNED AND THE SURVEYOR ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS, O.C.G.A. SECTION 15-4-21.

SURVEYORS CERTIFICATION:
THE FIELD OF THIS SURVEY WAS BASED ON A FIELD OF ONE FOOT WITH A STANDARD ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NOLLE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN THE TOLERANCES ESTABLISHED BY THE ANGLE AND DISTANCE USED IN THE PREPARATION OF THIS PLAT.

SITE NOTES:
TOTAL SITE AREA: 298,412 SQ FT / 6.843 ACRES
PARCEL # 073C 002: 63,989 SQ FT / 1.466 ACRES
PARCEL # 073C 003: 53,287 SQ FT / 1.223 ACRES
PARCEL # 073C 004: 31,072 SQ FT / 0.713 ACRES
PARCEL # 073C 00A: 36,064 SQ FT / 0.824 ACRES

CALLS:
L1 3:57:03.46°W 24.48'
L2 3:46:31.14°E 22.32'
L3 3:52:01.51°W 11.97'
L4 3:53:17.58°W 32.74'

DOUGLAS CONSULTING LLC
248 Gilliam Ct.
Locust Grove, GA 30248
LSF001174
Cell (770)334-5567
Office (770)288-2117
Fax (770)288-2117
douglassconsultingllc@yahoo.com

COMPILATION PLAT FOR:
NORTH 390 VENTURES
PARCEL # 073C 002, 073C 003, 073C 004, & 073C 00A
LAND LOT 72 OF THE 5TH DISTRICT
COWETA COUNTY, GEORGIA

NO.	REVISION
1	#####
2	#####

93

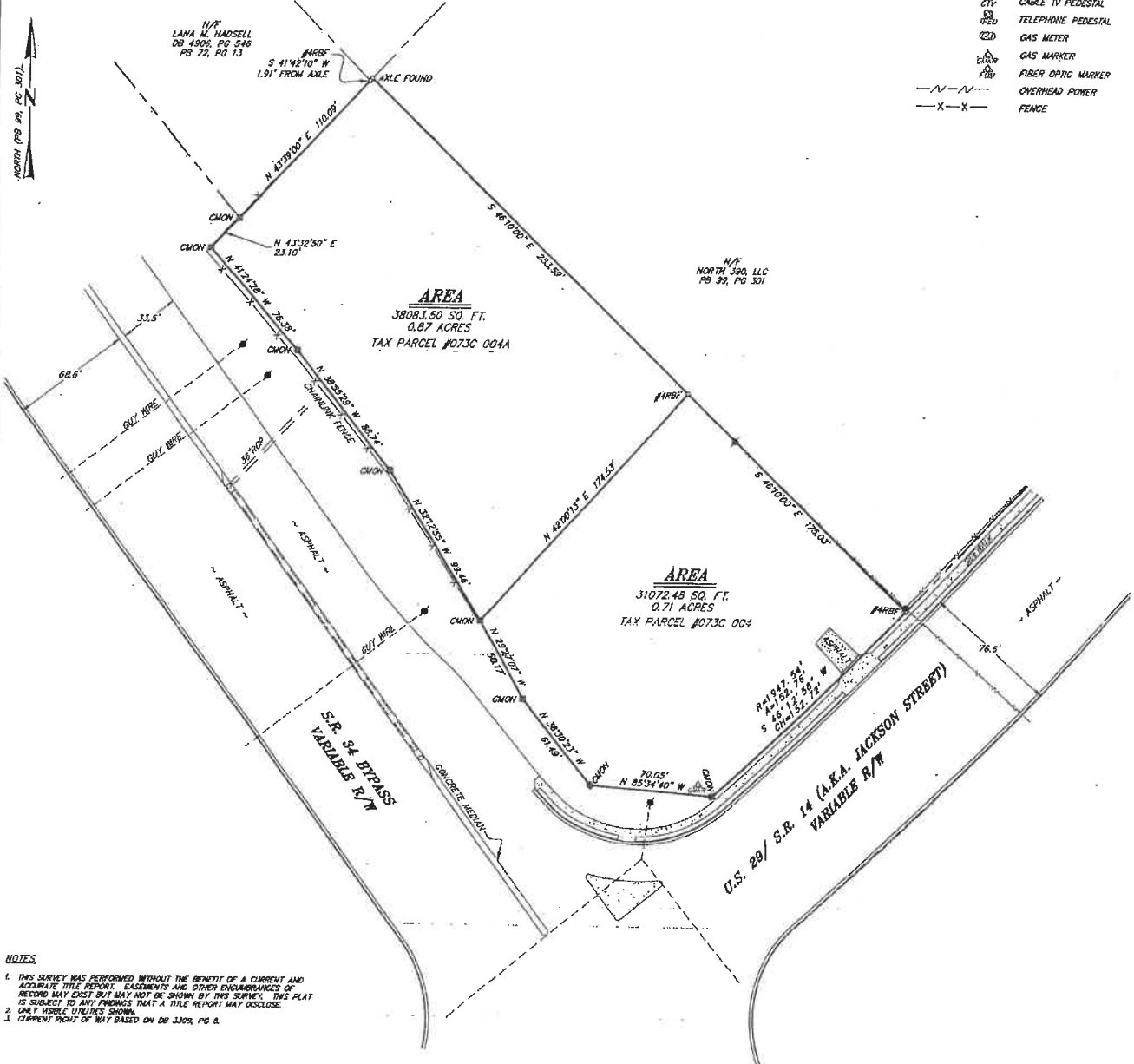
1 OF 1

GEORGIA REGISTERED LAND SURVEYOR & DISTRICT
No. 3212
DRAVA JED
CHECKED: JED
SCALE: 1"=60'
FIELD DATED: 04-08-2022
DWG. DATE: 04-12-2022
JOB NO.: 164-NW-23

RECORDING INFORMATION

LEGEND

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



NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.
3. CURRENT RIGHT OF WAY BASED ON DB 130K, PG 8.

CLOSURE NOTE

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

FLOOD NOTE

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

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



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

GEORGIA REGISTERED LAND SURVEYOR
No. 3158
JEREMY D. SHIRLEY

DIGITALLY SIGNED ON 3/22/21
DATE

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

WIDE OPEN LAND SURVEYING LLC
55 CURETON LANE
MORELAND, GA 30259
678-633-5685
WWW.WIDEOPENLANDSURVEYING.COM
JOB #2386

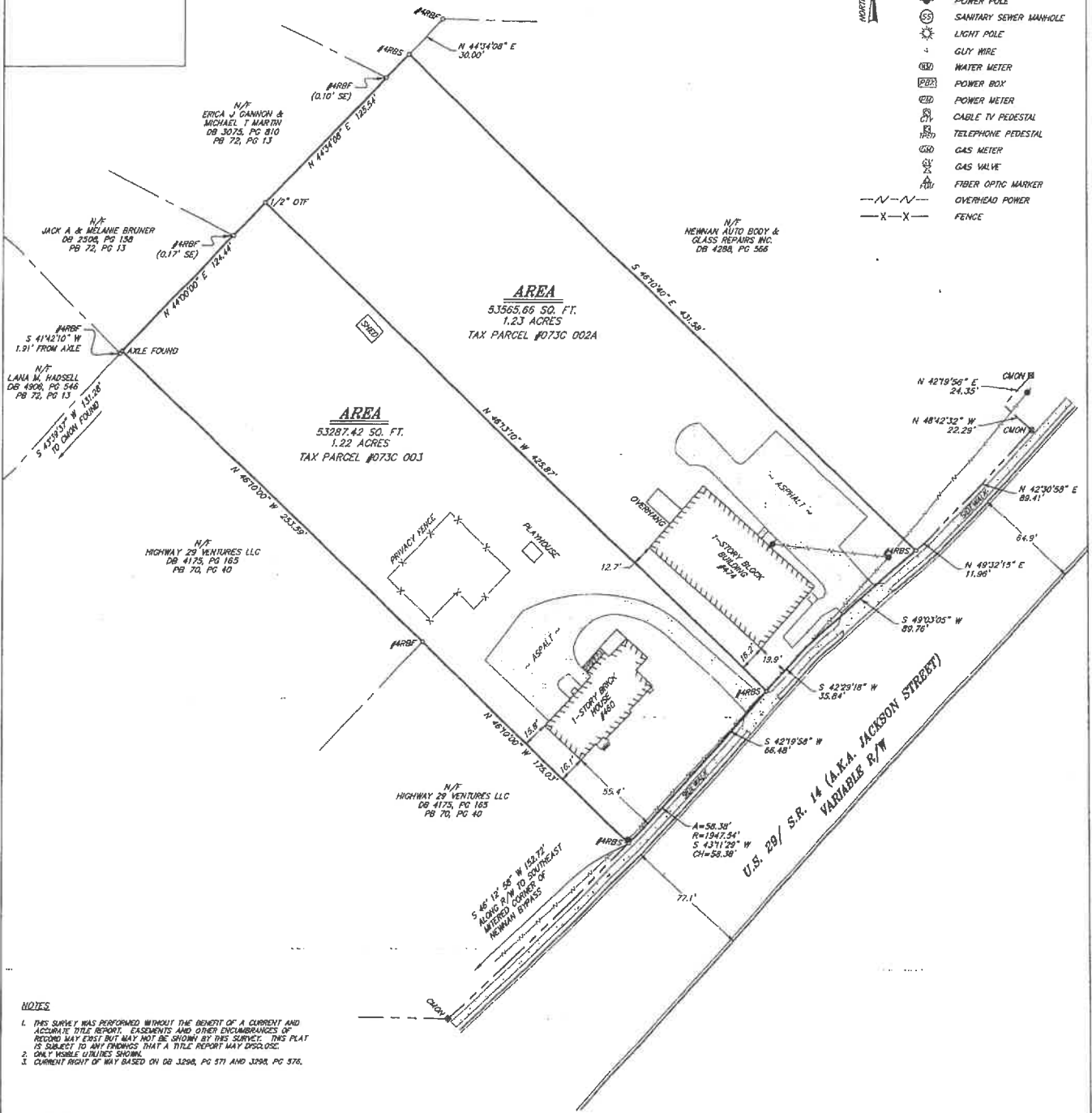
FIELD DATE: 3/19/21
PLAT DATE: 3/22/21
SCALE: 1"=40'
COUNTY: COWETA
DISTRICT: 5TH
LAND LOT: 72

RECORDING INFORMATION

LEGEND



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



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

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

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



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

JEREMY D. SHIREY
 REGISTERED LAND SURVEYOR
 No. 3158
 JEREMY D. SHIREY

DATE: 2/22/21

BOUNDARY SURVEY FOR:
 480 & 474 U.S. 29/S.R. 14

DEVINCO LLC

LOT 5 & 6 OF THE I.O. STALLINGS ESTATE SUBDIVISION
 DB 2985, PG 715; DB 83, PG 383 (PLAT)

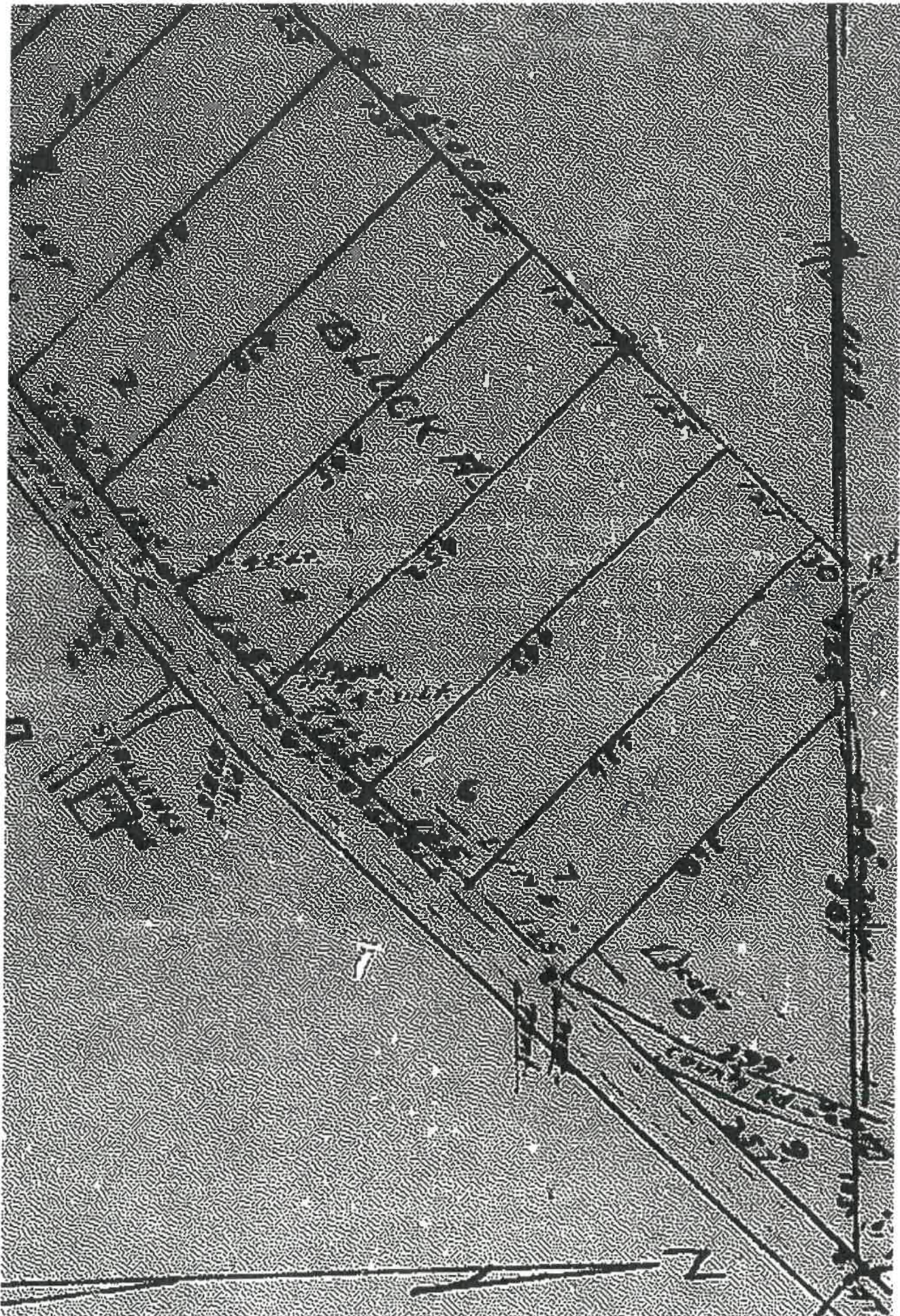
WIDE OPEN LAND SURVEYING, LLC
 52 GURETON LANE
 MORELAND, GA 30259
 678-633-5685
 WWW.WIDEOPENLANDSURVEYING.COM
 JOB #2359

FIELD DATE: 2/22/21
 PLAT DATE: 2/25/21
 SCALE: 1"=40'
 COUNTY: CONETA
 DISTRICT: 5TH
 LAND LOT: 72

DB 63
P. 383

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

125'
along N
side 29



360
476

TAB 7

Conceptual Plan



REV.	DATE	DESCRIPTION

PROJECT:	NORTH 390
SHEET:	CONCEPTUAL SITE PLAN
DATE:	03-08-22
DRAWN BY:	GPH
SCALE:	1" = 30'

SHEET	1
-------	----------

Tab 8

60% Method of Annexation Notice

60 PERCENT METHOD OF ANNEXATION NOTICE

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

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

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

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

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







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

[Insert complete description of land to be annexed.]

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			

LAND OWNERS ONLY

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

RESIDENT ELECTORS ONLY (NON-LAND OWNERS)

Name	Address	Signature	Date
1.			
2.			

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

TAB 9

Disclosure of Campaign Contributions and Gifts

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



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant (handwritten signature)

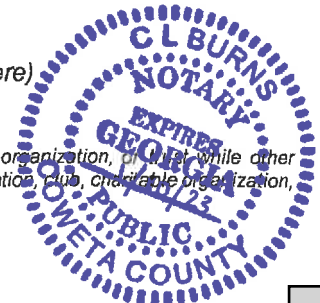
By: JOHN STRICKLAND Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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

(Affix Raised Seal Here)



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



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant (Handwritten signature)

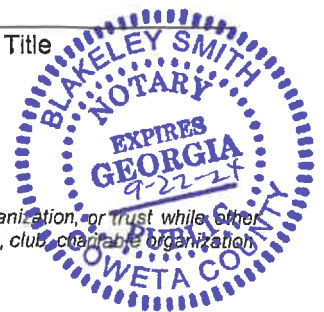
By: DANNY BECK Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant (handwritten signature)

By: Ryan Brooks
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

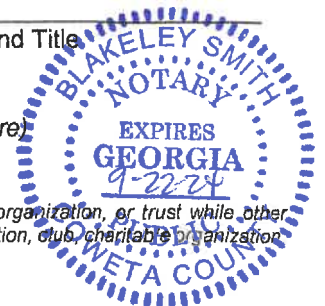
By: Scott Stokes
Type or Print Name and Title

Signature of Applicant's Representative

Blakeley Smith 2/27/2022
Signature of Notary Public Date

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Handwritten signature of Melissa D. Griffis

Melissa D. Griffis, Attorney

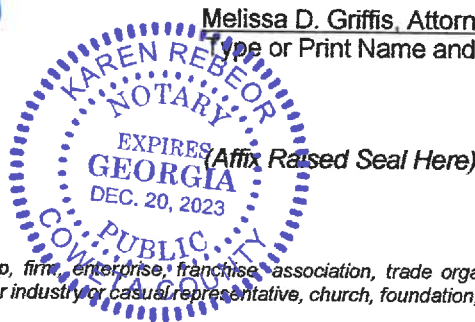
Signature of Applicant's Representative

Type or Print Name and Title

Handwritten signature of Karen Rebeor and date 2.7.2022

Signature of Notary Public

Date



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

TAB 10

Filing Fee

(\$729.75)



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

March 25, 2022

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

RE: Annexation– City of Newnan

Applicant: North 390, LLC
5.19± acres located at US Hwy 29 North and SR 34 Bypass
Tax ID# 073C 002, 073C 002A, 073C 003, 073C 004, 073C 004A
Petition # AN 002-22

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on March 22, 2022 to file no objection to the above referenced annexation petition.

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 April 5, 2022 meeting.

Please forward a copy of your official minutes 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
Jerry Ann Conner, County Attorney
Jon Amason, Director
Lisa Eschman, Zoning Coordinator
Clint Richmond, GIS
Ashley Gay, Director of Elections and Voter Registration
Dean Henson, Chief Appraiser/Director

To: Board of Commissioners

From: Angela B. White

Date: March 16, 2022

Re: Proposed Annexation, City of Newnan
HB 2 Annexation Procedures
Applicant: North 390, LLC
5.19± acres located at SR 34 Bypass & US Hwy 29 N
Newnan
Tax ID# 073C 002, 073C 002A, 073C 003;
073C 004 & 073C 004A
Petition # AN 002-22
3rd Commission District

The City of Newnan is proposing the annexation of 5.19± acres located on US Hwy 29N & SR 34 E Bypass. The applicant is submitting under the 60% method which allows for petitioners representing owners of at least 60% of the property in the area to be annexed plus at least 60% of the resident electors in the area to be annexed to sign a petition to have their property annexed into an adjacent city. In this event, 4 of the 5 parcels are under the ownership of North 390, LLC.

Attorney Griffis has filed the annexation application requesting the City of Newnan's zoning of CGN (Commercial General) to allow for a commercial subdivision with the exception of 073C 002, which will retain its current use, the Newnan AutoBody & Glass Shop.

Various county departments have reviewed the annexation proposal and specifically identified their comments as follows:

Building Department

The Building Department does not have any concerns regarding this proposed annexation.

Emergency Management/ E-911

The Office of Emergency Management / 911 does not have any concerns with this request.

Water and Sewage Authority

No concerns

Fire Department

We have no objections to this request.

Environmental Health

The CCEHD has no objection to the above referenced annexation request. The proposed development will be required to connect to municipal water and sewer. If you have any questions, please contact our office.

Public Works-Engineering/Transportation Departments

Both highways are under the jurisdiction of the Georgia Department of Transportation. All permitting will be through their authority.

Planner

After reviewing the Annexation Petition from the City of Newnan for AN 002-22, I provide the following information:

1. A substantial change in zoning or land use

The property is currently zoned Rural Conservation (RC) and Commercial (C). The proposed annexation is for commercial use through a city zoning of a General Commercial District, CGN.

The annexation is not anticipated to have a substantial impact on the county's zoning or land use due to the following:

- The subject's non-residential property is currently encompassed by non-residential land use towards the east, south, and west.
- The property is located at the intersection of a principal arterial and a minor arterial.

PLANNING

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to **any one or more of the following:**

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

In order for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; **OR**
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; **AND**
3. Differ substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance or its land use ordinances.

Findings:

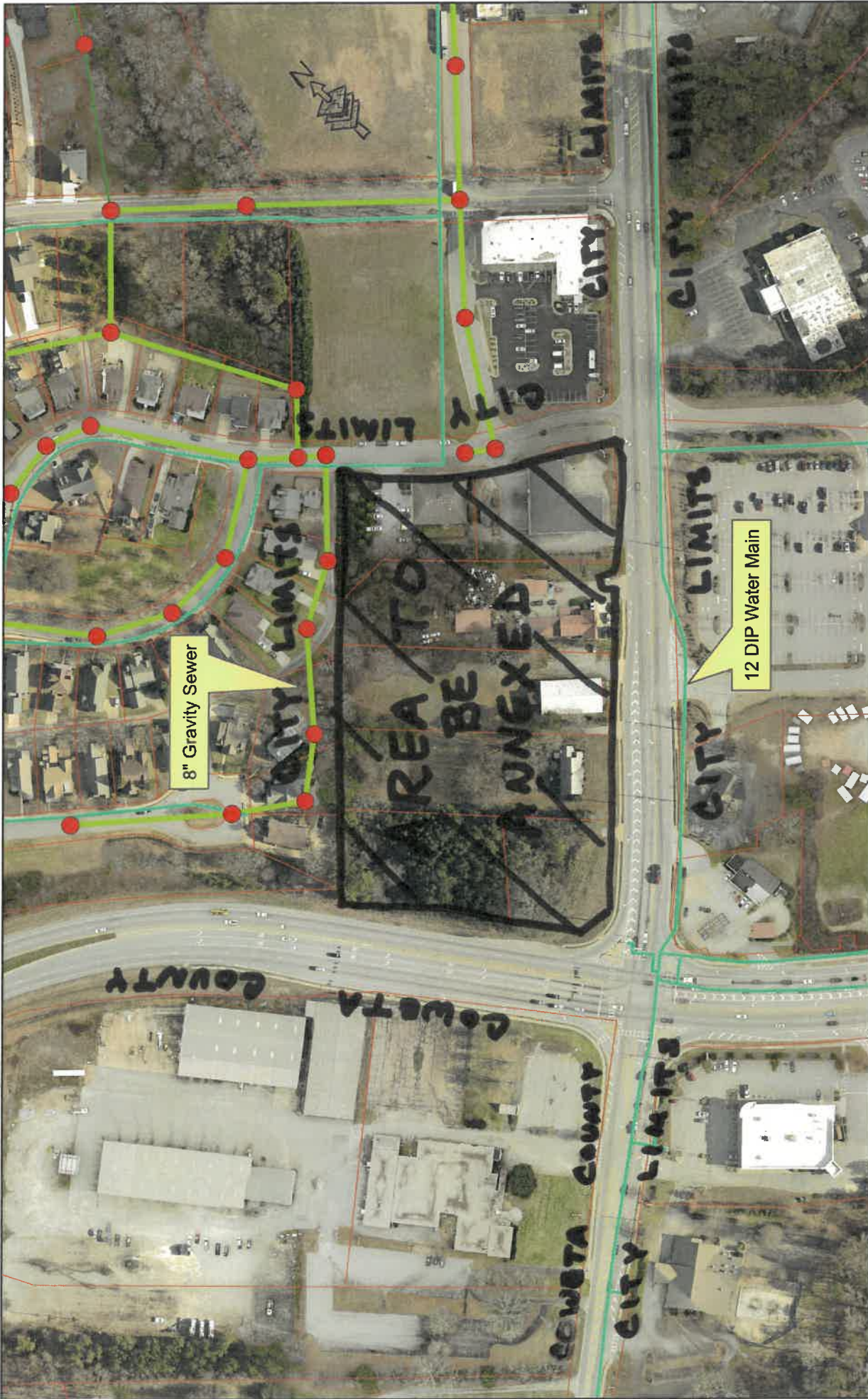
Based upon staff review, the following information is provided:

1. There is not a substantial change or increase in density nor does it differ substantially from the land use ordinance.

Therefore, based upon the above staff comments and the HB 2 Annexation Procedures for Objection, the Coweta County Community Development Department submits these Findings for the Board to consider. With such, the criteria for no objection has been provided to the Board for consideration.

Cc: Michael Fouts, County Administrator
Jerry Ann Conner, County Attorney
Jon Amason, Community Development Director
Brad Sears, City of Newnan Attorney
Tracy Dunnivant, City of Newnan Planning & Zoning Director
Melissa Griffis, Esq. – Applicant Attorney

Service Extension Plan
For
Annex2022-02, North 390 LLC



Newnan Utilities Service Map

Notes:

Water will require the developer to jack and bore Hwy 29 North to serve lots domestic water and fire protection. Sewer, depending on design may require an approved sewer lift station by Newnqn Utilities. All utility construction expense is at the developers cost.



March 9, 2022

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

As the provider of sanitation services throughout the city limits, I can confirm that service would be available to the parcels seeking to be annexed at the time of annexation. It should be noted that the City only serves residential properties; therefore, if the property is developed for commercial purposes, those businesses will need to contract with private providers.

If you have questions regarding this letter or the City's sanitation program, please feel free to contact me at 770-253-0327.

Sincerely,

Ray Norton

Ray Norton

Public Works Director



NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

3-09-22

Ref: Hwy 29 Annexation Request

Dear Tracy,

I have reviewed the annexation request on Highway 29. The Newnan Fire Department can provide fire protection upon annexation.

Stephen Brown


Fire Chief

City of Newnan



NEWNAN

POLICE

March 08, 2022

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

As the provider of public safety services throughout the city limits, I can confirm that service would be available to the parcels seeking to be annexed at the time of annexation.

If you have questions regarding this letter or the City's public safety services, please feel free to contact me at 770-254-2355 ext 102.

Sincerely,

Brent Blankenship

Chief of Police

Main: (770) 254-2355

www.newnanpolice.com

Newnan Police Department

1 Joseph Hannah Blvd.

Newnan, Georgia 30263



The City of Newnan, Georgia

Office of the City Engineer

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

It should be noted that access to the area proposed for annexation into the City will be from the adjacent State Routes; State Route 34 Bypass and SR 14/ 16. The Georgia Department of Transportation has jurisdiction over these highways, and any permitting for connecting to them would be by application to GDOT.

Sincerely,

Michael Klahr

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



The City of Newnan, Georgia

Office of the City Engineer

April 6, 2022

City Engineer Review

ANNEXATION REQUEST/ REZONING REQUEST:

5 Parcels, SR 34 Bypass at SR 14

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 on-site, runoff reduction now required.
2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas shall be field delineated and located within open space to the extent practically possible.

Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence shall be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures or permits by other agencies.
4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and 6 feet in width along SR 34 Bypass, subject to review by the Georgia Department of Transportation.
2. Traffic Impact Study may be required.

Respectively,

Michael Klahr

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

Re: ANNEXING ORDINANCE
Property of NORTH 390 LLC and
NEWNAN AUTO BODY & GLASS
REPAIRS, INC.
5.243 ± Acres, Land Lot 72, 5th Land
District, U.S. Highway 29 North,
Newnan, Georgia
TAX PARCELS: 073C 002, 073C 002A,
073C 003, 073C 004 and 073C 004A

ANNEXING ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
NEWNAN, GEORGIA, TO ANNEX CERTAIN REAL PROPERTY TO THE
LIMITS OF THE CITY OF NEWNAN PURSUANT TO THE AUTHORITY
GRANTED IN TITLE 36, CHAPTER 36, ARTICLE 3 OF THE OFFICIAL CODE
OF GEORGIA ANNOTATED; TO PROVIDE FOR SEVERABILITY; TO
PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES;
AND FOR OTHER PURPOSES.**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
NEWNAN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF SAME
THAT:

WHEREAS, the governing authority has received the application for
annexation of certain parcels of land contiguous to the City of Newnan, which
application is attached hereto as Exhibit "A", and is incorporated herein and
made a part hereof by reference; and

WHEREAS, the application has been duly signed by the owners of not
less than sixty percent (60%) of the land area, by acreage, included in such
application;

WHEREAS, the application has been duly signed by not less than sixty
(60 %) of the electors residing within the area which is the subject of the
application; and

WHEREAS, the governing authority wishes to proceed toward annexation of said parcel more particularly described on Exhibit “B”, attached hereto, incorporated herein, and made a part hereof by reference; and

WHEREAS, said annexation is enacted pursuant to the provisions of Title 36, Chapter 36, Article 3 Section 36-36-30 et seq. of the Official Code of Georgia Annotated; and

WHEREAS, a survey or map of the parcels of land to be annexed has been prepared and is attached hereto as Exhibit “C”, incorporated herein and made a part hereof by reference; and

WHEREAS, the governing authority has determined that the application complies with the requirements of Title 36, Chapter 36, Article 3 of the Official Code of Georgia Annotated; and

WHEREAS, pursuant to said authority, a plan and report for the extension of services to the area proposed to be annexed was prepared prior to the public hearing provided for in O.C.G.A. Section 36-36-36 and said plan and report was made available to the public at least 14 days prior to the public hearing and said plan and report is attached hereto as Exhibit “D” and incorporated herein and made a part hereof by reference; and

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

WHEREAS, pursuant to said authority, the governing authority has conducted a properly advertised public hearing on the application not less than 15 nor more than 45 days from its determination that the application is valid, which public hearing was held on the 26th day of April, 2022; and

WHEREAS, the legal description for the area proposed for annexation is attached hereto as Exhibit “B”, which is incorporated herein and made a part hereof by reference; and

WHEREAS, after the above-referenced public hearing, the governing body has determined that the annexation to the municipal corporation of the area proposed in the application would be in the best interest of the residents and property owners of the areas proposed for annexation and of the citizens of the municipal corporation.

NOW THEREFORE, 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 36-36-32, 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, as follows:

Section 1. That said parcels of land described on Exhibit “B” attached hereto be and are hereby annexed as a part of the jurisdictional limits of the City of Newnan, subject to all of the laws, ordinances, rules, and regulations of the City of Newnan, that same be and is, on and after effective date hereof, a part of the jurisdictional limits of the City of Newnan by the City Council of the City of Newnan, Georgia.

Section 2. That said parcels of land be zoned CGN (General Commercial District) in accordance with the City of Newnan’s Zoning Ordinance subject to the following conditions:

a. The Newnan Auto Body and Glass Repair tract (tax parcel 073 C 002) is granted a special exception to allow their business to be a conforming use and a variance is granted from the distance requirements from planned developments and residential properties.

b. All of the tracts will be included in the City's Quality Development Corridor Overlay District.

c. The developer of the proposed commercial subdivision (tax parcels 073 C 002A, 073 C 003, 073 C 004, 073 C 004A) will save the mature trees within the 35' buffer area between the proposed commercial subdivision and the Avery Park lots and supplement the buffer with additional plantings as approved by the City's Landscape Architect.

d. The proffered condition that North 390, LLC will erect a privacy fence along the property line between Newnan Auto Body and Glass Repair and the proposed commercial subdivision described in (c) hereinabove is hereby required.

Section 3. That said parcels of land are hereby incorporated into the City of Newnan's Election District 2.

Section 4. Severability. In the event any section, subsection, sentence, clause, or phrase of this ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses, or phrases of this ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council hereby declares that it would have passed the remaining parts of this ordinance or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 5. Pursuant to O.C.G.A. Section 36-36-2, this ordinance shall become effective on May 1, 2022.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this _____ day of _____, 2022.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



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

EXHIBIT <u>A</u>
PAGE <u>1</u> OF <u>37</u>

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

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

Dear Ms. Dunnavant:

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

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

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

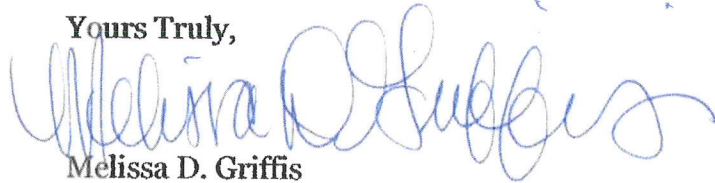
For the reasons stated above, North 390, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional CGN development in a manner consistent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

Ms. Tracy Dunnavant
February 7, 2022
Page 2

North 390, LLC has, at attached Tabs (1) through (10), included all materials required per the Application Form and applicable Ordinance provisions. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** North 390, LLC, as Applicant, and myself, as counsel for North 390, LLC look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis
For North 390, LLC

MDG/kr
Enclosures

TAB 1

Petition Requesting 60 Percent Method for Annexation



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

PETITION REQUESTING 60 PERCENT METHOD FOR ANNEXATION

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

Name of Applicant North 390, LLC

Mailing Address 147 Jackson Street, Newnan, GA 30263

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

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

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

County Zoning Classification Old "C" Requested Zoning Classification CGN

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

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

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

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

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

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

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

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

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

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

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

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

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

The zoning classification approved by the City following the hearing shall become effective on the later of:
> The date the zoning is approved by the Council, and
> The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

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

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

Melvin R. Duggins
Applicant's Signature
Attorney for Applicant

2-7-2022
Date

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

TAB 2

60 Percent Property Owners

Amended 60 Percent Property Owners

- (1) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 004

- (2) North 390, LLC
147 Jackson Street
Newnan, GA 30263
Parcel Number 073C 004A

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

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

Other Property Owner

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

TAB 3

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



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

February 3, 2022

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

Mrs. Griffis,

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

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

If you have any questions, please let me know.

Sincerely,

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

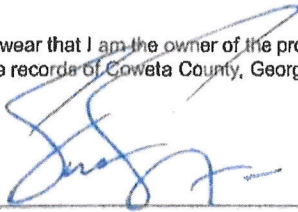
TAB 4

Property Owner's Authorization

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

Name of Property Owner **Scott Stokes**
Telephone Number **(678) 423-7769**
Address of Subject Property **073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A**

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


_____
Signature of Property Owner

Personally appeared before me

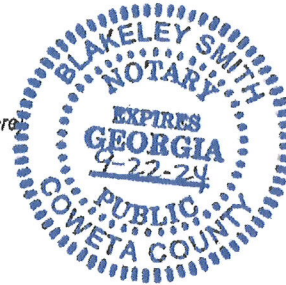
Scott Stokes

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

Notary Public Blakeley Smith

Date 1/27/2022

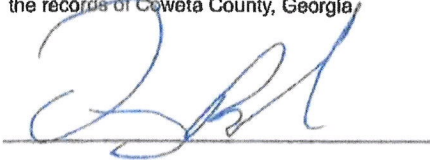
(Affix Raised Seal Here)



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

Name of Property Owner **Danny Beck**
Telephone Number **(770) 317-6032**
Address of Subject Property **073C 002, 073C002A, 073C 003, 073 004 and 073 004A**

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



Signature of Property Owner

Personally appeared before me

Danny Beck

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

Notary Public

Blakeley Smith

Date

2/2/22

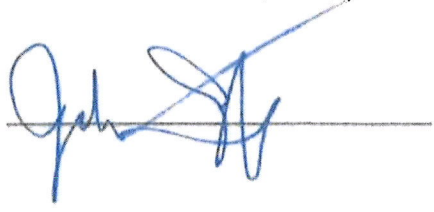


(Affix Raised Seal Here)

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

Name of Property Owner **John Strickland**
Telephone Number **(770) 328-9535**
Address of Subject Property **073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A**

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



Signature of Property Owner

Personally appeared before me

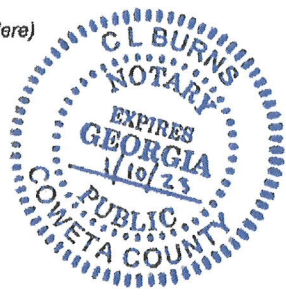
John Strickland

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

Notary Public 

Date 1/27/2022

(Affix Raised Seal Here)

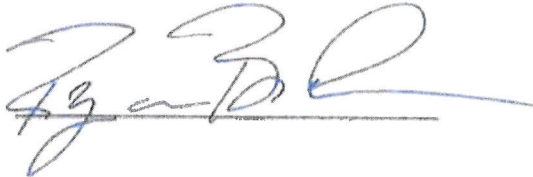


undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

EXHIBIT A
PAGE 14 OF 38

Name of Property Owner **Ryan Brooks**
Telephone Number **(678) 438-6902**
Address of Subject Property **073C 002, 073C 002A, 073C 003, 073C 004 and 073C 004A**

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



Signature of Property Owner

Personally appeared before me

Ryan Brooks

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

Notary Public



Date 1/27/2022

(Affix Raised Seal Here)



TAB 5

Legal Description of the Property

Legal Description

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

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

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

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

(This Space for Official Use Only)

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

PT# 2015-185

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

STATE OF GEORGIA
COUNTY OF BIBB

QUIT CLAIM DEED

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

WITNESSETH:

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

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

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

8/24 BT
mr

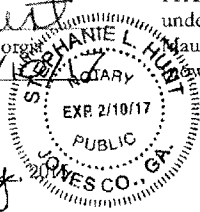
BK:4175 PG:166

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

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

Witness: J.D. Reem
Stephanie L. Hunt
NOTARY PUBLIC, State of Georgia
My Commission Expires 2/10/17

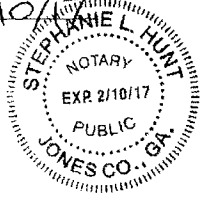
1 Patricia H. Wall (L.S.)
PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Katie Gray Hammock (now Katie H. Norris)



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

Witness: J.D. Reem
Stephanie L. Hunt
NOTARY PUBLIC, State of Georgia
My Commission Expires 2/10/17

1 Patricia H. Wall (L.S.)
PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Claire Byrd Hammock



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

EXHIBIT A
PAGE 19 OF 37

Cindy G. Brown
REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

06-4508
STATE OF GEORGIA
COUNTY OF COWETA

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

06-4508

DEED OF ASSENT

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

WITNESSETH:

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

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

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

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

11/16
B. D. H.

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

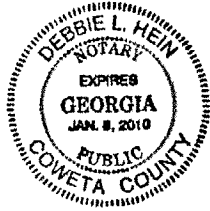
IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal the day and year first above written.

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

Signed, sealed and delivered
in the presence of

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

(SEAL)



PREPARED BY:
WOOD, ODOM & EDGE P.A.
45 SPRING STREET
NEWNAN, GA 30263

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

EXHIBIT A
PAGE 21 OF 37

Cindy G. Brown
REAL ESTATE TRANSFER TAX
PAID: \$260.00 ✓

PT# 2015-5323
WARRANTY DEED

T-14556

GEORGIA, COWETA COUNTY

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

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

Less and except:

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

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

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

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

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

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

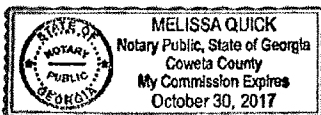
Susan Head Coggin
SUSAN HEAD COGGIN

Signed, sealed and delivered
in our presence:

This 14th day of October, 2015

Darnell Odom
WITNESS

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



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

410m

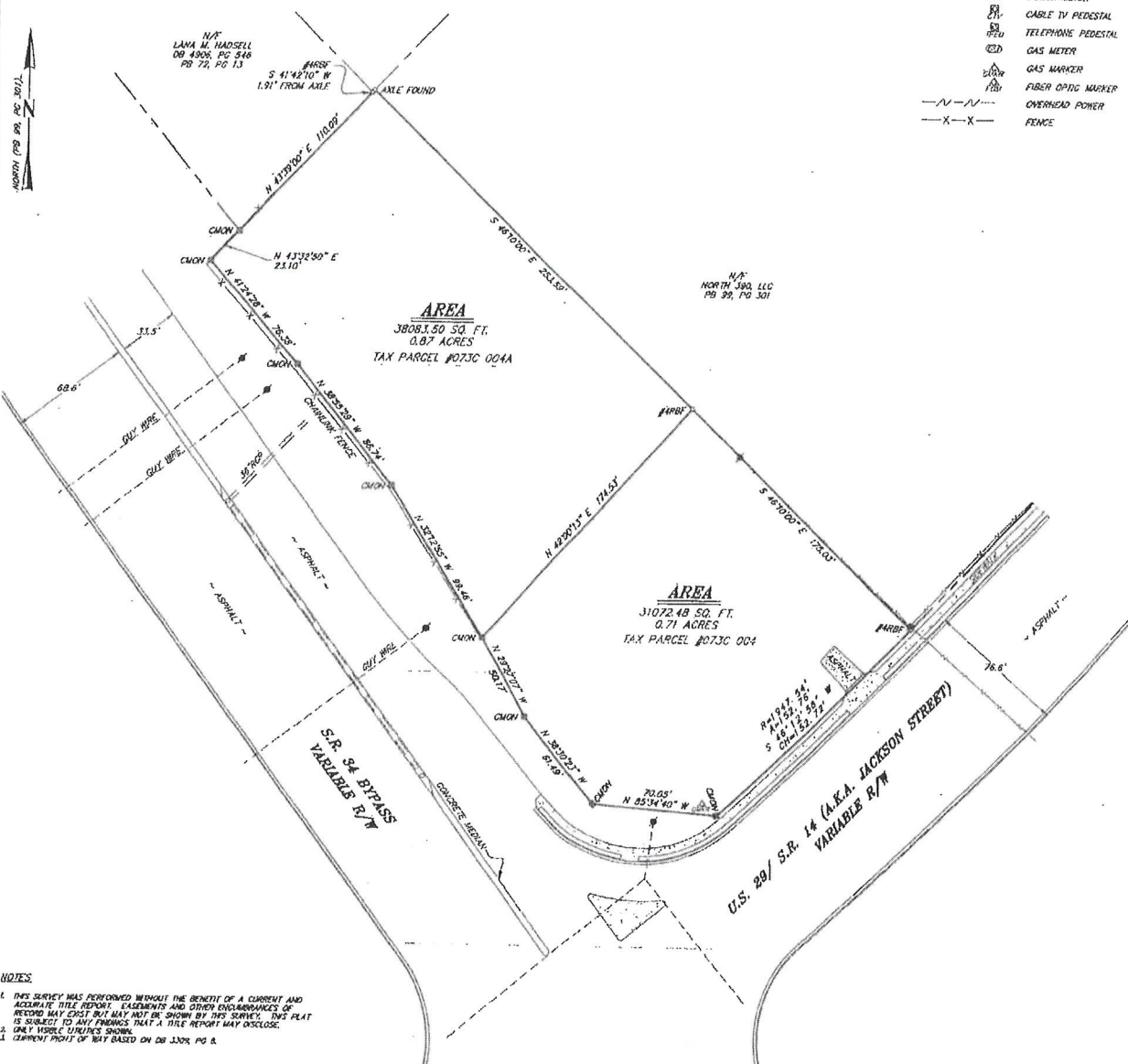
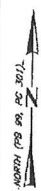
TAB 6

Surveys

RECORDING INFORMATION

LEGEND

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



- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT, EXAMINATIONS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
 2. ONLY VISIBLE UTILITIES SHOWN.
 3. CURRENT PROFILE OF WAY BASED ON DB 1300, PG 8.

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1.7007 IN 81,850 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 81,844 FEET. A TRIMBLE TOTAL STATION AND BROWN DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE:
I HAVE EXAMINED THE TYPICAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OBSTRUCTION.
MAP NUMBER: 1307201430 REVISED DATE: 02/06/13



BOUNDARY SURVEY FOR:
S.R. J5 BYPASS (TAX PARCEL 073C 004 & 073C 004A)
NORTH 390, LLC
PARCEL A & B ON SURVEY FOR VIVIAN B. HAMMOCK BY W. W. FLOWERS JR.
DB 1175, PG 165; DB 70, PG 40

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE STRIPPED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SAFETY FOR ANY USE OR PURPOSE OF THE LAND THEREAFTER. THE UNPROPOSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 18-8-67.

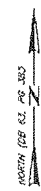


WIDE OPEN LAND SURVEYING LLC
52 CURETON LANE
MORELAND, GA 30259
678-833-5885
WWW.WIDEOPENLANDSURVEYING.COM
JOB # 2308

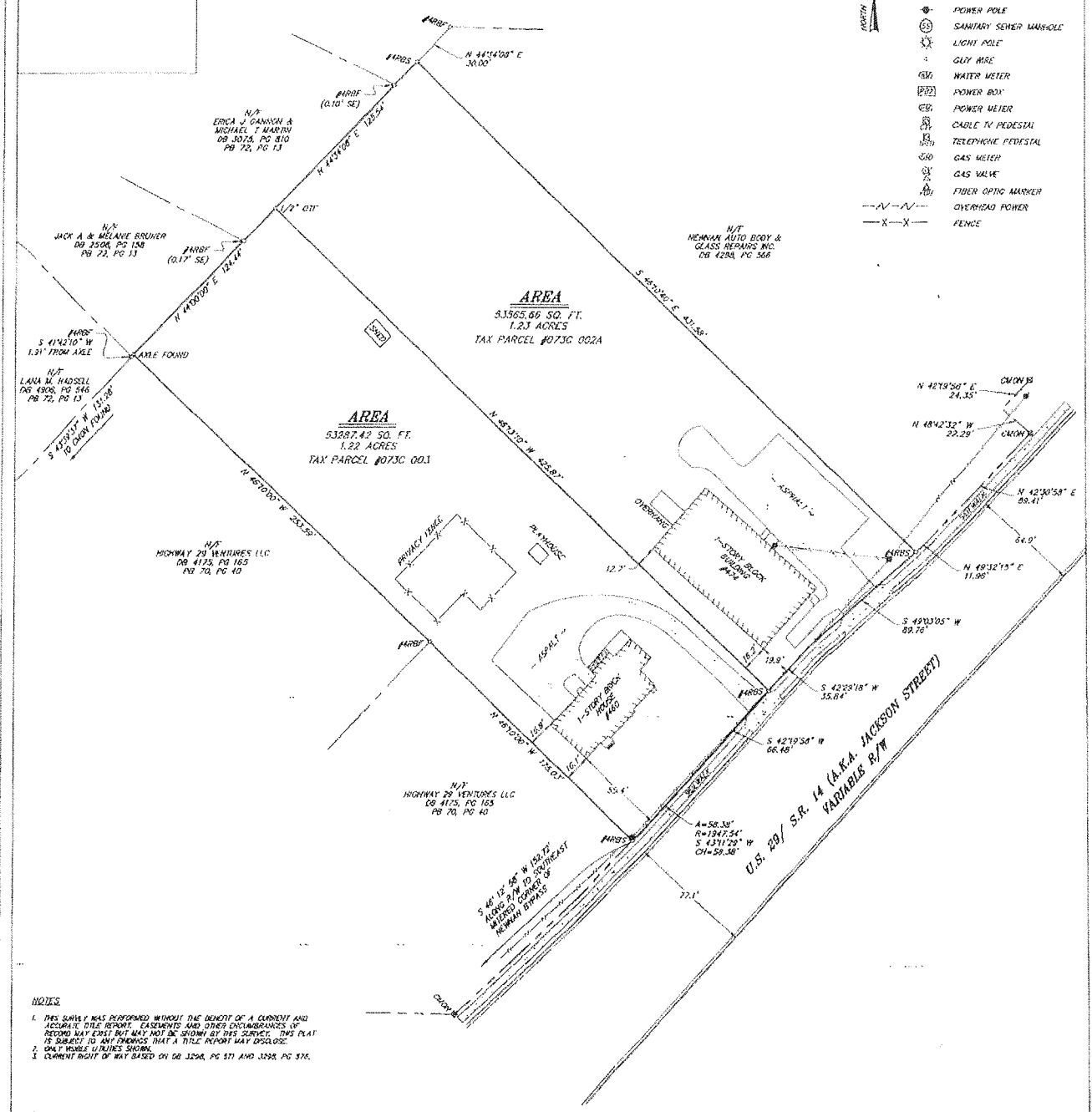
FIELD DATE:	3/19/21
PLAT DATE:	3/22/21
SCALE:	1"=40'
COUNTY:	CONWAY
DISTRICT:	5TH
LAND LOT:	72

RECORDING INFORMATION

LEGEND



- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT OF WAY MONUMENT
- 1/2" OIT
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- POWER BOX
- POWER METER
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- GAS METER
- GAS VALVE
- FIBER OPTIC MANHOLE
- OVERHEAD POWER
- FENCE



NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE DIME REPORT, EASEMENTS AND OTHER ENCUMBRANCES IF RECORD MAY EXIST BUT MAY NOT BE SHOWN ON THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
- ONLY PUBLIC UTILITIES SHOWN.
- CURRENT RIGHT OF WAY BASED ON DE 3298, PG 571 AND 3298, PG 578.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 0.1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 200,000 FEET. A TRIMBLE TOTAL STATION AND PENTAX DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE 2004 OFFICIAL FLOOD HAZARD MAP AND FOUND NO AN UNCHANGED FLOOD IS NOT IN AN AREA (W/ING SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION ESTABLISHMENT, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OVERFLOW.

MAP NUMBER: 120770140 REVISED DATE: 02/26/11

THIS PLAT IS A REINFORCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS ARE SILENT HEREOF. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF SATISFACTION FOR ANY USE OR PURPOSES OF THE LAND, FORTIFICATION, THE UNDEVELOPED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 47-2-82.



BOUNDARY SURVEY FOR:
400 & 474 U.S. 29/S.R. 14
DEVINCO LLC
LOT 5 & 9 OF THE 10, STELLINGSMA ESTATE SUBDIVISION
DB 2928, PG 112; DB 83, PG 383 (PLAT)

WIDE OPEN
52 CURETON LANE
MORELAND, GA 30289
878-833-3685
WWW.WIDEOPENANDSURVEYING.COM
JOB #2308

INITIALLY DESIGNED ON: 11/06/11
DATE: _____

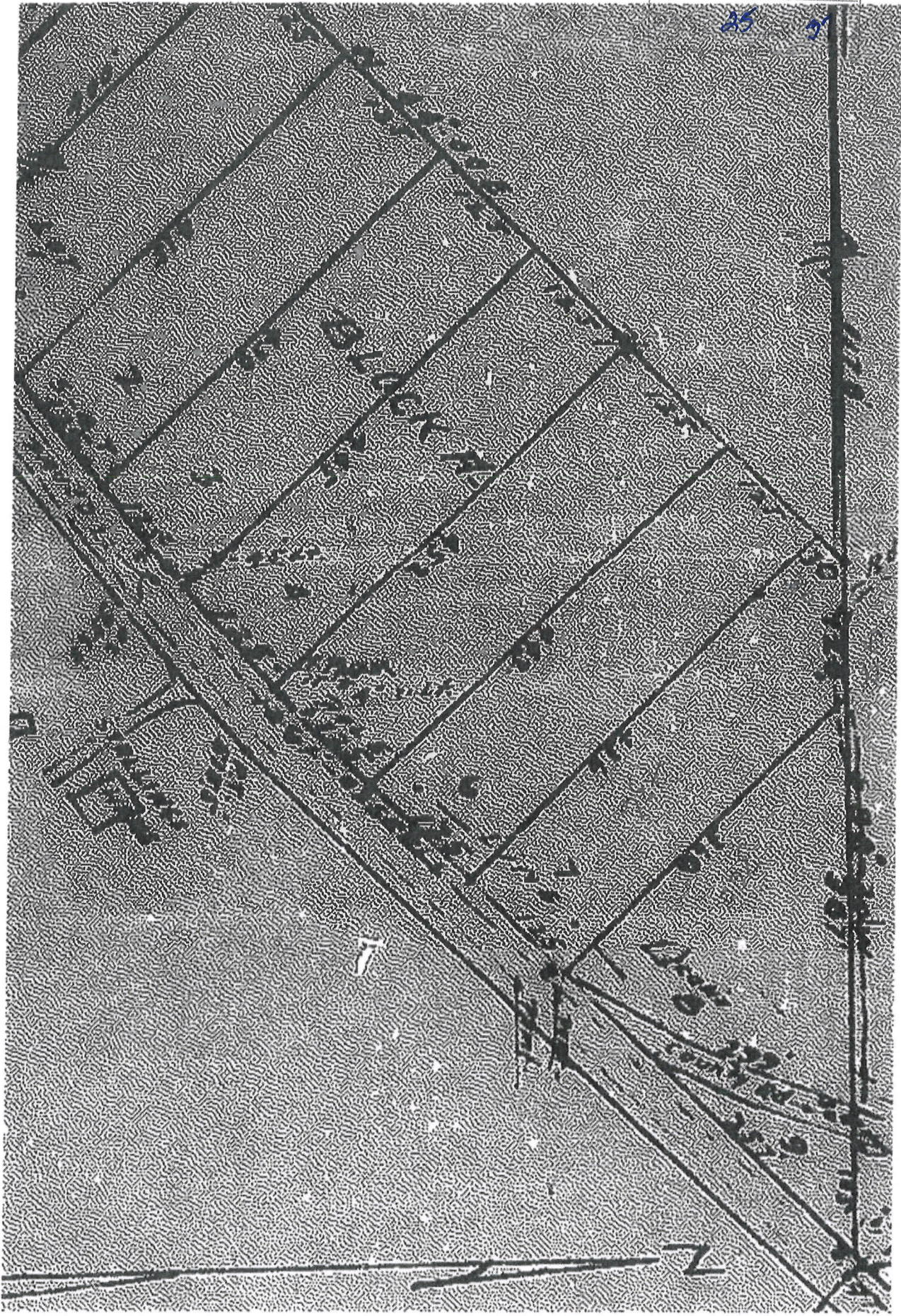
FIELD DATE:	2/22/11
PLAT DATE:	2/25/11
SCALE:	1"=40'
COUNTY:	DEKALB
DISTRICT:	5TH
LAND LOT:	72

25 5'

DB 63
P. 383

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

125'
along N
side 29



360
4/26

TAB 7

Conceptual Plan

1
 SHEET

PROJECT: HWY. 29 VENTURES, LLC.
 SHEET: CONCEPTUAL SITE PLAN
 DATE: 12-09-21
 DRAWN BY: GPH
 SCALE: 1" = 30'

REV.	DATE	DESCRIPTION

DRAWING NO. _____
 SCALE: 1" = 30'
 DRAWN BY: GPH
 DATE: 12-09-21

PARAMOUNT ENGINEERING, LLC
 11 E. BROOK ST.
 NEWNAN, GA 30263
 PHONE: (770) 473-8576
 EMAIL: george@paramounteng.com



GEORGIA 811
 CALL BEFORE YOU DIG
 1-800-4-A-SHIELD
 1-800-475-6247
 www.georgia811.com

Tab 8

60% Method of Annexation Notice

60 PERCENT METHOD OF ANNEXATION NOTICE

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

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

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

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

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

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

[Insert complete description of land to be annexed.]

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			

LAND OWNERS ONLY

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

RESIDENT ELECTORS ONLY (NON-LAND OWNERS)

Name	Address	Signature	Date
1.			
2.			

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

TAB 9

Disclosure of Campaign Contributions and Gifts

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



City of Newnan, Georgia
Attachment B

EXHIBIT A
PAGE 32 OF 37

Disclosure of Campaign Contributions & Gifts

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

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

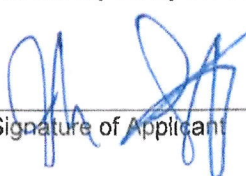
All individuals, business entities, or other organizations' having a property or other interest in said property subject of this application are as follows:

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

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

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

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

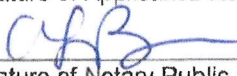


Signature of Applicant

By: JOHN STRICKLAND

Type or Print Name and Title

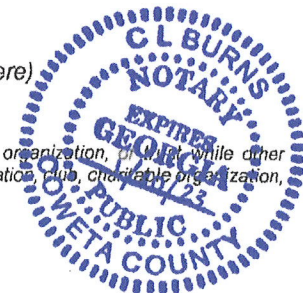
Signature of Applicant's Representative

 1/27/2022

Signature of Notary Public Date

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

EXHIBIT A
PAGE 33 OF 37

Disclosure of Campaign Contributions & Gifts

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

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

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

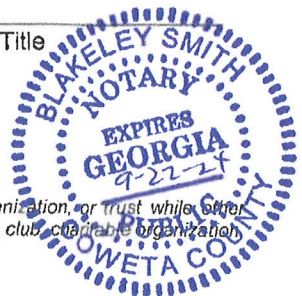
[Signature]
Signature of Applicant

By: DANNY BECK
Type or Print Name and Title

Signature of Applicant's Representative
Blakeley Smith 2/2/22
Signature of Notary Public Date

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

[Signature]
Signature of Applicant

By: Ryan Brooks
Type or Print Name and Title

Signature of Applicant's Representative
[Signature] 1/27/2022
Signature of Notary Public Date

Type or Print Name and Title
[Signature]
(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

EXHIBIT A
PAGE 35 OF 39

Disclosure of Campaign Contributions & Gifts

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

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Signature of Applicant

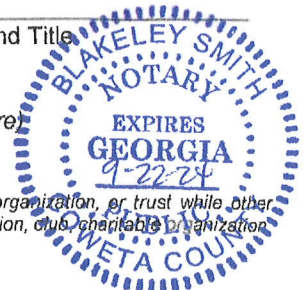
By: Scott Stokes
Type or Print Name and Title

Signature of Applicant's Representative

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

Type or Print Name and Title

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

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

Signature of Applicant's Representative

Karen Rebec 2.7.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

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

TAB 10

Filing Fee

(\$729.75)

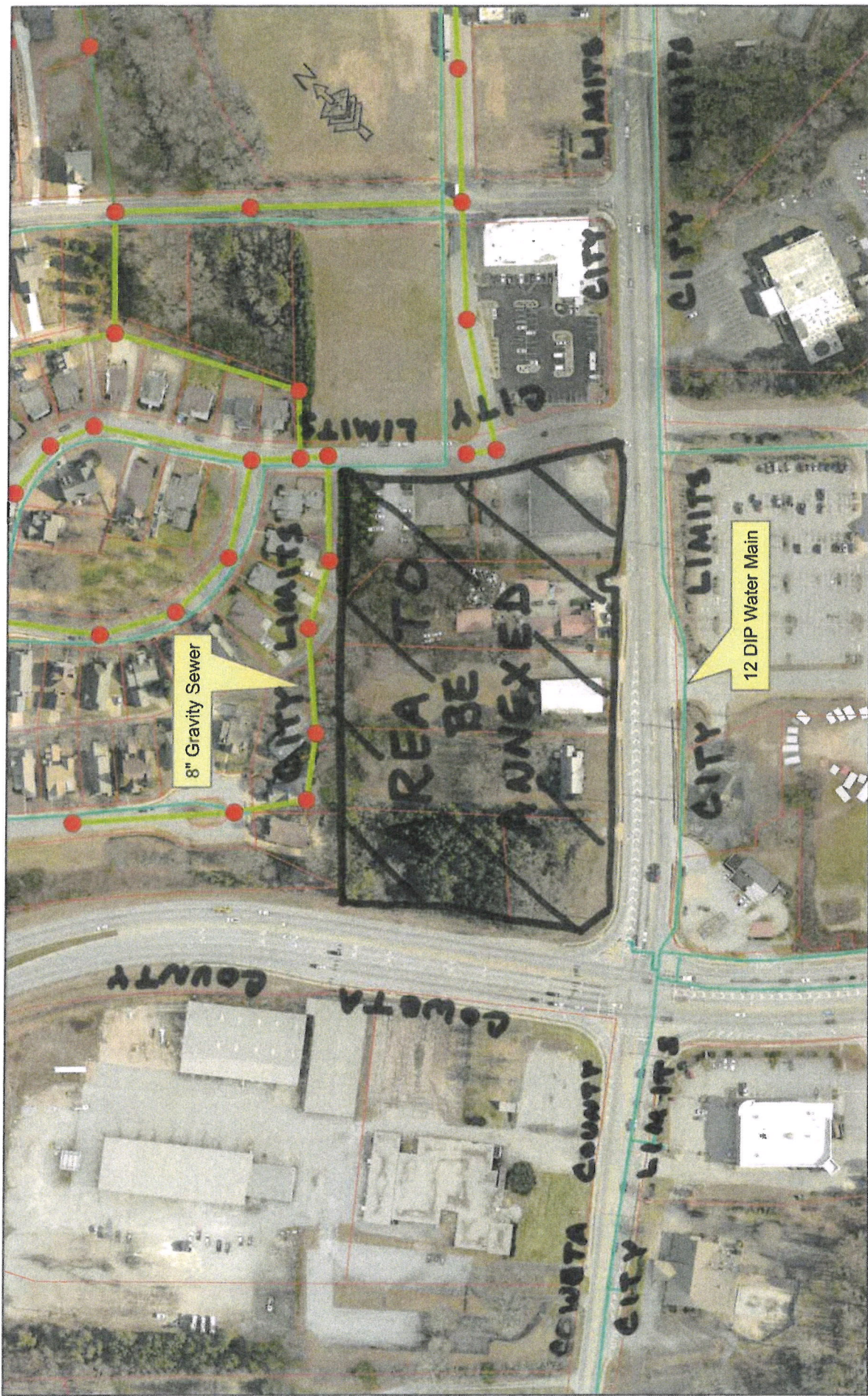
Legal Description

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Service Extension Plan
For
Annex2022-02, North 390 LLC



Newnan Utilities Service Map

Notes:
Water will require the developer to jack and bore Hwy 29 North to serve lots domestic water and fire protection.
Sewer, depending on design may require an approved sewer lift station by Newnan Utilities.
All utility construction expense is at the developers cost.



March 9, 2022

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

As the provider of sanitation services throughout the city limits, I can confirm that service would be available to the parcels seeking to be annexed at the time of annexation. It should be noted that the City only serves residential properties; therefore, if the property is developed for commercial purposes, those businesses will need to contract with private providers.

If you have questions regarding this letter or the City's sanitation program, please feel free to contact me at 770-253-0327.

Sincerely,

Ray Norton

Ray Norton

Public Works Director



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

3-09-22

Ref: Hwy 29 Annexation Request

Dear Tracy,

I have reviewed the annexation request on Highway 29. The Newnan Fire Department can provide fire protection upon annexation.

Stephen Brown


Fire Chief

City of Newnan



NEWNAN
POLICE

March 08, 2022

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

As the provider of public safety services throughout the city limits, I can confirm that service would be available to the parcels seeking to be annexed at the time of annexation.

If you have questions regarding this letter or the City's public safety services, please feel free to contact me at 770-254-2355 ext 102.

Sincerely,

Brent Blankenship

Chief of Police

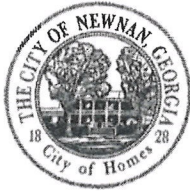
Main: (770) 254-2355

www.newnanpolice.com

Newnan Police Department

1 Joseph Hannah Blvd.

Newnan, Georgia 30263



The City of Newnan, Georgia

Office of the City Engineer

EXHIBIT D
PAGE 6 OF 6

Re: Extension of Services

To Whom It May Concern:

It has been brought to my attention that North 390, LLC is requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004 and 073C 004A into the city limits. As such, O.C.G.A. §36-36-35 requires the City to produce a plan to extend services to the area proposed to be annexed.

It should be noted that access to the area proposed for annexation into the City will be from the adjacent State Routes; State Route 34 Bypass and SR 14/ 16. The Georgia Department of Transportation has jurisdiction over these highways, and any permitting for connecting to them would be by application to GDOT.

Sincerely,

Michael Klahr

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

**Re: REZONING ORDINANCE
Property of NORTH 390 LLC and
NEWNAN AUTO BODY & GLASS
REPAIRS, INC.
5.243 ± Acres, Land Lot 72, 5th Land
District, U.S. Highway 29 North,
Newnan, Georgia
TAX PARCELS: 073C 002, 073C 002A,
073C 003, 073C 004 and 073C 004A**

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 72 OF THE 5th LAND DISTRICT
IDENTIFIED AS 5.243± ACRES OFF U.S. HIGHWAY 29 NORTH IN THE CITY
OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to annex and rezone the property described on Exhibit "A" attached hereto identified as 5.243± acres located off U.S. Highway 29 North in Land Lot 72, 5th Land District, Coweta County, Georgia, and shown on a survey or map attached hereto as Exhibit "B", from the County Zoning Classification C (Commercial) to the City of Newnan Zoning Classification CGN (General Commercial 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 April, 2022; 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

WHEREAS, the City Council of the City of Newnan has voted to annex the property into the corporate limits of the City of Newnan.

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 the survey or map attached, hereto as Exhibit "B", containing 5.17± acres attached hereto and by reference made a part hereof be rezoned to City of Newnan Zoning Classification CGN (General Commercial District) subject to the following conditions:

- a. The Newnan Auto Body and Glass Repair tract (tax parcel 073 C 002) is granted a special exception to allow their business to be a conforming use and a variance from the distance requirements from planned developments and residential properties.
- b. All of the tracts will be included in the City's Quality Development Corridor Overlay District.
- c. The developer of the proposed commercial subdivision (tax parcels 073C 002A, 073C 003, 073C 004 and 073C 004A) will save the mature trees within the 35' buffer area between the proposed commercial subdivision and the Avery Park lots and supplement the buffer with additional plantings as approved by the City's Landscape Architect.
- d. The proffered condition that North 390, LLC will erect a privacy fence along the property line between Newnan Auto Body and Glass Repair and the proposed commercial subdivision described in (c) hereinabove is hereby required.

Section II. Severability. In the event any section, subsection, sentence, clause, or phrase of this ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses, or phrases of this ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council hereby declares that it would have passed the remaining parts of this ordinance or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

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

Section IV. This ordinance shall be effective May 1, 2022.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

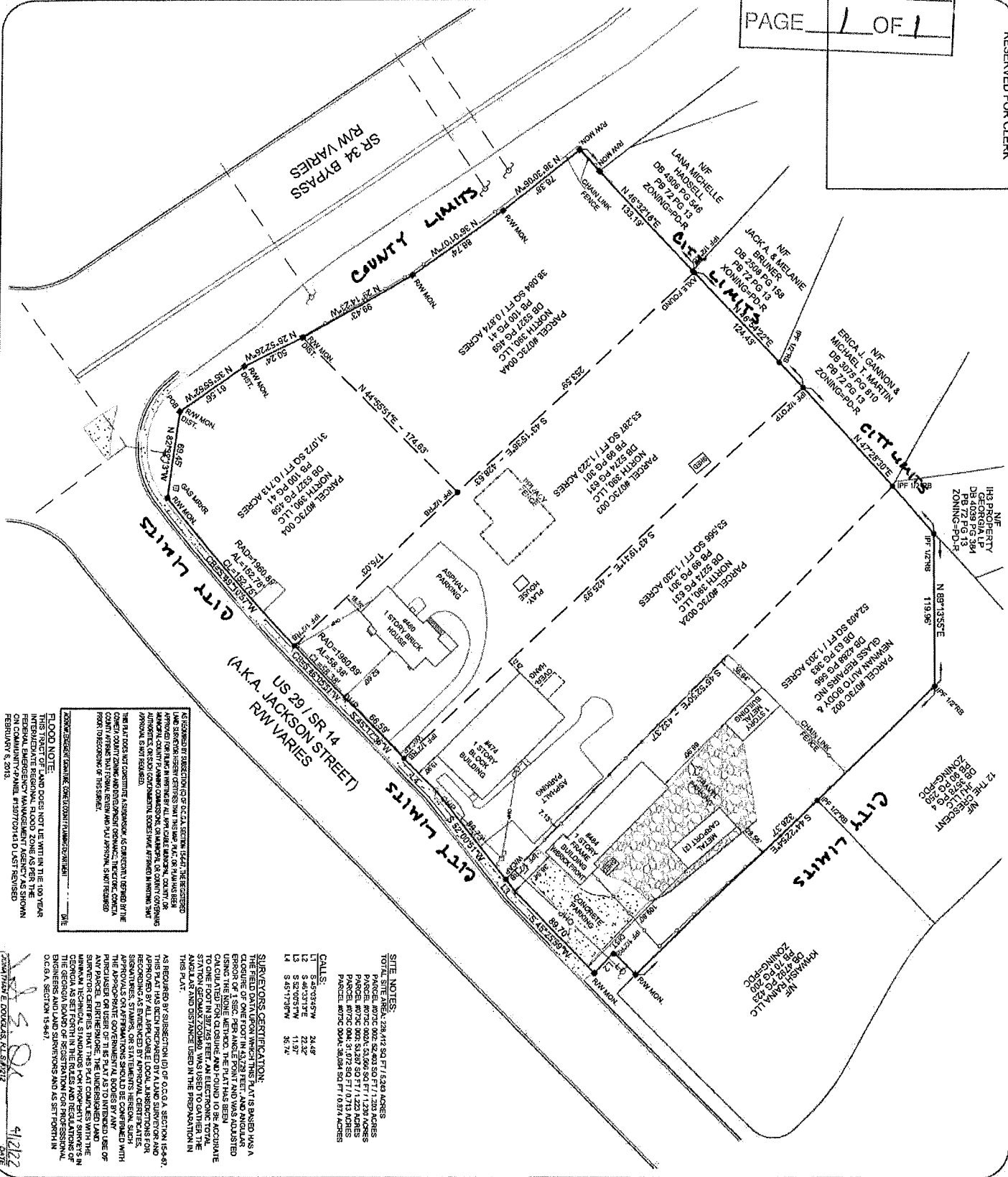
Legal Description

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

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

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

RESERVED FOR CLERK



NOTICE TO ORDER
THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERFLUVIAL REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN FEBRUARY 8, 2014.

SURVEYORS CERTIFICATION:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED ACCURACY OF 1/10,000 FEET AND AN ANGULAR ERROR OF ONE SECOND OF AN ARC. THE PLAT HAS BEEN ADJUSTED USING THE BOYLE METHOD. THE PLAT HAS BEEN CALCULATED FROM OBSERVATION AND FOUND TO BE ACCURATE TO ONE FOOT IN 300 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND DISTANCE DATA IN THIS SURVEY.

SITE NOTES:
TOTAL AREA: 298,445 SQ FT (6.824 ACRES)
PARCEL #073C 002: 62,481 SQ FT (1.428 ACRES)
PARCEL #073C 003: 63,965 SQ FT (1.473 ACRES)
PARCEL #073C 004: 53,287 SQ FT (1.213 ACRES)
PARCEL #073C 00A: 53,287 SQ FT (1.213 ACRES)

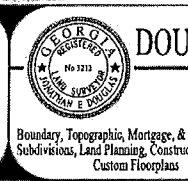
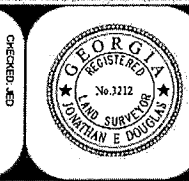
CALLS:
L1 5.00' 24.45'
L2 5.00' 11.17'
L3 5.00' 11.97'
L4 5.00' 36.72'

AS PREPARED BY: SUBSECTION 02 OF C.O.G.A. SECTION 15-4-47. THIS PLAT HAS BEEN PREPARED BY ALAN S. DOUGLAS, REGISTERED PROFESSIONAL SURVEYOR, IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND SURVEYORS AS SET FORTH IN C.O.G.A. SECTION 15-4-47.

4/2/12
DATE

1 OF 1

DESIGN: JED
SCALE: 1"=40'
FIELD DATE: 04-05-2012
DRAWN DATE: 04-12-2012



DOUGLAS CONSULTING LLC
248 Gilliam Ct.
Locust Grove, GA 30248
LSF001174
Cell (770) 934-5367
Office (770) 288-2117
Fax (770) 288-2117
douglasconsultingllc@gmail.com

COMPILATION PLAT FOR:
NORTH 390 VENTURES
PARCEL # 073C 002, 073C 002A,
073C 003, 073C 004, & 073C 004A
LAND LOT 72 OF THE 5TH DISTRICT
COWETA COUNTY, GEORGIA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	4/2/12
2	REVISIONS	4/2/12

Lieutenant Colonel Arthur Laurie Pope , USA (Ret)

20 Fontaine Drive
Newnan, Georgia 30263

April 18, 2022

Mr. Cleatus Phillips
City Manager
25 La Grange Street
Newnan, GA 30263

Dear Mr. Phillips, 

The Rotary Club of Newnan would like to erect memorial crosses with American flags for all citizens of Coweta County who have been killed in combat since WWI to coincide with Memorial Day. We will put them up same as we did last year. They will go up the week before Memorial Day, stay up during Memorial Day week, and take them down the week after that.

I am the point of contact for the Rotary Club on this project. Phone is 770-851-5548; email is laurie.pope@gmail.com.

Thanks,


Laurie Pope



Encl 1

Motion to Enter into Executive Session

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

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

Motion to Adopt Resolution after Adjourning Back into Regular Session

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