



Newnan City Council Meeting

JANUARY 25, 2022

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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on January 11, 2022
- [B.](#) Minutes from Work Session on the Sanitation Waste Program on January 11, 2022

REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment- Keep Newnan Beautiful, 3 year term
- D. 2 Appointments- Parks Commission, 3 year term
- E. 3 Appointments- Planning Commission, 3 year term
- F. 1 Appointment- Tree Commission, 3 year term
- G. 1 Appointment- Water & Light Commission, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [H.](#) Consideration of Agreement between Lowe Engineers, LLC. and the City of Newnan, for professional engineering services for the design, plan development, and preparation of related bid documents, for improving vehicular operations and accommodating pedestrian activities at Jackson St/ Jefferson St/ Clark St.
- [I.](#) Consideration of Indication of Support for a Concept, as presented, for a Sprayberry Road sidewalk improvement project.
- [J.](#) Consideration of a List of Roadways for Radar Speed Enforcement.
- [K.](#) 170 Lagrange St - Request a public hearing on March 22, 2022 for structure.
- [L.](#) 176 Lagrange St - Request a public hearing on March 22, 2022 for structure.
- [M.](#) 178 Lagrange St - Request a public hearing on March 22, 2022 for structure.
- [N.](#) 8 Alpine Dr - Request a public hearing on March 22, 2022 for structure.
- [O.](#) 29 Pinson St - Request a public hearing on March 22, 2022 for structure.
- [P.](#) 70 Robinson St - Request a public hearing on March 22, 2022 for structure.
- [Q.](#) 6 Calhoun St - Request a public hearing on March 22, 2022 for structure.
- [R.](#) Request for Streets and Sidewalk Closures for Main Street Events 2022
- [S.](#) Consideration to Exercise Open Container Amendment to Chapter 3, Alcoholic Beverages during Main Street Summer Newnan Nights concert series 2022

- [T.](#) Contract Change Order Consideration - LINC Section C
- [U.](#) Overview of the proposed wholesale changes to the current City of Newnan's Tree Preservation and Landscape Ordinance.
- [V.](#) Update on New Treasury Guidance for Obligations and Expenditures under the American Rescue Plan Act (ARPA)
- [W.](#) Presentation of an external request for funds under the American Rescue Plan Act (ARPA)

UNFINISHED BUSINESS

- [X.](#) Continuation of Public Hearing - Annexation Request for Annex2021-01 by Poplar 20-20, LLC; 42.20 ± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002 and 087 2005 003); Requested zoning of MXD (Mixed Use Development) for 350 multi-family units, 155 active adult senior units, 101 townhomes, 450,000 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space, a 1,500 seat amphitheater and a parking deck - Consideration of Ordinances
- [Y.](#) Public Hearing - 202 Greenville St - Resolution to Repair or Demolish
- [Z.](#) 2nd and Final Reading- Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan, to amend residency requirement for licensee

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

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

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday January 11, 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, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – PUBLIC HEARING BUDGET FY2022 – DECEMBER 14, 2021

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Public Hearing on December 14, 2021 on the FY2022 budget and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES- REGULAR MEETING- DECEMBER 14, 2021

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting for December 14, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

RESOLUTION CERIFYING THE RESULTS FOR THE CITY OF NEWNAN MUNICIPAL ELECTION ON NOVEMBER 2, 2021

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

MOTION CARRIED. (7-0)

ADJOURNMENT- SINE DIE

Mayor Brady adjourned the meeting Sine Die.

CALL TO ORDER

Mayor Brady called the meeting to order for January 11, 2022 and delivered the invocation.

SWEARING IN CEREMONY

Mayor Keith Brady, Rhodes Shell (District 2, Post A) and Ray DuBose (District 2, Post B) were duly sworn in by the City Attorney.

ELECTION OF MAYOR PRO- TEM

Motion by Councilman Alexander, seconded by Councilman Shell to elect Councilman Ray DuBose as Mayor Pro Tem.

MOTION CARRIED. (7-0)

APPOINTMENTS- DEPARTMENT HEADS

City Manager recommended all current department heads be re-appointed for 2022.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the recommendation and re-appoint all current Department Heads.

MOTION CARRIED. (7-0)

APPOINTMENT- CITY ATTORNEY

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to re-appoint Brad Sears as City Attorney for 2022.

MOTION CARRIED. (7-0)

APPOINTMENT- MUNICIPAL COURT JUDGE

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Clay Collins as Municipal Court Judge for 2022.

MOTION CARRIED. (7-0)

APPOINTMENT- MUNICIPAL COURT JUDGE PRO TEM

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Rufus Smith, Jr. as Municipal Court Judge Pro Tem for 2022.

MOTION CARRIED. (7-0)

APPOINTMENT- MUNICIPAL COURT SOLICITOR

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to re-appoint Danielle Sewell as Municipal Court Solicitor for 2022.

MOTION CARRIED. (7-0)

Mayor Brady asked City Manager to place all Boards & Commission appointments on the next agenda, other than the 2 appointments that he had.

APPOINTMENT- HOUSING AUTHORITY, 5 YEAR TERM

Mayor Brady re-appointed Eleanor Goode to the Housing Authority for another five-year term. No action required.

APPOINTMENTS- TREE COMMISSION, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Shell to re-appoint Laurie Pope for another three-year term.

MOTION CARRIED. (7-0)

CITY MANAGER- SCHEDULE CITY FLOATING HOLIDAY FOR 2022

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the request to set July 5, 2022 as the City Floating Holiday for 2022.

MOTION CARRIED. (7-0)

ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR FISCAL YEAR 2022

City Manager stated that at the budget hearing there had been discussion regarding 3 budget amendments. Those were to change COLA to 5%, change fuel budgets and add construction manager position. All 3 have been added and the budget is balanced.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to adopt the budget ordinance as presented.

MOTION CARRIED. (7-0)

ADOPTION OF 2022 PAY PLAN UPDATE

City Manager explained the plan is to move pay 2.5% in order to stay competitive while recruiting and to not cause compression with the COLA increases.

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

MOTION CARRIED. (7-0)

City Attorney commented that as the ordinances and resolutions are being passed out for signature they do not reflect the change in Mayor Pro Tem as they were prepared in advance of the meeting. He asked that everyone sign and the appropriate Mayor Pro Tem will be noted.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – GRAND CAFÉ, LLC DBA BIG JOE’S BAR & GRILLE

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 Grand Café, LLC dba Big Joe’s Bar & Grille, 1329 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 On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

CONSIDERATION OF AMENDMENT TO CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES, TO AMEND RESIDENCY REQUIREMENT FOR LICENSEE

Assistant City Manager explained that this would remove the requirement that currently states a licensee, license holder or license representative has to live in Coweta County. The amended section would say U.S Citizen or Legal Alien.

Councilman Koritko proposed that the license holder should be an onsite working manager, someone to have the responsibility onsite. City Attorney clarified that currently that is how it is, licensee can live out of state but then a license representative is required to live in the County.

It was discussed why this was being proposed to change. Currently the license representative requirement as it is written causes challenges for larger companies such as Kroger, if they have a store manager who lives in McDonough and commutes then they can’t be the license representative. It was noted that there have not been any license issues in the past related to these requirements. A number of license holders have asked City Staff for this change.

City Attorney gave historic background as to how this came to be in the ordinance. Councilwoman Jenkins clarified that the complaint has been about the residency requirement and this amendment removes that and the license representative position.

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to adopt the amended ordinance as presented. Opposed: Jenkins, Koritko. 2nd and Final Reading next agenda.

MOTION CARRIED. (5-2)

CONSIDERATION OF CONSTRUCTION CONTRACT AWARD, BUDGET AND FUNDING FOR CITY HALL RECEPTION DESK

Assistant City Manager stated this is a recommendation for a budget for this project of \$89,000 which includes a construction contract of \$69,000, furniture budget \$15,000 and contingency of \$5,000. The recommendation is to award the contract to Tomco Construction. Tomco constructed the current City Hall building.

Motion by Councilman Shell, seconded by Councilman Alexander to award the contract to Tomco Construction as recommended.

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT AWARD FOR STORM DEBRIS CLEAN-UP ON CITY OWNED PROPERTY

Ray Norton, Public Works Director, recommended that a contract be awarded to Piedmont Paving in the amount of \$220,533. This is to clean up city property on E. Broad St. behind the substation, Savannah St., and Pinson St., to help remove the scar left by the Tornado.

Motion by Councilman Alexander, seconded by Councilman Shell to award the contract to Piedmont Paving as recommended.

MOTION CARRIED. (7-0)

REQUEST TO ABANDON PUBLIC RIGHT OF WAY

Michael Klahr, City Engineer, explained that the City was approached by the owner of the property on Norman Blvd. Their intention is to sub-divide and build single family lots. They are asking the City abandon unimproved right of way referred to as Highland Avenue.

City Attorney explained this was part of a proposed subdivision and roads were laid out. It appears half may have already been abandoned further down. If Council approves this then the rest of the road should be looked at as it may need to go to the Housing Authority. This will just begin the process.

Motion by Councilman Alexander, seconded by Councilman Shell to begin the process of abandonment.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN AGREEMENT BETWEEN CITY OF NEWNAN AND THE FRIENDS OF LINC, INC TO SUPPORT AND PROMOTE THE LINC MULTI-USE TRAILS

Assistant City Manager explained that this is an amended contract. In 2019 the City entered into a multi-agency contract to fund the construction of the LINC trails. The trails have been widely successful in our community. The initial 3 years of the contract is over and now it is recommended that the City continue in an agreement with the Friends of LINC, Inc. The other partners who had been involved do not seem to be interested in continuing. The Director of the Friends of the LINC will no longer be a paid staff member so original agreement does not need to continue. City Staff feels it is important to support and promote the LINC.

Motion by Councilman Guillaume, seconded by Councilman Alexander to enter into the agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF MEAG SALE OF GEORGIA PUBLIC WEB ASSETS

Mayor Brady explained that in 1996 there was a need to connect MEAG cities with fiber. Georgia Public Web was created out of that and that need no longer exists. City of Newnan along with many other MEAG cities were part of the Georgia Public Web. It was funded by Newnan Utilities. It is time to sell off the asset and they have found a buyer. All members involved must approve the sale.

City Attorney clarified that two motions are needed as there are two resolutions related to this item. One for the sale and one stating the distribution of monies.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the sale.

MOTION CARRIED. (7-0)

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the distribution of monies to Newnan Utilities directly.

MOTION CARRIED. (7-0)

APPOINTMENT OF VOTING DELEGATE FOR CITIES UNITED SUMMIT

Mayor Brady explained that this used to be called Mayor's weekend. A few council members are attending this year. The reason for a voting delegate this year is to elect a new 3rd Vice President as a backfill.

Motion by Councilman Shell, seconded by Councilman Koritko to appoint George Alexander as voting delegate.

MOTION CARRIED. (7-0)

**REQUEST FROM BIKE COWETA TO CLOSE SOUTH COURT SQ APRILL 23, 2022
FOR ROCK & ROAD FESTIVAL**

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko 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 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 3:14PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko 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)

SMITH CLAIM

Motion by Councilman Alexander, seconded by Councilman Koritko to deny the Smith claim.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem DuBose to adjourn the Council meeting at 3:16pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, January 11, 2022 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.

PRESENT

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

PRESENTATION AND DISCUSSION ON SANITATION WASTE PROGRAM

Assistant City Manager introduced the speaker and consultant, Abby Goldsmith. She started her company 8 years ago in order to advise local and state governments on how to manage solid waste more sustainably.

Ms. Abby Goldsmith stated that she had completed 2 studies to come up with recommendations on how the City may want to proceed with waste management. First there was a benchmark study that looked at other cities around Georgia and their programs. Second there was a comprehensive cost of service analysis to better understand what current and future costs would be and what rates would need to be for customers.

Benchmark Study

Ms. Goldsmith explained that the communities looked at are about the same size as Newnan, then a few smaller and larger and all provide collection services to their residential customers. The study first looked at level of service provided, such as frequency of service, curbside collection and recycling. Newnan currently offers 4 services, garbage, recycling, yard waste and bulk items collection to residents. Newnan is in line with most of the benchmark communities in regards to frequency of collection. Most cities require residents to call ahead for bulk items and some charge a fee.

Next the study looked at who collects. All cities are either through the City or a contractor. There are a few cities that split services between City and Contractor, which is how Newnan currently does it.

An overview of fees charged was looked at. Newnan's fees fall in the middle of the cities looked at, some were lower and some higher. Newnan is unique where residents currently pay the contractor and then the contractor remits fees to the City. All benchmark cities

looked at handles their own billing. Some bill on utility bills, require pre-paid stickers for containers or bill in advance on property tax.

There was a discussion regarding billing on taxes. Some cities send the bill with the tax bill but it is separate. If there are delinquent accounts that do not pay most cities, including Newnan currently, do not penalize the resident.

Another unique part of how Newnan does things currently is that there are no limits or fees on bulk items or excess yard waste. Most places limit how many bulk items can be set out or you pay additional.

In regards to the central business district, many of the benchmark cities do not provide downtown collection. A few cities that do downtown collection have centralized locations for drop-off. Newnan also offers other services for downtown businesses to keep the commercial district clean (i.e. grease collection devices, litter free alleyways, clean sidewalk, etc.).

Ms. Goldsmith gave an overview of the conclusions from the benchmark study. What works well is requiring all residents to have collection at least weekly and have containers, contractor/city split on residential collection offers a high level of service and central business district contributes to a clean downtown. Other conclusions include looking at how residents are billed and Newnan's relationship with the transfer stations.

Cost of Service Study

This was done by looking at the current line item budget and creating a test year then projecting that for 10 years. Then develop a replacement schedule for equipment and project that for 10 years as capital expenses. This allowed a projected annual cost of services for 10 years then calculate rates needed to cover the costs. Test year expenses looked at brush & bulk, sanitation refuse and residential refuse with operating costs and salaries. Downtown collection varies depending on type of business and how big the business. Restaurants and larger businesses have higher rates.

Conclusions from the cost analysis show the projected net cost to provide 3 sanitation services (brush & bulk, downtown properties and garbage and recyclables from residents) would be \$1,039,448 in FY22, increasing to \$2million in FY31. The majority of this would be brush & bulk (70%). If more residents paid for sanitation services the monthly fee per household would be less.

Recommendations

Ms. Goldsmith gave an overview of her recommendations based on the two studies. First is to continue collection contract through December 2022 then issue an RFP by March 2022 for bids on new contracts to begin January 2023. She also recommended getting additional reports from the current contractor that may help evaluate service further. For billing, service may be managed by the City and begin in January 2023 with an estimated

annual cost of \$100,000. A billing mechanism will need to be established, preferably through utilities and educate residents on changes.

Other recommendations include set-out limits for garbage and yard debris. Some other cities limit size or weight. Also require residents to request collection of bulk items is recommended. Set-out limits can be difficult but they are recommended to reduce time and cost involved, minimizes the risk of injury to collectors and discourages unsightly setouts. A legal alternative can also be offered.

For the central business district, recommendation included ways to reduce subsidy from general fund such as offering centralized dumpsters and increasing fees for collection to cover costs. Ms. Goldsmith mentioned that the City could consider a public/private partnership to manage a transfer station.

Discussion

Council asked about volume changes over the next 10 years. Ms. Goldsmith stated that the State of Georgia used to have waste reduction goals. Total amount will always be about the same but ideally it will move from garbage to recycle. There may be other ways to manage waste in the future. State used to have incinerators but it is tied to the cost of landfill and related to generating energy. Essentially, the cost to dispose of waste in a landfill in the region remains the most cost effective strategy.

City Manager stated that some concerns to focus on prior to issuing the RFP are concerns from private haulers. The sanitation program has to be clearly defined so the haulers know what to bid on. When the current contract was bid 10 years ago, the industry was a lot different and we received numerous bids. This time around there may only be 2-3 proposals received. Some haulers are not interested and some haulers have consolidated.

Having different contractors for waste and recycle was discussed. Ms. Goldsmith said it's not common and cost wise its better to have one do both. City Manager stated it would be hard to separate.

Council expressed serious concerns about the issue's residents are currently having with GFL. Ronata Brown, Regional Sales Manager with GFL was in attendance and spoke to the issues they have been having. The call center changed phone systems and there was a computer breach which has caused problems. Ms. Brown acknowledged that they do need to do a better job of communicating service delays. There have also been staffing issues but your pick-up day should be your pick-up day. Council expressed an interest in continuing the solid waste management conversation at an upcoming retreat.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the meeting at 4:40PM

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: *Agreement* with Consultant, Lowe Engineers-
Jackson St/ Jefferson St/ Clark St
Intersection Improvements

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider approval for ***Agreement*** between **Lowe Engineers, LLC**, and the City of Newnan, for professional engineering services for the design, plan development, and preparation of related bid documents, for improving vehicular operations and accommodating pedestrian activities at Jackson St/ Jefferson St/ Clark St.

Background: The City of Newnan was awarded a \$75,000 grant through the *Surface Transportation Block Grant* program, to study the Jackson St/ Jefferson St/ Clark St area, and had committed to a grant match of \$18,750, for a project total of \$93,750.

Through a *Project Framework Agreement (PFA)* with the Georgia Department of Transportation, the traffic study has been completed. The final report from the traffic study included research and data collection; an environmental survey of cultural resources; stakeholder meetings; model building and traffic forecasting; the development of alternatives; and an improved signing and marking plan.

A concept, resulting from the final report, approved by the Georgia Department of Transportation, is included as a part of this bid packet.

Under the terms of the grant, **Foresite Group, Inc.** was selected based on qualifications. The design staff at Foresite Group transitioned to **Lowe Engineers, LLC** and worked as a team through the production of the traffic study. The City is now ready to move into the next phase, and enter into an *Agreement* with **Lowe Engineers, LLC** to begin work.

Funding will be 100% local, LUMP SUM: **\$75,900.00**, as per ***Agreement***.

This project will be in coordination with the Jackson Street pedestrian and streetscape improvements, also underway.

Options: A. Approve *Agreement* with **Lowe Engineers, LLC**.

B. Other action as directed by Council

Funding: SPLOST 2013

Recommendation: Option A

Attachments: *Agreement*
Scope and Schedule
Approved concept



November 16, 2021

VIA EMAIL

Michael Klahr
City of Newnan
25 LaGrange Street
Newnan, GA 30263
mklahr@cityofnewnan.org

Re: **Letter Agreement for Professional Services: City of Newnan Surface Transportation Block Grant (STBG) Implementation Design**

Mr. Klahr:

Lowe Engineers, LLC is pleased to submit this Letter Agreement ("Letter Agreement") to City of Newnan for providing Professional Services for the above referenced project. Our Project Understanding is detailed below, and the Letter Agreement details the Scope of Services, Additional Services, Fees, and Hourly Rate Schedule.

Project Understanding

The project will prepare field surveys and roadway design plans, including signal and signing and marking plans necessary to permit and implement the preferred concept from the STBG Study that was approved by the City of Newnan. The approved concept for the project includes:

- Converting Clark Street to two-way operation between Jackson Street and Jefferson Street by:
 - Restriping the road to two (2) westbound and one (1) eastbound lane
 - Partial removal of the existing islands at both intersections to accommodate eastbound movement on Clark Street.
 - Restriping of approaches on Jefferson Street and Jackson Street to Clark Street
- Upgrade of the existing traffic signal at Clark Street and Jackson Street to accommodate two-way operation
- Upgrade of the existing traffic signal at Clark Street and Jefferson Street to accommodate two-way operation
- Replacement of Route and Guide signage on all approaches to the two intersections
- Addition of on pavement route guidance on all approaches.
- Addition of overhead guide signs on Bullsboro Drive between Miller Farmer Rd and I-85

It is our understanding that all the proposed lane reconfiguration will occur within the curb lines of the existing roads and no road widening will be necessary. We also understand that any strain poles for signs and signals and all necessary equipment should be located within the existing rights-of-way where possible to minimize the need for additional right-of-way or easement.

The project will allow the City to create safe crossings (that do not exist today) for students attending the University of West Georgia and for residents who live in the surrounding neighborhoods. It will provide guidance in determining how to best address the circulation and signage issues that cause confusion. The project, as

determined by the study, will improve traffic flow through the Jackson Street/ Jefferson Street/ Clark Street intersections which were identified during LCI public workshops and in surveys as the most problematic intersection within the LCI study area.

It is our understanding that since all of the roads within the project limits are State Routes, GDOT Encroachment Permits, and Signal Permits will be required.

SECTION 1 **Scope of Services**

TASK 1: DATABASE

Deliverable

A report outlining the results of the research done. This section will be a part of the traffic forecasting memo and the final traffic report

Data Collection

Lowe will prepare a topographic survey of the project within the following limits:

- Jefferson Street – Between Augusta Drive and Police Department Entrance
- Clark Street – From Jefferson Street and 250' west of Jackson St
- Jackson Street – From 400' north of Clark Street to 300' south of Clark Street

Topographic surveys will collect the following information:

- Three-Line profile of roadways including centerline, and edge of pavements
- Curb and/or curb and gutter
- Sidewalk
- Existing traffic signal facilities (poles, signal heads, cabinet, pull boxes, etc)
- Existing Pavement Marking
- Existing Roadway, Guide, and route marking signage and poles
- Existing above ground utility features (power poles, manholes, fire hydrants, meters, valves)
- Underground utility information obtained from 811 and record drawing only.

Lowe will also prepare a limited Property survey to locate any existing property pins and right-of-way monuments, obtain deeds and plats of the adjacent parcels from courthouse research, and perform a limited parcel reconciliation to establish the location of the existing rights-of-way within the project limits.

Deliverable

Topographic, Property, and Utility Surveys in CADD Format.

TASK 2: CONSTRUCTION PLANS

Lowe will prepare construction plans for the proposed improvements to include:

- Cover Sheet
- Index
- General Notes
- Typical Section(s)
- Summary of Quantities

- Roadway Plans delineating limits of milling and inlay (for restriping), removal of existing traffic islands, and necessary sidewalk/ADA improvements.
- Roadway Profiles (Existing Graphic Profiles only)
- Utility Plans
- Signing and Marking Plans
- Special and Overhead sign details and clearance diagrams
- Signal Plans

50% plans will be prepared and submitted to the City for review and a 90% Final Construction Plans will be prepared incorporating the city's comments.

Since the project is not expected to include any widening or other land disturbing activities, the following will NOT be included in the construction plans:

- Drainage Profiles
- Driveway Profiles
- Roadway Cross Sections
- Erosion, Sediment, and Pollution Control Plans

A detailed construction cost estimate will be prepared at both the 50% and 90% plan submittal. Plans will be prepared using CADD and submitted electronically in PDF format.

Deliverable

50% Construction Plans

90% Construction Plans

Detailed Construction Cost Estimate

Meetings

The following meetings are included in this Task:

- Kickoff Meeting
- Pre-Coordination meeting with District 3 Traffic Engineer
- 50% Review Meeting
- Final (90%) Review Meeting
- Two additional Staff Meetings

TASK 3: GDOT PERMITTING

Lowe will prepare submittal package for submittal of the following GDOT Permits:

- Encroachment Permit of whole construction plans
- Signal Permit for intersection of Clark Street and Jackson Street
- Signal Permit for intersection of Clark Street and Jefferson Street

In addition to the 90% plans, Lowe will prepare the following required items for submittal with the signal permit packages for each intersection:

- Intersection Control Evaluation (ICE) Report
- Left Turn Analysis Memo

Permits packages will be submitted electronically through the GDOT GPAS system. Lowe can submit the Encroachment Permit package directly into GPAS, but due to GDOT requirements, the Signal Permit Packages will be required to be submitted directly by City Staff.

Any revisions to the plans due to GDOT comments will be incorporated into a 100% Final Construction Plans and a Final Detailed Construction Cost Estimate will be prepared.

Deliverable

- GDOT Encroachment Permit Package
- GDOT Signal Permit Packages including:
 - ICE Report
 - Left Turn Analysis Memo
- 100% Construction Plans
- Final Detailed Construction Cost Estimate

**SECTION 2
Additional Services**

1. Additional topographic and property surveys outside of the limits above
2. Subsurface Utility Engineering (SUE) Surveys
3. Environmental Studies/Permitting
4. Geotechnical Investigations including Soil Surveys and Pavement Evaluations
5. Drainage Analysis/Design
6. MS4 Analysis
7. Erosion, Sediment, and Pollution Control Plans
8. NPDES Permitting (NOI)
9. ATMS/ITS Design
10. Retaining Wall Design
11. Right-of-way Plans/Plats
12. Bidding and Construction Services
13. Additional Meetings not included in the Scope of Services

**SECTION 3
Fees**

Task	Task Fee
Task 1 – Database	\$ 19,345.00
Task 2 – Construction Plans	\$ 39,905.00
Task 3 – GDOT Permitting	\$ 16,650.00
TOTAL	LUMP SUM
	\$ 75,900.00

All permitting, application, and similar project feels will be paid directly by the Client.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed, and expenses incurred as of the billing period. Payments will be due within 28 calendar days of the date of the invoice. Payments shall be made electronically or sent to Lowe Engineers, LLC, 990 Hammond Drive, Suite 900, Atlanta, GA 30328.



**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of 11/16/2021 ("Effective Date") between **CITY OF NEWNAN, GA** ("Owner") and **LOWE ENGINEERS, LLC** ("Engineer").

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows: Professional Services – City of Newnan Surface Transportation Block Grant (STBG) Implementation Design ("Project").

Engineer's services under this Agreement are identified in the attached ***Letter Proposal***.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above ("Additional Services").
- B. Engineer shall complete its Services within a reasonable period of time.
- C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of one and one-half percent (1.5%) per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services,

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Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Lump Sum*

- A. Owner shall pay Engineer for Services as follows:
 - 1. A Lump Sum amount of \$75,900.00.
 - 2. In addition to the Lump Sum amount, reimbursement for the following expenses: None
- B. The portion of the compensation amount billed monthly for Engineer's Services will be based upon Engineer's estimate of the percentage of the total Services actually completed during the billing period.

3.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated:
 - 1. For cause,
 - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
 - b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.
 - c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
 - d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the

same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.

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- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. The Engineer grants its construction review personnel no authority to make any changes to contract documents. All changes, without exception, must be approved by the client.
- G. Unless specified differently elsewhere in this contract, the Client and their project managers, agents, and representatives accept all responsibility for supervision, management, direction, inspection and review of all construction surveys and staking performed by the Engineer. The Client further accepts responsibility to notify the Engineer within 48 hours of any suspected errors or omissions. The Engineer agrees to promptly investigate and replace if necessary, and construction staking found to be in error or omitted; however, the Engineer in no way accepts liability for construction activity costs that result from these errors and/or omissions.
- H. Unless otherwise agreed, Client shall provide free and unrestricted right-of-entry to the land owned or controlled by the Client and that the Client will indemnify and hold Engineer harmless from any damages, losses, cost, expense, or liability including attorney's fees, by reason of the failure of the Client to be possessed with the means of unrestricted ingress and egress to and from the property as well as any failure of title in Client as to the property which Client has warranted that it owns or over which it has control. Engineer will take reasonable precautions to minimize damage to the land caused by their equipment. However, unless otherwise agreed, the Basis of Payment as set forth in Paragraph 2.02 does not include the cost of restoration or damage which may result from the Engineer's operations. If Client desires the Engineer to restore the land to its former condition, we will comply and add the cost to the fee, unless the damage is caused by the Engineer's or its employees' negligence or willful misconduct, in which event Engineer shall pay for such restoration.
- I. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the

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- Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 4. such limited license to Owner shall not create any rights in third parties.
- J. The location of existing underground utilities is shown in an approximate way only. The Client or his Contractor shall determine the exact location of all existing utilities before commencing work. The Client agrees to be fully responsible for any and all damages which might be occasioned by failure of the Client or his Contractors to exactly locate and preserve any and all underground utilities.
- K. On maps compiled by the Engineer using photogrammetric methods, contours portrayed as dashed or broken lines represent areas of dense vegetation and should be considered approximate. Unless noted otherwise, mapping has not been field verified. Prior to use as a basis for design and/or construction, mapping must be field verified.
- L. From time to time the Engineer may provide the Client with preliminary working drawings, sketches, opinions of probable cost, draft specifications, etc. These documents may or may not be labeled "Preliminary". The Client should not under any circumstances use this information as if it were final. Preliminary documents have not been reviewed and may change substantially prior to final submittal.
- M. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- N. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$25,000.00 or the total amount of compensation received by Engineer, whichever is greater.
- O. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.

- P. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- Q. This Agreement is to be governed by the law of the State of Georgia in a court of law with venue in Fulton County, Georgia.
- R. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.
- B. In the event that any provision of this Agreement is found to be unenforceable, all other provisions shall remain in full force and effect.

7.01 *Definitions*

- A. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: **City of Newnan, GA**

Engineer: **Low Engineers, LLC**

By: _____

By: _____

Print name:

Print name: Sameer Patharkar, PE

Title: _____

Title: Partner

Date Signed: _____

Date Signed: 11/16/2021

Address for Owner's receipt of notices:

**City of Newnan, GA
25 LaGrange Street
Newnan, GA 30263**

Address for Engineer's receipt of notices:

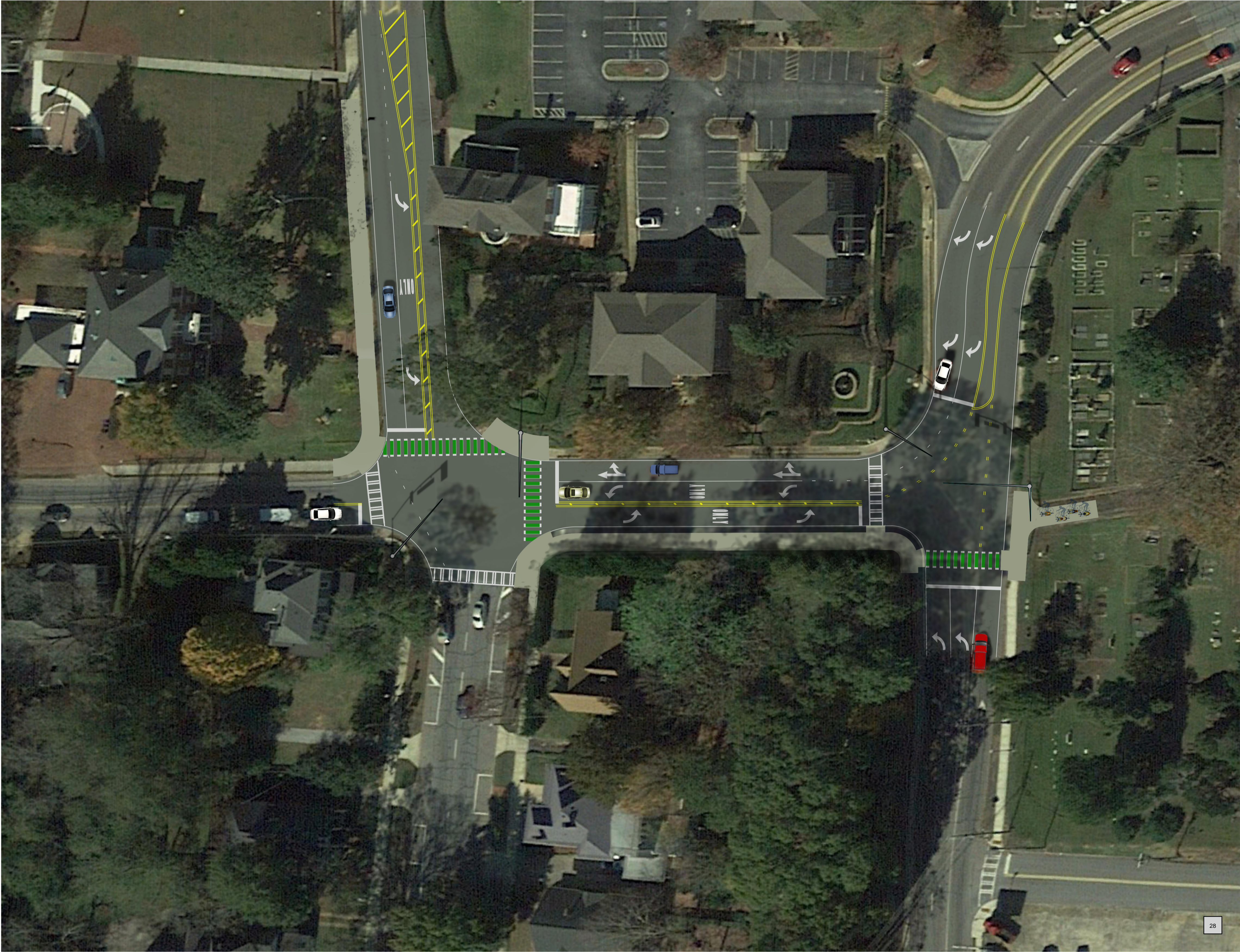
**Low Engineers, LLC
990 Hammond Drive, Suite 900
Atlanta, Georgia 30328**

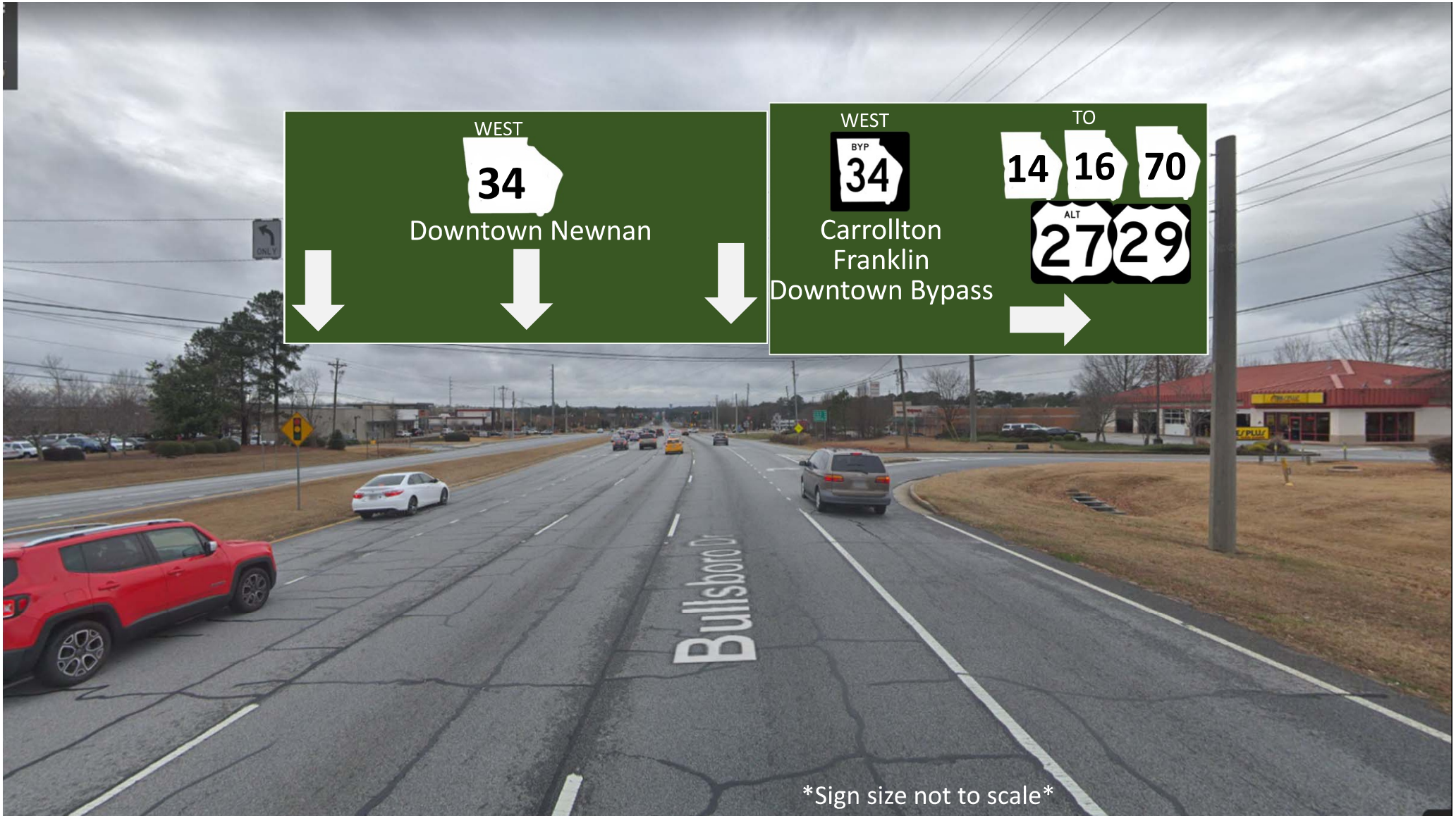
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2021 Fee Schedule

Category	Hourly Rates
Principal	\$280
Senior Project Manager	\$205
Senior Project Specialist	\$260
Project Manager	\$165
Traffic Project Manager	\$230
Senior Traffic Engineer	\$190
Traffic Engineer	\$115
Senior Design Engineer	\$145
Senior Project Engineer	\$135
Senior Designer	\$120
Project Engineer	\$120
Project Designer	\$105
Design Engineer	\$110
Senior Geospatial Analyst	\$110
Geospatial Analyst	\$90
Senior GIS Technician	\$105
GIS Technician	\$85
Technician	\$90
Senior Construction Manager	\$210
Construction Manager	\$175
Construction Inspector/Technician	\$110
Professional Land Surveyor	\$240
Survey Supervisor	\$135
Field Supervisor	\$115
Senior Survey Technician	\$100
Survey Technician	\$85
Survey Crew (3 person)	\$185
Survey Crew (2 person)	\$155
Survey Crew (1 person)	\$115
Scanner Field Crew	\$285
Scanner Technician	\$135
Small Unmanned Aerial System (sUAS)	\$265
UAV Data Processing	\$150
Research	\$110
Clerical	\$70
Senior Accountant/Admin	\$100
Expenses	Cost plus 10%
As of 12-16-20	







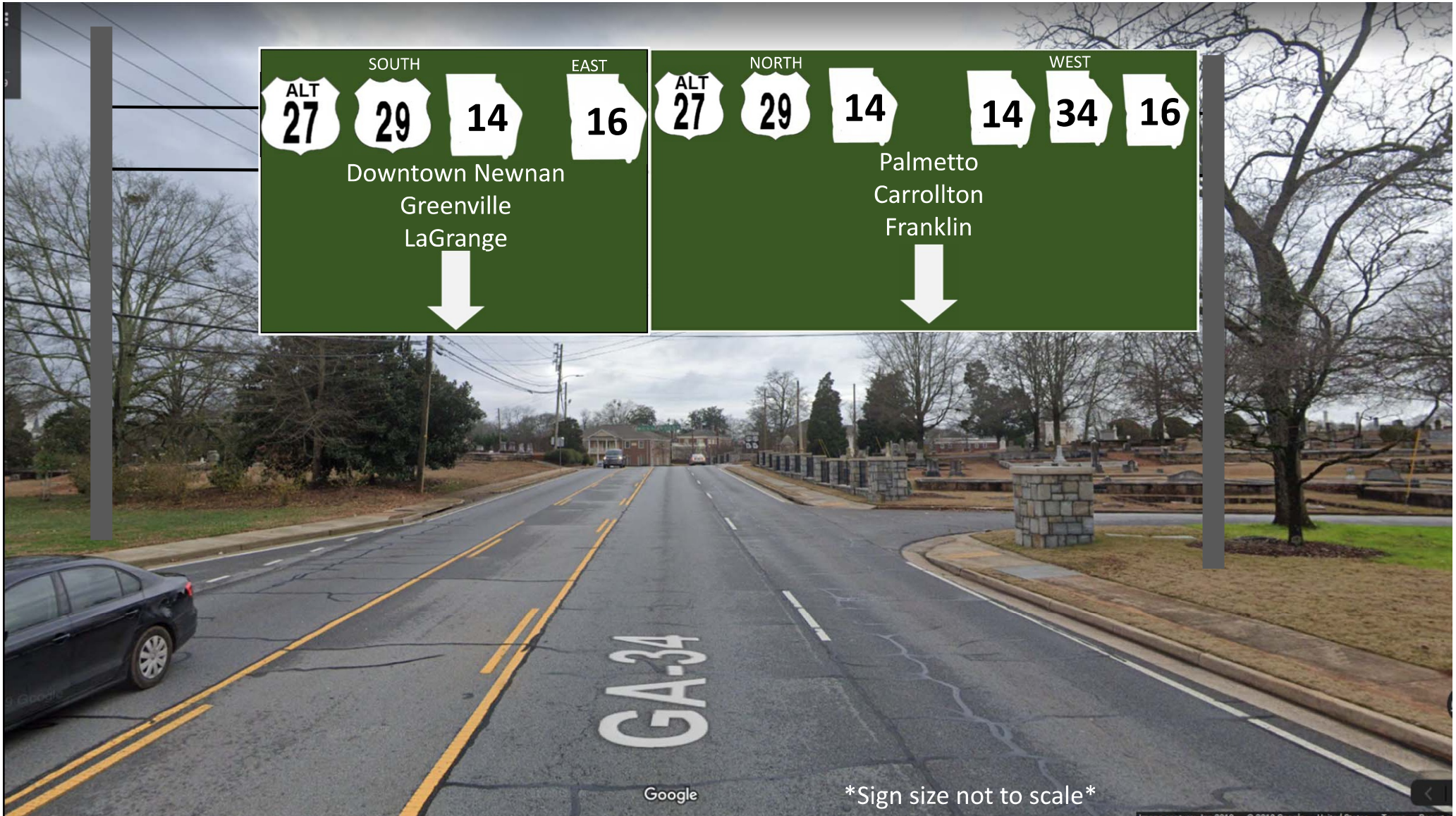
EAST
34
Peachtree City
Fayetteville

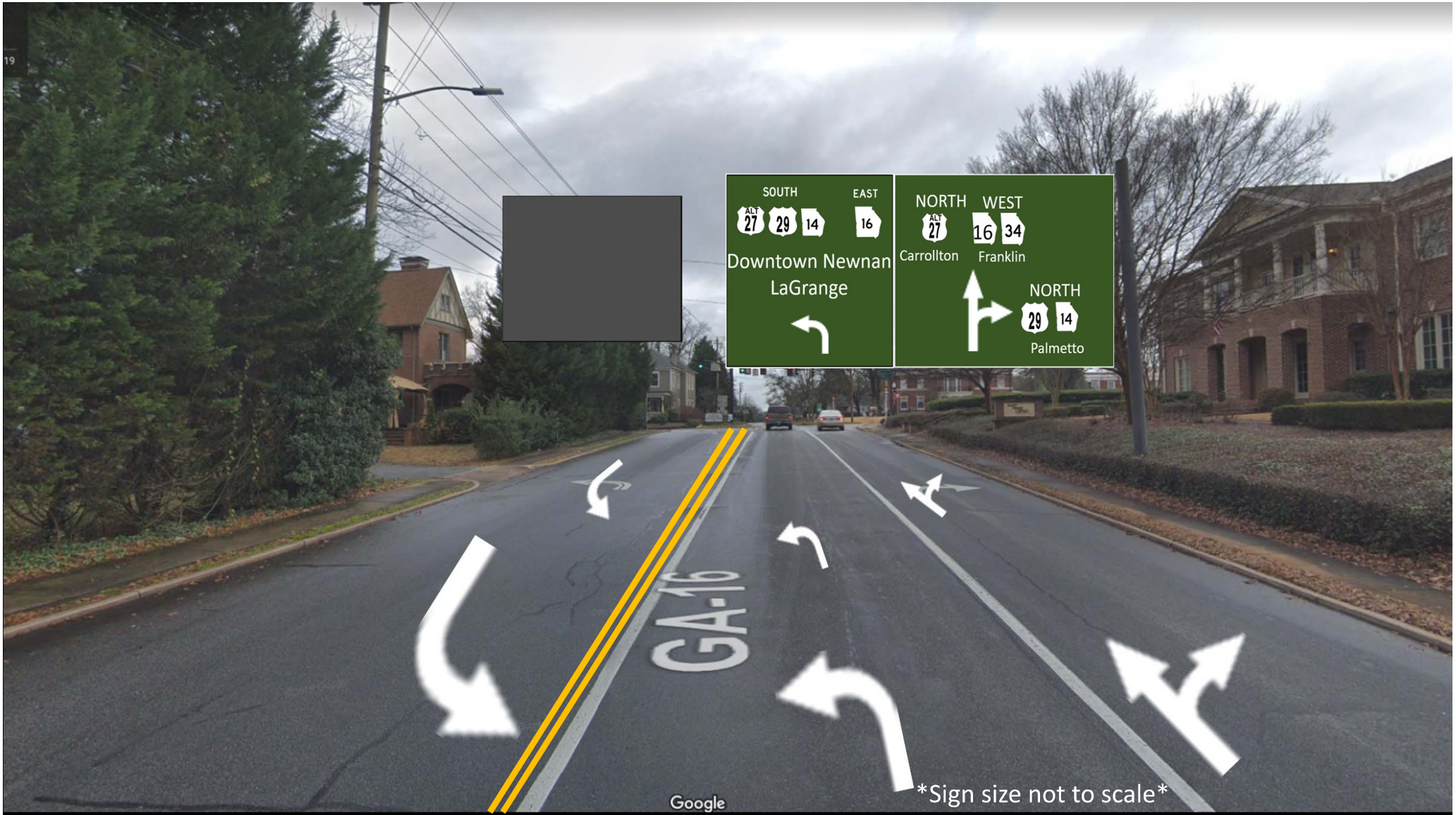
TO **85**
Atlanta ← → LaGrange

Peachtree City 10
Fayetteville 20

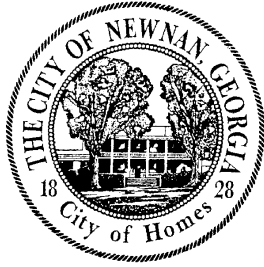
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City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: Indication of Support
Sprayberry Road Sidewalk Improvements- Concept

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider an *Indication of Support* for a Concept, as presented, for a Sprayberry Road sidewalk improvement project.

Background: A concept has been prepared for improvements to Sprayberry Road that include the construction of sidewalks from Jackson Street to Casey Road and the Newnan Dog Park.

This project is in coordination with the Jackson Street sidewalk improvements project recently submitted to the Atlanta Regional Commission for Federal funding assistance.

Funding for the Sprayberry Road project will be local.

Staff is requesting approval to move forward with design. A design proposal, including scope and fees, will be forthcoming.

The concept includes visual renderings, a preliminary summary of impacts to the adjacent properties, including potential easement and Right-of-Way acquisitions, and a preliminary cost estimate for construction.

Options:

1. Indicate support for the concept
2. Other action as directed by City Council

Recommendation: Option 1

Funding: N/ A

Attachments: *Concept*



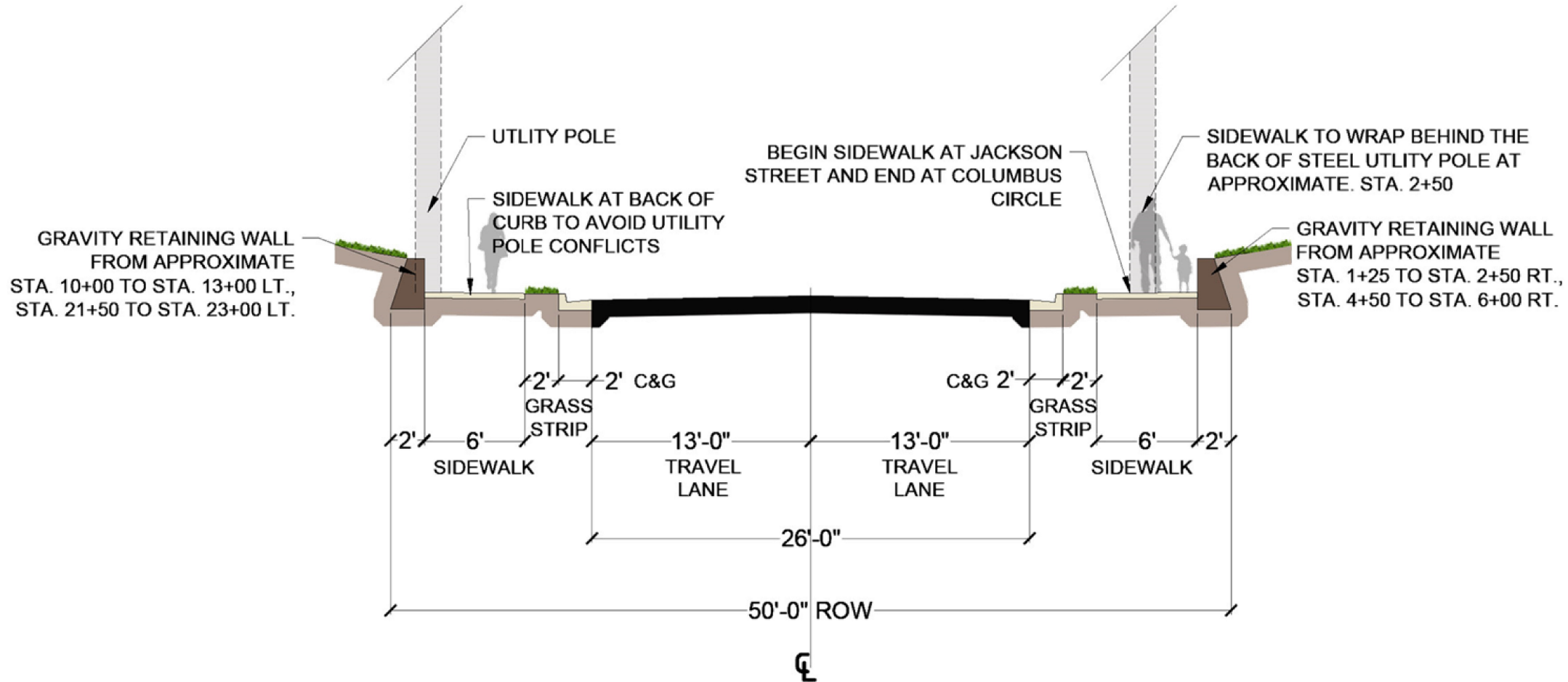
Jackson Street & Sprayberry Road Streetscape Project

City Meeting #1
August 25, 2021



Typical Sections – Sprayberry Rd.

(6' Sidewalk Right Side From Jackson St. to Columbus Cir., 6' Sidewalk Left Side From Jackson St. to Casey Rd. / Sprayberry Rd. Park)



SPRAYBERRY ROAD PROPOSED TYPICAL SECTION

STA. 0+00.00 TO STA. 7+75.00 RIGHT
 STA. 0+00.00 TO STA. 24.75.00 LEFT



Sprayberry Road Streetscape (2,500 L.F.)

(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)

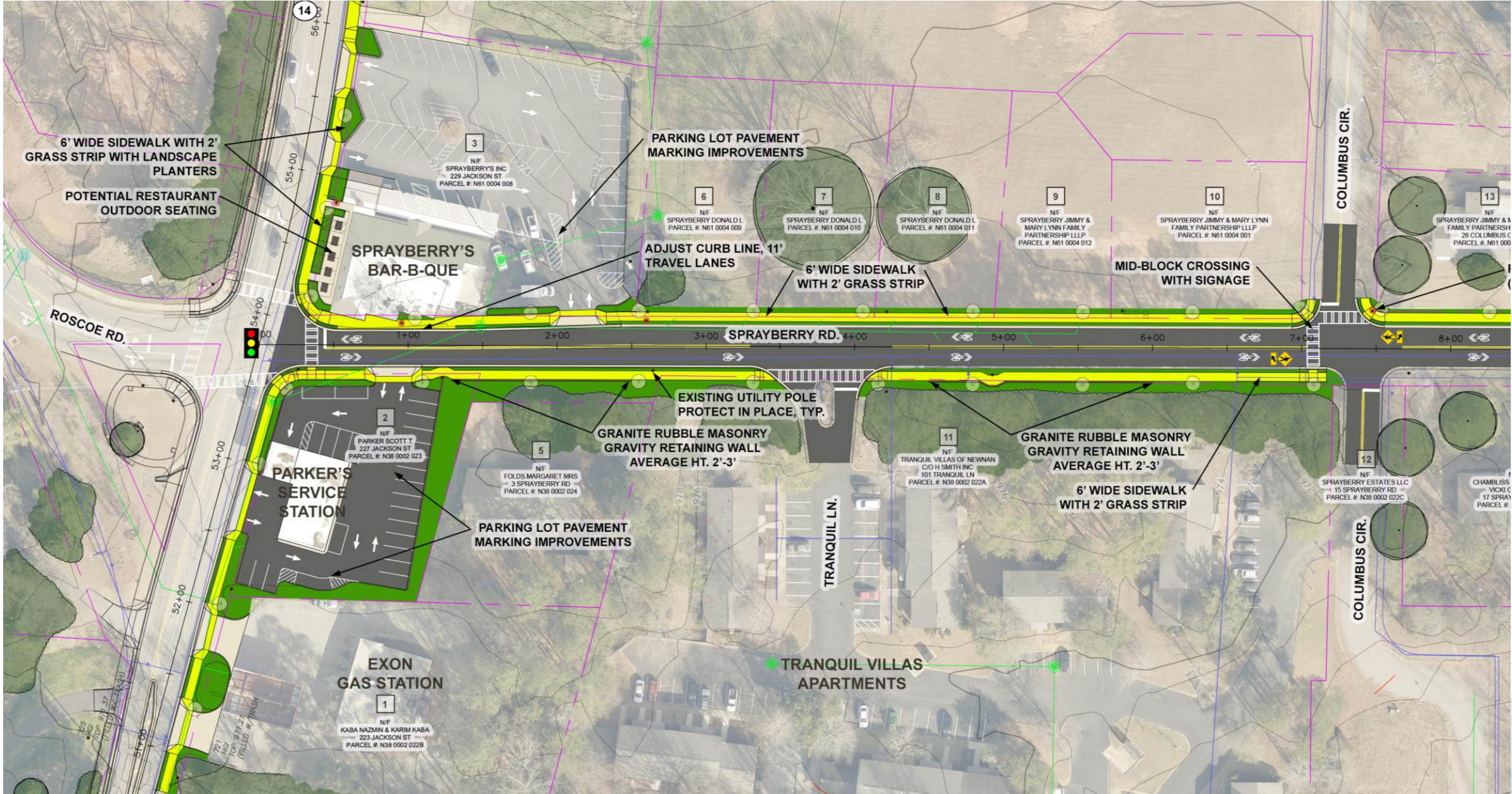


**POTENTIAL REDEVELOPMENT OPTION
SOUTHEAST CORNER AT JACKSON ST. AND SPRAYBERRY RD.**



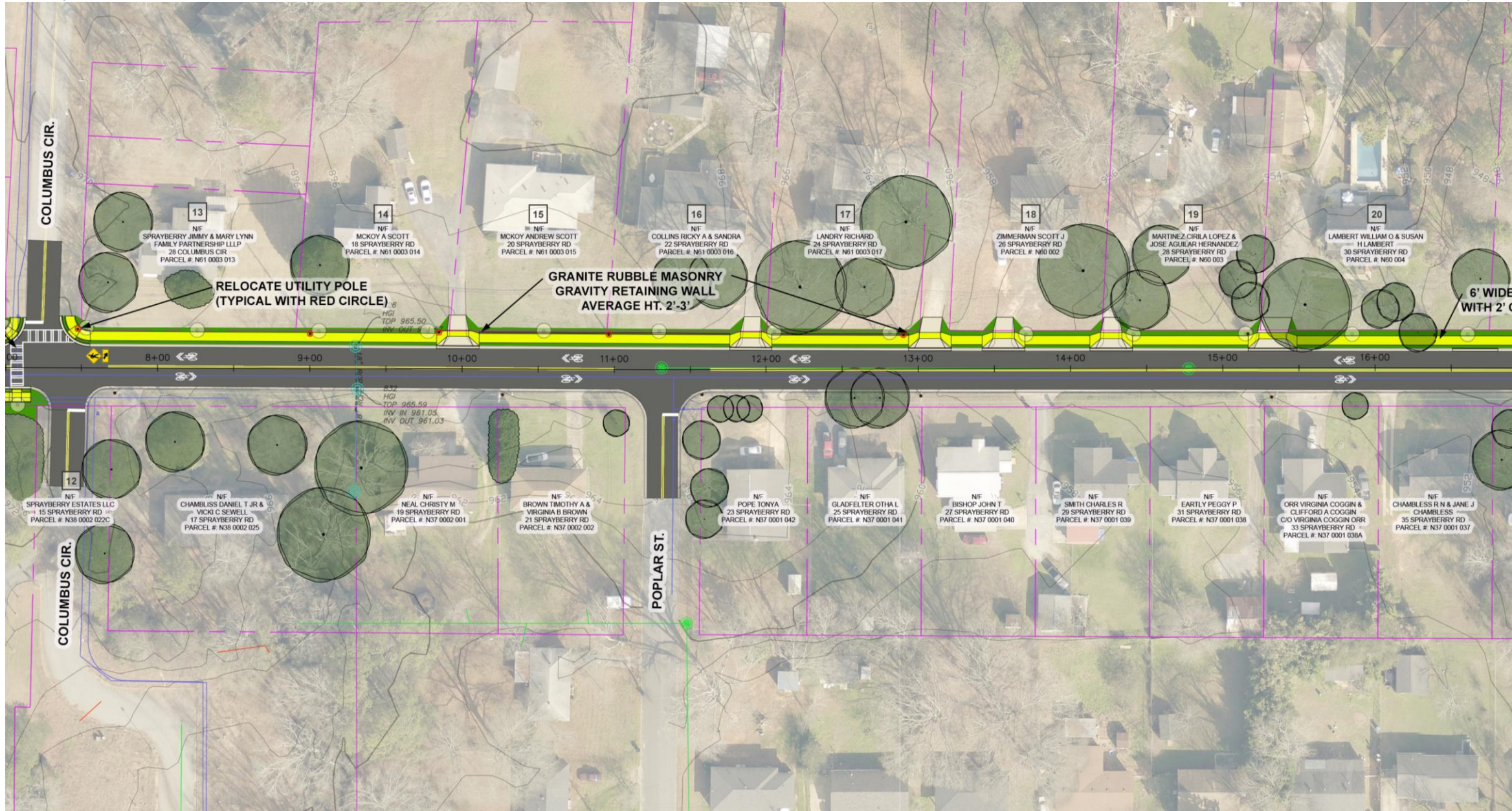
Sprayberry Road Streetscape (2,500 L.F.)

(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)



Sprayberry Road Streetscape (2,500 L.F.)

(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)



Sprayberry Road Streetscape (2,500 L.F.)

(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)



Sprayberry Road R/W and Easement Impacts

(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)

Parcel Number	Property Owner	Address	Total Parcel Area (Acres)	Total Parcel Area (Sq. Ft.)	Temp. Easmt't (SF)	Perm. Easmt't (SF)	Driveway Easmt't (EA)	Req'd R/W (SF)
1	Kaba Nazmin & Karim Kaba	223 Jackson Street	0.79	34412.40	0	0	2	0
2	Parker Scott T	227 Jackson Street	0.44	19166.40	2995	0	2	1670
3	Sprayberry's Inc.	229 Jackson Street	0.99	43124.40	1720	0	3	1230
4	Sprayberry Donald L	233 Jackson Street	0.57	24829.20	0	0	1	0
5	Folds Margaret Mrs	3 Sprayberry Road	0.40	17424.00	0	0	1	0
6	Sprayberry Donald L	N/A	0.30	13068.00	0	0	0	470
7	Sprayberry Donald L	N/A	0.29	12632.40	0	0	0	470
8	Sprayberry Donald L	N/A	0.29	12632.40	0	0	0	470
9	Sprayberry Jimmy & Mary Lynn Family Partnership LLLP	N/A	0.11	4791.60	0	0	0	460
10	Sprayberry Jimmy & Mary Lynn Family Partnership LLLP	N/A	0.31	13503.60	0	0	0	773
11	Tranquil Villas of Newnan C/O H Smith Inc.	101 Tranquil Lane	5.68	247420.80	2025	0	1	1872
12	Sprayberry Estates LLC	15 Sprayberry Road	3.98	173368.80	0	0	1	0
13	Sprayberry Jimmy & Mary Lynn Family Partnership LLLP	28 Columbus Circle	0.34	14810.40	0	0	1	312
14	McKoy A Scott	18 Sprayberry Road	0.48	20908.80	0	0	1	160
15	McKoy Andrew Scott	20 Sprayberry Road	0.48	20908.80	460	0		238
16	Collins Ricky A & Sandra	22 Sprayberry Road	1.44	62726.40	210	0	1	194
17	Landry Richard	24 Sprayberry Road	0.68	29620.80	212	0	1	130
18	Zimmerman Scott J	26 Sprayberry Road	1.17	50965.20	0	0	1	0
19	Martinez Cirila Lopez & Jose Aguilar Hernandez	28 Sprayberry Road	0.73	31798.80	0	0	1	0
20	Lambert William O & Susan H Lambert	30 Sprayberry Road	2.07	90169.20	200	0	1	0
21	Hinesley Edwina	34 Sprayberry Road	2.07	90169.20	0	0	1	0
22	Lynch Teresa M Trust Teresa M Lynch As Trustee	36 Sprayberry Road	2.02	87991.20	0	0	1	0
23	Lynch Teresa M Trust Teresa M Lynch As Trustee	40 Sprayberry Road	1.48	64468.80	0	0	1	0
24	Lynch Teresa M Trust Teresa M Lynch As Trustee	42 Sprayberry Road	0.47	20473.20	0	0	1	0
25	Ivey Cordelia Ann Hunter	44 Sprayberry Road	1.93	84070.80	600	0	2	0
26	City of Newnan	50 Sprayberry Road	8.92	388555.20	130	0	0	220

R/W AND EASEMENT SUMMARY SHEET

Temporary Easement	8,552 sq. ft.
Permanent Easement	0 sq. ft.
Driveway Easement	24 Each
Required R/W	8,669 sq. ft.



Sprayberry Road R/W and Easement Impacts

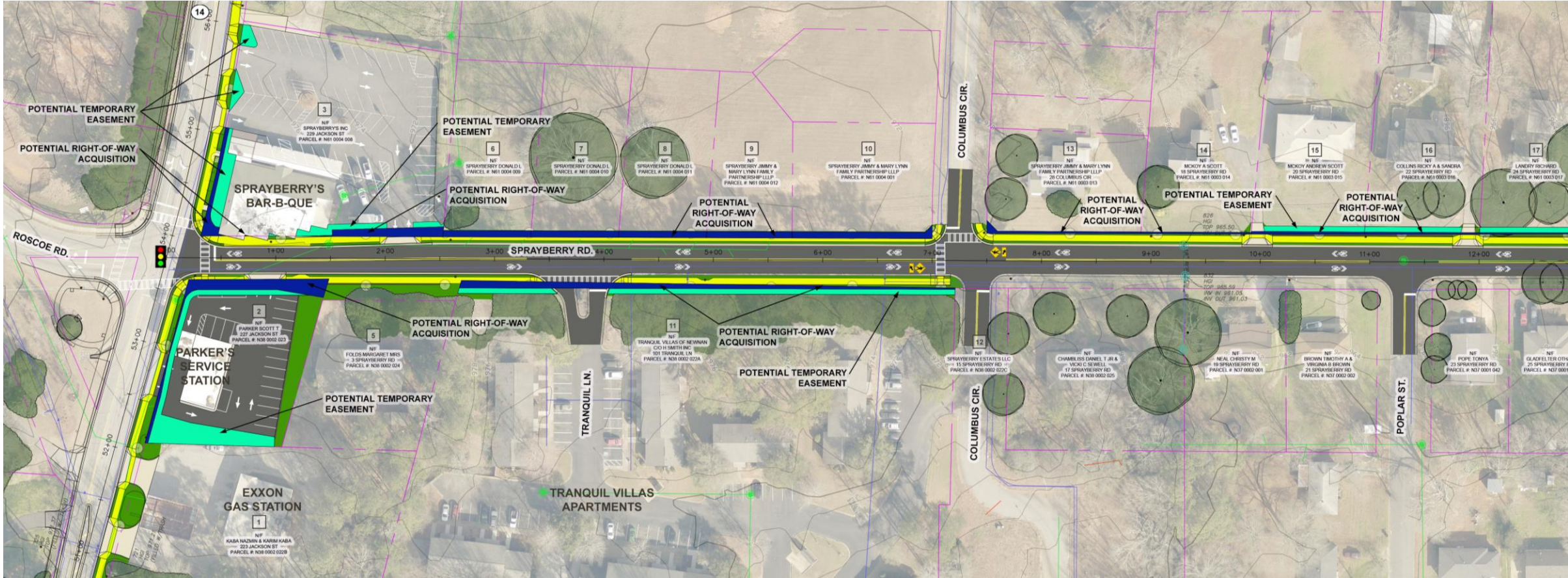
(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)



POTENTIAL RIGHT-OF-WAY ACQUISITION



POTENTIAL TEMPORARY SLOPE EASEMENT



Sprayberry Road R/W and Easement Impacts

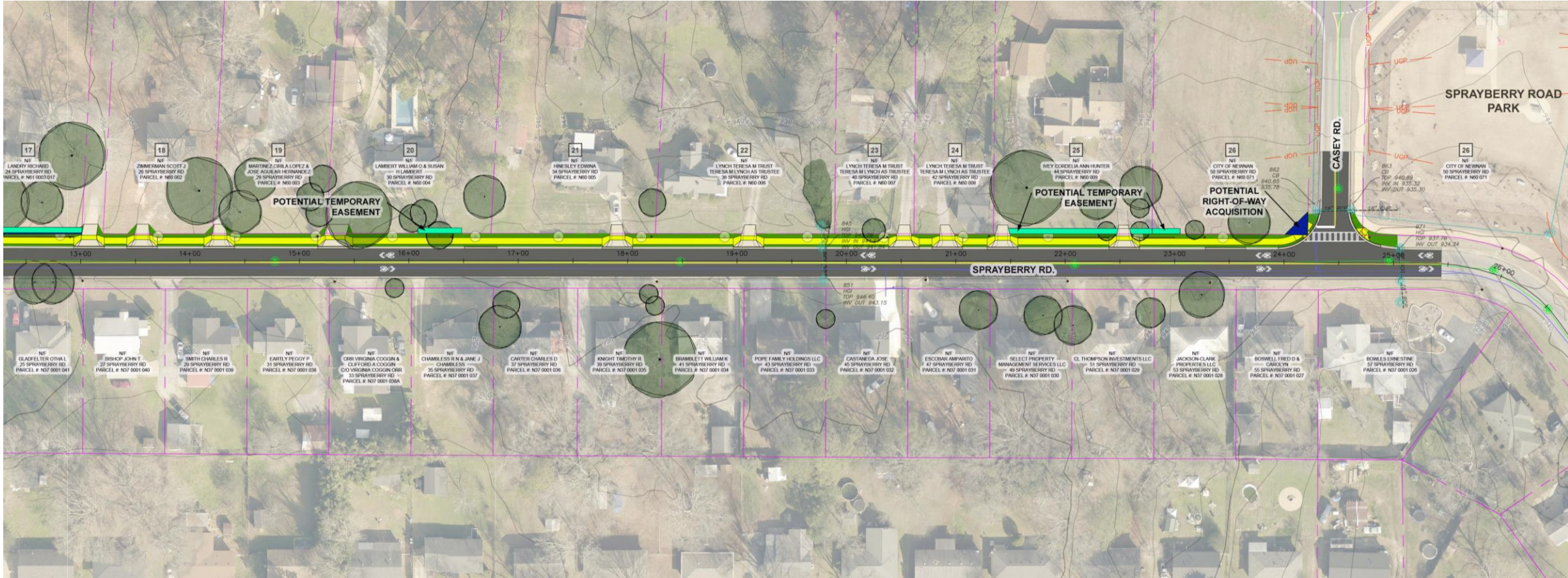
(6' Sidewalk Rt Side From Jackson St. to Columbus Cir., 6' Sidewalk Lt Side From Jackson St. to Casey Rd.)



POTENTIAL RIGHT-OF-WAY ACQUISITION



POTENTIAL TEMPORARY SLOPE EASEMENT



C. Probable Cost Estimate

	JACKSON STREET CONCEPT A	JACKSON STREET CONCEPT B	SPRAYBERRY ROAD CONCEPT
Item Description	Subtotal	Subtotal	Subtotal
TRAFFIC CONTROL	\$300,000.00	\$300,000.00	\$100,000.00
MOBILIZATION	\$100,000.00	\$100,000.00	\$50,000.00
DEMOLITION AND GRADING COMPLETE	\$500,000.00	\$750,000.00	\$300,000.00
EROSION CONTROL ITEMS	\$126,567.00	\$126,567.00	\$54,685.00
AGGREGATE AND CONCRETE ITEMS	\$1,014,700.00	\$1,178,325.00	\$234,725.00
RETAINING WALL ITEMS	\$1,475,200.00	\$1,475,200.00	\$131,300.00
ASPHALT PAVEMENT ITEMS	\$284,325.00	\$250,870.00	\$28,275.00
STORM DRAINAGE	\$836,490.00	\$836,490.00	\$51,500.00
LIGHTING	\$1,742,000.00	\$1,742,000.00	\$438,500.00
SIGNING AND MARKING	\$938,750.00	\$938,750.00	\$32,880.00
LANDSCAPE	\$143,636.62	\$143,236.62	\$68,501.64
SITE FURNISHINGS	\$140,000.00	\$140,000.00	\$11,700.00
RELOCATION, RESET AND ADJUST ITEMS	\$236,250.00	\$236,250.00	\$50,500.00
MISCELLANEOUS ITEMS	\$107,960.00	\$107,960.00	\$6,000.00
SUBTOTAL	\$7,945,878.62	\$8,325,648.62	\$1,558,566.64
CONTINGENCY (20%)	\$1,589,175.72	\$1,665,129.72	\$311,713.33
TOTAL PROJECT CONSTRUCTION COST	\$9,535,054.34	\$9,990,778.34	\$1,870,279.97

Notes:

1. Estimate Does not include R/W acquisition and easements that may be required for the project.
2. Estimate does not include utility improvements (water, sanitary sewer, gas, electric and communication)

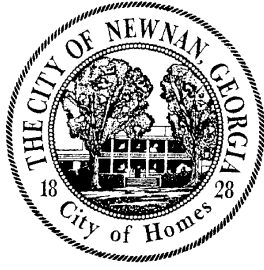


C. Potential Phasing – Sprayberry Rd.

Phase I – Jackson St. to Casey Rd. (Left Side) (+/- 2,500 L.F.)
(Includes Sprayberry Bar-B-Que Restaurant Parcel)

Phase II – Jackson St. to Columbus Cir. (Right Side) (+/- 1,000 L.F.)
(Includes Parker’s Service Station and Exxon Gas Station Parcel)





City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: List of Roadways Approved for Radar Speed Enforcement

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider a list of roadways for radar speed enforcement.

Background: The Georgia Department of Transportation has approved a list of roadways for radar speed enforcement, as proposed by the Newnan Police Department.

GDOT has requested the signatures of the Mayor and Council, indicating approval of the list.

The signatures assure GDOT that the proper speed zone signs are in place, including school zones.

GDOT is responsible for signage for on-system routes (State Routes) and the City of Newnan is responsible for signage for off-system routes (local streets).

The current Radar Permit for speed enforcement using detection devices will reference the list of roadways, by List Number.

Note: The speed limit for Jackson Street, Jefferson Street, and Clark Street (SR 14, 16, 34) is listed at 25 MPH, through the Central Business District, which indicates approval by GDOT to lower the speed limit from 35 MPH.

Options:

1. Approval of list, as presented
2. Other action as directed by City Council

Recommendation: Option 1

Funding: N/ A

Attachments: *List of Roadways (List Number 1221-077N)*



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

December 17, 2021

Cleatus Phillips
Newnan City Manager
P.O. Box 1193
Newnan, GA 30264

Re: List of Roadways for The City of Newnan (List Number 1221-077N)

Mr. Phillips,

Attached is the updated List of Roadways for The City of Newnan. Please have the proper officials sign the signature page and return all original pages to the *Georgia Department of Transportation, 115 Transportation Blvd., Thomaston, GA 30286, Attention: Kevin Harpe*. All previous lists and parts of lists in conflict with the attached list are hereby repealed.

Please note, The City of Newnan will be responsible for proper speed zone sign placement on off-system roadways corresponding to this list as well as any advisory speed warning signs roadway conditions warrant. It is also the city's responsibility to ensure that the respective radar permit is updated and references the attached list number.

If you have any questions, please contact me at (706) 646-7598 or kharpe@dot.ga.gov.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Harpe". The signature is written in a cursive, flowing style.

Kevin Harpe
Traffic Specialist 2
GDOT District 3 Traffic Operations

Enc: List of Roadways 1221-077N

The City of Newnan City Council is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF NEWNAN
IN COWETA COUNTY

ON-SYSTEM ROADWAYS

ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 14	NEWNAN	50 feet north of Corinth Road (South City Limits of Newnan)	12.70	700 feet north of Beavers Street	12.95	0.25	45
SR 14	NEWNAN	700 feet north of Beavers Street	12.95	20 feet south of Savannah Street	14.07	1.12	35
SR 14	NEWNAN	20 feet south of Savannah Street	14.07	360 feet north of Cavender Street	14.83	0.76	25
SR 14	NEWNAN	360 feet north of Cavender Street	14.83	150 feet north of Sprayberry Road	15.55	0.72	35
SR 14	NEWNAN	150 feet north of Sprayberry Road	15.55	250 feet north of The Boulevard (Newnan City Limit)	16.22	0.67	45
SR 14 SOUTH	NEWNAN	State Route 14 / Clark Street	0.00	State Route 14 / Greenville Street	0.63	0.63	25
SR 16	NEWNAN	600 feet east of Evans Drive (Newnan City Limit)	7.73	300 feet east of State Route 34 / Hospital Drive	7.99	0.26	45
SR 16	NEWNAN	300 feet east of State Route 34 / Hospital Drive	7.99	60 feet west of Carmichael Street	8.96	0.97	35
**SR 16	NEWNAN	60 feet west of Carmichael Street	8.96	State Route 14 / Jackson Street	9.11	0.15	25
SR 16	NEWNAN	SR 16 runs common with SR 14 from MP 9.11 to MP 12.88.					
SR 34	NEWNAN	500 feet east of Helen Street (Newnan City Limit)	9.99	State Route 16	10.26	0.27	45
SR 34	NEWNAN	SR 34 runs common with SR 16 from MP 10.26 to MP 11.44.					
SR 34	NEWNAN	SR 34 runs common with SR 14 SOUTH from MP 11.44 to MP 11.61.					
SR 34	NEWNAN	SR 34 runs common with SR 14 from MP 11.61 to MP 11.84.					
**SR 34	NEWNAN	State Route 14 / Clark Street	11.84	100 feet west of Herring Street	11.93	0.09	25

LIST NUMBER 1221-077N

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 34	NEWNAN	100 feet west of Herring Street	11.93	200 feet west of Farmer Street	12.28	0.35	35
SR 34	NEWNAN	200 feet west of Farmer Street	12.28	300 feet east of Greison Trail	12.70	0.42	45
SR 34	NEWNAN	300 feet east of Greison Trail	12.70	950 feet west of Jefferson Street (Newnan City Limit)	13.94	1.24	55
SR 34 BYPASS	NEWNAN	50 feet west of State Route 14 (Newnan City Limit)	3.82	1,162 feet east of Hillwood Circle	4.83	1.00	50
SR 34 BYPASS	NEWNAN	1,162 feet east of Hillwood Circle	4.83	State Route 34 (Bullsboro Drive)	6.04	1.21	45
SR 34 BYPASS SCHOOL ZONE	NEWNAN <i>Jefferson Parkway Elementary School</i> 7:30 to 8:30 am 2:00 to 3:00 pm SCHOOL DAYS ONLY	300 feet west of Elaine Drive	5.14	500 feet east of Jefferson Parkway	5.52	0.38	35

OFF-SYSTEM ROADWAYS**ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION**

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Augusta Drive	NEWNAN	Jefferson Street	North Avenue	0.47	25
Ball Street	NEWNAN	Martin Luther King Jr. Boulevard	Lake Street	0.62	30
Balswin Court	NEWNAN	The Boulevard	Dead End	0.75	25
Belt Road	NEWNAN	State Route 34	Newnan City Limit	1.09	40
Berry Avenue Ext.	NEWNAN	Farmer Street	Greison Trail	0.54	35
Boone Drive	NEWNAN	Fourth Street	Lovelace Street	0.44	35
Calumet Parkway	NEWNAN	State Route 34 Bypass	Churchill Park Drive	0.92	25
Celebrate Life Parkway	NEWNAN	SR 34	McIntosh Parkway	1.00	35
Cherokee Street	NEWNAN	Poplar Street	Oak Street	0.43	25
College Street	NEWNAN	Spring Street	Clark Street	0.44	25
Diplomat Street	NEWNAN	Newnan Crossing Blvd. E. at Stonebridge Crossing	2,870 feet north of Brennon Chase	0.66	35
Dixon Street	NEWNAN	Temple Avenue	Willow Drive	0.83	30
Dixon Street SCHOOL ZONE	NEWNAN <i>Elm Street School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.10 miles north of State Route 16	Elm Circle	0.24	25
East Broad Street	NEWNAN	Perry Street	Greison Trail	1.65	35
East Newnan Road	NEWNAN	East Broad Street	Martin Luther King Jr. Boulevard	0.34	35
East Washington Street	NEWNAN	State Route 14	Roberts Road	0.70	30
Elm Street	NEWNAN	State Route 14	Dixon Street	0.49	25
Elm Street SCHOOL ZONE	NEWNAN <i>Elm Street School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	Dixon Street	Powell Place	0.21	25
Evans Drive	NEWNAN	Hospital Road	State Route 16	0.25	20
Evans Drive SCHOOL ZONE	NEWNAN <i>Evans Elementary School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	Hospital Road	State Route 16	0.25	20
Fairgreen Trace	NEWNAN	Oak Park Square	Lakeshore Drive	1.00	25
Fairway Drive	NEWNAN	Highwoods Parkway	Horizon Hill	1.10	25

LIST NUMBER 1221-077N

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Farmer Street	NEWNAN	Bullsboro Drive	East Washington Street	0.75	35
First Avenue	NEWNAN	LaGrange Street	Spring Street	0.51	25
Forest Drive	NEWNAN	Summergrove Parkway	Summergrove Parkway	1.20	25
Fourth Street	NEWNAN	Second Avenue	3800 feet west of Sunset Lane (Newnan City Limit)	1.12	25
Greison Trail	NEWNAN	Bullsboro Drive	East Broad Street	1.58	45
Highwoods Parkway	NEWNAN	Summergrove Parkway	Greenview Drive	1.00	25
Horizon Hill	NEWNAN	Fairway Drive	Highwoods Parkway	1.10	25
Hospital Road	NEWNAN	Temple Avenue	State Route 34 By-Pass	0.99	45
Hunterian Place	NEWNAN	Belltree Circle	Dead End	0.70	25
Inverness Avenue	NEWNAN	Lakeshore Parkway	Inverness Avenue	0.85	25
Jefferson Parkway	NEWNAN	Jefferson Street Extension	State Route 34 By-Pass	0.48	30
Jefferson Parkway SCHOOL ZONE	NEWNAN <i>Jefferson Parkway Elementary</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.30 miles north of Jefferson Street Ext.	100 feet south of State Route 34 Bypass	0.30	25
Jefferson Street Extension	NEWNAN	State Route 34 / Bullsboro Drive	State Route 34 / Jefferson Street	2.00	35
LaGrange Street	NEWNAN	State Route 14 South	400 feet south of Boone Drive	1.13	25
LaGrange Street	NEWNAN	400 feet south of Boone Drive	Pinelea Drive (Newnan City Limit)	0.27	35
LaGrange Street SCHOOL ZONE	NEWNAN <i>Newnan High School</i> 7:00 to 9:00 am 3:00 to 4:30 pm SCHOOL DAYS ONLY	200 feet north of Carter Way	200 feet south of Boone Drive	0.37	25
Lake Forest Drive	NEWNAN	Summergrove Parkway	Summergrove Parkway	1.20	25
Lower Fayetteville Road	NEWNAN	Greison Trail	500 feet west of The Ridge Ct.	2.39	45
Lower Fayetteville Road SCHOOL ZONE	NEWNAN <i>Newnan Crossing Elementary School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.30 miles east of I-85	0.40 miles west of Market Square	0.76	25
Lundy Street	NEWNAN	Evergreen Drive	Parks Avenue	0.40	30
Madison Street	NEWNAN	College Street	Jackson Street	0.25	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Martin Luther King Jr. Boulevard	NEWNAN	East Newnan Road	Pinson Street	0.70	35
Martin Luther King Jr. Boulevard SCHOOL ZONE	NEWNAN Newnan High School 7:00 to 9:00 am 3:00 to 4:30 pm SCHOOL DAYS ONLY	0.10 miles east of Dodson Street	0.10 miles west of East Newnan Road	0.20	25
McIntosh Parkway	NEWNAN	Roberts Road	Greison Trail	0.47	35
McIntosh Parkway	NEWNAN	Greison Trail	Newnan Crossing Bypass	1.12	45
Newnan Crossing Boulevard	NEWNAN	State Route 34	Poplar Road	3.00	45
Newnan Crossing Bypass	NEWNAN	1,000 feet south of Turkey Creek Road	State Route 34	3.30	45
Newnan Lakes Boulevard	NEWNAN	Newnan Crossing Bypass	Lower Fayetteville Road	0.85	25
Olmstead Trace	NEWNAN	The Crescent	Dead End	0.51	25
Pinson Street	NEWNAN	Martin Luther King Jr. Boulevard	East Broad Street	0.71	25
Ray Street	NEWNAN	West Washington Street	Fair Street	0.85	25
Roberts Road	NEWNAN	East Broad Street	Berry Avenue	0.46	30
Roscoe Road	NEWNAN	State Route 14	0.36 mile north of State Route 14 (Newnan City Limit)	0.36	35
Sewell Road	NEWNAN	Greenville Street	Spence Avenue	0.46	45
Sewell Road	NEWNAN	Spence Avenue	Water Works Road	0.78	35
Spence Avenue	NEWNAN	Greenville Street	Sewell Road	0.40	30
Sprayberry Road	NEWNAN	State Route 14/ US 29	Oak Street	0.60	35
Spring Street	NEWNAN	Hollis Heights	Boone Drive	0.32	25
Stillwood Drive	NEWNAN	Newnan Crossing Blvd. E.	Newnan Crossing Blvd. E.	1.10	25
Stonebridge Crossing	NEWNAN	Newnan Crossing Blvd. E.	Stonebridge Blvd.	0.68	25
Summer Grove Parkway	NEWNAN	Lower Fayetteville Road	Lower Fayetteville Road	1.58	30
Sunset Lane	NEWNAN	Fourth Street	West Washington Street	0.35	25
The Boulevard	NEWNAN	State Route 14	Repton Way	0.71	25
The Crescent	NEWNAN	State Route 14	Robinson Lane	0.32	25
Vanderbilt Parkway	NEWNAN	Mary Freeman Road	Poplar Road	0.98	30
Water Works Road	NEWNAN	LaGrange Street	Sewell Road	0.66	35
Wesley Street	NEWNAN	Jackson Street	Richard Allen Drive	0.48	25

LIST NUMBER 1221-077N

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
West Washington Street	NEWNAN	College Street	Belt Road	1.21	25
Westhill Drive	NEWNAN	Newnan Crossing Blvd. E.	Fairway Drive	0.83	25

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

Councilmember

Councilmember

Sworn and Subscribed before me
This _____ day of _____, _____.

Councilmember

Councilmember

NOTARY PUBLIC

Councilmember

City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 170 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 170 Lagrange St.

Background: Owner: Robert A. Ambery
Permits: none
Date Sub-Standard housing file was opened: November 1, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 7, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

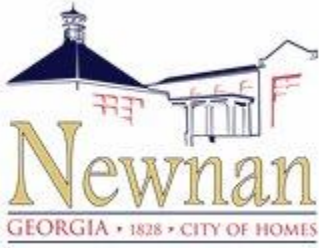
Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 176 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 176 Lagrange St.

Background: Owner: Myrtle Sherri Lord
Permits: General Repair Permit 12/8/21
Date Sub-Standard housing file was opened: November 1, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 7, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 178 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 178 Lagrange St.

Background: Owner: Rose Marie Beachboard Estate
Permits: none
Date Sub-Standard housing file was opened: November 1, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 7, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 8 Alpine Dr

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 8 Alpine Dr.

Background: Owner: Robert Skinner, Jr.
Permits: none
Date Sub-Standard housing file was opened: November 1, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 7, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 29 Pinson St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 29 Pinson St.

Background: Owner: Roy & Matan Investments LLC
Permits: none
Date Sub-Standard housing file was opened: November 1, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 10, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 10, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 70 Robinson St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 70 Robinson St.

Background: Owner: Pablo Velazquez Aguilera
Permits: none
Date Sub-Standard housing file was opened: November 12, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 10, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 10, 2022 - Council informed of conditions.





City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 6 Calhoun St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 6 Calhoun St.

Background: Owner: Levi T. Bohannon
Permits: none
Date Sub-Standard housing file was opened: November 12, 2021

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

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on January 10, 2022.

Options:

1. Set Public Hearing Date for March 22, 2022.
2. Other direction from Council.

Funding: Not Applicable

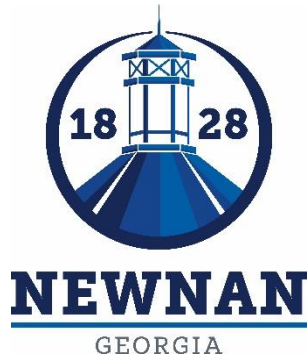
Recommendation: Staff is requesting Council's approval to proceed with Option 1.

Previous Discussions with Council:

January 10, 2022 - Council informed of conditions.







City of Newnan, Georgia - Mayor and Council

Date: January 18, 2022

Agenda Item: 2022 City Council Agenda Item Request Letter (MS Events)

Prepared By: Jesse Branch, Special Events Coordinator

January 18, 2022

Mr. Cleatus Phillips
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: 2022 City Council Agenda Item Request Letter (MS Events)

Mr. Phillips,

Please accept this letter as a formal request to place the following agenda items on the Newnan City Council's January 25, 2022 Meeting Agenda:

I. Permission to close streets for the following Main Street Newnan events:

• Market Day

Permission to close North and South Court Square between Jackson St/E Court Square and Jefferson St/W Court Square from 8:00am-3:00pm. Dates for the Market Day are:

- April 2, 2022
- May 7, 2022
- June 4, 2022
- July 2, 2022
- August 6, 2022
- September 3, 2022
- October 1, 2022
- November 5, 2022
- December 3, 2022

• Fourth of July Parade – Monday, July 4, 2022

The Parade will begin at Veteran's Memorial Park along Temple Avenue at 9:00 am, travel south along Jackson/LaGrange Street, and will end at the intersection of LaGrange Street and Long Pl/Salbide Avenue. The event will conclude by 10:00 am.

• Sunrise on the Square 5K Road Race – Saturday, September 3, 2022

The 5K Road Race will begin on W Washington St, and turn at Wesley to College, College to Hwy 34, to Carmichael Street where the route will loop through several quick turns: Atkinson St, Velma Drive, Lundy Drive, Sherwood Drive, Edgewood Drive and end on Roscoe Road. From Roscoe Road the route will travel south through Downtown Newnan on Jackson Street, toward the finish line on W Washington Street.

- **Spirits & Spice Festival – Saturday, October 22, 2022**

Permission to close North and South Court Square, West Court Square, and West Broad Streets between 11:00am and 8:00pm.

- **Holiday Sip & See –Friday, November 18, 2022**

Permission to close South Court Square between 3:00pm and the close of the event.

- **Santa on the Square – Friday, November 25, 2022**

Permission to close North Court Square between 5:00pm and the close of the event.

II. Permission to use downtown sidewalks for the following Main Street Newnan events:

- **Market Day**

1st Saturday of each month between April and December. The event takes place between 10:00am and 2:00pm. Sidewalks located on the interior portion of the Courthouse Square.

- **Spring Art Walk – Friday, March 25, 2022**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Summer Wined Up – Friday, June 17, 2022**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Labor Day Sidewalk Sale—Friday, September 2nd-Monday, September 5th, 2022**

Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.

- **Fall Art Walk – Friday, September 23, 2022**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Oktoberfest Craft Beer Tasting – Friday, October 7, 2022**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Spirits & Spice Festival—Saturday, October 22, 2022**

Use of downtown sidewalks at various participating locations and around the Courthouse square between 2:00pm and 7:00pm.

- **Munchkin Masquerade (Downtown Trick or Treat) – Monday, October 31, 2022**

Use of downtown sidewalks during the event between 10:00am and 12:00pm.

- **Holiday Sip-and-See – Friday, November 18, 2022**
Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm
- **Plaid Friday—Friday, November 25, 2022**
Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.
- **Santa on the Square—Friday, November 25, 2022**
Use of downtown sidewalks at various participating locations between 6:00pm and 8:00pm
- **Small Business Saturday—Saturday, November 26, 2022**
Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.

III. Permission to utilize parking spaces or lots for the following Main Street Newnan events:

- **Spirits & Spice Festival – Friday, October 21, 2022**
Use of parking spaces located on West Court Square.
- **Spirits & Spice Festival – Saturday, October 22, 2022**
Use of parking spaces located on the interior and exterior of the Courthouse Square.

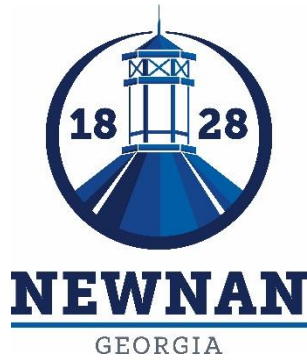
Please contact me if you require additional information.

Thank you for your continued support of the Business Development Department and the Main Street Newnan program.

Best Regards,

Jesse Branch
Special Events Coordinator
City of Newnan
770-253-8283 (x1)
706-333-1433 (cell)
jbranch@cityofnewnan.org

Main Street Newnan
Business Development Department
6 First Avenue
Newnan, Georgia 30263
www.mainstreetnewnan.com



City of Newnan, Georgia - Mayor and Council

Date: January 18, 2022

Agenda Item: Consideration of Certain City-Sponsored Events to Exercise Ordinance Amendment to Chapter 3, Alcoholic Beverages

Prepared By: Jesse Branch, Special Events Coordinator

Purpose: Newnan City Council may consider allowing for the possession and consumption of alcoholic beverages on public streets and sidewalks located within a defined location with the Downtown Development Authority District during the following events and in accordance with the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages:

- **Summer NewnaNights- Thursday, June 9, 2022, July 14, 2022, & August 11, 2022**

Background: In accordance with the amended Code of Ordinances, Chapter 3, Alcoholic Beverages, Section 3-27 (b), City Staff is providing a map of a defined location for the possession and consumption of alcoholic beverages beginning 30 minutes prior to the beginning of the event, during the event, and up to 30 minutes after the end of the event.

Funding: N/A

Recommendation: City Staff, on behalf of the Newnan Downtown Development Authority, recommends approval of the request to exercise the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages, as amended, to allow for the possession and consumption of alcoholic beverages on public streets and sidewalks during city-sponsored events in a defined location within the Downtown Development Authority District.

- A request to allow for possession and open consumption for city sponsored event series Summer NewnaNIGHTS on:
 - Thursday, June 9, 2022,
 - Thursday, July 14, 2022, &
 - Thursday, August 11, 2022in Greenville Street Park. (Please see Attachment A).

Attachments: Proposed map for SummerNewnanights (Attachment A)

Previous Discussion with Council: Newnan City Council adopted an Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan, Georgia at the March 28, 2017 meeting.

Attachment A:





City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: Contract Change Order Consideration - LINC Section C

Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider a Contract Change Order under Hasbun Construction's current contract for the addition of a LINC section along McIntosh Parkway that will complete LINC Section C.

Background:

Due to the cost of redesigning and the simplicity of reconstructing the section along McIntosh Parkway, staff felt it was more advantageous to the City to address this section as a unit-based field change rather than a full design and public procurement, which would likely result in excess of \$40,000.

During the procurement process, it was made know to all bidders that the addition of a small section of LINC would be added as a field change and the City would require the contractor to submit a change order for this additional work at the unit prices agreed upon in the winning bidder's original proposal and contract. The additional work includes, but is not limited to, the demolition of existing sidewalk, grading effected areas, construction of 1,530LF of concrete path, striping and landscaping.

Hasbun Construction submitted Change Order #1 for the aforementioned scope of work. The PATH Foundation, KAIZEN Collaborative and City staff confirmed that the pricing provided in C/O #1 is consistent with unit pricing within Hasbun Construction's original contract.

Hasbun Construction's Council approved original contract amount was \$1,296,851.56.

The proposed Change Order #1 total is \$179,305.07.

If approved, the new contract will total \$1,476,156.63.

Funding:

SPLOST 2019

Recommendation:

It is the recommendation of City staff that the Newnan City Council approve Change Order #1 as presented by Hasbun Construction in the amount of \$179,305.07.

Previous Discussion with Council:

The Newnan City Council, beginning in 2016, discussed their desire to fund, locate and construct a multi-use path system within the City of Newnan. Numerous additional meetings have taken place over time to actualize the construction of the LINC.



NEWNAN
GEORGIA

City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: To provide an overview of the proposed wholesale changes to the current City of Newnan's Tree Preservation and Landscape Ordinance.

Prepared By: Mike Furbush, City Landscape Architect & Arborist

Purpose: To provide City Council with an overview of the proposed wholesale changes to the current City of Newnan's Tree Preservation and Landscape Ordinance

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

Funding: N/A

Recommendation: City staff is recommending that City Council adopt, in the near future, the newly proposed Tree Conservation and Landscape Ordinance.

Previous Discussion with Council: None.

Revisions to City of Newnan's Tree Conservation & Landscape Ordinance (2022)...

Revisions are as per input and discussions with various landscape architects and engineers, regional and state tree conservation officials, other state municipalities, and various city staff over the past two years.

Here is a listing of the significant revisions to the proposed City of Newnan's Tree Conservation and Landscape Ordinance...

- Changed name of the ordinance.
- Added Table of Contents.
- Removed all redundant information.
- Clarified definition of terms.
- Streamlined applicability, permitting, and process.
- Established alternative compliance plan, including a tree bank. Detailed specific activities where tree bank funds can be expended.
- Established Tree Commission as appeals and alternative compliance review board.
- Clarified the types of tree protection fencing that can be utilized.
- Established standardized plan review checklists for Tree Protection Plans.
- Established standardized plan review checklists for Landscape Plans.
- Reduced the number of trees required to be planted on residential lots less than 7,500 square feet.
- Allowed areas within zoning buffers, stream buffers, floodplain, or delineated wetlands to be subtracted from the total acreage when determining required tree density.

- Eliminated larger 4 inch caliper trees as part of the minimum tree density planting requirement.
- Reduced tree density requirements from 16 units per acre to 12 units per acre.
- Eliminated the two year landscape establishment maintenance bond requirement.
- Increased the size of specimen trees for large hardwoods from 24 inches to 27 inches.
- Increased the size of specimen trees for large softwoods from 30 inches to 36 inches.
- Increased the size of specimen trees for small flowering trees from 8 inches to 10 inches.
- Increased parking lot island width from 8 feet to 10 feet.
- Increased number of consecutive parking spaces allowed, without a landscape island, from 16 spaces to 20 spaces.
- Updated buffer requirements of zoning classifications to match current Zoning Ordinance.

City of Newnan's Tree Conservation and Landscape Ordinance

Adopted January 26, 2022

TREE CONSERVATION & LANDSCAPE ORDINANCE

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TREE CONSERVATION AND LANDSCAPE ORDINANCE

Section 1. Purpose...

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

1. Provide visual buffering and enhance beautification of the city;
2. Moderation of storm water runoff, and improved water quality;
3. Protect and attempt to enhance property values, thus safeguarding private and public investment;
4. Protect the unique identity of Newnan by promoting native plants and the use of the City's signature plant palette;
5. Control soil erosion;
6. Reduction of some air pollutants and interception of airborne particulate matter;
7. Conserve stands of trees and "specimen" trees; and
8. Protect natural vegetation except where its removal is necessary for responsible property development or control of disease and infestation.

Section 2. Definition of Terms...

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

1. **BUFFER** - (a) Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, light, or other environmental nuisance; (b) An area along some natural feature designated to protect and/or preserve the essential character of such feature and allow it to be maintained in an undisturbed and natural condition; (c) A natural undisturbed portion of a lot, except for approved access and utility crossings, which is set aside to achieve a hundred (100) percent visual barrier between the use on the lot and adjacent lots and/or uses.
2. **CALIPER** - The diameter of a tree trunk measured at six (6) inches above the ground, up to and including four (4) inches caliper size, and twelve (12) inches above the ground for larger sizes. Used for nursery stock and newly planted trees, and not for established trees.
3. **CITY LANDSCAPE ARCHITECT** - The agent of City of Newnan having the primary responsibilities of administration and enforcement of the Tree Conservation and Landscape Ordinance.
4. **CLEARING** - The selective removal of vegetation from a property, whether by cutting or other means.
5. **CLEAR-CUTTING** - The indiscriminate and broad removal of trees, shrubs, or undergrowth with the intention of preparing real property for non-agricultural development purposes. This definition shall not include the selective removal of non-native tree and shrub species when the soil is left relatively undisturbed; removal of dead trees; or normal mowing operations (See also **Clearing**).
6. **CRITICAL ROOT ZONE** - A more or less circular area above and extending twenty four (24) inches below the ground around the trunk of a tree with a radius equivalent to the distance to the dripline or

one and one quarter (1.25) feet for every one (1) foot in diameter at breast height (dbh), whichever is greater. The critical root zone increases in size as a tree grows larger.

7. DIAMETER BREAST HEIGHT (Dbh) – the outside diameter of the trunk of a tree, measured four and one-half (4.5) feet above ground level. For trees with co-dominant (forked stems) the trunk is measured below the fork and above the trunk flare at the point of the smallest diameter. For multi-stemmed trees, the diameter is considered to be the sum of the diameters of all of the stems that contribute significantly to the crown.
8. DRIP LINE – a line extending down to the ground from the greatest horizontal extent of a tree's branches, more or less forming a cylinder around the tree.
9. EXISTING DENSITY FACTOR (EDF) – The Tree Density Units awarded for the conservation of existing trees which will remain on site to be conserved during construction.
10. LANDSCAPE PLAN – A component of a development, site, or other plan required by this Ordinance and the Landscape Ordinance on which is shown those details required by the City of Newnan Landscape Ordinance.
11. LANDSCAPE STRIP – Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. The deposition of storm water runoff into, or drainage swales through, a landscape strip is not permitted. Graded slopes in a landscape strip shall not be steeper than 4 to 1.
12. LANDSCAPING – (a) An expanse of natural scenery; or (b) any combination a natural and man-planted and maintained features including lawns, trees, shrubs, other plants, decorative or natural ground cover, exposed rock, mulch, wood chips, water features, sculpture, paths, etc.
13. REPLACEMENT DENSITY FACTOR (RDF) – The minimum number of Tree Density Units which must be achieved on a property after calculating Tree Density Units for existing trees (EDF) which will remain on site to be protected during construction.
14. SCREENING – The method of visually shielding or obscuring one abutting or nearby densely planted vegetation. Screening is designed to reduce the effects of objectionable or potentially objectionable uses and activities between incompatible uses. Breaks in screens shall be permitted to provide adequate ingress and egress as needed.
15. SITE DENSITY FACTOR (SDF) - The minimum number of Tree Density Units per acre which must be achieved on a property after development.
16. SPECIMEN TREE - Any tree or contiguous stand of trees which qualifies for special consideration for conservation due to its size, species, condition, location, structural integrity, or historic relevance.
17. TREE – Any living, self-supporting woody perennial plant which normally obtains a trunk diameter at least two inches (2") and a height of at least ten feet (10'), and typically has a main stem or trunk and many branches.
18. TREE BANK – An account maintained by the City Landscape Architect and funded by developers, as a form of alternative compliance to the Tree Conservation and Landscape Ordinance. The expenditure of tree bank funds shall be permitted for various tree conservation activities, including, but not limited to: the purchase, planting, maintenance of trees on public property, the purchase of greenspace, and the funding of tree related educational programs.
19. TREE, OVERSTORY – These trees that compose the top layer or canopy of vegetation and will generally reach a mature height over forty (40) feet.
20. TREE, UNDERSTORY – Those trees that grow beneath the overstory, and will generally reach a mature height of under forty (40) feet.
21. TREE DENSITY STANDARD – The minimum number of tree density units per acre which must be achieved on a property after development.
22. TREE DENSITY UNIT – A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.

23. TREE DIAMETER – The cross-sectional dimension of a tree trunk measured at four and one-half (4.5) feet above the ground. If a tree has more than one trunk, only the largest trunk shall be used to establish the tree diameter for the tree. Utilized for measuring existing, established, trees.
24. TREE PROTECTION AREA – Any portion of a site wherein are located existing trees which are proposed to be retained in order to comply with the requirements of this Ordinance. The tree protection area shall include no less than the total critical root zone of a tree or group of trees collectively.
25. TREE PROTECTION PLAN – A plan that identifies tree protection areas, existing trees to be retained and proposed trees to be planted on a property to meet minimum requirements, as well as methods of tree conservation to be undertaken on the site and other pertinent information.
26. TREE REMOVAL – Any act which causes a tree to die within three (3) years after commission of the act, including but not limited to damage inflicted upon the root system or trunk as a result of:
 - a. The improper use of machinery on the trees;
 - b. The storage of materials in or around the trees;
 - c. Soil compaction;
 - d. Altering the natural grade to expose the roots or to cover the tree’s root system with more than four inches (4”) of soil;
 - e. Pruning judged to be excessive by City Landscape Architect or not in accordance with the standards set forth by the International Society of Arboriculture (ISA);
 - f. Paving with concrete, asphalt, or other impervious surface within such proximity as to be harmful to the tree or its root system; and
 - g. Application of herbicides or defoliates to any trees without first obtaining a permit.
27. TREE SAVE AREA – An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or conserving natural buffers.

Section 3. Applicability...

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

Section 4. Permitting and Process...

1. Annexations, Rezoning, and Preliminary Subdivision Plats

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

2. Land Disturbance Permit

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

were an original application. Issuance of a land disturbance permit is contingent upon approval of the Tree Protection Plan/Landscape Plan.

3. Tree Removal Not Associated with Development...

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

4. Tree Removal Associated with Development...

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

5. Alternative Compliance Plan...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Redevelopment...

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

7. Timber Harvesting...

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

8. Appeals...

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

9. Penalties...

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

Section 5. Tree Conservation and Protection...

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

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

1. Planning Considerations...

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

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

2. Protection of Existing Trees...

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

3. Methods of Tree Protection...

The root system within the drip line is generally considered to be the critical root zone. Most trees can tolerate only a small percentage of critical root zone loss. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained. The following section describes ways to help control unnecessary

encroachment on existing trees. These methods and guidelines will be followed for tree protection throughout all phases of construction. These guidelines are designed to reduce damage to critical root zones and wounds to exposed roots, trunks, and limbs by chemical, mechanical, and other means. Tree protection areas will be delineated on Tree Protection Plan and methods of protection will be clearly noted and detailed.

- a. Active Protective Barriers - Barriers shall be installed along the outer edge of and completely around the critical root zones of all specimen trees or stands of trees, or otherwise designated tree protective zones, prior to any land disturbance. Deviations from this must be approved on an individual basis by the City Landscape Architect. Barriers will be a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. If tree save fencing is not properly maintained then a minimum four (4) feet high, constructed in a post and rail configuration, may be required. The post and rail will consist of a two (2) inch by four (4) inch post and a one (1) inch by four (4) inch rail, with the post no further than six (6) feet apart, is recommended. Chain link fence with the same post spacing, is also acceptable. All tree fencing shall be maintained throughout the land disturbance and building construction, and should not be removed until all construction and landscaping is complete.
- b. Passive Protective Barriers – Tree save areas and their critical root zones not within sixty (60) feet of any grading, storage, construction or traffic areas may be protected by a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. Passive tree protection fencing is to be used only for areas remote from construction activity.
- c. Boring - No open trenching will be allowed within the tree protection zone as defined by the tree protective barricades. All underground utilities to be installed within this protection zone shall be installed by boring underneath the root zone. Any exceptions must be approved by the City Landscape Architect. Utilities may be tunneled in the root zone at a twenty four (24) inch minimum depth providing that plans are approved showing the location and method.
- d. Filling/Clearing within Root Zone - Fill dirt no deeper than two inches may be allowed within the drip line of the tree. No grubbing is permitted in the root zone. In the protected root zone, any stumps, dead trees and shrub growth to be removed shall be cut flush or ground out. Stump grinding will be accomplished with equipment and methods acceptable in normal arboriculture operations. All holes will be backfilled completely the same day of the operation.
- e. Clearing Activities - Roots often fuse and tangle amongst trees. The removal of trees adjacent to tree save areas can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two (2) foot trenches (e.g. with a ditch witch) along the limits of land disturbance, so as to cut, rather than tear, the roots. Trenching may be required for the protection of specimen trees. The cutting down and then grinding the stump of the adjacent removed trees, as opposed to bulldozing them and ripping their roots, can also aid the protected trees.
- f. Tree Removal – To minimize potential root loss from soil disturbance in an overlapping root situation. All roots attached to a tree inside a tree save area that extend outside the tree save areas shall be cut by hand if the soil is to be disturbed. The removal of any tree adjacent to a tree within a tree save area shall not be removed by heavy equipment. Cutting the roots by hand or with a ditch witch is acceptable.

4. Tree Protection Plan...

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

- a. Name, address, phone number, and emergency contact of the owner of record and applicant.
- b. Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, land lot, land district, north point, graphic scale, and date.

- c. Approximate location of all specimen trees and their critical root zones. Indicate those specimen trees proposed for removal or for conservation. Removal of specimen trees is subject to City Landscape Architect's approval.
- d. Approximate location of all trees or stands of trees proposed to be protected. Only trees (10 inches dbh and above) that are designated on the Tree Protection Plan will be counted towards density requirements.
- e. Exact location of specimen trees when their conservation is questionable, or might result in a change of the site design.
- f. Location of proposed buildings, structures and paved areas.
- g. Locations of all existing and proposed utility lines. (Utility lines must be placed along corridors between critical root zones of trees which will remain on the site.)
- h. Limits of land disturbance, clearing, grading, and trenching.
- i. Limits of tree protection areas, showing trees to be maintained and planted, specifying species and size.
- j. Grade changes or other work adjacent to a tree, which would effect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree.
- k. Methods of tree protection shall be indicated for all tree protection zones, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signage, etc.
- l. Procedures and schedules for the implementation, installation, and maintenance of all tree protection measures.
- m. Indicate staging areas for parking, materials storage, concrete washout, and debris.
- n. The required site tree density factor must be satisfied. Compliance shall be clearly demonstrated on the Tree Protection Plan. Existing trees or stands of trees used in the density calculation must be clearly indicated on the drawing. A summary table of the number of existing trees to remain and new trees to be planted, by diameter shall be shown along with the calculations showing tree density achieved for the site.
- o. Additional information as required on a case by case basis. This could include, but is not limited to, a certified arborist's appraisal of the tree's viability and projected life span.
- p. The following notes shall be indicated on both the Tree Protection Plan and the Grading Plan in large bold letters.

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

2) ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.

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

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

5. Determination of Site Density Factor...

- a. All Commercial, Multi-Family Residential, and Attached Residential projects, including Single Family Residential with a minimum lot size of less than 7,500 square feet, within the City of Newnan shall maintain or exceed a minimum site density factor of twelve (12) units per acre. The term "unit" is not synonymous with "tree". The density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. All existing trees that are to be counted toward meeting density requirements must be inventoried. The site density requirement must be met whether or not a site had trees prior to development. Minimum tree site density shall be calculated and established pursuant to the formula and analysis set forth in this section. The trees, both conserved and new, where feasible shall be reasonably distributed throughout the site with emphasis on tree groupings to achieve results following professional landscape standards.
- b. All Industrial projects within the City of Newnan shall maintain or exceed a minimum site density factor of eight (8) units per acre.
- c. Individual single family lots with a minimum lot size of 7,500 square feet or greater, within platted residential subdivisions, are required to plant two (2) shade/canopy trees that are at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances. These residential common areas shall maintain or exceed the minimum site density factor of twelve (12) units per acre.
- d. All projects within the City of Newnan are required to maintain a minimum site density per acre and to provide the minimum landscaping requirements. The minimum site density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two.

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

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

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

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

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

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

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

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

$$RDF = SDF - EDF$$

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

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

Example = 1.89 acres x 12 = 22.68 units.

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

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

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

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

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

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

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

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

$$\text{Example} = RDF = 22.68 \text{ (SDF)} - 16.20 \text{ (EDF)}$$

$$22.68 - 16.20 = 6.48 \text{ (RDF)}$$

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

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

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

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

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

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

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

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

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

6. Specimen Trees...

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

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

7. Specimen Tree Survey Requirements...

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

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

a. Specimen Tree Size Criteria:

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

b. Specimen Tree Condition Criteria:

1. A life expectancy of more than fifteen (15) years.
2. A structurally sound trunk, no obvious hollows, having n with no extensive decay, and less than 10% radial trunk dieback.
3. No more than two major limbs (those over 25% of trunk dbh one foot from trunk) and several minor dead limbs (hardwoods only).
4. Relatively uniformly balanced and branched crown with no more than 70% of crown branches on one side of the trunk leading to an unbalanced tree crown.
5. No major insect or pathological problem.

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

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

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

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

8 Replacement of Specimen Trees...

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

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

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

Section 6. Landscape Plan and Requirements...

A Landscape Plan prepared by a landscape architect, registered in the State of Georgia, will be required for any development, with the exception of the construction of individual single family and detached dwellings, in the City of Newnan. A Landscape Plan shall be prepared for any project wherein buffer areas or other landscaping areas or treatments are required by this Ordinance, the Zoning Ordinance, conditions of zoning, special use or variance approval,

or other regulations of the City of Newnan, and shall be approved prior to the issuance of a land disturbance permit. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances.

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

1. Landscape Plan Requirements...

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

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

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

14. All evergreen trees used as tree replacement credit must be minimum 7 gallon size, 6 feet tall planted, one and one half inch minimum caliper, extending clear to at least to a height of 4 feet. Place note on plan.
15. All multi stemmed understory/flowering or evergreen trees used as tree replacement credit must have a minimum of 3 canes, each with a minimum one inch caliper, extending clear to at least to a height of 4 feet. Place note on plan.
16. All landscape islands shall be planted with shrubs, ornamental grasses, or ground covers. Mulch shall be applied. Turf grass will not be accepted.
17. Trees and shrubs need to be evenly distributed on site.
18. All islands in parking lot need to be curbed and landscaped.
19. All parking islands must be planted with overstory/shade trees.
20. No more than 20 spaces in a row without a landscape island.
21. All internal landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
22. All end of row landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
23. Utilities and light poles shall not be allowed within required parking lot landscape islands or other areas that trees are planted and shall not conflict with tree locations. Light poles shall be at least 20 feet away from a required tree.
24. Provide irrigation along all road frontages.

- 25. Provide plant materials that are suitable with Newnan’s plant palette.
- 26. Space plant materials appropriately for future growth.
- 27. Provide planting details, especially on steep slopes, if applicable.
- 28. Provide the following maintenance statement on all Landscape Plans in large bold capital letters:

- 1. WHERE LANDSCAPING AREAS ADJOIN GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREAS FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS OF WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.**
- 2. IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWNAN’S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
- 3. TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.**

2. Landscaping Requirements...

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

a. General Requirements...

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

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

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

- 3. Projects that are zoned Industrial are required to provide the following maximum landscaping requirements, with no less than sixty (60) percent of the required landscaping to be placed in the required front yard. The remaining forty (40) percent shall be evenly distributed throughout the site. For corner lots or lots with more than one (1) street frontage, no less than seventy (70) percent of required landscaping shall be placed in the

yards adjacent to the rights of way of said streets. Buffers, screening requirements, and specimen tree replacements are considered to be in addition to these maximum landscape requirements.

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

4. All canopy/shade replacement trees shall be at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. All understory/flowering replacement trees shall be at least eight (8) feet tall planted and have a main trunk of not less than two (2) caliper inches. Multi stemmed canopy trees shall count only the largest trunk for caliper. All multi-stemmed understory/flowering replacement trees shall have a minimum of three (3) canes, each with a minimum one (1) inch caliper extending clear at least to a height of four (4) feet.
 5. No more than forty (40) percent of any one (1) tree species shall be permitted on a Landscape Plan. Trees and shrubs shall be evenly distributed on site.
 6. Landscaping shall not obstruct the view between twenty-four (24) inches high and sixty (60) inches high on access drives, streets or parking aisles. Indicate clear sight lines at intersections.
 7. The Landscape Plan must address all the landscaping requirements of this Ordinance, which includes, but is not limited to, site density factor, tree replacement, interior parking lot plantings, peripheral parking lot plantings, landscape strip plantings, landscape screening plantings, and landscape buffer plantings.
- b. Interior Parking Lot Planting Requirements – If any parking lot contains twenty (20) or more parking spaces, interior parking lot landscaping shall be required as follows:
1. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb.
 2. There shall be a minimum curb radii of three (3) feet required on the corners of all landscape islands and medians to allow for free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted.
 3. All rows of parking spaces shall be provided a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal island for a single row of parking spaces shall be planted with a least one (1) canopy/shade tree. A terminal island for a double row of parking spaces shall contain not less than two (2) shade/canopy trees.
 4. All landscape islands within parking lots shall be one hundred (100) percent landscaped with deciduous trees, evergreen shrubs (not to exceed three (3) feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.
 4. Parking areas of twenty (20) or more spaces must install interior landscape islands so that no more than twenty (20) adjacent parking spaces exist without a landscaped separation of at least ten (10) feet in width. If significant tree save areas or natural areas exist within a parking area, the City Landscape Architect may make an exception to this requirement, as appropriate.
 5. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb. There shall be a minimum ten (10) foot wide (back of curb to back of curb) curbed landscaped island at the end of every row of parking, equal in length to the adjoining parking space. A parking island must be located no further apart than every twenty (20) parking spaces.
 6. Planting strips in the interior of a parking lot shall be minimum of ten (10) feet wide back of curb to back of curb to accommodate trees.
 7. Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.

8. Areas used principally for storage of vehicles or display areas do not require interior islands if such areas are screened from adjacent properties and public streets.
 9. Parking lot islands, peninsulas, and medians shall have clean, cultivated soil to a depth of two and one half (2.5) feet.
 10. Linear parking islands may be used to separate rows of parking. Where applicable, the linear planting islands shall be a minimum of ten (10) feet in width back of curb to back of curb.
 11. A planting area of no less than ten (10) feet in width as measured from back of curb shall separate all parking lots, driveways, and service drives from adjoining property lines.
 12. Light poles and electrical transformers are not permitted in parking lot islands, peninsulas, and medians unless a lighting and electrical plan is submitted for review and approval.
 13. Trees planted in parking lots should be ecologically compatible with the harsh growing environment. Parking lot trees shall be a minimum two (2) inch caliper, shall be a minimum eight (8) feet tall planted, and be urban and drought tolerant.
- c. Peripheral Parking Lot Planting Requirements – If any parking lot contains ten (10) or more parking spaces, peripheral parking lot landscaping shall be required as follows:
1. The perimeter of all parking areas shall be landscaped.
 2. Except where otherwise stated in the City of Newnan’s Zoning Ordinance, a landscaping strip ten (10) feet in width measured from the back of curb, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment. A minimum landscape strip of ten (10) feet shall be provided between all backs of curb.
 3. Peripheral plantings shall include one (1) shrub per twenty (20) linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center:
 - a) One (1) understory/flowering tree per every thirty (30) linear feet; One (1) shade/canopy tree per every sixty (60) linear feet.
 4. Trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.
- d. Landscape Planting Strip Requirements – Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:
1. Landscape plantings shall be provided in a landscape strip of at least ten (10) feet in which adjacent to any street right of way abutting the property and running the length of the entire property frontage; and in areas adjacent or internal to off street parking lots that contain more than five (5) parking spaces; and as required by a condition of zoning, special use or variance approval.
 1. No permanent structures are permitted within landscape strips, with the exception of identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, rip-rap, utility boxes, vacuum/air/water, etc. The deposition of storm water runoff into or drainage swales through a landscape strip is not permitted. Decorative retaining walls may be placed within landscape strips with approval by the City Landscape Architect. Graded slopes within a landscape strip may not be steeper than 4:1.
 2. Curb stops must be used to prevent vehicle overhang into required landscape strips and parking islands.
 3. Landscape strips shall contain one (1) tree for each fifty (50) linear feet of strip length. Each tree shall be at least eight (8) feet tall planted and have a main trunk of not less than two (2) caliper inches.
 5. Landscape strips shall contain ten (10) shrubs for each thirty five (35) linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than fifty (50) feet.

6. The remaining ground area shall be sodded, seeded, or hydro-seeded with grass, and/or planted with groundcover species.
 7. Where landscaping areas adjoin grassed rights-of way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.
- e. Landscape Screening Planting Requirements – Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise, and other objectionable activities. The following minimum requirements shall apply to screening:
1. Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances and exits.
 2. Screening may consist of a fence, a wall, a berm, or vegetation and/or a mix of any or all of the foregoing. The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub group at least every fifty (50) feet, subject to approval of the City Landscape Architect. Berms must be a minimum two (2) feet high, two (2) foot minimum crown width, and side slopes of no greater than four (4) to one (1).
 3. Parking areas shall be adequately screened so as to not be visible from contiguous residential areas and shall have limited visibility from adjoining streets.
 4. Dumpster and trash storage/collection areas shall be adequately screened so as not to be visible from streets and/or adjacent properties regardless of adjacent land use or zoning classification.
 5. All plantings used for screening shall consist of evergreen trees, shrubs, or combination thereof. All trees planted shall be a minimum eight (8) feet planted and shall be a species which will achieve a height of at least twenty (20) feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of three (3) feet planted, and shall be a species which will achieve a height of at least ten (10) feet at maturity.
 6. Plants shall be spaced so as to provide for effective visual screening within three (3) growing seasons. Planting beds required for screening shall be a minimum of ten (10) feet in width.
- f. Landscape Buffer Planting Requirements – Buffers shall be required between uncomplimentary uses in accordance with the provisions of the Zoning Ordinance or as a condition of zoning, special use or variance approval. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the City of Newnan.
1. Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas. There shall be five (5) different buffers types based on acreage of the project and zoning districts. Each different buffer identifies the width of the buffer, minimum tree spacing standards, minimum shrub spacing standards, and minimum/maximum wall and/or fence standards. The buffers types are listed in the following matrix based on the zoning of the proposed project and the adjacent zoning also. Buffer widths for each buffer type will be based on project acreage.
 - **Area 1** consists of zoning districts where lots sizes are permitted to be less than 20,000 square feet;
 - **Area 2** consists of zoning districts where lots sizes are permitted to be 20,000 square feet or greater.

Type A Buffer:

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

Type B Buffer:

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

Type C Buffer:

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

Type D Buffer:

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

Type E Buffer:

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

BUFFER REQUIREMENTS OF ZONING CLASSIFICATION

-Adjacent Property-

- Subject Property -

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

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

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

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

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

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

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

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

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

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

7. Maintenance Requirements...

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

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

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

8. Irrigation Requirements...

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

SITE DENSITY FACTOR CALCULATION SHEET...

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

EXISTING TREES ON PROPERTY:

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

Total Units, (Trees To Be Saved) = _____

TREES TO BE PLANTED:

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

Total Units, (Trees To Be Planted) = _____

CITY OF NEWNAN'S PLANT PALETTE

(Signature Plants In Boldface)

(* - Denotes Evergreen)

Botanical Name

Common Name

OVERSTORY TREES...

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

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

MID STORY TREES...

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

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

UNDERSTORY AND ORNAMENTAL TREES...

Acer buergerianum

Acer campestre

Acer griseum

Acer palmatum

Amelanchier arborea

Cedrus deodara

Cercis canadensis

Chionanthus virginicus

Cornus florida

Cornus kousa

Crataegus phaenopyrum

Cryptomeria japonica *

Halesia carolina

Hamamelis virginiana

Illicium floridanum

Ilex aquafolium x 'Nellie R. Stevens' *

Ilex attenuata x 'Fosteri' *

Ilex attenuata x 'Savannah' *

Ilex opaca *

Ilex vomitoria (treeform) *

Koelreuteria paniculata

Lagerstroemia indica

Magnolia soulangiana

Magnolia stellata

Magnolia virginiana *

Malus species

Myrica cerifera (treeform) *

Oxydendrum arboreum

Parrotia perisca

Prunus caroliniana *

Prunus species

Pyrus calleryana x Chanticleer

Sassafras albidum

Vitex agnus-castus

Trident Maple

Hedge Maple

Paperbark Maple

Japanese Maple

Serviceberry

Deodar Cedar

Eastern Red Bud

Fringe Tree

Flowering Dogwood

Kousa Dogwood

Washington Hawthorne

Cryptomeria

Carolina Silverbell

Witch Hazel

Florida Anise Tree

Nellie R. Stevens Holly

Foster's Holly

Savannah Holly

American Holly

Treeform Yaupon Holly

Goldenrain Tree

Crape Myrtle

Saucer Magnolia

Star Magnolia

Sweetbay Magnolia

Flowering Crabapple

Treeform Wax Myrtle

Sourwood

Parrotia

Cherry Laurel

Flowering Cherry

Chanticleer Pear

Sassafras

Chaste Tree

LARGER SHRUBS

Abelia grandiflora *

Aesculus pavia

Aesculus parviflora

Aucuba japonica *

Buxus sempervirens *

Camellia japonica *

Camellia sasanqua *

Cleyera japonica *

Elaeagnus pungens *

Forsythia suspensa

Hibiscus syriacus

Hydrangea quercifolia

Ilex aquafolium x 'Nellie R. Stevens' *

Ilex attenuata x 'Fosteri' *

Ilex attenuata x 'Savannah' *

Ilex latifolia *

Ilex cornuta 'Burfordii' *

Ilex opaca *

Glossy Abelia

Red Buckeye

Bottlebrush Buckeye

Aucuba

Common Boxwood

Camellia

Sasanqua Camellia

Japanese Cleyera

Elaeagnus

Border Forsythia

Shrubalthea

Oakleaf Hydrangea

Nellie R. Stevens Holly

Foster's Holly

Savannah Holly

Lusterleaf Holly

Burford Holly

American Holly

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

SMALL/MEDIUM SHRUBS

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

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

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

GROUND COVERS

Hedera helix *

Hemerocallis species

Hosta species

Iberis sempervirens *

Iris species

Juniperus horizontalis *

Lantana sellowiana

Liriope muscari *

Liriope spicata *

Narcissus species

Ophiopogon japonicus *

Pachysandra terminalis *

Phlox subulata

Vinca minor *

Vinca major *

VINES

Campsis radicans

Clematis species

Euonymus fortunei *

Gelsemium sempervirens *

Lonicera sempervirens

Parthenocissus quinquefolia

Rosa banksiae *

Rosa hybrida

Wisteria species

FERNS

Adiantum Capillus-Veneris

Asplenium Filix-foemina

Asplenium platyneuron

Osmunda cinnamomea

Osmunda regalis

Polystichum acrostichoides

English Ivy

Day Lilies

Hosta

Evergreen Candytuft

Iris

Creeping Junipers

Trailing Lantana

Bigblue Liriope

Creeping Liriope

Daffodils

Mondo Grass

Pachysandra

Thrift

Common Periwinkle

Large Periwinkle

Trumpet Vine

Clematis

Wintercreeper

Carolina Yellow Jessamine

Trumpet Honeysuckle

Virginia Creeper

Lady Banks Rose

Climbing Roses

Wisteria

Maidenhair Fern

Southern Lady Fern

Ebony Spleenwort

Cinnamon Fern

Royal Fern

Christmas Fern



City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

Agenda Item: Update on new Treasury guidance for obligations and expenditures under the American Rescue Plan Act (ARPA)

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

Purpose:

To update the Newnan City Council on the new guidance requirements released by the United States Treasury on January 6th, 2022.

Background:

On October 26th, 2021 the Council adopted a resolution to accept and establish guidelines and requirements for the obligation and expenditure of ARPA funds. This resolution was adopted under guidance issued by the United States Treasury known as the "Interim Final Rule". On Thursday, January 6th, 2022 the United States Treasury released updated guidance on the obligation and expenditure of funds under the American Rescue Plan Act (ARPA) known as the "Final Rule". The "Final Rule" contains numerous updates that the Council must be informed and updated on.

Funding:

N/A

Recommendation:

N/A

Attachments:

1. Coronavirus State and Local Fiscal Recovery Funds: Overview of the Final Rule

Previous Discussions with Council:

Newnan City Council adopted a resolution on October 26th, 2021 to accept and establish the administrative requirements for the obligation and expenditure of ARPA funds.



Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule

U.S. DEPARTMENT OF THE TREASURY

January 2022



The Overview of the Final Rule provides a summary of major provisions of the final rule for informational purposes and is intended as a brief, simplified user guide to the final rule provisions.

The descriptions provided in this document summarize key provisions of the final rule but are non-exhaustive, do not describe all terms and conditions associated with the use of SLFRF, and do not describe all requirements that may apply to this funding. Any SLFRF funds received are also subject to the terms and conditions of the agreement entered into by Treasury and the respective jurisdiction, which incorporate the provisions of the final rule and the guidance that implements this program.



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Introduction

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF), a part of the American Rescue Plan, delivers \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. The program ensures that governments have the resources needed to:

- Fight the pandemic and support families and businesses struggling with its public health and economic impacts,
- Maintain vital public services, even amid declines in revenue, and
- Build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.

EARLY PROGRAM IMPLEMENTATION

In May 2021, Treasury published the Interim final rule (IFR) describing eligible and ineligible uses of funds (as well as other program provisions), sought feedback from the public on these program rules, and began to distribute funds. The IFR went immediately into effect in May, and since then, governments have used SLFRF funds to meet their immediate pandemic response needs and begin building a strong and equitable recovery, such as through providing vaccine incentives, development of affordable housing, and construction of infrastructure to deliver safe and reliable water.

As governments began to deploy this funding in their communities, Treasury carefully considered the feedback provided through its public comment process and other forums. Treasury received over 1,500 comments, participated in hundreds of meetings, and received correspondence from a wide range of governments and other stakeholders.

KEY CHANGES AND CLARIFICATIONS IN THE FINAL RULE

The final rule delivers broader flexibility and greater simplicity in the program, responsive to feedback in the comment process. Among other clarifications and changes, the final rule provides the features below.

Replacing Lost Public Sector Revenue

The final rule offers a standard allowance for revenue loss of up to \$10 million, allowing recipients to select between a standard amount of revenue loss or complete a full revenue loss calculation. Recipients that select the standard allowance may use that amount – in many cases their full award – for government services, with streamlined reporting requirements.

Public Health and Economic Impacts

In addition to programs and services, the final rule clarifies that recipients can use funds for capital expenditures that support an eligible COVID-19 public health or economic response. For example, recipients may build certain affordable housing, childcare facilities, schools, hospitals, and other projects consistent with final rule requirements.



In addition, the final rule provides an expanded set of households and communities that are presumed to be “impacted” and “disproportionately impacted” by the pandemic, thereby allowing recipients to provide responses to a broad set of households and entities without requiring additional analysis. Further, the final rule provides a broader set of uses available for these communities as part of COVID-19 public health and economic response, including making affordable housing, childcare, early learning, and services to address learning loss during the pandemic eligible in all impacted communities and making certain community development and neighborhood revitalization activities eligible for disproportionately impacted communities.

Further, the final rule allows for a broader set of uses to restore and support government employment, including hiring above a recipient’s pre-pandemic baseline, providing funds to employees that experienced pay cuts or furloughs, avoiding layoffs, and providing retention incentives.

Premium Pay

The final rule delivers more streamlined options to provide premium pay, by broadening the share of eligible workers who can receive premium pay without a written justification while maintaining a focus on lower-income and frontline workers performing essential work.

Water, Sewer & Broadband Infrastructure

The final rule significantly broadens eligible broadband infrastructure investments to address challenges with broadband access, affordability, and reliability, and adds additional eligible water and sewer infrastructure investments, including a broader range of lead remediation and stormwater management projects.

FINAL RULE EFFECTIVE DATE

The final rule takes effect on April 1, 2022. Until that time, the interim final rule remains in effect; funds used consistently with the IFR while it is in effect are in compliance with the SLFRF program.

However, recipients can choose to take advantage of the final rule’s flexibilities and simplifications now, even ahead of the effective date. Treasury will not take action to enforce the interim final rule to the extent that a use of funds is consistent with the terms of the final rule, regardless of when the SLFRF funds were used. Recipients may consult the *Statement Regarding Compliance with the Coronavirus State and Local Fiscal Recovery Funds Interim Final Rule and Final Rule*, which can be found on Treasury’s website, for more information on compliance with the interim final rule and the final rule.



Overview of the Program

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program provides substantial flexibility for each jurisdiction to meet local needs within the four separate eligible use categories. This Overview of the Final Rule addresses the four eligible use categories ordered from the broadest and most flexible to the most specific.

Recipients may use SLFRF funds to:

- **Replace lost public sector revenue**, using this funding to provide government services up to the amount of revenue loss due to the pandemic.
 - Recipients may determine their revenue loss by choosing between two options:
 - A standard allowance of up to \$10 million in aggregate, not to exceed their award amount, during the program;
 - Calculating their jurisdiction’s specific revenue loss each year using Treasury’s formula, which compares actual revenue to a counterfactual trend.
 - Recipients may use funds up to the amount of revenue loss for government services; generally, services traditionally provided by recipient governments are government services, unless Treasury has stated otherwise.
- **Support the COVID-19 public health and economic response** by addressing COVID-19 and its impact on public health as well as addressing economic harms to households, small businesses, nonprofits, impacted industries, and the public sector.
 - Recipients can use funds for programs, services, or capital expenditures that respond to the public health and negative economic impacts of the pandemic.
 - To provide simple and clear eligible uses of funds, Treasury provides a list of enumerated uses that recipients can provide to households, populations, or classes (i.e., groups) that experienced pandemic impacts.
 - Public health eligible uses include COVID-19 mitigation and prevention, medical expenses, behavioral healthcare, and preventing and responding to violence.
 - Eligible uses to respond to negative economic impacts are organized by the type of beneficiary: assistance to households, small businesses, and nonprofits.
 - Each category includes assistance for “impacted” and “disproportionately impacted” classes: impacted classes experienced the general, broad-based impacts of the pandemic, while disproportionately impacted classes faced meaningfully more severe impacts, often due to preexisting disparities.
 - To simplify administration, the final rule presumes that some populations and groups were impacted or disproportionately impacted and are eligible for responsive services.

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- Eligible uses for assistance to impacted households include aid for re-employment, job training, food, rent, mortgages, utilities, affordable housing development, childcare, early education, addressing learning loss, and many more uses.
- Eligible uses for assistance to impacted small businesses or nonprofits include loans or grants to mitigate financial hardship, technical assistance for small businesses, and many more uses.
- Recipients can also provide assistance to impacted industries like travel, tourism, and hospitality that faced substantial pandemic impacts, or address impacts to the public sector, for example by re-hiring public sector workers cut during the crisis.
- Recipients providing funds for enumerated uses to populations and groups that Treasury has presumed eligible are clearly operating consistently with the final rule. Recipients can also identify (1) other populations or groups, beyond those presumed eligible, that experienced pandemic impacts or disproportionate impacts and (2) other programs, services, or capital expenditures, beyond those enumerated, to respond to those impacts.
- **Provide premium pay for eligible workers performing essential work**, offering additional support to those who have and will bear the greatest health risks because of their service in critical sectors.
 - Recipients may provide premium pay to eligible workers – generally those working in-person in key economic sectors – who are below a wage threshold or non-exempt from the Fair Labor Standards Act overtime provisions, or if the recipient submits justification that the premium pay is responsive to workers performing essential work.
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, to support vital wastewater and stormwater infrastructure, and to expand affordable access to broadband internet.
 - Recipients may fund a broad range of water and sewer projects, including those eligible under the EPA’s Clean Water State Revolving Fund, EPA’s Drinking Water State Revolving Fund, and certain additional projects, including a wide set of lead remediation, stormwater infrastructure, and aid for private wells and septic units.
 - Recipients may fund high-speed broadband infrastructure in areas of need that the recipient identifies, such as areas without access to adequate speeds, affordable options, or where connections are inconsistent or unreliable; completed projects must participate in a low-income subsidy program.

While recipients have considerable flexibility to use funds to address the diverse needs of their communities, some restrictions on use apply across all eligible use categories. These include:

- **For states and territories:** No offsets of a reduction in net tax revenue resulting from a change in state or territory law.

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- **For all recipients except for Tribal governments:** No extraordinary contributions to a pension fund for the purpose of reducing an accrued, unfunded liability.
- **For all recipients:** No payments for debt service and replenishments of rainy day funds; no satisfaction of settlements and judgments; no uses that contravene or violate the American Rescue Plan Act, Uniform Guidance conflicts of interest requirements, and other federal, state, and local laws and regulations.

Under the SLFRF program, funds must be used for costs incurred on or after March 3, 2021. Further, funds must be obligated by December 31, 2024, and expended by December 31, 2026. This time period, during which recipients can expend SLFRF funds, is the “period of performance.”

In addition to SLFRF, the American Rescue Plan includes other sources of funding for state and local governments, including the [Coronavirus Capital Projects Fund](#) to fund critical capital investments including broadband infrastructure; the [Homeowner Assistance Fund](#) to provide relief for our country’s most vulnerable homeowners; the [Emergency Rental Assistance Program](#) to assist households that are unable to pay rent or utilities; and the [State Small Business Credit Initiative](#) to fund small business credit expansion initiatives. Eligible recipients are encouraged to visit the Treasury website for more information.



Replacing Lost Public Sector Revenue

The Coronavirus State and Local Fiscal Recovery Funds provide needed fiscal relief for recipients that have experienced revenue loss due to the onset of the COVID-19 public health emergency. Specifically, SLFRF funding may be used to pay for “government services” in an amount equal to the revenue loss experienced by the recipient due to the COVID-19 public health emergency.

Government services generally include any service traditionally provided by a government, including construction of roads and other infrastructure, provision of public safety and other services, and health and educational services. Funds spent under government services are subject to streamlined reporting and compliance requirements.

In order to use funds under government services, recipients should first determine revenue loss. They may, then, spend up to that amount on general government services.

DETERMINING REVENUE LOSS

Recipients have two options for how to determine their amount of revenue loss. Recipients must choose one of the two options and cannot switch between these approaches after an election is made.

1. **Recipients may elect a “standard allowance” of \$10 million to spend on government services through the period of performance.**

Under this option, which is newly offered in the final rule Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund “government services.” The standard allowance provides an estimate of revenue loss that is based on an extensive analysis of average revenue loss across states and localities, and offers a simple, convenient way to determine revenue loss, particularly for SLFRF’s smallest recipients.

All recipients may elect to use this standard allowance instead of calculating lost revenue using the formula below, including those with total allocations of \$10 million or less. Electing the standard allowance does not increase or decrease a recipient’s total allocation.

2. **Recipients may calculate their actual revenue loss according to the formula articulated in the final rule.**

Under this option, recipients calculate revenue loss at four distinct points in time, either at the end of each calendar year (e.g., December 31 for years 2020, 2021, 2022, and 2023) or the end of each fiscal year of the recipient. Under the flexibility provided in the final rule, recipients can choose whether to use calendar or fiscal year dates but must be consistent throughout the period of performance. Treasury has also provided several adjustments to the definition of general revenue in the final rule.

To calculate revenue loss at each of these dates, recipients must follow a four-step process:

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- a. Calculate revenues collected in the most recent full fiscal year prior to the public health emergency (i.e., last full fiscal year before January 27, 2020), called the *base year revenue*.
- b. Estimate *counterfactual revenue*, which is equal to the following formula, where n is the number of months elapsed since the end of the base year to the calculation date:

$$\text{base year revenue} \times (1 + \text{growth adjustment})^{\frac{n}{12}}$$

The *growth adjustment* is the greater of either a standard growth rate—5.2 percent—or the recipient’s average annual revenue growth in the last full three fiscal years prior to the COVID-19 public health emergency.

- c. Identify *actual revenue*, which equals revenues collected over the twelve months immediately preceding the calculation date.

Under the final rule, recipients must adjust actual revenue totals for the effect of tax cuts and tax increases that are adopted after the date of adoption of the final rule (January 6, 2022). Specifically, the estimated fiscal impact of tax cuts and tax increases adopted after January 6, 2022, must be added or subtracted to the calculation of actual revenue for purposes of calculation dates that occur on or after April 1, 2022.

Recipients may subtract from their calculation of actual revenue the effect of tax increases enacted prior to the adoption of the final rule. Note that recipients that elect to remove the effect of tax increases enacted before the adoption of the final rule must also remove the effect of tax decreases enacted before the adoption of the final rule, such that they are accurately removing the effect of tax policy changes on revenue.

- d. Revenue loss for the calculation date is equal to *counterfactual revenue* minus *actual revenue* (adjusted for tax changes) for the twelve-month period. If actual revenue exceeds counterfactual revenue, the loss is set to zero for that twelve-month period. Revenue loss for the period of performance is the sum of the revenue loss on for each calculation date.

The supplementary information in the final rule provides an example of this calculation, which recipients may find helpful, in the Revenue Loss section.



SPENDING ON GOVERNMENT SERVICES

Recipients can use SLFRF funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using the above approach. **Government services generally include *any service traditionally provided by a government***, unless Treasury has stated otherwise. Here are some common examples, although this list is not exhaustive:

- ✓ Construction of schools and hospitals
- ✓ Road building and maintenance, and other infrastructure
- ✓ Health services
- ✓ General government administration, staff, and administrative facilities
- ✓ Environmental remediation
- ✓ Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)

Government services is the most flexible eligible use category under the SLFRF program, and funds are subject to streamlined reporting and compliance requirements. Recipients should be mindful that certain restrictions, which are detailed further in the Restrictions on Use section and apply to all uses of funds, apply to government services as well.



Responding to Public Health and Economic Impacts of COVID-19

The Coronavirus State and Local Fiscal Recovery Funds provide resources for governments to meet the public health and economic needs of those impacted by the pandemic in their communities, as well as address longstanding health and economic disparities, which amplified the impact of the pandemic in disproportionately impacted communities, resulting in more severe pandemic impacts.

The eligible use category to respond to public health and negative economic impacts is organized around the types of assistance a recipient may provide and includes several sub-categories:

- public health,
- assistance to households,
- assistance to small businesses,
- assistance to nonprofits,
- aid to impacted industries, and
- public sector capacity.

In general, to identify eligible uses of funds in this category, recipients should (1) identify a COVID-19 public health or economic impact on an individual or class (i.e., a group) and (2) design a program that responds to that impact. Responses should be related and reasonably proportional to the harm identified and reasonably designed to benefit those impacted.

To provide simple, clear eligible uses of funds that meet this standard, Treasury provides a non-exhaustive list of enumerated uses that respond to pandemic impacts. Treasury also presumes that some populations experienced pandemic impacts and are eligible for responsive services. In other words, recipients providing enumerated uses of funds to populations presumed eligible are clearly operating consistently with the final rule.¹

Recipients also have broad flexibility to (1) identify and respond to other pandemic impacts and (2) serve other populations that experienced pandemic impacts, beyond the enumerated uses and presumed eligible populations. Recipients can also identify groups or “classes” of beneficiaries that experienced pandemic impacts and provide services to those classes.

¹ However, please note that use of funds for enumerated uses may not be grossly disproportionate to the harm. Further, recipients should consult the Capital Expenditures section for more information about pursuing a capital expenditure; please note that enumerated capital expenditures are not presumed to be reasonably proportional responses to an identified harm except as provided in the Capital Expenditures section.

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Step	1. Identify COVID-19 public health or economic impact	2. Design a response that addresses or responds to the impact
Analysis	<ul style="list-style-type: none"> • Can identify impact to a specific household, business or nonprofit or to a class of households, businesses, or nonprofits (i.e., group) • Can also identify disproportionate impacts, or more severe impacts, to a specific beneficiary or to a class 	<ul style="list-style-type: none"> • Types of responses can include a program, service, or capital expenditure • Response should be related and reasonably proportional to the harm • Response should also be reasonably designed to benefit impacted individual or class
Simplifying Presumptions	<ul style="list-style-type: none"> • Final Rule presumes certain populations and classes are impacted and disproportionately impacted 	<ul style="list-style-type: none"> • Final Rule provides non-exhaustive list of enumerated eligible uses that respond to pandemic impacts and disproportionate impacts

To assess eligibility of uses of funds, recipients should first determine the sub-category where their use of funds may fit (e.g., public health, assistance to households, assistance to small businesses), based on the entity that experienced the health or economic impact.² Then, recipients should refer to the relevant section for more details on each sub-category.

While the same overall eligibility standard applies to all uses of funds to respond to the public health and negative economic impacts of the pandemic, each sub-category has specific nuances on its application. In addition:

- Recipients interested in using funds for capital expenditures (i.e., investments in property, facilities, or equipment) should review the Capital Expenditures section in addition to the eligible use sub-category.
- Recipients interested in other uses of funds, beyond the enumerated uses, should refer to the section on “Framework for Eligible Uses Beyond Those Enumerated.”

² For example, a recipient interested in providing aid to unemployed individuals is addressing a negative economic impact experienced by a household and should refer to the section on assistance to households. Recipients should also be aware of the difference between “beneficiaries” and “sub-recipients.” Beneficiaries are households, small businesses, or nonprofits that can receive assistance based on impacts of the pandemic that they experienced. On the other hand, sub-recipients are organizations that carry out eligible uses on behalf of a government, often through grants or contracts. Sub-recipients do not need to have experienced a negative economic impact of the pandemic; rather, they are providing services to beneficiaries that experienced an impact.

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RESPONDING TO THE PUBLIC HEALTH EMERGENCY

While the country has made tremendous progress in the fight against COVID-19, including a historic vaccination campaign, the disease still poses a grave threat to Americans' health and the economy. Providing state, local, and Tribal governments the resources needed to fight the COVID-19 pandemic is a core goal of the Coronavirus State and Local Fiscal Recovery Funds, as well as addressing the other ways that the pandemic has impacted public health. Treasury has identified several public health impacts of the pandemic and enumerated uses of funds to respond to impacted populations.

- **COVID-19 mitigation and prevention.** The pandemic has broadly impacted Americans and recipients can provide services to prevent and mitigate COVID-19 to the general public or to small businesses, nonprofits, and impacted industries in general. Enumerated eligible uses include:
 - ✓ Vaccination programs, including vaccine incentives and vaccine sites
 - ✓ Testing programs, equipment and sites
 - ✓ Monitoring, contact tracing & public health surveillance (e.g., monitoring for variants)
 - ✓ Public communication efforts
 - ✓ Public health data systems
 - ✓ COVID-19 prevention and treatment equipment, such as ventilators and ambulances
 - ✓ Medical and PPE/protective supplies
 - ✓ Support for isolation or quarantine
 - ✓ Ventilation system installation and improvement
 - ✓ Technical assistance on mitigation of COVID-19 threats to public health and safety
 - ✓ Transportation to reach vaccination or testing sites, or other prevention and mitigation services for vulnerable populations
 - ✓ Support for prevention, mitigation, or other services in congregate living facilities, public facilities, and schools
 - ✓ Support for prevention and mitigation strategies in small businesses, nonprofits, and impacted industries
 - ✓ Medical facilities generally dedicated to COVID-19 treatment and mitigation (e.g., ICUs, emergency rooms)
 - ✓ Temporary medical facilities and other measures to increase COVID-19 treatment capacity
 - ✓ Emergency operations centers & emergency response equipment (e.g., emergency response radio systems)
 - ✓ Public telemedicine capabilities for COVID-19 related treatment



- **Medical expenses.** Funds may be used for expenses to households, medical providers, or others that incurred medical costs due to the pandemic, including:
 - ✓ Unreimbursed expenses for medical care for COVID-19 testing or treatment, such as uncompensated care costs for medical providers or out-of-pocket costs for individuals
 - ✓ Paid family and medical leave for public employees to enable compliance with COVID-19 public health precautions
 - ✓ Emergency medical response expenses
 - ✓ Treatment of long-term symptoms or effects of COVID-19

- **Behavioral health care, such as mental health treatment, substance use treatment, and other behavioral health services.** Treasury recognizes that the pandemic has broadly impacted Americans' behavioral health and recipients can provide these services to the general public to respond. Enumerated eligible uses include:
 - ✓ Prevention, outpatient treatment, inpatient treatment, crisis care, diversion programs, outreach to individuals not yet engaged in treatment, harm reduction & long-term recovery support
 - ✓ Enhanced behavioral health services in schools
 - ✓ Services for pregnant women or infants born with neonatal abstinence syndrome
 - ✓ Support for equitable access to reduce disparities in access to high-quality treatment
 - ✓ Peer support groups, costs for residence in supportive housing or recovery housing, and the 988 National Suicide Prevention Lifeline or other hotline services
 - ✓ Expansion of access to evidence-based services for opioid use disorder prevention, treatment, harm reduction, and recovery
 - ✓ Behavioral health facilities & equipment

- **Preventing and responding to violence.** Recognizing that violence – and especially gun violence – has increased in some communities due to the pandemic, recipients may use funds to respond in these communities through:
 - ✓ Referrals to trauma recovery services for victims of crime
 - ✓ Community violence intervention programs, including:
 - Evidence-based practices like focused deterrence, with wraparound services such as behavioral therapy, trauma recovery, job training, education, housing and relocation services, and financial assistance
 - ✓ In communities experiencing increased gun violence due to the pandemic:
 - Law enforcement officers focused on advancing community policing
 - Enforcement efforts to reduce gun violence, including prosecution
 - Technology & equipment to support law enforcement response

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RESPONDING TO NEGATIVE ECONOMIC IMPACTS

The pandemic caused severe economic damage and, while the economy is on track to a strong recovery, much work remains to continue building a robust, resilient, and equitable economy in the wake of the crisis and to ensure that the benefits of this recovery reach all Americans. While the pandemic impacted millions of American households and businesses, some of its most severe impacts fell on low-income and underserved communities, where pre-existing disparities amplified the impact of the pandemic and where the most work remains to reach a full recovery.

The final rule recognizes that the pandemic caused broad-based impacts that affected many communities, households, and small businesses across the country; for example, many workers faced unemployment and many small businesses saw declines in revenue. The final rule describes these as “impacted” households, communities, small businesses, and nonprofits.

At the same time, the pandemic caused disproportionate impacts, or more severe impacts, in certain communities. For example, low-income and underserved communities have faced more severe health and economic outcomes like higher rates of COVID-19 mortality and unemployment, often because pre-existing disparities exacerbated the impact of the pandemic. The final rule describes these as “disproportionately impacted” households, communities, small businesses, and nonprofits.

To simplify administration of the program, the final rule presumes that certain populations were “impacted” and “disproportionately impacted” by the pandemic; these populations are presumed to be eligible for services that respond to the impact they experienced. The final rule also enumerates a non-exhaustive list of eligible uses that are recognized as responsive to the impacts or disproportionate impacts of COVID-19. Recipients providing enumerated uses to populations presumed eligible are clearly operating consistently with the final rule.

As discussed further in the section Framework for Eligible Uses Beyond Those Enumerated, recipients can also identify other pandemic impacts, impacted or disproportionately impacted populations or classes, and responses.

However, note that the final rule maintains that general infrastructure projects, including roads, streets, and surface transportation infrastructure, would generally not be eligible under this eligible use category, unless the project responded to a specific pandemic public health need or a specific negative economic impact. Similarly, general economic development or workforce development – activities that do not respond to negative economic impacts of the pandemic but rather seek to more generally enhance the jurisdiction’s business climate – would generally not be eligible under this eligible use category.



Assistance to Households

Impacted Households and Communities

Treasury presumes the following households and communities are impacted by the pandemic:

- ✓ Low- or-moderate income households or communities
- ✓ Households that experienced unemployment
- ✓ Households that experienced increased food or housing insecurity
- ✓ Households that qualify for the Children’s Health Insurance Program, Childcare Subsidies through the Child Care Development Fund (CCDF) Program, or Medicaid
- ✓ *When providing affordable housing programs:* households that qualify for the National Housing Trust Fund and Home Investment Partnerships Program
- ✓ *When providing services to address lost instructional time in K-12 schools:* any student that lost access to in-person instruction for a significant period of time

Low- or moderate-income households and communities are those with (i) income at or below 300 percent of the Federal Poverty Guidelines for the size of the household based on the most recently published poverty guidelines or (ii) income at or below 65 percent of the area median income for the county and size of household based on the most recently published data. For the vast majority of communities, the Federal Poverty Guidelines are higher than the area’s median income and using the Federal Poverty Guidelines would result in more households and communities being presumed eligible. Treasury has provided an easy-to-use spreadsheet with Federal Poverty Guidelines and area median income levels on its website.

Recipients can measure income for a specific household or the median income for the community, depending on whether the response they plan to provide serves specific households or the general community. The income thresholds vary by household size; recipients should generally use income thresholds for the appropriate household size but can use a default household size of three when easier for administration or when measuring income for a general community.

The income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$65,880 per year.³ In other words, recipients can always presume that a household earning below this level, or a community with median income below this level, is impacted by the pandemic and eligible for services to respond. Additionally, by following the steps detailed in the section Framework for Eligible Uses Beyond Those Enumerated, recipients may designate additional households as impacted or disproportionately impacted beyond these presumptions, and may also pursue projects not listed below in response to these impacts consistent with Treasury’s standards.

³ For recipients in Alaska, the income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$82,350 per year. For recipients in Hawaii, the income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$75,780 per year.



Treasury recognizes the enumerated projects below, which have been expanded under the final rule, as eligible to respond to impacts of the pandemic on households and communities:

- ✓ Food assistance & food banks
- ✓ Emergency housing assistance: rental assistance, mortgage assistance, utility assistance, assistance paying delinquent property taxes, counseling and legal aid to prevent eviction and homelessness & emergency programs or services for homeless individuals, including temporary residences for people experiencing homelessness
- ✓ Health insurance coverage expansion
- ✓ Benefits for surviving family members of individuals who have died from COVID-19
- ✓ Assistance to individuals who want and are available for work, including job training, public jobs programs and fairs, support for childcare and transportation to and from a jobsite or interview, incentives for newly-employed workers, subsidized employment, grants to hire underserved workers, assistance to unemployed individuals to start small businesses & development of job and workforce training centers
- ✓ Financial services for the unbanked and underbanked
- ✓ Burials, home repair & home weatherization
- ✓ Programs, devices & equipment for internet access and digital literacy, including subsidies for costs of access
- ✓ Cash assistance
- ✓ Paid sick, medical, and family leave programs
- ✓ Assistance in accessing and applying for public benefits or services
- ✓ Childcare and early learning services, home visiting programs, services for child welfare-involved families and foster youth & childcare facilities
- ✓ Assistance to address the impact of learning loss for K-12 students (e.g., high-quality tutoring, differentiated instruction)
- ✓ Programs or services to support long-term housing security: including development of affordable housing and permanent supportive housing
- ✓ Certain contributions to an Unemployment Insurance Trust Fund⁴

⁴ Recipients may only use SLFRF funds for contributions to unemployment insurance trust funds and repayment of the principal amount due on advances received under Title XII of the Social Security Act up to an amount equal to (i) the difference between the balance in the recipient's unemployment insurance trust fund as of January 27, 2020 and the balance of such account as of May 17, 2021, plus (ii) the principal amount outstanding as of May 17, 2021 on any advances received under Title XII of the Social Security Act between January 27, 2020 and May 17, 2021. Further, recipients may use SLFRF funds for the payment of any interest due on such Title XII advances. Additionally, a recipient that deposits SLFRF funds into its unemployment insurance trust fund to fully restore the pre-pandemic balance may not draw down that balance and deposit more SLFRF funds, back up to the pre-pandemic balance. Recipients that deposit SLFRF funds into an unemployment insurance trust fund, or use SLFRF funds to repay principal on Title XII advances, may not take action to reduce benefits available to unemployed workers by changing the computation method governing regular unemployment compensation in a way that results in a reduction of average weekly benefit amounts or the number of weeks of benefits payable (i.e., maximum benefit entitlement).

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Disproportionately Impacted Households and Communities

Treasury presumes the following households and communities are disproportionately impacted by the pandemic:

- ✓ Low -income households and communities
- ✓ Households residing in Qualified Census Tracts
- ✓ Households that qualify for certain federal benefits⁵
- ✓ Households receiving services provided by Tribal governments
- ✓ Households residing in the U.S. territories or receiving services from these governments

Low-income households and communities are those with (i) income at or below 185 percent of the Federal Poverty Guidelines for the size of its household based on the most recently published poverty guidelines or (ii) income at or below 40 percent of area median income for its county and size of household based on the most recently published data. For the vast majority of communities, the Federal Poverty Guidelines level is higher than the area median income level and using this level would result in more households and communities being presumed eligible. Treasury has provided an easy-to-use spreadsheet with Federal Poverty Guidelines and area median income levels on its website.

Recipients can measure income for a specific household or the median income for the community, depending on whether the service they plan to provide serves specific households or the general community. The income thresholds vary by household size; recipients should generally use income thresholds for the appropriate household size but can use a default household size of three when easier for administration or when measuring income for a general community.

The income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$40,626 per year.⁶ In other words, recipients can always presume that a household earning below this level, or a community with median income below this level, is disproportionately impacted by the pandemic and eligible for services to respond.

⁵ These programs are Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), Free- and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs, Medicare Part D Low-Income Subsidies, Supplemental Security Income (SSI), Head Start and/or Early Head Start, Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), Section 8 Vouchers, Low-Income Home Energy Assistance Program (LIHEAP), and Pell Grants. For services to address educational disparities, Treasury will recognize Title I eligible schools as disproportionately impacted and responsive services that support the school generally or support the whole school as eligible.

⁶ For recipients in Alaska, the income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$50,783 per year. For recipients in Hawaii, the income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$46,731 per year



Treasury recognizes the enumerated projects below, which have been expanded under the final rule, as eligible to respond to disproportionate impacts of the pandemic on households and communities:

- ✓ Pay for community health workers to help households access health & social services
- ✓ Remediation of lead paint or other lead hazards
- ✓ Primary care clinics, hospitals, integration of health services into other settings, and other investments in medical equipment & facilities designed to address health disparities
- ✓ Housing vouchers & assistance relocating to neighborhoods with higher economic opportunity
- ✓ Investments in neighborhoods to promote improved health outcomes
- ✓ Improvements to vacant and abandoned properties, including rehabilitation or maintenance, renovation, removal and remediation of environmental contaminants, demolition or deconstruction, greening/vacant lot cleanup & conversion to affordable housing⁷
- ✓ Services to address educational disparities, including assistance to high-poverty school districts & educational and evidence-based services to address student academic, social, emotional, and mental health needs
- ✓ Schools and other educational equipment & facilities

⁷ Please see the final rule for further details and conditions applicable to this eligible use. This includes Treasury's presumption that demolition of vacant or abandoned residential properties that results in a net reduction in occupiable housing units for low- and moderate-income individuals in an area where the availability of such housing is lower than the need for such housing is ineligible for support with SLFRF funds.

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Assistance to Small Businesses

Small businesses have faced widespread challenges due to the pandemic, including periods of shutdown, declines in revenue, or increased costs. The final rule provides many tools for recipients to respond to the impacts of the pandemic on small businesses, or disproportionate impacts on businesses where pre-existing disparities like lack of access to capital compounded the pandemic's effects.

Small businesses eligible for assistance are those that experienced negative economic impacts or disproportionate impacts of the pandemic and meet the definition of "small business," specifically:

1. Have no more than 500 employees, or if applicable, the size standard in number of employees [established](#) by the Administrator of the Small Business Administration for the industry in which the business concern or organization operates, and
2. Are a small business concern as defined in section 3 of the Small Business Act⁸ (which includes, among other requirements, that the business is independently owned and operated and is not dominant in its field of operation).

Impacted Small Businesses

Recipients can identify small businesses impacted by the pandemic, and measures to respond, in many ways; for example, recipients could consider:

- ✓ Decreased revenue or gross receipts
- ✓ Financial insecurity
- ✓ Increased costs
- ✓ Capacity to weather financial hardship
- ✓ Challenges covering payroll, rent or mortgage, and other operating costs

Assistance to small businesses that experienced negative economic impacts includes the following enumerated uses:

- ✓ Loans or grants to mitigate financial hardship, such as by supporting payroll and benefits, costs to retain employees, and mortgage, rent, utility, and other operating costs
- ✓ Technical assistance, counseling, or other services to support business planning

Disproportionately Impacted Small Businesses

Treasury presumes that the following small businesses are disproportionately impacted by the pandemic:

⁸ 15 U.S.C. 632.



- ✓ Small businesses operating in Qualified Census Tracts
- ✓ Small businesses operated by Tribal governments or on Tribal lands
- ✓ Small businesses operating in the U.S. territories

Assistance to disproportionately impacted small businesses includes the following enumerated uses, which have been expanded under the final rule:

- ✓ Rehabilitation of commercial properties, storefront improvements & façade improvements
- ✓ Technical assistance, business incubators & grants for start-up or expansion costs for small businesses
- ✓ Support for microbusinesses, including financial, childcare, and transportation costs



Assistance to Nonprofits

Nonprofits have faced significant challenges due to the pandemic’s increased demand for services and changing operational needs, as well as declines in revenue sources such as donations and fees. Nonprofits eligible for assistance are those that experienced negative economic impacts or disproportionate impacts of the pandemic and meet the definition of “nonprofit”—specifically those that are 501(c)(3) or 501(c)(19) tax-exempt organizations.

Impacted Nonprofits

Recipients can identify nonprofits impacted by the pandemic, and measures to respond, in many ways; for example, recipients could consider:

- ✓ Decreased revenue (e.g., from donations and fees)
- ✓ Financial insecurity
- ✓ Increased costs (e.g., uncompensated increases in service need)
- ✓ Capacity to weather financial hardship
- ✓ Challenges covering payroll, rent or mortgage, and other operating costs

Assistance to nonprofits that experienced negative economic impacts includes the following enumerated uses:

- ✓ Loans or grants to mitigate financial hardship
- ✓ Technical or in-kind assistance or other services that mitigate negative economic impacts of the pandemic

Disproportionately Impacted Nonprofits

Treasury presumes that the following nonprofits are disproportionately impacted by the pandemic:

- ✓ Nonprofits operating in Qualified Census Tracts
- ✓ Nonprofits operated by Tribal governments or on Tribal lands
- ✓ Nonprofits operating in the U.S. territories

Recipients may identify appropriate responses that are related and reasonably proportional to addressing these disproportionate impacts.



Aid to Impacted Industries

Recipients may use SLFRF funding to provide aid to industries impacted by the COVID-19 pandemic. Recipients should first designate an impacted industry and then provide aid to address the impacted industry's negative economic impact.

This sub-category of eligible uses does not separately identify disproportionate impacts and corresponding responsive services.

1. Designating an impacted industry. There are two main ways an industry can be designated as "impacted."

1. If the industry is in the travel, tourism, or hospitality sectors (including Tribal development districts), the industry is impacted.
2. If the industry is outside the travel, tourism, or hospitality sectors, the industry is impacted if:
 - a. The industry experienced at least 8 percent employment loss from pre-pandemic levels,⁹ or
 - b. The industry is experiencing comparable or worse economic impacts as the national tourism, travel, and hospitality industries as of the date of the final rule, based on the totality of economic indicators or qualitative data (if quantitative data is unavailable), and if the impacts were generally due to the COVID-19 public health emergency.

Recipients have flexibility to define industries broadly or narrowly, but Treasury encourages recipients to define narrow and discrete industries eligible for aid. State and territory recipients also have flexibility to define the industries with greater geographic precision; for example, a state may identify a particular industry in a certain region of a state as impacted.

2. Providing eligible aid to the impacted industry. Aid may only be provided to support businesses, attractions, and Tribal development districts operating prior to the pandemic and affected by required closures and other efforts to contain the pandemic. Further, aid should be generally broadly available to all businesses within the impacted industry to avoid potential conflicts of interest, and Treasury encourages aid to be first used for operational expenses, such as payroll, before being used on other types of costs.

⁹ Specifically, a recipient should compare the percent change in the number of employees of the recipient's identified industry and the national Leisure & Hospitality sector in the three months before the pandemic's most severe impacts began (a straight three-month average of seasonally-adjusted employment data from December 2019, January 2020, and February 2020) with the latest data as of the final rule (a straight three-month average of seasonally-adjusted employment data from September 2021, October 2021, and November 2021). For parity and simplicity, smaller recipients without employment data that measure industries in their specific jurisdiction may use data available for a broader unit of government for this calculation (e.g., a county may use data from the state in which it is located; a city may use data for the county, if available, or state in which it is located) solely for purposes of determining whether a particular industry is an impacted industry.

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Treasury recognizes the enumerated projects below as eligible responses to impacted industries.

- ✓ Aid to mitigate financial hardship, such as supporting payroll costs, lost pay and benefits for returning employees, support of operations and maintenance of existing equipment and facilities
- ✓ Technical assistance, counseling, or other services to support business planning
- ✓ COVID-19 mitigation and infection prevention measures (see section Public Health)

As with all eligible uses, recipients may pursue a project not listed above by undergoing the steps outlined in the section Framework for Eligible Uses Beyond Those Enumerated.



PUBLIC SECTOR CAPACITY

Recipients may use SLFRF funding to restore and bolster public sector capacity, which supports government’s ability to deliver critical COVID-19 services. There are three main categories of eligible uses to bolster public sector capacity and workforce: Public Safety, Public Health, and Human Services Staff; Government Employment and Rehiring Public Sector Staff; and Effective Service Delivery.

Public Safety, Public Health, and Human Services Staff

SLFRF funding may be used for payroll and covered benefits for public safety, public health, health care, human services and similar employees of a recipient government, for the portion of the employee’s time spent responding to COVID-19. Recipients should follow the steps below.

1. Identify eligible public safety, public health, and human services staff. Public safety staff include:

- ✓ Police officers (including state police officers)
- ✓ Sheriffs and deputy sheriffs
- ✓ Firefighters
- ✓ Emergency medical responders
- ✓ Correctional and detention officers
- ✓ Dispatchers and supervisor personnel that directly support public safety staff

Public health staff include:

- ✓ Employees involved in providing medical and other physical or mental health services to patients and supervisory personnel, including medical staff assigned to schools, prisons, and other such institutions
- ✓ Laboratory technicians, medical examiners, morgue staff, and other support services essential for patient care
- ✓ Employees of public health departments directly engaged in public health matters and related supervisory personnel

Human services staff include:

- ✓ Employees providing or administering social services and public benefits
- ✓ Child welfare services employees
- ✓ Child, elder, or family care employees

2. Assess portion of time spent on COVID-19 response for eligible staff.

Recipients can use a variety of methods to assess the share of an employees’ time spent responding to COVID-19, including using reasonable estimates—such as estimating the share of time based on discussions with staff and applying that share to all employees in that position.

For administrative convenience, recipients can consider public health and safety employees entirely devoted to responding to COVID-19 (and their payroll and benefits fully covered by SLFRF) if the



employee, or his or her operating unit or division, is “primarily dedicated” to responding to COVID-19. Primarily dedicated means that more than half of the employee, unit, or division’s time is dedicated to responding to COVID-19.

Recipients must periodically reassess their determination and maintain records to support their assessment, although recipients do not need to track staff hours.

3. **Use SLFRF funding for payroll and covered benefits for the portion of eligible staff time spent on COVID-19 response.** SLFRF funding may be used for payroll and covered benefits for the portion of the employees’ time spent on COVID-19 response, as calculated above, through the period of performance.

Government Employment and Rehiring Public Sector Staff

Under the increased flexibility of the final rule, SLFRF funding may be used to support a broader set of uses to restore and support public sector employment. Eligible uses include hiring up to a pre-pandemic baseline that is adjusted for historic underinvestment in the public sector, providing additional funds for employees who experienced pay cuts or were furloughed, avoiding layoffs, providing worker retention incentives, and paying for ancillary administrative costs related to hiring, support, and retention.

- **Restoring pre-pandemic employment.** Recipients have two options to restore pre-pandemic employment, depending on the recipient’s needs.
 - *If the recipient simply wants to hire back employees for pre-pandemic positions:* Recipients may use SLFRF funds to hire employees for the same positions that existed on January 27, 2020 but that were unfilled or eliminated as of March 3, 2021. Recipients may use SLFRF funds to cover payroll and covered benefits for such positions through the period of performance.
 - *If the recipient wants to hire above the pre-pandemic baseline and/or would like to have flexibility in positions:* Recipients may use SLFRF funds to pay for payroll and covered benefits associated with the recipient increasing its number of budgeted FTEs up to 7.5 percent above its pre-pandemic baseline. Specifically, recipients should undergo the following steps:
 - a. Identify the recipient’s budgeted FTE level on January 27, 2020. This includes all budgeted positions, filled and unfilled. This is called the *pre-pandemic baseline*.
 - b. Multiply the pre-pandemic baseline by 1.075. This is called the *adjusted pre-pandemic baseline*.
 - c. Identify the recipient’s budgeted FTE level on March 3, 2021, which is the beginning of the period of performance for SLFRF funds. Recipients may, but are not required to, exclude the number of FTEs dedicated to responding to the COVID-19 public health emergency. This is called the *actual number of FTEs*.
 - d. Subtract the *actual number of FTEs* from the *adjusted pre-pandemic baseline* to calculate the number of FTEs that can be covered by SLFRF funds. Recipients do not have to hire for the same roles that existed pre-pandemic.

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Recipients may use SLFRF funds to cover payroll and covered benefits through the period of performance; these employees must have begun their employment on or after March 3, 2021. Recipients may only use SLFRF funds for additional FTEs hired over the March 3, 2021 level (i.e., the *actual number of FTEs*).

- **Supporting and retaining public sector workers.** Recipients can also use funds in other ways that support the public sector workforce.¹⁰ These include:
 - **Providing additional funding for employees who experienced pay reductions or were furloughed** since the onset of the pandemic, up to the difference in the employee’s pay, taking into account unemployment benefits received.
 - **Maintaining current compensation levels to prevent layoffs.** SLFRF funds may be used to maintain current compensation levels, with adjustments for inflation, in order to prevent layoffs that would otherwise be necessary.
 - **Providing worker retention incentives, including reasonable increases in compensation** to persuade employees to remain with the employer as compared to other employment options. Retention incentives must be entirely additive to an employee’s regular compensation, narrowly tailored to need, and should not exceed incentives traditionally offered by the recipient or compensation that alternative employers may offer to compete for the employees. Treasury presumes that retention incentives that are less than 25 percent of the rate of base pay for an individual employee or 10 percent for a group or category of employees are reasonably proportional to the need to retain employees, as long as other requirements are met.
- **Covering administrative costs associated with administering the hiring, support, and retention programs above.**

Effective Service Delivery

SLFRF funding may be used to improve the efficacy of public health and economic programs through tools like program evaluation, data, and outreach, as well as to address administrative needs caused or exacerbated by the pandemic. Eligible uses include:

- **Supporting program evaluation, data, and outreach through:**

¹⁰ Recipients should be able to substantiate that these uses of funds are substantially due to the public health emergency or its negative economic impacts (e.g., fiscal pressures on state and local budgets) and respond to its impacts. See the final rule for details on these uses.



- ✓ Program evaluation and evidence resources
 - ✓ Data analysis resources to gather, assess, share, and use data
 - ✓ Technology infrastructure to improve access to and the user experience of government IT systems, as well as technology improvements to increase public access and delivery of government programs and services
 - ✓ Community outreach and engagement activities
 - ✓ Capacity building resources to support using data and evidence, including hiring staff, consultants, or technical assistance support
- **Addressing administrative needs, including:**
 - ✓ Administrative costs for programs responding to the public health emergency and its economic impacts, including non-SLFRF and non-federally funded programs
 - ✓ Address administrative needs caused or exacerbated by the pandemic, including addressing backlogs caused by shutdowns, increased repair or maintenance needs, and technology infrastructure to adapt government operations to the pandemic (e.g., video-conferencing software, data and case management systems)



CAPITAL EXPENDITURES

As described above, the final rule clarifies that recipients may use funds for programs, services, and capital expenditures that respond to the public health and negative economic impacts of the pandemic. Any use of funds in this category for a capital expenditure must comply with the capital expenditure requirements, in addition to other standards for uses of funds.

Capital expenditures are subject to the same eligibility standard as other eligible uses to respond to the pandemic’s public health and economic impacts; specifically, they must be related and reasonably proportional to the pandemic impact identified and reasonably designed to benefit the impacted population or class.

For ease of administration, the final rule identifies enumerated types of capital expenditures that Treasury has identified as responding to the pandemic’s impacts; these are listed in the applicable sub-category of eligible uses (e.g., public health, assistance to households, etc.). Recipients may also identify other responsive capital expenditures. Similar to other eligible uses in the SLFRF program, no pre-approval is required for capital expenditures.

To guide recipients’ analysis of whether a capital expenditure meets the eligibility standard, recipients (with the exception of Tribal governments) must complete and meet the requirements of a written justification for capital expenditures equal to or greater than \$1 million. For large-scale capital expenditures, which have high costs and may require an extended length of time to complete, as well as most capital expenditures for non-enumerated uses of funds, Treasury requires recipients to submit their written justification as part of regular reporting. Specifically:

If a project has total capital expenditures of	and the use is enumerated by Treasury as eligible, then	and the use is beyond those enumerated by Treasury as eligible, then
Less than \$1 million	No Written Justification required	No Written Justification required
Greater than or equal to \$1 million, but less than \$10 million	Written Justification required but recipients are not required to submit as part of regular reporting to Treasury	Written Justification required and recipients must submit as part of regular reporting to Treasury
\$10 million or more	Written Justification required and recipients must submit as part of regular reporting to Treasury	

A Written Justification includes:

- *Description of the harm or need to be addressed.* Recipients should provide a description of the specific harm or need to be addressed and why the harm was exacerbated or caused by the public health emergency. Recipients may provide quantitative information on the extent and the type of harm, such as the number of individuals or entities affected.

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- *Explanation of why a capital expenditure is appropriate.* For example, recipients should include an explanation of why existing equipment and facilities, or policy changes or additional funding to pertinent programs or services, would be inadequate.
- *Comparison of proposed capital project against at least two alternative capital expenditures and demonstration of why the proposed capital expenditure is superior.* Recipients should consider the effectiveness of the capital expenditure in addressing the harm identified and the expected total cost (including pre-development costs) against at least two alternative capital expenditures.

Where relevant, recipients should consider the alternatives of improving existing capital assets already owned or leasing other capital assets.

Treasury presumes that the following capital projects are generally ineligible:

- ✘ Construction of new correctional facilities as a response to an increase in rate of crime
- ✘ Construction of new congregate facilities to decrease spread of COVID-19 in the facility
- ✘ Construction of convention centers, stadiums, or other large capital projects intended for general economic development or to aid impacted industries

In undertaking capital expenditures, Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.



FRAMEWORK FOR ELIGIBLE USES BEYOND THOSE ENUMERATED

As described above, recipients have broad flexibility to identify and respond to other pandemic impacts and serve other populations that experienced pandemic impacts, beyond the enumerated uses and presumed eligible populations. Recipients should undergo the following steps to decide whether their project is eligible:

Step	1. Identify COVID-19 public health or economic impact	2. Design a response that addresses or responds to the impact
Analysis	<ul style="list-style-type: none"> • Can identify impact to a specific household, business or nonprofit or to a class of households, businesses or nonprofits (i.e., group) • Can also identify disproportionate impacts, or more severe impacts, to a specific beneficiary or to a class 	<ul style="list-style-type: none"> • Types of responses can include a program, service, or capital expenditure • Response should be related and reasonably proportional to the harm • Response should also be reasonably designed to benefit impacted individual or class

1. Identify a COVID-19 public health or negative economic impact on an individual or a class.

Recipients should identify an individual or class that is “impacted” or “disproportionately impacted” by the COVID-19 public health emergency or its negative economic impacts as well as the specific impact itself.

- “Impacted” entities are those impacted by the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency. For example, an individual who lost their job or a small business that saw lower revenue during a period of closure would both have experienced impacts of the pandemic.
- “Disproportionately impacted” entities are those that experienced disproportionate public health or economic outcomes from the pandemic; Treasury recognizes that pre-existing disparities, in many cases, amplified the impacts of the pandemic, causing more severe impacts in underserved communities. For example, a household living in a neighborhood with limited access to medical care and healthy foods may have faced health disparities before the pandemic, like a higher rate of chronic health conditions, that contributed to more severe health outcomes during the COVID-19 pandemic.

The recipient may choose to identify these impacts at either the individual level or at a class level. If the recipient is identifying impacts at the individual level, they should retain documentation supporting the impact the individual experienced (e.g., documentation of lost revenues from a small business). Such documentation can be streamlined in many cases (e.g., self-attestation that a household requires food assistance).

Recipients also have broad flexibility to identify a “class” – or a group of households, small businesses, or nonprofits – that experienced an impact. In these cases, the recipients should



first identify the class and the impact that it faced. Then, recipients only need to document that the individuals served fall within that class; recipients do not need to document a specific impact to each individual served. For example, a recipient could identify that restaurants in the downtown area faced substantial declines in revenue due to decreased foot traffic from workers; the recipient could develop a program to respond to the impact on that class and only needs to document that the businesses being served are restaurants in the downtown area.

Recipients should keep the following considerations in mind when designating a class:

- **There should be a relationship between the definition of the class and the proposed response.** Larger and less-specific classes are less likely to have experienced similar harms, which may make it more difficult to design a response that appropriately responds to those harms.
 - **Classes may be determined on a population basis or on a geographic basis,** and the response should be appropriately matched. For example, a response might be designed to provide childcare to single parents, regardless of which neighborhood they live in, or a response might provide a park to improve the health of a disproportionately impacted neighborhood.
 - **Recipients may designate classes that experienced disproportionate impact,** by assessing the impacts of the pandemic and finding that some populations experienced meaningfully more severe impacts than the general public. To determine these disproportionate impacts, recipients:
 - May designate classes based on academic research or government research publications (such as the citations provided in the supplementary information in the final rule), through analysis of their own data, or through analysis of other existing data sources.
 - May also consider qualitative research and sources to augment their analysis, or when quantitative data is not readily available. Such sources might include resident interviews or feedback from relevant state and local agencies, such as public health departments or social services departments.
 - Should consider the quality of the research, data, and applicability of analysis to their determination in all cases.
 - **Some of the enumerated uses may also be appropriate responses to the impacts experienced by other classes of beneficiaries.** It is permissible for recipients to provide these services to other classes, so long as the recipient determines that the response is also appropriate for those groups.
 - **Recipients may designate a class based on income level, including at levels higher than the final rule definition of "low- and moderate-income."** For example, a recipient may identify that households in their community with incomes above the final rule threshold for low-income nevertheless experienced disproportionate impacts from the pandemic and provide responsive services.
2. **Design a response that addresses or responds to the impact.** Programs, services, and other interventions must be reasonably designed to benefit the individual or class that experienced



the impact. They must also be related and reasonably proportional to the extent and type of impact experienced. For example, uses that bear no relation or are grossly disproportionate to the type or extent of the impact would not be eligible.

“Reasonably proportional” refers to the scale of the response compared to the scale of the harm, as well as the targeting of the response to beneficiaries compared to the amount of harm they experienced; for example, it may not be reasonably proportional for a cash assistance program to provide a very small amount of aid to a group that experienced severe harm and a much larger amount to a group that experienced relatively little harm. Recipients should consider relevant factors about the harm identified and the response to evaluate whether the response is reasonably proportional. For example, recipients may consider the size of the population impacted and the severity, type, and duration of the impact. Recipients may also consider the efficacy, cost, cost-effectiveness, and time to delivery of the response.

For disproportionately impacted communities, recipients may design interventions that address broader pre-existing disparities that contributed to more severe health and economic outcomes during the pandemic, such as disproportionate gaps in access to health care or pre-existing disparities in educational outcomes that have been exacerbated by the pandemic.



Premium Pay

The Coronavirus State and Local Fiscal Recovery Funds may be used to provide premium pay to eligible workers performing essential work during the pandemic. Premium pay may be awarded to eligible workers up to \$13 per hour. Premium pay must be in addition to wages or remuneration (i.e., compensation) the eligible worker otherwise receives. Premium pay may not exceed \$25,000 for any single worker during the program.

Recipients should undergo the following steps to provide premium pay to eligible workers.

- 1. Identify an “eligible” worker.** Eligible workers include workers “needed to maintain continuity of operations of essential critical infrastructure sectors.” These sectors and occupations are eligible:

- ✓ Health care
- ✓ Emergency response
- ✓ Sanitation, disinfection & cleaning
- ✓ Maintenance
- ✓ Grocery stores, restaurants, food production, and food delivery
- ✓ Pharmacy
- ✓ Biomedical research
- ✓ Behavioral health
- ✓ Medical testing and diagnostics
- ✓ Home and community-based health care or assistance with activities of daily living
- ✓ Family or child care
- ✓ Social services
- ✓ Public health
- ✓ Mortuary
- ✓ Critical clinical research, development, and testing necessary for COVID-19 response
- ✓ State, local, or Tribal government workforce
- ✓ Workers providing vital services to Tribes
- ✓ Educational, school nutrition, and other work required to operate a school facility
- ✓ Laundry
- ✓ Elections
- ✓ Solid waste or hazardous materials management, response, and cleanup
- ✓ Work requiring physical interaction with patients
- ✓ Dental care
- ✓ Transportation and warehousing
- ✓ Hotel and commercial lodging facilities that are used for COVID-19 mitigation and containment

Beyond this list, the chief executive (or equivalent) of a recipient government may designate additional non-public sectors as critical so long as doing so is necessary to protecting the health and wellbeing of the residents of such jurisdictions.

- 2. Verify that the eligible worker performs “essential work,”** meaning work that:

- Is not performed while teleworking from a residence; and
- Involves either:
 - a. regular, in-person interactions with patients, the public, or coworkers of the individual that is performing the work; or
 - b. regular physical handling of items that were handled by, or are to be handled by, patients, the public, or coworkers of the individual that is performing the work.



3. Confirm that the premium pay “responds to” workers performing essential work during the COVID-19 public health emergency. Under the final rule, which broadened the share of eligible workers who can receive premium pay without a written justification, recipients may meet this requirement in one of three ways:

- Eligible worker receiving premium pay is earning (with the premium included) at or below 150 percent of their residing state or county’s average annual wage for all occupations, as defined by the Bureau of Labor Statistics’ [Occupational Employment and Wage Statistics](#), whichever is higher, on an annual basis; or
- Eligible worker receiving premium pay is not exempt from the Fair Labor Standards Act overtime provisions; or
- If a worker does not meet either of the above requirements, the recipient must submit written justification to Treasury detailing how the premium pay is otherwise responsive to workers performing essential work during the public health emergency. This may include a description of the essential worker’s duties, health, or financial risks faced due to COVID-19, and why the recipient determined that the premium pay was responsive. Treasury anticipates that recipients will easily be able to satisfy the justification requirement for front-line workers, like nurses and hospital staff.

Premium pay may be awarded in installments or lump sums (e.g., monthly, quarterly, etc.) and may be awarded to hourly, part-time, or salaried or non-hourly workers. Premium pay must be paid in addition to wages already received and may be paid retrospectively. A recipient may not use SLFRF to merely reimburse itself for premium pay or hazard pay already received by the worker, and premium pay may not be paid to volunteers.



Water & Sewer Infrastructure

The Coronavirus State and Local Fiscal Recovery Funds may be used to make necessary investments in water and sewer infrastructure. State, local, and Tribal governments have a tremendous need to address the consequences of deferred maintenance in drinking water systems and removal, management, and treatment of sewage and stormwater, along with additional resiliency measures needed to adapt to climate change.

Recipients may undertake the eligible projects below:

PROJECTS ELIGIBLE UNDER EPA’S CLEAN WATER STATE REVOLVING FUND (CWSRF)

Eligible projects under the CWSRF, and the final rule, include:

- ✓ Construction of publicly owned treatment works
- ✓ Projects pursuant to implementation of a nonpoint source pollution management program established under the Clean Water Act (CWA)
- ✓ Decentralized wastewater treatment systems that treat municipal wastewater or domestic sewage
- ✓ Management and treatment of stormwater or subsurface drainage water
- ✓ Water conservation, efficiency, or reuse measures
- ✓ Development and implementation of a conservation and management plan under the CWA
- ✓ Watershed projects meeting the criteria set forth in the CWA
- ✓ Energy consumption reduction for publicly owned treatment works
- ✓ Reuse or recycling of wastewater, stormwater, or subsurface drainage water
- ✓ Security of publicly owned treatment works

Treasury encourages recipients to review the EPA handbook for the [CWSRF](#) for a full list of eligibilities.

PROJECTS ELIGIBLE UNDER EPA’S DRINKING WATER STATE REVOLVING FUND (DWSRF)

Eligible drinking water projects under the DWSRF, and the final rule, include:

- ✓ Facilities to improve drinking water quality
- ✓ Transmission and distribution, including improvements of water pressure or prevention of contamination in infrastructure and lead service line replacements
- ✓ New sources to replace contaminated drinking water or increase drought resilience, including aquifer storage and recovery system for water storage
- ✓ Green infrastructure, including green roofs, rainwater harvesting collection, permeable pavement
- ✓ Storage of drinking water, such as to prevent contaminants or equalize water demands
- ✓ Purchase of water systems and interconnection of systems
- ✓ New community water systems

Treasury encourages recipients to review the EPA handbook for the [DWSRF](#) for a full list of eligibilities.

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ADDITIONAL ELIGIBLE PROJECTS

With broadened eligibility under the final rule, SLFRF funds may be used to fund additional types of projects— such as additional stormwater infrastructure, residential wells, lead remediation, and certain rehabilitations of dams and reservoirs — beyond the CWSRF and DWSRF, if they are found to be “necessary” according to the definition provided in the final rule and outlined below.

- ✓ Culvert repair, resizing, and removal, replacement of storm sewers, and additional types of stormwater infrastructure
- ✓ Infrastructure to improve access to safe drinking water for individual served by residential wells, including testing initiatives, and treatment/remediation strategies that address contamination
- ✓ Dam and reservoir rehabilitation if primary purpose of dam or reservoir is for drinking water supply and project is necessary for provision of drinking water
- ✓ Broad set of lead remediation projects eligible under EPA grant programs authorized by the Water Infrastructure Improvements for the Nation (WIIN) Act, such as lead testing, installation of corrosion control treatment, lead service line replacement, as well as water quality testing, compliance monitoring, and remediation activities, including replacement of internal plumbing and faucets and fixtures in schools and childcare facilities

A “necessary” investment in infrastructure must be:

- (1) responsive to an identified need to achieve or maintain an adequate minimum level of service, which may include a reasonable projection of increased need, whether due to population growth or otherwise,
- (2) a cost-effective means for meeting that need, taking into account available alternatives, and
- (3) for investments in infrastructure that supply drinking water in order to meet projected population growth, projected to be sustainable over its estimated useful life.

Please note that DWSRF and CWSRF-eligible projects are generally presumed to be necessary investments. Additional eligible projects generally must be responsive to an identified need to achieve or maintain an adequate minimum level of service. Recipients are only required to assess cost-effectiveness of projects for the creation of new drinking water systems, dam and reservoir rehabilitation projects, or projects for the extension of drinking water service to meet population growth needs. Recipients should review the supplementary information to the final rule for more details on requirements applicable to each type of investment.

APPLICABLE STANDARDS & REQUIREMENTS

Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.

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Broadband Infrastructure

The Coronavirus State and Local Fiscal Recovery Funds may be used to make necessary investments in broadband infrastructure, which has been shown to be critical for work, education, healthcare, and civic participation during the public health emergency. The final rule broadens the set of eligible broadband infrastructure investments that recipients may undertake.

Recipients may pursue investments in broadband infrastructure meeting technical standards detailed below, as well as an expanded set of cybersecurity investments.

BROADBAND INFRASTRUCTURE INVESTMENTS

Recipients should adhere to the following requirements when designing a broadband infrastructure project:

1. **Identify an eligible area for investment.** Recipients are encouraged to prioritize projects that are designed to serve locations without access to reliable wireline 100/20 Mbps broadband service (meaning service that reliably provides 100 Mbps download speed and 20 Mbps upload speed through a wireline connection), but are broadly able to invest in projects designed to provide service to locations with an identified need for additional broadband investment. Recipients have broad flexibility to define need in their community. Examples of need could include:

- ✓ Lack of access to a reliable high-speed broadband connection
- ✓ Lack of affordable broadband
- ✓ Lack of reliable service

If recipients are considering deploying broadband to locations where there are existing and enforceable federal or state funding commitments for reliable service of at least 100/20 Mbps, recipients must ensure that SLFRF funds are designed to address an identified need for additional broadband investment that is not met by existing federal or state funding commitments. Recipients must also ensure that SLFRF funds will not be used for costs that will be reimbursed by the other federal or state funding streams.

2. **Design project to meet high-speed technical standards.** Recipients are required to design projects to, upon completion, reliably meet or exceed symmetrical 100 Mbps download and upload speeds. In cases where it is not practicable, because of the excessive cost of the project or geography or topography of the area to be served by the project, eligible projects may be designed to reliably meet or exceed 100/20 Mbps and be scalable to a minimum of symmetrical 100 Mbps download and upload speeds.

Treasury encourages recipients to prioritize investments in fiber-optic infrastructure wherever feasible and to focus on projects that will achieve last-mile connections. Further, Treasury encourages recipients to prioritize support for broadband networks owned, operated by, or affiliated with local governments, nonprofits, and co-operatives.



3. **Require enrollment in a low-income subsidy program.** Recipients must require the service provider for a broadband project that provides service to households to either:

- ✓ Participate in the FCC's Affordable Connectivity Program (ACP)
- ✓ Provide access to a broad-based affordability program to low-income consumers that provides benefits commensurate to ACP

Treasury encourages broadband services to also include at least one low-cost option offered without data usage caps at speeds sufficient for a household with multiple users to simultaneously telework and engage in remote learning. Recipients are also encouraged to consult with the community on affordability needs.

CYBERSECURITY INVESTMENTS

SLFRF may be used for modernization of cybersecurity for existing and new broadband infrastructure, regardless of their speed delivery standards. This includes modernization of hardware and software.

APPLICABLE STANDARDS & REQUIREMENTS

Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.



Restrictions on Use

While recipients have considerable flexibility to use Coronavirus State and Local Fiscal Recovery Funds to address the diverse needs of their communities, some restrictions on use of funds apply.

OFFSET A REDUCTION IN NET TAX REVENUE

- **States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue resulting from a change in law, regulation, or administrative interpretation beginning on March 3, 2021, through the last day of the fiscal year in which the funds provided have been spent.** If a state or territory cuts taxes during this period, it must demonstrate how it paid for the tax cuts from sources other than SLFRF, such as by enacting policies to raise other sources of revenue, by cutting spending, or through higher revenue due to economic growth. If the funds provided have been used to offset tax cuts, the amount used for this purpose must be repaid to the Treasury.

DEPOSITS INTO PENSION FUNDS

- **No recipients except Tribal governments may use this funding to make a deposit to a pension fund.** Treasury defines a “deposit” as an extraordinary contribution to a pension fund for the purpose of reducing an accrued, unfunded liability. While pension deposits are prohibited, recipients may use funds for routine payroll contributions connected to an eligible use of funds (e.g., for public health and safety staff). Examples of extraordinary payments include ones that:
 - × Reduce a liability incurred prior to the start of the COVID-19 public health emergency and occur outside the recipient's regular timing for making the payment
 - × Occur at the regular time for pension contributions but is larger than a regular payment would have been

ADDITIONAL RESTRICTIONS AND REQUIREMENTS

Additional restrictions and requirements that apply across all eligible use categories include:

- **No debt service or replenishing financial reserves.** Since SLFRF funds are intended to be used prospectively, recipients may not use SLFRF funds for debt service or replenishing financial reserves (e.g., rainy day funds).
- **No satisfaction of settlements and judgments.** Satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring in a judicial, administrative, or regulatory proceeding is itself not an eligible use. However, if a settlement requires the recipient to provide services or incur other costs that are an eligible use of SLFRF funds, SLFRF may be used for those costs.
- **Additional general restrictions.** SLFRF funds may not be used for a project that conflicts with or contravenes the purpose of the American Rescue Plan Act statute (e.g., uses of funds that

Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule



undermine COVID-19 mitigation practices in line with CDC guidance and recommendations) and may not be used in violation of the Award Terms and Conditions or conflict of interest requirements under the Uniform Guidance. Other applicable laws and regulations, outside of SLFRF program requirements, may also apply (e.g., laws around procurement, contracting, conflicts-of-interest, environmental standards, or civil rights).



Program Administration

The Coronavirus State and Local Fiscal Recovery Funds final rule details a number of administrative processes and requirements, including on distribution of funds, timeline for use of funds, transfer of funds, treatment of loans, use of funds to meet non-federal match or cost-share requirements, administrative expenses, reporting on use of funds, and remediation and recoupment of funds used for ineligible purposes. This section provides a summary for the most frequently asked questions.

TIMELINE FOR USE OF FUNDS

Under the SLFRF, funds must be used for costs incurred on or after March 3, 2021. Further, costs must be obligated by December 31, 2024, and expended by December 31, 2026.

TRANSFERS

Recipients may undertake projects on their own or through subrecipients, which carry out eligible uses on behalf of a recipient, including pooling funds with other recipients or blending and braiding SLFRF funds with other sources of funds. Localities may also transfer their funds to the state through section 603(c)(4), which will decrease the locality's award and increase the state award amounts.

LOANS

Recipients may generally use SLFRF funds to provide loans for uses that are otherwise eligible, although there are special rules about how recipients should track program income depending on the length of the loan. Recipients should consult the final rule if they seek to utilize these provisions.

NON-FEDERAL MATCH OR COST-SHARE REQUIREMENTS

Funds available under the "revenue loss" eligible use category (sections 602(c)(1)(C) and 603(c)(1)(C) of the Social Security Act) generally may be used to meet the non-federal cost-share or matching requirements of other federal programs. However, note that SLFRF funds may not be used as the non-federal share for purposes of a state's Medicaid and CHIP programs because the Office of Management and Budget has approved a waiver as requested by the Centers for Medicare & Medicaid Services pursuant to 2 CFR 200.102 of the Uniform Guidance and related regulations.

SLFRF funds beyond those that are available under the revenue loss eligible use category may not be used to meet the non-federal match or cost-share requirements of other federal programs, other than as specifically provided for by statute. As an example, the Infrastructure Investment and Jobs Act provides that SLFRF funds may be used to meet the non-federal match requirements of authorized Bureau of Reclamation projects and certain broadband deployment projects. Recipients should consult the final rule for further details if they seek to utilize SLFRF funds as a match for these projects.

ADMINISTRATIVE EXPENSES

SLFRF funds may be used for direct and indirect administrative expenses involved in administering the program. For details on permissible direct and indirect administrative costs, recipients should refer to Treasury's [Compliance and Reporting Guidance](#). Costs incurred for the same purpose in like circumstances must be treated consistently as either direct or indirect costs.

Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule



REPORTING, COMPLIANCE & RECOUPMENT

Recipients are required to comply with Treasury's [Compliance and Reporting Guidance](#), which includes submitting mandatory periodic reports to Treasury.

Funds used in violation of the final rule are subject to remediation and recoupment. As outlined in the final rule, Treasury may identify funds used in violation through reporting or other sources. Recipients will be provided with an initial written notice of recoupment with an opportunity to submit a request for reconsideration before Treasury provides a final notice of recoupment. If the recipient receives an initial notice of recoupment and does not submit a request for reconsideration, the initial notice will be deemed the final notice. Treasury may pursue other forms of remediation and monitoring in conjunction with, or as an alternative to, recoupment.

REVISIONS TO THE OVERVIEW OF THE FINAL RULE:

- January 18, 2022 (p. 4, p. 16): Clarification that the revenue loss standard allowance is “up to” \$10 million under the Replacing Lost Public Sector Revenue eligible use category; addition of further information on the eligibility of general infrastructure, general economic development, and worker development projects under the Public Health and Negative Economic Impacts eligible use category.

Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule

U.S. Department of the Treasury



City of Newnan, Georgia - Mayor and Council

Date: January 25, 2022

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

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

Purpose:

To present an external request for funding under the American Rescue Plan Act (ARPA)

Background:

On October 26th, 2021 the Council adopted a resolution to accept and establish guidelines and requirements for the obligation and expenditure of ARPA funds. This resolution was adopted under guidance issued by the United States Treasury known as the "Interim Final Rule". Under this resolution the ARPA Special Project Manager created and administered an ongoing application for requests for funding under the American Rescue Plan Act (ARPA). The application has been screened by the ARPA Special Project Manager for eligibility and has been reviewed and scored by the established review committee. The decision to obligate the funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all.

Funding Request:

1. ARPA, Coweta Community Foundation, 2.10 Aid to Nonprofit Organizations: \$167,756

Recommendation:

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

Attachments:

1. Coweta Community Foundation (CCF), Aid to Nonprofit Organizations

Previous Discussions with Council:

Newnan City Council adopted a resolution on October 26th, 2021 to accept and establish the administrative requirements for the obligation and expenditure of ARPA funds.



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
January 2, 2022 8:12pm
America/New_York

Primary Applicant Kristin Webb

Additional Applicant(s): Cynthia Bennett

Organization Name (if applicable): Coweta Community Foundation

Additional Applying Organization(s): N/A

Address: 23 Bullsboro Dr
Newnan
GA
30263

Phone Number 770-253-1833

Email kwebb@cowetafoundation.org

Organization Purpose, Mission, Objectives (if applicable): The Coweta Community Foundation (CCF) enhances our community's quality of life by encouraging, accepting, and managing gifts and bequests of all sizes to empower individuals, families, corporations, non-profits, and communities to respond to the needs and opportunities that matter.

Employer Identification Number (EIN) - (if applicable): 58-2348181

DUNS Number (if applicable): 096861924

Expenditure Category Applied: 2.10: Negative Economic Impact: 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. N/A

Project Title (5 words or less, may include acronyms) CCF Revenue Replacement Request

Affiliated Organization(s) and Leader(s) Coweta Community Foundation, Kristin Webb, Executive Director

Project Description 2020 Revenue Replacement funds are sought to provide 1) A Nonprofit Summit to provide professional development and education for nonprofit leaders. 2) Grant cycles to support and strengthen Nonprofit agency services not related to the March 2021 tornado and 3) an administrative fee of 10% for CCF operations to facilitate and manage these activities. (See attached Description for further information.)

Why does the chosen Expenditure Category best describe your project? The COVID-19 pandemic had a marked effect on our ability to hold fundraising events and on donors' confidence in their long-term financial strength. Levels of donations and corporate sponsorships dropped drastically. Revenue was down from \$264,068 in 2019 to only \$92,924 in 2020. A loss of \$171,144.

Proposed Funding Amount

We are requesting \$167,756 to replenish the funds for important services in our community that are not related to the tornado.

Proposed Timeline

Q1 Program: Present Nonprofit Summit

Goal: To educate and increase viability of local 501(c)(3) organizations i.e., Board of Directors development, fundraising skills, strategic thinking, etc.

Actions: Identify and contract professional speakers and workshop leaders on relevant topics, manage logistics, market, and attract participants; provide meals, provide Summit "book."

Success measures: # of participants; # of grant requests; Satisfaction Surveys

Q2-4 Grant cycles (See Attached Timeline)

Please list your strategic goals.

To be a catalyst for the establishment of endowments to benefit the community now and into the future.

To serve the varied interests and needs of donors.

To provide leadership and resources to identify and meet community needs.

To serve as a steward of funds.

To encourage collaboration among community organizations and agencies.

To empower the Community through Grants and Education to non-profits.

To support impactful community programs through Donor Advised Funds and Fiscal Sponsorships

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

The organizations that receive grants from CCF serve citizens of Newnan. For example, ~50% of Meals on Wheels recipients; ~85% of participants in Coweta Force programs; 90% of Sisters for Society clients; and ~70% of Backstreet Arts participants are Newnan residents.

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?

CCF grants target agencies who provide services to the disadvantaged population in the city of Newnan. If an agency's charter does not specifically seek to support disadvantaged citizens, then their grant application must indicate their particular project will impact Qualified Census Tract residents. For example, a Fine Arts agency may provide scholarship awards to school children in these tracts

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.)

CCF funding will be distributed to organizations within the boundaries of the city of Newnan including 30263 and 30265. Organizations with physical location outside of the city limits will be required to provide evidence that they are serving Newnan residents.

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.

CCF Executive Director Kristin Webb is a seasoned marketing and development professional with extensive management experience. A proven leader and coach who cultivates talent, engages partners and drives financial empowerment, she has presented at National Non-Profit Conferences. Since joining the team at CCF, she has managed nearly \$3 million in funds received and disbursed \$1 million in grants. CCF scores 100 on Charity Navigator for effective use of funds.

Were Newnan residents involved in the development of this

Yes. CCF Executive Director and 2022 Immediate Past Board Chair are Newnan residents.

proposal? How?

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

Yes. CCF Grant recipients drive the use of funds with research of community needs. Applications include a section to identify decision-makers.

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

Kristin Webb, CCF Executive Director

Which partner organizations will be involved in a project implementation?

The Nonprofit Summit facilitators include: The Newnan Coweta Chamber, Pro Bono Partnership of Atlanta, the University of West Georgia, and others.

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

Yes, the Nonprofit Summit will be supported in part with in-kind donations from CCF partners.

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 requested funds will help finance new grant opportunities to address the problems identified through the work of the nonprofit agencies. This includes projects in education, women and children, fine arts, health and human services and animal welfare. Our grant award decisions are based on the research, data and evidence included in the grant application.

Upload File(s)

<https://seam.ly/6EJuw3KI>
582348181_201912_990_2021030117768785.pdf

Upload File(s)

<https://seam.ly/9at2e9AR>
582348181_202012_990_2021060118221933.pdf

Upload File(s)

<https://seam.ly/YODZSGUt>
Budget Community Foundation Revenue Replacement.xlsx

Upload File(s)

<https://seam.ly/esmP4a0H>
Budget Narrative - CCF Revenue Replacement.docx

Upload File(s)

<https://seam.ly/DCo9YNPJ>
CCF Revenue Replacement Project Description.docx

**City of Newnan ARPA Funding Application
CCF Revenue Replacement Request**

Primary Applicant Organization Name

Kristin Webb, Coweta Community Foundation (CCF)

Project Description

The Coweta Community Foundation (CCF) mission is to enhance the quality of life in Coweta County by encouraging philanthropy and supporting local nonprofit agencies. The COVID-19 pandemic had a marked effect on our ability to hold fundraising events and on donors' confidence in their long-term financial strength. In face of the novel pandemic the level of donations and corporate sponsorships dropped drastically. CCF is requesting \$167,756 to recover funding lost during 2020. Revenue was down from \$264,068 in 2019 to only \$92,924 in 2020. A loss of \$171,144. Our goal is to replenish the funds for urgent services in our community that are not related to the tornado.

These funds will reinvigorate the Nonprofit community through

- 1. A Nonprofit Summit to provide professional development and education for nonprofit leaders.** The Nonprofit Summit in February 2022 will feature speakers and workshops for leadership development. Topics include ideas and activities for fundraising, grant writing, client services, raising community awareness and best practices. (Outline of Summit included in attached documents.)
- 2. Grant Cycles to support and strengthen nonprofit agency services not related to the March tornado.** Awards will support non-tornado related activities and capacity building for organizations within the city that offer enormous resources to our community. The requested funds will help finance new grant opportunities to constituent concerns in
 - education,
 - women and children,
 - fine arts,
 - health and human services, and
 - animal welfare.
- 3. Administration fee of 10% for CCF operations to facilitate and manage these activities.** The Coweta Community Foundation scores 100 on Charity Navigator for effective use of funds.

Why does the chosen Expenditure Category best describe your project?

Expenditure Category 2.10: Negative Economic Impact: Aid to Nonprofit Organizations

COVID-19 forced significant cuts to budget, reduction of staff and downsizing of physical location. Despite the lack of operational funds, CCF was an original member of the Nonprofit COVID-19 Response Team which brought together the leadership of local organizations to develop strategies for helping local people impacted by job loss, food and home insecurity.

That group transformed into the Tornado Response Team when the tornado struck and was pivotal in standing up volunteers to help in the aftermath. The Community Foundation then took the leadership role in recovery activities such as:

- **swift response in the aftermath organizing to receive donations,**
- **providing immediate funds to tornado survivors,**

- participating in weekly meeting of the Nonprofit COVID Response as it transformed to Tornado Response
- developing and facilitating educational seminars to support tornado recovery
- organizing the Long-Term Recovery Director hiring committee, sought funds for, and provided office space and supervision for same, and
- managing the concert event which raised tornado recovery funds.

The funds collected in the months since the tornado have been earmarked for tornado recovery. Revenue from 2020 has not been recovered. This has diminished the ability of CCF to meet its mission and support nonprofit agencies working on non-tornado needs in our community. Assistance from the city of Newnan ARPA fund will help us respond to requests from local organizations seeking support for non-tornado related activities going forward in 2022.

Proposed Funding Amount

\$167,756.00

CCF Revenue Replacement

Proposed Timeline

Q1 Program: "Connecting Coweta" Nonprofit Summit 2022

Goal: To educate and increase viability of local 501(c)(3) organizations i.e., Board of Directors development, fundraising skills, strategic thinking, etc.

Actions: Identify and contract professional speakers and workshop leaders on relevant topics, manage logistics, market to participants; provide meals, provide Summit "book."

Success measures: # of participants; # of grant requests; Satisfaction Surveys

Q2 Program: Grant Cycle 1) Nonprofit Summit Award Selection 2022

Goal: To offer two competitive \$10,000 grants to organizations that participated in the February Nonprofit Summit.

Actions: Describe appropriate proposals, respond to questions from potential grantees; review and organize grant requests received, prioritize and present to CCF Grant Committee for selection / approval.

Success Metrics: Two awards given

Q3 Program: Non-Tornado Grant Cycles 2) July, and 3) September 2022

Goal: Restart the offering of non-tornado related project and capacity-building grants to the many deserving local organizations.

Actions: Describe appropriate proposals and maximum fund request, respond to questions from potential grantees, review and organize grants requests received, prioritize and present to CCF Grant Committee for selection / approval.

Success Metrics: # of grant proposals that meet criteria; # of grant proposals funded.

Q4 Program: Non-Tornado Grant Cycle 4) November

Goal: Offer non-tornado related project and capacity-building grants to the many deserving local organizations.

Actions: Describe appropriate proposals and maximum fund request, respond to questions from potential grantees, review and organize grants requests received, prioritize and present to CCF Grant Committee for selection / approval.

Success Metrics: # of grant proposals that meet criteria; # of grant proposals funded.

	Q-1 Nonprofit Summit	Q2 Grant Cycle 1) Nonprofit Summit	Q3 Grant Cycle 2) July and 3) September	Q4 Grant Cycle 4) November	Column Totals
EXPENSES					
Marketing					
Videography and Photography (In-Kind)	\$400				
Public Relations	\$400				
Print / Online Advertising	\$500				
Website Revision (In-Kind)	\$250				
Event Development & Logistics					
<i>Event Development - Staff Time</i>	\$3,000				
Speaker Fees	\$7,500				
Travel & Hotel	\$1,000				
Location (In-Kind)	\$1,000				
Meals	\$4,125				
Summit "Book" Production "Swag"	\$2,000				
Grant Cycle Management					
<i>Grant Review - Staff Time</i>		\$1,075	\$2,150	\$1,075	
Donor Software	\$1,464	\$1,464	\$1,464	\$1,464	
Foundation Center Online Software	\$500	\$500	\$500	\$500	
Workstation Hardware	\$1,200				
Distributed Grant Funds		\$20,000	\$80,000	\$40,000	
Total / Expenses	\$23,339				
INCOME					
Registration Fee (\$75 per person)	\$4,125				
In-Kind Donations	\$1,650				
Total / Income	\$5,775				
Totals / Requested Funds	\$17,564	\$23,039	\$84,114	\$43,039	\$167,756

10% Administration Totals \$16,356

The italicized items in the budget represent administrative costs. Their total is <10% of total request.

Budget Narrative

EXPENSES

Marketing

Videography and Photography - In-Kind (the equivalent of roughly \$400 will be contributed in-kind by the Central Educational Center and WOW Video Services)

Public Relations - \$400 in consultant hours for creating / managing the Nonprofit Summit campaign.

Print / Online Advertising – Advertising in local print media is estimated at \$500.

Internet/Website – Adding the Nonprofit Summit and new Grant Cycles to the website will be provided In-Kind.

Event & Logistics

Events & Logistics, again focused largely on the Nonprofit Summit, will require planning and coordination by the Executive Director and Staff.

Event-Related Staff Time - Estimating 60 hours at \$50 an hour for a total of \$3000 to organize and implement all aspects of the event including developing program content, hiring speakers, arranging their itinerary, coordinating meals, technology support and handout production, etc. Much of this work will be done by the CCF Executive Director.

Speaker Fees - 3 speakers @\$1500 plus 1 speaker at \$3000; quality of speaker will be impacted by the availability of funds.

Travel & Hotel – Cost of flight and hotel for a featured speaker are estimated at \$1000.

Location – Crossroads Church (Hwy 16) has offered their facility free-of-charge for the Nonprofit Summit.

Meals – Registration fee of \$75 will cover the cost of 2 lunches, 1 special dinner and snacks. Consequently, this number will be a “wash” against fees charged 55 people @\$75 = \$4125.

Summit “Book” Production – create and organize Event “book” including handouts, notebooks, printing, and binding; price point at 100 copies; will be roughly \$2000.

Swag - In-Kind from Sponsor, unknown value.

Grant Cycle Management

There are four grant cycles planned for next year to address non-tornado related activities. The first grant cycle is competitive based on participation in the Nonprofit Summit.

Grant Review / Staff Time - grant reading, applicant coaching, sorting, prioritizing, providing to review committee, selecting, monitoring for compliance. (25 hours @\$35 per grant cycle + 10 hours @\$20 per grant cycle for accounting services such as check writing).

Donor software - Client Relationship Management software for Foundations (Foundant) to effectively organize donors, sponsors, potential recipients that costs \$488 per month or \$1464 per quarter.

Foundation Directory Online - This will be provided as a resource for community nonprofits to come to the CCF and search for organizations that fund missions like theirs. Software cost \$2000 per year or \$500 per quarter.

Workstation Hardware – A dedicated workstation for nonprofit representatives to use to query the Foundation Directory in search of additional financial resources would include a computer, external monitor, dongle, mouse, and mouse pad.

Distributed Grant Funds – These are the funds that will be awarded directly to grant seekers.

INCOME

Nonprofit Summit Registration Fee – A fee of \$75 per person will be charged to register for the Nonprofit Summit. This fee is big enough that people will follow through on their commitment rather than lose the money, but not so big as to be prohibitive to participation. Based on meal estimate, the registration fee total is \$4,125.

In-Kind contributions – Total of items listed.

Administrative Costs reflected in this spreadsheet total \$16,356. The individual items are italicized. They include Staff Time, Software and Hardware to accomplish these programs. This figure represents the standard administrative service cost of 10%.

Event Participant Registration

Name: _____

Organization: _____

Title: _____

Email: _____

Phone: _____

Are you a... CEO/ED of a nonprofit

Board Leader Volunteer Grantmaker

Staff Member at a nonprofit Sector Ally

Does your organization serve individuals in

Coweta Co.? Y/N

How did you find out about the event?

Social Media. Email. NP Alliance

Newspaper. Colleague Other

Select Membership Level:

Connect (1 day) 2/24. 2/25

Collaborate (2 day)

Association (4 Members from same group /

\$100 per person)

I'm a sponsor

I'm a workshop presenter



NONPROFIT
SUMMIT

Connecting
Coweta
2022

Coweta Community Foundation

PO Box 236

Newman, GA 30254

770-253-1833

cowetafoundation.org

info@cowetafoundation.org

CONNECTING COWETA NONPROFIT SUMMIT

2022



Local nonprofits fill vital needs in our community, and often do so with small teams and limited resources. Especially now, you need advice and tips to use today. Actionable, realistic, and effective ideas on fundraising, communications, and more. And that's what this conference is 100% focused on.

ABOUT THE SUMMIT

The 2022 Nonprofit Summit - Connecting Coweta is dedicated to giving nonprofits everything they need to better their organizations and communities. This conference includes workshops, training, discussions, consulting, and networking opportunities. The Nonprofit Summit has something for just about everyone on your team!

WHO HOSTS THE SUMMIT?

The 2022 Nonprofit Summit - Connecting Coweta is hosted by the Coweta Community Foundation at Crossroads Church, in collaboration with local host organizations and sponsors. Thanks to their leadership and hospitality we are able to offer our attendees a one-of-a-kind experience. We currently have sponsorship opportunities available.



**BECAUSE
SMALL
NONPROFITS
CAN SPARK
BIG CHANGE.**



Crossroads Church-Sharpsburg is rolling out the red-carpet

February 24
& 25, 2022

for the Coweta Community Foundation's 2022 Nonprofit Summit - Connecting Coweta. If you are a nonprofit CEO, staff member, grantmaker, board leader or a sector ally you are invited to attend.

Details

Registration: The Nonprofit Summit registration will open on **December 21**. Space will be limited this year since we want to ensure the health and safety of all attendees. So Please register early to reserve your spot

Cost: \$125 for the full 2 day conference, or \$75 for one day. / Nonprofit Alliance Members receive a discounted rate \$110/\$65

You can visit our website for more information about speakers, sponsorship opportunities, scholarships or group packages
www.cowetafoundation.org.



SISTERS FOR SOCIETY CORPORATION

488 Pine Road, Newnan GA 30263

P.O. Box 73941, Newnan, GA 30271

December 21, 2021

To Whom It May Concern:

I respectfully submit this letter of support for the Coweta Community Foundation's (CCF) request for American Rescue Plan Act funds to replace revenue lost in 2020 due to COVID-19. The reduction of the Foundation's fundraising activities impacted the amount our organization received in grant funds in 2021 for program support.

We provide unique and important services to the people of Newnan and the surrounding area using funds received from CCF. This community's nonprofit community is significant to our quality of life. We are strengthened by the education programs of CCF such as Darkness to Light and the upcoming Nonprofit Summit. The support of CCF allows us to further our mission to provide a lifeline of knowledge and support to marginalized individuals and families.

I ask that you award the requested funds to CCF.

Sincerely,

Kavian Baker

Kavian Baker

Executive Director/Founder

Sisters for Society Corporation

P.O. Box 73941, Newnan, Georgia 30271



**Meals
Wheels** of Coweta

P.O. Box 73437, Newnan, GA 30271

www.mealsonwheelsofcoweta.org

December 20, 2021

To Whom It May Concern:

I am pleased to submit this letter of support of the Coweta Community Foundation's (CCF) request for American Rescue Plan Act funds to replace revenue lost in 2020 due to COVID-19. The lost revenue and reduction of the Foundation's fundraising activities significantly decreased the 2021 grant funds the Foundation was able to award to local not-for-profits, including Meals on Wheels of Coweta.

Meals on Wheels of Coweta serves a growing, very vulnerable, and often overlooked segment of the elder population in our county. CCF grant awards support our organization's mission to combat elder hunger, improve quality of life, and help those served remain in their own homes for as long as possible. In addition, the educational programs offered by the CCF - such as Darkness to Light and the upcoming Nonprofit Summit - strengthen local not-for-profits and their crucial, much-needed outreach services.

The Coweta Community Foundation's support has been invaluable to our community's not-for-profits - CCF grant funds are absolutely critical to the survival and growth of our organizations. By funding Meals on Wheels of Coweta and other not-for-profits, the CCF benefits the community at large and all those who depend on these organizations for assistance.

I respectfully ask that you award the funds requested by the Coweta Community Foundation.

Sincerely,

A handwritten signature in blue ink that reads "Lizabeth Andrew".

Lizabeth Andrew, M.S., C.Geron.

Executive Director

Meals on Wheels of Coweta, Inc.

P.O. Box 73437

Newnan, GA 30271



December 20, 2021

To Whom It May Concern:

I respectfully submit this letter of support for the Coweta Community Foundation's (CCF) request for American Rescue Plan Act funds to replace revenue lost in 2020 due to COVID-19. The reduction of the Foundation's fundraising activities impacted the amount our organization received in grant funds in 2021 for program support.

We provide unique and important services to the people of Newnan and the surrounding area using funds received from CCF. This community's nonprofit community is significant to our quality of life. We are strengthened by the education programs of CCF such as Darkness to Light and the upcoming Nonprofit Summit. The support of CCF allows us to further our mission.

Coweta FORCE exists to provide recovery support services in the community for individuals and family members impacted by addiction. We provide an average of 1811 services each month to community members in Coweta County. We could not have the reach or impact that we do without supporters like CCF.

I ask that you award the requested funds to CCF.

Sincerely,

Michelle Arnold
Deputy Director
Coweta FORCE
48 E. Washington St, Newnan



19 B FIRST AVENUE
NEWNAN GA 30263

21 December 2021

To Whom It May Concern:

I am submitting this letter in support of the Coweta Community Foundation's request for American Rescue Plan Act funds to replace revenue lost in 2020 due to COVID-19. The reduction of the Foundations's fundraising activities impacted the amount our organization received in grant funds in 2021 for program support.

Our nonprofit organization, Backstreet Community Arts, provides unique and essential services to the citizens of Newnan and Coweta County. Our free art studio is open to any adult who wants to practice art in a comfortable, inclusive atmosphere; however, we focus much of our outreach to at-risk and vulnerable populations. Those include veterans and active military members, senior citizens, individuals who have experienced trauma, illness, or grief, those who are going through the substance use disorder recovery process, and individuals living with mental disorders. 16% of our clientele is referred to us by community service organizations and wellness providers.

With a food bank as our immediate neighbor, Backstreet is at the heart of an underserved population. 36% of our participants have indicated that they live at or below the poverty line. For our participants facing long-term homelessness or living on a limited income, our studio is a place of equity where resources are free to all visitors regardless of income.

Art has been proven to lessen symptoms of anxiety and depression, improve brain function, and help us deal with grief and sadness. Art is a tool to help us maintain our mental health. During the isolation of the pandemic and after the trauma of the tornado that hit our city in March, Backstreet provided priceless support and resources to the citizens of Coweta County.

The financial support of the Coweta Community Foundation allows us to keep on keeping on and continue bringing the healing power of art to our community. I ask that you award the requested funds to Coweta Community Foundation.

Colorfully,

Kimberly Ramey
director & dreamer
Backstreet Community Arts

backstreetart.org

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
2	Unclear if allowable use	Some measurable strategic goals included	Insufficient input from most impacted residents	Some identifiable positive impacts on the residents of Newnan	Somewhat difficult to measure the applicant's ability to administer the proposal	Targets some funding into a QCT
4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT

Composite Score: 24

Date of Review: 1/11/22

Project Title: Coweta Community Foundation

Select One Explain:

- Fund
- Fund with revisions
- Do not fund at this time

Comments:

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
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4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT

Composite Score: _____ 18 _____

Date of Review: 01 / 11 / 2022

Project Title: _____ Coweta Community Foundation, CCF _____

Select One. Explain:

- Fund - Fund CCF as they appear to meet needs of community through direct partnerships.
- Fund with revisions
- Do not fund at this time

Comments:

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
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4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT

Date of Review: 1/11/22

Project Title: CCF Revenue Replacement Request

Select One Explain:

- Fund
- Fund with revisions
- Do not fund at this time

Comments:

Providing funding to this organization will positively impact the community and the proposal outlined the funds that were missed out on due to the pandemic. The attached documentation was more than adequate. The outline and timeline were very detailed and provided good insight.

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
2	Unclear if allowable use	Some measurable strategic goals included	Insufficient input from most impacted residents	Some identifiable positive impacts on the residents of Newnan	Somewhat difficult to measure the applicant's ability to administer the proposal	Targets some funding into a QCT
4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT
	4	4	4	4	4	4

Composite Score: 24

Date of Review: 01 / 10 / 2022

Project Title: Coweta Community Foundation, CCF, 2.10 Aid to Nonprofit Organizations

Select One. Explain:

- **Fund**
- Fund with revisions
- Do not fund at this time

Comments:

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
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4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT
Score:	4	4	4	4	2	2

Composite Score:20

Date of Review: 01 / 12 / 2022

Project Title: Coweta Community Foundation – CCF Revenue Replacement Request

Select One. Explain:

- Fund

Comments:

External ARPA Application Scorecard

Scoring	Eligibility	Strategic Goals	Community-Collaboration	Positive Community Impact	Ability to Administer	Qualified Census Tract
0	Not an Allowable Use	No measurable strategic goals included	Residents were not consulted	No identifiable positive impact on the residents of Newnan; or impact(s) is/are negative	Very difficult to measure the applicant's ability to administer the proposal	Does not target funding into a QCT
2	Unclear if allowable use	Some measurable strategic goals included	Insufficient input from most impacted residents	Some identifiable positive impacts on the residents of Newnan	Somewhat difficult to measure the applicant's ability to administer the proposal	Targets some funding into a QCT
4	Clearly allowable use	Clearly outlined measurable strategic goals	Residents most impacted are driving this proposal	Clearly identified positive impacts on the residents of Newnan	Easy to evaluate the applicant's ability to administer; applicant exhibits the ability to administer the proposal	Targets all funding into a QCT

Composite Score: 12

Date of Review: 1/13/2022

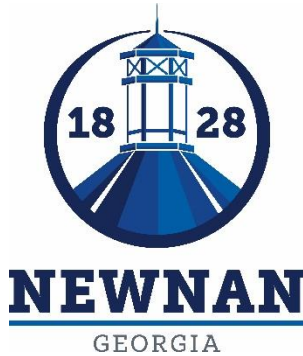
Project Title: Coweta Community Foundation

Select One. Explain:

- Fund
- Fund with revisions
- Do not fund at this time

Comments: There is some vagueness with grant information and how they will use the money to support organizations locally. Most of the money they are requesting is to fund their foundation. I do think the Non-Profit summit could be helpful for our community.

City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: Continuation of Public Hearing- Annexation Request for Annex2021-01 by Poplar 20-20, LLC; 42.20± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, and 087 2005 003); Requested zoning of MXD (Mixed Use Development) plan amended to include 350 multi-family units, 155 active adult senior units, 101 townhomes, 450,000 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space, a 1,500 seat amphitheater and a parking deck – Consideration of Ordinances.

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To continue the public hearing and consider ordinances for Annex2021-01 by Poplar 20-20, LLC for 42.20± acres on Poplar Road (Tax Parcel #s 087 2005 001, 087 2005 002, and 087 2005 003). The requested zoning is MXD (Mixed Use Development) and the amended proposal includes the following: 350 multi-family units, 155 active adult senior units, 101 townhomes, 450,00 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space, a 1,500 seat amphitheater and a parking deck.

Background: On November 23, 2021, the Council continued a public hearing on the annexation of 42.20± acres on Poplar Road. After hearing the applicant's proposal and the additional input from the public, the consensus of the Council was to give the applicant additional time to address the comments and concerns raised during the hearing. Therefore, Council voted to continue the public hearing and ordinance considerations until December 14, 2021. On December 8, 2021, staff received a request from the applicant seeking a postponement of the December 14th hearing date stating they had not completed their changes to the master plan. Council granted them a second continuance until the January 25, 2022 meeting.

In an effort to address the concerns of Council and the public, the original master plan has been revised to include the following:

Three previous changes:

- Elimination of the right-in/right out from Poplar Road into the project
- Addition of an exiting lane at the traffic signal from the project on to Poplar Road
- Town homes are to be an "owned" (fee simple) product and not rental

New changes:

- Hotel has moved to the east side of the Town Center over the retail; the lobby and reception functions will be located on the first level
- The office over retail in this area have been eliminated
- Building heights lowered, maximum structure height is 5 stories
 - o Residential – multi-family, 4 and 5 stories (5 story section where it is over retail)
 - o Residential – over 55 community, 3 stories

- Residential – town homes, 3 stories, with a potential roof top deck in select locations
- Hotel over retail in Town Center – 4 and 5 stories
- Retail – 1 story
- Office Building A (initial phase) – 5 stories
- Office Buildings B and C – 5 stories
- One office building eliminated – 150,000 sf; total office area for the project is now 450,000 sf (previously 622,800 sf)
- The initial office building, 150,000 will be surface parked – no parking deck
 - When the other 2 office buildings are developed, a parking deck to accommodate all 3 buildings will be constructed
- The remaining 2 office buildings for the project will total 300,000 sf
- The parking deck when constructed will have screening on the side facing the interstate – picture samples of prototypical screening will be included in the design submission
- A 1,500 seat amphitheater has been added to the development in the NW portion of the site with views over the pond (stage is located at the pond edge)
- Pocket parks will be provided throughout the project, especially in areas near the pond and office buildings

The revised concept plan as well as an updated Concept Design Presentation has been provided as part of the agenda packet.

Funding: N/A

Recommendation: Planning Commission Recommended (4-2) for approval with conditions

Previous Discussion with Council: April 13, 2021; October 26, 2021; November 23, 2021; December 14, 2021



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

MELISSA D. GRIFFIS (GA, AL)

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

January 13, 2022

VIA EMAIL ONLY

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

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

Dear Ms. Dunnavant:

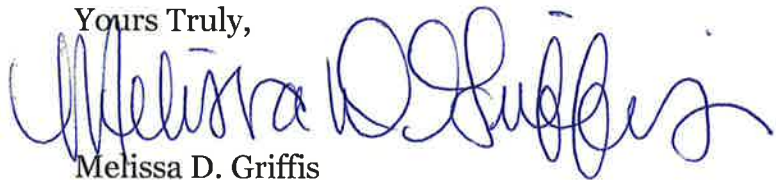
Poplar 20-20, LLC, Applicant of the above-described property (“the Property”) in Newnan, Georgia, has made additional edits to the conceptual plan that was previously submitted. Based on comments made by the Mayor and Council at meetings, the design team has attempted to address any questions and concerns in the new plan. While we await the updated plans, I have taken the time to outline those proposed changes to MP-12 and the slides which will be dated January 14, 2022 as follows:

- Previous changes discussed and memorialized in the plans:
 - Elimination of the Right In/ Right Out from Poplar Rd into the project
 - Addition of an exiting lane at the traffic signal from the project on to Poplar Rd
 - Town homes are to be an “owned” (fee simple) product and not rental
- New changes to plan
 - Hotel has moved to the east side of the Town Center over the retail; the lobby and reception functions will be located on the first level.
 - The office over retail in this area has been eliminated
 - Building heights lowered, maximum structure height is 5 stories
 - Residential – multi-family, 4 and 5 stories (5 story section where it is over retail)
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- Residential – town homes, 3 stories, with a potential roof top deck in select locations
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- The remaining 2 office buildings for the project will total 300,000sf
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- A 1,500 seat amphitheater has been added to the development in the NW portion of the site with views over the pond (stage is located at the pond edge)
- Pocket parks will be provided throughout the project, especially in areas near the pond and office buildings

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

Yours Truly,



Melissa D. Griffis
For Poplar 20-20, LLC

MDG/kr



March 26, 2021; Revised January 18, 2022

City of Newnan, Georgia
Annexation / Rezoning Application

**RE: Development Summary – Poplar Place
Parcel #'s 087 2005 001, 087 2005 002, 087 2005 003 (“Property”)**

To whom it may concern:

This letter serves as our Development Summary with respect to the annexation and rezoning of the Parcel's 087 2005 001, 087 2005 002, 087 2005 003.

The Property is located on approximately ±42.2 acres of forested land adjacent to and bordered on the west by Interstate 85, Poplar Road to the south, Newnan Crossing Boulevard to the east, and Diplomat Parkway to the north currently within the limits of Coweta County, Georgia. The proposed annexation and rezoning of a portion of the Property pertains to three tracts totaling approximately 42.2 acres. The tracts are currently zoned RC – Rural Conservation in Coweta County. The most eastern tract currently houses a single-family dwelling while the remaining tracts are undeveloped.

Barry Companies, Inc is requesting the annexation into the City of Newnan and rezoning of the Property to MXD – Mixed Use Development, shown in the attached “Proposed Zoning Districts Map”. The proposed Mixed-Use Development will include Multifamily residences, Active Adult residences, Townhomes, Office, a Hotel, an Amphitheater, Retail and Restaurants.

The proposed development is intended to create an enjoyable experience for the residents that live, work, and play in the community that is providing and fulfilling an unmet need for neighborhood style commercial and medical office adjacent to Piedmont Newnan Hospital. This walkable community will encourage visitors and residents to utilize the LINC trail to travel throughout the City without the use of a car. A proposed Main Street will welcome visitors into the site providing an enjoyable walking and shopping experience. The internal roads will be dedicated to the City of Newnan upon completion. Parking is distributed throughout the site with a combination of surface parking lots, on street parallel parking, and proposed parking decks to accommodate the multiple uses. A central pond is located at the northern portion of the site and will function as active and passive recreation to the Active Adult residences and office buildings with walking trails surrounding and incorporating the regional green trail system (LINC Trail) throughout the site. Also adjacent to the pond will be a 1,500-seat amphitheater with space for food trucks for the special occasion or weekend event.

The central pond on the proposed development will be enhanced and expanded from an existing “farm pond” located on site along the northern property line. Based on initial site findings, the existing pond is deemed jurisdictional and is subject to the required state and city buffers. Additionally, just southwest of the existing pond were found to be jurisdictional wetlands. In reconfiguring the pond, a new vegetative and enhanced 25-foot buffer will be established. Barry Companies, Inc. is pursuing a United States Army Corp of Engineers (USACE) and Georgia Environmental Protection Division (GaEPD) permit for the impacts to the existing pond. We will work with the City on any impact to the

required 50-foot “No Disturbance” and 75-foot “No Impervious” buffers, as well as mitigation efforts for all three governing jurisdictions. These buffers can be seen on the attached “Existing Environmental Features” and “Proposed Environmental Features”. The proposed enhanced and expanded pond will serve as the site’s stormwater management facility to accommodate required detention and channel protection volumes. The required water quality volumes will be handled by use of green infrastructure practices throughout the site.

The site currently sits in two restrictive basins for the City of Newnan. The Stillwood Drive Drainage Basin encompasses the site and requires more stringent stormwater management control in order to ensure that our development does not further exacerbate the potential for flooding of downstream properties. Additionally, the City of Newnan Drinking Water Watershed covers the site and requires that any perennial stream have a 100-foot natural buffer and 150-foot “No Impervious” buffer. We will work with the City to ensure the proposed development does not negatively impact this watershed.

The proposed development anticipates at least one connection to the public water system and one connection to the public sewer system. After initial conversations with Newnan Utilities, it is understood that there is adequate capacity to meet the demand of the project. We will work with the City to assure adequate pressure and fire protection is provided.

Based on market feedback, we believe that revising the zoning classification to allow the property to be master planned as a mixed-use project can provide a development that meets the marketable visions of both the City and the project’s stakeholders.

Overall Masterplan



PROJECT DATA

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

Office/Institutional

design

Concept Design

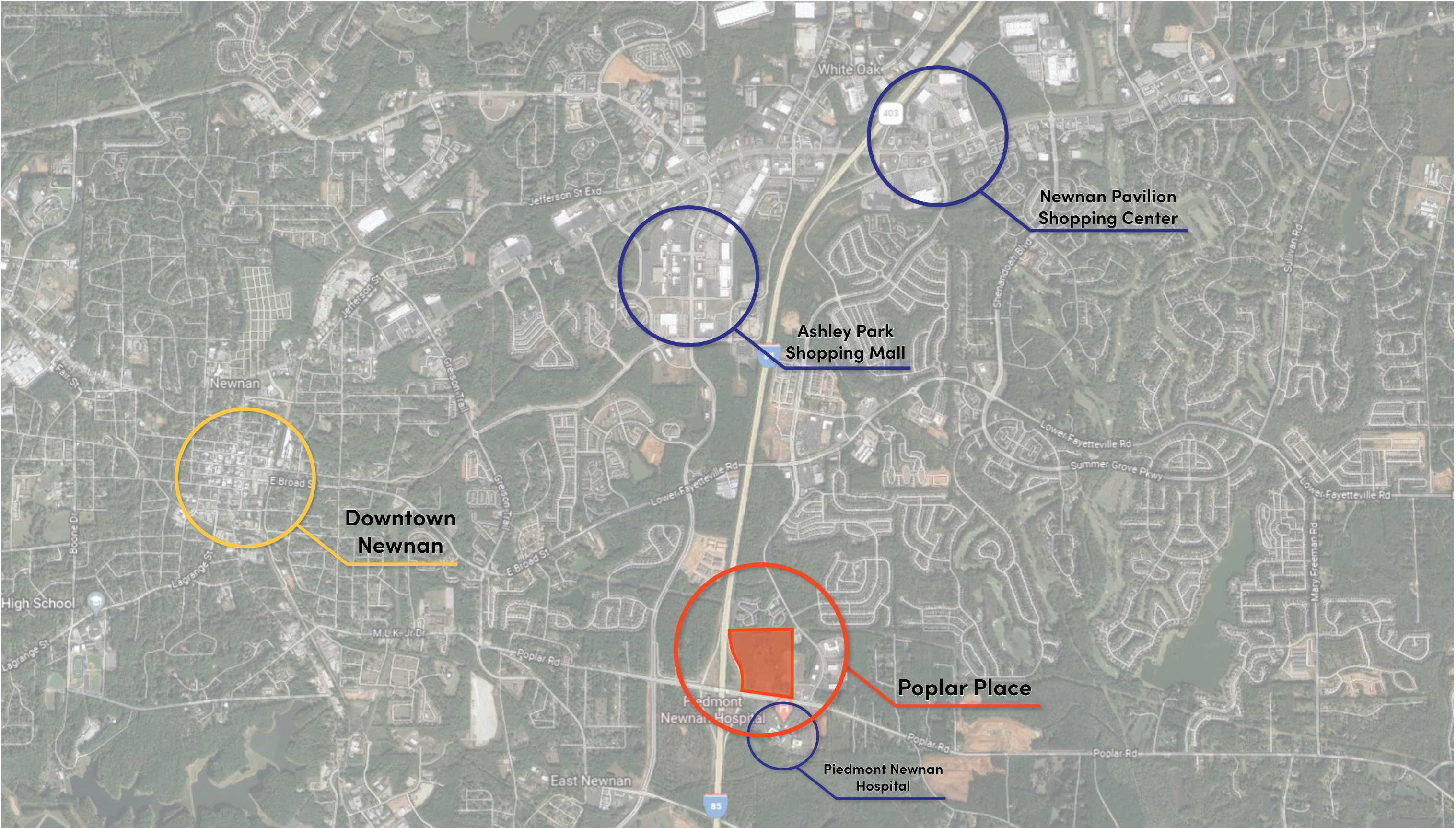
Poplar Place

Newnan, Georgia

dwell



studio





Overall Masterplan



PROJECT DATA

- 1 Multifamily: 4.4 acres 350 units**
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Office/Institutional

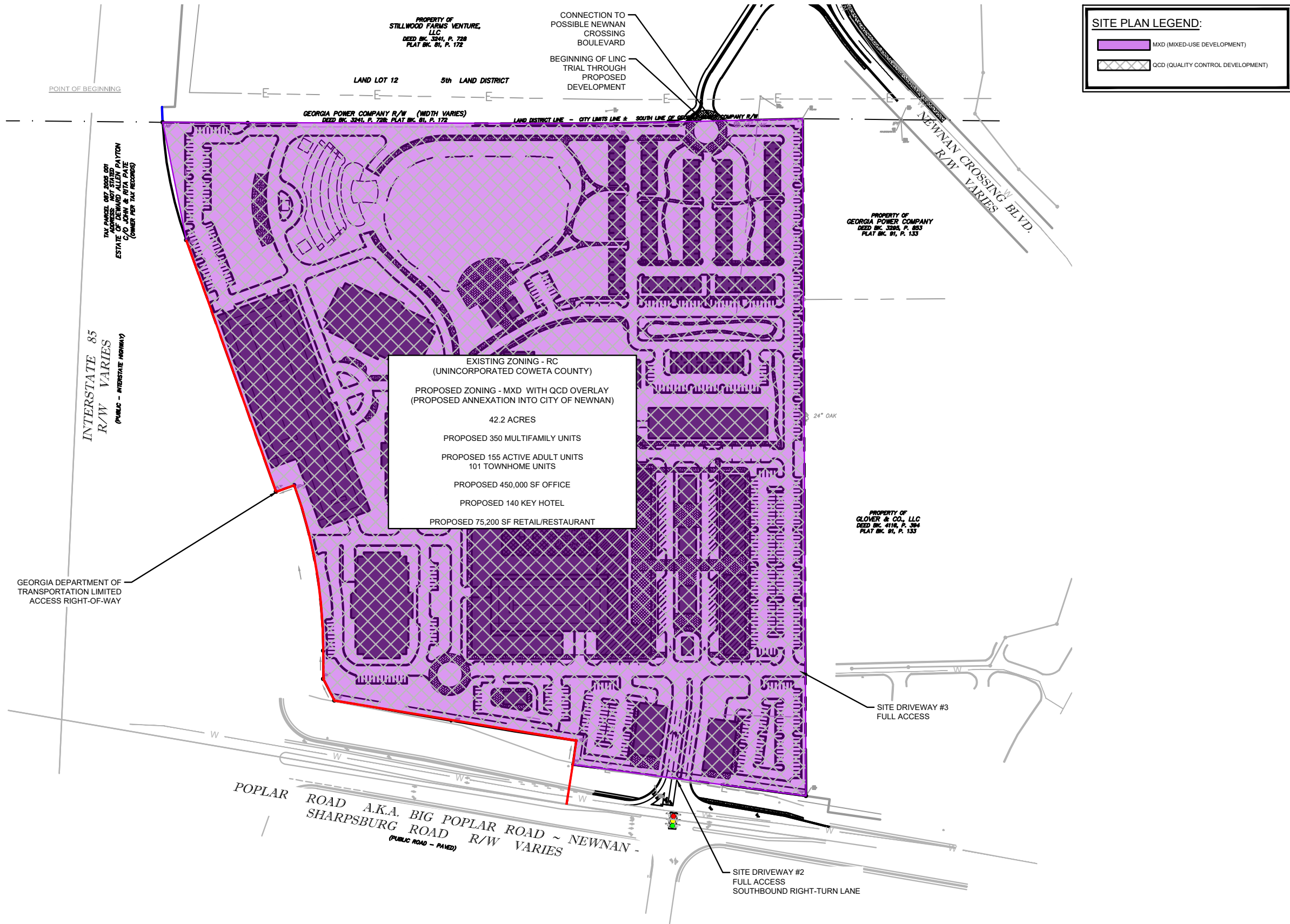


Phase I | Multifamily, Retail, Restaurants, Senior Living, Townhomes, Hotel, & Office



Phase II | Office & Parking

K:\ALP_PR\1013651001_PoplarRoad\CAD\Exhibits\2021-03-24 Rezoning Exhibits\ZONING DISTRICT EXHIBIT.dwg Layout1 Jan 12, 2022 5:27pm by: Phil.Naylor



Kimley»Horn

11720 AMBER DR., SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:
PROPOSED ZONING DISTRICT MAP

PROJECT:
POPLAR PLACE

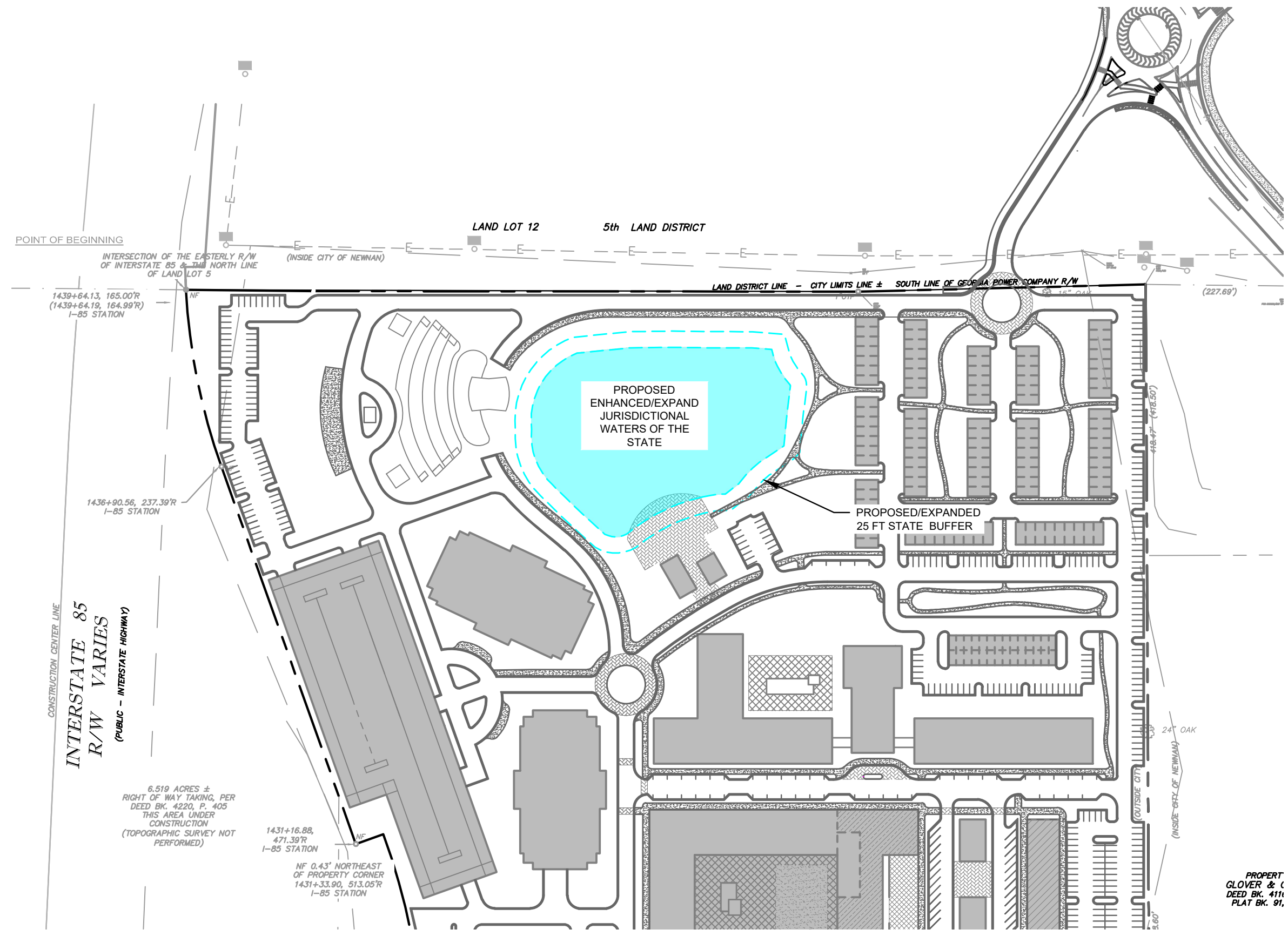
CLIENT:
BARRY COMPANIES, INC.

JOB NUMBER: 013651001
SCALE: 1" = 240'
DATE: 01/14/2022
SHEET: EXHIBIT 191

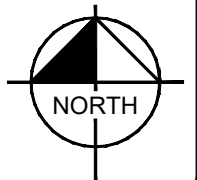
K:\ALP_P\PRJ013651001_PoplarRoad\CAD\Exhibits\2021-03-24_Rezoning_Exhibits\Environmental\features\Exhibit.dwg Layout1 (2) Jan 12, 2022 5:25pm by: Phil Naylor

SITE PLAN LEGEND:

- PROPOSED ENHANCED/EXPANDED JURISDICTIONAL WATERS OF THE STATE
- PROPOSED ENHANCED/EXPANDED 25' STATE BUFFER



PROPERTY OF GLOVER & CO. DEED BK. 411 PLAT BK. 91



Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
 PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE: **PROPOSED ENVIRONMENTAL FEATURES**

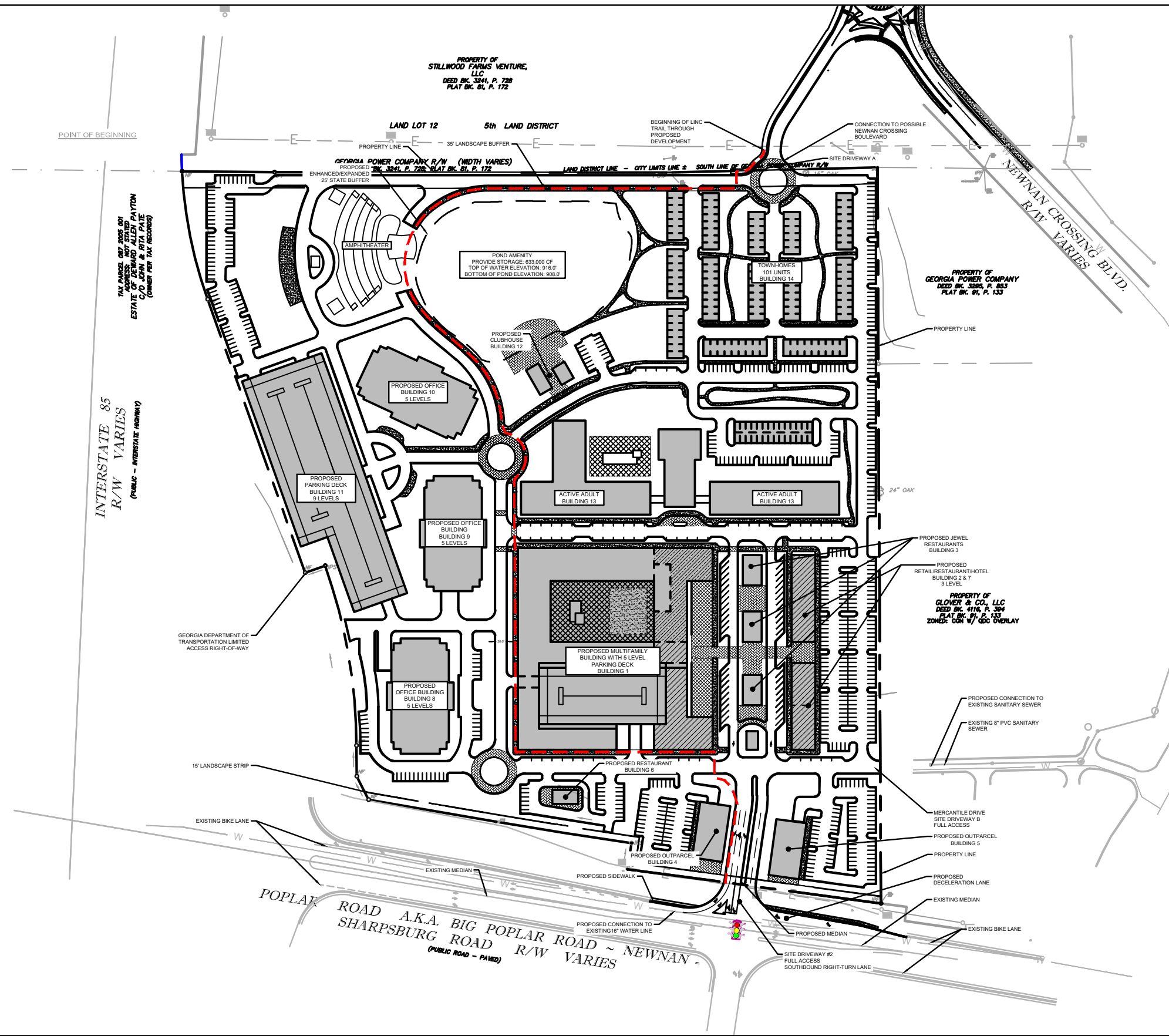
PROJECT: **POPLAR PLACE**

CLIENT: **BARRY COMPANIES. INC.**

JOB NUMBER: 013651001
 SCALE: 1" = 160'
 DATE: 01/14/2022
 SHEET: **EXHIB 194**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

K:\ALP_PR\1013651001_PoplarRoad\CAD\Plansheets\CO-10 - REZONING SITE PLAN.dwg Rezoning Exhibit Jan 14, 2022 10:05am by: Lauren.Garren



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	RC (COWETA COUNTY)
PROPOSED ZONING:	MXD WITH OCD OVERLAY (CITY OF NEWNAN)
SITE AREA:	42.20 ACRES
TOTAL DISTURBED AREA:	42.20 ACRES
GROSS LAND AREA (GLA):	42.74 AC
FLOOR AREA RATIO (FAR):	0.30
MAXIMUM FAR:	1.50
IMPERVIOUS AREA:	33.8 ACRES (80.0%)
PERVIOUS AREA:	8.44 ACRES (20.0%)
OPEN SPACE:	6.33 ACRES (15.0%)
LANDSCAPE BUFFER:	35 FT (TYPE C)
LANDSCAPE SETBACK:	15 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	350 UNITS
HOTEL	140 KEYS
OFFICE	450,000 SF
RETAIL/RESTAURANT	75,200 SF
ACTIVE ADULT	155 UNITS
TOWNHOMES	101 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	3,201 SPACES (TOTAL)
MULTIFAMILY (350 UNITS)	525 SPACES (1.5/UNIT)
ACTIVE ADULT	233 SPACES (1.5/SPACE/UNIT)
TOWNHOME	202 (2/SPACE/UNIT)
HOTEL	140 SPACES (1/SPACE/KEY)
OFFICE	1,800 SPACES (4 SPACES/1000 SF)
RETAIL/RESTAURANT (75,200 SF)	301 SPACES (4 SPACES/1000 SF)

PROPOSED PARKING:

3,253 SPACES (TOTAL)	
MULTIFAMILY RESIDENTIAL	490 SPACES
ACTIVE ADULT	233 SPACES
TOWNHOME	202 SPACES
HOTEL	140 SPACES
OFFICE	1,800 SPACES
RETAIL/RESTAURANT	578 SPACES
AMENITY	20 SPACES

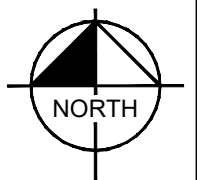
- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DWELL DESIGN, DATED 01/11/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BUILDING FOOTPRINTS, INFRASTRUCTURE, AND PARKING CONFIGURATIONS WILL BE DETERMINED AT TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.
 2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY EMC ENGINEERING SERVICE, INC., DATED 11/10/2017.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 5. ALL INTERNAL STREETS ARE PUBLIC.

SITE PLAN LEGEND:

	PROPERTY LINE
	PROPOSED ENHANCED/EXPANDED 25' STATE BUFFER
	PROPOSED LINC TRAIL THROUGH DEVELOPMENT
	LANDSCAPE BUFFER LINE
	STANDARD DUTY CONCRETE SIDEWALK
	CONCRETE PAVERS

PROFESSIONAL ENGINEER CONTACT INFORMATION:

NAME: BRIAN B. WEST, P.E.
 EMAIL: BRIAN.WEST@KIMLEY-HORN.COM
 PHONE: 470-273-3299



Kimley»Horn

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

TITLE: **REZONING SITE PLAN**

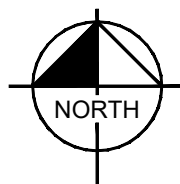
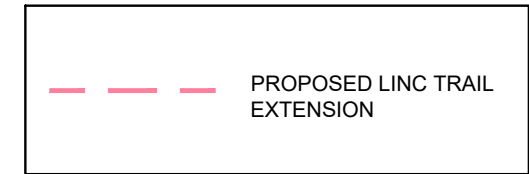
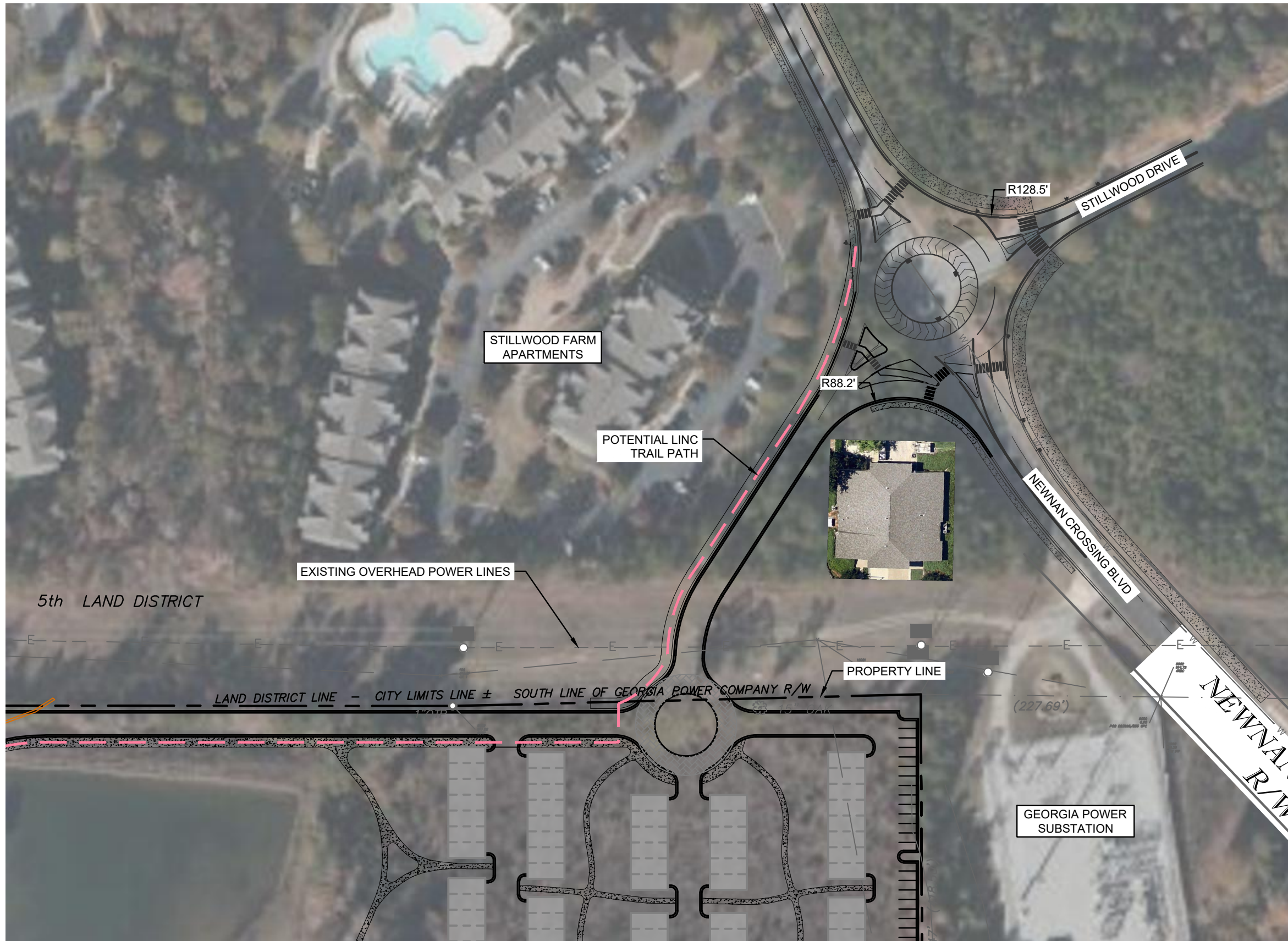
PROJECT: **POPLAR PLACE**

CLIENT: **BARRY COMPANIES, INC.**

JOB NUMBER: 013651001
 SCALE: 1" = 240'
 DATE: 1/14/2022
 SHEET: **EXHIBIT 195**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

K:\ALP_PR\J013651001_PoplarRoad\CAD\Exhibits\2021-03-24 Rezoning Exhibits\6 - Roundabout Exhibit.dwg Layout1 Jan 12, 2022 5:24pm by: Phil Naylor



Kimley»Horn

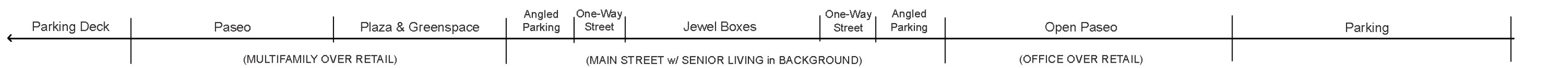
11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

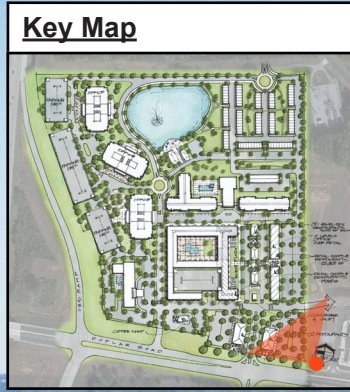
TITLE:
NORTHERN ACCESS

PROJECT:
POPLAR PLACE

CLIENT:
BARRY COMPANIES. INC.

JOB NUMBER: 013651001
SCALE: 1" = 100'
DATE: 01/14/2022
SHEET: EXHIBIT 196





View 1 | Overall Aerial

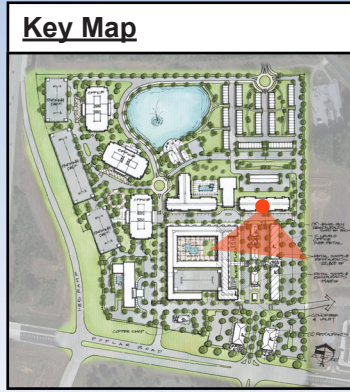


Barry Companies, Inc.



Poplar Place | Newnan, GA

January 1, 2018



View 2 | Main Street



Barry Companies, Inc.



Poplar Place | Newnan, GA

January 1, 2022

Key Map



View 3 | Main Street

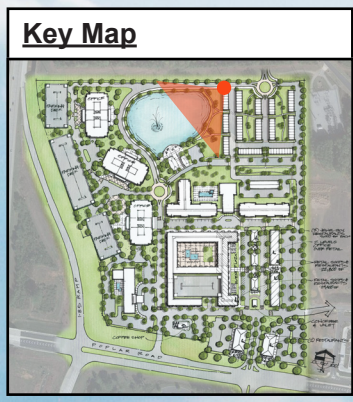


Barry Companies, Inc.



Poplar Place | Newnan, GA

January 1, 2022



View 4 | Clubhouse & Natural Pond

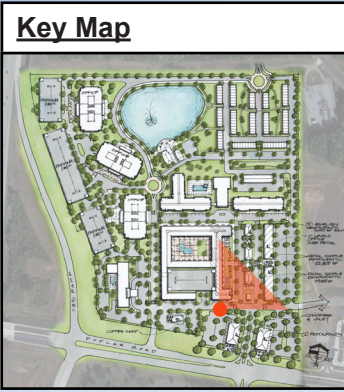


Barry Companies, Inc.

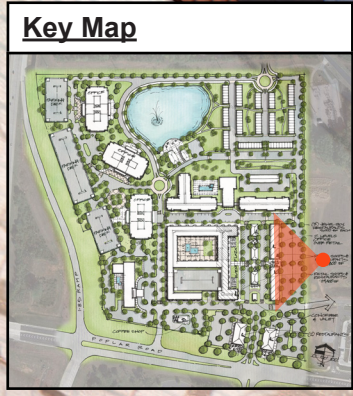


Poplar Place | Newnan, GA

January 1, 2012



View 5 | Paseo from Offices to Multifamily



View 6 | Paseo between Offices & Retail



Barry Companies, Inc.

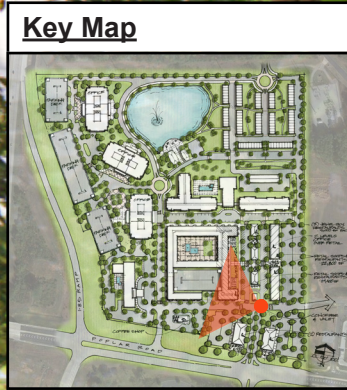


Poplar Place | Newnan, GA

January 1, 2032



View 7 | Greenspace & Jewel Boxes



View 8 | Multifamily & Office Building

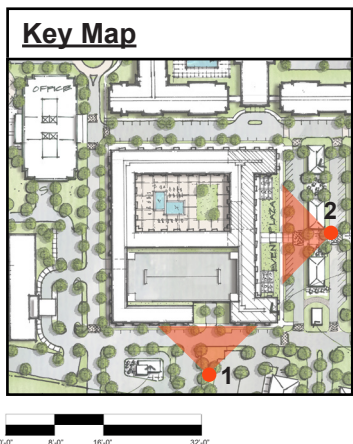


Barry Companies, Inc.



Poplar Place | Newnan, GA

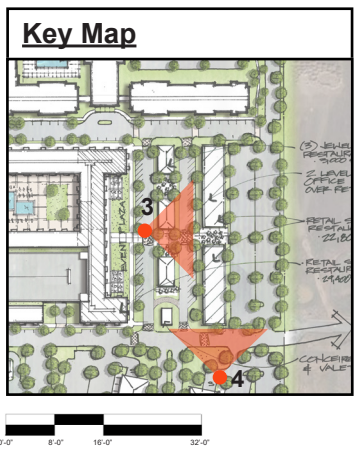
January 1, 2022



1 | East Elevation



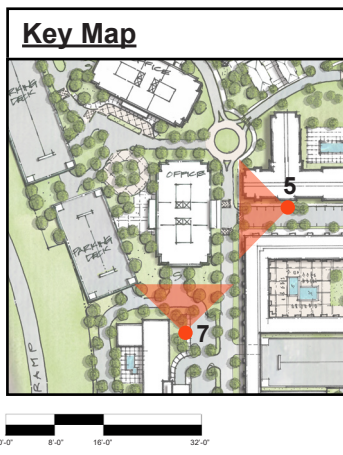
2 | South Elevation



3 | West Elevation



4 | South Elevation



5 | 6 Story Office - East Elevation



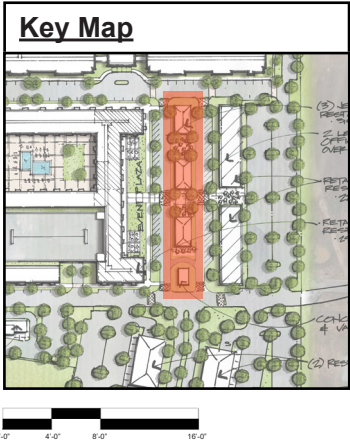
6 | 5 Story Office - East Elevation



7 | 6 Story Office - South Elevation



8 | 5 Story Office - South Elevation



9 | Jewel Box 1 - North Elevation



10 | Jewel Box 1 - East Elevation



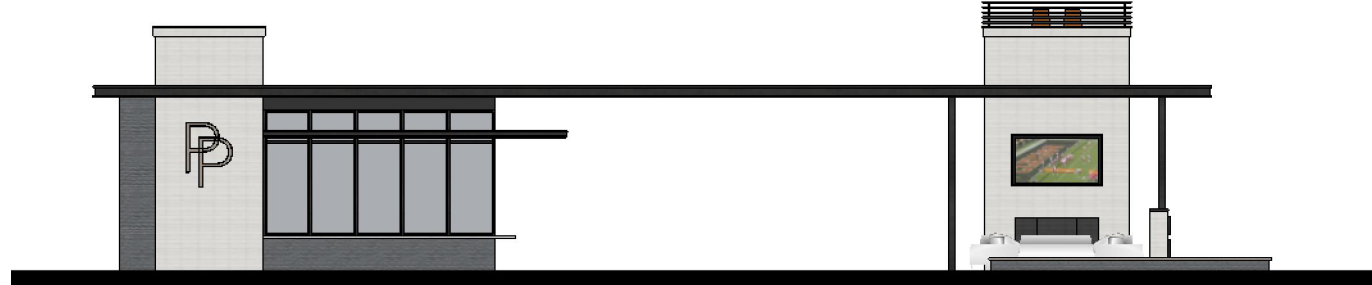
11 | Jewel Box 2 - North Elevation



12 | Jewel Box 2 - East Elevation



13 | Concierge - South Elevation



14 | Concierge - East Elevation



Design Guidelines

Design Vision

The Poplar Place masterplan is directly tied to creating a mixed-use experience that both draws visitors to the site, and creates an enjoyable experience for those residents that live in the community. Immediately upon entering the site, the Main Street draws visitors into the heart of the mixed-use part of the project. Retail, restaurants, office and residential all combine to create a spine of activity around a central event park; which is key to the long term success of the project. The Main Street is based on slowing vehicular movement and providing an enjoyable walking and shopping experience for visitors.

The overall site creates a grid of vehicular and pedestrian circulation to make it easy to flow from parking areas and safely walk around the project. Pedestrian safety is important since the project is incorporating the regional green trail system (LINC Trail) which runs through the site. The parking for tenants and visitors is well distributed throughout the project so that none of the projects users are underserved.

A rear vehicular access was added to relieve the office portion of the site so that end of work day traffic volume will not be effected. A central pond is key to creating pleasant visual vistas for the senior living component and office buildings. Additionally, the central clubhouse is situated on the pond with an event area that can be shared by the community.



Dining



Community Parks & Amenities



Landscaped Gardens & Pond



Health & Wellness



Pocket Parks & Trails



LINC Trail



Shopping



Resident Amenities

Design Guidelines

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

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

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

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

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



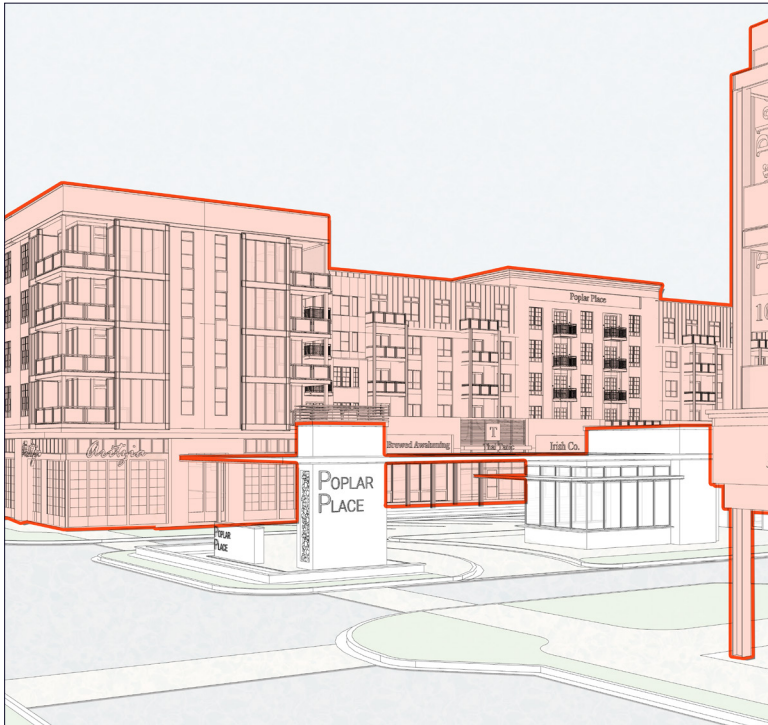
Diverse Mix of Uses



Attractive Central Plaza



Pedestrian-Friendly Building Design



Appropriately Scaled Height



Distinctive



Signage (See Attached)

Building Setbacks

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

Building Features

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



Primary Materials

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

Secondary Materials

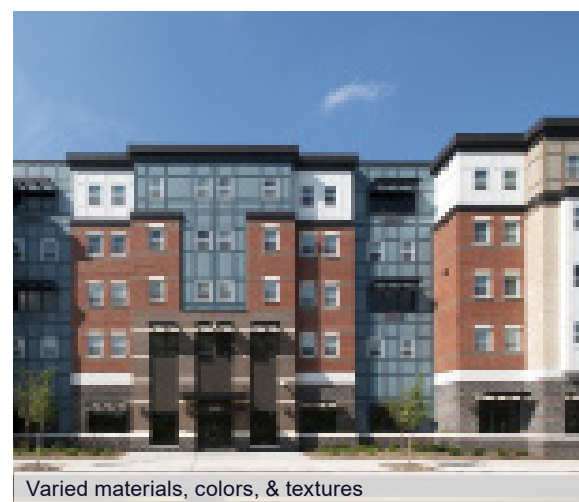
Stucco on lath, wood either vertical or horizontal board siding patterns, shingle patterns painted or stained, fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained, and clay tile with baked-on enamel.

Prohibited Materials

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

Additional Surface Material Requirements:

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



Overall Masterplan | Open Space Elements



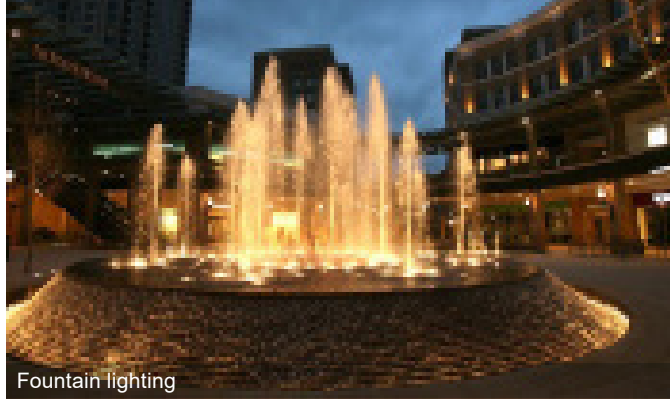
Social gathering spaces



Gathering areas with mature landscape elements



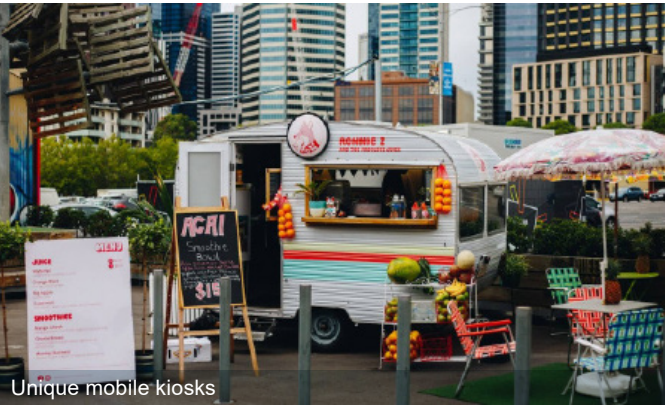
Pedestrian-scale street lights



Fountain lighting



Use of synthetic turf



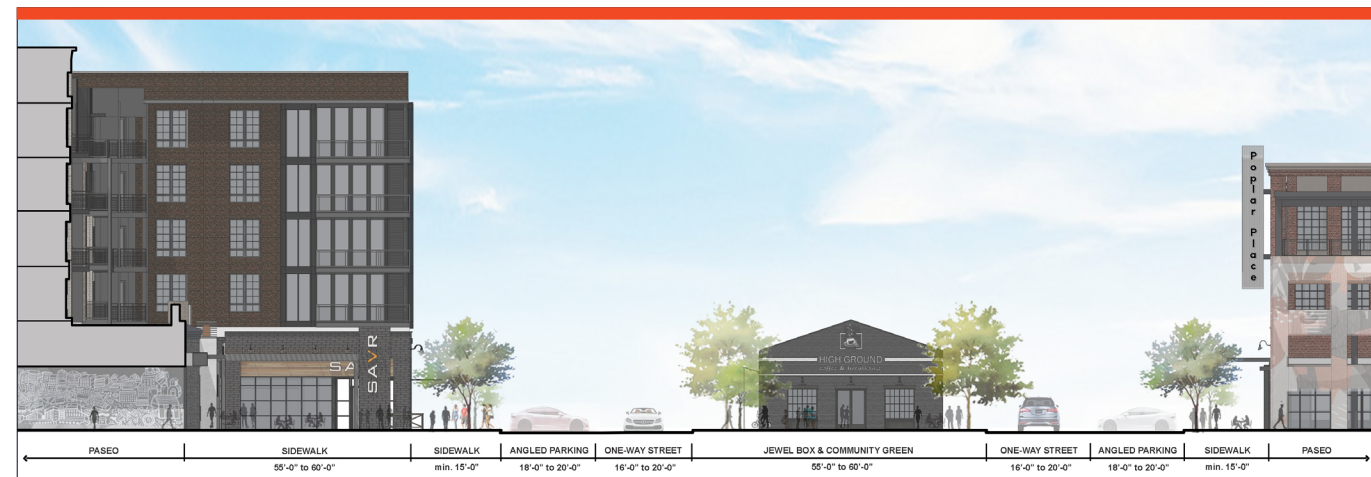
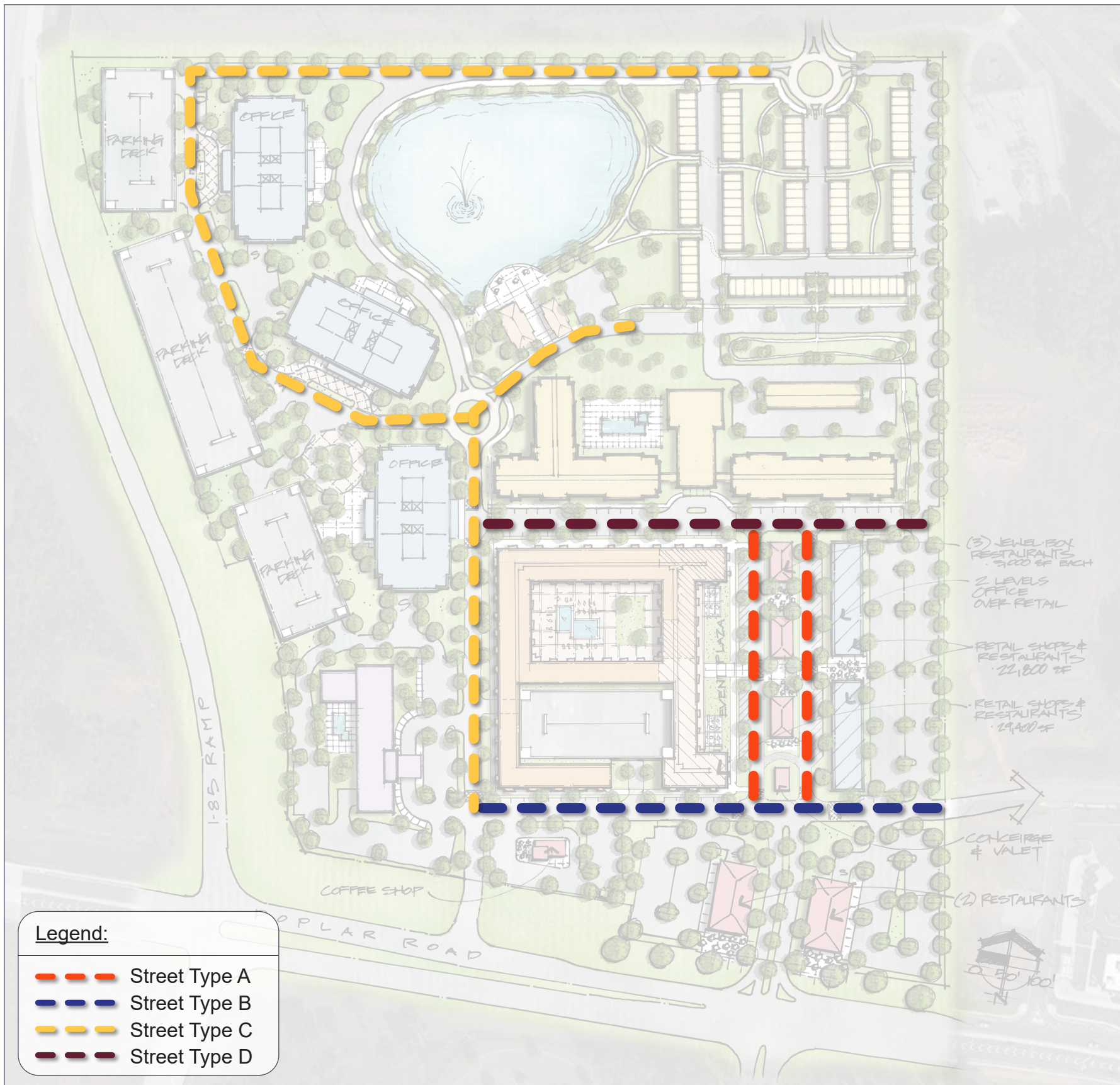
Unique mobile kiosks



Multiple smaller spaces contained within one gathering space

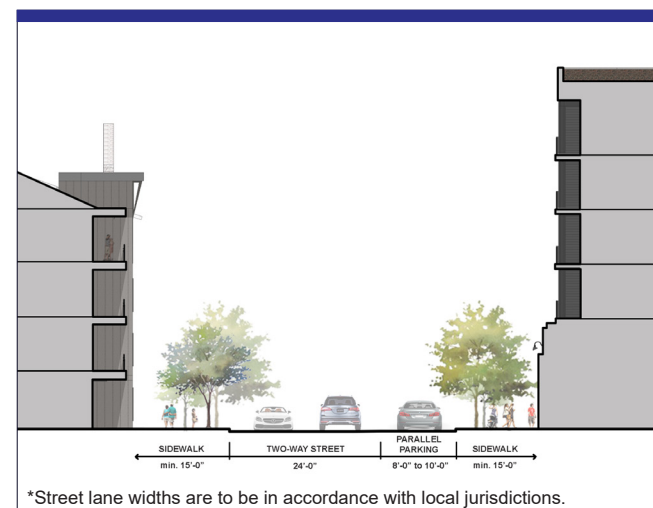


Festival lighting



*Street lane widths are to be in accordance with local jurisdictions.

Street Section A: Main Street



*Street lane widths are to be in accordance with local jurisdictions.

Street Section B



*Street lane widths are to be in accordance with local jurisdictions.

Street Section C



*Street lane widths are to be in accordance with local jurisdictions.

Street Section D

Landscape

LANDSCAPE SCHEDULE:

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

SITE INFO:
 ACREAGE: 42.2
 SITE DENSITY FACTOR: 16 UNITS/ACRE
 REQUIRED TREE DENSITY: 675.2 UNITS

TREE NOTES:

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

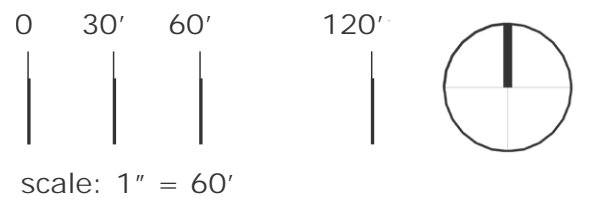
CITY OF NEWNAN TREE PROTECTION NOTES:

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



PROJECT ADDRESS:
 690 + 734 POPLAR ROAD
 NEWNAN, GA. 30265



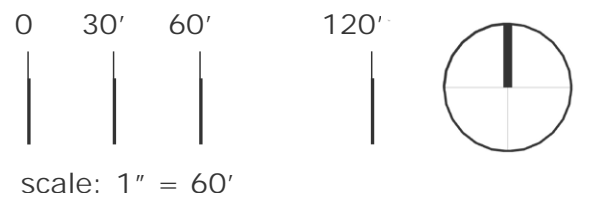
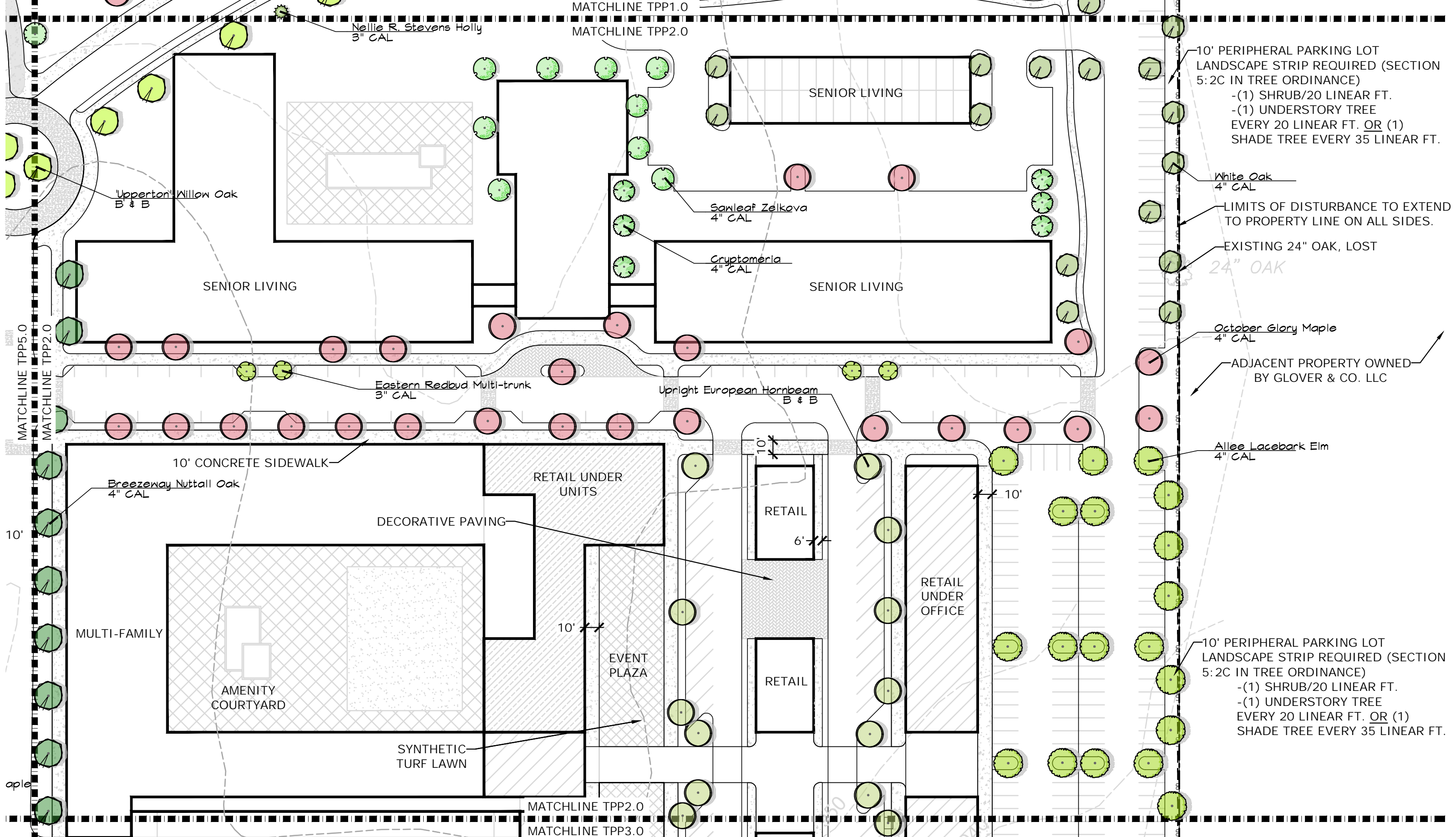


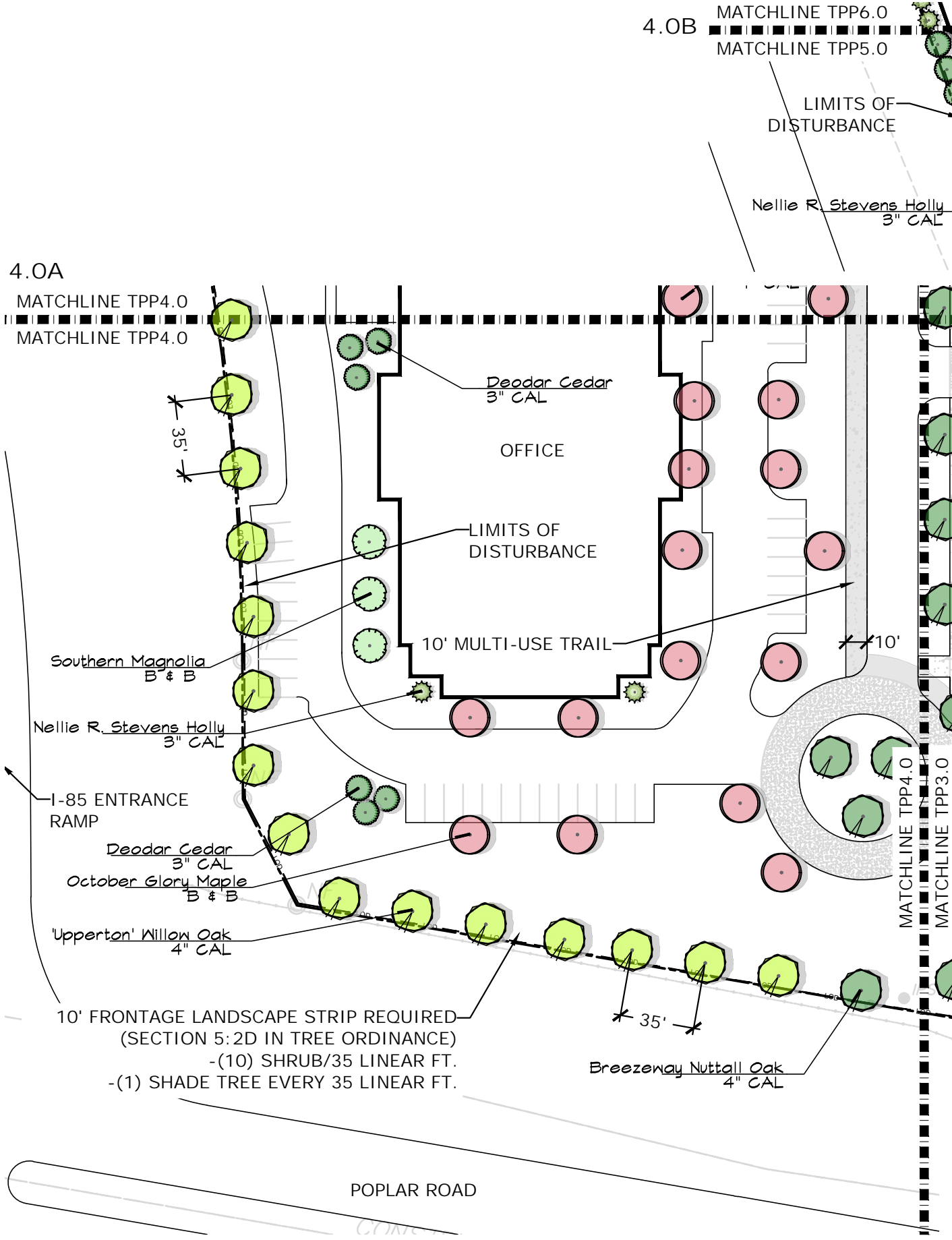
Poplar Place Town Center | Newnan, GA

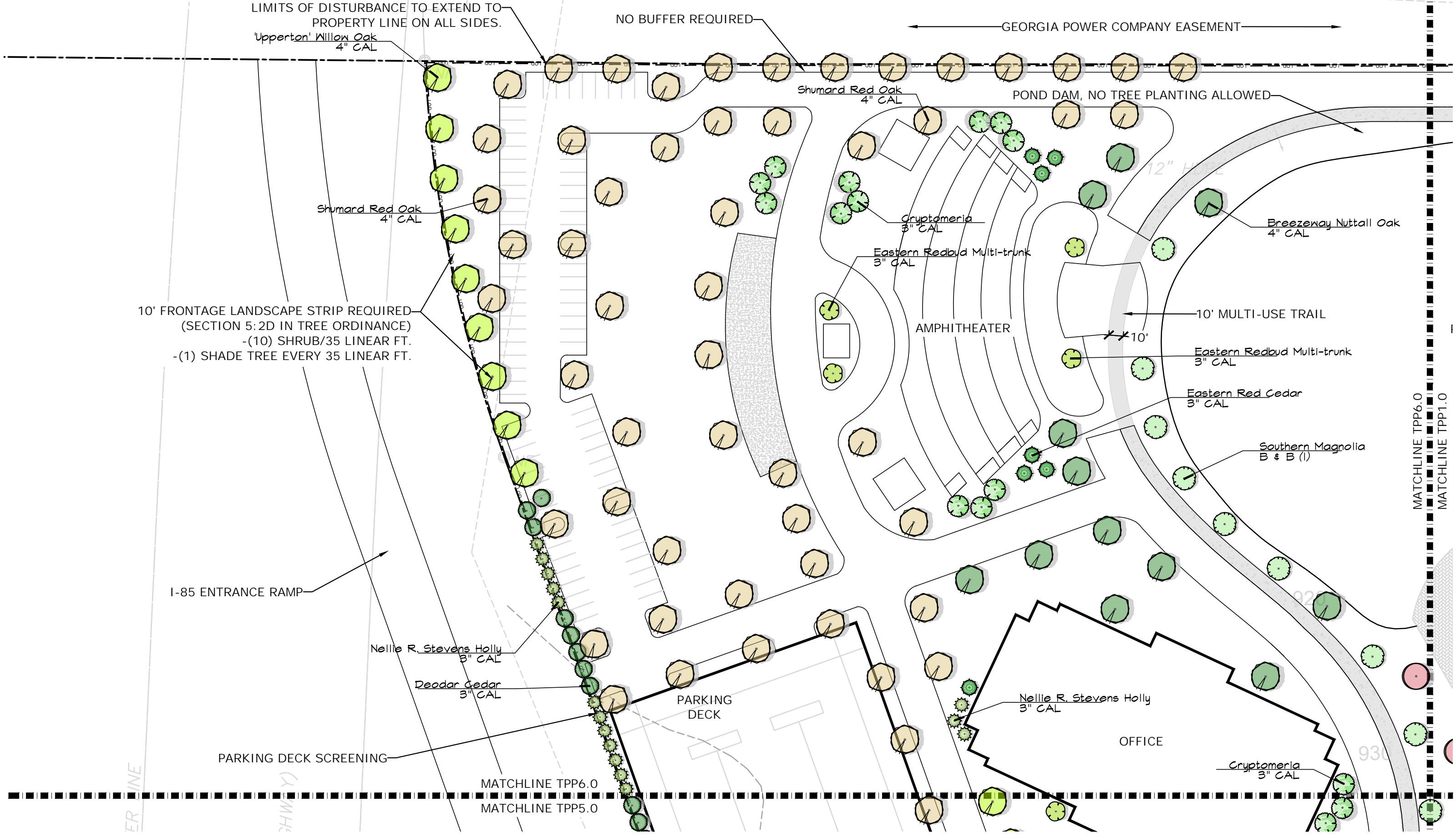
January 1, 2022

TPP 1.0

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Tree Calculations

MINIMUM TREE DENSITY REQUIREMENTS	
SITE ACREAGE:	42.2 Acres
SITE DENSITY FACTOR:	16/Acre
EXISTING DENSITY FACTOR :	0
REPLACEMENT DENSITY REQUIRED (Ac. X 16):	675.2
TREE DENSITY PROVIDED (SEE TREE SCHEDULE):	429
ADDITIONAL TREE DENSITY NEEDED:	246.2

REPLACEMENT TREE SCHEDULE						
CODE	BOTANICAL / COMMON NAME	QTY	SIZE	%/TOTAL	UNITS PER TREE	TOTAL DENSITY UNITS
AB3	ACER BUERGERIANUM TRIDENT MAPLE	6	3" CAL	0.9%	0.6	3.6
AR4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	82	4" CAL	12.8%	0.7	57.4
CA4	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	32	4" CAL	5.0%	0.7	22.4
CD3	CEDRUS DEODARA DEODAR CEDAR	38	3" CAL	5.9%	0.6	22.8
CC3	CERCIS CANADENSIS EASTERN REDBUD	16	3" CAL	2.5%	0.6	9.6
CJ3	CRYPTOMERIA JAPONICA CRYPTOMERIA	24	3" CAL	3.7%	0.6	14.4
IN3	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	56	3" CAL	8.7%	0.6	33.6
JV3	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	16	3" CAL	2.5%	0.6	9.6
LN3	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	15	3" CAL	2.3%	0.6	9
MG3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	26	3" CAL	4.1%	0.6	15.6
QA4	QUERCUS ALBA WHITE OAK	54	4" CAL	8.4%	0.7	37.8
QN4	QUERCUS NUTTALLII 'OCHLOCKNEE' BREEZEWAY NUTTALL	48	4" CAL	7.5%	0.7	33.6
QP4	QUERCUS PHELLOS 'UPPERTON' WILLOW OAK	83	4" CAL	12.9%	0.7	58.1
QS4	QUERCUS SHUMARDII SHUMARD RED OAK	52	4" CAL	8.1%	0.7	36.4
UP4	ULMUS PARVIFOLIA 'ALLEE' LACEBARK ELM	30	4" CAL	4.7%	0.7	21
UB4	ULMUS PARVIFOLIA 'BOSQUE' BOSQUE ELM	54	4" CAL	8.4%	0.7	37.8
ZS4	ZELKOVA SERRATA 'SCHMIDTLOW' SAWLEAF ZELKOVA	9	4" CAL	1.4%	0.7	6.3
TOTAL TREES REPLACED:		641			TOTAL REPLACEMENT UNITS:	429

CITY OF NEWNAN TREE PROTECTION NOTES:

- CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
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- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
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- ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.
- NO REQUIRED BUFFERS EXIST ON SITE.

TREE PROTECTION FENCE REQUIREMENTS (IF NEEDED):

ACTIVE BARRIERS WILL BE A MINIMUM FOUR (4) FEET HIGH, CONSTRUCTED IN A POST AND RAIL CONFIGURATION. A TWO (2) INCH BY FOUR (4) INCH POST AND A ONE (1) INCH BY FOUR (4) INCH RAIL, WITH THE POST NO FURTHER THAN SIX (6) FEET APART, IS RECOMMENDED. CHAIN LINK FENCE WITH THE SAME POST SPACING, IS ALSO ACCEPTABLE. ALL TREE PROTECTION ZONES SHOULD BE DESIGNATED AS SUCH WITH "TREE SAVE AREA" SIGNS POSTED VISIBLY ON ALL SIDES OF THE FENCED IN AREA.

PASSIVE PROTECTIVE BARRIERS - TREE SAVE AREAS AND THEIR CRITICAL ROOT ZONES NOT WITHIN SIXTY (60) FEET OF ANY GRADING, STORAGE, CONSTRUCTION OR TRAFFIC AREAS MAY BE PROTECTED BY FOUR (4) FOOT ORANGE LAMINATED PLASTIC SAFETY FENCING.



Landscape and Hardscape Standards

Overstory trees



October Glory Red Maple Hightower Willow Oak Bosque Elm

Evergreen Screening Shrubs



Emerald Green Arborvitae *Hicks Yew* *Anise*

Hardscape Standards

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

Landscape Screening Requirements

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

Ornamental Trees



Eastern Redbud Southern Magnolia Crape Myrtle

Hardscape Materials



Wood Slat Screening Fence Artificial Turf Lawn

Evergreen Screening Trees



Nellie R. Stevens Holly Deodar Cedar Eastern Red Cedar

Hardscape Materials



Decorative Paving Decorative Paving

LANDSCAPE SCHEDULE:

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

SITE INFO:
 ACREAGE: 42.2
 SITE DENSITY FACTOR: 16 UNITS/ACRE
 REQUIRED TREE DENSITY: 675.2 UNITS

TREE NOTES:

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

CITY OF NEWNAN TREE PROTECTION NOTES:

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



PROJECT ADDRESS:
 690 + 734 POPLAR ROAD
 NEWNAN, GA. 30265



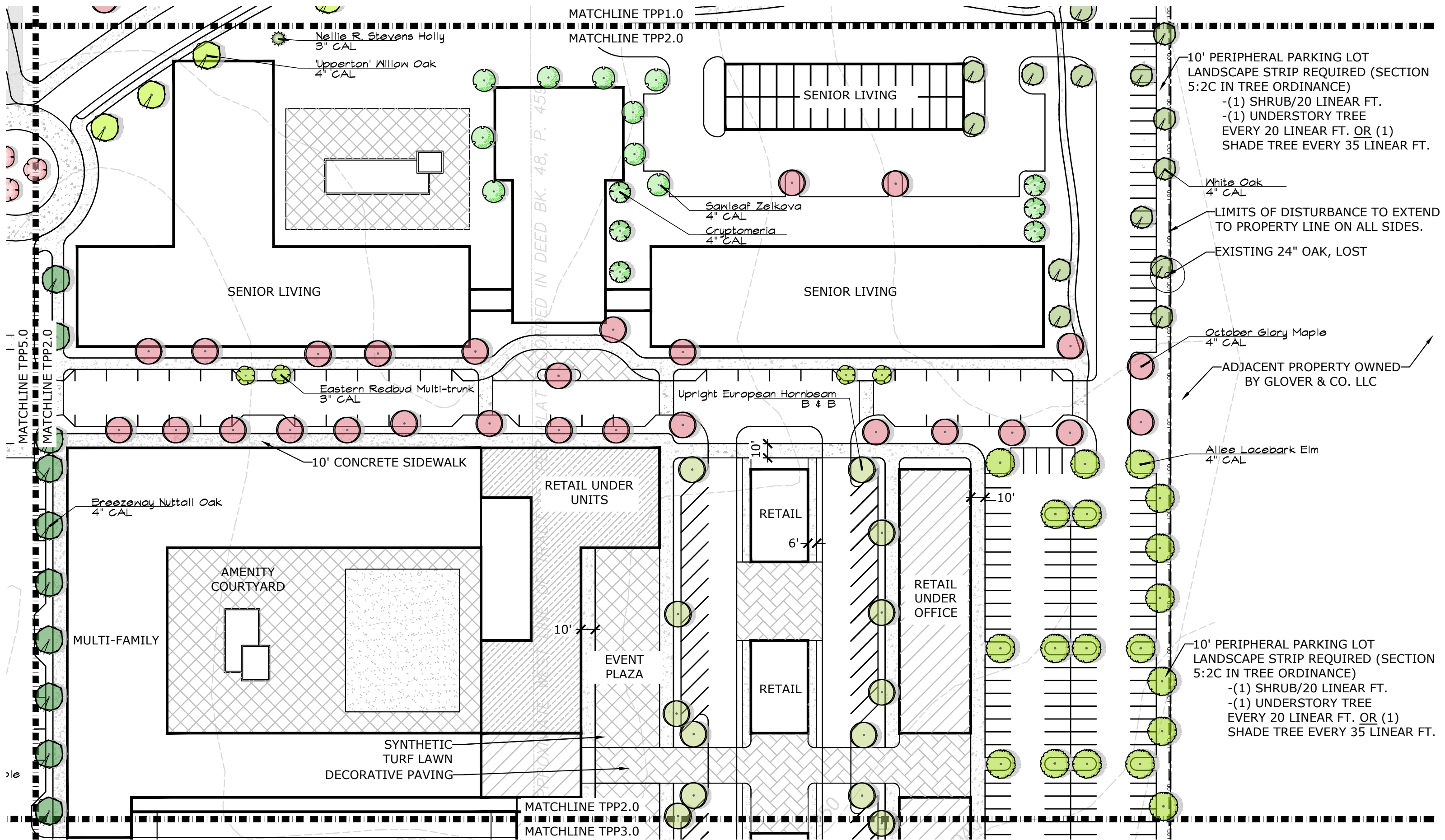
Barry Companies, Inc.



Poplar Place | Newnan, GA

January 1, 2022





10' PERIPHERAL PARKING LOT LANDSCAPE STRIP REQUIRED (SECTION 5:2C IN TREE ORDINANCE)
 -(1) SHRUB/20 LINEAR FT.
 -(1) UNDERSTORY TREE EVERY 20 LINEAR FT. OR (1) SHADE TREE EVERY 35 LINEAR FT.

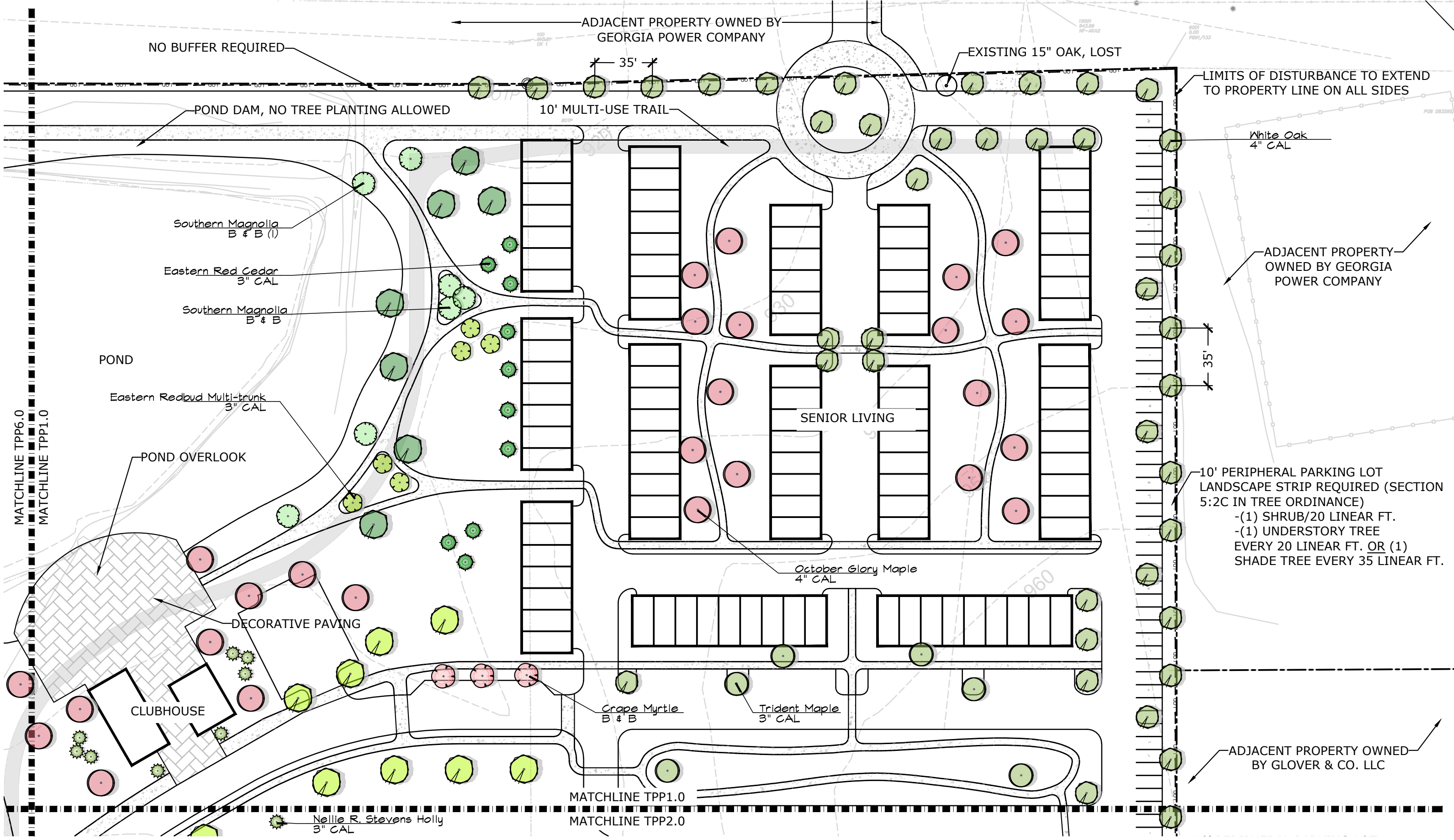
White Oak 4" CAL
 LIMITS OF DISTURBANCE TO EXTEND TO PROPERTY LINE ON ALL SIDES.

EXISTING 24" OAK, LOST

October Glory Maple 4" CAL
 ADJACENT PROPERTY OWNED BY GLOVER & CO. LLC

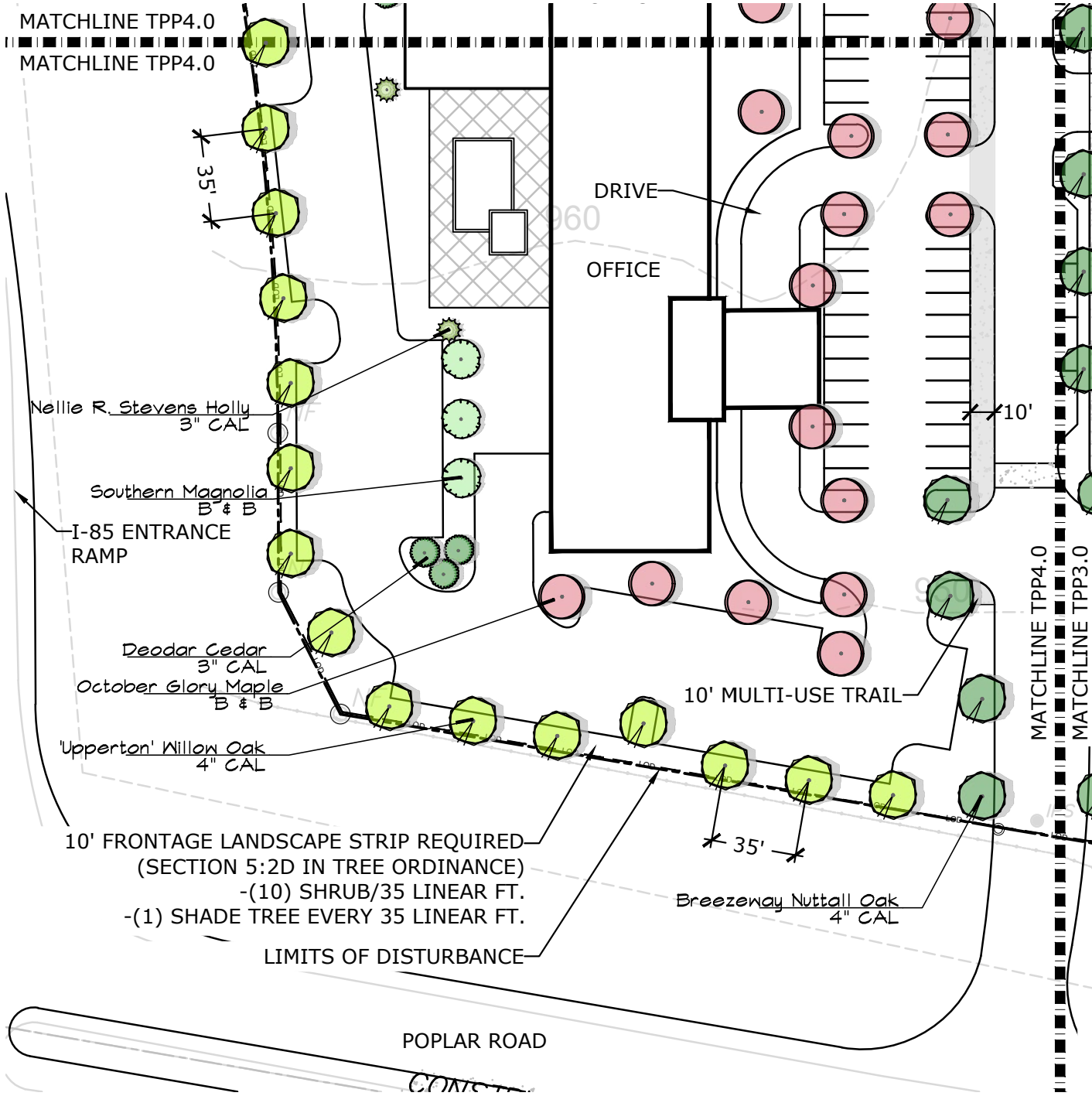
Allee Lacebark Elm 4" CAL

10' PERIPHERAL PARKING LOT LANDSCAPE STRIP REQUIRED (SECTION 5:2C IN TREE ORDINANCE)
 -(1) SHRUB/20 LINEAR FT.
 -(1) UNDERSTORY TREE EVERY 20 LINEAR FT. OR (1) SHADE TREE EVERY 35 LINEAR FT.



4.0A

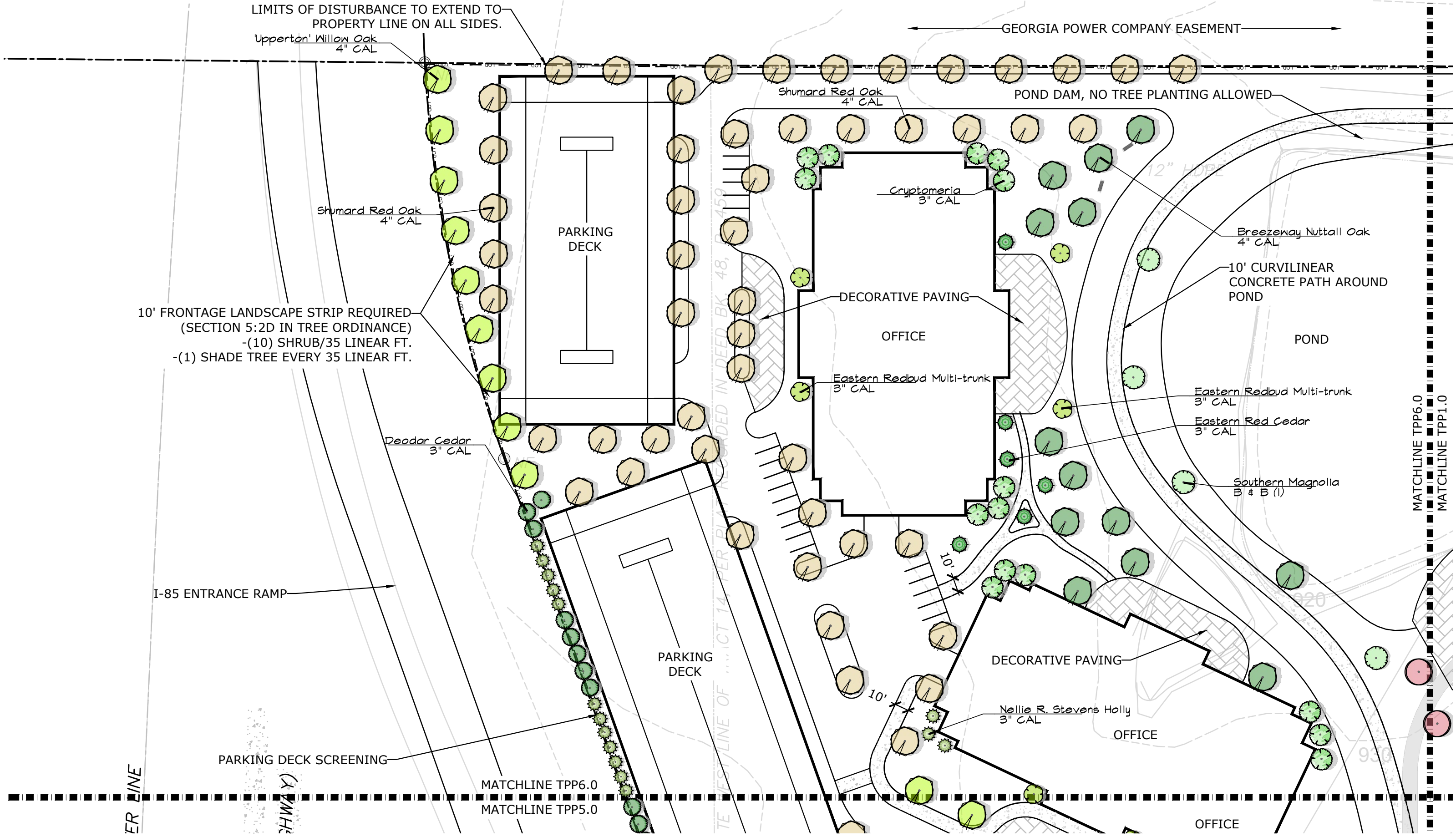
MATCHLINE TPP4.0
MATCHLINE TPP4.0



4.0B

MATCHLINE TPP6.0
MATCHLINE TPP5.0





Tree Calculations

MINIMUM TREE DENSITY REQUIREMENTS	
SITE ACREAGE:	42.2 Acres
SITE DENSITY FACTOR:	16/Acre
EXISTING DENSITY FACTOR :	0
REPLACEMENT DENSITY REQUIRED (Ac. X 16):	675.2
TREE DENSITY PROVIDED (SEE TREE SCHEDULE):	429
ADDITIONAL TREE DENSITY NEEDED:	246.2

REPLACEMENT TREE SCHEDULE						
CODE	BOTANICAL / COMMON NAME	QTY	SIZE	%/TOTAL	UNITS PER TREE	TOTAL DENSITY UNITS
AB3	ACER BUERGERIANUM TRIDENT MAPLE	6	3" CAL	0.9%	0.6	3.6
AR4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	82	4" CAL	12.8%	0.7	57.4
CA4	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	32	4" CAL	5.0%	0.7	22.4
CD3	CEDRUS DEODARA DEODAR CEDAR	38	3" CAL	5.9%	0.6	22.8
CC3	CERCIS CANADENSIS EASTERN REDBUD	16	3" CAL	2.5%	0.6	9.6
CJ3	CRYPTOMERIA JAPONICA CRYPTOMERIA	24	3" CAL	3.7%	0.6	14.4
IN3	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	56	3" CAL	8.7%	0.6	33.6
JV3	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	16	3" CAL	2.5%	0.6	9.6
LN3	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	15	3" CAL	2.3%	0.6	9
MG3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	26	3" CAL	4.1%	0.6	15.6
QA4	QUERCUS ALBA WHITE OAK	54	4" CAL	8.4%	0.7	37.8
QN4	QUERCUS NUTTALLII 'OCHLOCKNEE' BREEZEWAY NUTTALL	48	4" CAL	7.5%	0.7	33.6
QP4	QUERCUS PHELLOS 'UPPERTON' WILLOW OAK	83	4" CAL	12.9%	0.7	58.1
QS4	QUERCUS SHUMARDII SHUMARD RED OAK	52	4" CAL	8.1%	0.7	36.4
UP4	ULMUS PARVIFOLIA 'ALLEE' LACEBARK ELM	30	4" CAL	4.7%	0.7	21
UB4	ULMUS PARVIFOLIA 'BOSQUE' BOSQUE ELM	54	4" CAL	8.4%	0.7	37.8
ZS4	ZELKOVA SERRATA 'SCHMIDTLOW' SAWLEAF ZELKOVA	9	4" CAL	1.4%	0.7	6.3
TOTAL TREES REPLACED:		641		TOTAL REPLACEMENT UNITS:		429

- CITY OF NEWNAN TREE PROTECTION NOTES:
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TREE PROTECTION FENCE REQUIREMENTS (IF NEEDED):
 ACTIVE BARRIERS WILL BE A MINIMUM FOUR (4) FEET HIGH, CONSTRUCTED IN A POST AND RAIL CONFIGURATION. A TWO (2) INCH BY FOUR (4) INCH POST AND A ONE (1) INCH BY FOUR (4) INCH RAIL, WITH THE POST NO FURTHER THAN SIX (6) FEET APART, IS RECOMMENDED. CHAIN LINK FENCE WITH THE SAME POST SPACING, IS ALSO ACCEPTABLE. ALL TREE PROTECTION ZONES SHOULD BE DESIGNATED AS SUCH WITH "TREE SAVE AREA" SIGNS POSTED VISIBLY ON ALL SIDES OF THE FENCED IN AREA.

PASSIVE PROTECTIVE BARRIERS - TREE SAVE AREAS AND THEIR CRITICAL ROOT ZONES NOT WITHIN SIXTY (60) FEET OF ANY GRADING, STORAGE, CONSTRUCTION OR TRAFFIC AREAS MAY BE PROTECTED BY FOUR (4) FOOT ORANGE LAMINATED PLASTIC SAFETY FENCING.



Barry Companies, Inc.



Poplar Place | Newnan, GA

January 1, 2022

Landscape and Hardscape Standards

Overstory trees



October Glory Red Maple Hightower Willow Oak Bosque Elm

Evergreen Screening Shrubs



Emerald Green Arborvitae Hicks Yew Anise

Hardscape Standards

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

Landscape Screening Requirements

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Ornamental Trees



Eastern Redbud Southern Magnolia Crape Myrtle

Hardscape Materials



Wood Slat Screening Fence Artificial Turf Lawn

Evergreen Screening Trees



Nellie R. Stevens Holly Deodar Cedar Eastern Red Cedar

Hardscape Materials



Decorative Paving Decorative Paving

Signage

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Blade Signs	S.8
Signage Construction & Submittal-Approvals	S.9
Door Signs & Temporary Signs	S.10
Illustrative Examples	S.11
Tenant Directory Signs	S.14
Traffic Signs	S.16
Monument Signs	S.18

Requirements & Allowable Sign Types

Requirements

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

Allowable Sign Types

Tenant signage consists of the following types:

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

The proposed graphics may be:

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

Wall Signs

Wall Signs

Calculation of the area of a wall sign

If a sign consists of individual letters, each attached directly to a building or structure, the area of the sign shall be measured by the area of the tightest square or rectangular shape which encloses all the letters and symbols. The only exceptions to this rule would be *signage* elements (upper case letters, apostrophe, lower case letters that project taller or lower than all remaining letters, etc.) that are larger than the maximum height allowable not to exceed 50% of maximum single line height, but which if encapsulated within the tight envelope would dramatically affect overall square footage totals. These exceptions shall be pre-reviewed and pre-approved by landlord and City of Newnan on a case-by-case basis. (See Illustration #1)

The overall square footage total shall under no circumstances be larger than the maximum allowable totals as described herein, even when these exceptions are made.

The maximum allowable area is as follows:

Gross Building Area	Max. Sign Size Per Building Elevation
0 – 3,000	1.5 SF per linear footage of tenant (Y) or 50 square feet, whichever is greater
3,001 – 10,000	1.5 SF per linear footage of tenant (Y), to a max of 100 SF
10,001 – 20,000	1.5 SF per linear footage of tenant (Y), to a max of 125 SF
20,001 – 40,000	1.5 SF per linear footage of tenant (Y), to a max of 200 SF
40,001 – 100,000	1.5 SF per linear footage of tenant (Y), to a max of 215 SF

Height

Maximum height of single line of copy:

- 30" for small tenants (less than 10,000 SF). Maximum total height of sign for two or more lines of copy: 50". Exception: Signs read vertically may exceed 50" total height if approved by Owner/Landlord.
- 36" for medium size tenants (over 10,000 square feet to 20,000 SF). Maximum total height of sign for two or more lines of copy: 54". Exception: Signs read vertically may exceed 54" total height if approved by Owner/Landlord.
- 48" for large tenants (over 20,000 SF to 40,000 SF). Maximum total height of sign for two or more lines of copy: 82". Exception: Signs read vertically may exceed 60" total height if approved by Owner/Landlord.
- 72" for large tenants (over 40,000 SF to 100,000 SF). Maximum total height of sign for two or more lines of copy: 108"

For stores less than 40,000 square feet, the signage shall not exceed 75% of the length of the frontage or thirty-six linear feet, whichever is less. (See Illustration #2)

Frontage

Panel or box signs are not permitted. All Signage shall be illuminated. Wall mounted signs may be applied to any building elevation. Signs may be individual channel letters, or reverse channel letters (See Illustration #3), backlighted, projected from building wall with no exposed raceway or exposed box. Tenant's trademark lettering style is acceptable. All neon or LED light sources shall be white, except for specific previous Landlord approval, and concealed by an opaque cover. Signs may also be solid cast letters, minimum 3" thick, with indirect lighting of face. (See Illustration #4)

Signs may not be flat against the wall. Signs must be pinned away from the wall on clear spacers a minimum of 1" (one inch), to no more than 1 1/2" (one and one half inches). Tenant is responsible for appropriate blocking or other substrate required for mounting this signage.

No part of a wall sign shall extend above the eave line of the roof, or, if a building does not have an eave line on the side where a sign is installed, no part of the sign shall extend above the top of fascia or parapet on that side of building. For canopy signage, see Illustration #5.

Contrasting boxes or backgrounds in different colors or materials enclosing signage letters or outlining same shall be included as part of that Tenant's signage square footage.

For stores less than 20,000 SF, no part of a wall sign shall be at an elevation higher than twenty-five (25) feet above the average ground elevation along the side of the building on which the wall sign is installed.

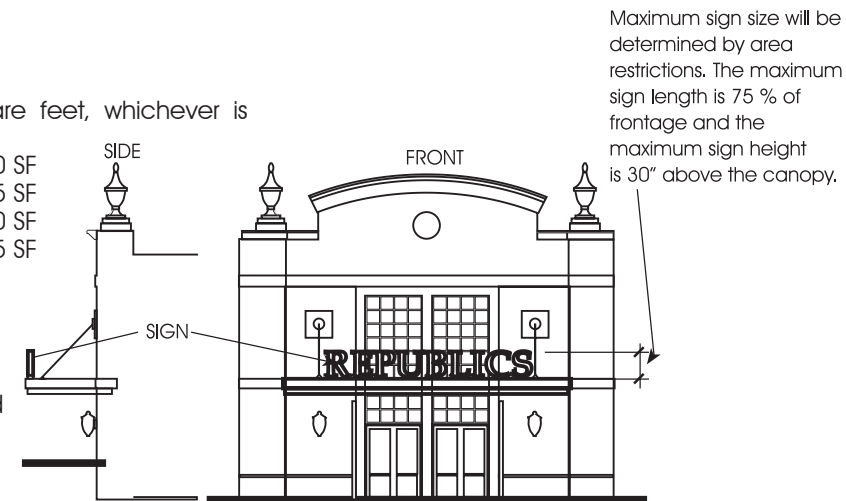
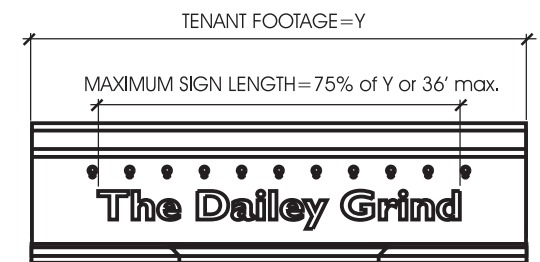
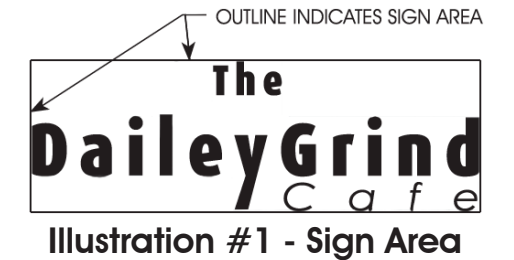


Illustration #5 - Canopy Signage

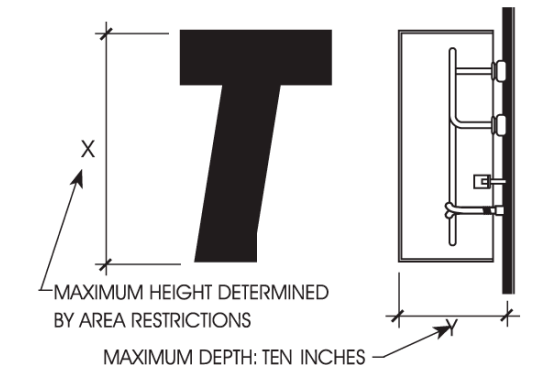


Illustration #3 - Channel Letter

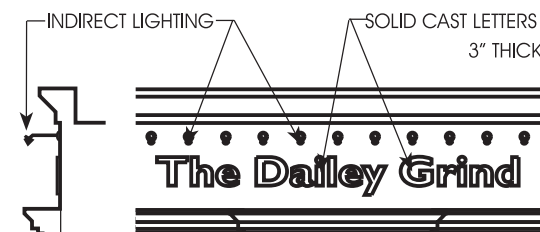


Illustration #4 - Signage with Indirect Lighting

Wall Signs

Note: The designation "Multifamily over retail" represents those Tenant spaces accessible only via common point of entry.

Wall Signs - Building Elevation

Retail Tenants are permitted the maximum allowable signage area on the building elevations in accordance with the criteria below. Landlord shall have the right to install additional signage above the building entry on the south side of the building for the purpose of identifying the building as "Multifamily". Criteria for allowable area of Landlord signage shall be governed by the same criteria set forth below.

Calculation of the Area of a Wall Sign

If a sign consists of individual letters, each attached directly to a building or structure, the area of the sign shall be measured by the area of the tightest square or rectangular shape which encloses all the letters and symbols. The only exceptions to this rule would be signage elements (upper case letters, apostrophe, lower case letters that project taller or lower than all remaining letters, etc.) that are larger than the maximum height allowable not to exceed 50% of maximum single line height, but which if encapsulated within the tight envelope would dramatically affect overall square footage totals. These exceptions shall be pre-reviewed and pre-approved by landlord and City of Newnan on a case-by-case basis. (See Illustration #1, page 3.) The overall square footage total shall under no circumstances be larger than the maximum allowable totals as described herein, even when these exceptions are made.

The maximum allowable area is as follows:

Gross Rentable Area of Tenant Space

0 to 3,000 sf

3,001 to 10,000 sf (25% of total Rentable Area min.)

10,001 to 20,000 sf

20,001 to max. Rentable Area

Max. Sign Size Per Building Elevation

1.5 sf per linear foot of exterior frontage of tenant or 50 sf, whichever is greater.

1.5 sf per linear foot of exterior frontage of tenant, to a max of 100 sf.

1.5 sf per linear foot of exterior frontage of tenant, to a max of 100 sf.

1.5 sf per linear foot of exterior frontage of tenant, to a max of 100 sf.

Height

Maximum height of a single line of copy:

a) 30" for small tenants (less than 10,000 sf). Maximum total height of sign for two or more lines of copy: 50".

b) 36" for medium-size tenants (10,001-20,000 sf). Maximum total height of sign for two or more lines of copy: 54".

c) 48" for large tenants (over 20,000 sf). Maximum total height of sign for two or more lines of copy: 54".

Maximum length of sign shall be limited to thirty-six linear feet. (See Illustration #2, page 3.)

Design

Panel or box signs are not permitted. All Signage shall be illuminated. Sign may be individual channel letters, or reverse channel letters (See Illustration #3, page 3), backlit, projected from building wall with no exposed raceway or exposed box. Tenant's trademark lettering style is acceptable. All neon or LED light sources shall be white, except for specific Landlord approval, and concealed by an opaque cover. Signs may also be solid cast letters, minimum 3" thick, with indirect lighting of face. (See Illustration #4, page 3.)

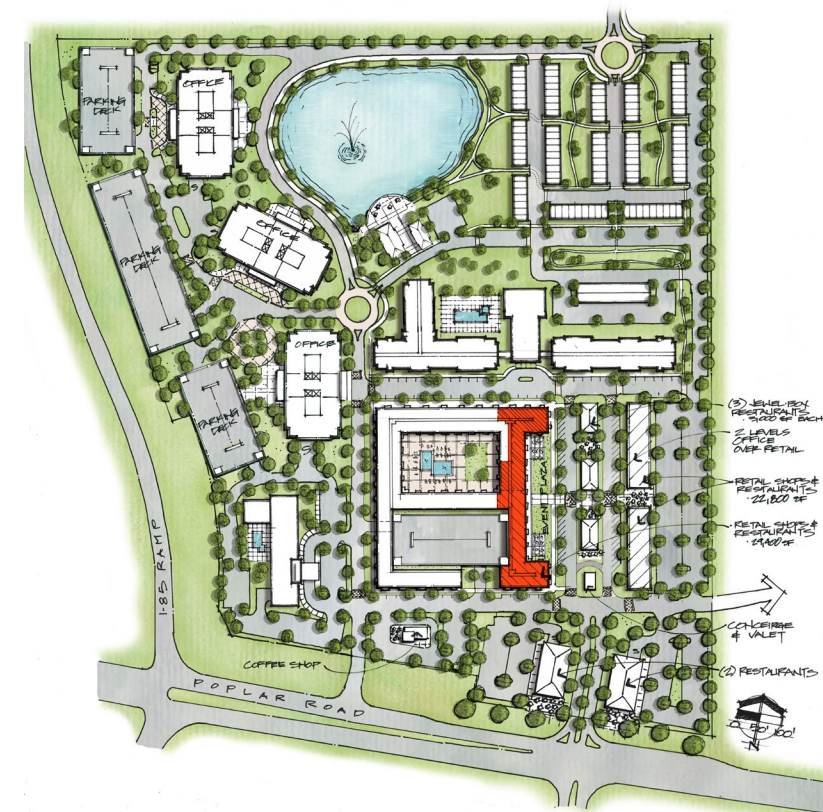
Signs may not be flat against the wall. Signs must be pinned away from the wall on clear spacers a minimum of 1" (one inch), to no more than 1 1/2" (one and one half inches). Tenant is responsible for appropriate blocking or other substrate required for mounting this signage.

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

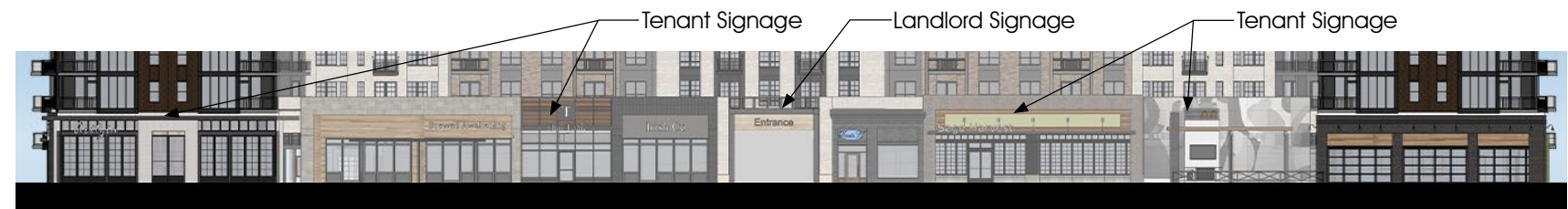
Contrasting boxes or background in different colors or materials enclosing signage letters or outlining same shall be included as part of that Tenant's signage square footage, if permitted by Landlord and the City of Newnan.

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

Signage for any Tenant shall only be allowed on the Tenant's lease space.



Site Location of Multifamily over Retail



Partial Conceptual Building Elevation: Multifamily over Retail, East Elevation

Wall Signs



Illustrative Example

Wall Signage - Example Elevation

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

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

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



Enlarged Example Elevation

Wall Signs



Natural materials and vibrant colors



Vintage inspired



Blade signage



Natural materials



Signage lighting



Natural materials and backlighting



Unique wall mount signs



Unique wall mount signs

Wall Signs



Signage Construction & Submittal-Approvals

Signage Construction

A. **Sign Illumination:** All tenant identity signs shall be illuminated, *except as specifically described in sub-section "D" below*. The following types are suggested:

- 1) Individual dimensional metal back-lit (halo effect) letter or light by external light fixtures.

Note: No exposed neon tube light sources will be allowed.

- 2) Illuminated back-lighted letters where only the letters appear to be illuminated.
- 3) Solid cast letters, minimum three inches (3") thick, with indirect lighting of face shall also be allowed, with prior landlord approval.
- 4) Interesting and innovative but nonconforming signage designs shall be submitted to the Landlord for Pre-approval on a case by case basis.

B. **Materials:**

- 1) The Owner/Landlord encourages innovation of design and sophistication of materials (i.e. polished brass, etc).
- 2) Sign Foam (Sintra) will not be permitted for Tenant storefront signage.

C. **Size:**

- 1) Maximum height of a single line of copy shall be per wall sign guidelines on Page 3.
- 2) Maximum total height of sign shall be per wall sign guidelines on page 3.
- 3) Maximum length of sign: 75% of length of leased storefront or 36' (thirty-six feet), whichever is less.
- 4) Maximum Area of Signage Package: 1-1/2 square feet/linear foot of leased storefront. For the main signage, the area shall be calculated as a box enclosing all letters, numbers and symbols of sign design, including all spaces separating letters, numbers and symbols. The total square footage of all signage should comply with maximum allowable square footage.

D. **Short Term Tenant Wall Signs:**

- 1) *With specific prior approval from and at the sole discretion of the Landlord/City, Specialty License Agreement Tenants (Lease Agreements with a term of two years or less) shall be allowed non-self-illuminated signage as follows:*
 - Solid dimensional letters, minimum one inch thickness, (wood, metal, PVC-all with automotive-type paint finish or similar).
 - Installed on minimum one-half inch spacers.
 - Compliant with all size and dimensional criteria requirements described herein applicable to permanent wall signs.
 - Illuminated via external (goose-neck) light fixtures, if term is over six months.

Submittals-Approvals

Each Tenant shall supply to the Owner/Landlord for review:

Note: Only written approvals from the Owner/Landlord are valid.

- A. Elevations @ 1/8" = 1'-0" with materials noted, shown on building background.
- B. Color Board.
- C. Cross section showing installation procedures.
- D. Computer disc (AutoCAD 2000/Autodesk or PDF format)
- E. Table representing total square footage of all signage complies with maximum allowable signage square footage.

Door Signs & Temporary Signs

Door Sign

Permanent door signs over one and one-half (1 1/2) square feet are prohibited.
Temporary signs shall not be displayed for longer than thirty (30) days.

Service Door Sign

Tenant is required to have the store address and Tenant name applied to the back entrance of premises. Address and name shall be applied with white reflective vinyl letters whose sign area may not exceed one and one-half (1 1/2) square feet. Name and address must be applied to the door, at a minimum five (5) feet in height from ground elevation. **(See Illustration #7)**

All rear door signage is to be fabricated and installed by Landlord at tenant expense. The tenant will need to contract directly with the landlord approved installer for all window signage on rear door, in order to provide consistency in letter and number style and signage location.

Temporary Signs

"Coming Soon", "Now Hiring" and other temporary tenant signage shall not be allowed. Only Landlord provided barricade signage shall be allowed. All temporary signs shall comply with the City ordinance, except as expressly allowed under this Signage Criteria Book.

Temporary Project Signage

Temporary Project Signage shall be by Landlord as outlined.

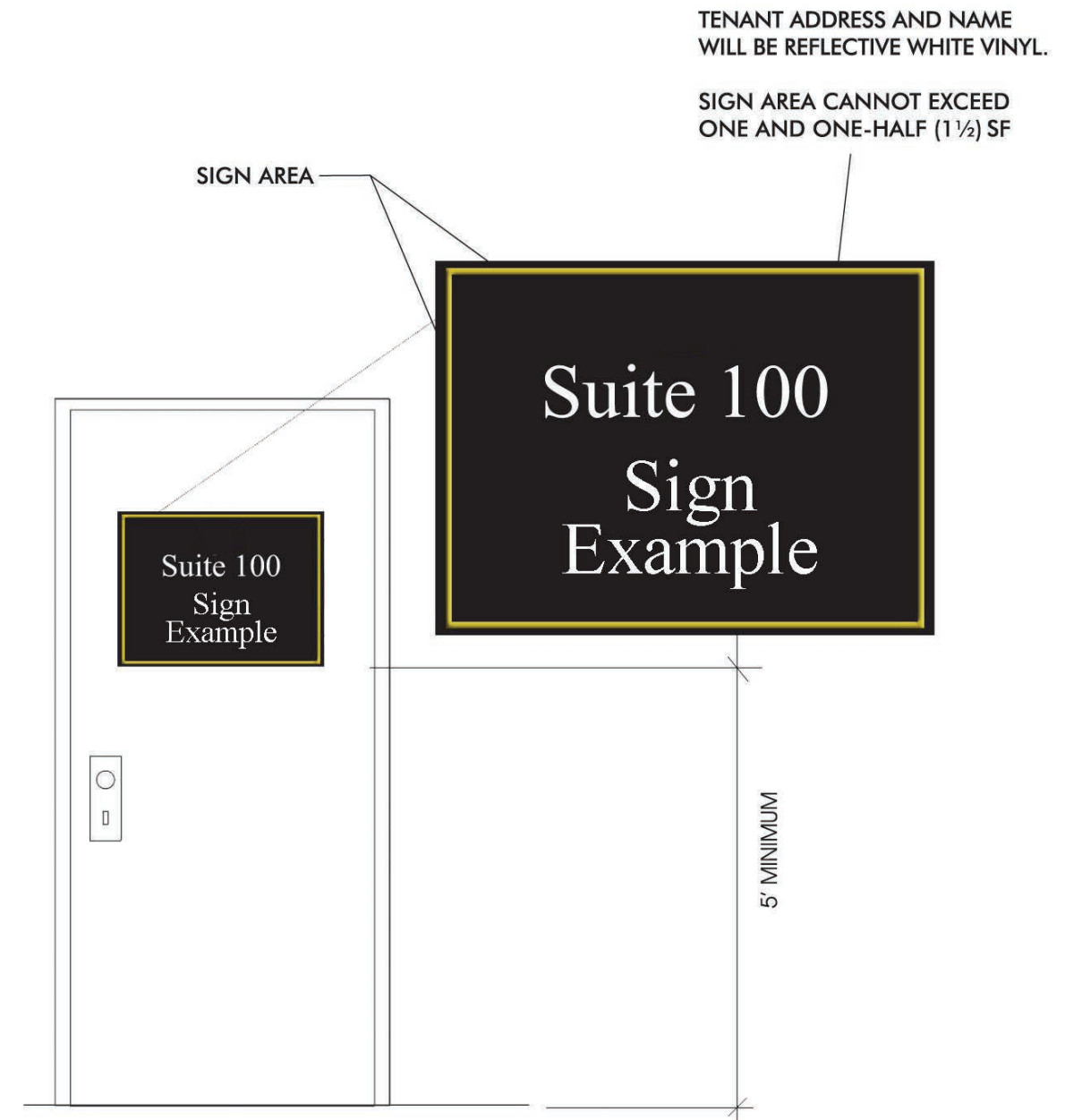


Illustration #7 - Tenant Back Door Sign

Illustrative Examples

Illustrative Examples: Major

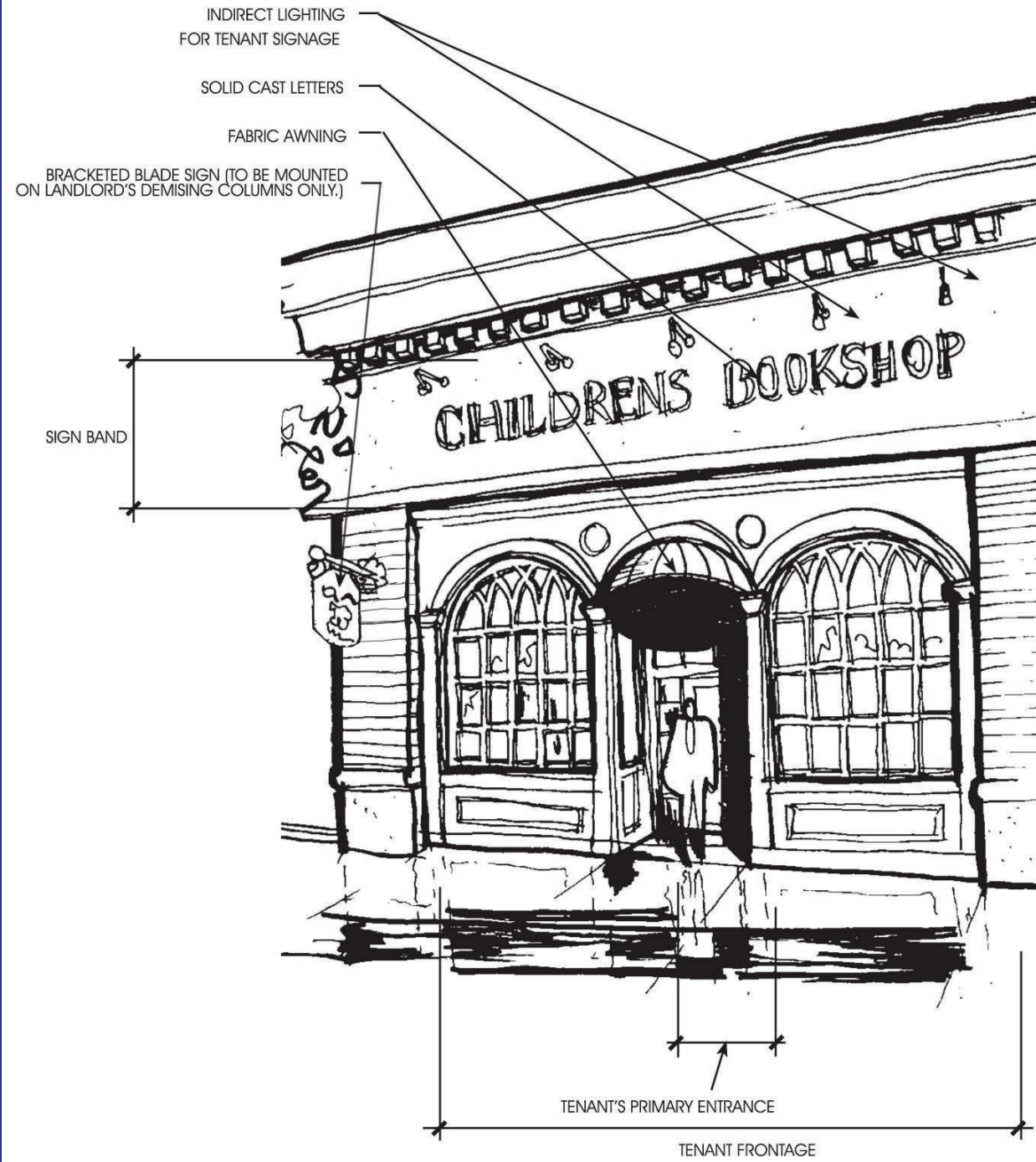


Illustrative Example: Typical Tenant Space

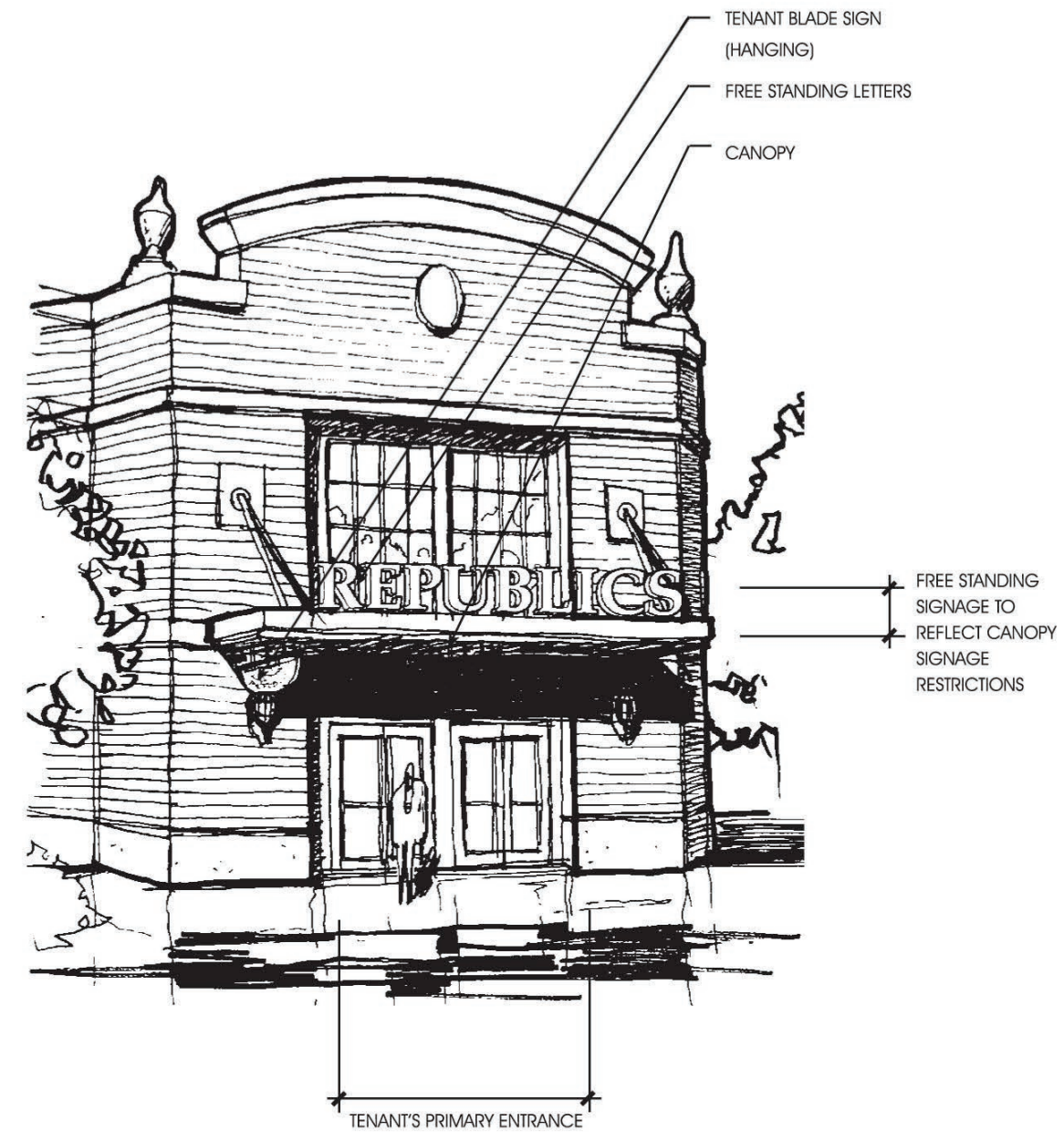


Illustrative Examples

Illustrative Examples: Typical Tenant Space



Illustrative Example: Cantilever Canopy Tenant Space

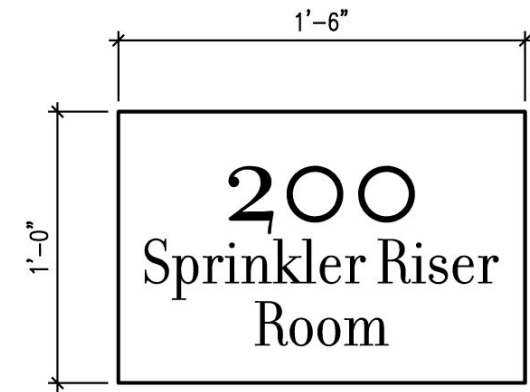


Illustrative Examples



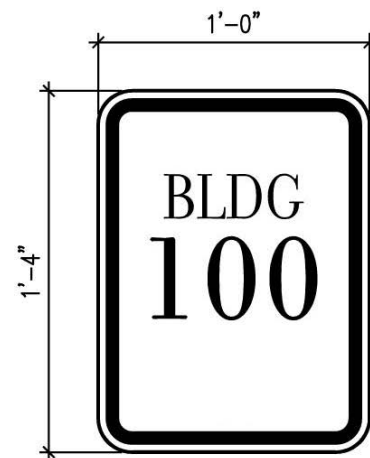
TO BE INSTALLED ON PARKING LOT LIGHT POLES AT LOCATIONS YET TO BE DETERMINED.
 DOUBLE SIDED WITH A BLACK 18" HIGH SIDE SKIRT ATTACHED TO EACH SIDE OF THE FACE PLATES.
 SIGN TO BE 1/8" THICK REFLECTIVE WHITE ALUMINUM WITH BLACK TEXT AND BORDER.

Overnight Parking Signage



PROVIDE ONE SIGN AT EACH SPRINKLER ROOM DOOR. SIMILAR SIGNAGE TO BE PROVIDED AT EACH LANDLORD ELECTRICAL ROOM IF APPLICABLE.
 SIGN TO BE 0.050" THICK ALUMINUM WITH BLACK BACKGROUND AND WHITE HP VINYL GRAPHICS.

Sprinkler Room Signage



PROVIDE ONE SIGN AT EACH BUILDING'S SIAMESE FIRE DEPARTMENT CONNECTION.
 SIGN TO BE ALUMINUM WITH BLACK BACKGROUND AND REFLECTIVE WHITE HP VINYL GRAPHICS. MOUNT ON FACE OF BUILDINGS.

Fire Department Connection Signage

TENANT FRONT
DOOR TRANSOM

521
535
701
711
729

EACH TENANT SPACE TO HAVE ONE SIGN DEPICTING THEIR SUITE NUMBER. LETTERING TO BE 3" HIGH WHITE HP VINYL MOUNTED AT INTERIOR OF TRANSOM GLASS.

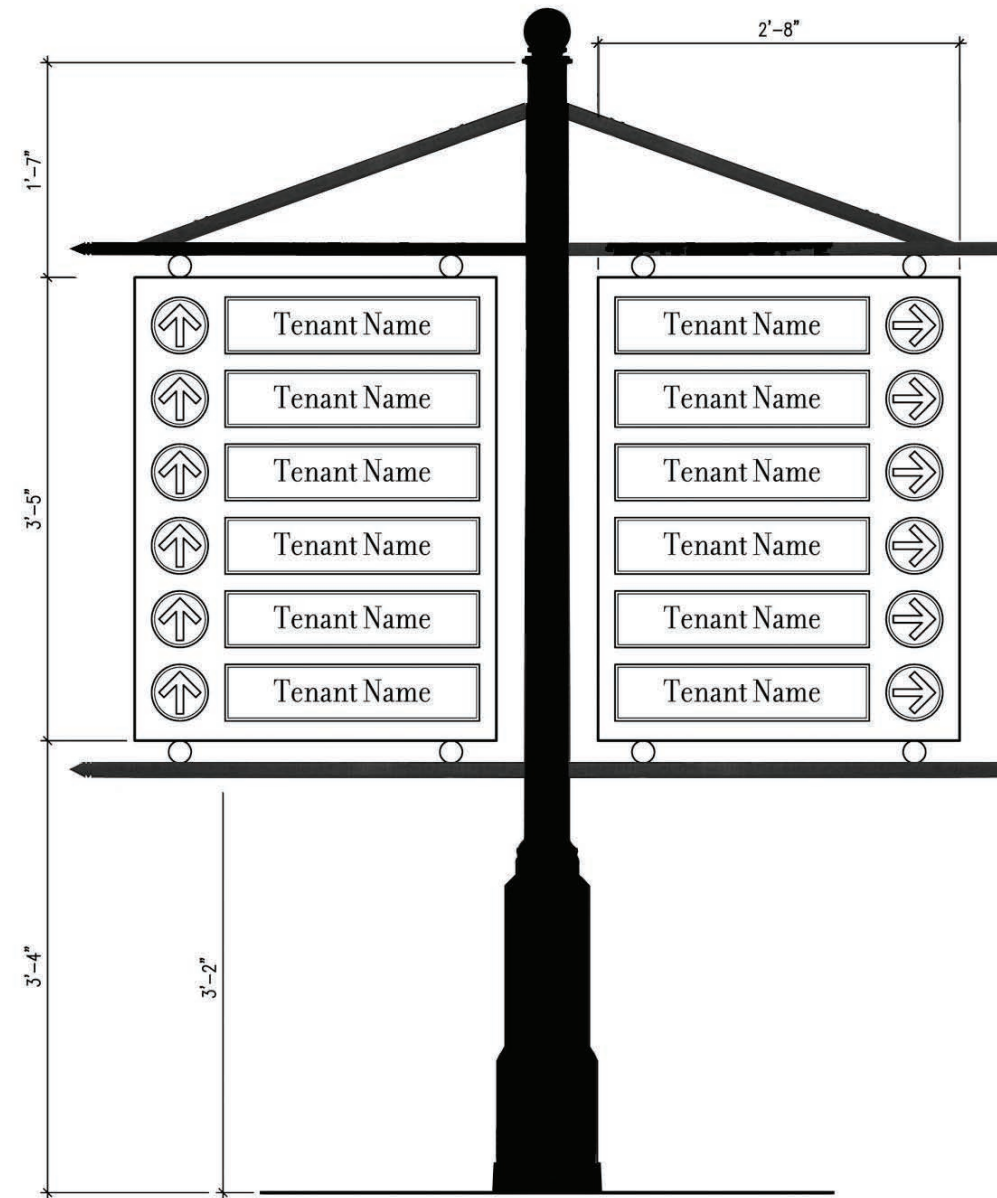
EACH TENANT SPACE TO HAVE ONE SIGN FOR PLACEMENT ON THEIR MAILBOX. LETTERING TO BE 2" HIGH BLACK VINYL.

TENANT
MAILBOX

101
111
121
202
214
802
812

Tenant Suite Number Signage

Tenant Directory Signs



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

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

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

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

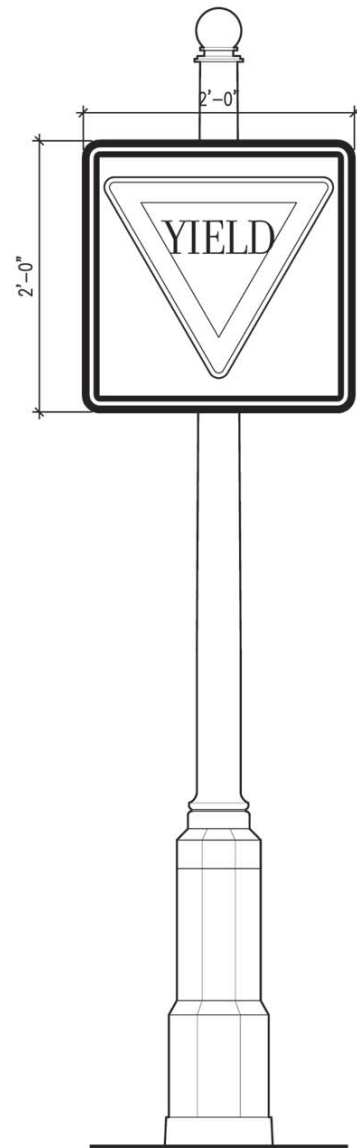
TENANT NAME PANELS TO BE 0.50" THICK BLACK PVC WITH AVERY "LIGHT REDWOOD METALLIC" VINYL TENANT NAME GRAPHICS. PROVIDE WITH STANDARD KEYHOLE MOUNTING SLOTS.

COORDINATE WITH OWNER FOR QUANTITY.

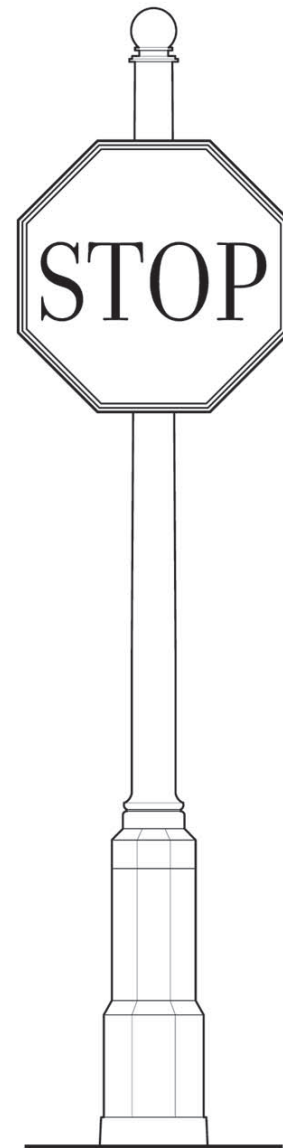
PROVIDE EIGHT SETS OF NAME PANELS FOR MAJOR TENANTS AS DESIGNATED BY LANDLORD. PROVIDE ONE SET OF NAME PANELS FOR EACH REMAINING TENANT. SEE LANDLORD FOR FINAL SUITE LISTINGS PRIOR TO FABRICATION.

Tenant Directory Signage

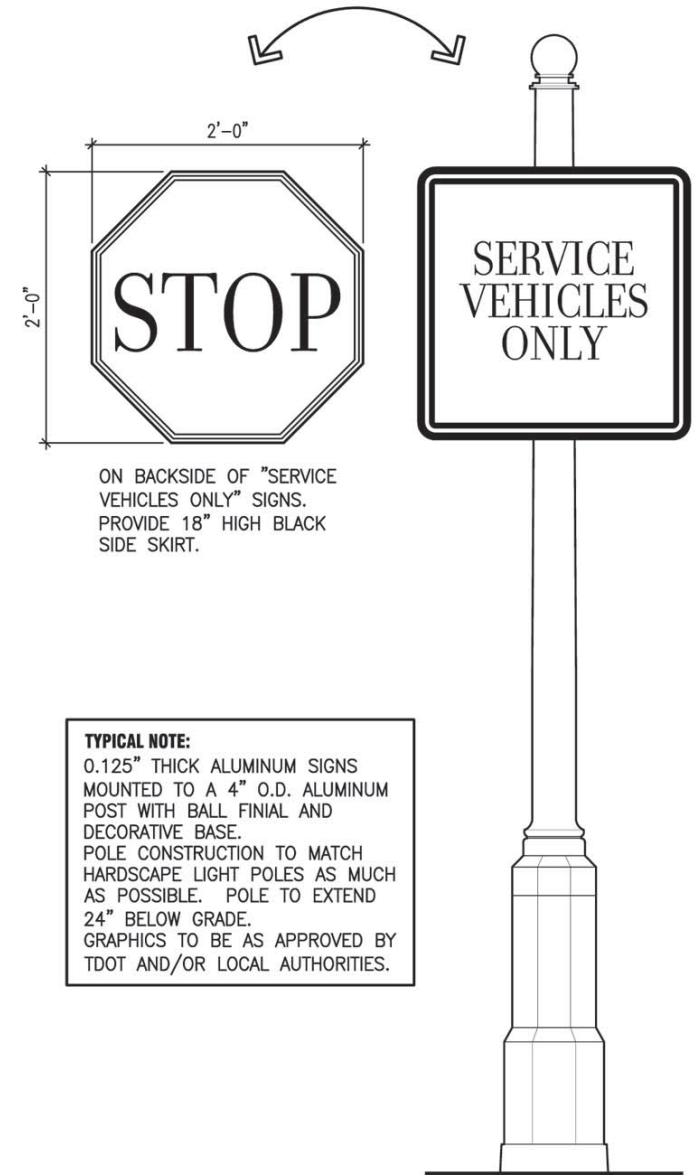
Traffic Signs



Yield Sign



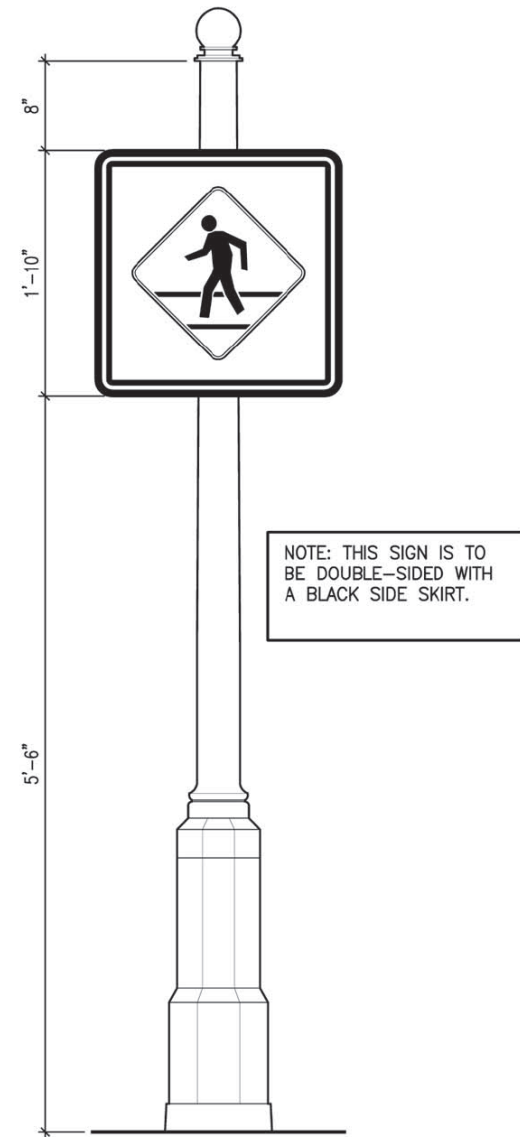
Stop Sign



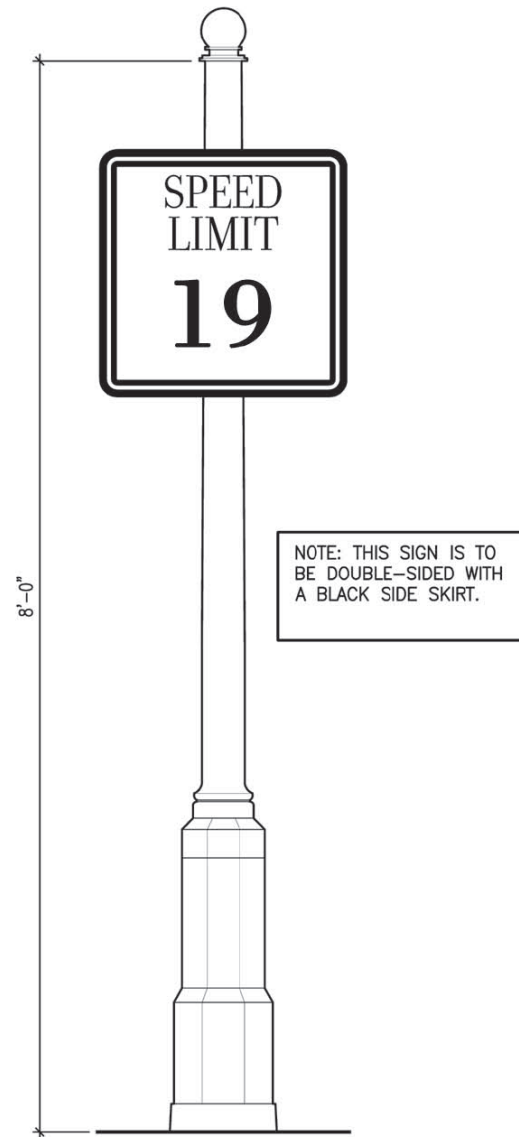
Service Vehicle Sign

TYPICAL NOTE:
0.125" THICK ALUMINUM SIGNS MOUNTED TO A 4" O.D. ALUMINUM POST WITH BALL FINIAL AND DECORATIVE BASE. POLE CONSTRUCTION TO MATCH HARDSCAPE LIGHT POLES AS MUCH AS POSSIBLE. POLE TO EXTEND 24" BELOW GRADE. GRAPHICS TO BE AS APPROVED BY TDOT AND/OR LOCAL AUTHORITIES.

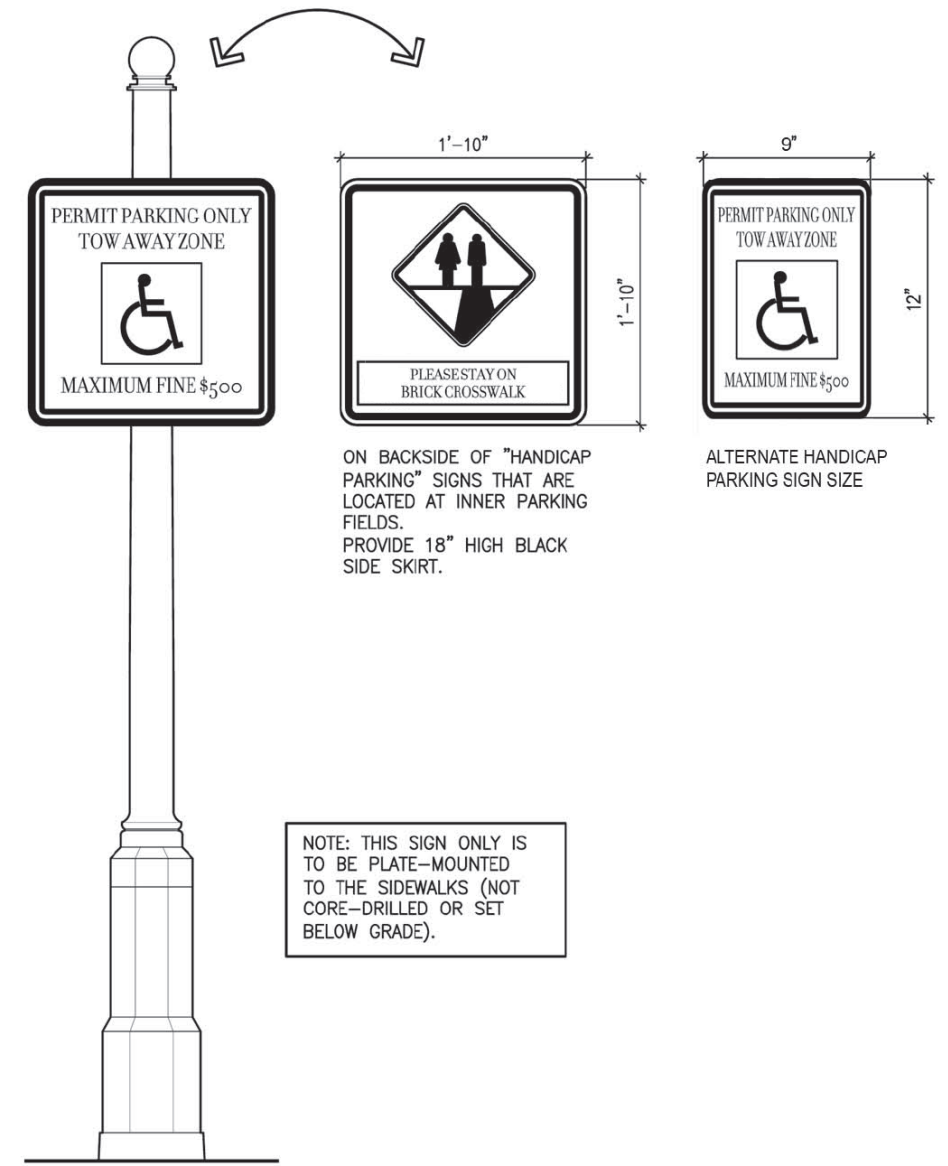
Traffic Signs



Pedestrian Crossing Sign

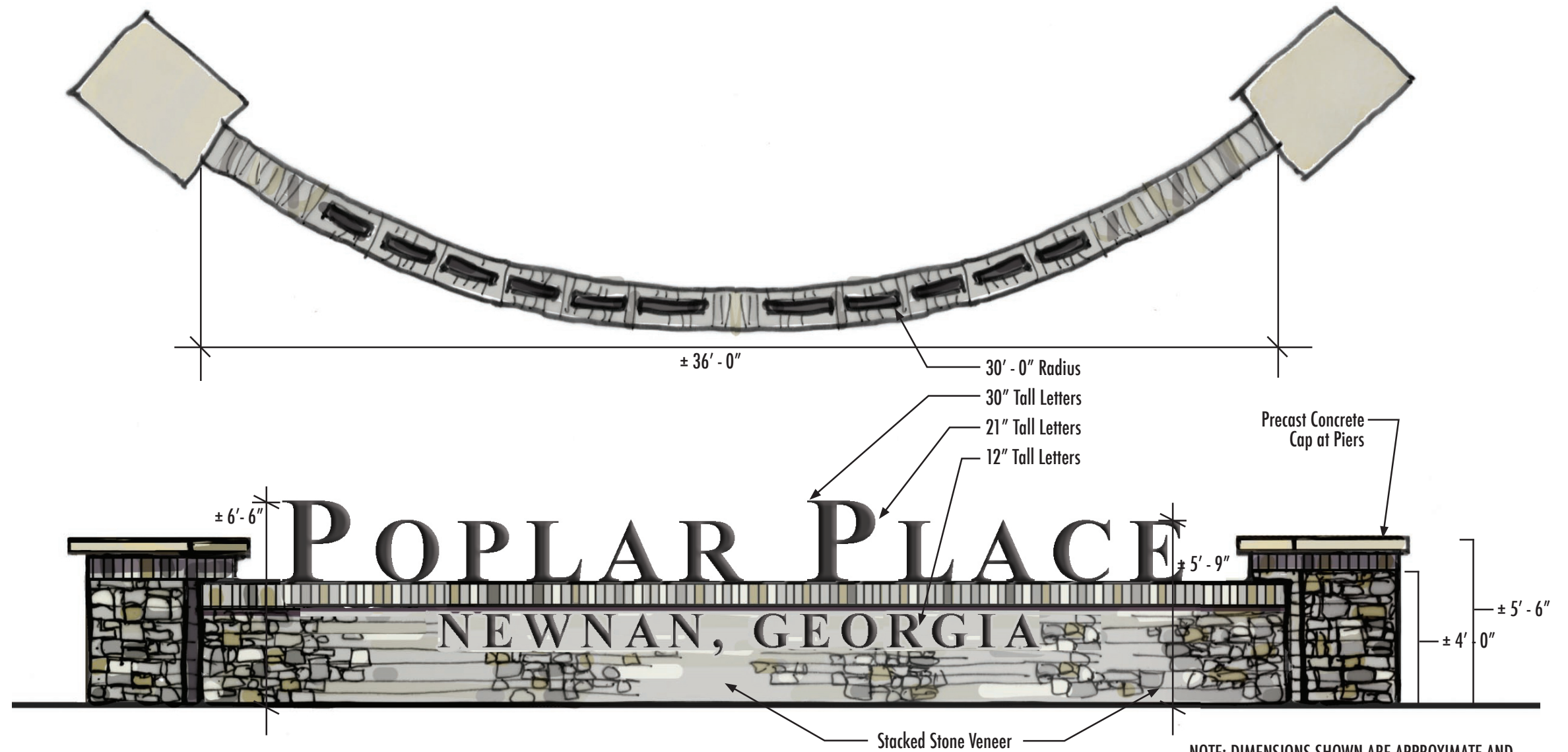


Speed Limit Sign



Handicap Parking Sign

Monument Signs



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE PENDING DEVELOPMENT OF CONSTRUCTION DRAWINGS.

Monument Sign

Monument Signs



Use of corten steel



Incorporation of sculpture



Multiple font styles



Multiple elevations and planes



Use of natural materials



Mixture of materials and lighting



Incorporation of water



Simple yet elegant



COMMUNITY IMPACT MEMORANDUM

TO: Tracy S. Dunnivant, Planning Director

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

DATE: 03/26/2021; Revised 01/18/2022

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

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

Coweta County School System- The Coweta County School System Director of Facilities, Mr. Ronnie Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate. Currently the site generates approximately \$2,192 a year in tax revenue for the School Board. The proposed development will generate approximately \$3,336,809 a year in tax revenue for the School Board. At the time of this letter, Mr. Cheek had not responded about the adjusted densities.

Road and Streets- Part of the Community Impact Study scope entails comparison of the present zoning classification to the requested zoning classification and quantifying the impacts on the City roadway infrastructure. Currently two out of the three parcels sit vacant, while the remaining parcel is a single-family residence. See Table 1 for the trip generation analysis for the existing use and proposed development build out by Kimley-Horn. A Development of Regional Impact (DRI) study has been produced and submitted to the Georgia Regional Transportation Authority (GRTA) for the proposed development. Currently the site generates approximately \$864 a year in tax revenue for the City of Newnan. The proposed development will generate approximately \$689,350 a year in tax revenue for the City.

Table 1: Anticipated Total (Gross) Trip Generation for Poplar Place Mixed-Use			
Development	Daily Traffic	AM Peak Hour	PM Peak Hour
<i>Poplar Place Mixed-Use (Proposed)</i>	14,926	1,146	1,291
<i>Amphitheater (Proposed)</i>	1,200 600 Enter/600 Exit	N/A	TBD*
<i>Single Family Home (Existing)</i>	15	6	1

*Daily Trip Generation estimated, peak hours vary based on event scheduling.

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

Newnan Fire Department- Kimley-Horn has been in correspondence with Chief Brown at Newnan Fire Department to request a letter detailing the Department’s feedback on the proposed development. Chief Brown confirmed adequate service to the proposed development but expressed concern about the increased traffic and potential motor vehicle accidents leading to increased call times to surrounding areas. Chief Brown has confirmed that would remain the same for the adjusted densities. Currently the site generates approximately \$760 and \$36 a year in tax revenue for the Fire Department and Fire Bonds, respectively. The proposed development will generate approximately \$632,644 and \$28,932 a year in tax revenue for the Fire Department and Fire Bonds, respectively. Chief Brown expressed that this information remains unchanged with the adjusted densities.

Newnan Utilities- Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the Wahoo Creek Wastewater Plant at the time of this report. Newnan Utilities also confirmed they will provide water service to the site.

CAPACITY CERTIFICATION
PEAK SANITARY SEWAGE FLOW



Project: Poplar Place
Date: 1/12/2022
Calc by: LBG

Use	Base Flowrate per Unit (GPD)	Unit	Flowrate, GPD	Basis for Conversion	Quantity in Development	Unit	GPD from Development
Active Adult	240	per unit			155		37200
Motel/Hotel	100	per room			140		14000
Offices	175	per 1000 sq ft	0.175		450000		78750
Residence, multiple family - apt	240	per unit			350	units	84000
Restaurant/Coffee Shop/Fast Food	1650	per 1000 sq ft	1.650		23000		37950
Shopping Center / Retail	100	per 1000 sq ft	0.100		75200	1000 sqft	7520
Residence, single family	240	per unit			101		24240

Total Sewage Flowrate (GPD) 283660
Peak Sewage Flowrate (GPD) = 4 * Total 1134640
Peak Sewage Flowrate (cfs) **1.76**

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

City of Newnan Taxes Revenues- The 2022 millage rate for The City of Newnan is 3.574 mills. Currently Parcels 087 2005 001; 087 2005 002; and 087 2005 003 generate \$864 annually in City

of Newnan tax revenue. The requested use should generate approximately \$689,350 annually in City if Newnan tax revenue. As such, the requested use will ultimately generate more tax revenue than the current use.

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

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$887,066	\$168,184	\$7,691	\$295,962	\$1,542,161
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$302,058	\$57,269	\$2,619	\$100,779	\$525,127
Active Adult	Unit	155	\$407,613	\$63,180,000	\$90,322	\$437,206	\$82,892	\$3,791	\$145,870	\$760,081
Office	SF	450,000	\$405	\$182,250,000	\$260,545	\$1,261,170	\$239,112	\$10,935	\$420,779	\$2,192,540
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$165,756	\$31,427	\$1,437	\$55,303	\$288,166
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$283,554	\$53,761	\$2,459	\$94,605	\$492,958
TOTAL				\$482,197,792	\$689,350	\$3,336,809	\$632,644	\$28,932	\$1,113,298	\$5,801,032

Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
087 2005 001		0.980		\$26,852	\$38	\$186	\$35	\$2	\$62	\$323
087 2005 002		24.280		\$256,077	\$366	\$1,772	\$336	\$15	\$591	\$3,081
087 2005 003		15.420	Yes	\$321,251	\$459	\$234	\$389	\$19	\$684	\$1,786
TOTAL		40.68		\$604,180	\$864	\$2,192	\$760	\$36	\$1,337	\$5,189

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

APPENDIX

Coweta County School System Operations Center

March 17, 2021

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

Re: Poplar Place

Ms. Garren:

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

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

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

Thank you for the opportunity to provide feedback.

Sincerely,



Ronald C. Cheek
Director of Facilities
Coweta County School System



**POLICE DEPARTMENT
CITY OF NEWNAN**

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

Brent Blankenship
Chief of Police

August 24, 2021

To Whom It May Concern,

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

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

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

Sincerely,

Brent Blankenship
Chief of Police



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

March 23, 2021

Dear Tracy,

The list of comparisons below has been analyzed.

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

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

Kind Regards,

Stephen Brown



January 12, 2022

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

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

Ms. Garren,

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

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

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



January 12, 2022

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

RE: Poplar Place Impact Fees - Preliminary Estimate

Ms. Garren,

The below is a preliminary estimate of the impact fees for Poplar Place. These fees are based on current information we have available and is subject to change as more information is provided. Please note, there may also be added cost to upgrade parts of Newnan Utilities existing system to accommodate the additional flow.

Poplar Place Water/Sewer Impact Fees (Preliminary Estimate)	
Multi-Family	\$695,213.00
Office Space	\$716,950.00
Senior Living	\$319,506.00
Mix Office/Restaurant/Retail	\$1,199,024.00
Hotel	\$167,535.00
Townhomes	\$508,636.00
Total	\$3,606,864.00

There will also be account deposits required from our Customer Service Department, and those amounts are determined when the final impact fees are quoted. Impact fees are required to be paid before the City of Newnan will issue the Land Disturbance Permit.

These estimates are being provided for additional information for your project. Please let me know if you have any questions.

Sincerely,

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

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

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

5. Water:

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

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

Sincerely,

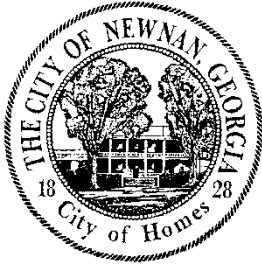


Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org

**Poplar Place
Economic Impact Tabulation**

Proposed Development Program	Unit	Size	Improvement Value/Unit	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
Multifamily	Unit	350	\$366,253	\$128,188,667	\$183,259	\$887,066	\$168,184	\$7,691	\$295,962	\$1,542,161
Restaurant / Retail	SF	75,200	\$580	\$43,650,000	\$62,402	\$302,058	\$57,269	\$2,619	\$100,779	\$525,127
Active Adult	Unit	155	\$407,613	\$63,180,000	\$90,322	\$437,206	\$82,892	\$3,791	\$145,870	\$760,081
Office	SF	450,000	\$405	\$182,250,000	\$260,545	\$1,261,170	\$239,112	\$10,935	\$420,779	\$2,192,540
Hotel	Key	140	\$171,094	\$23,953,125	\$34,243	\$165,756	\$31,427	\$1,437	\$55,303	\$288,166
Townhomes	Unit	101	\$405,703	\$40,976,000	\$58,579	\$283,554	\$53,761	\$2,459	\$94,605	\$492,958
TOTAL				\$482,197,792	\$689,350	\$3,336,809	\$632,644	\$28,932	\$1,113,298	\$5,801,032

Existing Vacant Land	Unit	Size (Acres)	Homestead Exempt	Total Value	City of Newnan Tax Revenue	School Board Tax Revenue	Fire Department Tax Revenue	Fire Bond Tax Revenue	County Tax Revenues	Total Tax Revenues
087 2005 001		0.980		\$26,852	\$38	\$186	\$35	\$2	\$62	\$323
087 2005 002		24.280		\$256,077	\$366	\$1,772	\$336	\$15	\$591	\$3,081
087 2005 003		15.420	Yes	\$321,251	\$459	\$234	\$389	\$19	\$684	\$1,786
TOTAL		40.68		\$604,180	\$864	\$2,192	\$760	\$36	\$1,337	\$5,189



City of Newnan, Georgia – Mayor and City Council

Date: October 26, 2021

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

Prepared and Presented by: Tracy Dunnavant, Planning Director

ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

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

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

SITE INFORMATION:

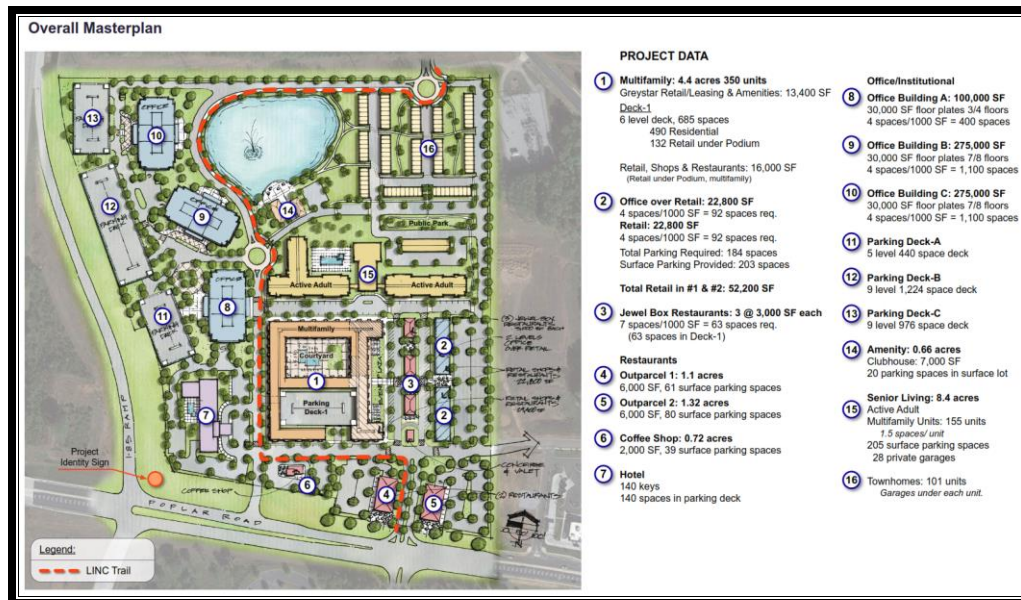
The site consists of 42.20± acres on Poplar Road. The tracts are primarily vacant with the exception of a single-family home and a dilapidated outbuilding. The tax parcel ID numbers are 087 2005 001, 087 2005 002, and 087 2005 003. The tracts are currently under the County's jurisdiction and are zoned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



OVERVIEW OF REQUEST:

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

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



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

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

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

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

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

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

STANDARDS:

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

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

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

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

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

Staff Assessment – PROPOSED USE IS SUITABLE ✓

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

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

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

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

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

Traffic:

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

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities:

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

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A:

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

Mercantile Drive at Site Driveway B:

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

Poplar Road at Piedmont Hospital Entrance / Site Driveway C:

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

Poplar Road at Site Driveway D:

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

Attachment B – Required Elements of the DRI Plan of Development

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

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

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

Attachment C – Required Improvements to Serve the DRI

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

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

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

Section 2:

Newnan Crossing Boulevard at Stillwood Drive

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

Newnan Crossing Boulevard at Lower Fayetteville Road

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

Newnan Crossing Boulevard at Poplar Road

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

Mercantile Drive at Newnan Crossing Boulevard

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

I-85 Interchange at Poplar Road

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

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

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

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

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

Engineering:

Environmental:

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

Transportation:

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

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

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

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

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

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

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

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

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

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

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE AS FUTURE “MIXED USE” ✓

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

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

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

The City is in the process of completing a full update of its Comprehensive Plan, which includes the future land use map. The subject tract was not included in the Comprehensive Plan, but the adjacent tracts within the city limits are shown as

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

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

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

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

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

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

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

SUMMARY OF STAFF FINDINGS:

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

COWETA COUNTY RESPONSE TO THE ANNEXATION:

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

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

PLANNING COMMISSION RECOMMENDATION:

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

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

OPTIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2022 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**LEGAL DESCRIPTION
OF SUBJECT PROPERTY**

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

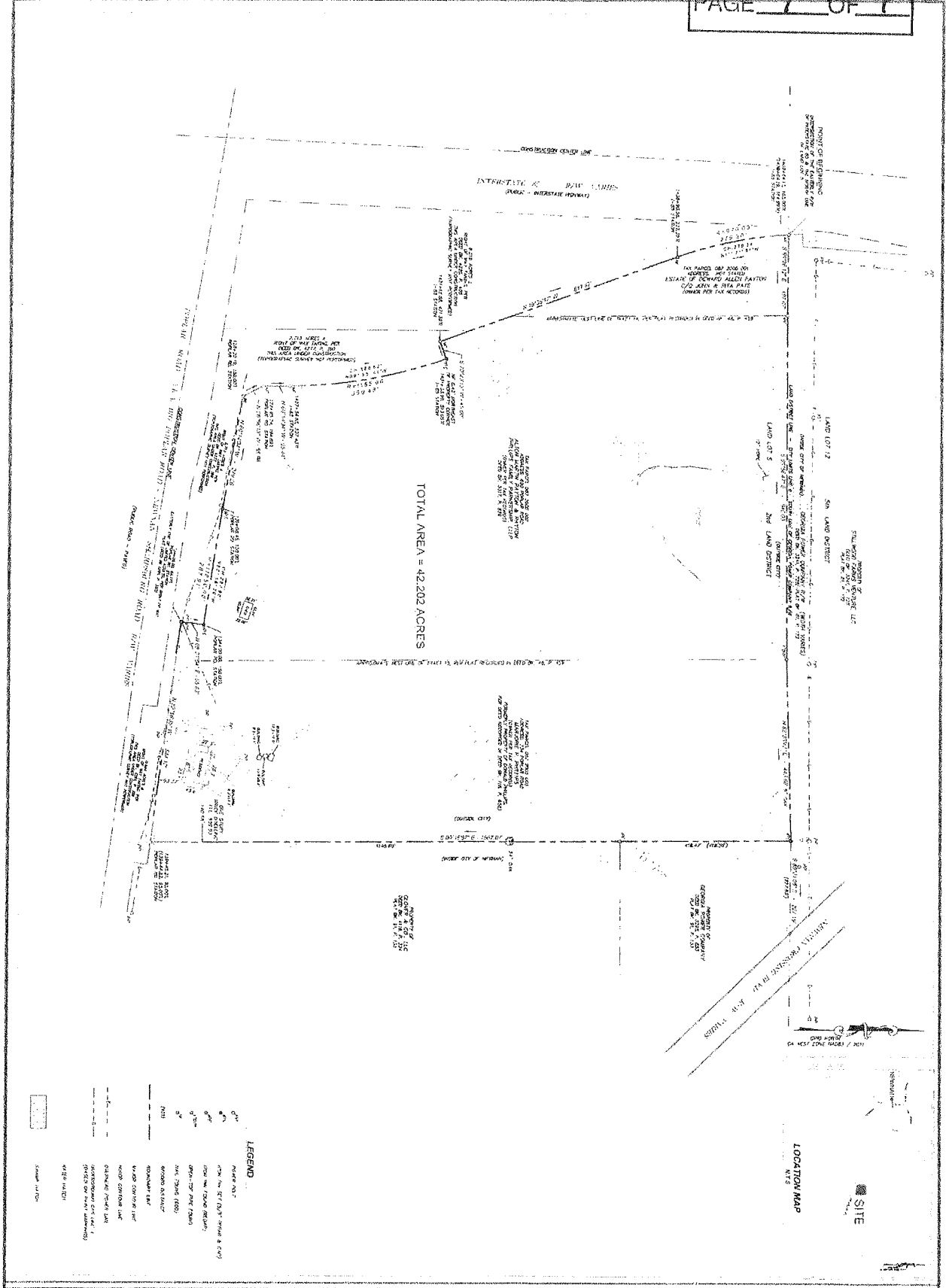
COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO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

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

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

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

© 2017, 2018 SPOE DEVELOPMENT, NEWNAN, ALTA/NSPS LAND TITLE SURVEY, 1/15/17, 1/15/18



LEGEND

- 1/4" = 100'
- 1/8" = 100'
- 1/16" = 100'
- 1/32" = 100'
- 1/64" = 100'
- 1/128" = 100'
- 1/256" = 100'
- 1/512" = 100'
- 1/1024" = 100'
- 1/2048" = 100'
- 1/4096" = 100'
- 1/8192" = 100'
- 1/16384" = 100'
- 1/32768" = 100'
- 1/65536" = 100'
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Overall Masterplan



PROJECT DATA

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

Office/Institutional



NOTICE OF DECISION

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

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

From: Christopher Tomlinson, GRTA Executive Director

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

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

Date: August 11, 2021

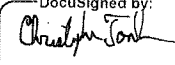
Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

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

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

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

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

DocuSigned by:

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

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

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

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

Newnan Crossing Boulevard at Stillwood Drive / Site Driveway A

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

Mercantile Drive at Site Driveway B

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

Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

Poplar Road at Site Driveway D

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

Attachment B – Required Elements of the DRI Plan of Development

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

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

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

Attachment C – Required Improvements to Serve the DRI

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

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

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

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

Poplar Road at Piedmont Hospital Entrance / Site Driveway C

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

Poplar Road at Site Driveway D

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

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

Section 2:

Newnan Crossing Boulevard at Stillwood Drive

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

Newnan Crossing Boulevard at Lower Fayetteville Road

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

Newnan Crossing Boulevard at Poplar Road

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

Mercantile Drive at Newnan Crossing Boulevard

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

I-85 Interchange at Poplar Road

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



The City of Newnan, Georgia

Office of the City Engineer

EXHIBIT E
PAGE 1 OF 2

September 7, 2021

City Engineer Review

ANNEXATION and REZONING REQUEST

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

Environmental:

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

Transportation:

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

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

Respectfully,

Michael Klahr

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**LEGAL DESCRIPTION
OF SUBJECT PROPERTY**

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

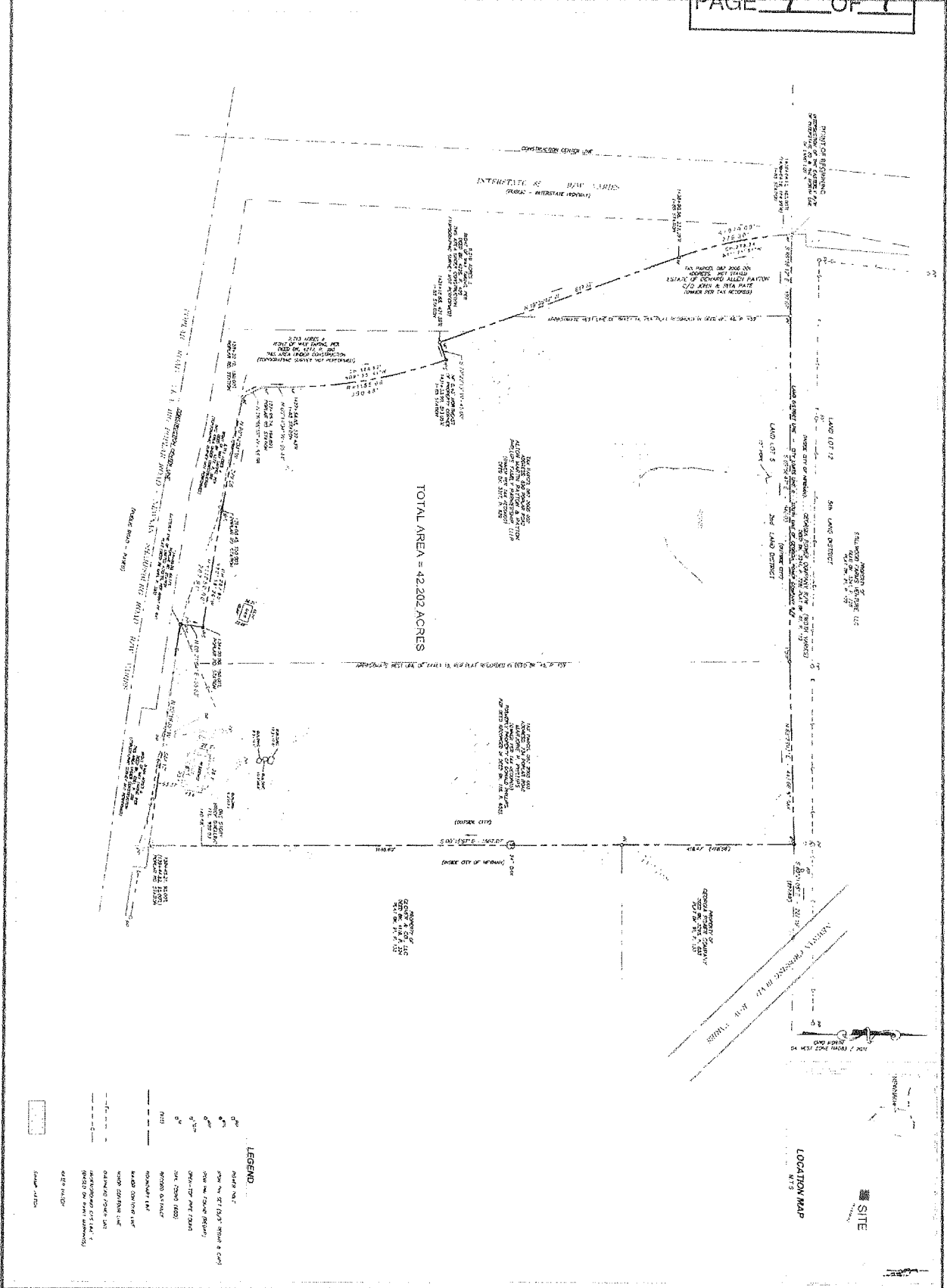
COMMENCING AT A NAIL FOUND, AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 85, AND THE NORTH LINE OF LAND LOT 5. SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID NORTH LINE OF LAND LOT 5, THE FOLLOWING COURSES: SOUTH 89°26'12" EAST, A DISTANCE OF 197.07', TO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

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

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

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

1:00 PM 11/15/2017 11:50 AM 11/15/2017 11:50 AM



<p>DATE: 11/15/2017 SHEET: 1 OF 2</p>	<p>ALTA/NSPS LAND TITLE SURVEY SWOPE DEVELOPMENT, LLC LYING IN LAND LOT 5, 2nd DISTRICT COWETA COUNTY, NEWNAN, GEORGIA Prepared for: RICHARD D. SWOPE</p>	<p>emc EMC ENGINEERING SERVICES, INC. 1000 W. BROAD ST. SUITE 100 NEWNAN, GA 30159 (770) 529-1100 www.emcsurvey.com</p>		<p>NO. REVISION DESCRIPTION BY DATE</p> <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>				

Overall Masterplan

EXHIBIT c
PAGE 1 OF 1



PROJECT DATA

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

Office/Institutional



EXHIBIT D
PAGE 1 OF 6

NOTICE OF DECISION

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

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

From: Christopher Tomlinson, GRTA Executive Director

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

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

Date: August 11, 2021

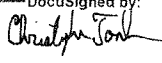
Notice of Decision for Request for Non-Expedited Review of DRI 3293 Poplar Place Mixed Use

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

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

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

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

DocuSigned by:


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

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- Align Driveway C to form the fourth leg of the existing Poplar Road / Piedmont Hospital Entrance signalized intersection
- Coordinate with GDOT, City of Newnan and Coweta County to identify and install, per their approval: 1) the appropriate ingress and egress configuration at Driveway C; and 2) a right turn deceleration lane on Poplar Road at Driveway C.
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Poplar Road at Site Driveway D

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

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

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

Poplar Road at Site Driveway D

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

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

Section 2:

Newnan Crossing Boulevard at Stillwood Drive

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

Newnan Crossing Boulevard at Lower Fayetteville Road

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

Newnan Crossing Boulevard at Poplar Road

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

Mercantile Drive at Newnan Crossing Boulevard

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

I-85 Interchange at Poplar Road

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



The City of Newnan, Georgia

Office of the City Engineer

EXHIBIT E
PAGE 1 OF 2

September 7, 2021

City Engineer Review

ANNEXATION and REZONING REQUEST

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

Environmental:

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

Transportation:

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

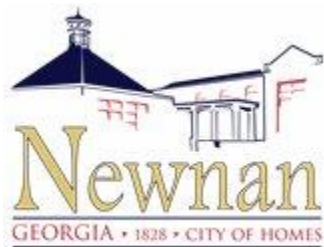
2. The developer shall design and modify existing pavement makings on Newnan Crossing Boulevard East, at Mercantile Drive, to accommodate left turn movements from Newnan Crossing Boulevard East to Mercantile Drive,
3. The development shall include ADA compliant sidewalks along both sides of all streets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

Respectfully,

Michael Klahr

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

City of Newnan, Georgia - Mayor and Council



Date: January 25, 2022

Agenda Item: 202 Greenville St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To conduct a public hearing concerning the dilapidated structure located at 202 Greenville St.

Background: Owner: Bujar Emini
Date Sub-Standard housing file was opened: December 3, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On December 3, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within forty five (45) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

December 3, 2021 - Council informed of conditions.

December 14, 2021 – Public Hearing was requested.





AN ORDINANCE TO AMEND CHAPTER 3 ALCOHOLIC BEVERAGES OF THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA BY ELIMINATING THE REQUIREMENT THAT A LICENSEE BE A RESIDENT OF COWETA COUNTY AND ELIMINATE THE REQUIREMENT OF A LICENSE REPRESENTATIVE; AND FOR OTHER PURPOSES

WHEREAS, for the general welfare and continued growth and prosperity of the City of Newnan, the Mayor and City Council desire to amend Sec. 3-2, Definitions, Sec. 3-33, Supporting Document, Sec. 3-35, Required Residency license representative, Sec. 3-43, Renewal of License by City Clerk, Sec. 3-46 License transfers, change license representative or relocation of business of Chapter 3 of the City of Newnan Alcohol Beverage Ordinance to eliminate certain residency requirements for Licensees and eliminate the requirements for a License Representative for businesses selling and serving alcoholic beverages in the City of Newnan.

WHEREAS, the Mayor and City Council have determined that in addition to promoting business growth in the City of Newnan, it is important to the general welfare and prosperity of the City of Newnan to assist in the economic development of the City of Newnan by attracting new businesses and maintaining existing businesses in the City of Newnan by allowing for a revision to the residency requirements of both Licensees and License Representatives and to provide for more ease of applying for an alcoholic beverage license in order to maintain business opportunities for all businesses operating in the City of Newnan.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN AS FOLLOWS:

Section 1: Article I, in General, Sec. 3-2, Definitions, of Chapter 3 Alcoholic Beverages of the City's Code of Ordinances is hereby amended by deleting the definition of Licensee in its entirety and adopting the following definition of Licensee to read as follows:

Licensee: The licensee for all businesses shall be:

- (1) The licensee shall be at least 21 years of age.
- (2) If the business is to be operated by an individual, the licensee shall be that individual.
- (3) If the business is to be operated by a partnership, the licensee shall be an individual who is a partner; or, if all partners are non-individuals, then the licensee shall be an individual who is an officer of any corporation which is a partner, or an individual who is an

officer, manager or agent of any unincorporated entity which is a partner.

- (4) If the business is to be operated by a corporation, the licensee shall be an officer of the corporation.
- (5) If the business is to be operated by a limited liability company the licensee shall be an individual who is a member, officer or manager of the limited liability company.

Section 2: Article I, in General, Sec. 3-2 Definitions, of Chapter 3 Alcoholic Beverages of the City's Code of Ordinances is hereby amended by deleting the definition of License Representative in its entirety.

Section 3: Article II, Licensing, Sec. 3-33, Supporting documents to be filed with application, of Chapter 3, Alcoholic Beverages of the City's Code of Ordinances is hereby amended by deleting, in their entirety, Paragraph (5) and Paragraph (6) and adopting a new Paragraph (5) to read as follows:

- (5) An affidavit that he/she is at least 21 years of age.

Section 4: Article II, Required residency, license representative, Sec. 3-35, Supporting documents to be filed with application, of Chapter 3, Alcoholic Beverages of the City's Code of Ordinance is hereby deleted in its entirety and the word (Reserved) is hereby inserted thereby.

Section 5: Article II, Sec. 3-43, Renewal of license by city clerk, of Chapter 3, Alcoholic Beverages of the City's Code of Ordinance is hereby amended by deleting the words "or license representative" in Paragraph (7).

Section 6: Article II, Sec. 3-46, License transfers, change licensee or license representative, or relocation of the business of the City's Code of Ordinances is hereby amended by deleting the words "or license representative" in the section heading and in Paragraph (b) sub-paragraph (1) by deleting the words "or license representative" and in Paragraph (d) by deleting the words "and license representative".

Section 7: Article II, Sec. 3-46, License transfers, change licensee, or relocation of the business of the City's Code of Ordinances, Paragraph (c)(1)(2)(3)(4)(5) in its entirety and the word (Reserved) is hereby inserted thereby.

Section 8: Repealer. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 9: Constitutionality. Should any phrase, clause, sentence of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance which provisions shall remain in full force and effect.

Section 10 Limitation. Adoption of this Ordinance does not create any additional right or benefit, substantive or procedural, enforceable in law or in equity by any party against the City of Newnan, its departments, agencies, officials, employees, agents or other person or entity.

Section 11: Effective Date. This Ordinance shall be effective immediately upon adoption.

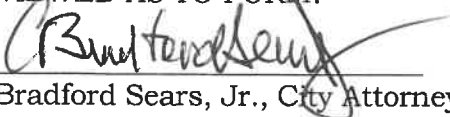
DONE, RATIFIED AND PASSED in regular session, this the 16th day of JANUARY, 2022.


ATTEST:

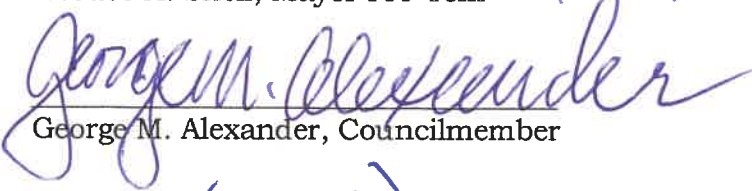

Megan Shea, City Clerk


L. Keith Brady, Mayor

REVIEWED AS TO FORM:


C. Bradford Sears, Jr., City Attorney


Rhodes H. Shell, Mayor Pro-Tem *councilmember*


George M. Alexander, Councilmember


Cleatus Phillips, City Manager

(OPPOSED)
Cynthia E. Jenkins, Councilmember


Raymond F. DuBose, Councilmember *Mayor Pro Tem*

(OPPOSED)
Dustin Koritko, Councilmember


Paul Guillaume, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2022.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

Motion to Enter into Executive Session

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

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

Motion to Adopt Resolution after Adjourning Back into Regular Session

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