



# *Newnan City Council Meeting*

## *May 7, 2019 – 2:30 pm*

### **AGENDA**

**CALL TO ORDER** – Mayor Keith Brady

**INVOCATION**

**READING OF MINUTES**

- I Minutes from Regular Meeting on April 23, 2019 ..... Tab A

**REPORTS OF BOARDS AND COMMISSION**

- I 2 Appointments – Keep Newnan Beautiful – 3 Year Terms
- II 4 Appointments – Newnan Youth Activities Commission – 3 Year Terms
- III 2 Appointments – Urban Redevelopment Agency – 3 Year Terms
- VI Arts & Entertainment Committee – Consider recommendations for Arts & Entertainment District ..... Tab B

**REPORTS ON OPERATIONS BY CITY MANAGER**

**REPORTS AND COMMUNICATIONS FROM MAYOR**

**NEW BUSINESS**

- I Ordinance to Amend 2018 Budget ..... Tab C
- II GMA Voting Delegate – Keith Brady – Business Meeting Monday June 24, 2019..... Tab D
- III Resolution-Authorization to execute the quitclaim deed on 40 Lovelace Street (Westside Urban Renewal)..... Tab E
- IV Consider contract award for Mill & Resurfacing of Various Streets - 2019 ..... Tab F
- V Consultant Selection-Preliminary Engineering Phase I, Scoping Improvements to Lower Fayetteville Road ..... Tab G

- VI Georgia Police and Fire Games update and road closure requests ..... Tab H
  
- VII *Information Only* – Rezoning request by The Residential Group for 6.667+ acres located on East Broad Street from CBD (Central Business District) to MXD (Mixed Use Development District) ..... Tab I

**UNFINISHED BUSINESS**

- I **2<sup>nd</sup> and Final Reading** – 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..... Tab J
  
- II **2<sup>nd</sup> and Final Reading** – Ordinance to Amend the Zoning Map for Property Located at 950 North Highway 29, Containing 30.78± Acres in Land Lots 88 and 105 , of the Fifth Land District, in the City of Newnan, Georgia ..... Tab K
  
- III 18 Berry Ave – Schedule a Public Hearing for June 18, 2019 regarding structure..... Tab L
  
- IV 33 Hardaway – Schedule Public Hearing for June 18, 2019 regarding structure ..... Tab M
  
- V Status Reports: 10 Burch Ave, 280 West Washington St, 121 Pinson St, 180 West Washington St, 17 Ray St, 11 Melson St. and 15 Elm Circle ..... Tab N

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

- I Rocky Hill Reunion – Request to close Wesley Street from the back of the gym to Richard Allen Drive from 7 am to 7 pm on July 27, 2019 for the safety of the event ..... Tab O
  
- II Summer Grove Social Committee would like to close a section of Lake Cove Approach for two neighborhood social events to ensure a safe environment – June 8 at 7 pm until June 9 at 12:01 am and July 27 at 7 pm until July 28 at 12:01 am..... Tab P
  
- III Request from Stacey Bristow, ELITE Youth Organization to renew their contract to use gym, however move to the Howard Warner Gym ..... Tab Q

**EXECUTIVE SESSION – LEGAL, PERSONNEL AND REAL ESTATE**

**ADJOURNMENT**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 23, 2019 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

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

**PRESENT**

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell; Dustin Koritko; Cynthia E. Jenkins; and George Alexander. Council member absent: Paul Guillaume. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnavant; City Planner, Dean Smith; Public Works Director, Michael Klahr; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

**MINUTES – REGULAR COUNCIL MEETING – APRIL 9, 2019**

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for April 9, 2019 and adopt them as presented.

**MOTION CARRIED. (6 – 0)**

**YOUTH COUNCIL**

Lindsay Eggen	Sophomore	East Coweta
Graham Cullen	Sophomore	East Coweta
Dev Lakwani	Senior	Newnan
Megan Czerwinski	Senior	Northgate
Lyle Johnston	Senior	Newnan

**GRADUATING SENIORS – NEWNAN YOUTH COUNCIL**

Mayor Brady and Mayor Pro Tem Jenkins recognized 2018-2019 Newnan Youth Council graduating seniors who have served two to three terms.

**APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION**

Mayor Brady asked the City Manager to place his and Mayor Pro Tem Jenkins appointments to the Newnan Youth Activities Commission on the agenda for the next meeting.

**APPOINTMENTS – URBAN REDEVELOPMENT AGENCY**

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Sara Freeman to the Urban Redevelopment Agency for another three year term.

**MOTION CARRIED. (6 – 0)**

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins and his appointments on the agenda for the next meeting to the Urban Redevelopment Agency.

**RESIGNATION – KEEP NEWNAN BEAUTIFUL COMMISSION**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the resignation of Leah Wylie on the Keep Newnan Beautiful Commission.

**MOTION CARRIED. (6 – 0)**

Mayor Brady asked the City Manager to place Councilman Alexander and Councilman Shell's appointments on the agenda for the next meeting to the Keep Newnan Beautiful Commission.

**POLICE DEPARTMENT – PINNING/PROMOTION TO LIEUTENANT: SGT. PHIL HINES**

The Police Chief informed Council Sgt. Phil Hines has been promoted to Lieutenant. The pinning of Badge was conducted by his son and daughter.

**AGREEMENT – LITTLE PEOPLES LEARNING CENTER – PORTION OF VERONA ROSSER ON PINSON STREET**

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the Lease Agreement with Little Peoples Learning Center for a portion of the Verona Rosser Center located on Pinson Street.

**MOTION CARRIED. (6 – 0)**

**INTERGOVERNMENTAL AGREEMENT BETWEEN COWETA COUNTY, THE COWETA COUNTY BOARD OF ELECTIONS AND REGISTRATION AND THE CITY OF NEWNAN RELATING TO ELECTIONS SERVICES**

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt the Intergovernmental Agreement between Coweta County, the Coweta County Board of Elections and Registration and the City of Newnan relating to elections services.

**MOTION CARRIED. (6 – 0)**



**PROFESSIONAL SERVICE AGREEMENT – (PSA) BETWEEN THE CITY OF NEWNAN AND PATH FOUNDATION, INC. FOR LINC SEGMENT C**

Motion by Councilman DuBose, seconded by Councilman Shell to adopt the Professional Service Agreement (PSA) between the City of Newnan and the PATH Foundation, Inc. for LINC Segment C as presented.

**MOTION CARRIED. (6 – 0)**

**INFORMATION ONLY - REZONING BY WALTER DRAKE – 1.23± ACRES – OFF ELLIS AND FAIR STREETS FROM HEAVY COMMERCIAL (CHV) AND URBAN NEIGHBORHOOD COMMERCIAL DISTRICT (CUN) TO URBAN RESIDENTIAL DWELLING DISTRICT- HISTORICAL AND INFILL (RU-1) - PLANNING COMMISSION**

**APPLYING FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FOR FY 2020**

The Planning Director stated if Council would like to pursue a CDBG grant for 2020, the City would need to update their Service Delivery Strategy (SDS) to show "housing " as a service. The proposed application would request funding for improvements within the Chalk Level area.

Motion by Councilman Alexander, seconded by Councilman DuBose to instruct Staff to move forward with applying for the Community Development Block Grant for 2020.

**MOTION CARRIED. (6 – 0)**

**REZONING OF CITY OWNED LOTS**

The City Manager informed Council after looking into rezoning certain city owned lots Staff has determined that some of the houses adjacent to the subject tracts were actually larger than the 1,600 square feet required by RU-7. Staff suggested the administrative variance be used in lieu of initiating rezoning for the majority of the city owned lots to provide more flexibility through a case by case assessment. For the CUN zoned lots, Staff would recommend looking at rezoning the block as a whole and following the same notification process as was undertaken during the 2017 comprehensive zoning map amendment.

No action taken on rezoning of City Owned lots.

Mayor Pro Tem Jenkins stated she has a problem with this since we are in the process of a study for affordable housing. She feels we will be adding to the problem. She is looking at how this could affect us in the future.

Motion by Councilman Alexander, seconded by Councilman Shell to instruct staff to move forward with the sale of city owned lots as identified with funding from lots to go to Urban Redevelopment to be use to develop these properties. Opposed: Jenkins

**MOTION CARRIED. (5 – 1)**

**ACCEPTANCE OF 9.66 ACRES – REO FUNDING SOLUTIONS III, LLC- FUTURE USE AS CITY PARK**

The City Planner informed Council the City and REO Funding Solutions III LLC are ready to execute the necessary documents to acquire the property upon Council's direction to accept the aforementioned 9.66 acre tract.

Motion by Councilman Alexander, seconded by Councilman Koritko to accept the proposed land donation of 9.66 acres from REO Funding Solutions III, LLC for future use as a City Park.

**MOTION CARRIED. (6 – 0)**

**PUBLIC HEARING – REQUEST BY DENNIS DREWYER BEHALF OF ASCENSION QOF PARTNERS, LLP – CHANGE ZONING ON 24.47± ACRES – MCINTOSH PARKWAY FROM URBAN RESIDENTIAL SINGLE-FAMILY DWELLING DISTRICT (RU-7) TO MIXED USE DEVELOPMENT DISTRICT (MXD)**

Mayor Brady opened a public hearing on the request to rezone 24.47± acres located on McIntosh Parkway from Urban Residential Single-Family Dwelling (RU-7) to Mixed Use Development District (MXD).

The City Planner informed Council the applicant is seeking to change the zoning on two separate land tracts with a total combined acreage of 24.47± acres at its current zone RU-7 (4 units per acre). The applicant is seeking to develop a blended condominium development consisting of office/commercial uses along McIntosh Parkway and residential uses throughout the remainder of the properties. This area was forecasted on the future land use map to be combination of commercial and office uses. The proposed zoning MXD (4 units per acre on residential component) will consist of 95 residences on 20.83 acres with commercial uses on 3.64 acres. The development will be designed, built and managed under a condominium association document/agreement. The traffic is expected to generate a 6% to 127% increase over a strictly RU-7 residential development. Commercial uses are expected to drive more traffic. This increase translates to approximately 2 to 29 more vehicles within a 24-hour period on the road versus a strictly residential development with no commercial component. The proposed MXD use is compatible with adjacent and nearby properties; is consistent with the Future Land Use map; is consistent with the MXD zoning district requires and provides a reasonable balance between public considerations and the unrestricted use of property. It was anticipated that when McIntosh Parkway was opened, that the City would see residential and commercial development along the McIntosh Parkway corridor. The proposed

development is within scale of the overall impact of uses within the surrounding area according to our analysis. The overall purpose of the MXD designation was to allow and encourage flexibility and creativity in the design and developed of a comprehensively planned, mixed-use center of the nature that is described in this application. The Planning Commission held a public hearing on March 12, 2019 and voted unanimously to recommend referring to City Council with the following conditions:

1. The development of the property be consistent with the concept plan, pictures, amenities, and supporting documentation that have been provided as part of this application.
2. The proposed entrance road and shared drives shown on the concept plan are to be private roads. All private roads are required to be constructed to meet City Standards and pass inspection by the City; however, private roads will be maintained in perpetuity by the applicant/owner.
3. The commercial uses shall be limited to uses permitted in the OI-1, OI-2, CCS and CGN zoning designations.
4. A consistent sign package will be used throughout the development to avoid a myriad of sign designs and types. Exposed neon tubing or anything that mimics exposed neon tubing shall not be permitted in any signs.
5. The applicant shall provide a 50-foot easement along the northern portion of the property for the LINC and that easement shall only be disturbed under the direction of the City of Newnan.
6. The landscaping design on the southern portion of the property along the parking lots shall be designed in such a way to screen headlight traffic that would affect the neighboring residential properties.
7. The architecture of the buildings would be reflective of the photographs that were provided in the back of the packet that consists of dormers, post and beam construction, etc.

### **Applicant**

Mr. Dennis Drewyer on behalf of Ascension QOF Partners is seeking to change the zoning on two separate land tracts with a total combined acreage of 24.47± acres currently zoned RU-7 (4 units per acre) and is requesting MXD (Mixed Use Development District). He stated this plan is a concept similar to a new mill village using high-end materials in a coastal craftsman design that is all owned by a single owner. The development will have concierge services, a clubhouse with a leasing office, a pool and entertainment deck, a wifi cafe, a fitness area, private roads, and interconnected greenspace. He stated residential rental condos are a trend that is on fire throughout the southeast and seems to attract seniors and millennials. The lots are very narrow and no

parking is allowed on streets. It is possible in 10 to 15 years these properties could be sold to individuals. He is asking Council for their consideration.

Councilman Alexander asked if the pictures in the agenda packet would be same as what would be built. Mr. Drewyer said they would be. Councilman Koritko wanted to make sure the streets will be privately owned. Mayor Pro Tem Jenkins has concerns with additional rental housing since we are looking to increase home ownership for affordable housing. Mayor Brady stated the density is still over the top even with the reduction of units from initial plan from 125 to 95 units and also the issue with long-term promises of developers. The Mayor also is concerned with the mixed use component referencing to the proposed office space. He noted when you come out of Ashley Park going down the parkway into downtown that is all residential.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to accept the report from the Planning Commission

**MOTION CARRIED. (6 – 0)**

**ORDINANCE**

Motion by Councilman Shell, seconded by Councilman Alexander to deny the zoning application for MXD (Mixed Use Development District) because McIntosh Parkway from the apartments is residential all the way to the downtown business district and the commercial will affect the existing residential in the area.

**MOTION CARRIED. (6 – 0)**

**PUBLIC HEARING – REQUEST BY DENNIS DREWYER ON BEHALF OF CATHRYN AND WILLIAM SULLIVAN TO ANNEX 30.78± ACRES AT 950 NORTH HIGHWAY 29 INTO THE CITY LIMITS – ZONING RS-15 SUBURBAN RESIDENTIAL SINGLE FAMILY DWELLING DISTRICT – MEDIUM DENSITY - ACCOMMODATE A FUTURE 40 LOT RESIDENTIAL SUBDIVISION**

Mayor Brady opened the Public Hearing on the annexation of 30.78± acres at 950 North Highway 29 into the City Limits.

The Planning Director informed Council this property is located off Highway 29 and Old Atlanta Highway across from Avery Park and Lake Ridge Subdivision. They are seeking RS-15 zoning for 40 units on 30 acres. The RS-15 would be a transition between the County's RC zoning and the City's RU-7 zoning on the adjacent tract and the PDR for Avery Park. Staff has reviewed the request in terms of the criteria for considering a rezoning request and the full report is included in your packet. A fiscal impact analysis was completed and project will bring in roughly \$2,100 more in revenues vs. expenditures annually and around \$93,000 more in up front revenues (impact fees, permits,

inspections, etc.) No issues with service provision from departments. The subdivision would generate roughly 200 more cars per day. The Comp Plan is outside jurisdiction but would be consistent with the future land use on the adjacent Reynolds tract. Because of environmental constraints the front of the tract will be basically preserved as all access will be on Old Atlanta Highway. The County Board of Commissioners considered the annexation at their March 12<sup>th</sup> meeting and voted not to object. The Planning Commission at their March 12<sup>th</sup> meeting held a public hearing and voted unanimously to recommend approval of the annexation and rezoning request with conditions:

1. The development will be consistent with the information and elevations that were provided as part of the annexation application.
2. The development shall be limited to a maximum of 40 lots.
3. Homes will be constructed using masonry products (brick, stone, rock and cultured stone), hardie board, and architectural shingles. Use of vinyl siding shall be limited to trim work only.
4. An engineering study will be required to determine the best solution for the development's intersection with Howard Hughes Road which will need to be approved in conjunction with Coweta County.
5. Amenities shall consist of pocket parks, pathways, and open space areas to feature the two existing ponds as depicted on the proposed concept plan.
6. The lots fronting on Old Atlanta Highway shall be provided with a parallel (private) access drive with two (2) entries. All private drives shall be developed to city street standards and shall be maintained in perpetuity by the developer/home owner's association.
7. The existing driveway to Highway 29 North shall be repaired to emergency vehicle capacity, then gated for access in case of emergency situations where other access is blocked.
8. Minimum square feet of living space shall be proffered at 2,000 square feet with approximately 60% of space "down" to prohibit a 1,000 square feet over 1,000 square feet box unit.
9. Garages shall face front or side entry, but must utilize carriage house doors with complimentary colors.
10. The architecture shall reflect not only the style and design but the proportion of the primary masonry materials that are shown on the colored renderings provided as part of the application.

**Applicant**

Mr. Dennis Drewyer, on behalf of Cathryn and William Sullivan's is requesting the annexation of 30.78± acres located at 950 North Highway 29 (formerly known as the Pike property) into the city limits. The requested zoning is RS-15 Single Family Dwelling District to accommodate a future 40 lot residential subdivision. The RS-15 is a district designed for low density single-family residential dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient and attractive residential area. The proposed lot sizes one and half acres at a price point beginning at \$350,000 and up. The existing vegetation and ponds will be preserved to help maintain the scenic and rural feel of Highway 29 North corridor. Both of the entrances will be located on Old Atlanta Highway so there will be no access off Highway 29 except for emergency purposes. The access road will be for emergency purposes and will be gravel and gated. He is asking Council to consider the request for the annexation.

Councilman Koritko asked if access road was in the County. Mr. Drewyer indicated they owned the road. The RS-15 Single Family Development process requires two entrances and the access road is not required.

The City Manager indicated if it is not necessary to have the driveway for emergency vehicles then there is no need for the driveway. The Public Works Director/City Engineer stated they will make sure all regulations are met.

**Opposition**

Mr. Mac Tracey spoke in opposition of the annexation for the 30.78± acre development indicating a similar RS-15 rezoning nearby was recently rejected by the county and city. He noted there should be no more than 19 homes on 31 acres, which would be consistent with the Lake Ridge, Lake Hills and Newnan Pines neighborhoods. If approved, please hold off on other requests for similar homes until see how this works.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Koritko to accept the report from the Planning Commission to annex 30.78± acres located at 950 North Highway 29 into the City Limits

**MOTION CARRIED. (6 – 0)**

**ANNEXATION ORDINANCE**

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to adopt the Ordinance to annex 30.78± acres located at 950 North Highway 29 into the city limits omitting proffered condition #7.

**MOTION CARRIED. (6 – 0)**

**ORDINANCE – AMEND ZONING MAP TO ZONE 30.78 ± ACRES RS- 15 – FIRST READING**

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to adopt the Ordinance to amend Zoning Map for property located at 950 North Highway 29, containing 30.78± acres for zoning of RS-15 Suburban Residential Single Family Dwelling District-Medium Density on First Reading.

**MOTION CARRIED. (6 – 0)**

**PUBLIC HEARING/RESOLUTION – 11 MELSON STREET**

Mayor Brady opened a public hearing on 11 Melson Street.

The Code Enforcement Officer stated the property was purchased in 2016 by Cassandra Richardson. Some permits were pulled at that time and some work was done. The property has been vacant for some time and there are safety issues, also have had several complaints. The structure does exceed 50% of the structure's assessed tax value to repair. The owner is requesting 90 days to either repair or demolish.

The owner, Cassandra Richardson, stated she does not have the finances at this time due to family issues. She is working on cleaning up the outside.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to continue the substandard structure located at 11 Melson Street until June 18, 2019 Council meeting.

**MOTION CARRIED. (6 - 0)**

**PUBLIC HEARING/RESOLUTION – 15 ELM CIRCLE**

Mayor Brady opened a public hearing on the property located at 15 Elm Circle.

The Code Enforcement Officer informed Council the owner Jeff Payne can not be located. Family members are working with an attorney to get issues resolved. The cost to repair the structure at 15 Elm Circle does exceed 50% of the structure's assessed tax value.

Ann Scofield, representative of minor children, is requesting Council to continue the issue until the family can obtain an attorney to settle the estate.

Diane Avery, cousin, stated Jeff Payne has a mental condition. He has done nothing to fix the property. She is asking Council to continue the issue.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to continue the substandard structure locate at 15 Elm Circle until the June 18, 2019 Council meeting.

**MOTION CARRIED. (6 - 0)**

**REQUEST – FOUNDATION CHRISTIAN CHURCH - USE GREENVILLE STREET PARK**  
**– DURING JUNE – SUMMER COMMUNITY EVENTS – MIDDLE AND HIGH SCHOOL**

Motion by Councilman Koritko, seconded by Mayor Pro Tem Jenkins to approve the request by Foundation Christian Church to use Greenville Street Park on Sundays during June the 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup> from 5 pm to 9 pm for Middle and High School Summer Community Events.

**MOTION CARRIED. (6 – 0)**

**REMARKS**

Mayor Pro Tem Jenkins thanked staff for the great job on the District 4th meeting at Howard Warner Building.

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 8:00 pm.

**MOTION CARRIED. (6 – 0)**

\_\_\_\_\_  
Della Hill, City Clerk

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



After meeting for 5 months, the Arts & Entertainment Committee would like to present the following recommendations to the City Council.

The Committee recommends that an Arts & Entertainment District be created, with the stated goal of the committee's mission statement:

*"The Arts & Entertainment district is a place to work, live and play that fosters continuous growth while preserving the historic charm and quality of life for our in-town neighborhoods."*

The Committee recommends that the Arts & Entertainment District be comprised of the current Central Business District, with the addition of Greenville Street and First Avenue parks. The existing CBD is already well situated and defined to promote the arts and entertainment in a manner consistent with the vision we put forward. We suggest including the two parks as they are suited to hosting events as well and are very close to the district.

However, because the proposed district is likely to promote, facilitate and/or encourage the growth of outdoor amplified music and other performances, and because the CBD is adjacent to and includes residences, a clear, understandable, fair and enforceable noise ordinance is necessary. This way, everyone involved - business owners, residents, property owners, etc. will have a clear understanding as we embark on this journey together to promote arts and entertainment in a purposeful and thoughtful way that maintains and enhances our downtown area. We believe that an improved noise ordinance must be put in place in conjunction with the creation of an Arts and Entertainment District.

The Committee recommends that the City Council adopt one, or a combination, of the following options to address the issue of noise:

- Revise the existing noise ordinance under both the general nuisance and alcohol sections (10-36 & 3-10), and extend the cutoff time to 11pm on Fridays and Saturdays.
- Adopt a new noise ordinance based on a reasonable dB level measured at the property line.
- Allow venues to come before the City Council and request a permit to play amplified music outside.

The Committee recommends keeping the current Open Container District and allowing organizations other than the City to come before the City Council to request a permit to host an event with alcohol in the current Open Container district. Passed 11-2.

The Committee reviewed permit requests approved by the City Council and voted for the following recommendations:

- Park use:

Staff can approve the use of public parks unless the request violates a current ordinance. Staff will have the option to refer a request to the City Council if they feel it needs public input. Passed unanimously.

- Facility use:  
Staff can handle facility use agreements for any duration of time. Passed unanimously.
- Road Races:  
Staff be charged with creating pre-approved race routes, and that any race that has been approved once by the City Council can be approved in subsequent years by staff unless there have been significant changes from previous years. Passed unanimously.
- Sidewalks:  
Staff can approve the use of sidewalks, with the exception of sidewalk closures. Passed unanimously.
- Parking:  
Requests for parking spaces go to staff, and staff will have the option to refer a request to the City Council if they feel it needs public input. Passed 10-2.
- Road Closures:  
All road closure, other than filming requests previously delegated to staff, will go before the City Council. Passed unanimously.
- Events:  
Requests to host large scale events, and are deemed by staff to have an impact on the community, will go before the City Council. Passed unanimously.

The Committee recommends that a calendar of facility and park bookings be placed online, and the city website be made as user-friendly as possible for permit applicants.

The Committee further recommends that an appeal process be put in place for any denied permit application, and a permit application be placed online (much like City Council agendas) for 48hrs before it is approved by staff. This will allow permits to be approved in a timely manner, while still maintaining a citizen's ability to have input that would have otherwise happened at a Council meeting.

With these measures in place, it is the belief of this committee that we can promote arts and entertainment in our downtown area in a meaningful way while maintaining the quality of life and characteristic charm that our downtown residents enjoy.

Below are ordinances that the committee reviewed and helped shaped our recommendations regarding noise levels and outdoor venue permits.

**Noise levels:**

Woodstock, GA noise

[https://library.municode.com/ga/woodstock/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH58OFMI\\_PR\\_ARTIIOF\\_S58-39LOUNNOPR](https://library.municode.com/ga/woodstock/codes/code_of_ordinances?nodeId=PTIICOOR_CH58OFMI_PR_ARTIIOF_S58-39LOUNNOPR)

Chamblee, GA noise

[https://library.municode.com/ga/chamblee/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAUNDE\\_OR\\_TIT3DEPE\\_CH310ENST\\_ART4NO\\_S310-40SOLELI](https://library.municode.com/ga/chamblee/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDE_OR_TIT3DEPE_CH310ENST_ART4NO_S310-40SOLELI)

Lilburn, GA noise

[https://library.municode.com/ga/lilburn/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH42OFMIPR\\_ARTIIINOCO\\_S42-56SOLELI](https://library.municode.com/ga/lilburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH42OFMIPR_ARTIIINOCO_S42-56SOLELI)

Brookhaven, GA noise

[https://library.municode.com/ga/brookhaven/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH16NU\\_ARTVIINO\\_S16-152SOLELI](https://library.municode.com/ga/brookhaven/codes/code_of_ordinances?nodeId=PTIICOOR_CH16NU_ARTVIINO_S16-152SOLELI)

Fayetteville, NC noise

<http://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx?secid=11366#secid-11374>

**Outdoor Venue Permits:**

Orange Beach, AL

[https://library.municode.com/al/orange\\_beach/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30EN\\_ARTIIINO\\_S30-47OUMUVEPE](https://library.municode.com/al/orange_beach/codes/code_of_ordinances?nodeId=COOR_CH30EN_ARTIIINO_S30-47OUMUVEPE)

Modesto, CA

[https://library.municode.com/ca/modesto/codes/code\\_of\\_ordinances?nodeId=TIT4PUWESAHE\\_CH1RE\\_AMAMDE\\_ART4ENESSP](https://library.municode.com/ca/modesto/codes/code_of_ordinances?nodeId=TIT4PUWESAHE_CH1RE_AMAMDE_ART4ENESSP)



## City of Newnan, Georgia - Mayor and Council

Date: May 7, 2019

Agenda Item: Ordinance to Amend 2018 Budget

Prepared By: Katrina Cline, Finance Director

Presented By: Katrina Cline, Finance Director

**Purpose:** To obtain Council approval to amend the 2018 Budget, per the attached list. The General Fund Expense budget is being amended by \$1,525,118. Additionally, the Confiscated Assets Fund, Hotel/Motel Tax Fund and Rental Motor Vehicle Fund Budgets require an amendment for 2018, as shown by the attached Budget Amendment Request.

**Background:** This Budget Amendment will not change the actual expenditures for 2018. This is a requirement of GASB - to ensure that Council has approved all appropriations for the year indicated, regardless of the funding source. The General Fund Expense Budget amendments total \$1,525,118 and include the expenditure of funds reserved for the CAFI building renovations, repayment of the UWG debt, new wall and fence at Oak Hill Cemetery and various other expenditures related to operations and council approved projects during the year. The special revenue fund budgets being amended include expenditure amendments due to actual operations during the year, which increased for 2018. Additionally, there is a reallocation of existing budgeted funds amendment for Fund 240 to satisfy expenditures by function; no additional budget is required for this fund.

**Funding:** N/A.

**Recommendation:** N/A.

**Options:**

1. Approve the 2018 Budget Amendment as submitted.
2. Other action as directed by Council.

**Attachments:** 2018 Budget Amendment Request by fund, department and account.

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



## 2018 Budget Amendments

Account	Account Description	Adopted Budget	YTD Transactions	2018 Budget Amendment	Comments
<b>Fund 100 - General Fund</b>					
Function / Activity 1565 - Facilities Maintenance					
Department 23 - Facilities					
54.1300	Buildings/Building Improvements	\$85,000.00	\$265,846.31	<b>\$160,046</b>	CAFI Building Renovations
Function / Activity 1565 - Facilities Maintenance Totals		<b>\$85,000.00</b>	<b>\$265,846.31</b>	<b>\$160,046</b>	
Function / Activity 2650 - Municipal Court					
Department 14 - Municipal Court					
51.1200	Wages - Part Time/Temp Employees	\$0.00	\$17,368.89	<b>\$17,369</b>	2 part time positions added after budget
52.2200	Repairs and Maintenance	\$1,140.00	\$15,239.40	<b>\$12,531</b>	ICON monthly maintenance fee
Function / Activity 2650 - Municipal Court Totals		<b>\$1,140.00</b>	<b>\$32,608.29</b>	<b>\$29,900</b>	
Function / Activity 3500 - Fire					
Department 50 - Fire Department					
54.1302	Other Improvements	\$0.00	\$19,411.80	<b>\$4,412</b>	Additional turn-out lockers at Station #3
Function / Activity 3500 - Fire Totals		<b>\$0.00</b>	<b>\$19,411.80</b>	<b>\$4,412</b>	
Function / Activity 4100 - Public Works					
Department 67 - Public Works					
51.1100	Wages - Full Time Employees	\$175,227.00	\$199,744.97	<b>\$24,518</b>	Wages higher than anticipated
51.2100	Employee Ins (Life/Health/Dent)	\$24,203.00	\$29,499.04	<b>\$3,796</b>	Wages higher than anticipated
Function / Activity 4100 - Public Works Totals		<b>\$199,430.00</b>	<b>\$229,244.01</b>	<b>\$28,314</b>	
Function / Activity 4900 - Garage					
Department 68 - Garage					
53.1600	Minor Equipment	\$5,000.00	\$7,348.93	<b>\$1,749</b>	Additional Equipment required-Crimper
Function / Activity 4900 - Garage Totals		<b>\$5,000.00</b>	<b>\$7,348.93</b>	<b>\$1,749</b>	
Function / Activity 4950 - Cemetery					
Department 69 - Cemetery					
54.1200	Site Improvements	\$0.00	\$103,855.05	<b>\$59,855</b>	New Oakhill Cemetery Wall
Function / Activity 4950 - Cemetery Totals		<b>\$0.00</b>	<b>\$103,855.05</b>	<b>\$59,855</b>	
Function / Activity 6200 - Parks & ROW Beautification					
Department 61 - Beautification					
54.1211	Bldgs & Grounds Rep/Maint	\$25,000.00	\$563,372.19	<b>\$538,372</b>	Section #4 of LINC/Greenville Park Lighting Upgrades
Totals		<b>\$25,000.00</b>	<b>\$563,372.19</b>	<b>\$538,372</b>	
Function / Activity 7200 - Building Inspection					
Department 71 - Building Inspection					
53.1601	Computer Hardware & Software	\$5,492.00	\$63,773.31	<b>\$26,781</b>	New software and Electronic plan review
Function / Activity 7200 - Building Inspection Totals		<b>\$5,492.00</b>	<b>\$63,773.31</b>	<b>\$26,781</b>	
Function / Activity 7400 - Planning & Zoning					
Department 70 - Planning & Zoning					
51.2100	Employee Ins (Life/Health/Dent)	\$50,841.00	\$65,450.40	<b>\$13,109</b>	Addition to employee health insurance
Function / Activity 7400 - Planning & Zoning Totals		<b>\$50,841.00</b>	<b>\$65,450.40</b>	<b>\$13,109</b>	
Function / Activity 7500 - Business Dev & MainStreet					
Department 82 - Keep Newnan Beautiful					
53.1100	Materials and Supplies	\$4,200.00	\$24,597.75	<b>\$6,898</b>	Increased expenditures for KNB Commission
Function / Activity 7500 - Bus Dev & MainStreet Totals		<b>\$4,200.00</b>	<b>\$24,597.75</b>	<b>\$6,898</b>	

Account	Account Description	Adopted Budget	YTD Transactions	2018 Budget Amendment	Comments
<b>Fund 100 - General Fund</b>					
Function / Activity 1320 - City Manager					
Department 11 - City Manager					
57.1001	Appropriations to DDA for UWG Debt Payments	\$733,500.00	\$1,239,181.08	\$505,681	UWG Payoff
61.1540	Transfer to Sanitation Fund	\$0.00	\$149,999.91	\$150,000	Transfer to Sanitation Fund
Function / Activity 1320 - City Manager Totals		\$733,500.00	\$1,389,180.99	\$655,681	
<b>EXPENSE BUDGET AMENDMENT TOTALS - Fund 100 General Fund</b>				<b>\$1,525,118</b>	
<b>Fund 210 - Confiscated Assets Fund</b>					
Function / Activity 3200 - Police					
Department 40 - Police Department					
35.1320A	Other Seizures Expenditures	\$900.00	\$8,887.50	\$7,989	Increased expenditures for Confiscated Assets
35.1321A	DOJ Expenditures	\$1,500.00	\$45,521.84	\$44,022	Increased expenditures for Confiscated Assets
35.1322A	DOT Expenditures	\$40,000.00	\$59,298.61	\$19,299	Increased expenditures for Confiscated Assets
Function / Activity 3200 - Police Totals		\$42,400.00	\$113,707.95	\$71,309	
<b>EXPENSE BUDGET AMENDMENT TOTALS - Fund 210 Confiscated Assets</b>				<b>\$71,309</b>	
<b>Fund 240 - Miscellaneous Grants &amp; Donations</b>					
Function / Activity 1540 - Human Resources					
Department 20 - Human Resources Department					
51.2900A	Non-taxable Employee Benefits	\$0.00	\$321.33	\$322	Reallocate existing fund budget to departments
				\$322	
Function / Activity 7400 - Planning & Zoning					
Department 70 - Planning & Zoning Department					
52.1200	Professional Services	\$75,000.00	\$0.00	(\$48,447)	Reallocate existing fund budget to departments
				(\$48,447)	
Function / Activity 3200 - Police					
Department 40 - Police Department					
52.1201	Public Relations	\$1,250.00	\$28,647.40	\$48,125	Reallocate existing fund budget to departments
		\$76,250.00	\$28,968.73	\$48,125	
<b>EXPENSE BUDGET AMENDMENT TOTALS - Fund 240 Misc Grants &amp; Donations</b>				<b>\$0</b>	
<b>Fund 275 - Hotel/Motel Tourism Fund</b>					
Function / Activity 7540 - Tourism					
Department 81 - Tourism					
61.1100	Transfer to General Fund	\$405,000.00	\$430,578.04	\$25,579	Actual collections higher than projection
61.2001	Transfer to Newnan Convention Center	\$270,000.00	\$282,052.03	\$12,052	Actual collections higher than projection
54.1211	Bldgs & Grounds Rep/Maint	\$0.00	\$5,000.00	\$5,000	Ins Deductible for Newnan Centre claim-burst pipe
Function / Activity 7540 - Tourism Totals		\$675,000.00	\$717,630.07	\$42,631	
<b>EXPENSE BUDGET AMENDMENT TOTALS - Fund 275 Hotel/Motel Tourism Fund</b>				<b>\$42,631</b>	
<b>Fund 280 - Rental Mtr Vehicle Excise Taxes</b>					
Function / Activity 7540 - Tourism					
Department 81 - Tourism					
52.1200	Professional Services	\$0.00	\$982.65	\$984	Legal Services for Conv. Ctr.
61.2001	Transfer to Newnan Convention Center	\$90,000.00	\$101,601.66	\$11,602	Actual collections higher than projection
Function / Activity 7540 - Tourism Totals		\$90,000.00	\$102,584.31	\$12,585	
<b>EXPENSE BUDGET AMENDMENT TOTALS - Fund 280 Rental Mtr Vehicle Excise Taxes</b>				<b>\$12,585</b>	

**AN ORDINANCE TO AMEND THE 2018 FISCAL YEAR BUDGET**

**BE IT ORDAINED**, and it is hereby ordained that the City Council has authorized an amendment to the 2018 General Fund Expense Budget in the amount of \$1,525,118; the Confiscated Assets Expense Budget in the amount of \$71,309; the Hotel/Motel Tourism Expense Budget in the amount of \$42,631; the Rental Motor Vehicle Excise Taxes Expense Budget in the amount of \$12,585; and finally, a reallocation of the existing budgeted funds for the Miscellaneous Grants and Donations fund. This amendment ensures that all appropriations for 2018 have been approved by Council. Therefore, the 2018 Budget is hereby amended to include the additional appropriations, per the attached 2018 Budget Amendment Request.

**DONE, RATIFIED AND PASSED** in regular session this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Della Hill, City Clerk

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

REVIEWED AS TO FORM:

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

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro-Tem

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

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

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

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

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

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

# VOTING DELEGATE FORM

**Annual Membership Business Meeting  
2019 GMA Annual Convention**

**Monday, June 24, 2019 – 8:30 am  
Savannah International Trade and Convention Center  
Chatham Ballroom  
Savannah, Georgia**

City: \_\_\_\_\_

Voting Delegate: \_\_\_\_\_ Title: \_\_\_\_\_

Proxy \_\_\_\_\_ Title \_\_\_\_\_

*(Each member city may designate in writing an elected official from any other member city to vote as their proxy at the membership business meeting. Often, cities designate the GMA President or one of the Vice Presidents as their proxy for the membership business meeting.)*

**Please return by May 31 to:**

Georgia Municipal Association  
P.O. Box 105377  
Atlanta, Georgia 30348  
Attention: Janice Eidson

or scan and email to [jeidson@gmanet.com](mailto:jeidson@gmanet.com)



**RESOLUTION**

WHEREAS, the City of Newnan undertook an urban revitalization project in the mid 1970's and early 1980's identified as the Westside Urban Renewal Project; and

WHEREAS, said Project required the acquisition of certain properties and the relocation of certain existing streets and roads; and

WHEREAS, re-configured lots were sold to individuals and contractors for the re-development of housing options in the Project area; and

WHEREAS, it has come to the attention of the City that:

(a) the property identified as 40 Lovelace Street incorrectly identified as 38 Lovelace Street acquired by the City from Earnest Gates and Minnie Lee Gates, by deed recorded at Deed Book 256, Page 322, Coweta County, Georgia Records, was inadvertently omitted from the deed to Irvin Jones and Janice Jones, recorded at Deed Book 335, Page 635, Coweta County, Georgia Records and described in the Affidavit of Possession attached hereto as Exhibit "A".

(b) the property identified as Lot 4 in the deed from the City to Irvin Jones and Janice Jones, recorded at Deed Book 335, Page 635, Coweta County, Georgia Records and the Plat of Survey recorded in Plat Book 27, Page 42, Coweta County, Georgia Records being known as 22 Pratt Street is accessed from Lovelace Street by a strip of the former Pratt Street shown as Lot 3A on the Plat of Survey, recorded at Plat Book 27, Page 41, Coweta County, Georgia Records, attached hereto as Exhibit "B".

(c) the heirs, executors, administrators and/or assigns are the current owners of 40 Lovelace Street formerly identified as 38 Lovelace Street, 36 Lovelace

Street (Lot 2 on the Plat of Survey recorded at Plat Book 27, Page 41, Coweta County, Georgia Records and 22 Pratt Street, being all of the adjoining property owners of that portion of Pratt Street identified as Lot 3A on the Plat of Survey recorded at Plat Book 27, Page 41, Coweta County, Georgia Records, which provides access only to the property identified as 22 Pratt Street, Lot 4 on the herein referenced Plat of Survey.

(d) That the City through Newnan Utilities has sanitary sewer lines traversing both 40 Melson Street, Lot 3A and Lot 4 shown on Exhibit "C" attached hereto.

NOW THEREFORE, BE IT RESOLVED as follows:

(a) the Mayor and City Clerk are hereby authorized to execute the quitclaim deed attached hereto as Exhibit "D" releasing any interest the City may have in 40 Lovelace Street formerly identified as 38 Lovelace Street to the heirs and executors of Irvin Jones and Janice Jones respectively, subject to the reservation of a 20-foot wide utility easement as shown on the locations depicted on Exhibit "C".

(b) Pursuant to O.C.G.A. § 36-37-6 (g) and in consideration of payment to the City of Newnan of the sum of One Hundred Dollars and no/100 (\$100.00), the Mayor and City Clerk are hereby authorized to execute the quitclaim deed attached hereto as Exhibit "E" releasing any interest the City may have to that portion of the right of way of Pratt Street described therein and shown on the Plat of Survey recorded in Plat Book 27, Page 41, Coweta County, Georgia Records as Lot 3A which provides access to 22 Pratt Street also owned by the heirs and executors of Irvin Jones and Janice Jones respectively, subject to the reservation

of a 20-foot wide utility easement shown on the locations depicted on Exhibit "C" and the 20-foot utility easement shown on the Plat of Survey, Exhibit "B".

SO RESOLVED by the Mayor and City Council of the City of Newnan, in open session, regularly assembled this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Della Hill, City Clerk

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

REVIEWED AS TO FORM:

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

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro-Tem

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

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

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

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

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

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

CLERK: PLEASE CROSS INDEX THIS AFFIDAVIT WITH THE FOLLOWING DEED:

Warranty Deed from Earnest Gates to The City of Newnan, Georgia, of record at Deed Book 256, Page 322, Coweta County, Georgia Records.

AFFIDAVIT OF POSSESSION

STATE OF GEORGIA

Before me, a notary public in and for the State of Georgia, came Dinah Jones Peek and Velette Jones Brown Ballard, residents of the State of Georgia, who being duly sworn, depose and state on oath as follows:

-1-

The property described on Exhibit "A" hereof located at 40 Lovelace Street in the City of Newnan, Georgia having the Tax Map Parcel Number of N25 0003 002 (hereinafter said "Property") is currently owned by Deponent, Dinah Jones Peek, and Deponent, Velette Jones Brown Ballard (as to a ½ undivided interest) and by Velette Jones Brown Ballard, as Executrix U/W of Janice Jones a/k/a Janice Ransby Jones (as to a ½ undivided interest). Said Lot is located at the southeasterly corner of Lovelace Street and Keith Street and is shown as the "striped" Lot on the survey of record at Plat Book 27, Page 41, Coweta County, Georgia Records, a copy of which is attached hereto as Exhibit "B".

-2-

On July 18, 1975, Earnest Gates and Minnie Lee Gates executed a Deed so as to convey their interest in said Property to The City of Newnan, said Deed being of record at Deed Book 256, Page 322, Coweta County, Georgia Records. No Deed can be located of record where the City ever conveyed its interest to a third party.

-3-

Deponent's parents, Irvin Jones and Janice Jones, owned said Property for a period in excess of 40 years. Deponents however have been informed that the Deed where said Property was conveyed to Irvin Jones and Janice Jones was not placed of record, and said Deed was apparently misplaced. The Last Will and Testament of Janice Jones was probated in the Probate Court of Coweta County, Georgia in 2016 and the subject Property was listed as inventory in said Probate proceedings. Under said Last Will and Testament, the interest of Janice Jones in said Property was devised to the children of Janice Jones, and said Last Will and Testament appointed Velette Jones Brown Ballard as Executrix of said Estate.

-4-

Pursuant to that certain Administrator's Deed dated October 11, 2017, and filed of record at Deed Book 4611, Pages 284-288, the Administrator of the Estate of Irvin Jones conveyed the interest of Irvin Jones in said Property to Deponent, Dinah Jones Peek, and Deponent, Velette Jones Brown Ballard.


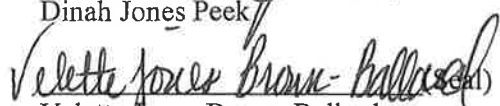
-5-

Although Deponents have been informed that record title to said Property remains vested in The City of Newnan, record title should be vested as set forth in paragraph 1 of the within Affidavit. In support of Deponent's position, Deponent hereby states as follows:

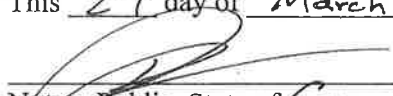
A duplex was constructed on said Property by Deponent's parents, Irvin Jones and Janice Jones, in excess of 40 years ago, and since that date, said duplex has been continuously rented by Irvin Jones and Janice Jones and their successors and assigns to various tenants. Moreover, Irvin Jones and Janice Jones, their successor and assigns, have been issued a tax bill for the State, County and City taxes on said Property for a period in excess of 40 years, and Irvin Jones and Janice Jones, their success and assigns, have timely paid said bills. Throughout said period in excess of 40 years, no party has ever claimed any interest in said Property adverse to the interest of Irvin Jones and Janice Jones and their successor and assigns. Deponents have been very familiar with the history of the possession of said property over a period in excess of 40 years and knows that throughout said period, said Property has been continuously used and occupied, personally or through agents and tenants, by Deponents and their successors and assigns. Deponents further state that said possession has been open, notorious, continuous, exclusive and uninterrupted throughout said period of time, and has been evidenced by the following specific acts of uses: constructing a duplex on the said Property, maintaining and making repairs to said duplex, leasing said duplex to third parties, mowing the lawn and maintaining the area around the dwelling located on the Property, paying State, County and City taxes as said taxes were billed, and by other acts of ownership.

This affidavit is made with the understanding that it will be relied upon by The City of Newnan, by future Purchaser's of said Property, and by title insurance companies insuring title to said Property.

This 27 day of March, 2019.

  
Dinah Jones Peek (Seal)  
  
Velette Jones Brown Ballard (Seal)

Sworn to and subscribed before me  
This 27 day of March, 2019.

  
Notary Public, State of Georgia  
My Commission Expires: 7-13-19



H:\general\recnew\affidavitofpossession.jones

EXHIBIT "A"

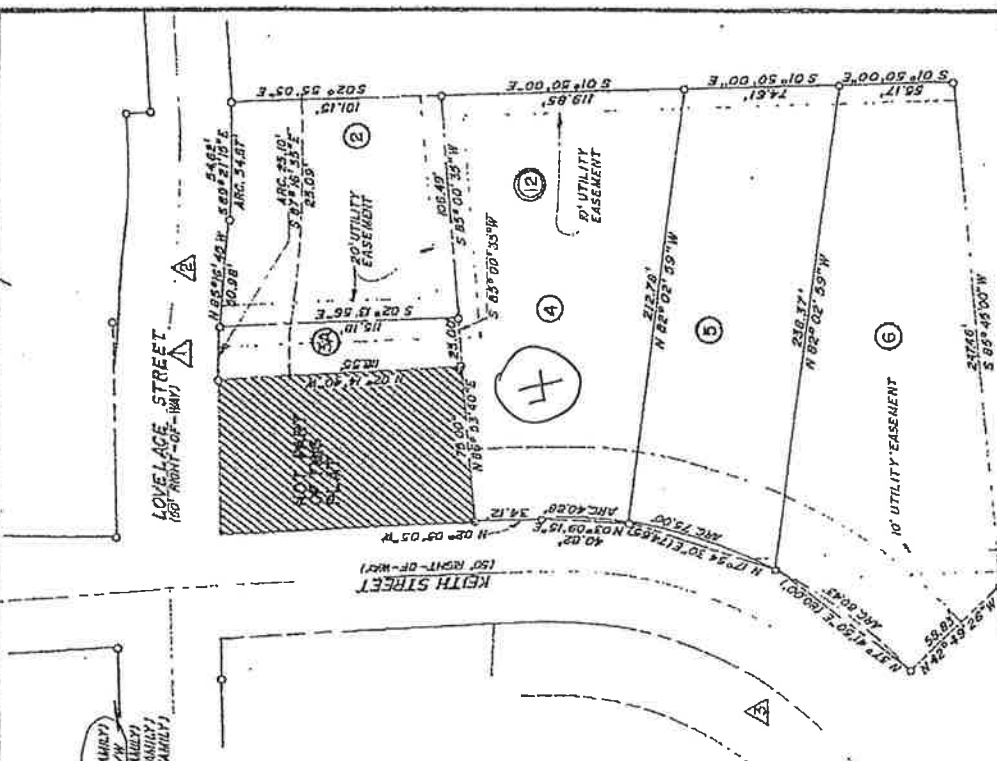
All that certain tract or parcel of land situate, lying and being in Land Lot 27 of the 5<sup>th</sup> Land District of the City of Newnan, Coweta County, Georgia and being that certain Lot located at the southeast corner of the intersection of Lovelace Street and Keith Street in the City of Newnan and being that "striped" Lot depicted on the survey for Westside Project #1 City of Newnan of record at Plat Book 27, Page 41, Coweta County, Georgia Records and described as follows:

BEGIN at a point located at the northwesterly corner of Lot 4 as shown on said survey; thence run North 86 degrees 53 minutes 40 seconds east 75 feet to a point; thence run north 02 degrees 14 minutes 40 seconds west 115.55 feet to the southerly right of way of Lovelace Street; thence run in a generally westerly direction along said right of way to a point located on the easterly right of way of Keith Street; thence run in a generally southerly direction along the easterly right of way of Keith Street to the POINT OF BEGINNING.



27/4

BLOCK & PARCEL NO. AREA (SQ. FT.) LAND USE  
 12-2 11,277.02 RES. (SINGLE FAMILY)  
 12-3A 2,904.00 ABANDONED R/W  
 12-4 20,040.59 RES. (SINGLE FAMILY)  
 12-5 15,416.82 RES. (SINGLE FAMILY)  
 12-6 21,032.43 RES. (SINGLE FAMILY)



It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all engineering requirements of the land subdivision regulations of the City of Newnan, Georgia, have been fully complied with.

BY Stanley R. Walker Registered C.E. No. 2811  
Stanley R. Walker Registered Georgia Land Surveyor No. 2187

Owner's Certification:  
 State of Georgia, County of Coweta

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, certified that this plat was made from an actual survey, that all state, city, and county taxes or other assessments now due on this land have been paid, and dedicates to the use of the public forever all streets, drainage ways and easements shown thereon and other dedications to the public forever or reserves for purchase by the city all public grounds as indicated on the plat, for the purposes and consideration therein expressed.

Agent \_\_\_\_\_ Date \_\_\_\_\_  
 Owner \_\_\_\_\_ Date \_\_\_\_\_

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval by the Newnan-Coweta County Planning Commission at its meeting on \_\_\_\_\_ 19\_\_\_\_.

Date \_\_\_\_\_ Sec., Planning Commission

For declaration of Restrictions and Covenants, see Book 263, pages 676-681.

261-676

CURVE NO.	Δ	D°	RADIUS	ARC	CHORD	TANGENT
1	04° 46' 15"	20° 39' 54"	277.26'	23.08'	11.55'	23.61'
2	08° 06' 15"	15° 50' 53"	561.52'	51.03'	277.16'	192.47'
3	87° 48' 08"	2° 38' 52"	200.00'	305.48'		

WESTSIDE PROJECT NO.1 CITY OF NEWNAN  
 BLOCK NO.12, PARCELS 2, 3A, 4, 5, & 6  
 LOCATED IN LANDLOT NO. 27, 5th G.M. DISTRICT  
 NEWNAN, COWETA COUNTY, GEORGIA

ONE PENNINGTON WAY, N.W.  
 SUITE 302  
 ATLANTA, GA. 30338

ENGINEERING CITY PLANNING COMMUNITY DEVELOPMENT SURVEYING  
 DRAWN: M.P. DESIGNED: R.L.S. CHECKED: R.L.S. SCALE: 1" = 50' - 0" DATE: 3/13/80

SURVEYED: N.S.B. PAID NO. SHEET NUMBER  
 DRAWN: M.P. CHECKED: R.L.S. REV. NO. OF

27/41

**BLOCK & PARCEL NO. AREA (SQ. FT.) LAND USE**  
 12-2 1,277.02 RES. (SINGLE FAMILY)  
 12-3A 2,906.00 UNIMPROVED R/W  
 12-4 16,418.93 RES. (SINGLE FAMILY)  
 12-8 2,102.43 RES. (SINGLE FAMILY)

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all engineering requirements of the land subdivision regulations of the City of Newnan, Georgia, have been fully complied with.

BY Shawn A. Reynolds Registered C.T. No. 2811  
Shawn A. Reynolds Registered Georgia Land Surveyor No. 2187

Owner's Certification:  
 State of Georgia, County of Coweta

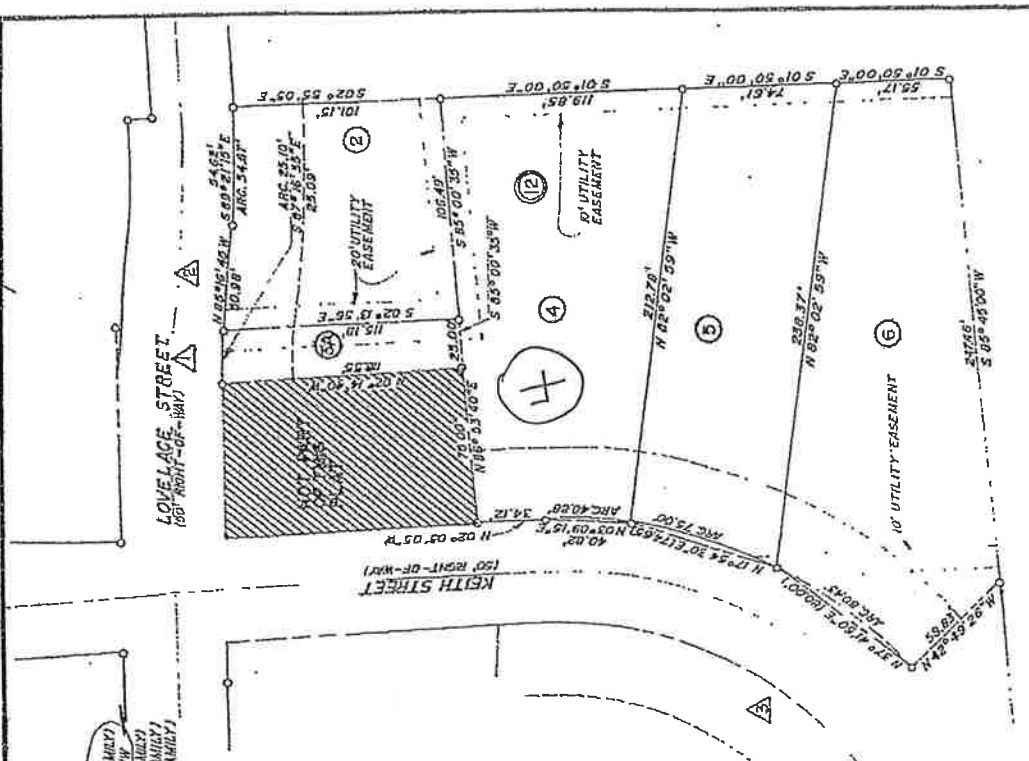
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, is 30 AT 2:44 P.M. RECORDED IN BOOK 37 PAGE 11 THIS 1 DAY OF April 19 32  
Wynne M. McAllister  
 CLERK

Agent \_\_\_\_\_ Owner \_\_\_\_\_  
 Date \_\_\_\_\_ Date \_\_\_\_\_  
 Sec'y, Planning Commission \_\_\_\_\_  
 Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval by the Newnan-Coweta County Planning Commission at its meeting on \_\_\_\_\_ 19 \_\_\_\_\_

For Declaration of Restrictions and Covenants, see Deed Book 267, pages 676-681.

261-674

CURVE NO.	Δ	D°	RADIUS	ARC	CHORD	TANGENT
1	Δ	04° 46' 15"	277.26'	23.08'	23.08'	11.53'
2	Δ	08° 05' 15"	361.32'	51.03'	51.03'	25.61'
3	Δ	87° 49' 03"	200.00'	306.48'	277.36'	132.47'

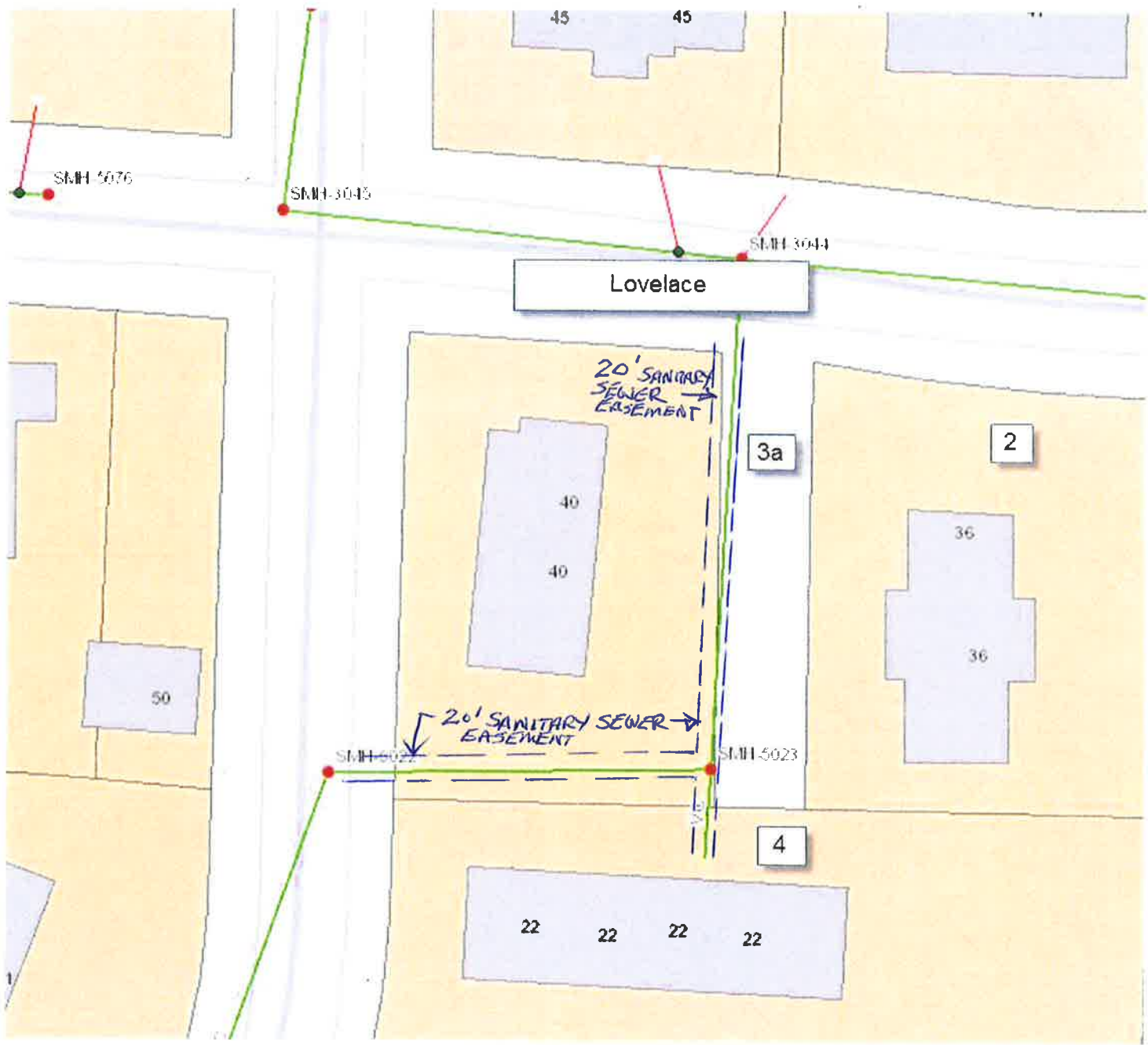


WESTSIDE PROJECT NO. 1 CITY OF NEWNAN  
 BLOCK NO. 12, PARCELS 2, 3A, 4, 5, 6, 8  
 LOCATED IN LANDLOT NO. 27, 5th 6th DISTRICT  
 NEWNAN, COWETA COUNTY, GEORGIA

NEW SWANSON & SONS  
 ENGINEERING CITY PLANNING COMMUNITY DEVELOPMENT SURVEYING  
 ONE PERMIETER WAY, N.W.  
 SUITE 373  
 ATLANTA, GA. 30338

SURVEYED: N.S.B. DESIGNED: R.L.S. PLOTTED: \_\_\_\_\_ SCALE: 1" = 50'-0"  
 DRAWN: M.P. CHECKED: R.L.S. DATE: 3/13/80 SHEET NUMBER \_\_\_\_\_ OF \_\_\_\_\_





QUIT CLAIM DEED

STATE OF GEORGIA,  
COWETA COUNTY.

IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, City of Newnan, first party, does hereby remise, release, and forever quit-claim to Dinah Jones Peak and Veleete Jones Brown Ballard (as to a 1/2 undivided interest) and Veleete Jones Brown Ballard as Executrix U/W of Janice Jones a/k/a Janice Ransby Jones (as to a 1/2 undivided interest), their successors and assigns, all of the rights, title, interest and equity first party owns or has in and to the following described property, to-wit:

All that certain tract or parcel of land situate, lying and being in Land Lot 27 of the 5<sup>th</sup> Land District of the City of Newnan, Coweta County, Georgia and being that certain Lot located at the southeast corner of the intersection of Lovelace Street and Keith Street in the City of Newnan and being that "striped" Lot depicted on the survey for Westside Project #1 City of Newnan of record at Plat Book 27, Page 41, Coweta County, Georgia Records and described as follows:

BEGIN at a point located at the northwesterly corner of Lot 4 as shown on said survey; thence run North 86 degrees 53 minutes 40 seconds east 75 feet to a point; thence run north 02 degrees 14 minutes 40 seconds west 115.55 feet to the southerly right of way of Lovelace Street; thence run in a generally westerly direction along said right of way to a point located on the easterly right of way of Keith Street; thence run in a generally southerly direction along the easterly right of way of Keith Street to the POINT OF BEGINNING.

Grantor herein reserves for itself and the Newnan Water, Sewerage and Light Commission a 20 foot wide Sanitary Sewerage Easement 10 feet on each side of the centerline of said sanitary sewer pipe as shown on Exhibit "A" attached hereto and by reference made a part hereof, and said Property is conveyed subject to said Easement and Grantor's rights to maintain, repair, and/or replace said Sanitary Sewer Line.

Together with all rights, privileges and appurtenances thereto belonging in fee simple.

This Deed is executed by Grantor so as to clear the title to the above-described Property and so as to convey to Grantee herein any interest that Grantor herein may have in said Property, if any.

TO HAVE AND TO HOLD said property, so that neither first party, nor successors, or assigns, nor any other person holding under first party, shall have any right, title or interest or equity in same.

IN WITNESS WHEREOF, the said first party has hereunto set its hand and seal this the \_\_\_ day of \_\_\_\_\_, 2019.

Signed, sealed and delivered  
in the presence of:

City of Newnan

\_\_\_\_\_  
Lay Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Notary Public (SEAL)  
My Commission Expires:

\_\_\_\_\_  
Typed Name and Title

Attest: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Typed Name and Title

**QUIT CLAIM DEED**

STATE OF GEORGIA,  
COWETA COUNTY.

IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, **City of Newnan**, first party, does hereby remise, release, and forever quit-claim to **Dinah Jones Peak and Velette Jones Brown Ballard (as to a 1/2 undivided interest) and Velette Jones Brown Ballard as Executrix U/W of Janice Jones a/k/a Janice Ransby Jones (as to a 1/2 undivided interest)**, their successors and assigns, all of the rights, title, interest and equity first party owns or has in and to the following described property, to-wit:

All that certain tract or parcel of land situate, lying and being in Land Lot 27 of the 5<sup>th</sup> Land District of the City of Newnan, Coweta County, Georgia and being more particularly described as that parcel designated as Parcel 3A on that certain survey for Westside Project #1 City of Newnan of record at Plat Book 27, Page 41, Coweta County, Georgia Records. Reference to said survey is hereby made for a more complete and accurate description of Parcel 3A.

Grantor herein reserves for itself and the Newnan Water, Sewerage and Light Commission a 20 foot wide Sanitary Sewerage Easement 10 feet on each side of the centerline of said sanitary sewer pipe as shown on Exhibit "A" attached hereto and by reference made a part hereof, and said Property is conveyed subject to said Easement and Grantor's rights to maintain, repair, and/or replace said Sanitary Sewer Line.

Further, said Property is conveyed subject to the 20 foot wide Utility Easement shown on the herein above referenced plat of survey which Easement inures to the benefit of the City of Newnan and the Newnan Water, Sewerage and Light Commission.

Together with all rights, privileges and appurtenances thereto belonging in fee simple.

This Deed is executed by Grantor so as to clear the title to the above-described Property and so as to convey to Grantee herein any interest that Grantor herein may have in said Property, if any.

TO HAVE AND TO HOLD said property, so that neither first party, nor successors, or assigns, nor any other person holding under first party, shall have any right, title or interest or equity in same.

IN WITNESS WHEREOF, the said first party has hereunto set its hand and seal this the \_\_\_ day of \_\_\_\_\_, 2019.

Signed, sealed and delivered  
in the presence of:

City of Newnan

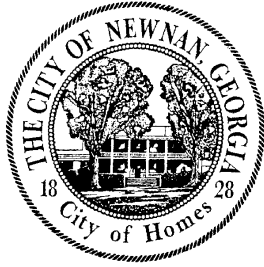
\_\_\_\_\_  
Lay Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Typed Name and Title

Notary Public (SEAL)  
My Commission Expires:

Attest: \_\_\_\_\_ (Seal)



## City of Newnan, Georgia - Mayor and Council

Date: May 7, 2019

Agenda Item: Contract Award  
Mill & Resurfacing of Various Streets- 2019

Prepared by: Michael Klahr, Public Works Director

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

**Background:** Separate sealed bids were received at the office of the City Manager, April 23, 2019. The low bid, submitted by **Piedmont Paving, Inc.**, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The work includes the variable depth milling and resurfacing of approximately **3.09** centerline miles on **19** streets, and the application of thermoplastic traffic stripe and pavement markings.

The City of Newnan has received funding assistance (LMIG FY 2018) from the Georgia Department of Transportation (GDOT) in the amount of **\$384,675.98**.

The contract will be quantity based.

**Options:** A. Award a contract to **Piedmont Paving, Inc.** for a base bid amount of **\$1,099,777.41**

B. Other action as directed by Council

**Funding:** SPLOST 2013  
SPLOST 2019

**Recommendation:** Option A

**Attachments:** Bid Tabulations  
List of Streets



# City of Newnan, Georgia

## BID OPENING: MILL & RESURFACE VARIOUS STREETS-2019

Tuesday, April 23, 2019 – 10:00 A.M.

BIDDER	BID AMOUNT	COMMENTS
ATLANTA PAVING & CONCRETE CONSTRUCTION CO., INC.	\$1,578,124.28	
CW MATTHEWS CONTRACTING CO. INC	\$1,304,930.38	
BLOUNT CONSTRUCTION CO., INC	\$1,199,298.83	
PIEDMONT PAVING, INC	\$1,099,777.41	

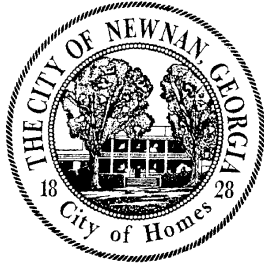
BIDS OPENED BY

**EXHIBIT A**

**City of Newnan**

<b>ROAD NAME</b>	<b>BEGINNING</b>	<b>ENDING</b>	<b>LENGTH (Feet)</b>	<b>DESCRIPTION OF WORK</b>
Newnan Crossing Blvd E	Stillwood Dr	Joint	1300	Edge mill, deep patch, overlay, flush w/ gutter
St Charles Pl	Parks Rd	Pacific Ave	1150	Mill, deep patch, overlay, flush w/ gutter
Pacific Ave	St Charles Pl	Parks Pl	1160	Mill, deep patch, overlay, flush w/ gutter
Parks Pl	Parks Rd	Roundabout	1375	Mill, deep patch, overlay, flush w/ gutter
Fox Ridge Dr	Mary Freeman Rd	Joint	600	Mill, deep patch, overlay, flush w/ gutter
Vanderbilt Point Ln	Vanderbilt Pkwy	Joint	1200	Mill, deep patch, overlay, flush w/ gutter
Newnan Lakes Blvd	Lower Fayetteville Rd	Joint	700	Mill, deep patch, overlay, flush w/ gutter
Stonebridge Blvd	Lower Fayetteville Rd	Roundabout	800	Mill, deep patch, overlay, flush w/ gutter
Greison Tr	Roundabout	Bullsboro Dr	2700	Edge mill, deep patch, overlay, flush w/ gutter or safety edge at shoulder
Mary Freeman Rd	City Limit	City Limit	2200	Edge mill, deep patch, overlay flush w/ gutter
LaGrange St	Boone Dr	City Limit	2800	Edge mill, deep patch, overlay to front face of curb

3.00 miles



## City of Newnan, Georgia - Mayor and Council

Date: May 7, 2019

Agenda Item: Consultant Selection-  
Preliminary Engineering Phase I, Scoping  
Improvements to Lower Fayetteville Road

Prepared by: Michael Klahr, Public Works Director

**Purpose:** To consider approval for consultant selection for professional engineering services for PE, Phase I, Scoping, for Improvements to Lower Fayetteville Road

**Background:** The City of Newnan was awarded \$500,000 in Federal-Aid (City match of \$125,000 for a budget total of \$625,000), to develop a draft concept for improvements to Lower Fayetteville Road.

In addition, the City has executed the ***Project Framework Agreement (PFA)*** with the Georgia Department of Transportation which contains straightforward project phase participation commitments.

Under the terms of the ***PFA***, a consultant shall be selected based on qualifications. Once selected, the City will negotiate the scope and fees. The scope is defined by the *Plan Development Process (PDP)*. A *Request for Qualifications (RFQ)* was issued March 8, 2019 and a total of 8 proposals were received April 5, 2019.

After evaluation by committee (Planning, Public Works, Engineering, Program Management, including representatives for Coweta County), the recommended consultant is **Heath & Lineback Engineers, Inc.**, Marietta, Georgia.

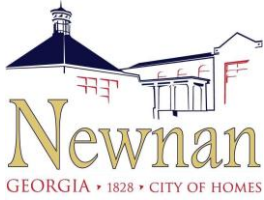
**Options:** A. Approve consultant selection of **Heath & Lineback Engineers, Inc.**, and authorize the negotiation of scope and fees

B. Other action as directed by Council

**Funding:** N/A

**Recommendation:** Option A

**Attachments:** None



## City of Newnan, Georgia - Mayor and Council

Date: 4/24/2019

Agenda Item: GA Police & Fire Games update & road closure requests

Prepared by: Mark Cooper, Deputy Chief of Police

**Purpose:** To request intermittent traffic control, as needed, on Lagrange Street, from Newnan High School to the city limits for the 22 Mile Cycling Event for the Police & Fire Games starting at 9:00AM on June 17, 2019.

To request the sidewalk closures and Intermittent traffic control on Greison Trail, McIntosh Parkway, Ashley Park Blvd and Ashley Park Dr. starting at 8:00AM on June 18, 2019 as needed for the "Toughest Competitor" event of the GA Police & Fire Games.

To request the sidewalk closures and Intermittent traffic control on Greison Trail, McIntosh Parkway, Ashley Park Blvd and Ashley Park Dr. starting at 8:00AM on June 19, 2019 as needed for the "Toughest Cop" event of the GA Police & Fire Games.

To request the sidewalk closures and Intermittent traffic control on Greison Trail, McIntosh Parkway, Ashley Park Blvd and Ashley Park Dr. starting at 8:00AM on June 20, 2019 as needed for the "Toughest Firefighter" event of the GA Police & Fire Games.

To request the road closure of West Broad Street from Lagrange Street to Brown Street on June 21, 2019 from 5:00PM to 11:00PM for the "Cornhole" event of the GA Police & Fire Games.

To request the road closure of McIntosh Parkway from Greison Trail to Newnan Crossing Bypass and Ashley Park Blvd from McIntosh Parkway to Ashley Park Dr. and Ashley Park Dr. from Ashley Park Blvd to a point 400 feet from Bullsboro Dr. on June 22, 2019 at 0700 hours for the GA Police & Fire Games 5K run.

**Background:** The City of Newnan entered in to agreement with The GA Police & Fire Games Board of Directors to host the 2019 & 2020 events. This year the event is planned for June 16-22, 2019. Planners have attempted to select event locations within Coweta County in order to increase economic impact, but reducing the number of locations that have a direct impact on local traffic. Proceeds go to Newnan Community Resource Unit for Youth Programs.

**Funding:** 2019 Budget for personnel - Over-time pay as needed. No other funding required

**Options:**

- A. Approve Request
- B. Direction to staff from Mayor and Council
- C. Deny Request

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

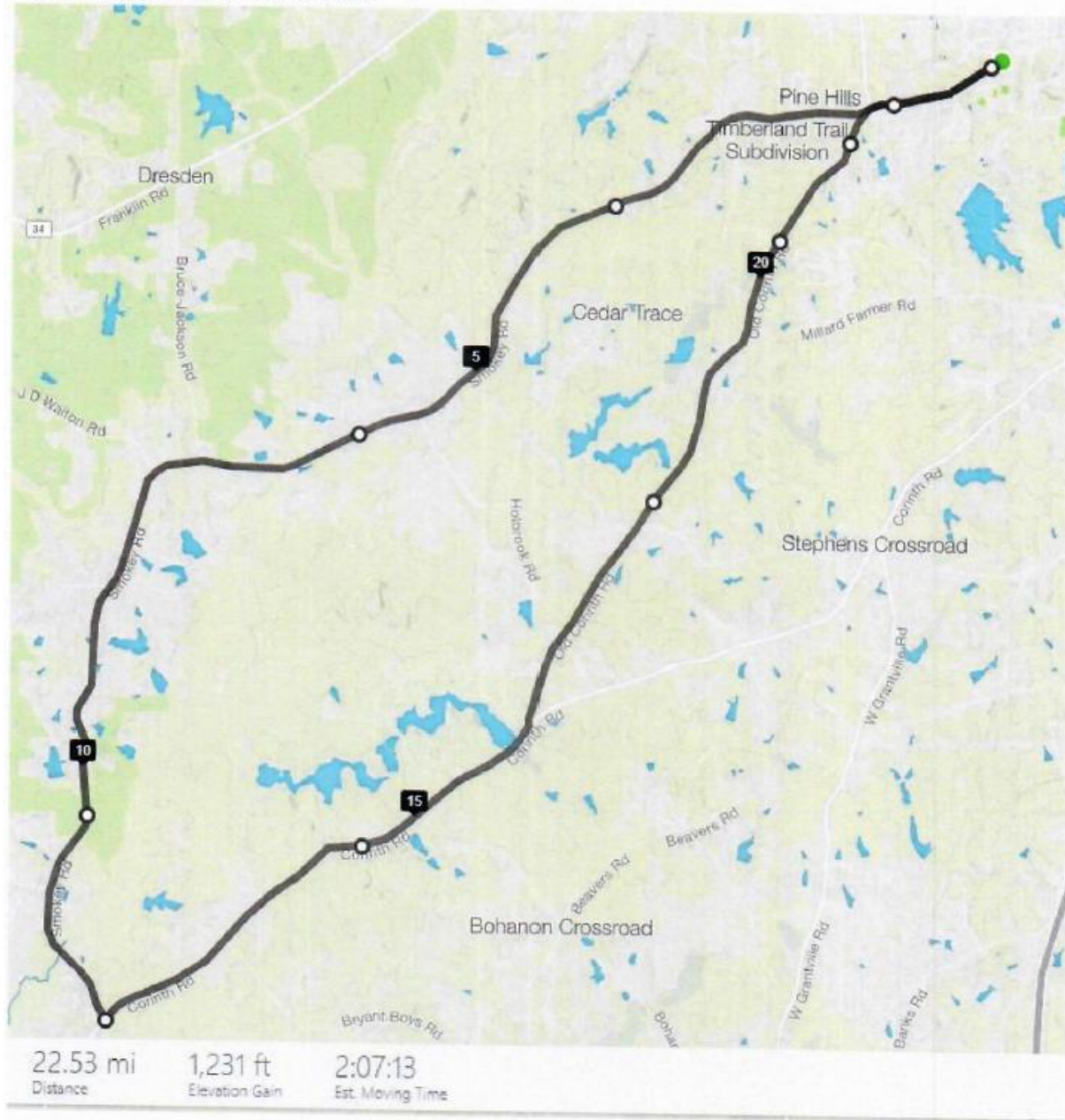
**Recommendation:** A.



GA Police & Fire Games  
22 Mile Road Cycling Course  
June 17, 2019  
9AM to 12PM

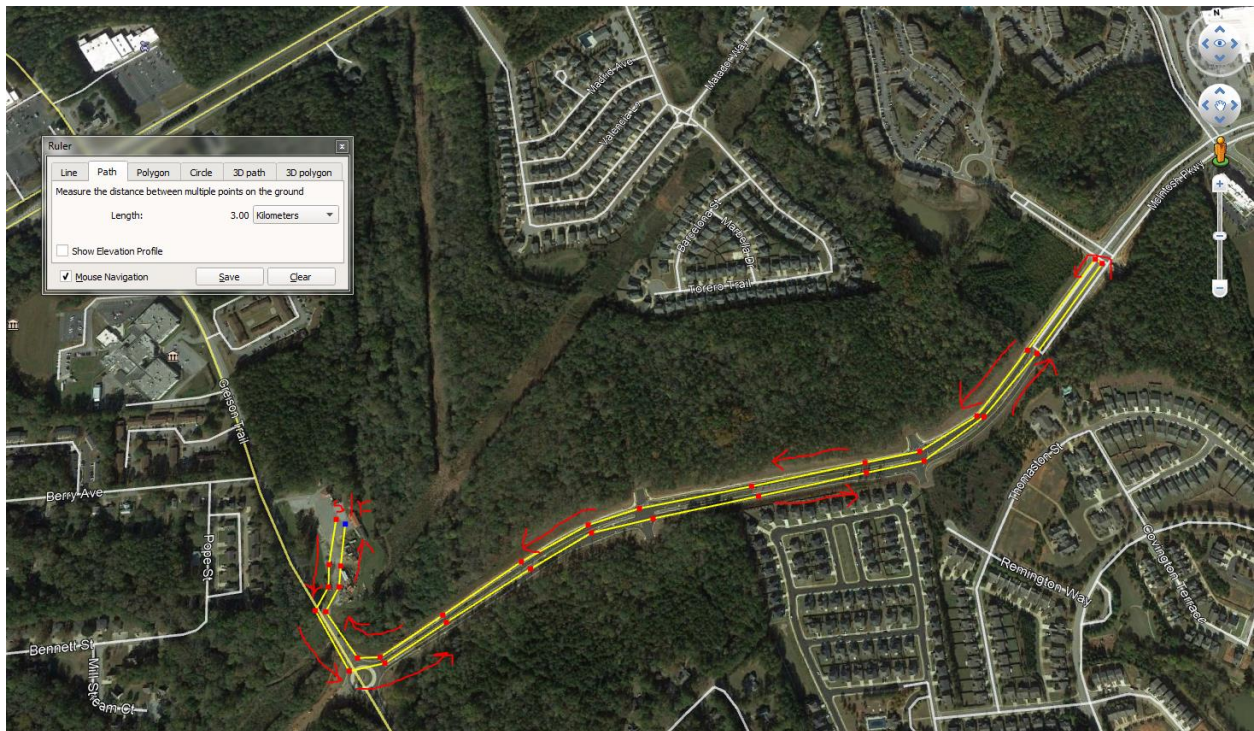
1. Start in front of Newnan High School in parking spaces – Travel South on Lagrange St.
2. Exit City Limits at Unity Baptist Church – Continue South on Smokey Rd.
3. Turn Left on New Corinth Road – Travel North
4. Turn Left on Old Corinth Road – Travel West
5. Turn Right on Smokey Rd. – Travel North to Newnan High School
6. Cross finish line in parking spaces in front of Newnan High School

Police and Fire Games – Road Route



GA Police & Fire Games  
Toughest Competitor  
June 18, 2019  
8AM – 5PM

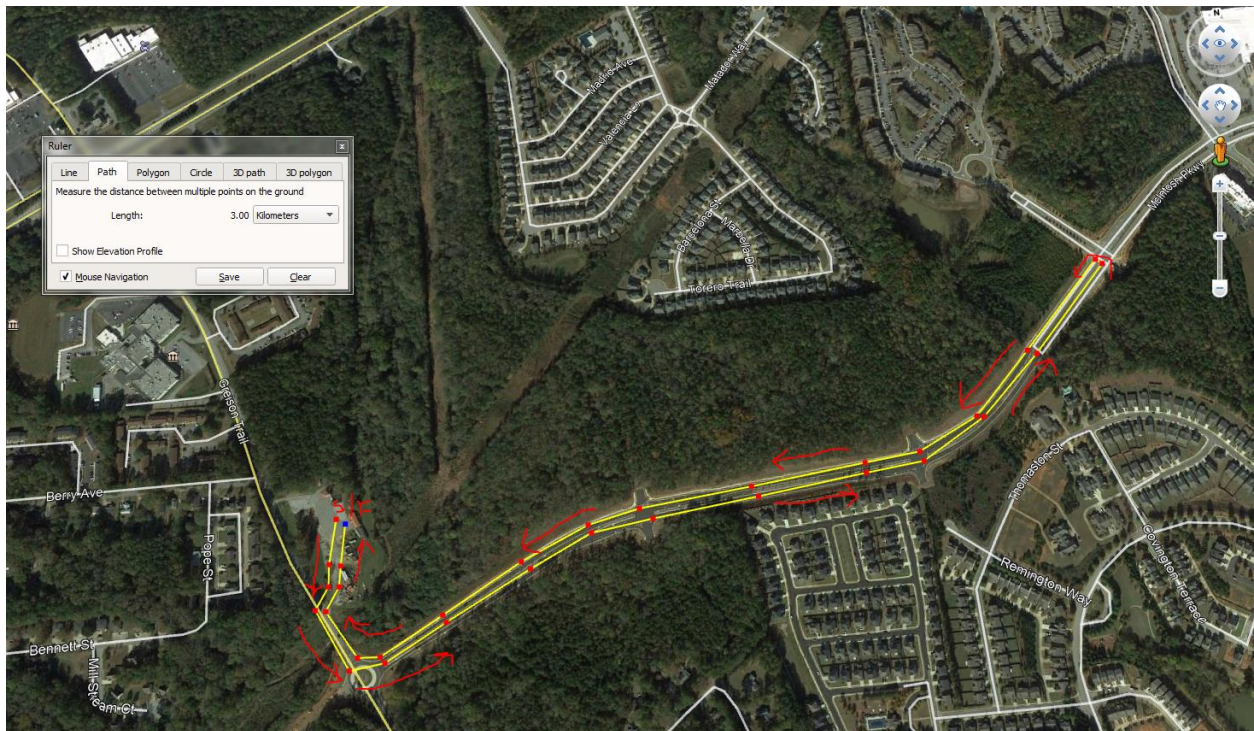
- \* Toughest Competitor Competition will begin at the Public Safety Training Center
  - \* They will run a 3K road course from the southern gate, to the round-about, to the access road that enters the rear gate of The Trees of Newnan Apartments.
  - \* Competitors will then do a u-turn and return to the Public Safety Training Center on the same route.
  - \* Competitors will complete the event in the training center property.
- \* No road closures – Only Intermittent Traffic Control while competitors are in an intersection or on Greison Trail for safety purposes.





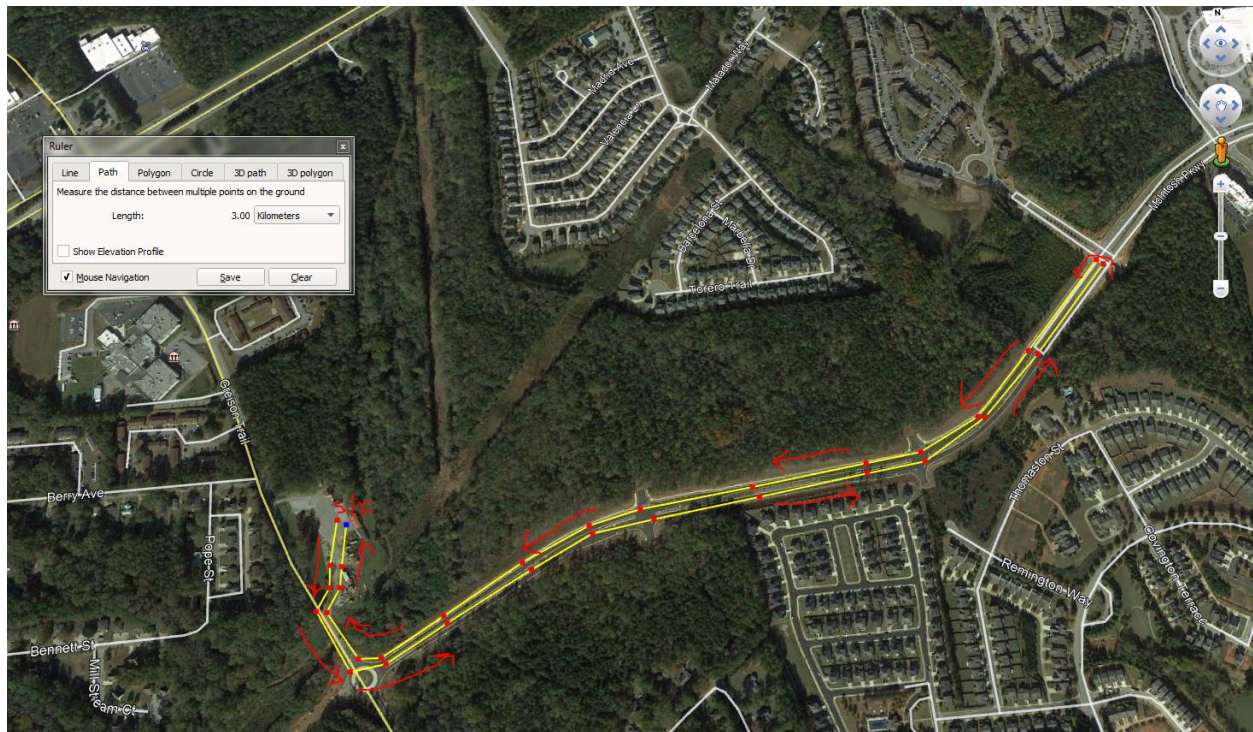
GA Police & Fire Games  
Toughest Cop  
June 19, 2019  
9AM – 5PM

- \* Toughest Cop Competition will begin at the Public Safety Training Center
  - \* They will run a 3K road course from the southern gate, to the round-about, to the access road that enters the rear gate of The Trees of Newnan Apartments.
  - \* Competitors will then do a u-turn and return to the Public Safety Training Center on the same route.
  - \* Competitors will complete the event in the training center property.
- \* No road closures – Only Intermittent Traffic Control while competitors are in an intersection or on Greison Trail for safety purposes.



GA Police & Fire Games  
Toughest Fire Fighter  
June 20, 2019  
8AM – 5PM

- \* Toughest Fire Fighter Competition will begin at the Public Safety Training Center
  - \* They will run a 3K road course from the southern gate, to the round-about, to the access road that enters the rear gate of The Trees of Newnan Apartments.
  - \* Competitors will then do a u-turn and return to the Public Safety Training Center on the same route.
  - \* Competitors will complete the event in the training center property.
- \* No road closures – Only Intermittent Traffic Control while competitors are in an intersection or on Greison Trail for safety purposes.





GA Police & Fire Games  
Corn Hole Event  
June 21, 2019  
5PM – 11PM

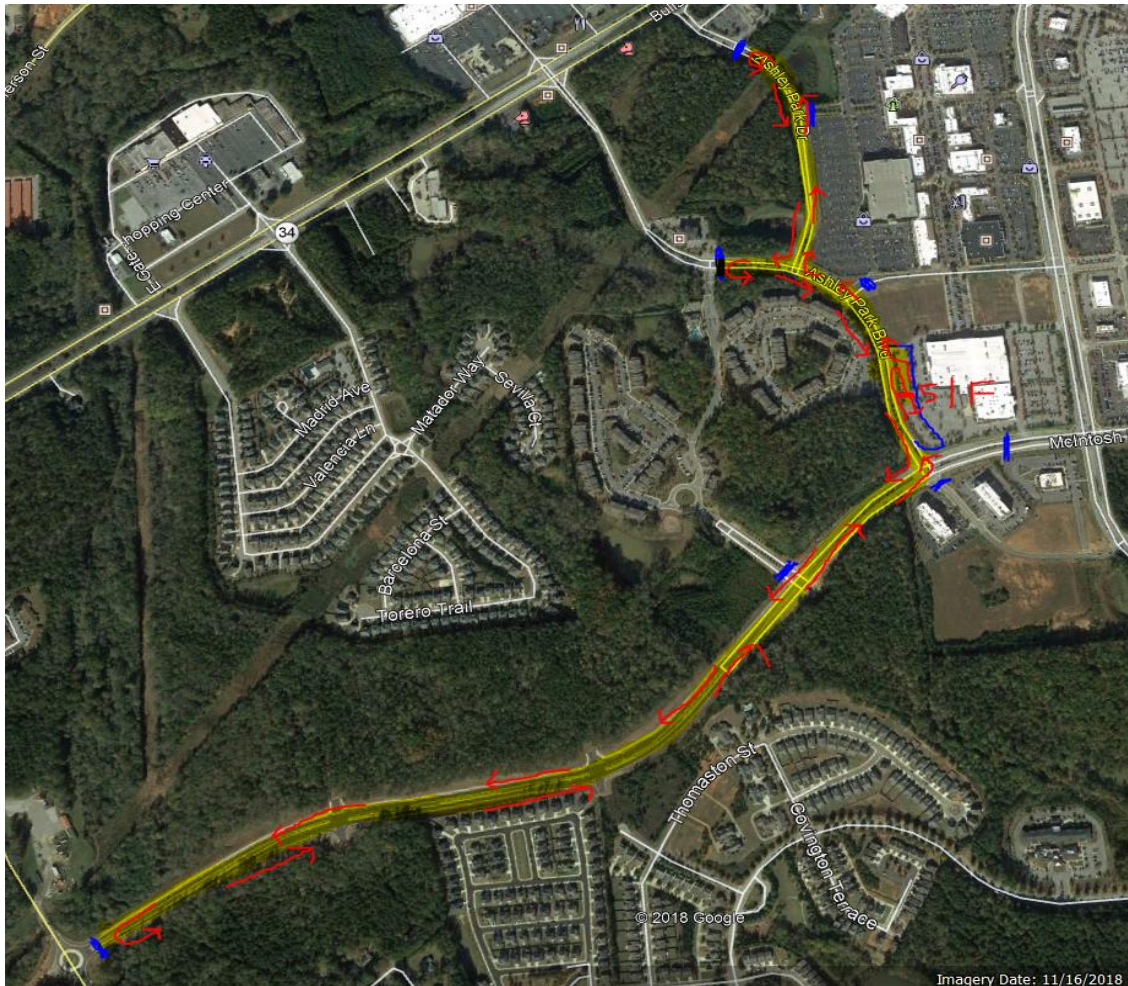
- \* Road closure on West Broad Street from Court Square to Brown Street.
- \* 5PM to 11PM
- \* Detour signs will be posted.
- \* Corn Hole Event will be played in the street between the road closure barricades.
- \* Sidewalks will remain open for pedestrian traffic.



GA Police & Fire Games  
5K Run  
June 22, 2019  
6:30AM – 12PM

1. Race will start behind Belk/OneLife Fitness (Permission from both granted)
2. Runners will exit and turn right onto Ashley Park Blvd.
3. Runners will turn right and travel up Ashley Park Drive to BB&T rear entrance.
4. Runners will turn around and head back to Ashley Park Blvd.
5. Runners will turn right on Ashley Park Blvd.
6. Runners will turn around at the entrance to The Trees of Newnan Apartments.
7. Runners will continue on Ashley Park Blvd. to McIntosh Parkway.
8. Runners will turn right on McIntosh Parkway and travel to Greison Trail.
9. Runners will turn around at Greison Trail and run back to Ashley Park Blvd.
10. Runners will reenter the Belk's property and finish at the same point the race began.

- \* Police Officers will be at all road blocks
- \* Residents of The Trees will have access to the property through front gate.
- \* Signed permission forms are completed by Belks
- \* The Trees and Ashley Park property management have been notified







## City of Newnan, Georgia - Mayor and Council

Date: May 7, 2019

Agenda Item: Rezoning Request RZ2019-05, The Residential Group for 6.667 ± acres located on East Broad Street – known as the Caldwell Tanks property (Tax Parcel #s N04 0010 006 and N04 0012 001)

Prepared and Presented by: Tracy S. Dunnavant, Planning Director

**Purpose:** To inform the City Council that RZ2019-05 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

**Background:** The Residential Group has submitted an application for the rezoning of 6.667 ± acres located on East Broad Street. The request is to rezone the property from CBD (Central Business District) to MXD (Mixed Use Development District) for the purpose of developing a mixture of commercial businesses, offices, and apartments. The applicant is also proposing the construction of a parking deck.

### **Current Zoning**

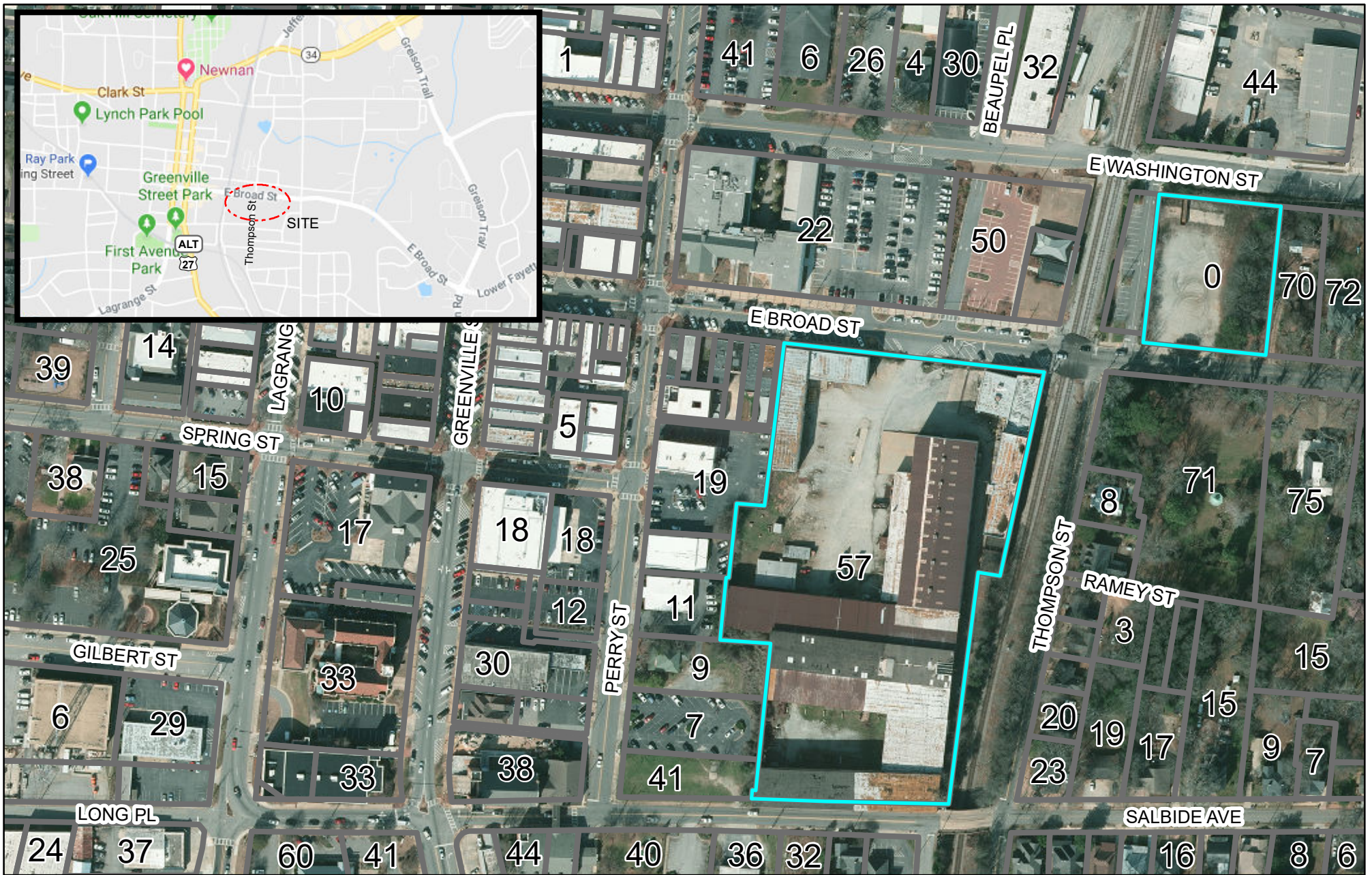
Tax Parcel #	Acres	Zoning	Units
N04 0010 006 N04 0012 001	6.667±	CBD	N/A

### **Requested Zoning**

Tax Parcel #	Acres	Zoning	Units
N04 0010 006 N04 0012 001	6.667±	MXD	340 apartments

**Attachments:** Application for Rezoning  
Location Map

**Previous Discussions with Council:** None






**CITY OF NEWNAN** | Project Location



CITY OF NEWNAN  
 PLANNING DEPT.  
 25 LAGRANGE STREET  
 NEWNAN, GEORGIA 30263  
[www.ci.newnan.ga.us](http://www.ci.newnan.ga.us)

  
 NORTH  
 1 inch = 200 feet

**LEGEND**

-  Project Location
-  PARCELS
-  CITY LIMITS

**ADDRESS**

E BROAD ST @ THOMPSON ST  
 NEWNAN GA. 30263



**ROSENZWEIG, JONES, HORNE & GRIFFIS, P.C.**  
**ATTORNEYS AT LAW**  
**32 South Court Square**  
**PO Box 220**  
**NEWNAN, GEORGIA 30264**  
**www.newnanlaw.com**

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282  
FAX (770) 251-7262  
E-mail:melissa@newnanlaw.com

April 25, 2019

**HAND DELIVERY**

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

RE: Application of The Residential Group to Amend the Zoning Ordinance and  
Variance Request  
Approximately 6.667± Acres located at 57 East Broad Street and a lot on  
East Broad Street, Newnan, Georgia

Dear Ms. Dunnivant:

The Residential Group, applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 6.667 +/- acres to be rezoned from CBD to MXD.

The Village in Newnan is a 6.7 acre mixed-use development located on the original R.D. Cole Manufacturing site, now referred to as the Caldwell Tanks Site and a 1 acres parcel bounded by East Broad Street, East Washington Street and the Atlanta and West Point Railroad right of way.

The 2014 Newnan Livable Centers Initiative Final Report established long term goals for preservation and redevelopment of the property "as a mix of land uses that would capture a large portion of the area's longer term retail and residential demands. A mixed use development program would benefit the Downtown area by providing new goods and services for existing residents and workers, adding more 24 hour life and spending power, creating more of a critical mass of new residents in close proximity".

The development proposal will renovate and reuse the late 1800's office building and the attached 3 story warehouse, as well as the construction of 340 luxury apartment homes organized around a new street between E Broad Street and Salbide Avenue, and a parking deck. The plan proposes commercial frontage on East Broad Street, which accommodate the community leasing and amenity functions, to close the gap between existing businesses to the east of the property and the Caldwell Office building.

The proposed community is within a 5 minute walk to the Court House Square, and will make a significant contribution to the goals of the LCI by adding more spending power

and creating a more critical mass of new residents in close proximity to the vibrant business district.

Building typology consists of the adaptive reuse of historic structures, three and four story residential buildings, commercial frontage on East Broad Street with residential above. Parking is achieved in a multi-level deck, surface and individual garages.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an MXD zoning as it is a prime location for CBD uses of commercial, office and/or institutional along with a transition for a multi-family component. The rezoning will allow for re-development of this current property that has been vacant with buildings and parking for many years. The MXD zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area.

As with any re-development of a site for mixed use, there are certain items that need to be addressed that differ from a brand new construction. The first item is the common recreation area requirement. Due to the site limitations for this re-development, the inside amenities, the park and the dedication of the easement for the LINC, the plan is created with its common recreation offerings. Next, the plans allow for the inclusion of the Property for the loft-style exemption regarding impervious surface.

The interior streets shall be with an 11 foot drive as traffic calming is throughout the development and again this is a re-development of property. The parking requirements will be satisfied with a parking deck including 408 spaces allowed with a percentage of 50% one-bedroom apartments, 12% studio apartments, and 38% 2-bedroom apartments. There will be much ground floor residential parking and on-street parking allowing for the flexibility of the CBD district component in this MXD rezoning.

A challenge exists in regards to the street trees when trying to create a re-development of this Property with 30 ft. (OC) allowed throughout the development. The re-development of this Property allows for 7.5 – 15% of open space through the site.

The re-development for the MXD district includes a proffered condition for an easement to the LINC adjacent to this property. Therefore, the exception for the reduction by 50% of the open space requirement should apply.

Ms. Tracy Dunnavant, Planning Director  
April 25, 2019  
Page 3

---

The re-development of the Property also prohibits the dedicated area for loading other than the hatched area as shown on the plan. The Property as it exists is largely devoid of trees and the Applicant will provide a landscape plan to address the reuse of the property along with the MXD components for landscaping throughout the development. Further, the landscape plan will show a 5 foot minimum between adjacent parking rows instead of the 8 foot plan due to the donation of the LINC easement reducing lot width.

All buildings will include sprinkler systems per fire code safety standards.


There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

For the reasons stated above, Residential Group believes that this application is not only consistent with, but advances the intent of the City of Newnan. Zoning Ordinance.

The Residential Group has, at attached Tabs (1) through (11) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. The Residential Group, as Applicant and myself as counsel for The Residential Group, look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis

For The Residential Group

MDG/kr  
Enclosure(s)

# **TAB 1**

## **Application to Amend the Zoning Map**



**CITY OF NEWNAN, GEORGIA**  
**Planning & Zoning Department**

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

**APPLICATION TO AMEND ZONING MAP**

---

---

**Note to Applicant:** Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted.*

Name of Applicant The Residential Group

Mailing Address 7100 Peachtree Dunwoody Road, NE, Atlanta, GA 30328

Telephone (678) 244-1544 ext. 106 Email: kalexander@trg-atl.com

Property Owner (Use back if multiple names) Broad Street Forum, Inc.

Mailing Address 3500 Highway 34 East, Suite 14, Sharpsburg, GA 30277

Telephone (502) 548-0272

Address/Location of Property 57 East Broad Street, Newnan, Ga 30263 and lot

Tax Parcel No.: N04 0010 006 and N04 0012 001 Land Lot 25

District/Section 5<sup>th</sup> Size of Property (Square Feet or Acres) 6.667 acres

Present Zoning Classification: CBD Proposed Zoning Classification: MXD

Present Land Use: Vacant with former manufacturing buildings

---

---

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property has been vacant for numerous years as the manufacturing company went out of business. Redevelopment of this area is needed which requires a different zoning classification.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made \_\_\_\_\_

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Subject Property should be included in the newly created MXD zoning district to allow for redevelopment of this property. Additionally, a need exists for a residential component and any businesses or uses allowed in the CBD.

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
  - What the property is to be used for, if known.
  - The size of the parcel or tract.
  - The zoning classification requested and the existing classification at the filing of this application.
  - The number of units proposed.
  - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
  - Any proposed buffers and modification to existing buffers.
  - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
  - ✓ Boundary survey showing property lines with lengths and bearings
  - ✓ Adjoining streets, existing and proposed, showing right-of-way
  - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
  - ✓ North arrow and scale
  - ✓ Adjacent land ownership, zoning and current land use
  - ✓ Total and net acreage of property
  - ✓ Proposed building locations
  - ✓ Existing and proposed driveway(s)
  - ✓ Lakes, ponds, streams, and other watercourses
  - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
  - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
  - ✓ Required and/or proposed setbacks and buffers
5. Submit one (1) copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
  - Office proposals in excess of 200,000 gross square feet
  - Commercial proposals in excess of 250,000 gross square feet
  - Industrial proposals which would employ over 500 persons
  - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the *City of Newnan* and are listed below:

- Single-Family Application ..... \$500.00/Plus \$15.00 Per Acre
- Multi-Family Application ..... \$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application ..... \$500.00/Plus \$15.00 Per Acre
- Commercial Application ..... \$500.00/Plus \$25.00 Per Acre
- Industrial Application ..... \$500.00/Plus \$15.00 Per Acre
- MXD ..... \$500.00/Plus \$25.00 Per Acre  
For multi-family and \$15.00 Per Acre for CBD

**PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.**

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

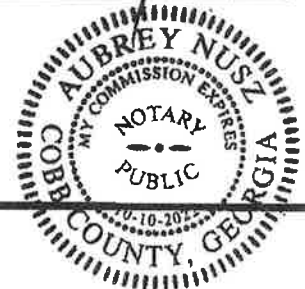
24 day of April, 20 19

Signature of Applicant

Aubrey Nusz

Notary Public

(Affix Raised Seal Here)



**FOR OFFICIAL USE ONLY**

DATE OF PRE-APPLICATION CONFERENCE \_\_\_\_\_

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

DATE OF FILING \_\_\_\_\_

FILING FEE RECEIVED \_\_\_\_\_

DATE OF NOTICE TO NEWSPAPER \_\_\_\_\_

DATE OF PUBLIC HEARING \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION (DATE) \_\_\_\_\_

DATE OF TRANSMITTAL TO CITY COUNCIL \_\_\_\_\_

CITY COUNCIL DECISION (DATE) \_\_\_\_\_

**TAB 2**

**Names and Addresses of All Property  
Owners Within 250' Feet**



**PROPERTY OWNERS WITHIN 250' OF TRACT ONE**

3D PROPERTY GROUP LLC  
1917 OLD ORCHARD RD  
VESTAVIA HILLS AL 35216

75 JACKSON LLC  
P O BOX 1058  
NEWNAN GA 30264

ALDRICH GROUP LLC  
2 BEACON CREST  
NEWNAN GA 30265

ALLEN JEFFREY DEAN  
76 EAST BROAD ST  
NEWNAN GA 30263

ARINCO CORP  
P O BOX 71158  
NEWNAN GA 302711158

B & P LEE PROPERTIES INC  
2 LAKEVIEW DR  
NEWNAN GA 30263

BAILEY JOSEPHINE  
16 SALBIDE AVE  
NEWNAN GA 30263

BALL RONALD  
263 KEYS FERRY RD  
JACKSON GA 30233

BALL RONALD  
263 KEYS FERRY RD  
JACKSON GA 30233

BARBER A MICHAEL & JULIA G BARBER  
19 BROOKSIDE DR  
NEWNAN GA 30263

BARRON FAMILY HOLDINGS LLC  
14 JACKSON ST  
NEWNAN GA 30263

BARRON FAMILY HOLDINGS LLC  
14 JACKSON ST  
NEWNAN GA 30263

BARRON FAMILY HOLDINGS LLC  
14 JACKSON ST  
NEWNAN GA 30263

BEAVERS BROTHERS LLC  
32 E WASHINGTON ST  
NEWNAN GA 30263

BEERS ELIZABETH ALLEN (LIFE EST)  
15 ROBINSON ST  
NEWNAN GA 30263

BERNSTEIN GARY  
P O BOX 1154  
NEWNAN GA 30264

BOYD R DAVID & ROSALYN MCKOY  
10 ALPINE DR  
NEWNAN GA 30263

BROAD STREET FORUM INC  
4000 TOWER RD  
LOUISVILLE KY 40219

BROAD STREET FORUM INC  
STE 141 3500 HWY 34 E  
SHARPSBURG GA 30277

BRODERICK JOHN W & MAUREE  
70 EAST BRD ST  
NEWNAN GA 30263

CAAP GROUP LLC  
68 BETHLEHEM CHURCH RD  
MORELAND GA 30259

CAMERON PATRICIA  
0032 SAVANNAH ST  
NEWNAN GA 30263

CATFISH HOLLOW INC  
115 REGAL OAK CT  
TYRONE GA 30290

CHAPMAN WILLIAM KEITH & LYNN I CHA  
71 E BROAD ST  
NEWNAN GA 30263

CITY OF NEWNAN GEORGIA  
25 LAGRANGE ST  
NEWNAN GA 30263

COMMERCIAL HOUSE LLC  
197 JACKSON ST  
NEWNAN GA 30263

COOPER SHIRLEY P, DBA COOK OFFICE  
P O BOX 1196  
NEWNAN GA 30264

COOSAWATT INVESTORS LLC  
P O BOX 3468  
PEACHTREE CITY GA 30269

COWETA COUNTY

DAVIDSON TERRI  
4765 OAK GROVE CT  
WINSTON GA 30187

DEAN J W MRS, C/O MRS EDGAR SMITH  
90 THOMAS CROSSING DR  
NEWNAN GA 30265

DOWNTOWN PRESERVATION PROP  
STE 3300 1 1755 HWY 34 E  
NEWNAN GA 30265

E R JONES PROPERTIES LLC  
12 ALPINE DR  
NEWNAN GA 30263

DREAM PROPERTIES OF WEST GA  
1755 MONROE DRIVE NE  
ATLANTA GA 30324

E4 HOLDINGS LLC  
PO BOX 1197  
NEWNAN GA 30264

EAST BROAD ST INVESTMENTS LLC  
C/O MICHAEL SUMNER MANAGER  
14 EAST BROAD ST  
NEWNAN GA 30263

ELLIOTT W KERRY DR  
PO BOX 224  
NEWNAN GA 30264

FAISON MATTIE  
40 THOMPSON ST  
NEWNAN GA 30263

FANNING CYNTHIA DIANE  
44 PERRY ST  
NEWNAN GA 30263

FIRST METHODIST CHURCH

FIRST NATIONAL INVESTMENTS LLC  
P O BOX 2567  
NEWNAN GA 30264

FIRST UNION NATL BK OF GA, C/O  
PO BOX 2609  
CARLSBAD CA 92018

FIRST UNITED METHODIST CHURCH  
OF NEWNAN  
33 GREEVILLE ST  
NEWNAN GA 30263

FLETCHER DAVID MARK  
8741 CAMPBELLTON REDWINE RD  
PALMETTO GA 30268

FLETCHER DAVID MARK  
8741 CAMPBELLTON REDWINE RD  
PALMETTO GA 30268

FLETCHER DAVID MARK  
8741 CAMPBELLTON REDWINE RD  
PALMETTO GA 30268

FLETCHER MARK & JOY FLETCHER  
8741 CAMPBELLTON REDWINE RD  
PALMETTO GA 30268

GERRIT PARK LLC  
APT 1 1 895 MAIN ST  
HACKENSACK NJ 07601

GOODSON JENNIFER & BRIAN  
78 E BROAD ST  
NEWNAN GA 30263

GPH PROPERTIES LLC  
PO BOX 71912  
NEWNAN GA 30271

GRIFFITH, DAVID R  
8 E BROAD ST  
NEWNAN GA 30263

GRISSOM EMILY  
3867 PACES LOOKOUT DR  
ATLANTA GA 30339

GUY REBECCA  
79 SECOND AVE  
NEWNAN GA 30263

HANCOCK CANDACE C  
104 WOODBINE CIR  
NEWNAN GA 30263

HARRIS ELIZABETH N  
9 SALBIDE AVE  
NEWNAN GA 30263  
HEADLEY WILLIAM V  
PO BOX 719 1 44 E WASHINGTON ST  
NEWNAN GA 30264

HARRISON DANA M  
12 SALBIDE AVE  
NEWNAN GA 30263  
HORNE SCOTT & MARSHA HORNE  
8 DOGWOOD RD  
NEWNAN GA 30263

HAUGEN WALTER SANDERS  
5 BUCHANAN ST  
NEWNAN GA 30263  
HURLER PETER F  
22 WOODLANE DR  
NEWNAN GA 30263

HURLER PETER F  
22 WOODLANE DR  
NEWNAN GA 30263

J&L ENTERPRISES LLC  
601 HANNAH RD  
NEWNAN GA 30263

JOHNSON AMY KATRICE  
34 B PERRY ST  
NEWNAN GA 30263

JOHNSON JACQUELINE O & EDWARD  
455 FAIRWAY CT  
NEWNAN GA 30265

MARCUS & LEROY  
P O BOX 764  
NEWNAN GA 30264

JONES LAUREN BURKE & WILLIAM M  
117 GREENVILLE ST  
NEWNAN GA 30263

KNOX HOLDINGS LLC  
75 GREENVILLE ST  
NEWNAN GA 30263

LANDRUM LAVANN P & CHARLES, LAUR LEVINE BUILDING LLC  
0075 EAST BRD ST  
NEWNAN GA 30263

14 JACKSON ST  
NEWNAN GA 30263

LINTON ADVISORS LLC  
49 VANDERBILT POINTE LN  
NEWNAN GA 30265

LITTLE GARY  
13 E BRD ST  
NEWNAN GA 30263

LONGSTRAW INVESTMENTS LLC  
STE D 145 SUTHERLAND DR  
NEWNAN GA 30263

LOVEJOY MEMORIAL UNITED  
  
NEWNAN GA 30263

MADRAS ENTERPRISES LLC  
79 EAST BROAD ST  
NEWNAN GA 30263

MANGUM CLYDE K & HARRIET S  
20 SALBIDE AVE

MANSOUR ELLIS A & JOHN CHARLES  
& SARA MELINDA MANSOUR/7 MISSION  
NEWNAN GA 30263

MARCHMAN JORDAN TODD & MAC  
17 SALBIDE AVE  
NEWNAN GA 30263

MARTIN CHRISTOPHER T  
18 GINGER GOLD DR  
NEWNAN GA 30265

MATTHEWS MARK WILLIAM & SCOTT AL  
166-B JEFFERSON ST  
NEWNAN GA 30263

ROBERT A & LUCILLE MATTI  
1464 JD WALTON RD  
NEWNAN GA 30263

MC CALLA JAMES R JR  
P O BOX 1705  
NEWNAN GA 30264

MC ELROY DARRELL LYNN  
139 BETHLEHEM CHURCH RD  
MORELAND GA 30259

MC INTOSH LODGE #735  
C/O CLAUDE G COOPER

MC KOY HERBERT A JR & ROS, MC KOY  
3503 PACES FERRY CIR  
SMYRNA GA 30080

MECCA DEVELOPERS INC  
27 EAST BROAD ST  
NEWNAN GA 30263

MOST PROPERTIES LLC  
44 EAST WASHINGTON ST  
NEWNAN GA 30263

MOTEN DANIEL C ESTATE & DERETHER  
111 SAVANNAH ST  
NEWNAN GA 30263

MOTEN DERETHER  
111 SAVANNAH ST  
NEWNAN GA 30263

MR MADISON STREET LLC  
SUITE 6-308/11000 PEACHTREE  
IND BLVD  
SUWANEE GA 30024

NBA SPECIAL PROPERTIES LLC  
P O BOX 632  
NEWNAN GA 30264

NEELY BONNIE  
19 REDLEVEL WALK  
NEWNAN GA 30265

NEWNAN COWETA HISTORICAL, SOCIET  
PO BOX 1001  
NEWNAN GA 30264

NEWNAN PRESBYTERIAN CHURCH  
P O DRAWER 1038  
NEWNAN GA 30264

NEWNAN PRESBYTERIAN CHURCH  
PO BOX 1107  
NEWNAN GA 30264

OLMSTEAD JIMMIE  
15 EAST BROAD ST  
NEWNAN GA 30263

OZMORE J WILLIAM  
1 DOGWOOD RD  
NEWNAN GA 30263

OZMORE J WILLIAM  
1 DOGWOOD RD  
NEWNAN GA 30263

OZMORE J WILLIAM  
1 DOGWOOD RD  
NEWNAN GA 30263

PARKS MARTHA ANN  
7 DOGWOOD RD  
NEWNAN GA 30263

PERRY STREET PARTNERS LLC 15 PERRY ST NEWNAN GA 30263	PREFCO FIVE LIMITED PARTNERSHIP P O BOX 2609 CARLSBAD CA 92018	PROPCO JEFFERSON LLC 4514 CHAMBLEE DUNWOODY RD ATLANTA GA 30338
RANSBY ZORA W ESTATE, C/O SHAHLA 24 SALBIDE AVE NEWNAN GA 30263	RAYBURN JOHN B 3 E BROAD ST NEWNAN GA 30263	RAYBURN JOHN B 3E BROAD ST NEWNAN GA 30263
RENDER MATELINE 8 THOMPSON ST NEWNAN GA 30263	RUSH TIMOTHY SCOTT 31 TANGLEWOOD RD NEWNAN GA 30263	RYMATT PROPERTIES LLC 47 EDGEWOOD VISTA NEWNAN GA 30265
SCOTT HENRY EARL 1910 BOHANNON RD GRANTVILLE GA 30220	SCOTT HENRY EARL 1910 BOHANNON RD GRANTVILLE GA 30220	SCOTT HENRY EARL 1910 BOHANNON RD GRANTVILLE GA 30220
SEARS C BRADFORD JR & WALTER S H, PO BOX 1177 NEWNAN GA 30264	SEMIPRO INVESTOR LLC 14 JACKSON ST NEWNAN GA 30263	SEWELL GRACE DAVIS 0017 WINFIELD DR NEWNAN GA 30263
SEWELL JOHN W JR 0034 SAVANNAH ST NEWNAN GA 30263	SHEPARD J NEAL JR 94 BOY SCOUT RD NEWNAN GA 30263	SMITH CHRIS M & COURTNEY N SMITH 72 EAST BROAD ST NEWNAN GA 30263
SMITH DARRELL & ROD RICK COOK &, 36 SAVANNAH ST NEWNAN GA 30263	STATHAM THOMAS 3149 S HWY 27 CARROLLTON GA 30117	STEWARD MORRIS P & GEORGE MELVLL 101 BILL HART RD NEWNAN GA 30265
STOTTLAR CALVIN R 115 HEARTHSTONE DR NEWNAN GA 30263	THOMPSON & WALLIN LLC 5 EAST BROAD ST NEWNAN GA 30263	U S OF AMERICA POST OFFIC
VILLEGAS JASON C 983 WILEY BRIDGE RD WOODSTOCK GA 3018	WARD GRAYLIN C & VICTOR BUTLER 27 EAST BROAD ST NEWNAN GA 30263	WARD GRAYLIN C 27 EAST BROAD ST NEWNAN GA 30263
WHITE ROY 14 SALBIDE AVE NEWNAN GA 30263	WILSON SEAN P & JESSICA PRYOR 7 SALBIDE AVE NEWNAN GA 30263	YOUNG LESLIE B 79 EAST BROAD ST NEWNAN GA 30263
ZACKERY GLORIA 3 LOGWOOD LN NEWNAN GA 30265	FIRST UNION NATIONAL BANK C/O THOMAS REUTERS	ATLANTA WEST POINT RAILROAD

**PROPERTY OWNERS WITHIN 205' OF TRACT 2**

ALLEN JEFFREY DEAN  
76 EAST BROAD ST  
NEWNAN GA 30263

BEAVERS BROTHERS LLC  
32 E WASHINGTON ST  
NEWNAN GA 30263

BROAD STREET FORUM INC  
4000 TOWER RD  
LOUISVILLE KY 40219

BROAD STREET FORUM INC  
STE 141 3500 HWY 34 E  
SHARPSBURG GA 30277

BRODERICK JOHN W & MAUREE  
70 EAST BRD ST  
NEWNAN GA 30263

CHAPMAN WILLIAM KEITH & LYNN I  
71 E BROAD ST  
NEWNAN GA 30263

CITY OF NEWNAN GEORGIA  
25 LAGRANGE ST  
NEWNAN GA 30263

CITY OF NEWNAN GEORGIA  
25 LAGRANGE ST  
NEWNAN GA 30263

GOODSON JENNIFER & BRIAN  
78 E BROAD ST  
NEWNAN GA 30263

HEADLEY WILLIAM V  
PO BOX 719 144 E WASHINGTON ST  
NEWNAN GA 30264

LANDRUM LAVANN P & CHARLES, LAURIE  
0075 EAST BRD ST  
NEWNAN GA 30263

LOVEJOY MEMORIAL UNITED MST  
CHURCH  
58 E WASHINGTON ST  
NEWNAN GA 30263

MC INTOSH LODGE #735  
C/O CLAUDE G COOPER

NEWNAN COWETA HISTORICAL SOCIETY  
PO BOX 1001  
NEWNAN, GA 30264

RENDER MATTLINE  
8 THOMPSON ST  
NEWNAN GA 30263

MCINTOSH LODGE #735  
50 E WASHINGTON ST  
NEWNAN GA 30263

SMITH CHRIS M & COURTNEY N  
72 EAST BROAD ST  
NEWNAN GA 30263

YOUNG LESLIE B  
79 EAST BROAD ST  
NEWNAN GA 30263

ATLANTA WEST POINT RAILROAD

**TAB 3**

**Legal Description of the Property**

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Newnan in Land Lot 25 of the 5th Land District of Coweta County, Georgia, and being identified as Tract I containing 5.603 acres and Tract II containing 1.064 acres, all as more particularly shown on that ALTA/ACSM Land Title Survey prepared for Broad Street Forum, Inc. by W. W. Flowers, Jr., G.R.L.S. No. 1975, dated September 24, 2002, as recorded in Plat Book 77, Page 50, Office of the Clerk of the Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a more particular and accurate description of the property being conveyed and referenced herein.

BK01995PG312

FILED IN OFFICE  
CLERK OF  
SUPERIOR/JUVENILE  
COURT

2002 SEP 27 AM 11:15

CINDY G. BROWN, CLERK  
COWETA COUNTY, GA

Final District Transfer Tax ✓  
Paid \$ 1740.00  
Date 9-27-02

*Cindy G. Brown*

Clerk of Superior Court, Coweta Co., Ga.

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

STATE OF OKLAHOMA

COUNTY OF TULSA

LIMITED WARRANTY DEED

THIS INDENTURE is made this 25 day of September, 2002, by and between  
✓ MATRIX STEEL CONTRACTORS, INC., successor by name change to BROWN STEEL  
CONTRACTORS, INC., a Georgia corporation (hereinafter referred to as "Grantor"), and  
BROAD STREET FORUM, INC., a Georgia corporation (hereinafter referred to as "Grantee").

WITNESSETH:

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

All that tract or parcel of land, situate, lying and being in the City of Newnan, Coweta  
County, Georgia, and being more particularly described in Exhibit "A" attached hereto  
and incorporated herein by reference.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RIGHTS-OF-  
WAY AND RESTRICTIONS OF RECORD, AND SPECIFICALLY THOSE PERMITTED  
ENCUMBRANCES AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE  
A PART HEREOF.



BK01995PG313

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee, and the successors and assigns of Grantee, forever IN FEE SIMPLE.

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

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

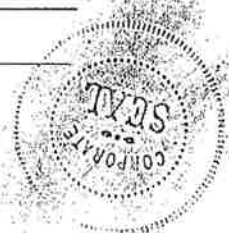
GRANTOR:

MATRIX STEEL CONTRACTORS, INC.,  
successor by name change to BROWN STEEL  
CONTRACTORS, INC., a Georgia corporation

By: [Signature]

Title: ASST. SECRETARY

[CORPORATE SEAL]



Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public  
My Commission Expires:

Nita Large  
Commission No. 02007703  
Rogers County, Oklahoma  
My Commission Expires May 1, 2006

[Notarial Seal]

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.

TOPCON TOTAL STATION USED

I HAVE THIS DAY EXAMINED THE PHYSICAL FLOOD HAZARD MAP AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA PER PANEL 30062 0005 B

BEARINGS RELATED TO PLAT FOR R.D. COLE BY WHITE AND CAMP ENGINEERS OCT. 1985

PLAT BOOK 77 PAGE 50

LEGEND  
 I.P.S. - IRON PIN SET  
 I.P.F. - IRON PIN FOUND  
 A.P.F. - ALUMINUM PIN FOUND  
 B.M. - BENCH MARK FOUND  
 B.L. - BUILDING LINE

FILED IN OFFICE  
 CLERK OF  
 SUPERIOR/JUVENILE  
 COURT  
 2002 SEP 27 AM 11:13  
 DANNY E. BROWN, CLERK  
 COWETA COUNTY, GA

TRACT II  
 LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND BEING IN THE CITY OF NEWNAN LAND LOT 25 LAND DISTRICT 5 OF COWETA COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF EAST BROAD STREET AND THE EAST RIGHT OF WAY OF THE ATLANTA AND WEST POINT RAILROAD THENCE GO N 07°49'21"E FOR 249.45' ALONG THE EAST RIGHT OF WAY OF EAST WASHINGTON STREET; THENCE GO S 83°47'51" E FOR 182.93' ALONG THE SOUTH RIGHT OF WAY OF EAST WASHINGTON STREET TO AN IRON PIN FOUND; THENCE GO S 05°37'35" W FOR 244.60' TO AN IRON PIN FOUND AT THE NORTH R/W OF EAST BROAD; THENCE GO ALONG THE NORTH RIGHT OF WAY OF EAST BROAD STREET N 85°12'55" W FOR 192.50' AND THE POINT OF BEGINNING.  
 TRACT II CONTAINING 1.064 ACRES

ALTA/ACSM LAND TITLE SURVEY  
**BROAD STREET FORUM, INC.**  
 LOCATED IN THE CITY OF NEWNAN  
 LAND LOT 25 LAND DISTRICT 5  
 COWETA COUNTY, GEORGIA

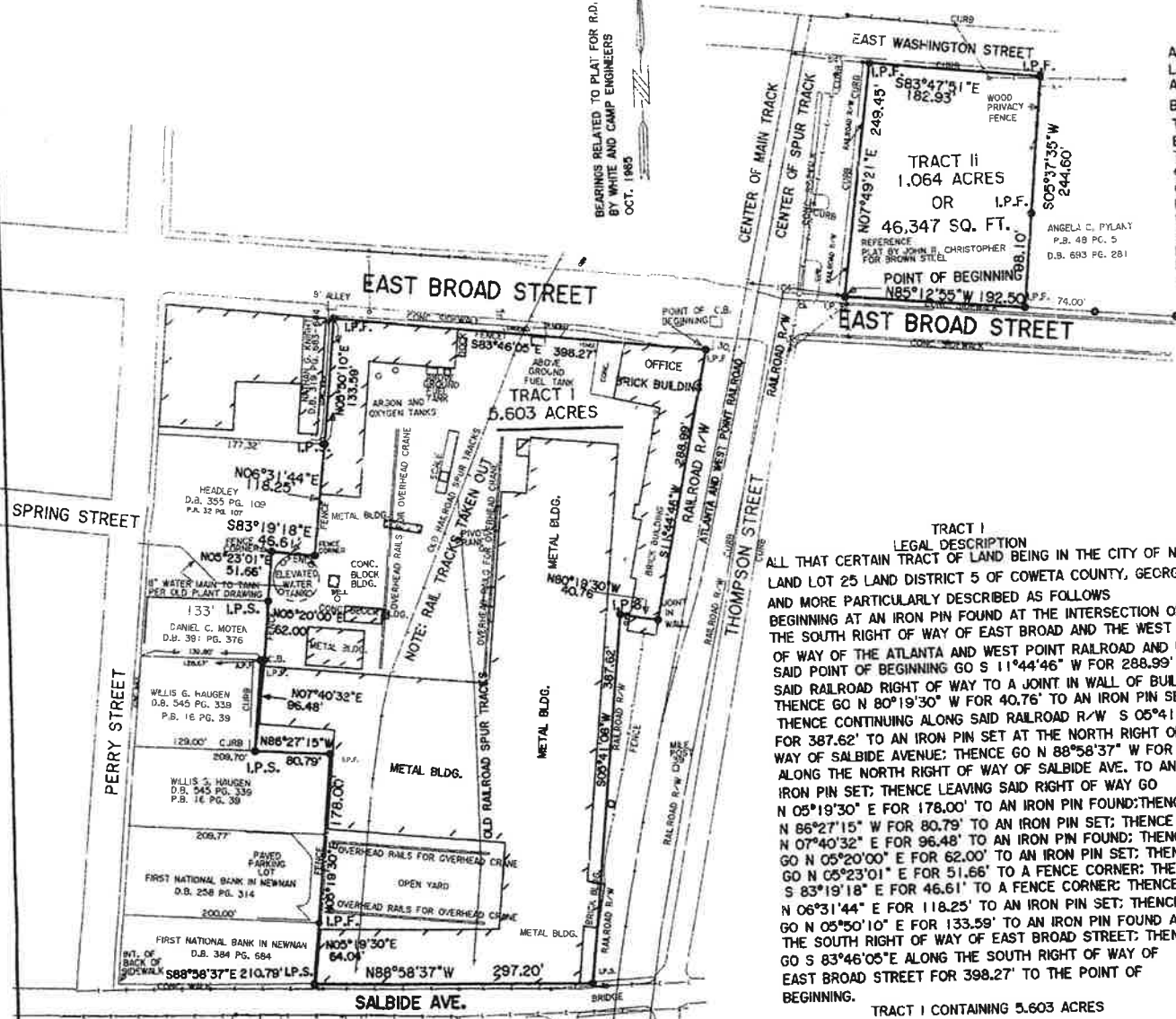
SCALE: 1" = 80'  
 80 0 80 160 240  
 GRAPHIC SCALE - FEET

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THIS SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA - ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1,2,3,4,6,8, AND 10 OF TABLE A THEROF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) AN URBAN SURVEY.

DATE: 09/24/02



1975  
 REGISTRATION NO.



TRACT I  
 LEGAL DESCRIPTION  
 ALL THAT CERTAIN TRACT OF LAND BEING IN THE CITY OF NEWNAN LAND LOT 25 LAND DISTRICT 5 OF COWETA COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF EAST BROAD AND THE WEST RIGHT OF WAY OF THE ATLANTA AND WEST POINT RAILROAD AND FROM SAID POINT OF BEGINNING GO S 11°44'46" W FOR 288.99' ALONG SAID RAILROAD RIGHT OF WAY TO A JOINT IN WALL OF BUILDING THENCE GO N 80°19'30" W FOR 40.76' TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID RAILROAD R/W S 05°41'08" W FOR 387.62' TO AN IRON PIN SET AT THE NORTH RIGHT OF WAY OF SALBIDE AVENUE; THENCE GO N 88°58'37" W FOR 297.20' ALONG THE NORTH RIGHT OF WAY OF SALBIDE AVE. TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY GO N 05°19'30" E FOR 178.00' TO AN IRON PIN FOUND; THENCE GO N 85°27'15" W FOR 80.79' TO AN IRON PIN SET; THENCE GO N 07°40'32" E FOR 96.48' TO AN IRON PIN FOUND; THENCE GO N 05°20'00" E FOR 62.00' TO AN IRON PIN SET; THENCE GO N 05°23'01" E FOR 51.66' TO A FENCE CORNER; THENCE GO S 83°19'18" E FOR 46.61' TO A FENCE CORNER; THENCE GO N 06°31'44" E FOR 118.25' TO AN IRON PIN SET; THENCE GO N 05°50'10" E FOR 133.59' TO AN IRON PIN FOUND AT THE SOUTH RIGHT OF WAY OF EAST BROAD STREET; THENCE GO S 83°46'05" E ALONG THE SOUTH RIGHT OF WAY OF EAST BROAD STREET FOR 398.27' TO THE POINT OF BEGINNING.  
 TRACT I CONTAINING 5.603 ACRES

W.W. FLOWERS, JR. REGISTERED LAND SURVEYOR NEWNAN, GA. 770-253-3388

FAX 254-1455

BK 01995 PG 314

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Newnan in Land Lot 25 of the 5th Land District of Coweta County, Georgia, and being identified as Tract I containing 5.603 acres and Tract II containing 1.064 acres, all as more particularly shown on that ALTA/ACSM Land Title Survey prepared for Broad Street Forum, Inc. by W. W. Flowers, Jr., G.R.L.S. No. 1975, dated September 24, 2002, as recorded in Plat Book 77, Page 50, Office of the Clerk of the Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a more particular and accurate description of the property being conveyed and referenced herein.

BK02106PG253

**EXHIBIT "A"**

All that tract or parcel of land lying and being in the City of Newnan in Land Lot 25 of the 5th Land District of Coweta County, Georgia, and being identified as Tract I containing 5.603 acres and Tract II containing 1.064 acres, all as more particularly shown on that ALTA/ACSM Land Title Survey prepared for Broad Street Forum, Inc. by W. W. Flowers, Jr., G.R.L.S. No. 1975, dated September 24, 2002, as recorded in Plat Book 77, Page 50, Office of the Clerk of the Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a more particular and accurate description of the property being conveyed and referenced herein.

BK01995PG315

**EXHIBIT "B"**

1. State and county property taxes for calendar year 2002 and subsequent years thereafter, not yet due and payable.
2. Those matters of survey as shown on that ALTA/ACSM Land Title Survey prepared for Broad Street Forum, Inc., by W.W. Flowers, Jr., G.R.L.S. No. 1975, dated September 24, 2002.

FILED IN OFFICE  
CLERK OF  
SUPERIOR/JUVENILE  
COURT BK02106PG250

2003 FEB -7 PM 12:42

CINDY B. BROWN, CLERK  
COWETA COUNTY, GA

Return to:  
Stites & Harbison  
3350 Riverwood Parkway, Suite 1700  
Atlanta, Georgia 30339  
Our File No. CA029.000CA

Cross Reference to:  
Deed Book 1528, Page 600  
Coweta County, Georgia Records

**MEMORANDUM REGARDING  
TERMINATION OF FACILITIES USE AGREEMENT  
AND ESTABLISHMENT OF NEW FACILITIES USE AGREEMENT**

THIS MEMORANDUM is hereby entered into as of the 23rd day of January, 2003, by and between BROAD STREET FORUM, INC., a Georgia corporation ("BSF") and CALDWELL TANKS ALLIANCE, LLC, a Georgia limited liability company ("Caldwell") for the purpose of establishing for the record certain actions that have taken place between the parties relative to the real property herein referenced.

RECITALS:

- A. BSF is the fee simple owner of the property identified as 57 East Broad Street, Newnan, Coweta County, Georgia (the "Property"), such Property being more fully identified in Exhibit "A" attached hereto and incorporated herein by reference.
- B. BSF acquired the Property from Matrix Steel Contractors, Inc., successor by name change to Brown Steel Contractors, Inc. by Limited Warranty Deed dated September 25, 2002, recorded September 27, 2002 in Deed Book 1995, Page 312, Coweta County, Georgia Records.
- C. BSF became the purchaser of the Property by virtue of an Assignment Agreement dated August 27, 2002, from Caldwell, as Assignor, to BSF, as Assignee, whereby Caldwell assigned to BSF its right to purchase the Property under and pursuant to an option to purchase as specifically set forth in that certain Facilities Use and Purchase Option Agreement dated August 31, 1999 between Brown Steel Contractors, Inc. and Caldwell, which agreement was recorded in Deed Book 1528, Page 600, Coweta County, Georgia Records (hereinafter referred to as the "Facilities Use Agreement").

BK02106PG251

D. Section 3(c) of the Facilities Use Agreement specifically stated that said Agreement would terminate in its entirety, without further action by either party, immediately upon the purchase by Caldwell (or its designee) of the Property from Brown Steel Contractors, Inc. BSF was the designee of Caldwell by virtue of the above-referenced Assignment Agreement.

NOW THEREFOR, in consideration of the premises, Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is herein acknowledged, BSF and Caldwell herein agree as follows:

1. The parties herein acknowledge, stipulate and agree that the above-referenced Facilities Use Agreement, by virtue of its self-operating termination provision (Section 3(c)) is herewith terminated in its entirety and is no longer valid and of any force or effect.
2. The parties herein acknowledge and state that a new Facilities Use Agreement was entered into between BSF and Caldwell dated September 25, 2002, which Agreement reflects that Caldwell is continuing to occupy and use the Property, but such use and occupancy is in accordance with the new Facilities Use Agreement with BSF.
3. Third parties are herewith on notice that Caldwell is occupying the Property pursuant to said new Facilities Use Agreement, a copy of which may be obtained from either BSF or Caldwell.

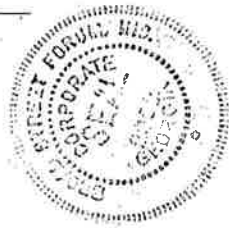
IN WITNESS WHEREOF, the undersigned parties have hereunto entered into this Memorandum, the day and year first above written.

BROAD STREET FORUM, INC.,  
a Georgia corporation

By: *[Signature]*

Title: Vice President

[CORPORATE SEAL]



Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

My Commission Expires:

July 29, 2006  
[Notary Seal]

BK02106PG252

CALDWELL TANKS ALLIANCE, LLC,  
a Georgia limited liability company

By: B. J. J. J.

Title: Treasurer

Signed, sealed and delivered in the  
presence of:

Daniel R. Johnson  
Unofficial Witness

Leah M. Johnson  
Notary Public

My Commission Expires:

July 29, 2006  
[Notary Seal]



**TAB 4**

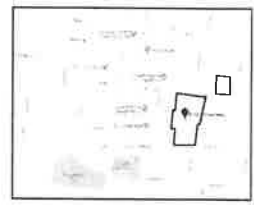
**Certified Plat**

**LEGEND**

- SP IRON PIN FOUND
- SPS IRON PIN SET
- NR REAR
- OTP OPEN TOP PIPE
- OPW OPEN TOP PIPE
- MN MANDREL
- CS CATCH BASIN
- DI DRAIN
- WTD JUNCTION BOX
- WTD BAZED TOP DROP IN/CT
- WTD HEADWALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- OP DUCTILE IRON PIPE
- TH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- CV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- GVY GUY WIRE
- OP POWER POLE
- LP LIGHT POLE
- S- SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE
- 11 REGULAR PARKING SPACE
- 1 HANDICAP PARKING SPACE
- CONCRETE PAVING



**VICINITY MAP**



Date	
Revision	
No	
Field Date	03/06/2019
Plot Date	03/06/2019
Scale	1" = 30'

**TOPOGRAPHIC NOTE**  
THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING PHOTOGRAMMETRIC METHODS AND A PLOTTED FROM THE VERTICAL DATUM IS NAVD 83.

**CONFORMITY STATEMENT**  
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE Technical Standards for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act G.C.C.A. 13-5-67.

**UNDERGROUND UTILITY NOTE**  
UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

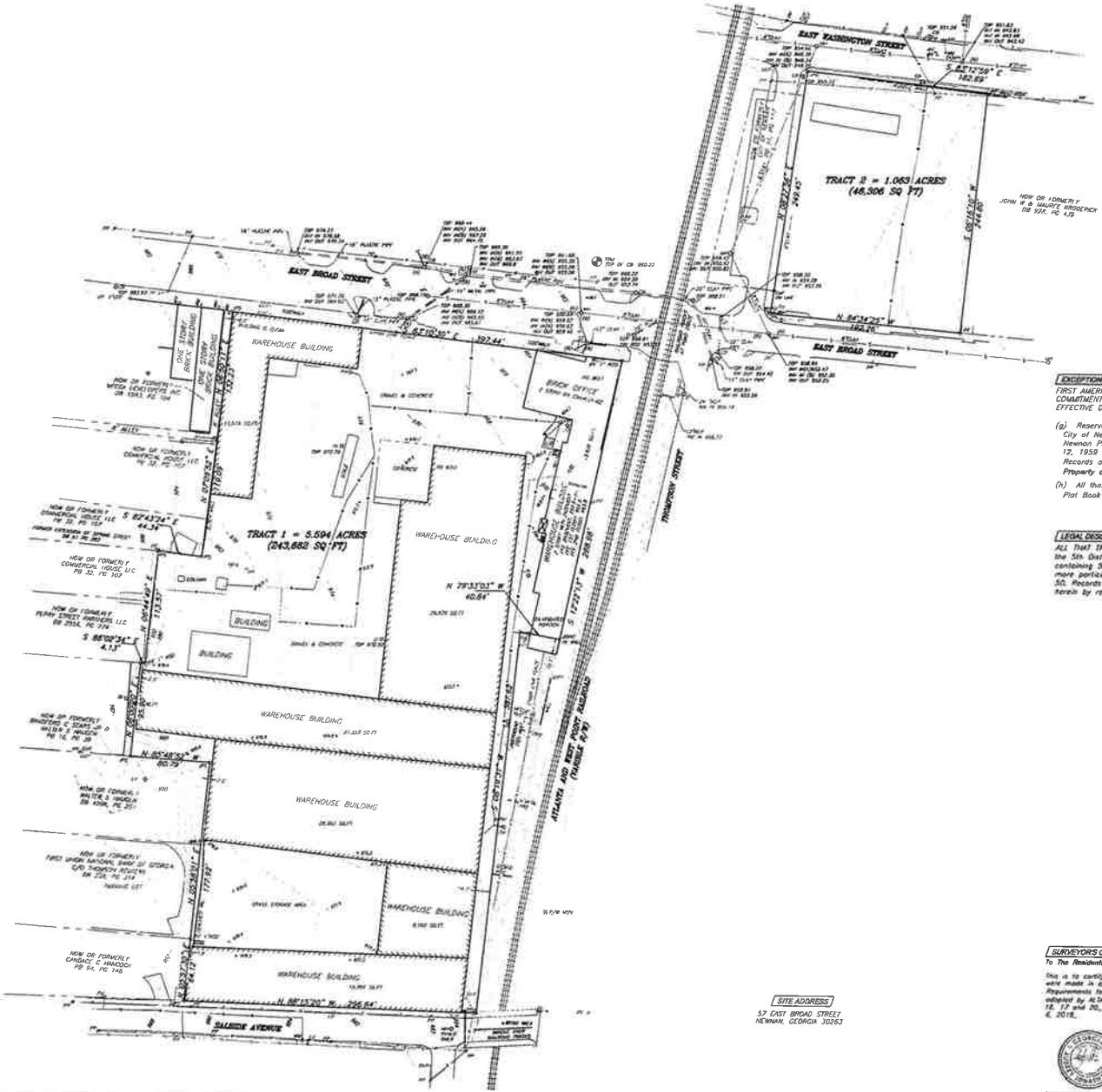
**FLOOD NOTE**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 130702021D DATED FEBRUARY 4, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE 2, WHICH IS SHOWN AS AREAS OUTSIDE THE 300 YEAR FLOODPLAIN.

- REFERENCES**
- PLAT BOOK 1, PAGE 211
  - PLAT BOOK 16, PAGE 39
  - PLAT BOOK 32, PAGE 197
  - PLAT BOOK 37, PAGE 15
  - PLAT BOOK 46, PAGE 5
  - PLAT BOOK 81, PAGE 117
  - PLAT BOOK 94, PAGE 148

**SURVEY NOTES**

- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TECHNICAL SURVEY SERVICES, INC. AT THE TIME OF THIS SURVEY HAS A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1,000,000 PER CLAIM AND \$1,000,000 POLICY AGGREGATE, WITH A \$5,000 DEDUCTIBLE PER CLAIM.

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 122,500 FEET AND AN ANGULAR ERROR OF .001 PER ANGULAR WAS ADOPTED USING THE COMPOUND RULE.  
# 1125A 1125 - THIS SURVEY AND CORRELATION DATA COLLECTION WERE USED TO DETERMINE THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 162,500 FEET.



**EXCEPTIONS IN TITLE COMMITMENT**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 2-37050  
EFFECTIVE DATE: FEBRUARY 9, 2019

(g) Reservation of easement as contained in that certain Deed from City of Newnan to Walter D. Sanders, T.S. Welch, et al, Trustees Newnan Presbyterian Church, dated June 1959, filed for record July 12, 1959 of 8:00 a.m., recorded in Deed Book 91, Page 285, Records of Coweta County, Georgia. (Does Not Affect Subject Property as Shown Hereon)

(h) All those matters as disclosed by that certain plat recorded in Plat Book 77, Page 50, aforesaid Records. (No Platback Matters)

**LEGAL DESCRIPTION**  
ALL THAT TRACT or parcel of land lying and being in Land Lot 25 of the 5th District of Coweta County, Georgia, being identified as Tract 1 containing 5.603 acres and Tract 2 containing 1.064 acres, all as more particularly described in a plat recorded in Plat Book 77, Page 50, Records of Coweta County, Georgia, which plat is incorporated herein by reference hereto.

**SURVEYOR'S CERTIFICATION**  
To The Residential Group, LLC & Chicago Title Insurance Company:  
I, the undersigned, do hereby certify that this map or plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer or Land Surveyor in the State of Georgia. I am a member in good standing of the Georgia Board of Professional Engineers and Land Surveyors. I am a member in good standing of the Georgia Board of Professional Engineers and Land Surveyors. I am a member in good standing of the Georgia Board of Professional Engineers and Land Surveyors. I am a member in good standing of the Georgia Board of Professional Engineers and Land Surveyors.

**SITE ADDRESS**  
53 EAST BROAD STREET  
NEWNAN, GEORGIA 30253



Aubrey J. Ahin, P.E. #1138

March 6, 2019,  
Date of Plat

ALTA/NSPS LAND TITLE SURVEY  
FOR  
THE RESIDENTIAL GROUP, LLC &  
CHICAGO TITLE INSURANCE COMPANY  
LAND LOT 25 - 5TH DISTRICT  
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

1  
SHEET 1 OF 1

JOB # 2018-010  
CRO: THOMPSON CRO  
DWG: THOMPSONCRO.DWG  
LBY

## **TAB 5**

### **Preferred Conditions**



**City of Newnan, Georgia**  
**Attachment A**  
**Proffered Conditions**

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.  
*(Please refer to Article 10 of the Zoning Ordinance for complete details.)*

Please list any written proffered conditions below:

The dedication of the easement for the LINC as outlined on the submitted plans

---

---

---

---

---

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:


Please see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted with the application.

---

---

---

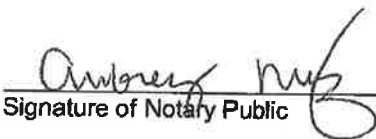
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

  
Signature of Applicant

KURT ALEXANDER  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

MELISSA D. GRIFFIS, ESQ.  
Type or Print Name and Title

 4/24/19  
Signature of Notary Public      Date

(Affix Raised Seal Here)





**City of Newnan, Georgia**  
Attachment A  
**Proffered Conditions**

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.

*(Please refer to Article 10 of the Zoning Ordinance for complete details.)*

Please list any written proffered conditions below:

The dedication of the easement for the LINC as outlined on the submitted plans

---

---

---

---

---

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

Please see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted with the application.

---

---

---

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

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

*Melissa D. Griffis*  
Signature of Applicant's Representative

KURT ALEXANDER

Type or Print Name and Title

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

*Karen Rebeck* 11-25-19  
Signature of Notary Public Date



*(Affix Raised Seal Here)*

**TAB 6**

**Disclosure of Campaign Contributions  
And Gifts**



City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

Application filed on April 25, 2019, for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

6.667 +/- acres on East Broad Street

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

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

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

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

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

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

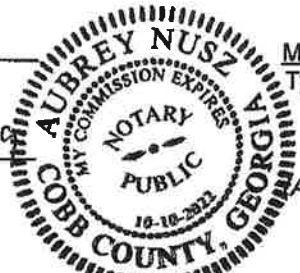
[Signature]  
Signature of Applicant

KURT ALEXANDER  
Type or Print Name and Title

Signature of Applicant's Representative

MELISSA D. GRIFFIS, ESQ.  
Type or Print Name and Title

[Signature] 4/24/19  
Signature of Notary Public                    Date



Affix Raised Seal Here)

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



**City of Newnan, Georgia  
Attachment B**

**Disclosure of Campaign Contributions & Gifts**

Application filed on April 25, 2019 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

6.667 +/- acres on East Broad Street

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

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

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

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

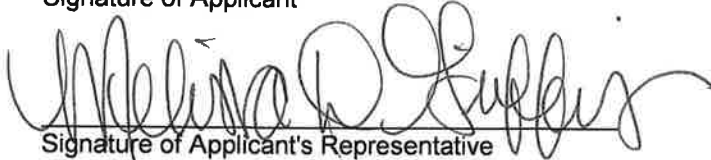
Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

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

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

KURT ALEXANDER

Type or Print Name and Title



Signature of Applicant's Representative

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

Karen Rebeor    4-25-19

Signature of Notary Public

Date



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



**TAB 7**

**Property Owner's Authorization**



City of Newnan, Georgia  
Attachment C  
**Property Owner's Authorization**

---

---

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

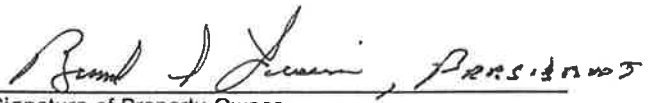
Name of Property Owner BROAD STREET FORUM, INC.

Telephone Number 502-548-0272

Address of Subject Property 57 East Broad Street and lot on East Broad Street, Newnan, GA

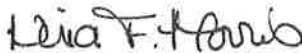
---

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

  
\_\_\_\_\_  
Signature of Property Owner

Personally appeared before me

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

  
\_\_\_\_\_  
Notary Public

4/25/2019  
\_\_\_\_\_  
Date

(Affix Raised Seal Here)



**TAB 8**

**Authorization of Attorney**



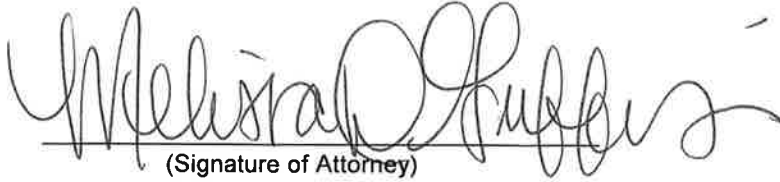
City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

---

---

**NOTE:** *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

  
(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date April 25, 2019

**TAB 9**

**Community Impact Study  
(To be submitted separately)**

**TAB 10**

**Filing Fee**

**(\$661.55 to the City of Newnan)**

**TAB 11**

**Rezoning Checklist**



**City of Newnan, Georgia**  
Attachment E  
**Rezoning Checklist**

---

---

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- Completed application form
- Letter of intent
- Names and addresses of all owners of all property within 250 feet of the subject property
- Legal description of property
- Certified plat
- Completed Attachment A — Proffered Conditions (if applicable)
- Completed Attachment B — Disclosure of Campaign Contributions & Gifts (if applicable)
- Completed Attachment C — Property Owner's Authorization (if applicable)
- Completed Attachment D — Attorney's Authorization (if applicable)
- Community Impact Study (if applicable)
- Filing Fee in the form of a check payable to the **City of Newnan**

**Note:** Please attach this form to the filing application.



CATHRYN JANE SULLIVAN AND  
WILLIAM CAMP SULLIVAN  
30.78 ± acres, located at 950 North Highway 29  
Land Lots 88 and 105, 5<sup>th</sup> Land District,  
Coweta County, Georgia  
Tax Parcel # 073 5088 022

**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 Lots 88 and 105 of the 5th Land District of Coweta County, Georgia, containing 30.78± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan subject to the following conditions:

1. The development will be consistent with the information and elevations that were provided as part of the annexation application and also as shown on Exhibit "B" attached hereto.
2. The development shall be limited to a maximum of 40 lots.
3. Homes will be constructed using masonry products (Brick, stone, rock, and cultured stone), hardie board, and architectural shingles. Use of vinyl siding shall be limited to trim work only.
4. An engineering study will be required to determine the best solution for the development's intersection with Howard Hughes Road which will need to be approved in conjunction with Coweta County.

5. Amenities shall consist of pocket parks, pathways and open space areas to feature the two existing ponds as depicted on the proposed concept plan.
6. The lots fronting on Old Atlanta Highway shall be provided with a parallel (private) access drive with two (2) entries. All private drives shall be developed to city street standards and shall be maintained in perpetuity by the developer/home owner's association.
7. The existing driveway to Highway 29 North shall be repaired to emergency vehicle capacity, then gated for access in case of emergency situations where other access is blocked.
8. Minimum square feet of living space shall be proffered at 2,000 square feet with approximately 60% of space "down" to prohibit a 1,000 square feet over 1,000 square feet box unit.
9. Garages shall face front or side entry, but must utilize carriage house doors with complimentary colors.
10. The architecture shall reflect not only the style and design but the proportion of the primary masonry materials that are shown on the colored renderings provided as part of the application and also as shown on Exhibit "B" attached hereto.

BE IT FURTHER ORDAINED that said property annexed be zoned RS 15 (Suburban Residential Single-Family Dwelling District-Medium Density) subject to the conditions set out herein above and as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDAINED that said property is hereby incorporated into the City of Newnan's Election District 2.

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 \_\_\_\_\_, 2019 in regular session assembled.

ATTEST:

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

\_\_\_\_\_  
Della Hill, City Clerk

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro-Tem

REVIEWED AS TO FORM:

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

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

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

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

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

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

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

**DONE, RATIFIED AND PASSED** in regular session, on second reading this the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

ATTEST:

\_\_\_\_\_  
Della Hill, City Clerk

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

REVIEWED AS TO FORM:

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro Tem

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

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

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

\_\_\_\_\_  
Ray F. DuBose, Councilmember

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

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

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

DOC# 014606  
FILED IN OFFICE  
8/15/2016 09:04 AM  
BK:4415 PG:165-166  
CINDY G BROWN  
CLERK OF SUPERIOR COURT  
COWETA COUNTY

*Cindy G. Brown*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

PT-61 038-2016-004617

Return to:  
George C. Rosenzweig  
Rosenzweig, Jones, Home & Griffin, P.C.  
P.O. Box 220  
Newman, Georgia 30263

ASSENT TO DEVISE

STATE OF GEORGIA  
COUNTY OF COWETA

WHEREAS, BETTY JANE P. PIKE died a resident of Coweta County, Georgia, on the 2<sup>nd</sup> day of March, 2016, leaving a Will which has been probated in solemn form in said County at the regular term of the Court of Probate thereof; and

WHEREAS, under the terms of said Will the following described property was devised to WILLIAM CAMP SULLIVAN and CATHRYN JANE SULLIVAN:

A certain tract or parcel of land, with improvements thereon, containing 32 acres, more or less, situate, lying and being in Land Lots 88 and 105, Fifth Land District, Coweta County, Georgia, described more particularly as follows:

Begin at the point of intersection of the North line of the Reynolds Property, with the Westerly side of the right of way of U.S. Highway 29, and run thence South 88 degrees West 41 feet to an iron pipe; thence Northwesterly along the Westerly side of a Twenty (20) foot driveway 280 feet; thence North 85 degrees 25 minutes West 237 feet; thence South 81 degrees 52 minutes West 254 feet to an iron; thence South 2 degrees East 250 feet to an iron on the North line of the property of Reynolds; thence South 88 degrees West 195 feet; thence North 20 degrees West 333 feet; thence South 89 degrees West to the Easterly side of the Right of Way of the Old Atlanta Road; thence Northerly along the Westerly side of said Old Atlanta Road to the South line of the property of Hancock; thence South 45 degrees East 1215 feet, more or less, to a Railroad iron; thence South 2 degrees East to a fence corner on the Westerly side of the Right of way of U. S. Highway 29; thence Southwesterly along the Westerly side of the Right of Way of said U. S. Highway 29 to a point 278 feet North 38 degrees 05 minutes East from the beginning point; thence North 85 degrees 25 minutes West 313 feet to the Easterly side of said Twenty (20) foot Driveway; thence Southeasterly along the Easterly

2/12  
*[Signature]*

side of said Twenty (20) foot Driveway 255 feet; thence North 88 degrees East 40 feet to the Westerly side of the Right of way of U. S. Highway 29; thence South 38 degrees 05 minutes West along the Westerly side of said Right of Way to the point of beginning.

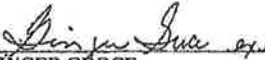
This being a part of the property shown on a plat of survey of the property of R. L. Moncrief made by T. Y. Maddox, Surveyor, dated February 3, 1931, revised July 10, 1939, amended March 15, 1948, of record in Plat Book 12, Page 43 and the Driveway shown on the plat made by T. Y. Maddox, Surveyor, dated February 3, 1969, and of record in Plat Book 12, Page 43, both in the Office of the Clerk, Coweta Superior Court, reference to which plats are hereby made for the metes, bounds, courses and distances of said tract.

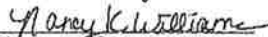
Said property is conveyed subject to all existing easements and right of ways. WHEREAS, the undersigned duly qualified as Executor of the Estate of the said BETTY JANE P. PIKE and is now administering the Estate under the terms of said Will; and it has been determined that all debts and claims against the Estate have been fully paid and/or sufficient assets remain in the Estate to pay those claims.

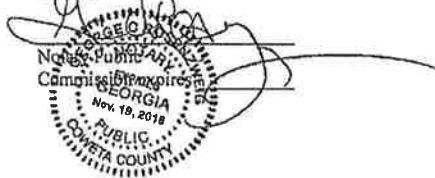
NOW, THEREFORE, the undersigned, as Executor of the Will of the said BETTY JANE P. PIKE hereby assents to the devise of said property under the terms of said Will, so that title thereto is vested in the said WILLIAM CAMP SULLIVAN and CATHRYN JANE SULLIVAN as provided in said Will.

WITNESS my hand and seal this 12 day of August, 2016.

Signed, sealed and delivered  
this 12 day of August 2016

  
GINGER GROCE,  
Executor Under the Last Will and Testament  
of BETTY JANE P. PIKE, Deceased

  
Witness



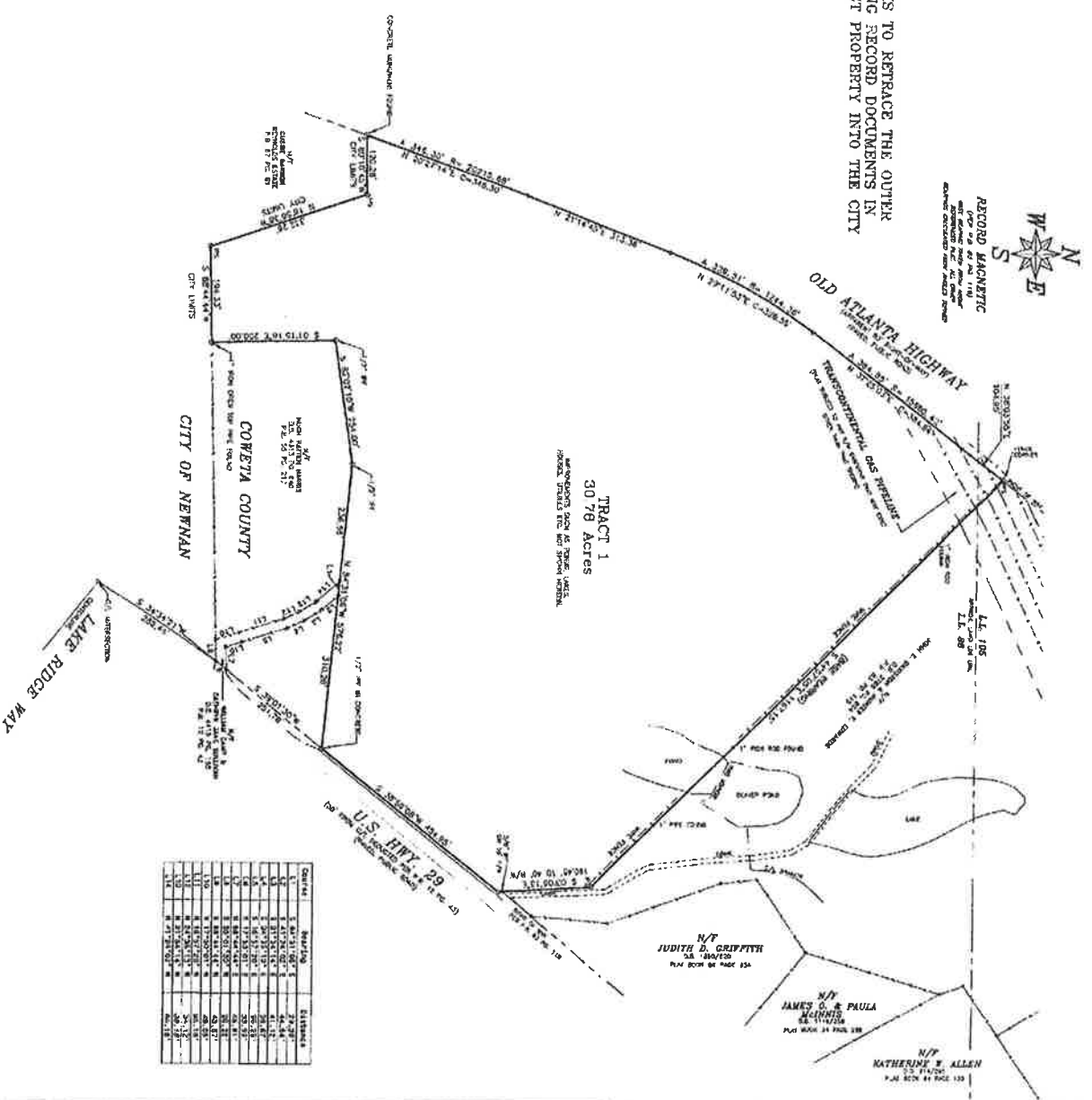
RETRACEMENT AND RE-ZONING PLAT:  
 PURPOSE OF THIS SURVEY AND PLAT IS TO RETRACE THE OTHER  
 BOUNDARIES AS DESCRIBED IN THE FOLLOWING RECORD DOCUMENTS IN  
 ORDER TO RE-ZONE AND ANNEX THE SUBJECT PROPERTY INTO THE CITY  
 OF NEWMAN:

SUBJECT RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43

LEGEND:  
 P.A. - PLAT BOOK  
 P.B. - DEED BOOK  
 P.C. - DEED BOOK  
 P.D. - DEED BOOK  
 P.E. - DEED BOOK  
 P.F. - DEED BOOK  
 P.G. - DEED BOOK  
 P.H. - DEED BOOK  
 P.I. - DEED BOOK  
 P.J. - DEED BOOK  
 P.K. - DEED BOOK  
 P.L. - DEED BOOK  
 P.M. - DEED BOOK  
 P.N. - DEED BOOK  
 P.O. - DEED BOOK  
 P.P. - DEED BOOK  
 P.Q. - DEED BOOK  
 P.R. - DEED BOOK  
 P.S. - DEED BOOK  
 P.T. - DEED BOOK  
 P.U. - DEED BOOK  
 P.V. - DEED BOOK  
 P.W. - DEED BOOK  
 P.X. - DEED BOOK  
 P.Y. - DEED BOOK  
 P.Z. - DEED BOOK

ADDITIONAL NOTES:  
 1. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 2. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 3. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 4. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 5. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 6. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 7. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 8. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 9. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 10. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43

GENERAL NOTES:  
 1. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 2. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 3. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 4. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 5. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 6. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 7. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 8. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 9. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43  
 10. THE SURVEY IS BASED ON THE FOLLOWING RECORD DOCUMENTS:  
 DEED BOOK 4413 - PAGE 165  
 PORTIONS OF PLAT BOOK 12 PAGE 43



Course	Distance	Bearing
1	1.0000	N 00° 00' 00" E
2	1.0000	N 00° 00' 00" E
3	1.0000	N 00° 00' 00" E
4	1.0000	N 00° 00' 00" E
5	1.0000	N 00° 00' 00" E
6	1.0000	N 00° 00' 00" E
7	1.0000	N 00° 00' 00" E
8	1.0000	N 00° 00' 00" E
9	1.0000	N 00° 00' 00" E
10	1.0000	N 00° 00' 00" E
11	1.0000	N 00° 00' 00" E
12	1.0000	N 00° 00' 00" E
13	1.0000	N 00° 00' 00" E
14	1.0000	N 00° 00' 00" E
15	1.0000	N 00° 00' 00" E
16	1.0000	N 00° 00' 00" E
17	1.0000	N 00° 00' 00" E
18	1.0000	N 00° 00' 00" E
19	1.0000	N 00° 00' 00" E
20	1.0000	N 00° 00' 00" E
21	1.0000	N 00° 00' 00" E
22	1.0000	N 00° 00' 00" E
23	1.0000	N 00° 00' 00" E
24	1.0000	N 00° 00' 00" E
25	1.0000	N 00° 00' 00" E
26	1.0000	N 00° 00' 00" E
27	1.0000	N 00° 00' 00" E
28	1.0000	N 00° 00' 00" E
29	1.0000	N 00° 00' 00" E
30	1.0000	N 00° 00' 00" E
31	1.0000	N 00° 00' 00" E
32	1.0000	N 00° 00' 00" E
33	1.0000	N 00° 00' 00" E
34	1.0000	N 00° 00' 00" E
35	1.0000	N 00° 00' 00" E
36	1.0000	N 00° 00' 00" E
37	1.0000	N 00° 00' 00" E
38	1.0000	N 00° 00' 00" E
39	1.0000	N 00° 00' 00" E
40	1.0000	N 00° 00' 00" E
41	1.0000	N 00° 00' 00" E
42	1.0000	N 00° 00' 00" E
43	1.0000	N 00° 00' 00" E
44	1.0000	N 00° 00' 00" E
45	1.0000	N 00° 00' 00" E
46	1.0000	N 00° 00' 00" E
47	1.0000	N 00° 00' 00" E
48	1.0000	N 00° 00' 00" E
49	1.0000	N 00° 00' 00" E
50	1.0000	N 00° 00' 00" E

**Christopher Brothers**  
 LAND SURVEYING, LLC  
 24 JACKSON STREET  
 NEWMAN, GEORGIA 30263  
 (770)253-5195  
 L.S. #52  
 christbro@nurnoll.org  
 www.christophersurveying.com

RETRACEMENT BOUNDARY SURVEY FOR:  
**WILLIAM CAMP & CATHRYN JANE SULLIVAN**  
 LOCATED IN LAND LOT 66 & 105 | 5TH LAND DISTRICT  
**COWETA COUNTY, GEORGIA**

NO.	REVISION	DATE

1" = 100'  
 GRAPHIC SCALE - FEET

1 OF 1 SHEETS

DATE: 02/07/2015  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1" = 100'  
 DRAWN BY: [Signature]

1 OF 1 SHEETS





"HILLTOP" residential village  
 40 LOT SUBDIVISION TO BE ZONED RS-15  
 ANNEXATION INTO CITY OF LAWRENCE (S2 105)  
 (MINIMUM DENSITY IS 10 UNITS PER 10000 SQ FT)

- SITE STANDARDS:**
- MINIMUM LOT SIZE: 15,000 SQ FT (SEE PLAN)
  - MAXIMUM TRAVEL TIME TO NEAREST MAJOR ROAD: 25/100 FT (SEE PLAN)
  - MINIMUM FRONT YARD SETBACK: 25/100 FT (SEE PLAN)
  - MINIMUM SIDE YARD SETBACK: 5/10 FT (SEE PLAN)
  - MINIMUM REAR YARD SETBACK: 5/10 FT (SEE PLAN)
  - MINIMUM LOT WIDTH: 85 FT (SEE PLAN)
  - MINIMUM LOT AREA: 15,000 SQ FT (SEE PLAN)
  - MINIMUM OPEN SPACE: 10,000 SQ FT
  - MINIMUM OPEN SPACE PER 1000 SQ FT LOT: 10,000 SQ FT (SEE PLAN)

**land plans**

DENNIS GLENN DREWERY  
 REGISTERED LANDSCAPE ARCHITECT, C.A. 2018  
 ATTENDANT OWNER REPRESENTATIVE



**Pike Property @ Hwy 29**  
 1 inch = 100 feet



21,000 SQ FT AREA OF OPEN SPACE (SEE PLAN)  
 200' FRONT YARD SETBACK (SEE PLAN)  
 5' SIDE YARD SETBACK (SEE PLAN)





erry



EXHIBIT B  
PAGE 3 OF 70

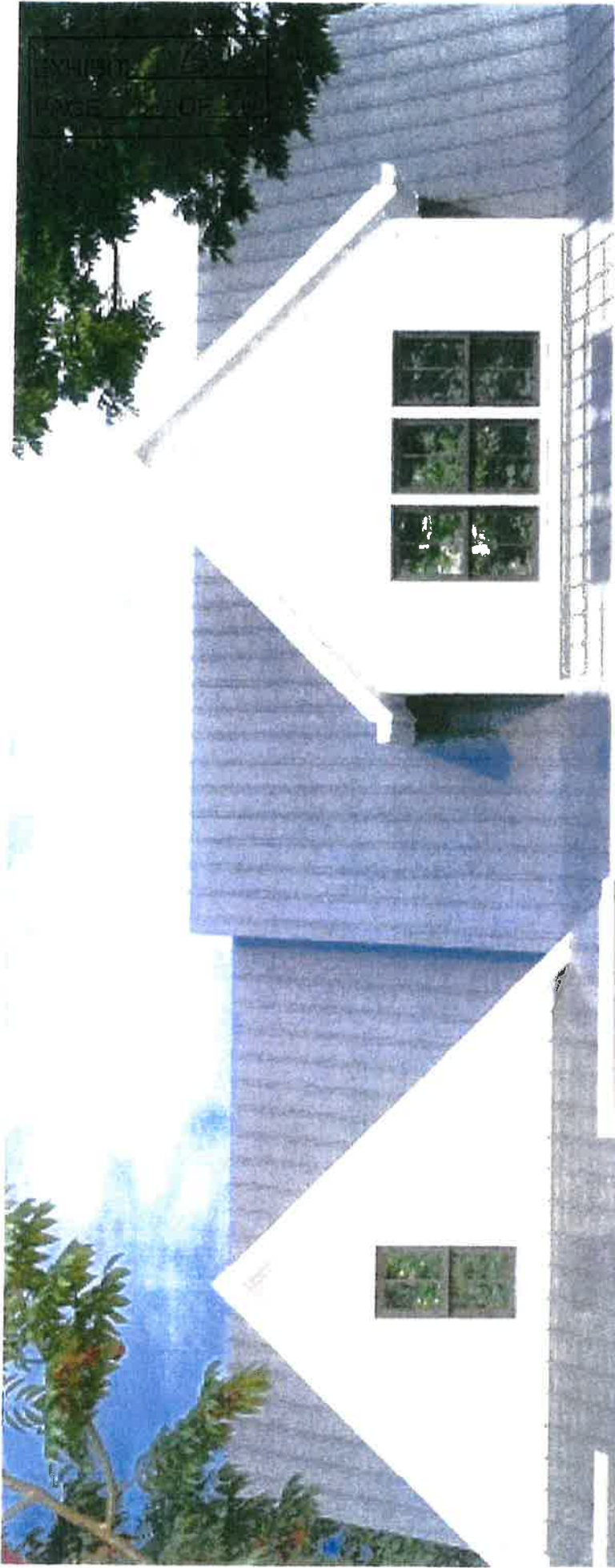




Igar Hill  
SL-1904











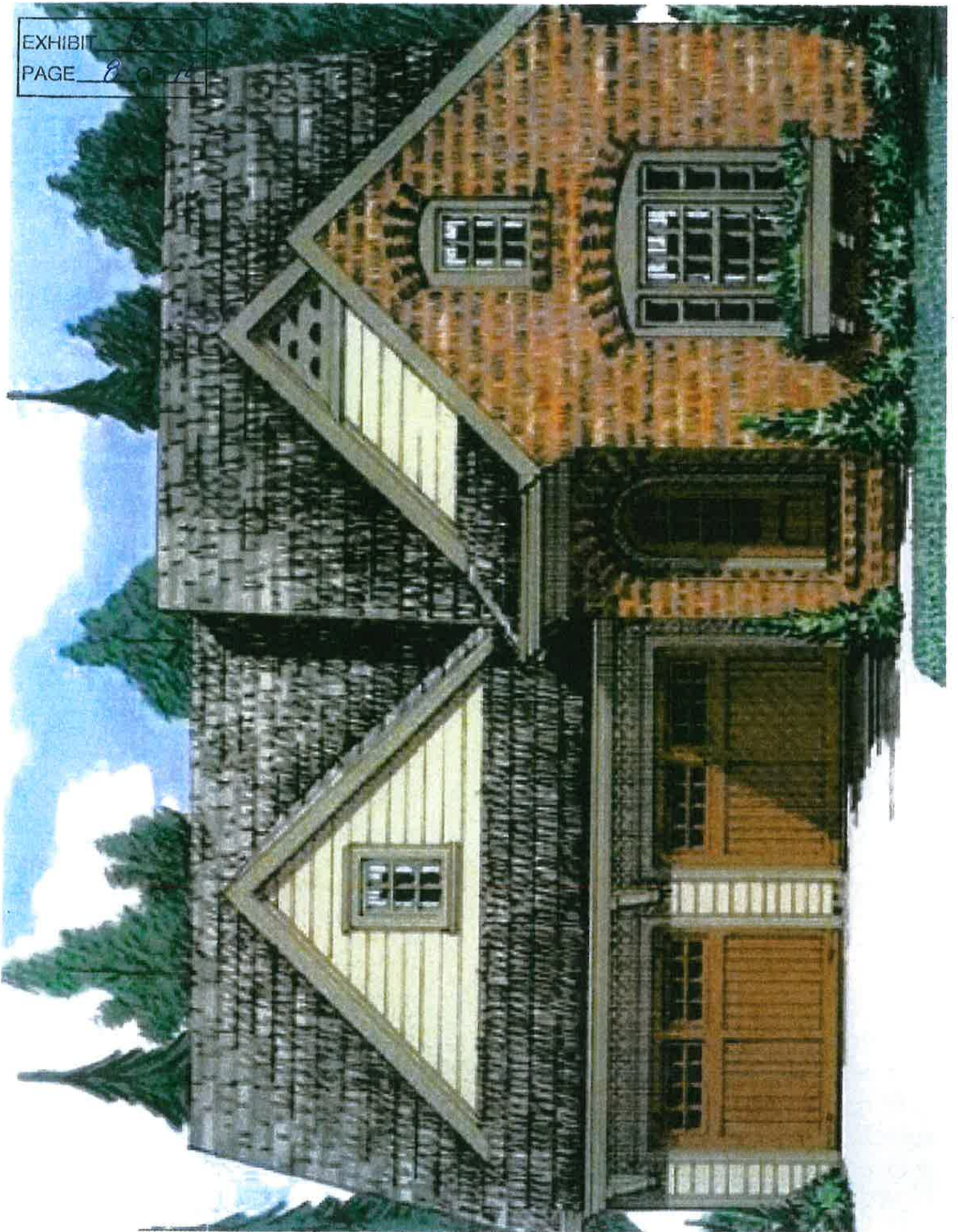
Patricia Kaplan  
2018





Copyright © 2018  
Frank Betz Associates









Copyright © 2018  
Frank Betz Associates





CATHRYN JANE SULLIVAN AND  
WILLIAM CAMP SULLIVAN  
30.78 ± acres, located at 950 North Highway 29  
Land Lots 88 and 105, 5<sup>th</sup> Land District,  
Coweta County, Georgia  
Tax Parcel # 073 5088 022

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY  
LOCATED AT 950 NORTH HIGHWAY 29, CONTAINING 30.78± ACRES IN  
LAND LOTS 88 AND 105, OF THE FIFTH LAND DISTRICT, IN THE CITY OF  
NEWMAN, GEORGIA**

WHEREAS, the owner has filed an application for rezoning of the property described on Exhibit "A" attached hereto and by reference made a part hereof from the Coweta County Zoning Classification RC (Rural Conservation District) to RS 15 (Suburban Residential Single-Family Dwelling District-Medium Density) following annexation into the corporate limits of the City of Newnan; 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 23<sup>rd</sup> day of April, 2019; and

WHEREAS, after the above-referenced public hearing, the City Council has annexed the property and 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 by reference made a part hereof containing 30.78± acres be rezoned as RS 15 (Suburban Residential Single-Family Dwelling District-Medium Density) subject to the conditions which follow.



1. The development will be consistent with the information and elevations that were provided as part of the annexation application and also as shown on Exhibit "B" attached hereto.
2. the development shall be limited to a maximum of 40 lots.
3. Homes will be constructed using masonry products (Brick, stone, rock, and cultured stone), hardie board, and architectural shingles. Use of vinyl siding shall be limited to trim work only.
4. An engineering study will be required to determine the best solution for the development's intersection with Howard Hughes Road which will need to be approved in conjunction with Coweta County.
5. Amenities shall consist of pocket parks, pathways and open space areas to feature the two existing ponds as depicted on the proposed concept plan.
6. The lots fronting on Old Atlanta Highway shall be provided with a parallel (private) access drive with two (2) entries. All private drives shall be developed to city street standards and shall be maintained in perpetuity by the developer/home owner's association.
7. The existing driveway to Highway 29 North shall be repaired to emergency vehicle capacity, then gated for access in case of emergency situations where other access is blocked.
8. Minimum square feet of living space shall be proffered at 2,000 square feet with approximately 60% of space "down" to prohibit a 1,000 square feet over 1,000 square feet box unit.
9. Garages shall face front or side entry, but must utilize carriage house doors with complimentary colors.
10. The architecture shall reflect not only the style and design but the proportion of the primary masonry materials that are shown on the colored renderings provided as part of the application and as also shown on Exhibit "B" attached hereto.

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 \_\_\_\_\_, 2019 in regular session assembled.

ATTEST:

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

\_\_\_\_\_  
Della Hill, City Clerk

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro-Tem

REVIEWED AS TO FORM:

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

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

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

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

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

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

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

**DONE, RATIFIED AND PASSED** in regular session, on second reading this the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

ATTEST:

\_\_\_\_\_  
Della Hill, City Clerk

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

REVIEWED AS TO FORM:

\_\_\_\_\_  
Cynthia E. Jenkins, Mayor Pro Tem

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

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

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

\_\_\_\_\_  
Ray F. DuBose, Councilmember

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

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

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

DOC# 014606  
FILED IN OFFICE  
8/15/2016 09:04 AM  
BK:4415 PG:165-166  
CINDY G BROWN  
CLERK OF SUPERIOR COURT  
COWETA COUNTY

*Cindy G. Brown*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

PT-61 038-2016-004617

Return to:  
George C. Rosenzweig  
Rosenzweig, Jones, Home & Griffin, P.C.  
P.O. Box 220  
Newnan, Georgia 30263

ASSENT TO DEVISE

STATE OF GEORGIA  
COUNTY OF COWETA

WHEREAS, BETTY JANE P. PIKE died a resident of Coweta County, Georgia, on the 2<sup>nd</sup> day of March, 2016, leaving a Will which has been probated in solemn form in said County at the regular term of the Court of Probate thereof; and

WHEREAS, under the terms of said Will the following described property was devised to WILLIAM CAMP SULLIVAN and CATHRYN JANE SULLIVAN:

A certain tract or parcel of land, with improvements thereon, containing 32 acres, more or less, situate, lying and being in Land Lots 88 and 105, Fifth Land District, Coweta County, Georgia, described more particularly as follows:

Begin at the point of intersection of the North line of the Reynolds Property, with the Westerly side of the right of way of U.S. Highway 29, and run thence South 88 degrees West 41 feet to an iron pipe; thence Northwesterly along the Westerly side of a Twenty (20) foot driveway 280 feet; thence North 85 degrees 25 minutes West 237 feet; thence South 81 degrees 52 minutes West 254 feet to an iron; thence South 2 degrees East 250 feet to an iron on the North line of the property of Reynolds; thence South 88 degrees West 195 feet; thence North 20 degrees West 333 feet; thence South 89 degrees West to the Easterly side of the Right of Way of the Old Atlanta Road; thence Northerly along the Westerly side of said Old Atlanta Road to the South line of the property of Hancock; thence South 45 degrees East 1215 feet, more or less, to a Railroad iron; thence South 2 degrees East to a fence corner on the Westerly side of the Right of way of U. S. Highway 29; thence Southwesterly along the Westerly side of the Right of Way of said U. S. Highway 29 to a point 278 feet North 38 degrees 05 minutes East from the beginning point; thence North 85 degrees 25 minutes West 313 feet to the Easterly side of said Twenty (20) foot Driveway; thence Southeasterly along the Easterly

2/2  
*[Handwritten initials]*

side of said Twenty (20) foot Driveway 255 feet; thence North 88 degrees East 40 feet to the Westerly side of the Right of way of U. S. Highway 29; thence South 38 degrees 05 minutes West along the Westerly side of said Right of Way to the point of beginning.

This being a part of the property shown on a plat of survey of the property of R. L. Moncrief made by T. Y. Maddox, Surveyor, dated February 3, 1931, revised July 10, 1939, amended March 15, 1948, of record in Plat Book 12, Page 43 and the Driveway shown on the plat made by T. Y. Maddox, Surveyor, dated February 3, 1969, and of record in Plat Book 12, Page 43, both in the Office of the Clerk, Coweta Superior Court, reference to which plats are hereby made for the metes, bounds, courses and distances of said tract.


Said property is conveyed subject to all existing easements and right of ways.

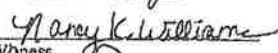
WHEREAS, the undersigned duly qualified as Executor of the Estate of the said BETTY JANE P. PIKE and is now administering the Estate under the terms of said Will; and it has been determined that all debts and claims against the Estate have been fully paid and/or sufficient assets remain in the Estate to pay those claims.

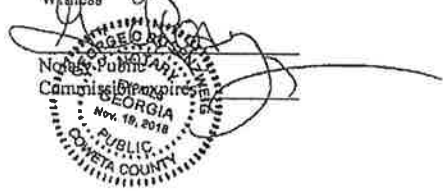
NOW, THEREFORE, the undersigned, as Executor of the Will of the said BETTY JANE P. PIKE hereby assents to the devise of said property under the terms of said Will, so that title thereto is vested in the said WILLIAM CAMP SULLIVAN and CATHRYN JANE SULLIVAN as provided in said Will.

WITNESS my hand and seal this 12 day of August, 2016.

Signed, sealed and delivered  
this 12 day of August 2016

  
GINGER GROCE, (SEAL)  
Executor Under the Last Will and Testament  
of BETTY JANE P. PIKE, Deceased

  
Witness



RETRACEMENT AND RE-ZONING PLAT

THE PURPOSE OF THIS SURVEY AND PLAT IS TO RETRACE THE OUTER BOUNDARIES AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS IN ORDER TO RE-ZONE AND ANNEX THE SUBJECT PROPERTY INTO THE CITY OF NEWMAN:

SUBJECT RECORDED DOCUMENTS:  
DEED BOOK 4415 - PAGE 185  
PORTIONS OF PLAT BOOK 12 PAGE 43



**LEGEND**  
 PA. - 2" X 1/4" PLAT  
 PL. - 1" X 3/4" PLAT  
 L.L. - LAND LOT  
 M.T. - METRIC TRACT  
 S. - SECTION  
 T. - TOWNSHIP  
 R. - RANGE  
 E. - EAST  
 W. - WEST  
 N. - NORTH  
 S. - SOUTH  
 N.W. - NORTHWEST  
 S.W. - SOUTHWEST  
 E.W. - EASTWEST  
 N.E. - NORTHEAST  
 S.E. - SOUTHEAST  
 C.O. - CORNER  
 C.P. - CENTER POINT  
 C. - CORNER

**PLAT CORNER**  
 EAST MAIN STREET 143.71' = 100'  
 N 22° 51' 11" E 114.77' = 100'  
 N 70° 36' 42" E 114.77' = 100'  
 N 15° 03' 00" E 114.77' = 100'

**TRACT INFORMATION**  
 The Plat is a retrace of the following tract as shown on the Plat Book 12 Page 43 and Deed Book 4415 Page 185. The tract is bounded on the north by the Atlanta-Fulton County Stadium, on the east by the Atlanta-Fulton County Stadium, on the south by the Atlanta-Fulton County Stadium, and on the west by the Atlanta-Fulton County Stadium. The tract is bounded on the north by the Atlanta-Fulton County Stadium, on the east by the Atlanta-Fulton County Stadium, on the south by the Atlanta-Fulton County Stadium, and on the west by the Atlanta-Fulton County Stadium.

**GENERAL NOTES**  
 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND THAT THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS ARE CORRECT. THE SURVEYOR HAS NOT FOUND ANY OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 2. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 3. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 4. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 5. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 6. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 7. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 8. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 9. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.  
 10. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF THE BOUNDARIES AS DESCRIBED IN THE RECORDED DOCUMENTS.

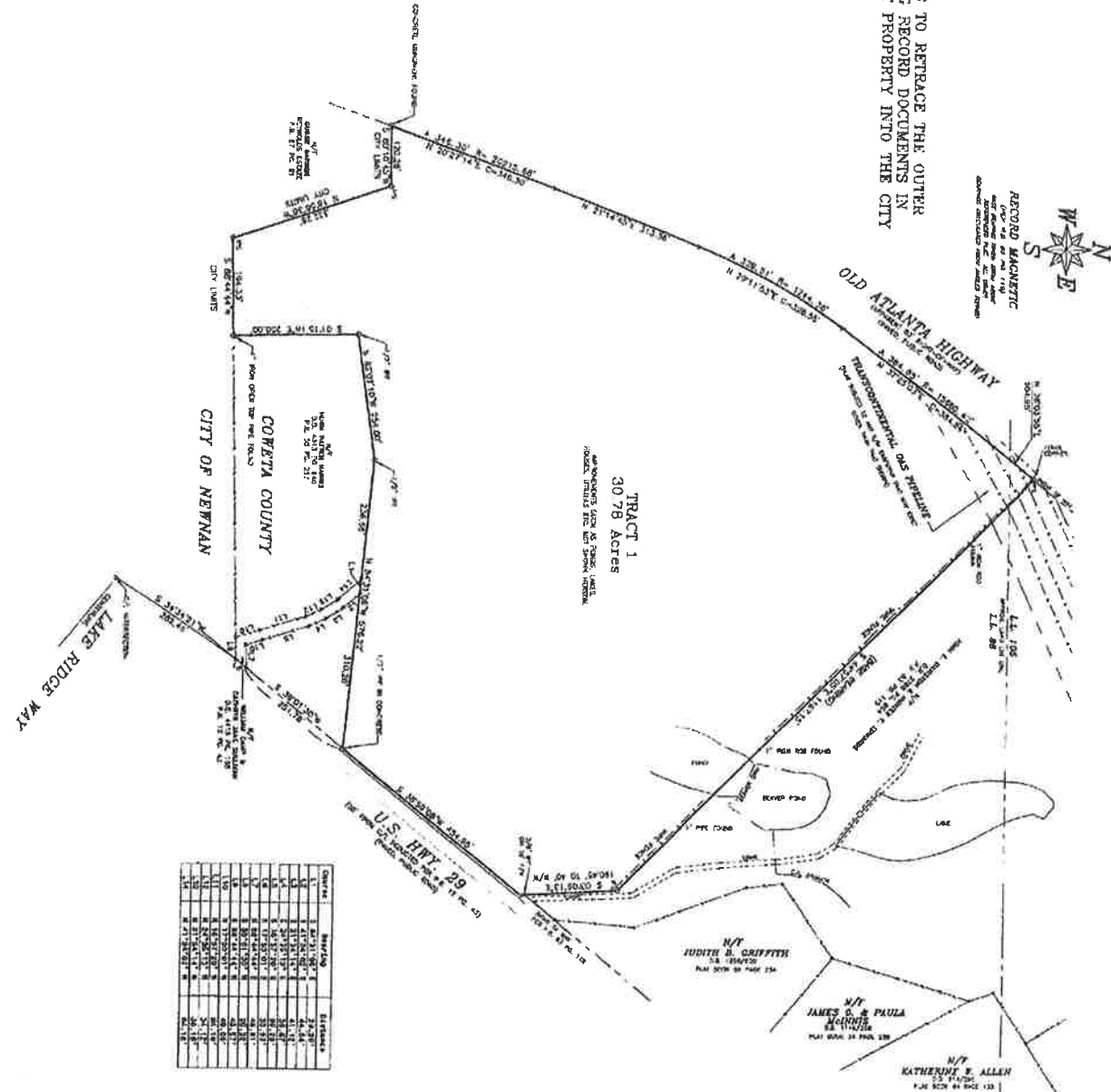


Chart	Year	Area (Acres)	Distance
1	1971	24.21	11.41
2	1971	24.21	11.41
3	1971	24.21	11.41
4	1971	24.21	11.41
5	1971	24.21	11.41
6	1971	24.21	11.41
7	1971	24.21	11.41
8	1971	24.21	11.41
9	1971	24.21	11.41
10	1971	24.21	11.41
11	1971	24.21	11.41
12	1971	24.21	11.41
13	1971	24.21	11.41
14	1971	24.21	11.41
15	1971	24.21	11.41
16	1971	24.21	11.41
17	1971	24.21	11.41
18	1971	24.21	11.41
19	1971	24.21	11.41
20	1971	24.21	11.41
21	1971	24.21	11.41
22	1971	24.21	11.41
23	1971	24.21	11.41
24	1971	24.21	11.41
25	1971	24.21	11.41

1 OF 1

DATE: 01/23/2018

TIME: 10:30 AM

BY: [Signature]

**Christopher Brothers**  
 LAND SURVEYING, LLC  
 24 JACKSON STREET  
 NEWMAN, GEORGIA 30263  
 (770)253-5195  
 LSP #32  
 christros@nsmail.org  
 www.christphersurveying.com

RETRACEMENT BOUNDARY SURVEY FOR:  
**WILLIAM CAMP & CATHRYN  
 JANE SULLIVAN**

LOCATED IN LAND LOT 86 & 105 | 5TH LAND DISTRICT  
**COWETA COUNTY, GEORGIA**

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

GRAPHIC SCALE - FEET 1" = 100'



1.191121 REAR LOT...  
1.191122 REAR LOT...  
1.191123 REAR LOT...

**"HILTOP"** RESIDENTIAL VILLAGE  
340 LOT SUBDIVISION TO BE ZONED RS-15  
AND CONVERSION INTO CITY OF LAURENS (S 52 LOT)  
(MINIMUM TRACTARY 15,000 SQ. FT., 10,000 SQ. FT.)



- SITE STANDARDS:**
- MINIMUM LOT SIZE: 10,000 SQ. (60x160)
  - MAXIMUM TRACTARY: 250 ACRES (80 ACRES)
  - FRONT YARD SETBACK: 25' FRONT (40' SIDE)
  - SIDE YARD SETBACK: 5' SIDE (10' SIDE)
  - REAR YARD SETBACK: 5' REAR (10' REAR)
  - MINIMUM LOT WIDTH: 50' FRONT STREET
  - ON-CURB SETBACK: 35' FRONTAGE (5' MIN.)
  - PRINCIPAL LIVING SPACE: 1,000 SQ. FT.
  - OPEN SPACE REQUIRED: 1,000 SQ. FT. LOT
  - OPEN SPACE SHOWN: 5,000 SQ. FT. (S)

**land plans**  
DORIS GLENN OSWENYER  
REGISTERED LANDSCAPE ARCHITECT, GA. ARCH.  
ARTICULANT OWNER REPRESENTATIVE  
2750 PEACOCK BLVD., SUITE 200  
MARIETTA, GA. 30067  
(770) 429-1000  
www.dorislenn.com



**Pike Property @ Hwy 29**

1 inch = 100 feet

Graphic Scale Bar: 0 100 200 300 Feet

Legend:  
• Contour Lines  
• Property Lines  
• Easement Lines  
• Utility Lines

North Arrow: N, S, E, W

GRID NORTH (OR WEST ZONE)







EXHIBIT B  
PAGE 3 OF 10





EXHIBIT   B    
PAGE   4   OF  10 

**ugar Hill**  
1 SL-1904



MOIS STENAK



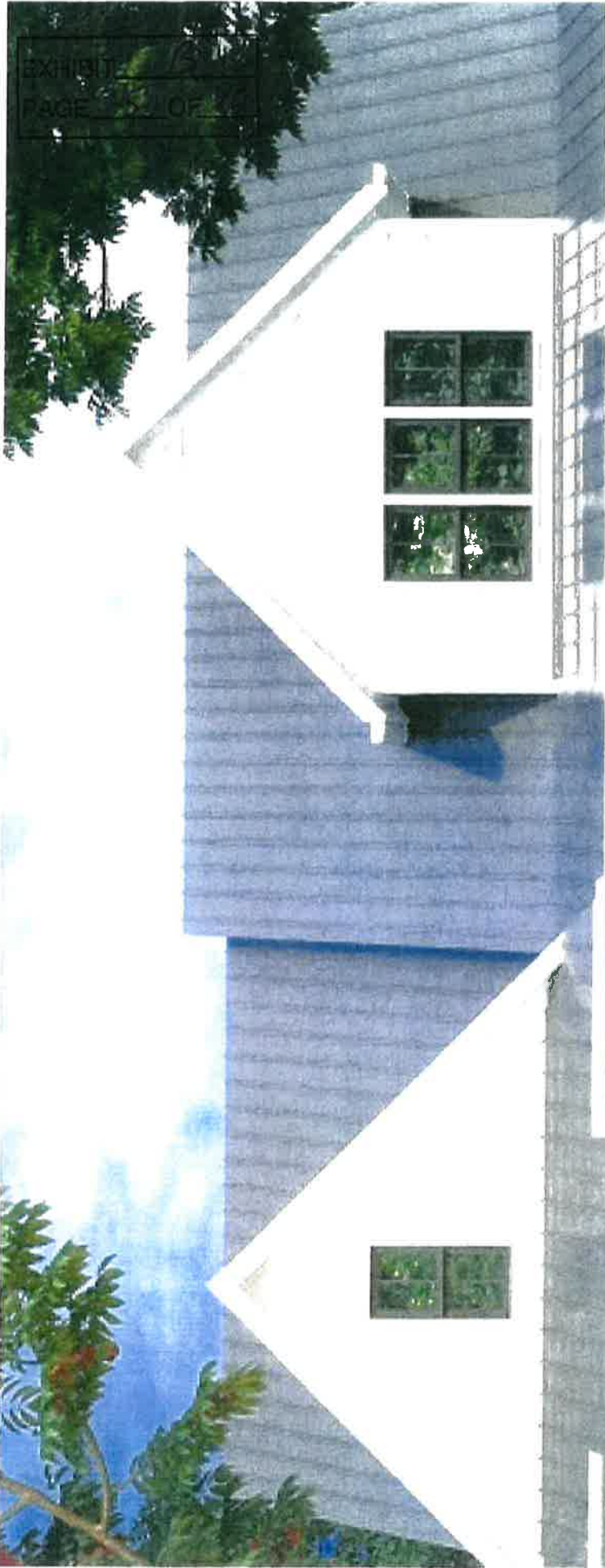
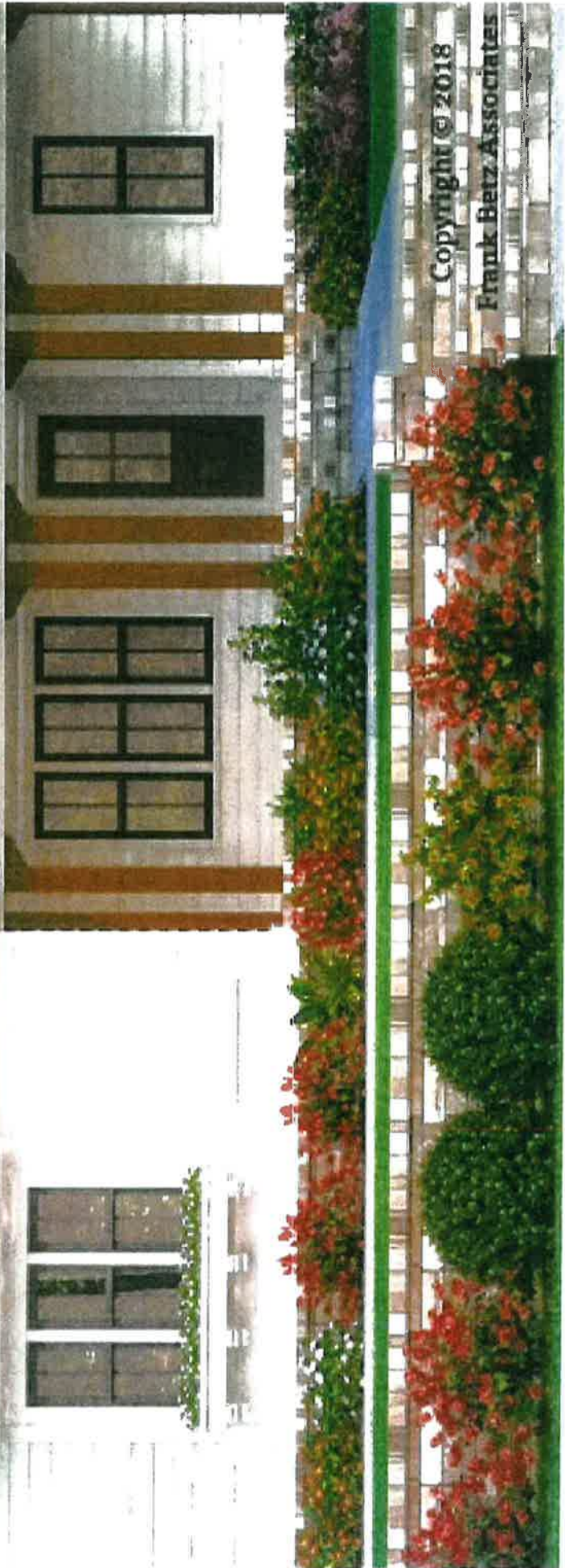


EXHIBIT  
PAGE 2 OF 2



Copyright © 2018  
Frank Betz Associates



EXHIBIT PAGE 2018



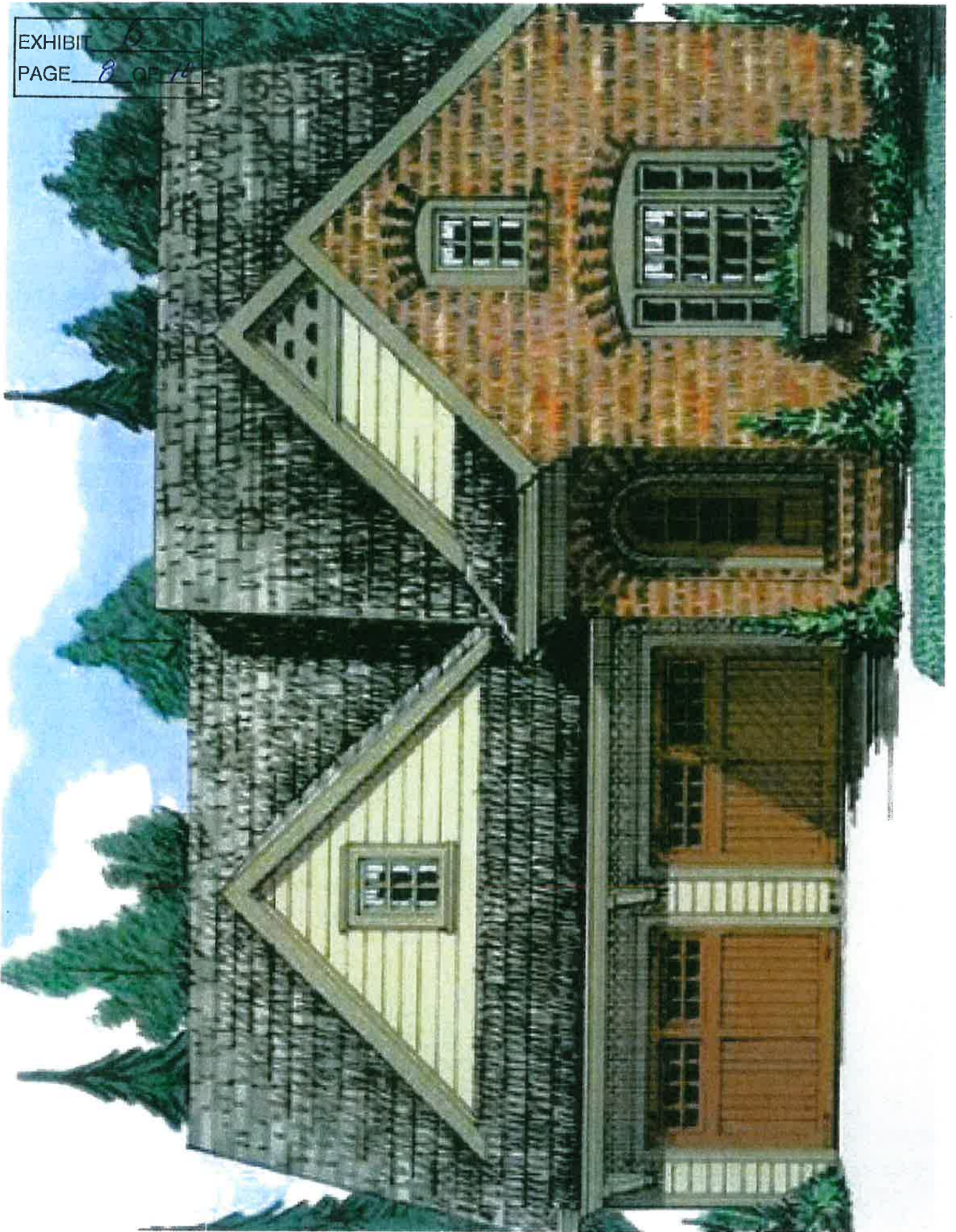
Britt Kaplan  
2018





Copyright © 2018  
Frank Betz Associates













# City of Newnan, Georgia - Mayor and Council



Date: May 7, 2019

Agenda Item: 18 Berry Ave

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 18 Berry Ave.

**Background:** Owner: Daniel & Derether Moten Estate  
Permits: None  
Date Sub-Standard housing file was opened: March 28, 2018

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 April 19, 2019.

**Options:**

1. Set Public Hearing Date for June 18, 2019.
2. Other direction from Council.

**Funding:** Not Applicable

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

## **Previous Discussions with Council:**

April 19, 2019 - Council informed of conditions.





# City of Newnan, Georgia - Mayor and Council



Date: May 7, 2019

Agenda Item: 33 Hardaway 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 33 Hardaway St.

**Background:** Owner: Annie Pearl Cook Estate  
Permits: None  
Date Sub-Standard housing file was opened: March 1, 2019

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 April 19, 2019.

**Options:**

1. Set Public Hearing Date for June 18, 2019.
2. Other direction from Council.

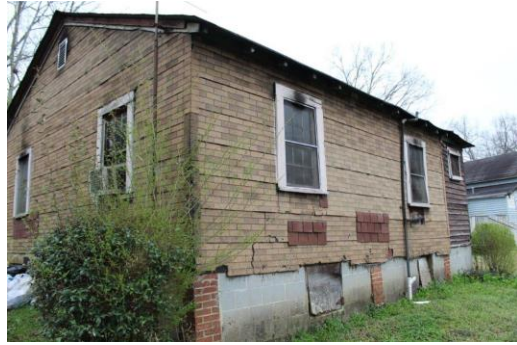
**Funding:** Not Applicable

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

## **Previous Discussions with Council:**

April 19, 2019 - Council informed of conditions.







# City of Newnan, Georgia – Mayor and Council



Date: May 7, 2019

Agenda Item: 10 Burch Ave, 280 West Washington St., 121 Pinson St., 180 West Washington St., 17 Ray St, 11 Melson St, and 15 Elm Cir

Prepared and Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

**Purpose:** To inform Council of the status of 10 Burch St, 280 West Washington St., 121 Pinson St., 180 West Washington St., 17 Ray St, 11 Melson St and 15 Elm Cir having been before Council in Public Hearings.

**Background:** Date of Status Check: April 30, 2019

<u>Property Address</u>	<u>Owner</u>	<u>Original Hearing</u>	<u>Original # Of Days Allowed</u>	<u>Original Resolution Deadline</u>	<u>Extensions</u>	<u>Updated Resolution Deadline</u>	<u>Status</u>
10 Burch Ave	Abdul Saeed Kader	March 28,2017	45 days	May 12,2017	180 days	June 9,2019	Interior progress
280 West Washington St	Irvin Jones Estate	February 24, 2015	180 Days	August 23, 2015	180 Days	October 6, 2019	Interior/Exterior progress
121 Pinson St.	Marcus Beasley	August 26, 2014	180 days	February 22, 2015	60 Days	May 10, 2019	Interior progress



180 West Washington St.	Render Godfrey
17 Ray St	Salome Realty LLC
11 Melson St	Cassandra Richardson
15 Elm Cir	Mary Jean Payne Est

September 25, 2017	45 days	November 9, 2017
February 26,2019	120 days	June 26, 2019
April 23,2019		Cont'd to 6/18/19
April 23, 2019		Cont'd to 6/18/19

180 Days	September 7, 2019	Exterior Progress
		No Progress
		In Council
		In Council

**Options:**

1. Accept status reports, no further action is required.
2. Other direction from Council.

**Funding:**

Not Applicable

**Recommendation:**

Staff is requesting Council's approval for Option 1.

**Previous Discussions  
With Council:**

All have previous history with Council.



## City of Newnan, Georgia - Mayor and Council

Date: 4/23/19

Agenda Item: Request to close Wesley Street for Rocky Hill Reunion

Prepared by: Glenda Parks and Marcus Rosser

**Purpose:** The reunion coordinators are requesting to temporarily close Wesley Street beginning at the backside of Wesley Street Gym to Richard Allen Drive. They are requesting the closure to begin at 7:00am and to end at 7:00pm on Saturday, July 27<sup>th</sup>, 2019. The closure of the street is being requested in order to provide additional safety measures for the reunion attendees and minimize traffic during the event.

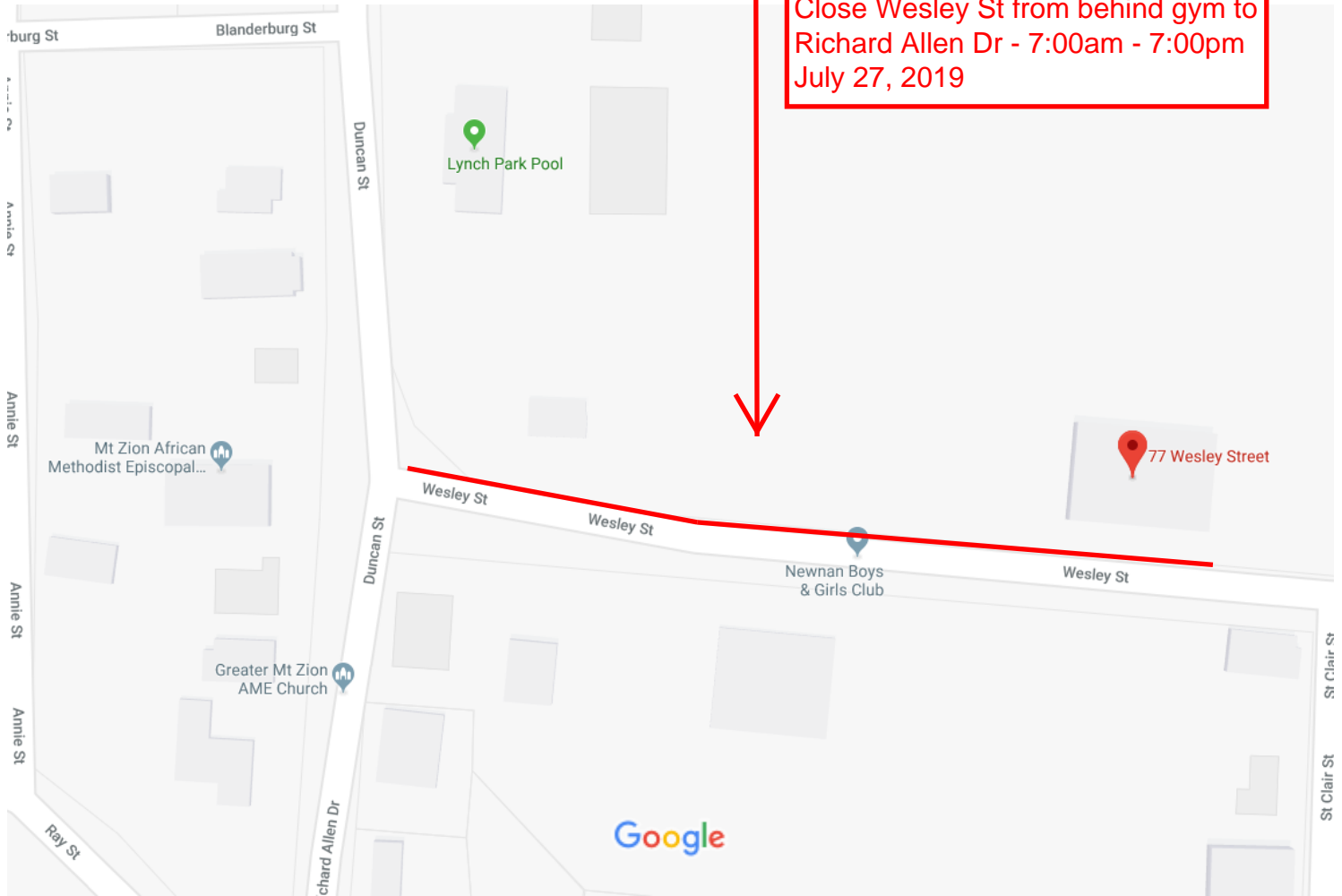
**Background:**

**Funding:**

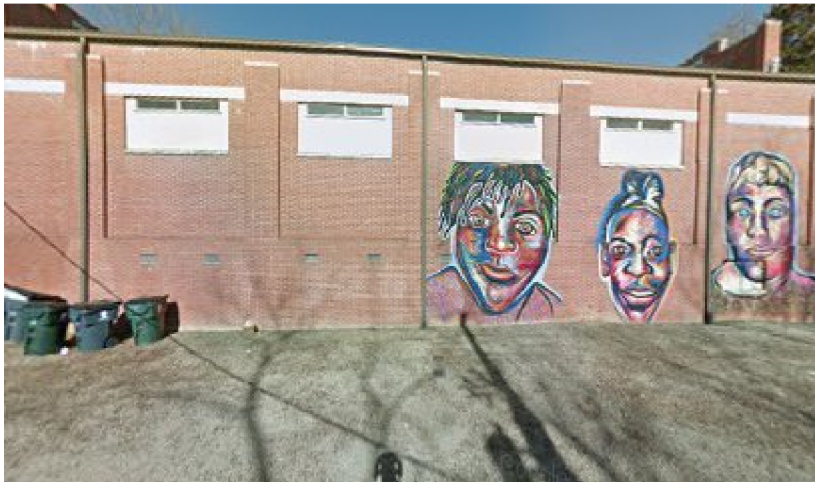
**Recommendation:**

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

# Google Maps 77 Wesley St



Map data ©2019 Google 50 ft



## 77 Wesley St

Newnan, GA 30263



Directions



Save



Nearby



Send to your phone



Share

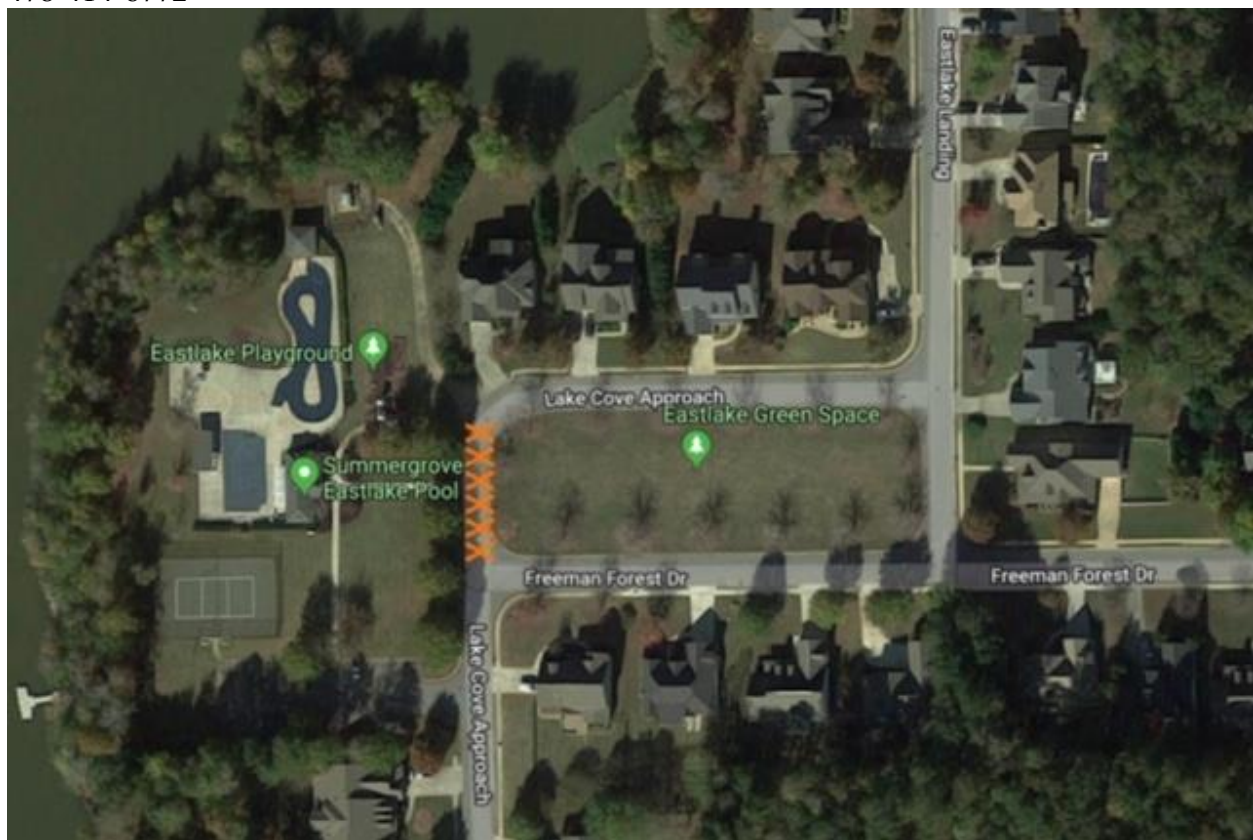
**From:** Jesse Tanner <[jessewtanner@gmail.com](mailto:jessewtanner@gmail.com)>  
**Date:** April 29, 2019 at 4:00:01 PM EDT  
**To:** [cphillips@cityofnewnan.org](mailto:cphillips@cityofnewnan.org)  
**Subject:** Lake Cove Approach Road Close Request

Mr. Phillips,

Members of the Summer Grove social committee would like to legally close a section of Lake Cove Approach in Newnan for a neighborhood social event starting June 8th, 7pm until June 9th, 12:01AM. We would also like to block the road in the same spot for a recurring event on July 27th, 7pm until July 28th, 12:01AM. This road closure will ensure a safe environment for the children and residents attending. I have attached an aerial photo detailing the area we'd like to close with orange X's. Please let me know what else is needed to accommodate this request.

Thank you,

Jesse Tanner  
478-414-6772





## City of Newnan, Georgia - Mayor and Council

Date: 4/30/19

Agenda Item: ELITE Youth Organization is requesting to extend their contract with the city and to change their location to Howard Warner Gym.

Presented by: Katie Mosley, Leisure Services Manager

**Purpose:** EMAIL REQUEST FROM STACEY BRISTOW:

The purpose of this Request for Proposal is to renew our Contract with the City of Newnan. ELITE Youth Organization would like to request use of the basketball gym located in the Howard Warner Community Center, 55 Savannah Street Newnan, Georgia. I am Stacey Bristow, the Founder of Enhancing Lives In Today's Era Youth Organization. We are a grassroots organization that provide services to marginalized and disenfranchised children and families of Coweta County. We currently offer the following programs: Diversion Program, Peer Mentoring, Counseling, Job Readiness Workshops, Educational/Career Exploration, Sexual Health Education, Community Service Projects and Basketball. This is our 4th year actively training young athletes in the sport of basketball, in addition to shaping leaders of tomorrow by providing life skills opportunities and comprehensive services. Having access to a facility has afforded us the opportunity to engage and retain more youth this season.

We would like to request to use of the above mentioned gym beginning August 10th, 2019 until July 26th, 2020.

Requested days and times: Saturdays, 10:00 a.m. to 1:00 p.m., Sundays, 6:00 p.m. to 8:00 p.m., Wednesdays, 7:00 p.m. to 9:00 p.m.

**Background:** This organization was approved to use Wesley Street Gym on Saturdays 6:30pm – 8:00pm and Sundays 4:00pm – 5:30pm until June 30<sup>th</sup>.

**Funding:** N/A

**Recommendation:** Approve and work with staff to schedule requested days/times.

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

**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).