



Newnan City Council Meeting
May 28, 2019 – 6:30 pm
AGENDA

CALL TO ORDER – Mayor Keith Brady

INVOCATION

READING OF MINUTES

- I Minutes from Regular Meeting on May 7, 2019 Tab A

REPORTS OF BOARDS AND COMMISSION

- I 1 Appointment – Newnan Youth Activities Commission – 3 Year Terms

- II 1 Appointment – Urban Redevelopment Agency – 3 Year Terms

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- I Appoint Selection Review Committee for Community Development Block Grant (CDBG) Application Tab B

NEW BUSINESS

- I Election for GMA’s District 4 Officers for 2019 - 2020..... Tab C

- II 2019 MEAG Power Annual Election July 9th – Voting delegate and alternate Tab D

- III Consideration of Rental Policy and Accompanying Fee Schedule – City of Newnan Trolley..... Tab E

- IV Resolution requesting sales tax information from Georgia DOR and naming a designated officer for all related purposes Tab F

- V Special Election Referendum – Sunday Brunch Ordinance and Resolution Tab G

- VI Newnan Utilities – Grease Ordinance amendment to reflect the current practices of today Tab H

VII Consider Contract Award for Sprayberry Park Landscape Installation Services Tab I

UNFINISHED BUSINESS

I **PUBLIC HEARING** – Reynolds Parc, LLC – Change zoning on 17.97± acres located at 29 North and Old Atlanta Highway from RU-7 (Urban Residential Single-Family Dwelling District-High Density) to PDR (Planned Development Residential) Tab J

- *Ordinance to amend the Zoning Map for property located off Highway 29 North and Old Atlanta Road 17.97± acres, in land lot 88 of the fifth land district in the City of Newnan, Georgia*

II Consideration of Arts and Entertainment District Committee Recommendation Tab K

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

I Corner Arts Gallery request to hold their 4th Annual Labor Day Arts Festival around the Court Square to include Food Trucks, Music and Entertainment Tab L

II Consideration of Use of Public Right of Ways for “Random Productions” for an HBO Film Project during June 18 – 21, 2019 Tab M

III Foundation Christian Church is requesting 2 parking spots at Greenville Street Park for their Ice Cream Truck on Sundays June 2nd, 9th, 16th, & 23 for their previously approved events at the park on these dates Tab N

IV Request from Rick Melville to hold an Annual Field Day “Ham Radio” event in the First Avenue Park and to operate a full 24 hours from 2 pm on Saturday June 22nd through 2 pm Sunday June 23rd Tab O

EXECUTIVE SESSION – LEGAL, PERSONNEL AND REAL ESTATE

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MAY 7, 2019

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 7, 2019 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell; Dustin Koritko; Cynthia E. Jenkins; Paul Guillaume and George Alexander. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnavant; 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 23, 2019

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for April 23, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – KEEP NEWNAN BEAUTIFUL

Motion by Councilman Shell, seconded by Councilman Alexander to appoint Emmie VanPatton to the Keep Newnan Beautiful Commission for a three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Alisha Bohannon to the Keep Newnan Beautiful Commission for a three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION

Motion by Mayor Brady, seconded by Mayor Pro Tem Jenkins to re-appoint Bart Henson to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Mayor Brady, seconded by Councilman DuBose to re-appoint Lillie Smith to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to re-appoint Michael Nix to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 - 0)

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins's appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

APPOINTMENTS – URBAN REDEVELOPMENT AGENCY

Motion by Mayor Brady, seconded by Mayor Pro Tem Jenkins to re-appoint Cindy Eidson to the Urban Redevelopment Agency for another three year term.

MOTION CARRIED. (7 – 0)

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

ARTS & ENTERTAINMENT COMMITTEE – REPORT

Ms. Katie Frost, secretary of the Committee, indicated they have been meeting for five months and have had lots of discussions. The committee would like to improve customer service. The major discussion was on noise ordinance.

Mayor Brady thanked the committee for their hard work. The next step will be to present the findings to staff for review and present a recommendation to Council.

ORDINANCE – AMEND 2018 BUDGET

Motion by Councilman DuBose, seconded by Councilman Koritko to adopt an Ordinance to amend the 2018 Budget.

MOTION CARRIED. (7 – 0)

GMA VOTING DELEGATE – KEITH BRADY – BUSINESS MEETING JUNE 24, 2019

Motion by Councilman Shell, seconded by Councilman Alexander to appoint Mayor Brady as voting delegate for the GMA Business meeting on June 24, 2019.

MOTION CARRIED. (7 – 0)

RESOLUTION – WESTSIDE URBAN RENEWAL

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt the Resolution for the Westside Urban Renewal project that property identified as 40 Lovelace Street was inadvertently omitted from the deed to Irvin Jones and Janice Jones. The Mayor and City Clerk are authorized to execute the quitclaim deed.

MOTION CARRIED. (7 – 0)

CONTRACT AWARD – MILL & RESURFACING VARIOUS STREETS 2019

Motion by Councilman Koritko, seconded by Councilman Guillaume to award contract for mill and resurfacing various streets for 2019 to Piedmont Paving, Inc. for a base amount of \$1,099,777.41.

MOTION CARRIED. (7 – 0)

CONSULTANT SELECTION – PRELIMINARY ENGINEERING PHASE 1, IMPROVEMENTS LOWER FAYETTE ROAD

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the consultant selection of Health and Lineback Engineers, Inc for the engineering services for Preliminary Engineering Phase I, improvements to Lower Fayetteville Road and authorize the negotiation of fees.

MOTION CARRIED. (7 – 0)

GEORGIA POLICE AND FIRE GAMES – UPDATE AND ROAD CLOSURE

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request for intermittent traffic control, and street closure needed for the Georgia Police and Fire Games.

MOTION CARRIED. (7 – 0)

INFORMATION ONLY – REZONING REQUEST BY RESIDENTIAL GROUP FOR 6.667± ACRES - EAST BROAD STREET FROM CBD (CENTRAL BUSINESS DISTRICT) TO MXD (MIXED USE DEVELOPMENT DISTRICT)

Mayor Brady outlined the process for the proposed apartment development on East Broad Street. This is to let citizens know this will be coming up. The first step is an application to the Planning Department requesting the rezoning. Then it is placed on the agenda to inform Council of the request. Then the proposal will go to the City Planning Commission with a public hearing. You will be able to speak. The Planning Commission will make a recommendation to Council to either approve or deny the application. The final step is a

public hearing before the Council to approve or deny the request.

2ND AND FINAL READING – ORDINANCE TO ANNEX 30.78± ACRES LOCATED AT 950 NORTH HIGHWAY 29 INTO THE CITY LIMITS

Motion by Councilman Shell, seconded by Councilman Koritko to adopt an Ordinance on 2nd and Final Reading to annex 30.78± acres located at 950 North Highway 29 into the City Limits.

MOTION CARRIED. (7 – 0)

2ND AND FINAL READING – ORDINANCE TO AMEND ZONING MAP – PROPERTY LOCATED AT 950 NORTH HIGHWAY CONTAINING 30.78± ACRES

Motion by Councilman Shell, seconded by Councilman Koritko to adopt an Ordinance on 2nd and Final Reading to amend Zoning Map for property located at 950 North Highway containing 30.78± acres to RS-15 (Suburban Residential Dwelling District Medium Density).

MOTION CARRIED. (7 – 0)

SCHEDULE PUBLIC HEARING – SUBSTANDARD STRUCTURE- 18 BERRY AVENUE

The Code Enforcement Officer is seeking Council's approval to schedule a public hearing for the substandard structure located at 18 Berry Avenue for June 18, 2019.

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Jenkins to schedule a public hearing for substandard structure located at 18 Berry Avenue for June 18, 2019.

MOTION CARRIED. (7 – 0)

SCHEDULE PUBLIC HEARING – SUBSTANDARD STRUCTURE – 33 HARADAY STREET

The Code Enforcement Officer is seeking Council's approval to schedule a public hearing for the substandard structure located at 33 Hardaway Street for June 18, 2019.

Motion by Councilman Alexander, seconded by Councilman Koritko to schedule a public hearing for substandard structure located at 33 Hardaway Street for June 18, 2019.

MOTION CARRIED. (7 – 0)

HOUSING STATUS REPORTS – 10 BURCH AVE, 280 WEST WASHINGTON, 121 PINSON STREET, 180 WEST WASHINGTON, 17 RAY STREET, 11 MELSON STREET AND 15 ELM CIRCLE

<u>Property Address</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
10 Burch Ave	Abdul S Kader	Progress made	06/06/2019
280 W Washington	Irvin Jones Estate	Progress made	10/06/2019
121 Pinson St	Marcus Beasley	Progress made	05/10/2019
180 W Washington	Render Godfrey	Progress made	09/07/2019
17 Ray Street	Salome Realty LLC	No progress	06/28/2019
11 Melson Street	Cassandra Richardson		Continued
15 Elm Circle	Mary Jean Payne		Continued

These properties have been before Council with Public hearings.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve an extension of ninety (90) days for the structure located at 121 Pinson Street.

MOTION CARRIED. (7 – 0)

REQUEST – ROCKY HILL REUNION – CLOSE WESLEY STREET TO RICHARD ALLEN DRIVE

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to approve the request for the Rocky Hill Reunion 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.

MOTION CARRIED. (7– 0)

REQUEST – SUMMER GROVE SOCIAL COMMITTEE – CLOSE A SECTION OF LAKE COVE APPROACH – TWO NEIGHBORHOOD SOCIAL EVENTS –SAFE ENVIRONMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Jenkins to approve the request by Summer Grove Social Committee to close a section of Lake Cove Approach for two neighborhood social events on 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.

MOTION CARRIED. (7 - 0)

REQUEST – BY STACEY BRISTOW, ELITE YOUTH ORGANIZATION – RENEW THEIR CONTRACT TO USE GYM, MOVE TO HOWARD WARNER GYM

Mayor Pro Tem Jenkins wanted to know if there would be a conflict if moved to Howard Warner Gym.

The Assistant City Manager informed Council due to the duration the first of the year from January to March there is a conflict. If approved the Leisure Service manager feels she can work with the groups to make the schedule work for both parties.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request by Stacey Bristow, Elite Youth Organization, to renew their contract to use gym however, would like to move to the Howard Warner Gym.

MOTION CARRIED. (7 - 0)

FRIENDS OF THE LINC

Ms. Kim Learnard, LINC, thanked the Mayor and Council for their ongoing support. On Saturday there were 27 vendors, several hundred people in attendance. There were food trucks, live band, rock climbing wall and others. Mayor Brady led the Fun Run walk. This was a great family event and there is more to come.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

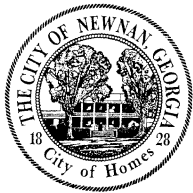
Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko that we now enter into closed session as allowed by O. C. G. A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O. C. G. A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 2:50 pm.

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (7 – 0)



City of Newnan, Georgia
Planning & Zoning Department

M E M O R A N D U M

To: Cleatus Phillips, City Manager
From: Tracy S. Dunnivant, Planning Director
Re: CDBG Application Selection Review Committee
Date: May 20, 2019

As we discussed, in order to move forward with our CDBG Application, the City needs to appoint a selection review committee for grant writing/administration and PE services. Per DCA's guidelines, there are several methods for establishing the committee. They are as follows:

1. The committee may consist of the entire Council.
2. The committee may consist of a subset of the council, as appointed by the Mayor.
3. The committee may consist of a combination of elected officials and city staff.

The committee must have at least three members who do not have any potential conflicts of interest with any of the individuals, firms, or agencies under review (e.g., family relationships, close friendships, business dealings) and no person who might potentially receive benefits from CDBG-assisted activities may participate in the selection, award, or administration of a contract supported by CDBG funding if he or she has a real or apparent conflict of interest. They will be responsible for developing evaluation criteria, reviewing the RFP/RFQ proposals, interviewing candidates, and making final recommendations to the full Council.

If the committee should consist of a combination of elected officials and city staff, it may be helpful to include the following individuals given their knowledge and current roles related to the proposed activities of housing and public infrastructure:

1. Tracy Dunnivant, Planning Director
2. Michael Klahr, City Engineer/Public Works Director
3. Bill Stephenson, Building Official

The Mayor could appoint three Councilmembers to maintain an equal balance between staff and elected officials.

Also, with only one Council meeting in July and a 30 day advertising requirement, staff would suggest moving forward as quickly as possible with the selection committee appointments. CDBG grants are very detailed and the consultant will need as much time as possible to develop a competitive application.

Please let me know if you have questions regarding the selection review committee or the process surrounding the appointments. Once the members are named, I will set up an initial meeting to establish the evaluation criteria.

ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2019-2020

BALLOT

The following city officials have been nominated as GMA's District 4 Officers for 2019-2020

- President Doug Hollberg, Commissioner, Griffin
- First Vice President Joel Rogers, Mayor, Franklin
- Second Vice President George Bailey, Councilmember, Hogansville
- Third Vice President Clarence Bolden, Councilmember, Turin

**No additional nominations were received by the April 19, 2019 deadline.*

If your city is in favor of the proposed slate of officers, please check here: _____

If your city is opposed to the proposed slate of officers, please check here: _____

Please provide the following information:

City: _____

Name of person submitting ballot: _____

Signature: _____

Please mail or email ballot by May 31, 2019 to:

Kelli Bennett, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348;
Email: kbennett@gmanet.com.

TO: Municipal Electric Authority of Georgia (MEAG Power) Participants
(Key Contacts List) and Election Committee Members

FROM: J. Clark Boddie, Palmetto, Election Committee Chairperson

DATE: May 14, 2019

RE: First Notice of 2019 MEAG Power Annual Election

This is a first notice that the 2019 MEAG Power Annual Election will be held in **Amelia Island, Florida** on Tuesday, **July 9, 2019**, at **8:00 a.m.** in the Plaza 2 Ballroom of The Ritz-Carlton Resort on Amelia Island. Please note that the Election is once again being held at the location of the MEAG Power Annual Convention prior to MEAG Power's Annual Board Meeting, which is scheduled for July 10, 2019. MEAG Power's notice to the Participants provides more details regarding the MEAG Power Annual Convention and certain accommodations that are available to the Participants related to the Election.

The Election is for the three expiring, three year term board member positions currently held by Patrick C. Bowie, Steve A. Rentfrow, and Larry Vickery.

Attached is a list of the Election Committee delegates and alternates for each Participant. **If your delegate or alternate is different from the names on the attached list or no delegate or alternate is listed for your community, a certified copy of a resolution naming the delegate and alternate for MEAG Power Elections should be sent to the following address to be received by July 3rd:**

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attn: Peter K. Floyd, Esq.

If it is not possible to meet the July 3rd deadline, your delegate should bring the resolution to the meeting. If a resolution is brought to the meeting by your delegate, please hand it to Pete Degnan, Peter Floyd or me before the meeting is called to order. **Please check the enclosed delegate list and verify your community's voting delegate and alternate.** Should a new resolution be necessary, a sample is enclosed for your convenience.

If you would like to nominate a person to one of the positions to be filled, have a delegate present at the Annual Election meeting prepared to do so. You are still free to contact other members of the Election Committee prior to the Election advising them of persons you plan to nominate. Please note that members of the Election Committee are not eligible to run for election to the MEAG Power board. Accordingly, if you would like to nominate a current member of the Election Committee to run for one of the positions to be filled, please have the resolution mentioned above adopted and returned as indicated appointing a new delegate or alternate, as applicable, in lieu of such current member of the Election Committee.

Also, enclosed is a list showing the distribution of votes for this Election. Please contact Peter Floyd at 404-881-4510 or peter.floyd@alston.com with any questions. Thank you

Jim Fuller and Pete Degnan, MEAG Power, MEAG Power Board
Kay Pippin, Jackson, Vice Chairman.

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of _____ that _____ is hereby appointed to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. _____ is appointed as alternate voting delegate.

This _____ day of _____, 2019.

CITY OF _____

ATTEST:

Mayor

Clerk

Councilmember *

Councilmember *

[SEAL]

* Additional council signatures optional.

MEMBERS
MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA
MEMBERSHIP ELECTION COMMITTEE
AS OF JULY 3, 2018

PARTICIPANT	ELECTION COMMITTEE REPRESENTATIVE	ELECTION COMMITTEE ALTERNATE
Acworth	Brett North	Brian Bulthuis
Adel	Rene' Cowart	John H. Flythe
Albany	Sharon D. Subadan	Phil Roberson
Barnesville	David K. Rose	Niki Sappington
Blakely	Melinda Crook	Charles Middleton
Brinson	Ashley M. Miller	James Earp
Buford	Stacy Rolin	Bryan Kerlin
Cairo	Chris Addleton	Rod Prince
Calhoun	James F. Palmer	George Crowley
Camilla	Steve Sykes	W.D. (Danny) Palmer, III
Cartersville	Matthew J. Santini	Don Hassebrock
College Park	Ambrose W. Clay	Hugh Richardson
Commerce	J. Clark Hill	Mark Fitzpatrick
Covington	Leigh Anne Knight	Billy Bouchillon
Crisp County	Russell Slade, Jr.	Jack Hamilton
Doerun	Kevin Branch	Mike Campbell
Douglas	Tony L. Paulk	Robert Moore
East Point	Myron B. Cook	Deana Holiday Ingraham
Elberton	Larry L. Guest	Lanier Dunn
Ellaville	Lynne McChargue	David Theiss
Fairburn	Elizabeth Carr-Hurst	Tom Ridgway
Fitzgerald	Terrance Paulk	Robert Levenson
Forsyth	Eric S. Wilson	Michael E. Dodd
Fort Valley	Jimmie Barnes	Juanita Bryant
Grantville	Doug Jewell	Ruby Hines
Griffin	Doug Hollberg	Dan Thompson
Hogansville	William C. Stankiewicz	David A. Milliron
Jackson	Kay Pippin	Theodore Patterson

PARTICIPANT	ELECTION COMMITTEE REPRESENTATIVE	ELECTION COMMITTEE ALTERNATE
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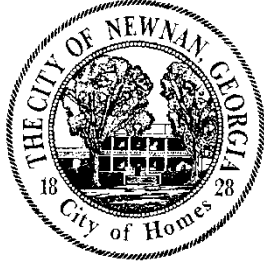
LaFayette	Phillip A. Arnold	Ben Bradford
LaGrange	Jim Thornton	Meg Kelsey
Lawrenceville	Rick Baldwin	Steve North
Mansfield	Jefferson Riley	Perry Lunsford
Marietta	Michelle Cooper Kelly	Ron Mull
Monroe	John S. Howard	Wayne Adcock
Monticello	Stone Workman	Larry Thurman
Moultrie	Cecil Barber	Elvira Gibson
Newnan	George Alexander	Rhodes Shell
Norcross	Craig Newton	Rudolph Smith
Oxford	Jerry D. Roseberry	Mike Ready
Palmetto	J. Clark Boddie	Laura Mullis
Quitman	Dr. Nancy Whitfield Dennard	Mark DeVane
Sandersville	James W. Andrews	Judy McCorkle
Sylvania	Stacy F. Mathis	Preston Dees
Sylvester	Autron Hayes	Charles Jones
Thomaston	J.D. Stallings	Russell Thompson
Thomasville	Greg Hobbs	Chris White
Washington	Sherri D. Bailey	Mike Scarborough
West Point	Ed Moon	A. Drew Ferguson IV
Whigham	Jim Sellers	George Trulock



Distribution of Votes - For the Election Year 2019 Based on the Power Supply Year 2018

Pursuant to the Official Code of GA. ANN.
Section 46-3-117(B)
Using YES versions

	Power Supply Year 2018			Composition of Electoral Votes				Comparison to Previous Power Supply Year		
	Total Delivered Energy	SEPA	Net Bulk	Fixed Vote	% of Bulk Power Energy	Fractional Vote	Total Vote	2018	2017	% Difference
1 Adel	126,050,252	12,779,168	113,271,084	1.00	1.132%	0.55468	1.555	1.555	1.564	-0.58%
2 Albany	931,793,699	112,711,180	819,082,519	1.00	8.185%	4.01065	5.010	5.010	5.169	-3.08%
3 Barnesville	98,349,440	4,880,958	93,468,482	1.00	0.934%	0.45766	1.458	1.458	1.452	0.41%
4 Blakely	78,766,412	10,022,952	68,743,461	1.00	0.687%	0.33663	1.337	1.337	1.353	-1.18%
5 Brinson	1,860,899	289,828	1,371,071	1.00	0.014%	0.00686	1.007	1.007	1.007	0.00%
6 Buford	220,837,175	4,364,648	216,472,527	1.00	2.163%	1.05987	2.060	2.060	2.022	1.86%
7 Cairo	140,864,518	11,589,157	129,275,360	1.00	1.292%	0.63308	1.633	1.633	1.647	-0.85%
8 Calhoun	439,053,349	14,203,340	424,850,009	1.00	4.245%	2.08005	3.080	3.080	3.123	-1.38%
9 Camilla	149,510,590	11,241,752	138,268,838	1.00	1.382%	0.67718	1.677	1.677	1.700	-1.35%
10 Cartersville	610,195,062	31,773,256	578,421,806	1.00	5.780%	2.83220	3.832	3.832	3.800	0.84%
11 College Park	300,078,681	28,842,378	271,236,303	1.00	2.710%	1.32790	2.328	2.328	2.325	0.13%
12 Commerce	60,131,221	8,247,534	51,883,687	1.00	0.518%	0.25382	1.254	1.254	1.248	0.40%
13 Covington	454,077,025	17,385,656	436,691,369	1.00	4.364%	2.13836	3.138	3.138	3.108	0.97%
14 Crisp County	415,186,928	33,468,060	381,718,868	1.00	3.814%	1.86886	2.869	2.869	2.846	0.81%
15 Doerun	6,917,555	1,165,058	5,752,497	1.00	0.057%	0.02793	1.028	1.028	1.029	-0.10%
16 Douglas	281,985,766	18,855,894	263,129,871	1.00	2.629%	1.28821	2.288	2.288	2.323	-1.51%
17 East Point	401,364,262	62,020,612	339,343,650	1.00	3.391%	1.66159	2.662	2.662	2.665	-0.11%
18 Elberton	142,657,488	21,189,848	121,467,640	1.00	1.214%	0.59486	1.595	1.595	1.600	-0.31%
19 Ellaville	26,790,063	1,735,111	25,054,952	1.00	0.250%	0.12250	1.123	1.123	1.120	0.27%
20 Fairburn	97,653,754	3,335,866	94,317,888	1.00	0.942%	0.46158	1.462	1.462	1.415	3.32%
21 Fitzgerald	195,599,689	18,005,613	177,594,076	1.00	1.775%	0.86975	1.870	1.870	1.875	-0.27%
22 Forsyth	92,519,874	6,890,539	85,629,335	1.00	0.856%	0.41944	1.419	1.419	1.402	1.21%
23 Fort Valley	127,659,076	17,445,157	110,213,919	1.00	1.101%	0.53949	1.539	1.539	1.541	-0.13%
24 Grantville	12,388,904	869,475	11,519,429	1.00	0.115%	0.05635	1.056	1.056	1.054	0.19%
25 Griffin	439,309,016	33,636,964	405,672,051	1.00	4.054%	1.98646	2.986	2.986	2.961	0.84%
26 Hogansville	27,984,968	2,834,910	25,150,058	1.00	0.251%	0.12299	1.123	1.123	1.116	0.63%
27 Jackson	46,082,911	3,829,144	42,253,767	1.00	0.422%	0.20678	1.207	1.207	1.198	0.75%
28 LaFayette	109,025,618	12,237,905	96,787,713	1.00	0.967%	0.47383	1.474	1.474	1.487	0.48%
29 LaGrange	552,805,754	31,683,046	521,122,708	1.00	5.207%	2.55143	3.551	3.551	3.523	0.79%
30 Lawrenceville	341,478,913	8,894,362	332,584,550	1.00	3.323%	1.62827	2.628	2.628	2.625	0.11%
31 Mansfield	7,845,100	700,571	7,144,529	1.00	0.071%	0.03479	1.035	1.035	1.034	0.10%
32 Marietta	1,052,515,957	68,909,231	983,606,726	1.00	9.830%	4.81670	5.816	5.816	5.802	0.24%
33 Monroe	162,772,924	13,376,092	149,396,832	1.00	1.493%	0.73157	1.732	1.732	1.725	0.41%
34 Monticello	25,925,117	3,399,205	22,525,912	1.00	0.225%	0.11025	1.110	1.110	1.109	0.09%
35 Moultrie	197,343,062	28,673,473	168,669,589	1.00	1.685%	0.82565	1.826	1.826	1.838	-0.65%
36 Newnan	385,380,147	12,769,571	372,610,576	1.00	3.723%	1.82427	2.824	2.824	2.561	10.27%
37 Norcross	105,715,526	3,218,784	102,496,742	1.00	1.024%	0.50176	1.502	1.502	1.505	-0.20%
38 Palmetto	33,020,800	1,710,160	31,310,640	1.00	0.313%	0.15337	1.153	1.153	1.148	0.44%
39 Quitman	54,309,481	8,197,630	46,111,851	1.00	0.461%	0.22589	1.226	1.226	1.230	-0.33%
40 Sandersville	133,271,294	9,253,284	124,018,010	1.00	1.239%	0.60711	1.607	1.607	1.599	0.50%
41 Sylvania	711,844,272	10,076,894	701,567,578	1.00	7.010%	3.43490	4.435	4.435	4.546	-2.44%
42 Sylvester	90,461,540	7,324,317	83,137,223	1.00	0.831%	0.40719	1.407	1.407	1.418	-0.78%
43 Thomaston	135,977,639	14,247,486	121,730,153	1.00	1.216%	0.59584	1.596	1.596	1.594	0.13%
44 Thomasville	503,820,952	46,412,293	457,408,659	1.00	4.571%	2.23979	3.240	3.240	3.333	-2.79%
45 Washington	88,581,089	9,385,721	79,195,368	1.00	0.791%	0.38759	1.388	1.388	1.435	-3.28%
46 West Point	57,468,037	8,665,957	48,800,080	1.00	0.488%	0.23912	1.239	1.239	1.240	-0.08%
47 Whigham	6,115,365	591,168	5,524,196	1.00	0.055%	0.02695	1.027	1.027	1.028	-0.10%
48 Oxford	19,101,357	850,281	18,251,076	1.00	0.182%	0.08918	1.089	1.089	1.088	0.09%
49 Acworth	106,103,466	4,266,761	101,836,705	1.00	1.018%	0.49882	1.499	1.499	1.488	0.74%
TOTAL	10,806,128,985	798,458,051	10,007,671,934	49.00	100.000%	49.00	98.000	98.000	98.000	0.00%



City of Newnan, Georgia - Mayor and Council

Date: May 28, 2019

Agenda Item: Consideration of Rental Policy and Accompanying Fee Schedule related City of Newnan Trolley

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider adopting a rental policy and accompanying fee schedule for the City of Newnan Trolley.

Background: Newnan City Council, at the March 23, 2019 Retreat, considered a proposed policy aimed at successfully managing the rental of the City of Newnan Trolley. Additionally, Newnan City Council discussed a potential fee schedule assigned to the rental of the City of Newnan Trolley.

Newnan City Council supported the following policy statement:

- City Manager's Office, at its own discretion, may review and approve the rental of the City of Newnan Trolley; and
- Trolley destinations must be located within the City limits of the City of Newnan; and
- A licensed and trained City of Newnan employee must drive the trolley during all rentals; and
- Food and drink are allowed, however no alcohol will be permitted on the trolley; and
- Rentals will only occur outside of those times in which the trolley is in regular service; and
- Trolley must be rented for a minimum of two (2) hours

The following is descriptive of the fee schedule that was presented to and supported by Newnan City Council:

Security Deposit	\$150 (refundable)
Hourly Fee	\$150 per hour

Funding: N/A

Recommendation: Newnan City Council may provide direction to City staff for the adoption of a rental policy and accompanying fee schedule.

Attachments: None

Previous Discussions with Council: Newnan City Council considered a City of Newnan Trolley Rental Policy and accompanying Fee Schedule at the March 23, 2019 retreat.



City of Newnan, Georgia - Mayor and Council

Date: May 28, 2019

Agenda Item: Resolution requesting sales tax information from Georgia DOR and naming a designated officer for all related purposes

Prepared by: Katrina Cline, Finance Director

Presented by: Cleatus Phillips, City Manager

Purpose: To obtain Council approval of the resolution requesting sales tax information from the Georgia Department of Revenue and naming a designated officer for all related purposes.

Background: Georgia code was amended in 2018 and now authorizes the Commissioner of the Georgia Department of Revenue to provide certain sales tax information to the City's designated finance officer, upon written request. The DOR Commissioner can also be asked to validate the political subdivision to which sales tax are being remitted by taxpayers with a business location within the City's boundaries. This information will enable more efficient and effective collection of occupational taxes for the City of Newnan.

Funding: The only cost to be incurred is the \$50 fee for the report and/or validation of local vendors, which would be funded through the Finance department's annual budget in the General Fund.

Recommendation: Staff recommends that Council approve the resolution requesting sales tax information and naming a designated officer for the City of Newnan.

Options:

1. Approval of the resolution, as requested.
2. Other action as directed by Council.

Attachments: Georgia Department of Revenue Policy Bulletin ADMIN-2019-02

Previous Discussion with Council: N/A

**RESOLUTION REQUESTING SALES TAX INFORMATION
FROM THE GEORGIA DEPARTMENT OF REVENUE
PURSUANT TO O.C.G.A. § 48-2-15(d.1) AND
NAMING A DESIGNATED OFFICER FOR ALL RELATED PURPOSES**

WHEREAS, Georgia Code O.C.G.A. § 48-2-15, as amended in 2018, authorizes the Commissioner of the Georgia Department of Revenue (hereinafter the “DOR Commissioner”) to provide certain confidential sales tax information to the “designated finance officer or taxing official” of local governments; and

WHEREAS, more specifically, O.C.G.A. § 48-2-15(d.1) authorizes the DOR Commissioner to provide to a local government’s designated officer, upon request, certain information relating to vendors that have submitted sales tax reports within the period of time set forth in that request; and

WHEREAS, O.C.G.A. § 48-2-15(d.1) further allows the local government’s designated officer to request that the DOR Commissioner validate, from time to time, the political subdivision to which sales taxes are being remitted by taxpayers with a business location within that local government’s boundaries; and

WHEREAS, the City of Newnan desires to obtain the sales tax information described in the above Georgia Code Section;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, as follows:

1. The City Council hereby designates the following finance or tax official as the City of Newnan’s Designated Officer for all purposes described in O.C.G.A. § 48-2-15(d.1):

Katrina Cline, Finance Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263
678-673-5490
Kcline@cityofnewnan.org

2. The City Council hereby requests that the DOR Commissioner (or his/her designee) furnish to the above-named Designated Officer all vendor sales tax information described in O.C.G.A. § 48-2-15(d.1)(1) for the City of Newnan (Coweta County) for the time period commencing on 7/1/2018 and ending on 6/30/2019.
3. In accordance with O.C.G.A. § 48-2-15(d.1)(2)(B) and following receipt of the information described in Paragraph 2, above, the Designated Officer is hereby authorized to request validation by the DOR Commissioner of the political subdivision to which one or more vendors/taxpayers with a business location in the City of Newnan have remitted sales taxes for the designated period, with such validation request to contain the business name and location address of each such vendor/taxpayer and such other information as may assist the DOR Commissioner in responding to such validation request;

4. The Designated Officer shall use such information only in the discharge of his/her duties and shall maintain the confidentiality of such information as required by O.C.G.A. § 48-2-15(d.1); and
5. The City Council shall comply with all confidentiality requirements of O.C.G.A. § 48-2-15(d.1), including, but not limited to, the requirements that 1) such information may only be discussed by members of the City Council in executive session and 2) members of the City Council shall recuse themselves from such executive session discussions in the event of a conflict of interest as described in the above Georgia Code Section.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the City of Newnan City Council, and the official named above shall remain the City of Newnan's Designated Officer for all purposes under O.C.G.A. § 48-2-15(d.1) until further action of the City Council.

BE IT FURTHER RESOLVED, that the City of Newnan's City Clerk is hereby directed to provide a certified copy of this Resolution to the Georgia Department of Revenue via email (public.disclosure@dor.ga.gov) or to otherwise transmit a copy of this Resolution as may be directed by the Georgia Department of Revenue.

PASSED AND RESOLVED this _____ day of _____, 20____.

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



Georgia Department of Revenue Policy Bulletin ADMIN-2019-02
Sales and Use Tax Information Available to Political
Subdivision Designees

Purpose: The purpose of this Policy Bulletin is to clarify the process for political subdivisions to request and receive sales and use tax information in accordance with 2018 Senate Bill 371 (“SB 371”), which was signed into law on May 7, 2018 and became effective on July 1, 2018. Additionally, this Policy Bulletin addresses the confidentiality obligations which political subdivisions must comply with after receipt of any such information.

Issue Date: January 14, 2019.

Authority: O.C.G.A. §§ 48-2-1 and 48-2-15.

Scope: A Policy Bulletin is intended to provide guidance to the public and to Department personnel. It is a written statement issued to apply principles of law to a specific set of facts or a general category of taxpayers. A Policy Bulletin is the Department's position and is binding on agency personnel until superseded or modified by a change in statute, regulation, court decision, or subsequent Policy Bulletin.

Discussion:

1. SB 371 Summary

SB 371 allows counties, municipalities, and consolidated governments (collectively, “political subdivisions”) in Georgia to: (1) request a report of vendors who filed a sales tax return with amounts attributable to the political subdivision for a designated period (the “Report”); and (2) after receiving the Report, the political subdivision may request that the Department validate that a taxpayer within the political subdivision is remitting sales tax to the appropriate political subdivision.

2. Sales and Use Tax Filer Report

Before the Department can provide the Report, the political subdivision must request the Report by sending an official resolution to public.disclosure@dor.ga.gov. The resolution must contain the contact information (name, address, phone number, and e-mail address) of a designated official, who must be a finance officer or taxing official of the political subdivision (the “Designee”). The resolution must also state a “designated period” of tax information the Designee wishes to receive, such designated period not to exceed one year. Please note that the Department is only able to include information of vendors for tax periods occurring after July 1, 2018, the effective date of SB 371. The Designee will be the only individual authorized to receive the Report from the Department.

Reports provided by the Department will include the sales tax certificate information for vendors who have reported sales tax attributable to the requesting political subdivision in the designated period. Please note that, due to statutory sales and use tax reporting requirements, the Department only has county- level information to provide to municipalities and consolidated governments.

Each political subdivision may make one Report request per year. The Department will charge a fee of \$50.00 to the requesting political subdivisions for providing each Report.

3. Validation of the Report

The initial Report provided to a Designee will list all vendors remitting any sales tax to the requesting political subdivision. After receiving the initial Report, the Designee of each political subdivision may request that the Department validate up to 10 vendors which are located within their political subdivision, whether or not such vendors appeared on the Report.

All validation requests must come from the Designee and contain the business name and location address of each vendor being validated. Additionally, if available, the validation request should include the taxpayer identification number, the reason the validation is being requested, and any other additional information the Designee wishes to include. Validation requests must be emailed to public.disclosure@dor.ga.gov.

Within 30 days of receipt of each validation request, the Department will provide the Designee with a response validating whether each vendor is reporting sales tax attributable to the proper county. For any vendors which the Department was unable to validate, the Department will take other appropriate action as provided by law. The Department will charge a fee of \$50.00 to the requesting political subdivision for providing the validation.

4. Confidentiality of Reports and Validation

Any information furnished pursuant to O.C.G.A. § 48-2-15(d.1) is strictly privileged and confidential. The political subdivision Designee may **NOT** contact any of the taxpayers identified in the confidential information.

It is unlawful for any person to divulge confidential tax information in violation of O.C.G.A. § 48- 2-15(d.1). Any person who violates this law is subject to the same penalties that would apply to an employee of the Department of Revenue for the improper divulgence of confidential tax information.

FOR MORE INFORMATION

For more information on this subject, please email public.disclosure@dor.ga.gov or visit the Department's website at dor.georgia.gov.

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WALTER D. SANDERS
(1909 – 1989)
WILLIS G. HAUGEN
(1924 – 2014)

TO: Mayor & City Council
Cleatus Phillips, City Manager
City of Newnan

FROM: C. Bradford Sears, Jr., Esq.
Sanders, Haugen & Sears, P.C.

DATE: May 21, 2019

RE: Special Election – Alcohol-“Sunday Brunch”

MEMORANDUM

Attached is the “Sunday Brunch” ordinance extending Sunday time to sell alcoholic beverages by the drink to 11:00 a.m. to 12:30 p.m. The current ordinance permits such sales only beginning at 12:30 p.m.

The ordinance must be adopted first, subject to later approval by the voters at a special election referendum at the November 5, 2019 General Election.

Upon adoption of the ordinance the attached resolution call for the Special Election Referendum must be adopted no later than July 18, 2019.

With the summer council schedules and members summer schedules, I would suggest placing the ordinance for adoption on the May 28, 2019 council agenda.

AN ORDINANCE

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF NEWNAN, GEORGIA, AT CHAPTER 6, ALCOHOLIC BEVERAGES, SECTION 3-11, TIMES FOR SALES, BY REPEALING THE PRESENT SECTION IN ITS ENTIRETY, ADOPTING IN LIEU THEREOF NEW REGULATIONS FOR DAYS AND HOURS FOR SALE OF ALCOHOLIC BEVERAGES IN CERTAIN ESTABLISHMENTS LICENSED FOR ON-PREMISES CONSUMPTION, CONDITIONED UPON APPROVAL OF THIS ORDINANCE IN A REFERENDUM CALLED FOR THAT PURPOSE; PROVIDING FOR NOTICE TO THE COWETA COUNTY BOARD OF ELECTIONS AND REGISTRATION FOR THE CALL OF THE REFERENDUM; REPEALING CONFLICTING ORDINANCES AND PARTS THEREOF; RESTATING THE CODE, AS MODIFIED BY THIS ORDINANCE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NEWNAN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Code of Ordinances of Newnan, Georgia is hereby amended at Chapter 3, ALCOHOLIC BEVERAGES, at Section 3-11, TIMES FOR SALES, by repealing the present section in its entirety and adopting in lieu thereof the following:

Sect.3-11 – TIMES FOR SALES.

(a) It shall be unlawful for any beer, malt beverage or wine package dealer in the city to sell, dispense or deliver any beer, malt beverages or wine except between the hours of 7:00 a.m. and 2:00 a.m. Monday through Saturday morning, and except between the hours of 7:00 a.m., Saturday morning through 12:00 midnight Saturday night and except between the hours of 12:30 p.m. Sunday afternoon and 11:30 p.m. Sunday night provided, no beer, malt beverages or wine shall be sold, dispensed, or delivered by a beer, malt beverage or wine package dealer from 12:00 midnight Saturday night through 12:30 pm. Sunday afternoon and from 11:30 p.m. Sunday night through 7:00 a.m., Monday morning.

(b) It shall be unlawful for any business establishments serving food licensed to sell malt beverages, wine or distilled spirits by the drink for consumption on the premises only pursuant to this chapter to sell, dispense or deliver alcoholic beverages for consumption on the premises except between the hours of 7:00 a.m. and 2:00 a.m., Monday through Saturday, and except between the hours of 7:00 a.m. Saturday morning through 2:00 a.m. Sunday morning, and except between the hours of 11:00 a.m. Sunday morning and 2:00 a.m. Monday morning.

(c) Notwithstanding the prohibition set forth in paragraph (b) hereinabove, business establishments serving food, licensed to sell malt beverages wine or distilled spirits by the drink for consumption only on the premises may permit alcoholic beverages purchased prior to 2:00 a.m. an additional 30 minutes to be consumed on the premises.

(d) The sale of alcoholic beverages on election days is permitted within the city; provided, however, it shall be unlawful for any person to sell alcoholic beverages within 250 feet of any polling place or if the outer edge of any building within which such polling place is established during the hours the polls are open.

Section 2. The provisions of Section 1 of this Ordinance shall only become effective if approved by a majority of the qualified electors of the City of Newnan voting in a referendum conducted as hereinafter provided. Within ten (10) days of the enactment of this Ordinance on second and final reading, the City Clerk shall give written notice of such enactment, and a certified copy thereof, to the Chairman of the Coweta County Board of Elections and Registration. It shall be the duty of such Board, not more than 30 days after receipt of notice of the enactment, to call an election to be held in conjunction with the city's general election on Tuesday, November 5, 2019 for the purpose of submitting the question of Sunday sales in certain establishments licensed for on-premises consumption and hotels during the hours of 11:00 a.m. until 12:30 p.m., pursuant to O.C.G.A. Sec. 3-3-7, to the qualified electors of the City for approval or rejection. The Board shall cause the date and purpose of the election to be published in the official organ of the county once a week for two weeks immediately preceding the date thereof. The ballot shall have printed thereon the words:

“[YES] Shall the governing authority of the City of Newnan be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage

[NO] purposes by the drink from 11:00 a.m. to 12:30 p.m.?”

All persons desiring to vote for approval of Sunday sales shall vote “YES” and those persons desiring to vote for rejection of Sunday sales shall vote “NO”.

Section 3. All ordinances or parts thereof in conflict with the foregoing are expressly repealed

Section 4. Except as modified herein, The Code of Ordinances of Newnan, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

Section 5. This ordinance shall become effective November 17, 2019 if a majority of the qualified electors voting in the referendum called for that

purpose vote for approval; otherwise, this Ordinance shall be of no legal force and effect.

ADOPTED in open session, regularly assembled this ____ day of _____, 2019.

ATTEST:

Della Hill, City Clerk

L. 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

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

A RESOLUTION

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF NEWNAN, GEORGIA, CALLING FOR A REFERENDUM TO BE HELD IN CONJUNCTION WITH THE CITY'S GENERAL ELECTION TO BE HELD NOVEMBER 5, 2019 FOR THE PURPOSE OF APPROVING AN AMENDMENT TO THE CODE OF NEWNAN, GEORGIA CHANGING THE TIMES CERTAIN ESTABLISHMENTS LICENSED TO SELL ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES MAY SELL ON SUNDAYS, AND FOR OTHER PURPOSES.

Pursuant to that certain Ordinance No. 19-_____, enacted _____, 2019 to amend the provisions of the Code of Newnan, Georgia, pertaining to the sale of alcoholic beverages on Sundays by certain retail consumption licensees, it is hereby RESOLVED as follows:

“The provisions of Section 1 of this Ordinance [adopted _____ 2019] shall only become effective if approved by a majority of the qualified electors of the City of Newnan voting in a referendum conducted as hereinafter provided. Within ten (10) days of the enactment of this Ordinance on second and final reading, the City Clerk shall give written notice of such enactment, and a certified copy thereof, to the Chairman of the Coweta County Board of Elections and Registration. It shall be the duty of such Board, not more than 30 days after receipt of notice of the enactment, to call an election to be held in conjunction with the City’s general election on Tuesday, November 5, 2019 for the purpose of submitting the question of Sunday sales in certain establishments licensed for on-premises consumption and hotels during the hours of 11:00 a.m. until 12:30 p.m., pursuant to O.C.G.A. Sec. 3-3-7, to the qualified electors of the City for approval or rejection. The Board shall cause the date and purpose of the election to be published in the official organ of the county once a week for two weeks immediately preceding the date thereof. The ballot shall have printed thereon the words:

“[YES] Shall the governing authority of the City of Newnan be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage
[NO] purposes by the drink from 11:00 a.m. to 12:30 p.m.?”

All persons desiring to vote for approval of Sunday sales shall vote "YES" and those persons desiring to vote for rejection of Sunday sales shall vote "NO".

SO RESOLVED, this _____ day of _____, 2019.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Cynthia Jenkins, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George Alexander, Councilmember

Cleatus Phillips, City Manager

Ray DuBose, Councilmember

Rhodes Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



May 21, 2019

Reference: Amended Grease Ordinance

Mayor and Council,

On behalf of Newnan Utilities, I would like to submit our amended grease ordinance for your review and approval. This was originally drafted and approved in 2003 to stay current with the Georgia Environmental Protection Division regulations. The amended ordinance is updated to reflect the current practices of today. Please feel free to contact me if you have any questions.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon Lovett", is written over a faint, light blue horizontal line.

Brandon Lovett
Director of Water Operations
770-683-6197
blovett@newnanutilities.org

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF NEWNAN BY ADOPTING A
FAT, OILS AND GREASE MANAGEMENT ORDINANCE
FOR THE CITY; AND FOR OTHER PURPOSES**

Whereas, the City has determined by recommendation of the Newnan Water, Sewerage and Light Commission, hereby known as Newnan Utilities, that it is necessary and proper to adopt an ordinance establishing uniform maintenance and monitoring requirements for controlling the discharge of grease from food service facilities discharging into the City's wastewater collection system and commercial grease haulers in order to provide a healthy environment for the City's future to benefit the quality of the cleanliness within the City, and to protect the City's wastewater collection and treatment facilities.

Now therefore, be it ordained by the City Council of the City of Newnan and it is hereby ordained by the authority of same that the following be adopted as Section 116.00, Fat, Oils, and Grease Management, of Chapter 21, Utilities, Article IV, Water and Sewerage, of the Code of Ordinances of the City of Newnan.

SECTION I: Section 116.00. FAT, OILS, AND GREASE MANAGEMENT.

Section 116.01. Definitions.

Food Service Facility or *Facility* means any food service facility which prepares and/or packages food or beverages for sale or consumption, on or off site, except for private residences. Food service facilities shall include, but are not limited to food courts, food manufacturers, food packagers, restaurants, grocery stores, bakeries, lounges, hospitals, hotels, nursing homes, churches, schools and all other food service facilities not listed above.

Garbage Disposal means a device which shreds or grinds up waste materials into smaller portions for discharge into the City's wastewater collection system.

GMP Official means a member of the staff of the Newnan Utilities Grease Management Program.

Gray Water means all the liquid contained in a grease interceptor that lies below the floating grease layer and above the food solids layer.

Grease means a material either liquid or solid, composed primarily of fat, oil and grease from animal or vegetable sources. The terms "fats oils and grease (FOG)", "oil and grease" or "oil and grease substances" shall all be included within this definition.

Grease Hauler means a person who collects the contents of a grease interceptor or trap and transports it to an approved recycling or disposal facility. A grease

hauler may also provide other services to a food service facility related to grease interceptor maintenance.

Grease Interceptor means a device located underground and outside of a food service facility designed to collect, contain or remove food wastes and grease from the waste stream while allowing the balance of the liquid waste to discharge to the wastewater collection system by gravity. Interceptors shall have at least two inspection hatches on the top surface to facilitate inspection, cleaning and maintenance by a grease hauler. Grease Interceptors will be a minimum of 1500 gallons. Newnan Utilities reserves the right to deviate from minimum size as deemed necessary.

Grease Trap means a device located in a food service facility or under a sink designed to collect, contain or remove food wastes and grease from the waste stream while allowing the balance of the liquid waste to discharge to the wastewater collection system by gravity. Traps shall have a removable lid on the top surface to facilitate inspection, cleaning and maintenance.

Section 116.02. Purpose and Applicability.

- (a) *Purpose.* This ordinance establishes uniform maintenance and monitoring requirements for controlling the discharge of grease from food service facilities discharging into the City's wastewater collection system and commercial grease haulers. The objectives of this ordinance are:
- (1) to prevent the introduction of excessive amounts of grease into Newnan's wastewater collection system.
 - (2) to prevent clogging or blocking of the City's sewer lines due to grease build-up causing backup and flooding of streets, residences and commercial buildings, resulting in potential liability to the City.
 - (3) to implement a procedure to recover the costs incurred in cleaning and maintaining sewer lines and disposing of grease blockages.
 - (4) to implement a procedure to recover costs for any liability incurred by the City for damage caused by grease blockages resulting in the flooding of streets, residences or commercial buildings.
 - (5) to establish fees for the recovery of costs resulting from the program established herein.
- (b) *Applicability.* This shall apply to all food service facilities that are connected to Newnan Utilities collection system.

Section 116.03. Grease Traps and Interceptors.

- (a) *Requirements.* All food service facilities are required to have a grease trap or grease interceptor. The requirements in this Chapter are in

addition to any applicable requirements of current local and national Plumbing Codes.

- (1) *New Facilities.* On or after the effective date of this Chapter, food service facilities which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a food service facility, where such facility did not previously exist, shall be required to install, operate and maintain a grease interceptor or grease trap according to the requirements contained in this Chapter. Grease interceptors or grease traps shall be installed prior to the issuance of a certificate of occupancy.
- (2) *Existing Facilities.* For the purposes of sizing and installation of grease interceptors, all food service facilities existing within the City prior to the effective date of this Chapter shall be permitted to operate and maintain existing grease interceptors or grease traps provided their grease interceptors or grease traps are in efficient operating condition.

On or after the effective date of this Chapter, Newnan Utilities will require an existing food service facility to install, operate and maintain a new grease interceptor or trap that complies with the requirements of this Chapter or to modify or repair any noncompliant plumbing or existing interceptor or trap within 90 days of written notification by Newnan Utilities when any one or more of the following conditions exist.

- a. The facility is found to be contributing oils and grease in quantities enough to cause line stoppages or necessitate increased maintenance on the wastewater collection system.
 - b. The facility does not have a grease interceptor or trap.
 - c. The facility has an undersized, irreparable or defective grease interceptor or trap.
 - d. Remodeling of the food preparation or kitchen waste plumbing system is performed which requires a plumbing permit to be issued by the City of Newnan.
 - e. The existing facility is sold or undergoes a change of ownership.
 - f. The existing facility does not have plumbing connections to a grease interceptor or trap in compliance with the requirements of this Chapter
- (b) *Plumbing Connections.* Grease interceptors or traps shall be in the food service facility's lateral sewer line between all fixtures which may

introduce grease into the sewer system and the connection to the City's wastewater collection system. Such fixtures shall include, but not be limited to, sinks, dishwashers, garbage disposals, automatic hood wash units, floor drains in food preparation and storage areas, and any other fixture which is determined to be a potential source of grease. Wastewater from sanitary facilities and other similar fixtures shall not be introduced into the grease interceptor or trap under any circumstances.

- (c) *Grease Traps.* Grease traps shall be prohibited for new food service facilities, except for those facilities where inadequate space is available for the installation of a grease interceptor. Approval of the installation of a grease trap instead of a grease interceptor at a new food service facility shall meet the following criteria:
- (1) *Trap design and location.* Grease traps shall conform to the standards of current local and national plumbing codes. Grease traps shall be installed in strict accordance with the manufacturer's instructions. Grease traps shall be equipped with a cover that can be opened for inspection and sampling and a mechanism for a secure closing.
 - (2) *Trap Capacity.* The capacity of the grease trap shall be related to any current local and national plumbing codes applicable.
 - (3) *Flow-Through Rate.* Flow-through rates shall be calculated in accordance with current local and national plumbing codes applicable.
 - (4) *Flow Control Device.* Grease traps shall be equipped with a device to control the rate of flow through the unit. The rate of flow shall not exceed the manufacturers rated capacity recommended in gallons per minute for the unit.
 - (5) *Venting.* The flow-control device and the grease trap shall be vented in accordance with current local and national plumbing codes.
 - (6) *Inspection, Cleaning and Maintenance.* Newnan Utilities and/or contractor will be responsible for inspections and cleaning of grease traps. This will be performed at a frequency deemed appropriate by representatives of Newnan Utilities. All repairs and maintenance of grease traps are the responsibility of the owner. A written notice to repair will be issued by Newnan Utilities. Once this notice has been issued the owner has 30 days to complete repairs.
 - (7) *Inspection.* Grease traps shall be inspected by Newnan Utilities as necessary to assure proper efficiency of the grease trap is being achieved.

- (8) *Repairs.* The food service facility shall be responsible for the cost and scheduling of all repairs to their grease trap(s). Repairs required by a GMP Official shall be completed within 30 calendar days after the date of written notice of required repairs is received by the facility, unless Newnan Utilities approves in writing of a different schedule.
 - (9) *Disposal.* Grease and solid materials removed from a grease trap shall be disposed of in the solid waste disposal system by a method approved by Newnan Utilities.
 - (10) *Location.* Grease traps must be located at the furthest possible point from the sink for the trap to work at a high degree of efficiency.
- (d) *Grease Interceptors.* Grease interceptors shall be installed at all new food service facilities except where physical space is limited. All new and existing grease interceptors shall meet the following criteria:
- (1) *Interceptor design and location.* Grease interceptors shall have a minimum of two compartments and shall be capable of separation and retention of grease and storage of settled solids. Interceptor design shall conform with the requirements of current local and national plumbing codes. A control manhole over each compartment for monitoring purposes shall be required and installed at the owner/operator's sole expense. Covers shall have a gas tight fit. The grease interceptor shall be designed, constructed and installed for adequate load-bearing capacity. Flow control devices shall be required where the water flow through the interceptor may exceed its rated flow. Interceptors shall be installed in a location outside of the building which always provides easy access for inspections, cleaning and proper maintenance, including pumping.
 - (2) *Interceptor capacity.* The Owner/Operator of the facility shall furnish definite and complete information on the facility as set forth herein. The Owner/Operator shall be responsible for the accuracy thereof. If the size of the initially installed grease interceptor fails, in Newnan Utilities opinion, to adequately perform, the Owner/Operator shall install a grease interceptor which in Newnan Utilities opinion will adequately perform. Grease interceptor capacity calculations shall then be performed by Newnan Utilities based on size and type of operation according to current local and national plumbing codes. Minimum capacity of any one unit shall be 1500 gallons. Newnan Utilities reserves the right to deviate from minimum size as deemed necessary. Where enough capacity cannot be achieved with a single unit, installation of grease interceptors in series is required. The capacity of the grease interceptor required for food manufacturing or processing facilities which are not covered by the current local and national

plumbing codes shall be approved by the GMP Official according to the mass and type of food prepared, the wastewater volume produced from food preparation or manufacture, total hours of operation per day and a load factor depending on the installed equipment. The Grease Trap Formula guidelines required by Newnan Utilities are stated below:

Grease Trap Formula:

Design – The following dosing equations are taken from the Manual for On-Site Sewage Management Systems published by the Georgia Department of Human Resources Division of Public Health.

Restaurants:

$(S) \times (GS) \times (HR) \times (LF) \div 12 =$ Grease Interceptor capacity in gallons, where:

- S= Number of seats in dining area
- GS= Gallons of wastewater per seat (use 25)
- HR= Number of hours open for business
- LF= Load Factor (use 1)
- 12= Number of months in a year

Newnan Utilities allows only 1500-gallon grease interceptors. For projects requiring more than 1500-gallon capacity, interceptors will be installed in multiples of 1500-gallon tanks in a series.

Example: For a restaurant with a 75-seat dining area, a 12-hour day operation, a typical discharge of 25 gallons per seat, and located on a main highway, the size of the grease interceptor is calculated as follows:

$(75) \times (25) \times (12) \times (1.0) \div 12$ months per year = 1875-gallon capacity; use two (2) 1500-gallon grease interceptors installed in series.

Hospitals, Nursing Homes, other type commercial kitchens with varied seating capacity:

$(M) \times (GM) \times (LF) \times (SC) =$ Grease Interceptor capacity in gallons, where:

- M= Meals
- GM= Gallons of wastewater per meal (use 5 gallons per meal)
- LF= Loading factor -1.0 with dishwashing, 0.5 without dishwashing
- SC= Storage capacity factor -1.0 for public sewer, 2.5 for on-site disposal

Example: A nursing home with 100 beds, a dishwasher, serving 3 meals per day, discharging to the public sewer is calculated as follows:

$$(300) \times (5) \times (1) \times (1) = 1500\text{-gallon capacity}$$

Any establishment that has food preparation of any type is required to have at least one 1500-gallon exterior grease interceptor. These establishments include, but are not limited to: Restaurants, Ice Cream Shops, Coffee Shops, Cafeterias, Deli's, Butcher Shops, Bakeries, Convenience Stores, Motels, Hotels, Churches, Schools, Day Cares, Etc.

For Water/Sewer Plan Review please provide the following:

- Site plan showing the connection to the sewer system, including test manhole
 - Interior layout plan showing square footage and all equipment, tables, plumbing fixtures, number of seats, etc.
 - A manifest from the cleaning company, if there is an existing grease trap.
- (3) *Inspection, Pumping and Maintenance.* Newnan Utilities and/or contractor shall be responsible for pumping, cleaning, and inspection of all grease interceptors. The food service facility will be responsible for installation and repairs of grease interceptors. Pumping services shall include the initial complete removal of all contents, including floating materials, wastewater and bottom sludges and solids from the interceptor.
- a. Waste haulers must have written permission from Newnan Utilities in order to return any gray water back into the grease interceptor. This permission will be granted on a case by case basis and will depend upon the methods by which the solids and grease are separated in order to assure that clear water is the only material returned to the grease interceptor.
- (4) *Pumping Frequency.* Each facilities' grease interceptor will be pumped a minimum of once every 12 weeks. Grease trap pumping is once per month. Newnan Utilities also has the right to decrease or increase the pumping frequency if Newnan Utilities determines it to be necessary or prudent.
- (5) *Variance Procedure.* If a food service facility determines that pumping once every 12 weeks is excessive then the facility may request a review of the above described pumping schedule.
- a. The food service facility shall submit written

correspondence explaining their request and reasoning, and providing all details pertaining to said request.

- b. The food service facility will also be required to pay a variance fee of \$300 plus any sampling done by Newnan Utilities.
 - c. At the time which the grease interceptor is due to be pumped a representative of Newnan Utilities will collect a sample from the discharge point of the grease Interceptor. After the sample is collected it will be analyzed for fats, oils, and grease content by a laboratory chosen by Newnan Utilities.
 - d. For the variance to be considered, the sample must show a fats, oils, and grease content of less than 100 mg/l. If the sample does show a level below this then a sample will be taken once a week until the sample exceeds the 100 mg/l mark established. Thus, the time elapsed between the last pumping and the time at which the sample exceeds the above-mentioned mark will then be the frequency at which that particular trap is pumped.
 - e. If at any time the food service facility changes ownership or does any type of renovation the schedule will revert to the original schedule established by Newnan Utilities.
 - f. If the initial sample taken from a grease interceptor is not below the 100mg/l mark, then the variance will not be considered.
- (6) *Inspection.* Grease interceptors shall be inspected by a GMP Official as necessary.
- (7) *Repairs.* Each food service facility shall be responsible for the cost and scheduling of all repairs to its grease interceptor(s). Repairs required by a GMP Official shall be corrected within 30 calendar days after the date a written notice requiring the repairs are received by the facility or unless notice from Newnan Utilities establishes a different compliance date.
- (8) *Disposal.* Wastes removed from each grease interceptor shall be disposed of at a facility permitted by the State of Environmental Protection Chapter of the Georgia Department of Natural Resources to receive such wastes or at a location designated by Newnan Utilities for such purposes. Neither grease or solid materials removed from interceptors shall be returned to any grease interceptor, private sewer line or to any portion of Newnan Utilities wastewater collection system or Water Reclamation Facilities without prior written permission GMP Official.

- (9) *Interceptor Additives.* Any chemicals, enzymes, emulsifiers, live bacteria or other grease cutters or additives are not permitted by Newnan Utilities unless authorized by a GMP Official. MSDS sheets and any other applicable information concerning the composition, frequency of use and mode of action of the proposed additive shall be sent to Newnan Utilities together with a written statement outlining the proposed use of the additive(s). Based upon the information received and any other information solicited from the potential user or supplier, Newnan Utilities shall permit or deny the use of the additive in writing. Permission to use any specific additive may be withdrawn by Newnan Utilities at any time.
- (10) *Alternative grease removal devices or technologies.* Alternative devices and technologies such as automatic grease removal systems shall be subject to written approval by a GMP Official prior to installation. Approval of the device shall be based on demonstrated (proven) removal efficiencies and reliability of operation. Newnan Utilities may approve these types of devices depending on manufacturer's specifications on a case by case basis.

Section 116.04. Food Service Facility Inspection Procedure.

- (a) *Entry.* Each food service facility shall allow the GMP official and other duly authorized employees or agents of Newnan Utilities bearing proper credentials and identifications access at all reasonable times to all parts of the premises for the purpose of inspection, observation, records examination, measurement, sampling and testing in accordance with the provisions of this Chapter. The refusal of any food service facility to allow the GMP official entry to or upon the facility's premises for purposes of inspection, sampling effluents or inspecting and copying records or performing such other duties as shall be required by this Chapter shall constitute a violation of this Chapter. The GMP Official may seek a warrant or use such other legal procedures as may be advisable and reasonably necessary to discharge his duties pursuant to this Chapter.
- (b) *Inspection.* All food service facilities shall be inspected as follows:
- (1) *Inspections.* The GMP Official shall inspect food service facilities on both a scheduled and unscheduled basis. If any deficiencies are recorded by the GMP Official during an inspection, the GMP Official shall provide the food service facility a written notice to correct the deficiency within 30 calendar days, and a tentative date for a first re-inspection.

- (2) *Re-inspections.* The GMP Official shall re-inspect food service facilities which received deficiency notices after the original inspection. The GMP Official shall inspect any repairs or other deficiencies and shall provide written notice of compliance or non-compliance. In the event the food service facility has returned to compliance with all the deficiencies, there shall be no charge for the re-inspection.
- a. In the event of continuing non-compliance, successive re-inspections will be scheduled, and appropriate fees shall be charged to the food service facility concerned for the first and all successive re-inspections. A first re-inspection shall be performed after a minimum of 30 calendar days have elapsed to allow for corrective action by the food service facility to be completed.
- (c) *Monitoring.* Newnan Utilities shall have the right to sample and analyze the wastewater from any food service facility at any time to determine levels of grease contained within a facilities discharge.

Section 116.05. Grease Haulers.

- (a) *Spill Reporting.* Any accident, spill, or other discharge of grease or gray water which occurs within the City shall be reported to Newnan Utilities by the grease hauler as soon as possible but not longer than 24 hours after the incident. The grease hauler shall comply with all procedures contained in Federal, State and local regulations. The grease hauler shall be responsible for all clean-up procedures and costs.
- (b) *Record Keeping.* Grease haulers shall retain and make available for inspection and copying, all records related to grease interceptor pumping and grease disposal from businesses connected to Newnan Utilities wastewater collection service system. These records shall remain available for a period of at least three (3) years. Newnan Utilities may require additional record keeping and reporting, as necessary, to ensure compliance with the terms of this Chapter. Any food service facility requesting a manifest may do so in writing.
- (c) *Vehicle Inspection.* Grease haulers shall permit Newnan Utilities to inspect grease hauler's registered vehicles.

Section 116.06. Fees.

- (a) *Fees and Billing.* The fees provided for in this Chapter are separate and distinct from all other fees chargeable by the City. All fees shall become immediately due and owing to Newnan Utilities upon receipt of invoice(s) for rendition of services. Fees are

included on Newnan Utilities monthly statements and are subject to delinquent fees if not paid by the due date.

- (1) *Variance Fee.* A food service facility applying for a variance shall provide variance fee of \$300.
- (2) *Failure to Repair Fee.* Any Food Service Facility failing to adhere to repair request within the allotted 30 days will be charged \$50 per day over and beyond 30 days.
- (3) *Pumping Fees.* Facilities shall be charged fees determined by Newnan Utilities to be included on their monthly statements.
- (4) All fees provided for herein may be adjusted by Newnan Utilities as it deems to be appropriate.

Section 116.07. Legal Proceedings.

- (a) *Search Warrant.* Newnan Utilities, through the City Attorney, may seek to obtain a search warrant from the appropriate authority to gain access to a food service facility for the purposes of inspection and monitoring if such lawful entry has previously been denied by the food service facility
- (b) *Injunctive and Other Relief.* The City, through the City Attorney, may file a petition in the name of the City in the Municipal Court, the Superior Court of the County or such other courts as may have jurisdiction seeking the issuance of an injunction, damages, or other appropriate relief to enforce the provisions of this Chapter or other applicable law or regulation. Suit may be brought to recover any and all damages suffered by the City as a result of any action or inaction of any person who causes or suffers damage to occur to the City's wastewater collection system, or for any other expense, loss or damage of any kind or nature suffered by the City.
- (c) *Criminal Mischief.* No person shall maliciously, willfully or deliberately break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part Newnan Utilities sewer system or Utilities Department. Any person violating this provision shall be subject to immediate arrest under charge of destruction of public property.
- (d) *Citations.* Violators of the provisions of this Chapter shall be subject to be issued a citation to appear in the City of Newnan Municipal Court to answer to the charge.

- (e) *Remedies Nonexclusive.* The remedies provided for in the ordinance are not mutually exclusive. The GMP Official may take any, all, or any combination of these actions against a noncompliant person.

Section 116.08. Penalties.

- (a) *Falsifying Information.* Any person who knowingly makes any false statements, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to this Chapter, or who falsifies, tampers with or knowingly renders inaccurate any monitoring device or method required under this Chapter or shall violate any other provision of this Chapter, shall be subject to be issued a citation to appear in the City of Newnan Municipal Court and shall, upon conviction, be subject to a penalty in an amount not to exceed \$500.00 or by imprisonment for not more than six months, or by both. Each day on which a violation shall occur or continue shall be deemed a separate and distinct offense.

Section 116.09. Administrative enforcement and abatement.

- (a) *Service Revocation.* Any services provided by Newnan Utilities may be suspended for the following reasons:
- (1) Falsification of any information submitted as part of the registration.
 - (2) Failure to comply with any requirements or regulations concerning discharges to the Newnan Utilities wastewater collection system.
 - (3) Failure to comply with any requirements or regulations concerning grease interceptors
 - (4) Failure to pay required fees, or any assessed surcharges in a timely manner.

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.

Adopted in regular session assembled, this ____ day of _____, 2019.

ATTEST:

Della Hill, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Cynthia E. Jenkins, Mayor Pro-Tem

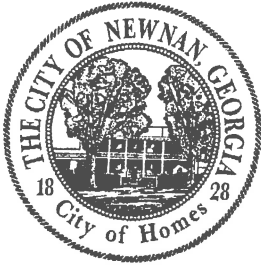
George M. Alexander, Councilmember

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: May 28, 2019

Agenda Item: Landscape Installation Services contract recommendation

Prepared and Presented by: Mike Furbush, City Landscape Architect/Arborist

Submitted by: Mike Furbush, City Landscape Architect/Arborist

Purpose: Staff recommendation to City Council for a proposed Landscape (Sod) Installation Services contract.

Background: In early May 2019, the City of Newnan issued an Invitation To Bid (ITB) from qualified landscape installation contractors for the landscape (sod) installation services for the Sprayberry Road Park within the City of Newnan.

On May 21, 2019 the City of Newnan received three (3) bid proposals formally responding to the City's Request for Proposal for the opportunity to be selected as the contractor for the Landscape (Sod) Installation Services contract. The bids, ranging from lowest to highest, are as follows...

- Aabby Group, Inc. (\$68,000)
- Yard-Nique, Inc.(\$93,048)
- Lawn Tech Landscaping, Inc.(\$104,100)

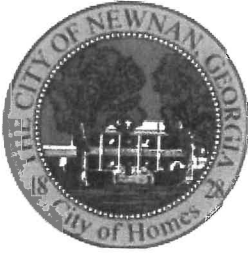
Options: 1. Accept staff's recommendation.
2. Other action as directed by City Council.

Funding: Landscape allowance within the existing park contract.

Recommendation: Staff is recommending that City Council award the Landscape (Sod) Installation Services contract to the low bidder, Aabby Group, Inc.

Attachments: See attached bid sheet.

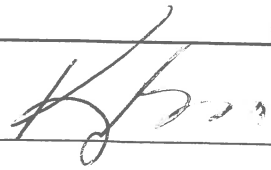
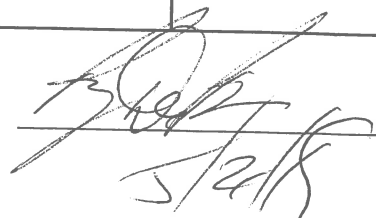
Previous Discussions with Council: None

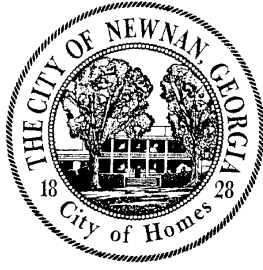


City of Newnan, Georgia

**BID OPENING: Sprayberry Road Park
Landscape (Sod) Installation Project
Tuesday, May 21, 2019 – 10:00 A.M.**

BIDDER	BID AMOUNT	COMMENTS
Lawn Tech	\$104,100.00	
Aabby Group	\$ 68,000.00	
Yard-Nique	\$ 93,048.08	

BIDS OPENED BY:  



City of Newnan, Georgia – Mayor and City Council

Date: May 28, 2019

Agenda Item: Rezoning Request – RZ2019-03
17.97± acres located off Highway 29 North and Old Atlanta Highway

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose:

Reynolds Parc, LLC is seeking to change the zoning on a 17.97 ± acre tract located at 29 North and Old Atlanta Highway (Tax Parcel # 073 5088 015). The property is currently zoned RU-7 (Urban Residential Single-Family Dwelling District – High Density) with conditions for a 44 unit single-family residential subdivision. The applicant is seeking a PDR (Planned Development Residential) zoning designation that will remove and replace the existing conditions and increase the density to 68 units.

Background:

The subject property was annexed by David Reynolds into the city limits in 2006. The rezoning was conditioned upon the execution of a developer's agreement that ensured consistency with the concept plan, density and architectural detail provided in an architectural pattern book that was submitted as part of the application. Since 2006, the property has remained undeveloped. Reynolds has now elected to sell the site, but the buyer would like greater flexibility in both the design and concept plan. Therefore, they are requesting a Planned Residential Development (PDR) zoning designation as it allows residential development in a manner open to and advocating innovation in design and layout.

Present Zoning District	RU-7 with conditions
Proposed Zoning District	PDR
Current Land Use	Vacant Land
Parcel Size	17.97 ± acres

Surrounding Zoning Classifications

North	RS-15
East	RC
South	Old C
West	PDR

Surrounding Land Use Pattern

North	Vacant Land – 40 Lot subdivision Requested
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East	Lake Ridge Subdivision
South	Alpine Gas Company
West	Avery Park

Summary:

Staff analyzed the following criteria prior to formulating a recommendation:

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Adjacent and nearby property is zoned for low-density residential units and commercial development in the County and planned development residential in the City. It should be noted that the tract to the North was recently annexed into the city limits with an RS-15 zoning designation to develop a 40 unit single-family subdivision. The PDR zoning would be compatible with the majority of surrounding land uses in that it would allow single-family homes at a density equivalent to that of Avery Park, but greater than the County zoning which allows one unit per 1.6 acres. It would not be compatible with the commercial property to the south currently occupied by Alpine Gas.

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The subdivision would serve as a buffer between the commercial gas company and the lower density residential development to the north. In addition, the applicant is showing a 25' undisturbed buffer between the subject property and the northern tract. This was a condition that the County requested and Council adopted as part of the 2006 annexation mitigation.

As with all increases in density, there would be additional traffic due to 24 more units being proposed in the new design; however, 13 of the homes will only have access off Old Atlanta Highway as the new site plan does not show a creek crossing by any of the subdivision's streets. This means 11 more homes will directly access Highway 29 North.

It should also be noted that the commercial tract could be impacted if they choose to expand or if another commercial use was placed on the property. Additional buffering could be required under County regulations due to the incompatibility of uses. There is a creek that separates the two properties that will serve as a natural buffer.

Are their substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned for a 44 unit residential subdivision. It could be used as currently zoned; however, the developer would be restricted to the design and concept plan specified in the architectural pattern book that was approved in 2006.

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Fire: Fire Chief Stephen Brown indicated that the City of Newnan Fire Department has adequate equipment and personnel to service this property.

Police: Police Chief Buster Meadows stated that his department will be able to service this development without great impact.

Water and Sewer: According to Scott Tolar, Newnan Utilities will be able to provide water and sewer to the property. The developer will be responsible for all upgrade costs necessary to serve the development.

Engineering: The City Engineer cited the following issues that would need to be addressed during the development phase:

Environmental Concerns:

- The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.
- All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.
- The layout as proposed will offer more protection to the streams and wetlands than the previous development as the road is crossing the stream rather a pedestrian bridge which allows them to preserve more sensitive natural area in open space.

Access, Layout, and Road Concerns:

- ADA compliant five (5) foot sidewalks shall be provided on both sides of all streets within the community and along all existing road frontages.
- All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.
- The main entrance on Hwy 29 and the emergency fire access not shown on this plan but previously shown on another plan to access on Hwy 29 are subject to GA DOT approval.

Trip Generation Existing Zoning:

This existing site is zoned for RU-7 with 44 possible homes. Trip generation from this site was calculated using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 44 homes

- a. Weekday : 9.52/unit = 419 vpd
- b. Weekday peak AM hour: .77/unit = 34 vph
- c. Weekday peak PM hour: 1.02 /unit = 45 vph
- d. Sunday: 8.62/unit = 379 vpd
- e. Saturday 9.91/ unit = 436 vpd

Trip Generation Proposed Zoning:

This proposed project will include 68 detached residential homes. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 68 homes

- a. Weekday : 9.52/unit = 647 vpd
- b. Weekday peak AM hour: .77/unit = 52 vph
- c. Weekday peak PM hour: 1.02 /unit = 69 vph
- d. Sunday: 8.62/unit = 586 vpd
- e. Saturday 9.91/ unit = 674 vpd

TRAFFIC GENERATION SUMMARY

DAY	Existing Zoning Trips Estimate	Proposed Zoning Trips Estimate	Difference
WEEKDAY (vpd)	419	647	+228
WEEKDAY AM PEAK (vph)	34	52	+18
WEEKDAY PM PEAK (vph)	45	69	+24
SUNDAY (vpd)	379	586	+207
SATURDAY (vpd)	436	674	+238

The anticipated traffic generation from this zoning change is an increase of 18 to 24 more vehicles per hour during the peak AM and PM hours. The adjacent roads can easily handle this so long as appropriate driveways are added to include left and right turn lanes on the major arterial (Hwy 29) which is under the permit and review of the GADOT. The entrance along Old Atlanta Highway will only serve 13 lots and as such will only need the right turn lane as part of the entrance improvement plan.

School:

Ronald Cheek, Director of Facilities for the Coweta County School System, indicated that the application may present challenges when planning for school enrollment and meeting student needs. Due to the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving the area are at or near capacity. If approved, they request that the developer provide advanced notice of the following information for planning purposes:

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?
- Will there be a targeted market, e.g., senior citizens?

It should be noted that the developer has indicated that while the homes will be open to all age groups, they will be targeting active adults age 55 and older.

Is the proposed use compatible with the purpose and intent of the comprehensive plan?

The Future Land Use Map shows the property as future low density residential. A residential subdivision would be consistent with this designation. Low density is considered 4 or fewer homes per acre. The subject tract is roughly 18 acres which would allow 72 units and the applicant is seeking 68.

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

The proposed use would be consistent with the purpose and intent of the proposed zoning as a single-family residential subdivision would be permitted in the PDR zoning designation.

Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan?

As specified above, the Future Land Use map shows this property as being low density residential. Since this designation was just assigned in October of 2016, there are no new or changing conditions that would impact the designation shown in the Comprehensive Plan.

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

This rezoning will increase the amount of traffic in the area as well as public safety response time, but not significantly. It should also have minimal impact on the school system since the development will be targeted toward active adults 55 and over.

In terms of environmental impacts, the Engineering Department has indicated that the layout as proposed will offer more protection to the streams and wetlands than the previous development as the road is no longer crossing the stream and has been replaced by a pedestrian bridge. This will allow them to preserve the more sensitive natural areas in open space.

Proffered Conditions:

The developer has proffered the following conditions:

1. The homes will be individually owned.
2. Architectural guidelines and covenants will be utilized.
3. The development will be consistent with the conceptual plan, additional illustrations, and project data that has been provided as part of the application.

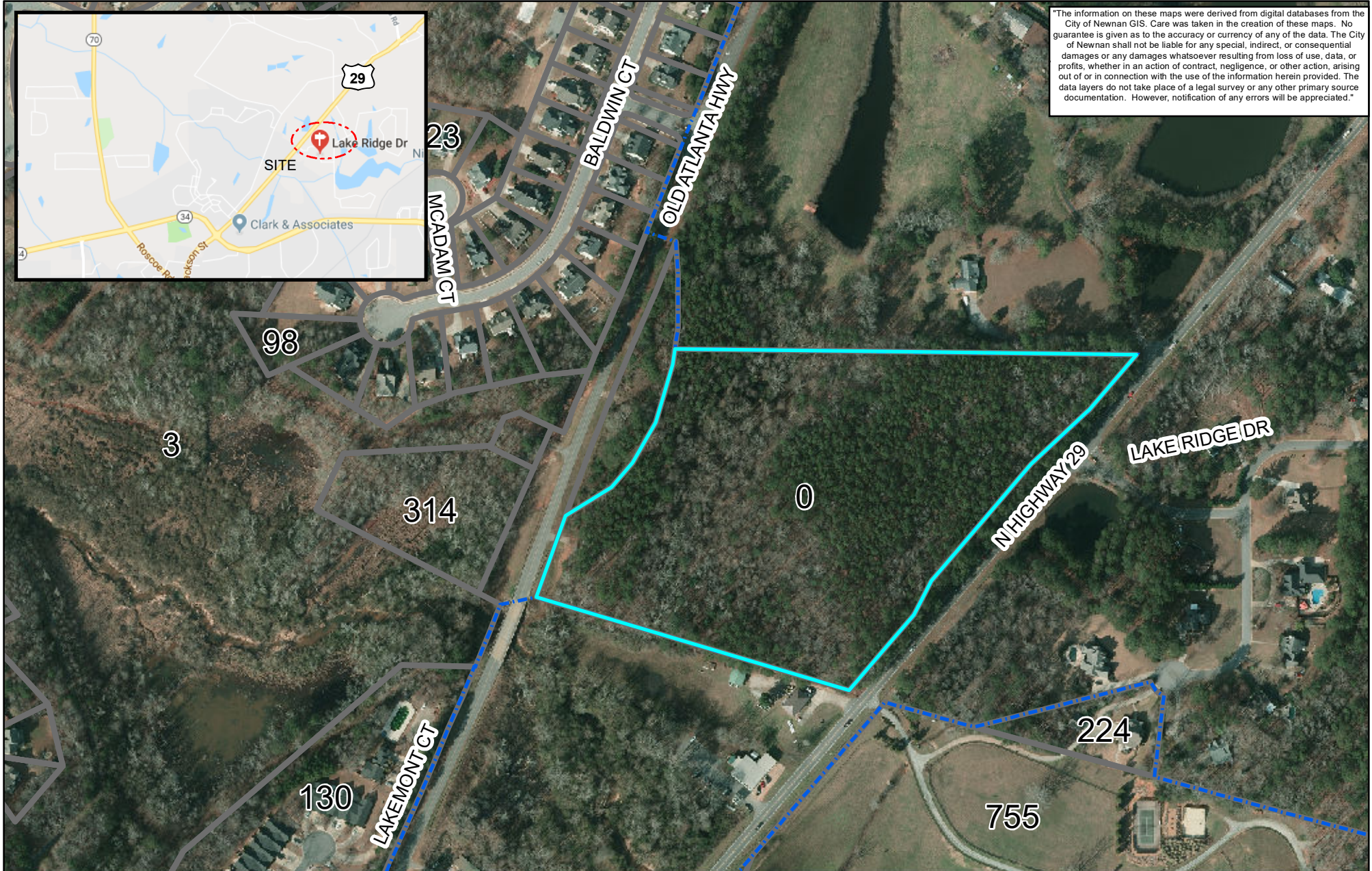
Options:

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

Planning Commission Recommendation:

At their April 9, 2019 meeting, the Planning Commission held a public hearing regarding the proposed development and recommended in a 6-1 vote, "Option C", to deny the rezoning request. However, should Council decide that the rezoning is in the best interest of the City, Staff would recommend including the following conditions:


"The information on these maps were derived from digital databases from the City of Newnan GIS. Care was taken in the creation of these maps. No guarantee is given as to the accuracy or currency of any of the data. The City of Newnan shall not be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other action, arising out of or in connection with the use of the information herein provided. The data layers do not take place of a legal survey or any other primary source documentation. However, notification of any errors will be appreciated."






CITY OF NEWNAN | Project Location



CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
www.ci.newnan.ga.us


 NORTH
 1 inch = 300 feet

LEGEND

-  Project Location
-  PARCELS
-  CITY LIMITS

ADDRESS
 Old Atlanta HWY/ HWY 29
 NEWNAN GA. 30263

REYNOLDS PARC LLC

March 1, 2018

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

RE: Application to Amend the Zoning Classification of RU-7 to PD-R; Approximately 17.97 +/- Acres located on Highway 29 North/Old Atlanta Highway, Owner: Gussie Barron Reynolds Estate

Dear Ms. Dunnavant:

Reynolds Parc LLC, the applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the current zoning classification/zoning map from RU-7 Urban Neighborhood Single Family Residential (which was zoned in 2006 to allow for a density of 2.3 UPA, yielding forty-four lots) to PD-R (Planned Development-Residential) to yield sixty-four lots, with a density of 3.5 UPA while incorporating more land planning flexibility, a better utilization of "open space", and aesthetically desirable products for the proposed target market.

Specifically, a study of market demand in the Newnan market suggests a need for a project particularly aimed at the active adult which, it appears, to date has not been well served in the area. The site planning, products, floor plans, amenities, marketing efforts will all be directed to that target market ("age-targeted") although the community may well have appeal to other market segments also.

The land plan (concept plan, dated March 1 2019, attached elsewhere to this application packet) reflects a design concept with the following data and proposed zoning criteria:

SITE DATA:

Total Site Area: 17.97 Acres

Acreage in Parks and Open Area: Approximately 3.75 Acres

Site consists of a total of 64 Lots

Density of the Development: 3.5 Lots per Acre

Minimum House Size: 1,800 SF

Minimum Lot Width: 40 Feet

Water and Sewer Service is provided by City of Newnan

The Parks and Open Spaces in the Development will be maintained by the HOA

Right of Way (ROW) of all Streets will be 50 Feet

Right of Way (ROW) of alleys will be 20 Feet with a 12 Foot Driving Surface; Alleys will be maintained by the HOA

Acreage on Site proposed D.O.T. Street Right of Way Dedication is 0.21 Acres

The Development is designed around Two Lot Types:

ESTATE Lots:

Number: 30

Average Lot Size: 60 FT X 120 FT (7,200 SF = 0.1625 Acre)

Setbacks--

Front: 20 FT

Side: 5 FT

Rear: 30 FT

Average Lot Width: 60 FT

Minimum House Size: 2,000 SF

COTTAGE Lots:

Number: 34

Average Lot Size: 50 FT X 110 FT (5,500 SF = 0.126 Acres)

Setbacks--

Front: 13 FT from ROW (Allows a 19 FT Driveway from back edge of Sidewalk when no Alley)

Side: 5 FT (Interior and Street Side)

Rear: With Alley—15 FT (Allows 19 FT from Garage to edge of Alley Pavement); W/O Alley: 30 FT

Average Lot Width: 50 FT

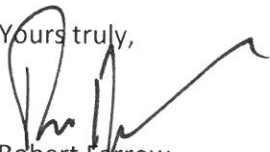
Minimum House Size: 1,800 SF

The application for a zoning classification/map change is believed to be appropriate for the submarket, the neighborhoods, and the housing market demands in the City of Newnan. Importantly, the proposed quality of the land plan, the aesthetic architectural elements, the product design, the intended upscale "feel" are all combined to be consistent with the image desired and valued by the City. It is believed this development will add to the housing variety available in Newnan and the anticipated increased economic base growth.

The applicant has attached Tabs 1 through 11 to include all materials required per the Application Form. Should you have any questions about the information submitted, or should you require additional information, please do not hesitate to contact either of the individuals listed below. The parties signing below look forward to working with you and your staff as you review and analyze the enclosed Application.

Thank you for this opportunity.

Yours truly,



Robert Farrow
studiofarrow@gmail.com
404-617-7878



Linda B. Keefe
lkeefe@naibg.com
404-797-2917

Enclosures

REVISION to Application: April 1, 2019
Reynolds Park, Highway 29 North, Newnan, GA

Revised Name: Bridgewalk

Revised Number of Lots: 68

Revised Setbacks/Lot Information

ESTATE Lots:

- Number: 10
- Average Lot Size: 60 ft x 120 ft (7,200 square feet = 0.1625 acres)
- Setbacks:
 - Front: 20 feet
 - Side: 6 feet
 - Rear: 30 feet
- Lot Width: 60 feet
- Minimum House Size: 2,000

TRADITIONAL Lots:

- Number: 28
- Average Lot Size: 50 ft x 100 ft (5,000 SF/.115 acres)
- Setbacks:
 - Front: 13 feet from ROW. (allows a 19 ft driveway from back edge of sidewalk when no alley)
 - Side: 6 ft (interior and street side)
 - Rear with alley: 15 ft. (allows 19 ft from garage to edge of alley pavement)
 - Rear w/o alley: 30 feet
- Lot Width: 50 feet.
- Minimum House Size: 1,800

COTTAGE Lots:

- Number: 30
- Average Lot Size: 40 ft x 90 ft (3,600 SF/.085 acres)
- Setbacks:
 - Front: 13 feet from ROW. (allows a 19 ft driveway from back edge of sidewalk when no alley)
 - Side: 5 ft (interior and street side)
 - Rear with alley: 15 ft. (allows 19 ft from garage to edge of alley pavement)
 - Rear w/o alley: 30 feet

- Average Lot Width: 40 feet.
- Minimum House Size: 1,800

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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 Reynolds Parc, LLC
Mailing Address 5555 Glenridge Connector, Suite 1100, Atlanta GA 30339

Telephone 404-797-2917 or 404-617-7878 Email: linda.keepe@att.net or

Property Owner (Use back if multiple names) Gussie Barron Reynolds Estate

Mailing Address % Karin R. Martin, Executrix, 55 Summerhill Place, Newnan 30266

Telephone 770-328-0621

Address/Location of Property Highway 29 North, Old Atlanta Highway

Tax Parcel No.: 073 5088 015 Land Lot LL 89

District/Section 5th Size of Property (Square Feet or Acres) 17.92 (18.616) Acres

Present Zoning Classification: RU-7 Proposed Zoning Classification: PD-R

Present Land Use: Undeveloped

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's current zoning is RU-7 and was zoned in 2006 to be site specific for 44 lots. The land plan is inefficient for the land characteristics.
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 Not applicable

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? A request to re-zone the subject property to PD-R is thought to be appropriate because 1) it will allow more flexibility and efficiency in land planning and 2) the surrounding area has several zoning classifications and development.

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
 - Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

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

_____ day of _____, 20

Signature of Applicant

Lynda K. Keefe

Signature of Applicant

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): _____



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1580 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260

REPLY TO
ATTENTION OF:

May 11, 2017

Regulatory Division
SAS-2015-00437

Gussie Barron Reynolds Estate
Ms. Karen R. Martin, Executor
55f Summerhill Place
Newnan, Georgia 30263

Dear Ms. Martin:

The U.S. Army Corps of Engineers (Corps) is in receipt of a Pre-Construction Notification received on May 4, 2017, requesting use of Nationwide Permit 29 (NWP 29). Due to the expiration of the previous permit verification, issued on August 3, 2015, a new permit verification is required for adverse impacts to 0.09 acres of wetland and 290 linear feet (0.2 acres) of stream for the installation of a road (Eldrid Way) and associated greenspace (Eldrid Park) along with the placement of a single barrel, reinforced 42" concrete culvert pipe in an intermittent stream, as part of a new, single-family residential development, as shown on the attached Figure 1. The project is located in the City of Newnan, Coweta County, Georgia (latitude 33.4087, longitude - 84.7877). The request was submitted on your behalf by Corblu Ecology Group, LLC. This project has been assigned number SAS-2015-00437 and it is important that you refer to this number in all communication concerning this matter.

The Corps completed a preliminary Jurisdictional Determination (JD) for the site on July 24, 2015. Preliminary JD's do not have an expiration date, and are project specific. The GPS delineation dated December 16, 2014 was determined by the Corps to accurately identify the limits of aquatic resources within the review area. This delineation concurrence is only valid for the review area shown on the attached Figure 3. The GPS delineation may generally be relied upon for five years. However, we reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of the aquatic resources in the review area. Our concurrence may be renewed before December 16, 2019, provided you submit a written request and are able to verify that the delineation is still valid.

We have completed coordination with other federal and state agencies as described in Part C (31)(d) of our NWP Program, published in the February 12, 2012, Federal Register, Vol. 77, No. 34, Pages 10184-10290 (77 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at

<http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received. As a result of our evaluation of your project, we have determined that the proposed activity is authorized under NWP 29, as described in Part B of the NWP Program. Your use of this NWP is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.
- b. **Prior to the commencement of permitted work** in streams, wetlands or other waters of the United States, you shall purchase 0.73 wetland mitigation and 1,276 stream mitigation credits from a Corps approved bank within the bank service area and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to this project. If all or a portion of the required credits are not available from a bank in the primary service area, you must obtain **written approval** from the Corps prior to purchasing any credits from an alternate mitigation bank or in-lieu fee program.
- c. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at <http://epd.georgia.gov>, or by calling (404) 463-1511.
- d. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.
- e. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.
- f. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of

the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

g. You shall notify the Corps, in writing; at least 10 days in advance of commencement of work authorized by this permit.

h. You shall fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 77 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2017. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/ decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following parties: Mr. Matthew Otto, Corblu Ecology Group, LLC, 3225 South Cherokee Lane, Building 800, Woodstock, Georgia, 30188. Email: motto@corblu.com

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me at 678-422-6571.

Sincerely,



Stacy Marshall
Project Manager/Biologist
Piedmont Field Office

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY
NWP 29

PERMIT FILE NUMBER: SAS-2015-00437

PERMITTEE ADDRESS: Gussie Barron Reynolds Estate, Ms. Karen R. Martin,
Executor, 55f Summerhill Place, Newnan, Georgia 30263

LOCATION OF WORK: The project site is located in the City of Newnan, Coweta
County, Georgia (latitude 33.4087, longitude -84.7877).

PROJECT DESCRIPTION: Proposed impacts to 0.09 acres of wetland and 290 linear
feet (0.2 acres) of stream for the installation of a road (Eldrid Way) and associated
greenspace (Eldrid Park) along with the placement of a single barrel, reinforced 42"
concrete culvert pipe in an intermittent stream, as part of a residential development.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: 0.09 acres of
wetland and 290 linear feet (0.2 acres) of stream.

DATE WORK IN WATERS OF US COMPLETED:

COMPENSATORY MITIGATION REQUIRED: Yes, 0.73 wetland credits and 1,276
stream credits from a Corps approved mitigation bank.

DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers'
Compliance Inspection. If I fail to comply with the permit conditions at Part C of the
Nationwide Permit Program, published in the February 12, 2012, Federal Register, Vol.
77, No.34, Pages 10184-10290, it may be subject to suspension, modification or
revocation.

I hereby certify that the work authorized by the above referenced permit as well as any
required mitigation (if applicable) has been completed in accordance with the terms and
conditions of the said permit.

Signature of Permittee

Date

Keith Brady

From: David Reynolds <davidr@numail.org>
Sent: Wednesday, August 29, 2018 4:12 PM
To: Keith Brady
Subject: Fwd: Land Lot 89 - 5th District, Hwy 29 North - 18.616 Acres - Reynolds Gussie Barron Estate

Sent from my Verizon Motorola Smartphone

----- Forwarded message -----

From: Scott Tolar <stolar@newnanutilities.org>
Date: Aug 29, 2018 4:00 PM
Subject: Land Lot 89 - 5th District, Hwy 29 North - 18.616 Acres - Reynolds Gussie Barron Estate
To: DavidR@numail.org
Cc: Brandon Lovett <blovett@newnanutilities.org>,"Jeff M. Pecce " <jeff@newnanutilities.org>

Dear Mr. Reynolds,

I am writing per your request to confirm that Newnan Utilities will be the water and sewer service provider for the above referenced project. At this time, Newnan Utilities also has ample capacity to serve this proposed facility, based on the following information:

1. Land Lot 89 - 5th District, Hwy 29 North
2. 18.616 Acres
3. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.
4. Water:
 - 4.

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:

- i. Construction of development water system per Newnan Utilities Specifications.
- ii. Design and construction of connection to Newnan Utilities Water System.
- iii. Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing water upgrades to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

Sincerely,

Scott Tolar, P.E.

Newnan Utilities

TAB 2

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

ALPINE GAS INC
810 N HWY 29
NEWNAN GA 30263

AVERY PARK COMMUNITY ASSOCIATION
C/O COMMUNITY MANAGEMENT ASSOC
1465 NORTHSIDE DR
STE 128
ATLANTA GA 30318

BARNES KAREN L
129 BALDWIN CT
NEWNAN GA 30263

BARNES LEROY & ROSA
141 BALDWIN CT
NEWNAN GA 30263

BOSC NICOLAS
147 BALDWIN CT
NEWNAN GA 30263

D W REYNOLDS INVESTMENTS LLLP
55 SUMMERHILL PL
NEWNAN GA 302633360

HARVEY TOM S & TINA HARVEY
123 BALDWIN CT
NEWNAN GA 30263

HASELMAN ALBERT ESTATE & BERNICE
HASELMAN
161 BALDWIN CT
NEWNAN GA 30263

MITCHELL BRETT
135 BALDWIN CT
NEWNAN GA 30263

PALMER HAROLD & CHERRI JOHNSON F
153 BALDWIN CT
NEWNAN GA 30263

REYNOLDS GUSSIE BARRON ESTATE
% KAREN R MARTIN EXECUTOR
55 SUMMERHILL PL
NEWNAN GA 30263

STEPHEN ARMOUR HOMES LLC
STE 339
90 F GLENDA TRCE
NEWNAN GA 30265

STEPHEN ARMOUR HOMES LLC
STE 339
90 F GLENDA TRCE
NEWNAN GA 30265

SULLIVAN WILLIAM CAMP & CATHRYN J
SULLIVAN
350 GOLFVIEW CLUB DR
NEWNAN GA 30263

ABERCROMBIE MIKLE E & KIM B ABERC
371 SHORELINE CIR
NEWNAN GA 302633325

ALPINE GAS INC
810 N HWY 29
NEWNAN GA 30263

AVERY PARK COMMUNITY ASSOCIATION
C/O COMMUNITY MANAGEMENT ASSOC
1465 NORTHSIDE DR
STE 128
ATLANTA GA 30318

BARNES KAREN L
129 BALDWIN CT
NEWNAN GA 30263

BARNES LEROY & ROSA
141 BALDWIN CT
NEWNAN GA 30263

BOSC NICOLAS
147 BALDWIN CT
NEWNAN GA 30263

BROWN BETH
228 LAKE RIDGE DR
NEWNAN GA 30263

COOLEY CHARLES MICHAEL
583 HANDY RD
NEWNAN GA 30263

D W REYNOLDS INVESTMENTS LLLP
55 SUMMERHILL PL
NEWNAN GA 302633360

HARRIS HUGH PATTEN
3311 W 5 AVE
BELLE WV 25015

HUNTER RENEE MOORE
620 DIXON RD
NEWNAN GA 30263

KUBASKY JERROD & DORENE KUBASKY
161 LAKE RIDGE DR
NEWNAN GA 30263

LAKERIDGE SUBDIVISION HOMEOWNER
ASSOCIATION
40 LAKE RIDGE DR
NEWNAN GA 30263

MITCHELL BRETT
135 BALDWIN CT
NEWNAN GA 30263

PATTON DALE M JR & LORI A PATTON
25 LAKE RIDGE WAY
NEWNAN GA 30263

REYNOLDS GUSSIE BARRON ESTATE
% KAREN R MARTIN EXECUTOR
55 SUMMERHILL PL
NEWNAN GA 30263

STEPHEN ARMOUR HOMES LLC
STE 339
90 F GLENDA TRCE
NEWNAN GA 30265

STEPHEN ARMOUR HOMES LLC
STE 339
90 F GLENDA TRCE
NEWNAN GA 30265

SULLIVAN WILLIAM CAMP & CATHRYN J
SULLIVAN
350 GOLFVIEW CLUB DR
NEWNAN GA 30263

SWORDS PHILIP G & LORRI S
755 HWY 29 N
NEWNAN GA 30263

TROUTMAN GROUP INC
185 GOLFVIEW CLUB DR
NEWNAN GA 30263

TAB 3

Legal Description of the Property

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 88 of the Fifth Land District of Coweta County, Georgia containing 17.97 acres according to topographic survey for David Reynolds dated October 3, 2005 made by McLain Surveying, Inc., Georgia Registered Land Surveyor, attached hereto as Exhibit "B" and by reference made a part hereof, reference to which plat is hereby made for a more particular and accurate description of the property herein described.

TAB 4

**Certified Plat
(Submitted Separately)**

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:

Estate homes and Cottages will be individually owned.
Architectural guidelines and covenants will be utilized.

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

A conceptual plan is being submitted with this application.
Additional illustrations showing streetscapes, elevations, architectural styles, building materials to be used in this development will follow.

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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 March 1, 2019 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

17.92 (18.616?) acres located on Highway 29 North (east boundary) and Old Atlanta Highway (west boundary), City of Newnan, Georgia

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 organizations¹ having a property or other interest in said property subject of this application are as follows:

Reynolds Parc, LLC

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual 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 ESTATE of Cassie Barrow Reynolds
Telephone Number 678-438-5813 / 770-328-0621
Address of Subject Property Highway 29 North
NEWNAN, GA. 30263

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.

Estate of Cassie Barrow Reynolds
Karen K. Martin executor
Signature of Property Owner

Personally appeared before me

Karen Martin

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

Erika Morgan
Notary Public Erika Morgan



(Affix Raised Seal Here)

4/17/19
Date

TAB 8

Authorization of Attorney

NOT APPLICABLE



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 _____

Address _____

Telephone _____

Date _____

TAB 9

**Community Impact Study
(Not Applicable)**

TAB 10

Filing Fee

(~~\$770.00~~ 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)
- N/A 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.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, made and entered into this ____ day of _____, 2019, by and between the CITY OF NEWNAN, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and BRIDGEWALK, LLC, the applicant and developer of the property at Land Lot 8 in the 5th District of Coweta County (hereinafter "Developer").

PREAMBLE

WHEREAS, Developer is under contract to become the owner of that certain property which consists of approximately 17.97 acres (hereinafter "Property") located in Land Lot 8 of the 5th District of Coweta County, Georgia and located within the City of Newnan, Georgia, (see exhibits "A" and "B") , and known as the Reynolds' Property;

And WHEREAS, said Developer is asking for re-zoning to PDR on the 28th day of May, in case number _____, Ordinance No. _____, in accordance with the City of Newnan Zoning Ordinance.

WHEREAS, it is the desire of all parties to receive assurances from the other that certain essential events will occur in order to facilitate the development of the Property, to ensure that the Property will be developed according to development standards of the City including, but not limited to, the zoning requirements of the City and according to the terms of this Agreement; and

WHEREAS, it is the desire of the parties hereto to coordinate such efforts.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE and 00/100 DOLLAR (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.

Incorporation

The Provisions contained in the Preamble are incorporated herein,

2.

Development Standards for the Property

The Property consists of approximately 17.97 acres and shall be developed according to the following standards:

- The development of the Property will have a maximum density of 3.7 units per acre, as indicated within the BridgeWalk presentation documents, for a maximum of 68 lots.
- The development's implementation shall be consistent with the concept plan, architectural styles, and patterns to be illustrated in the presentation materials to be attached hereto as "Exhibit C" and by reference made a part hereof; and Developer shall submit the various

architectural plans and designs for timely review by the City Planning Department to ensure consistency and compliance throughout design and construction phases, in accordance with Exhibit C.

- The Developer agrees to execute this Development Agreement upon re-zoning approval by the City Council and to be subject to final conditions imposed by the Council as agreed to by the Developer.
- The Developer shall draft and adopt the required architectural standards and guidelines, covenants and restrictions in order to ensure the development meets the design intent as presented and documented in the application.
- All conditions of Ordinance No. _____ re-zoning the property to PDR are incorporated herein for reference.

3.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

4.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties.

5.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be in writing upon the mutual agreement of the parties, executed by the City and the Developer, or the Developer's assigns and successors in title to the remaining undeveloped portion of the above-described Property.

6.

Binding Effect

This Agreement shall be binding upon the undersigned, their heirs, administrators, executors, successors, and assigns.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals
this _____ day of _____, 2019.

CITY OF NEWNAN, GEORGIA

By: _____

[SEAL]

ATTEST:

City Clerk

DEVELOPER: BRIDGEWALK, LLC

By: _____

Robert Farrow

Title: Developer

By: _____

Linda Keefe

Title: Developer



Vision

BridgeWalk LLC is pleased to present the vision for an extraordinary community located within the city limits of historic Newnan, Georgia. This community of 68 uniquely designed homes will be suited for discerning buyers of all age groups but will be of special interest to the active adults (55+).

The community plan provides for a variety of housing options ranging from cottages on 40 ft wide lots, with rear alley garages, to larger homes on 60 ft wide estate lots. There will be an abundance of open spaces for community life, recreation and fitness. The design principles utilized will promote wellness and a balanced holistic life. The community lawns and parks will provide amenities for activities such as picnics, yoga/fitness classes, and outdoor kitchen grilling. The multi acreage linear natural park will offer paths for walking and nature trails along the stream, with beautifully landscaped areas including an overlook pedestrian bridge. This unique feature for the community takes advantage of the natural terrain and offers an inviting respite area.

The home designs will be comfortable, quiet and healthy, and designed for today's living in mind, including personal outdoor living spaces. Architecturally the homes will be uniquely designed to reflect the local context of Newnan. Materials will be enduring with the use of brick, stone and wood siding. They will be energy efficient, offering the incorporation of geothermal systems which will minimize noise. The abundance of windows providing natural light and the selection of mindful materials such as low VOC paints will ensure a healthy environment.

Newnan is unique and has a special sense of place. The BridgeWalk Community will enhance that reputation and will offer a unique destination for life in Newnan.



3 MAJOR OBJECTIVES

- Appreciation of Newnan and your Legacy and Image
- Appreciation for the Land and the Environment
- Appreciation for Wellness in our Lives and Communities

Site

- Approximately 17.97 Acres
- Within City of Newnan city limits
- Proposed Zoning PDR
- Entrances off Highway 29 North and Old Atlanta Highway
- Deceleration/Turn lanes and entrance locations meet DOT requirements
- Landscape buffers at Highway 29, North and South property lines
- Community will exceed zoning requirements for open area with 2 parks at the cottage lots, 2 community lawns/parks adjacent nature area with connecting picturesque pedestrian bridge and a multi acre natural area running the length of the site with walking paths and nature trails adjoining the natural stream.

Homes

- 68 Homes Sites
 - Cottage Lots, 40 ft wide, alley served with rear-entry garages - 30
 - Traditional Lots, 50 ft wide - 28
 - Estate Lots, 60 ft wide – 10
- Home prices expected to range from \$425,000 to \$550,000 plus.
- Sustainable and energy efficient, offering geo-thermal and well building standards.
- Average home size will be 2,200 SF living space with master suite common on the first floor. Materials will be brick, stone, wood siding, mixed elements reflecting premium standard of quality.

Site Plan



Aerial Perspective



Highway 29 North

Nature Park



Architectural Character



Internationally Acclaimed Community
Planner/Designer for BridgeWalk

Architectural Character

LEW OLIVER VIDEO

Architectural Character



Architectural Character



Architectural Character



Architectural Character



Charlotte's Folly



Beaufort

Architectural Character



MIMOSA A



MIMOSA B

Architectural Character



Architectural Character



Pal met to cottage A



Pal met to B



Pal met to C



Pal met to D



BRIDGEWALK



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

March 19, 2019

To: Tracy Dunnavant

Ref: Rezoning Request RZ2019-03, Reynolds Parc, LLC for
17.97 ± acres located on Highway 29 North/Old Atlanta
Highway (Tax Parcel # 073 5088 015)

Dear Tracy,

I have reviewed your request on concerning the Rezoning Request of, Parcels #073 5088 015 and 073 5088 015.

And I have determined that we have the adequate personnel and equipment to service this location.

Thank you,

Chief Stephen Brown

Newnan Fire Department



**NEWNAN POLICE DEPARTMENT
CITY OF NEWNAN**

1 Joseph Hannah Blvd
P.O. Box 1193
Newnan, GA 30264
770-254-2355
FAX: 678-423-4130

March 29, 2019

To: Tracy Dunnivant

Reference: Rezoning Request RZ2019-03

Dear Tracy,

After reviewing the request, Newnan Police Department will be able to give service to this development without any great impact.

If you need any further, please let me know.

Respectfully,

A handwritten signature in black ink, appearing to read "Douglas L. Meadows", with a long horizontal flourish extending to the right.

**Douglas L. Meadows
Chief of Police**



April 1, 2019

Attn: Tracy S. Dunnavant
Planning & Zoning Director
City of Newnan

REF: Rezoning Request – RZ2019-03, Reynolds Parcel, LLC – 17.97 Acres – Highway 29 North

Dear Mr. Smith,

I am writing per your request to confirm that Newnan Utilities will be the water, and sewer service provider for the above referenced project. At this time, Newnan Utilities also has ample capacity to serve this proposed facility, based on the following information:

1. Attachment Exhibit "A"
2. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades to handle proposed development, within development and downstream. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

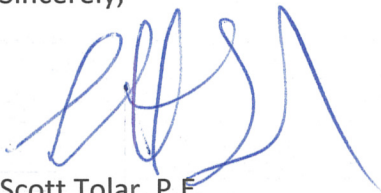
70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

3. Water:

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

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

Sincerely,



Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245

EXHIBIT "A"

"The information on these maps were derived from digital databases from the City of Newnan GIS. Care was taken in the creation of these maps. No guarantee is given as to the accuracy or currency of any of the data. The City of Newnan shall not be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from the use of the information hereon, in connection with the use of the information herein provided. The data layers do not take place of a legal survey or any other primary source documentation. However, notification of any errors will be appreciated."



Project Location

LEGEND

- Project Location (Blue line)
- PARCELS (Grey outline)
- CITY LIMITS (Dashed blue line)

ADDRESS
 Old Atlanta HWY / HWY 29
 NEWNAN GA, 30263

CITY OF NEWNAN | Project Location

CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
 www.ci.newnan.ga.us

NORTH

1 inch = 300 feet



Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

March 29, 2019

Tracy Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Rezoning Request RZ2019-03 Reynolds Parc, LLC

Ms. Dunnavant,

We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided:
This application request rezoning from RU-7 (Urban Residential Single-Family Dwelling District - High Density) to PDR (Planned Residential Development District). This request would increase the number of units from the current zoning. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

- What is the construction schedule for the project?
- What is the proposed build-out timeline
- Will the project be built in phases?
- Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System



The City of Newnan, Georgia

Public Works Department

4/03/2019

Engineering Department Review
RE: Bridgewalk AKA North Hills Subdivision

Environmental Concerns:

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.
2. All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.
3. The layout as proposed will offer more protection to the streams and wetlands than the previous development as the road is crossing the stream rather a pedestrian bridge which allows them to preserve more sensitive natural area in open space.

Access, Layout, and Road Concerns:

1. ADA compliant five (5) foot sidewalks shall be provided on both sides of all streets within the community and along all existing road frontages.
2. All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.
3. The main entrance on Hwy 29 and the emergency fire access not shown on this plan but previously shown on another plan to access on Hwy 29 are subject to GA DOT approval.

Trip Generation Existing Zoning:

This existing site is zoned for RU-7 with 44 possible homes. Trip generation from this site was calculated using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 44 homes

- a. Weekday : $9.52/\text{unit} = 419 \text{ vpd}$
- b. Weekday peak AM hour: $.77/\text{unit} = 34 \text{ vph}$
- c. Weekday peak PM hour: $1.02 /\text{unit} = 45 \text{ vph}$
- d. Sunday: $8.62/\text{unit} = 379 \text{ vpd}$

- e. Saturday 9.91/ unit = 436 vpd

Trip Generation Proposed Zoning:

This proposed project will be mixed use including 64 detached residential homes. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 68 homes

- a. Weekday : 9.52/unit = 647 vpd
- b. Weekday peak AM hour: .77/unit = 52 vph
- c. Weekday peak PM hour: 1.02 /unit = 69 vph
- d. Sunday: 8.62/unit = 586 vpd
- e. Saturday 9.91/ unit = 674 vpd

TRAFFIC GENERATION SUMMARY

DAY	Existing Zoning Trips Estimate	Proposed Zoning Trips Estimate	Difference
WEEKDAY (vpd)	419	647	+228
WEEKDAY AM PEAK (vph)	34	52	+18
WEEKDAY PM PEAK (vph)	45	69	+24
SUNDAY (vpd)	379	586	+207
SATURDAY (vpd)	436	674	+238

The anticipated traffic generation from this zoning change is an increase of 18 to 24 more vehicles per hour during the peak AM and PM hours. The adjacent roads can easily handle this so long as appropriate driveways are added to include left and right turn lanes on the major arterial (Hwy 29) which is under the permit and review of the GADOT. The entrance along Old Atlanta Highway will only serve 13 lots and as such will only need the right turn lane as part of the entrance improvement plan.

David Reynolds
17.97± acres, Hwy. 29N and
Old Atlanta Highway
LL 88, Fifth Land District

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED OFF HIGHWAY 29 NORTH AND OLD ATLANTA ROAD,
17.97± ACRES, IN LAND LOT 88 OF THE
FIFTH LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owners have filed an application for rezoning of the property further identified as 17.97± acres off Highway 29 North and Old Atlanta Highway and shown on Exhibit "A" and Plat of Survey as shown on Exhibit "B" from the City of Newnan Zoning Classification RU-7 (Urban Residential Single-Family Dwelling District-High Density), to the City of Newnan Zoning Classification PDR (Planned Development Residential); 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 28th day of May, 2019; and

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

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

Section I. That the following described property be rezoned PDR (Planned Development Residential), 17.97± acres off Highway 29 North and Old Atlanta Highway as shown on Exhibit "A" and Plat of Survey as shown on Exhibit "B" attached hereto and made a part hereof, subject to the following conditions:

- (1) The development will utilize architectural guidelines and covenants to ensure a quality product.
- (2) All homes will be individually owned.

- (3) The development shall be limited to a maximum of 68 lots.
- (4) Homes will be constructed using a combination of brick, stone, shiplap and other mixed elements that reflect a premium standard of quality.
- (5) Amenities shall include the parks and open space features depicted in the project data and shown on the concept plan/site plan attached hereto in the Development Agreement as Exhibit "C", Page 11 of 23, and made a part hereof.
- (6) The development will provide fire emergency access on Highway 29 to be approved by the Georgia Department of Transportation.
- (7) The rezoning will be subject to the execution of the Development Agreement being tendered by the applicant to ensure consistency with the concept plan/site plan, density, project data and architectural details provided as part of the application and attached hereto as Exhibit "C" and by referenced made a part hereof.

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

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 88 of the Fifth Land District of Coweta County, Georgia containing 17.97 acres according to topographic survey for David Reynolds dated October 3, 2005 made by McLain Surveying, Inc., Georgia Registered Land Surveyor, attached hereto as Exhibit "B" and by reference made a part hereof, reference to which plat is hereby made for a more particular and accurate description of the property herein described.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, made and entered into this ____ day of _____, 2019, by and between the CITY OF NEWNAN, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City") and BRIDGEWALK, LLC, the applicant and developer of the property at Land Lot 8 in the 5th District of Coweta County (hereinafter "Developer").

PREAMBLE

WHEREAS, Developer is under contract to become the owner of that certain property which consists of approximately 17.97 acres (hereinafter "Property") located in Land Lot 8 of the 5th District of Coweta County, Georgia and located within the City of Newnan, Georgia, (see exhibits "A" and "B") , and known as the Reynolds' Property;

And WHEREAS, said Developer is asking for re-zoning to PDR on the 28th day of May, in case number _____, Ordinance No. _____, in accordance with the City of Newnan Zoning Ordinance.

WHEREAS, it is the desire of all parties to receive assurances from the other that certain essential events will occur in order to facilitate the development of the Property, to ensure that the Property will be developed according to development standards of the City including, but not limited to, the zoning requirements of the City and according to the terms of this Agreement; and

WHEREAS, it is the desire of the parties hereto to coordinate such efforts.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE and 00/100 DOLLAR (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.

Incorporation

The Provisions contained in the Preamble are incorporated herein,

2.

Development Standards for the Property

The Property consists of approximately 17.97 acres and shall be developed according to the following standards:

- The development of the Property will have a maximum density of 3.7 units per acre, as indicated within the BridgeWalk presentation documents, for a maximum of 68 lots.
- The development's implementation shall be consistent with the concept plan, architectural styles, and patterns to be illustrated in the presentation materials to be attached hereto as "Exhibit C" and by reference made a part hereof; and Developer shall submit the various

architectural plans and designs for timely review by the City Planning Department to ensure consistency and compliance throughout design and construction phases, in accordance with Exhibit C.

- The Developer agrees to execute this Development Agreement upon re-zoning approval by the City Council and to be subject to final conditions imposed by the Council as agreed to by the Developer
- The Developer shall draft and adopt the required architectural standards and guidelines, covenants and restrictions in order to ensure the development meets the design intent as presented and documented in the application.
- All conditions of Ordinance No. _____ re-zoning the property to PD-H are incorporated herein for reference.

3.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

4.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties.

5.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be in writing upon the mutual agreement of the parties, executed by the City and the Developer, or the Developer's assigns and successors in title to the remaining undeveloped portion of the above-described Property.

6.

Binding Effect

This Agreement shall be binding upon the undersigned, their heirs, administrators, executors, successors, and assigns.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals
this _____ day of _____, 2019.

CITY OF NEWNAN, GEORGIA

By: _____

[SEAL]

ATTEST:

City Clerk

DEVELOPER: BRIDGEWALK, LLC

By: _____

Robert Farrow

Title: Developer

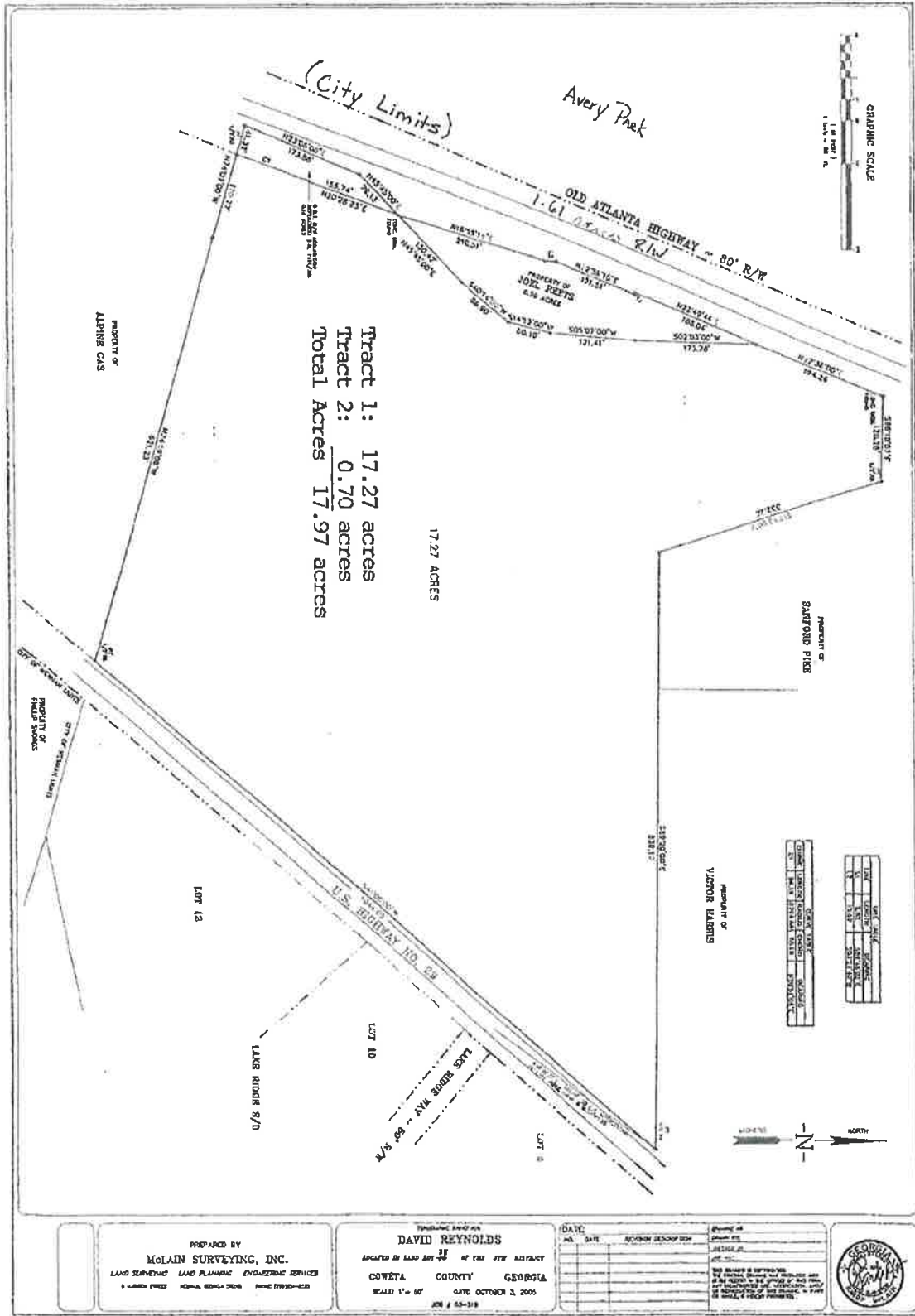
By: _____

Linda Keefe

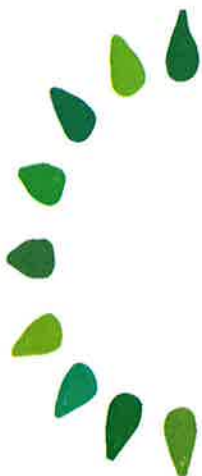
Title: Developer

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 88 of the Fifth Land District of Coweta County, Georgia containing 17.97 acres according to topographic survey for David Reynolds dated October 3, 2005 made by McLain Surveying, Inc., Georgia Registered Land Surveyor, attached hereto as Exhibit "B" and by reference made a part hereof, reference to which plat is hereby made for a more particular and accurate description of the property herein described.



2006-10
3 5



BRIDGEWALK

Vision

BridgeWalk LLC is pleased to present the vision for an extraordinary community located within the city limits of historic Newnan, Georgia. This community of 68 uniquely designed homes will be suited for discerning buyers of all age groups but will be of special interest to the active adults (55+).

The community plan provides for a variety of housing options ranging from cottages on 40 ft wide lots, with rear alley garages, to larger homes on 60 ft wide estate lots. There will be an abundance of open spaces for community life, recreation and fitness. The design principles utilized will promote wellness and a balanced holistic life. The community lawns and parks will provide amenities for activities such as picnics, yoga/fitness classes, and outdoor kitchen grilling. The multi acreage linear natural park will offer paths for walking and nature trails along the stream, with beautifully landscaped areas including an overlook pedestrian bridge. This unique feature for the community takes advantage of the natural terrain and offers an inviting respite area.

The home designs will be comfortable, quiet and healthy, and designed for today's living in mind, including personal outdoor living spaces. Architecturally the homes will be uniquely designed to reflect the local context of Newnan. Materials will be enduring with the use of brick, stone and wood siding. They will be energy efficient, offering the incorporation of geothermal systems which will minimize noise. The abundance of windows providing natural light and the selection of mindful materials such as low VOC paints will ensure a healthy environment.

Newnan is unique and has a special sense of place. The BridgeWalk Community will enhance that reputation and will offer a unique destination for life in Newnan.

Overarching Goals

3 MAJOR OBJECTIVES

- Appreciation of Newnan and your Legacy and Image
- Appreciation for the Land and the Environment
- Appreciation for Wellness in our Lives and Communities

EXHIBIT	C
PAGE	8 OF 23

Project Data

Site

- Approximately 17.97 Acres
- Within City of Newnan city limits
- Proposed Zoning PDR
- Entrances off Highway 29 North and Old Atlanta Highway
- Deceleration/Turn lanes and entrance locations meet DOT requirements
- Landscape buffers at Highway 29, North and South property lines
- Community will exceed zoning requirements for open area with 2 parks at the cottage lots, 2 community lawns/parks adjacent nature area with connecting picturesque pedestrian bridge and a multi acre natural area running the length of the site with walking paths and nature trails adjoining the natural stream.

EXHIBIT	C
PAGE	9 OF 24

Project Data

Homes

- 68 Homes Sites
- Cottage Lots, 40 ft wide, alley served with rear-entry garages - 30
- Traditional Lots, 50 ft wide - 28
- Estate Lots, 60 ft wide – 10
- Home prices expected to range from \$425,000 to \$550,000 plus.
- Sustainable and energy efficient, offering geo-thermal and well building standards.
- Average home size will be 2,200 SF living space with master suite common on the first floor. Materials will be brick, stone, wood siding, mixed elements reflecting premium standard of quality.

EXHIBIT	C
PAGE	10
OF	23



Site Plan



EXHIBIT C
PAGE 11 OF 123

Newnan, Georgia



Aerial Perspective



Highway 29 North

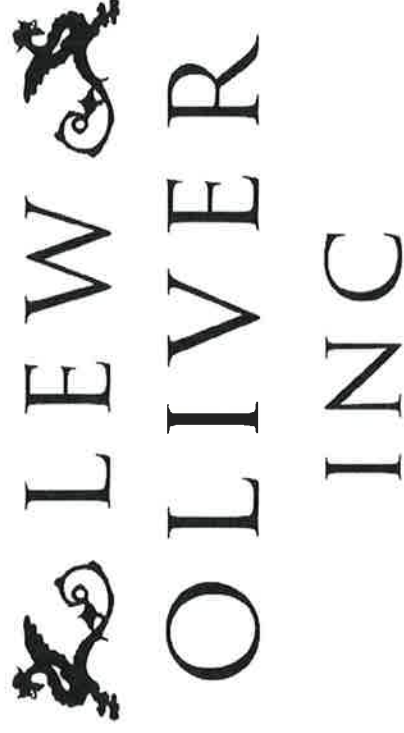
EXHIBIT C
PAGE 12 OF 23

Nature Park



EXHIBIT C
PAGE 13 OF 23

Architectural Character



WHOLE TOWN SOLUTIONS

Internationally Acclaimed Community
Planner/Designer for BridgeWalk



Architectural Character

LEW OLIVER VIDEO

Architectural Character



EXHIBIT

PAGE 16 OF 23

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Architectural Character



EXHIBIT C
PAGE 17 OF 23

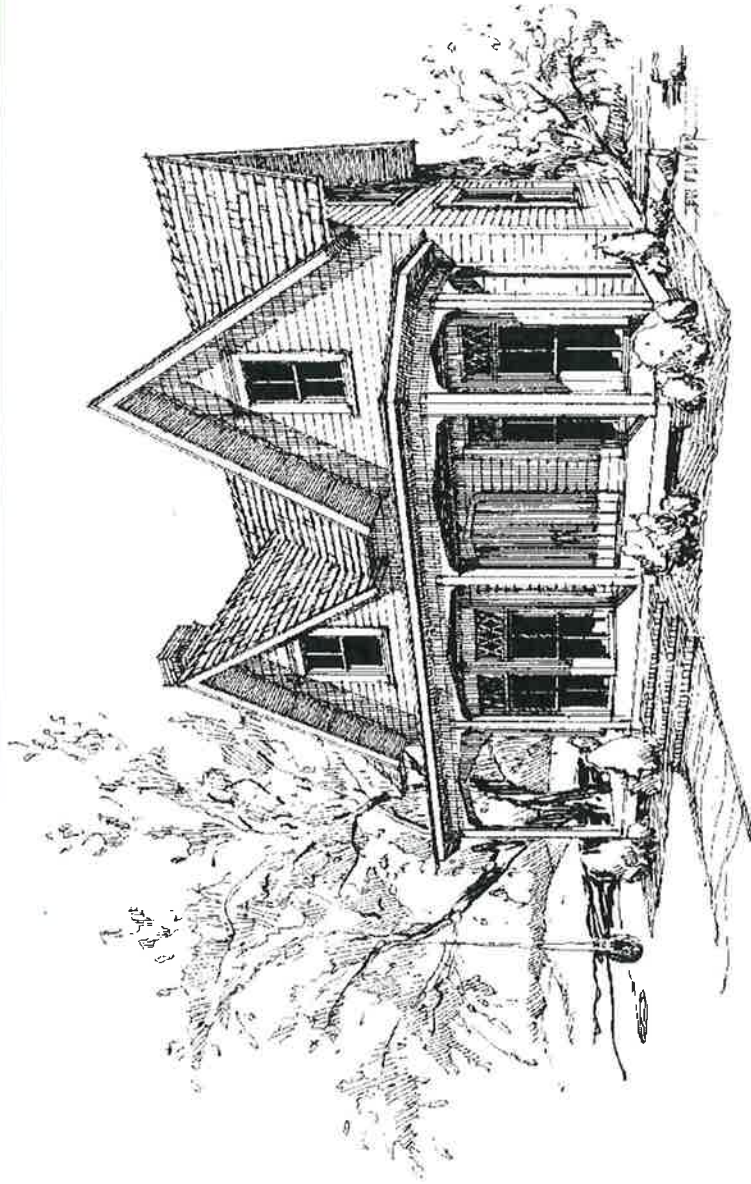
Architectural Character



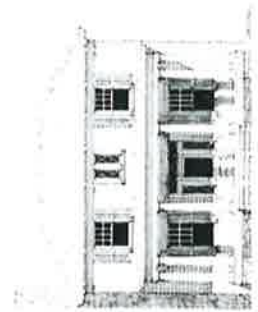
EXHIBIT C
PAGE 18 OF 23

Newnan, Georgia

Architectural Character



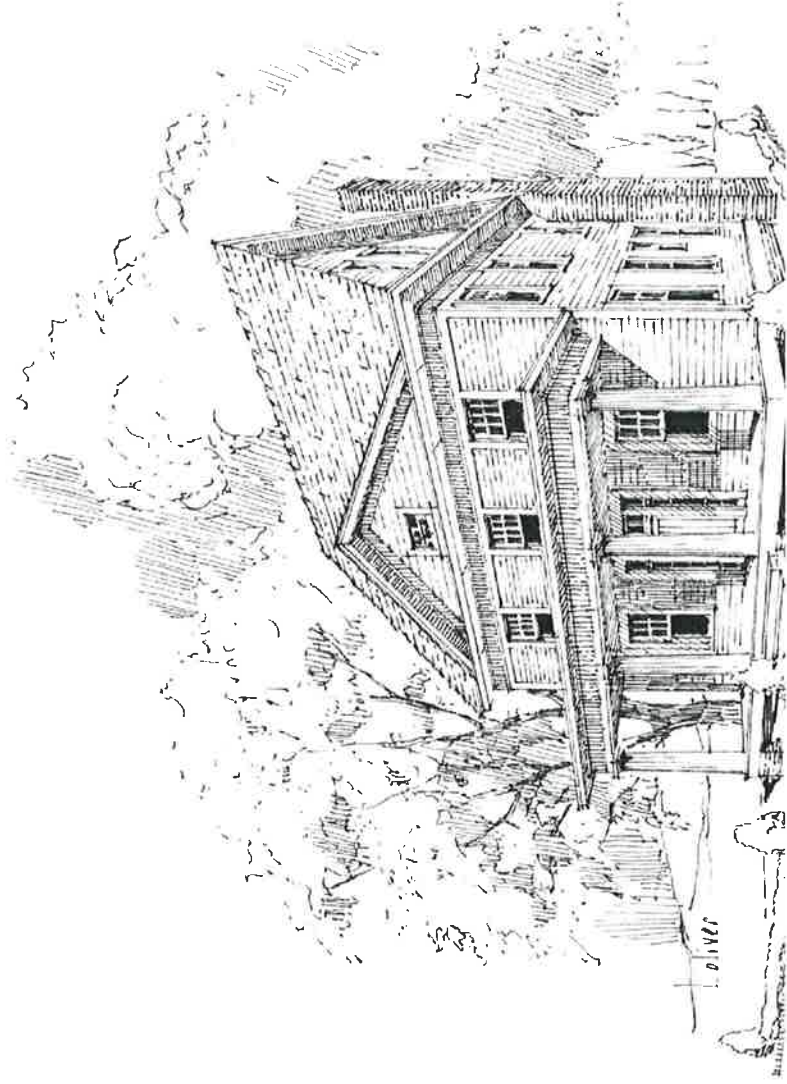
Charlotte's Folly



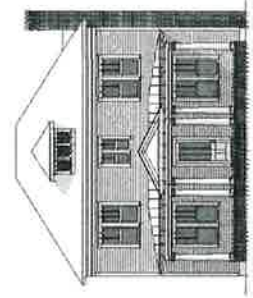
Beaufort

EXHIBIT C
PAGE 19 OF 23

Architectural Character



MIMOSA A



MIMOSA B

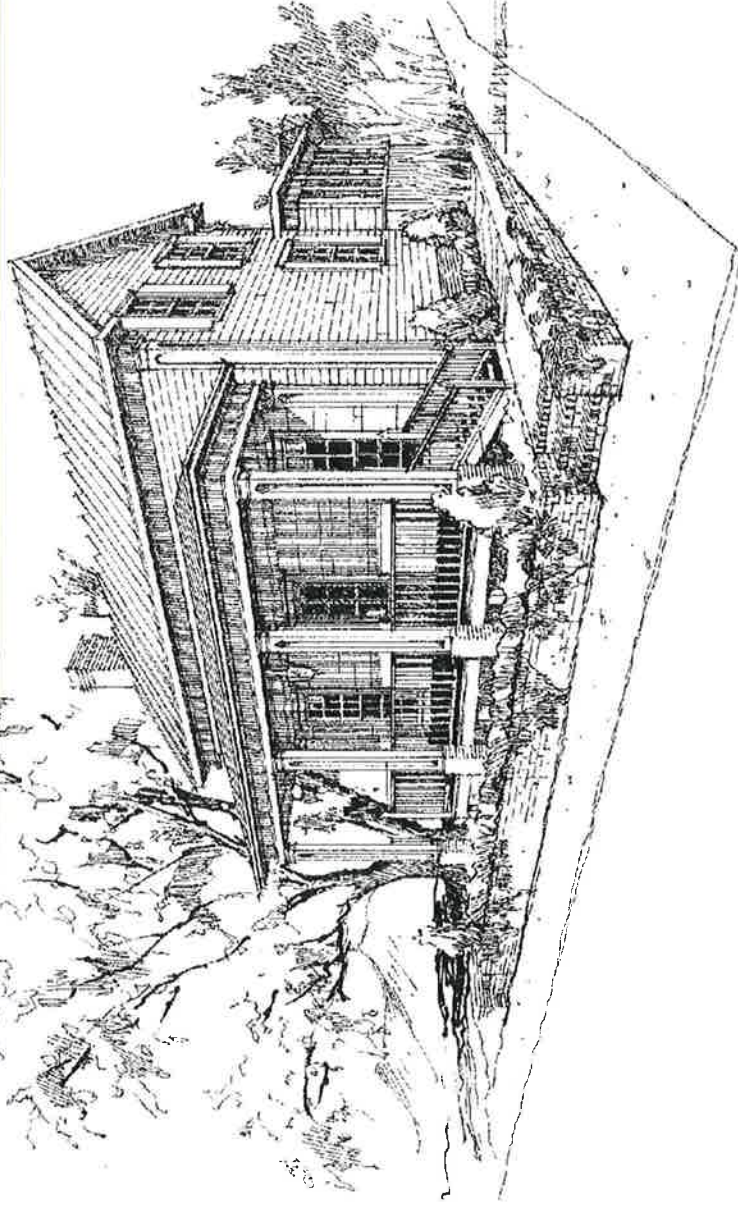
EXHIBIT C
PAGE 20 OF 23

Architectural Character



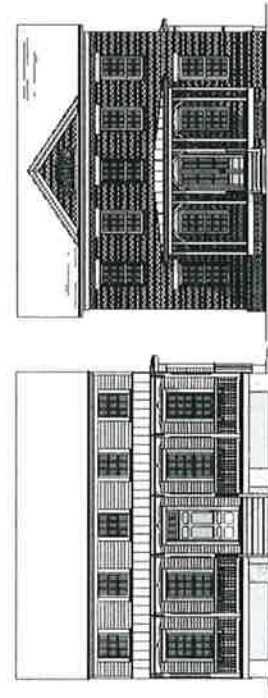
EXHIBIT C
PAGE 21 OF 23

Architectural Character



Palmetto cottage A

EXHIBIT C
PAGE 22 OF 23



Palmetto B

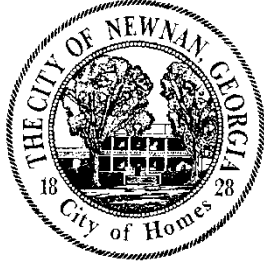
Palmetto C

Palmetto D



BRIDGEWALK





City of Newnan, Georgia - Mayor and Council

Date: May 28, 2019

Agenda Item: Consideration of Arts and Entertainment District Committee Recommendation

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider certain amendments to policies and procedures, as well as certain sections of the City of Newnan's Code of Ordinances related to recommendations presented by the Arts and Entertainment District Committee.

Background: Newnan City Council, at the October 23, 2018 meeting, unanimously approved the establishment of an ad hoc Arts and Entertainment Committee. The committee was charged with the following:

- Host public meetings as needed to gather input
- Develop mission/purpose statement
- Define geographic area of district
- Gather economic impact data, as available and needed
- Gather comparative/benchmarking data from other municipalities
- Define certain tasks that may be delegated to staff
 - Park use
 - Facility use
 - ROW use
- Define certain tasks that may not be delegated to staff
 - Park use
 - Facility use
 - ROW use
- Discuss any other issue as identified by the committee and pertinent to the employment of an Arts and Entertainment District
- Provide recommendation to Newnan City Council

The Arts and Entertainment Committee gathered each week over a 5 month period to better develop an understanding of a potential A&E District, as well as the potential impacts the district may and may not have on affected and neighboring properties, business owners, patrons and visitors. As a result, the A&E Committee developed certain recommendations.

The following list is illustrative of the recommendations and the potential policy, procedure and code changes:

- The geographic boundaries of the district shall be the Central Business District, with the addition of Greenville Street and 1st Avenue parks (**staff supports**); and
- City Council may modify existing noise ordinance sections to address the following:
 - Extend permitted hours of noise in the A&E District until 11:00pm on Fridays and Saturdays (**staff supports**)
 - Repeal current noise ordinance and replace with a decibel level centered noise ordinance
 - Develop procedure for allowing certain A&E District locations to apply for special event noise permit, which may allow for atypical noise (i.e. extended hours on certain days, etc.)
- City staff shall be delegated the responsibility of managing the use of all public parks and public facilities (**staff supports**); and
- City staff shall be delegated the responsibility of developing and managing a list of pre-approved race routes through the A&E District (**staff supports**); and

- City staff shall be delegated the responsibility of managing the use of public parking spaces **(staff supports)**; and
- City staff shall not be delegated the responsibility of closing roadways and closing sidewalks (notwithstanding recently adopted policy for managing filming projects) **(staff supports adopting policy in concert with recently adopted filming review policy)**; and
- City staff may seek City Council approval for “large scale events” **(staff supports)**; and
- City staff will develop a mechanism for an appeal to be made to City Council for any of the aforementioned uses not approved by staff **(staff supports)**; and

Funding: N/A

Recommendation: City staff is supportive of Newnan City Council directing staff to return with specific policy and/or code of ordinance changes that reflect the items discussed herein.

Attachments:

1. Arts and Entertainment District Committee Recommendation

Previous Discussions with Council: The Newnan City Council, on October 23, 2018, established an Arts and Entertainment District ad hoc committee. In addition, the Arts and Entertainment District Committee submitted a report to the Newnan City Council at the May 7, 2019 meeting.

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

Chamblee, GA noise

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

Brookhaven, GA noise

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

Modesto, CA

https://library.municode.com/ca/modesto/codes/code_of_ordinances?nodeId=TIT4PUWESAHE_CH1RE_AMAMDE_ART4ENESSP

May 11, 2019

Corner Arts Gallery Studio & Gift Shop
30 S. Court Square
Newnan, GA 30263

Subject: Annual Labor Day Arts Festival Court Square Newnan GA.

Dear Newnan Mayor and City Counsel,

It is that time again to begin thinking about the Annual Labor Day Festival.

I would like to have local arts and crafts and possible demonstrations of art around the court square on Labor Day, September 2nd 7-5 p.m. on the same foot print as Main Street Newnan's Market Days.

I would like to also have music and dance teams on the South side as entertainment as well, food trucks, and an area for kids.

I would like to request blocking off the road on the South Court Square and North Court Square for the food trucks and Music.

Thank you for considering in advance,



Jenny Jones
678-793-9380
Corner Arts Gallery



GUIDELINES FOR USING THE DOWNTOWN NEWMAN SQUARE OR ANY CITY STREETS

NAME OF AGENCY	Carnee Arts Gallery
NAME OF PERSON IN CHARGE OF EVENT	Jenny Jones
ADDRESS OF PERSON IN CHARGE	30 S. Ct. Sq Newman
CELL PHONE NUMBER OF PERSON IN CHARGE	678-793-9380
TYPE OF EVENT	Labor Day Arts & Crafts Festival
PURPOSE OF EVENT	Arts & Crafts
DATE OF EVENT	Monday Sept 2nd 2019
TIME OF EVENT	Set up + take down 7-5pm Event 10-4pm

CONDITIONS OF PERMIT

If permit is for any type utilizing streets of the city other than just the square area, a map shall be submitted to indicate routes of the event. If road race, walk or similar event, a fee will be charged based on number of police officers required to provide safety for the event; and all events of this type should be scheduled to end by 10:00 AM. If officers are required for other events, a fee will be charged based on number of officers requested by agency sponsoring event.

Applicants for permits for the square area only which require the setting of booths or selling goods should be aware that homegrown or handmade goods are preferred and that other goods sold should not be in conflict with goods that merchants on the square have for sale, excluding restaurant style prepared food items. Personal information from those attending the event should not be solicited. Subscription based businesses, home improvement companies, insurance companies, etc., that approach those attending the event for solicitation for future services are not allowed. It is recommended that a 10x10 booth space be assigned to each participant with the participants name written in chalk at each sidewalk location. Permanent marking on the square is not allowed. You must provide your own tent, chairs and tables. If your event requires electricity, it must be requested in advance. If it is used from the light poles, then the cover must be put back on after the event. If a cover is lost the event coordinator and vendor are liable for the cost of replacing the lost cover. All cords must be duct taped down to the sidewalks to prevent accidents.

EVENT STAFFING

The coordinator of the event on the square must remain on site throughout the set up and clean up of the event. The event coordinator must make sure that the square is returned to normal after the event is over.

GARBAGE

Additional rolling trash cans by CLM need to be around the court square. Contact CLM to coordinate. We recommend that you cover the permanent cans surrounding the square and use the rolling cans. If the decorative cans are overflowing at the end of the event, they should be emptied into the rolling cans.

BATHROOMS


A portable restroom, or more depending on the size of the event, must be provided for the public to use. Downtown shops only allow restroom facilities to be used by paying customers. Main Street can assist with contact information on a Main Street member that provides port-a-potties for a fee. We recommend these be placed on the side of NuLink on West Washington Street.

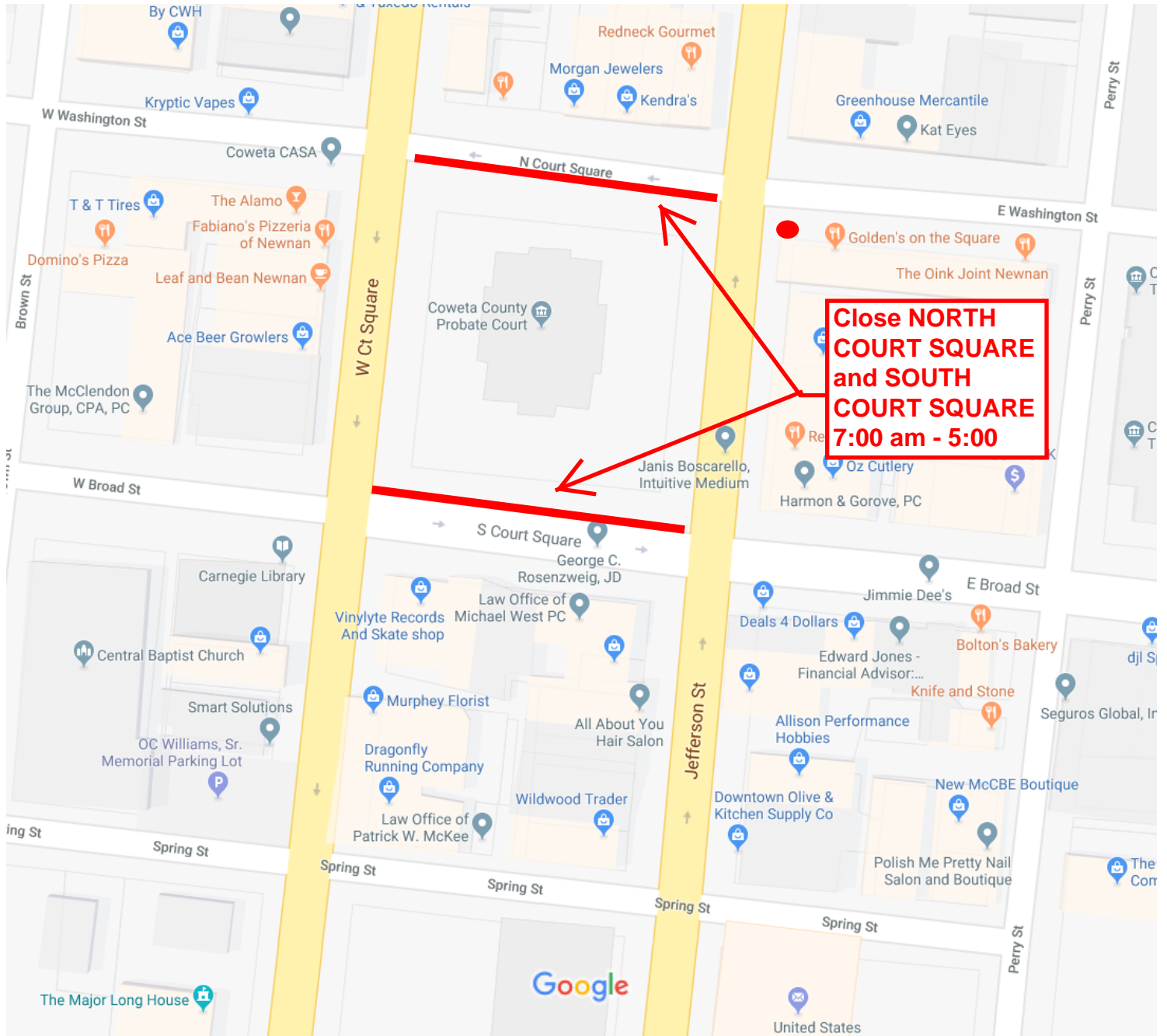
PARKING

Vendors can park on the square to unload, but once unloaded they will need to move their vehicles to a city lot. Parking on the square or in front of stores is prohibited. This includes on side streets. Parking is for customers and event attendees.

AGREEMENT

I, Jenny Jones, agree to these guidelines for use of the Newnan Square and/or city streets.

SIGNED 
DATE 5/11/19



Map data ©2018 Google 50 ft



City of Newnan, Georgia - Mayor and Council

Date: May 28, 2019

Agenda Item: Consideration of Use of Public Right of Ways for Random Productions for an HBO Film Project – June 18 – 21, 2019

Prepared by: Ashley Copeland, Communications Manager

Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider the use of public rights of way for Random Productions filming project.

Background: The City of Newnan received an application for filming from Random Productions, which includes the following requests:

Street Closures

- **Filming Location:** 14 Greenville Street
Close Greenville Street between Spring Street and Broad Street
Full Street Closure: June 10, 2019 (6:00am – 10:00pm)
Full Street Closure: June 11, 2019 (6:00am – 1:00pm)
Lane Closure: June 10, 2019 (6:00am – 10:00pm) (remove parking stripes)
Lane Closure: June 12, 2019 (6:00am – 1:00pm) (restore parking stripes)
- **Filming Location:** 155 Greenville St
Close Greenville Street between Spence Avenue and Nimmons Street
Full Street Closure: June 11, 2019 (6:00am – 10:00pm)
Full Street Closure: June 18, 2019 (6:00am – 10:00pm)
Full Street Closure: June 19, 2019 (10:00am – 2:00am)
Full Street Closure: June 20, 2019 (11:00am – 4:00am)
Full Street Closure: June 21, 2019 (12:00pm – 6:00am)

Parking Spaces

- June 3, 2019 – June 7, 2019: use of 12 parking spaces on Spring Street between Perry Street and LaGrange Street
- June 3, 2019: use of 14 spaces on east side of Greenville Street between Spring Street and East Broad Street
- June 4, 2019: use of 10 spaces on west side of Greenville Street between Spring Street and East Broad Street
- June 12, 2019: use of 14 spaces on east side of Greenville Street between Spring Street and East Broad Street
- June , 2019 – June 14, 2019: use of 12 parking spaces on Spring Street between Perry Street and LaGrange Street

The applicant has completed a Film, Television, Music and Video Production Permit Application, as required. In addition, the applicant has satisfactorily completed all item listed on the Guidelines and Checklist for Filming.

The approximate total fee amount for the filming request, as described herein and as per the recently adopted City of Newnan Filming Policy, is \$9,500.

Funding: N/A

Recommendation: City staff has reviewed the application and all required materials needed for filming in the city. City staff has held various meetings with Random Productions staff to ensure agreeable plans for street closures and use of parking spaces. City staff is supportive of the request as described herein.

If approved and according to the recent film policy, City staff will post approved filming project on the city's website to ensure adequate public notification.

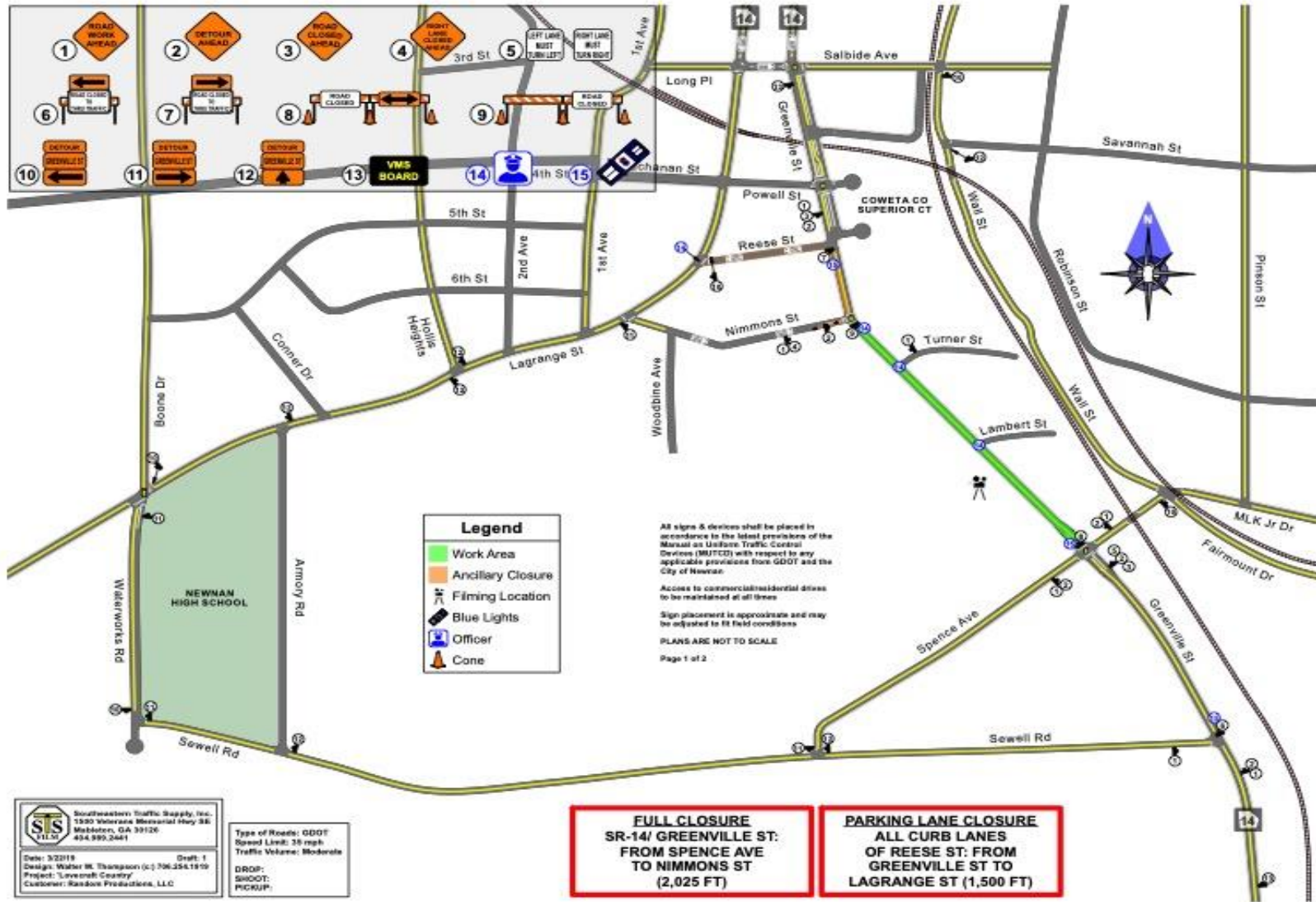
Attachments:

1. Random Productions – HBO Filming Project – City of Newnan Proposal (PPT), Film Proposal; HBO Filming Project Notification Letter; Certificate of Liability Insurance
2. City of Newnan Guidelines and Checklist for Filming

Previous Discussions with Council: None

RANDOM PRODUCTIONS

HBO FILMING PROJECT
CITY OF NEWNAN PROPOSAL




 Southeastern Traffic Supply, Inc.
 1300 Wilshire Memorial Hwy SE
 Marietta, GA 30126
 404.890.2441

Date: 3/2/19 Draft: 1
 Design: Walter W. Thompson (C) 706.254.1919
 Project: "Lovescraft Country"
 Customer: Random Productions, LLC

Type of Roads: GDOT
 Speed Limit: 35 mph
 Traffic Volume: Moderate
 DRDP:
 SHOOT:
 PICKUP:

FULL CLOSURE
SR-14/ GREENVILLE ST.
FROM SPENCE AVE
TO NIMMONS ST
(2,025 FT)

PARKING LANE CLOSURE
ALL CURB LANES
OF REESE ST. FROM
GREENVILLE ST TO
LAGRANGE ST (1,500 FT)

DETOUR ROUTES

**FULL CLOSURE
SR-14/ GREENVILLE ST:
FROM SPENCE AVE
TO NIMMONS ST
(2,025 FT)**

	Southeastern Traffic Supply, Inc. 1500 Veterans Memorial Hwy SE Mableton, GA 30126 404.989.2441
	Date: 3/22/19 Design: Walter W. Thompson (c) 706.254.1919 Project: 'Lovecraft Country' Customer: Random Productions, LLC

NORTHBOUND GREENVILLE ST

1. Turn LEFT onto Sewell Rd
2. Turn RIGHT onto Waterworks Rd
3. Turn RIGHT onto Lagrange St
4. Turn RIGHT onto Nimmons St

SOUTHBOUND GREENVILLE ST

1. Turn RIGHT onto Reese St
2. Turn LEFT onto Lagrange St
3. Turn LEFT onto Waterworks Rd
4. Turn LEFT onto Sewell Rd

**NORTHBOUND GREENVILLE ST/
EASTBOUND SPENCE AVE**

1. Turn RIGHT/CONTINUE on Spence Ave
2. Turn LEFT onto Wall St
3. Turn LEFT onto Salbide Ave

WESTBOUND SPENCE AVE

1. CONTINUE on Spence Ave
2. Turn RIGHT onto Sewell RD

*****SEE NB GREENVILLE ST FOR REMAINDER*****

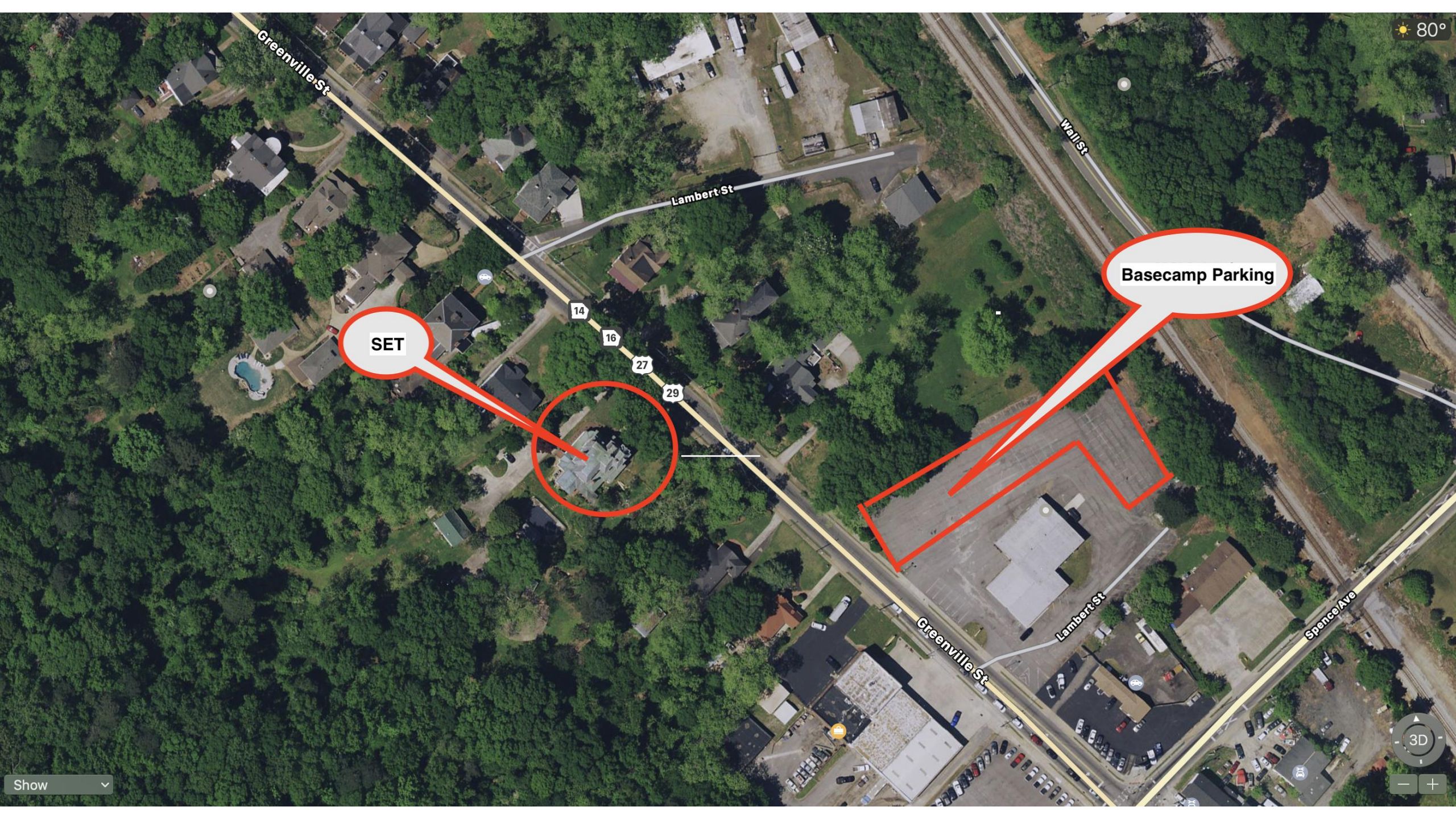
All signs & devices shall be placed in accordance to the latest provisions of the Manual on Uniform Traffic Control Devices (MUTCD) with respect to any applicable provisions from GDOT and the City of Newnan

Access to commercial/residential drives to be maintained at all times

Sign placement is approximate and may be adjusted to fit field conditions

PLANS ARE NOT TO SCALE





SET

Basecamp Parking

Greenville St

Lambert St

Wall St

14

16

27

29

Greenville St

Lambert St

Spence Ave

**RANDOM PRODUCTIONS, LLC
PARKING REQUESTS FOR PREP AND STRIKE
FOR 14 GREENVILLE STREET**

**14 PARKING SPACES ON EAST SIDE
OF STREET ON MONDAY JUNE 3 AND
WEDNESDAY JUNE 12**

**10 PARKING SPACES
ON WEST SIDE OF
STREET ON TUESDAY
JUNE 4 AND THURSDAY
JUNE 13**

**6 PARKING SPACES ON
NORTH SIDE OF STREET
FROM MONDAY JUNE 3 TO
FRIDAY JUNE 7 AND
WEDNESDAY JUNE 12 TO
FRIDAY JUNE 14**

**6 PARKING SPACES ON NORTH
SIDE OF STREET FROM MONDAY
JUNE 3 TO FRIDAY JUNE 7 AND
WEDNESDAY JUNE 12 TO FRIDAY
JUNE 14**

**RANDOM PRODUCTIONS, LLC
RAPARKING REQUEST FOR FILMING ON 14
GREENVILLE STREET
MONDAY JUNE 10 AND TUESDAY JUNE 11**

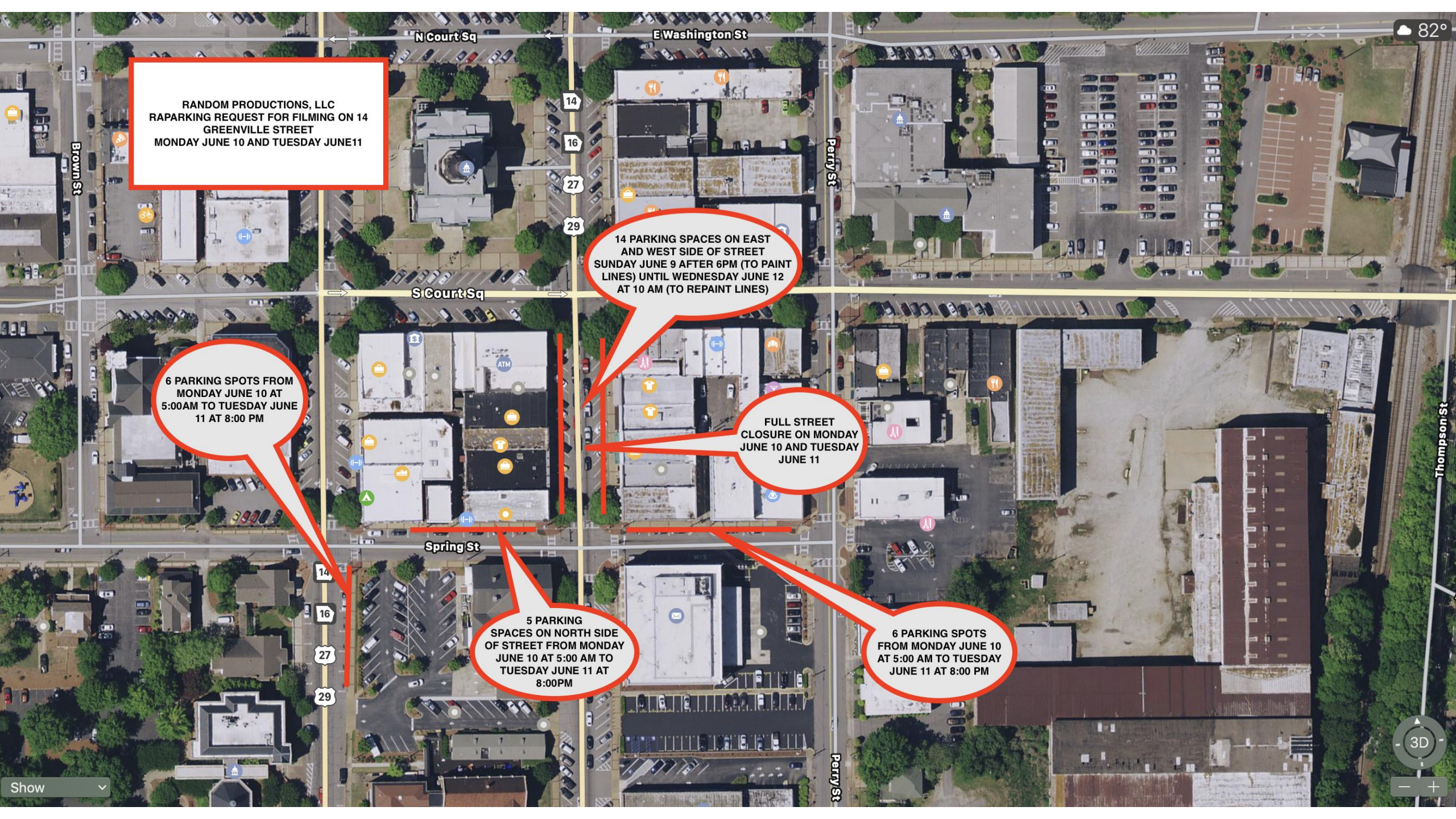
**14 PARKING SPACES ON EAST
AND WEST SIDE OF STREET
SUNDAY JUNE 9 AFTER 6PM (TO PAINT
LINES) UNTIL WEDNESDAY JUNE 12
AT 10 AM (TO REPAINT LINES)**

**6 PARKING SPOTS FROM
MONDAY JUNE 10 AT
5:00AM TO TUESDAY JUNE
11 AT 8:00 PM**

**FULL STREET
CLOSURE ON MONDAY
JUNE 10 AND TUESDAY
JUNE 11**

**5 PARKING
SPACES ON NORTH SIDE
OF STREET FROM MONDAY
JUNE 10 AT 5:00 AM TO
TUESDAY JUNE 11 AT
8:00PM**

**6 PARKING SPOTS
FROM MONDAY JUNE 10
AT 5:00 AM TO TUESDAY
JUNE 11 AT 8:00 PM**



RANDOM PRODUCTIONS, LLC

City of Newnan Film Proposal

Random Productions, LLC would like to showcase Newnan in portions of a new HBO series filming throughout Georgia this year. Below is an outline detailing our current plans and requests.

Locations/Description of Scenes

- 1. 155 Greenville St (between Spence Ave. and Lambert St.) and Greenville St (Between Spence Ave. and Nimmons St.)**
One of our main characters buys this residence which will be depicted at first as abandoned, but it is updated over the course of the season. Different scenes will be filmed in and around the house including one where the character throws a party. On the exterior we see the main character view the house for the first time. We see thugs come to disrupt a house party. This causes the character to react and smash car windows, prompting the police to arrive, and a subsequent arrest.
- 2. 14 Greenville St / Greenville St (Between Spring St. and Broad St.)**
This storefront will portray a Realtor's office visited by one of our main characters. Out front we will see a car pull up, park, and then the character enter the office.

Schedule of Work

14 Greenville St / Greenville St. (Between Spring St. and Broad St)

PREP: June 3 – 7, approx. 7am – 7pm

SHOOT: June 10, approx. 6am – 10pm
June 11, approx. 6am – 1pm – IF WORK NOT COMPLETE

WRAP: June 12 – 14, approx. 7am – 7pm

155 Greenville St (between Spence Ave. and Lambert St.) and Greenville St (Between Spence Ave. and Nimmons St.)

PREP: May 13 – June 10, approx. 7am – 7pm

SHOOT: June 11, approx. 6am – 10pm
June 18, approx. 6am – 10pm
June 19, approx. 10am – 2am
June 20, approx. 11am – 4am
June 21, approx. 12pm – 6am

WRAP: June 24 – 25, approx. 7am – 7pm

Street Closures

Traffic control plans and parking requests are enclosed. We are working with GDOT to accommodate the closures listed below. Verbal approval has been received from James M. Phillips, Traffic Specialist 2, D3 Traffic Operations, (478) 988-7157.

14 Greenville St / Greenville St. (Between Spring St. and Broad St)

FULL STREET CLOSURE: June 10 – June 11
LANE CLOSURE June 10 (remove parking stripes)
LANE CLOSURE June 12 (restore parking stripes)

155 Greenville St / Greenville St (Between Spence Ave. and Nimmons St.)

FULL STREET CLOSURE: June 11
FULL STREET CLOSURE: June 18 – June 21

Parking

Basecamp

Sellers – Smith Funeral Home
168 Greenville St.
Newnan, Ga 30263

Crew Parking

Newnan High School (New Parking Lot on Armory Rd)
190 La Grange St.
Newnan, GA 30263
Crew Count: Approx. 150
Extras Count: Approx between 60 and 80 (varies per day)

Working Trucks

- A. Coweta County Parking Lot
22 Broad St
Newnan, GA 30263

- B. 42 Lambert St.
Newnan, GA 30263

- C. Greenville St. (Between Spence Ave. and Nimmons St.)
Inside permitted street closure

Notes

- Although unlikely, dates may change or adjust due to weather conditions that are unpredictable.
- A notification letter has been distributed to all businesses and private homes in our filming area. A copy of this letter is enclosed.
- Random Productions is negotiating with business and residents who will be directly inconvenienced by or featured in our show.
- A Certificate of Insurance has been issued for the City of Newnan, a copy of this COI is enclosed.
- A Certificate of Insurance has been issued for GDOT, a copy of this COI is enclosed.
- The Film Permit application for our series was submitted on April 11, 2019.
- During prep, our crew will be working on our locations decorating the street, homes and stores to depict 1950's Chicago.
- During filming, the caterers will start a few hours before our start time to prepare crew meals.

This concludes our requests thus far. We're hopeful this provides a sufficiently detailed account of our proposed activity during our time in Newnan. Thank you for your time and consideration, we are excited to work closely with the City of Newnan over the coming months.

HBO FILMING PROJECT NOTIFICATION RANDOM PRODUCTIONS, LLC

April 29, 2019

Dear Newnan Neighbors:

Random Productions, LLC will be filming scenes for an HBO series in Newnan starting this summer through fall of 2019.

One of our main filming locations will be on Greenville Street. We will be filming interior and exterior scenes at a private house, and outside in various locations in the neighborhood. We will be filming both day and night scenes on this property. Tentative filming dates are **Tuesday June 11 and Monday June 17th – Friday, June 21, 2019**. Once we confirm our exact shooting schedule we will notify you of the filming times.

We are working with the City of Newnan and the Georgia Department of Transportation to get the appropriate permits for filming in the area as well as permits for road closures during the above dates.

We are a period television series and we would like to request some participation from the neighborhood with some of our exterior filming. I would greatly appreciate it if you would call me to schedule an opportunity to meet with you to discuss our project, and the impact on the neighborhood. Please contact me on my mobile phone at 787/613-3841.

Thank you in advance and I look forward to hearing from you.

Paola Cambó
Key Assistant Location Manager / Scout
C. 787.613.3841
E: paolacambo@mac.com

HBO FILMING PROJECT NOTIFICATION RANDOM PRODUCTIONS, LLC

May 16, 2019

Dear Newnan Neighbors:

Random Productions, LLC will be filming scenes for an HBO series in Newnan starting this summer through fall of 2019.

One of our filming locations will be on Greenville Street (between Spring St and Broad St). We will be filming interior and exterior scenes at 14 Greenville st, and outside in the street. We will be filming day scenes. Tentative filming dates are **Monday June 10 and Tuesday June 11, 2019**. Once we confirm our exact shooting schedule we will notify you of the filming times.

We are working with the City of Newnan and the Georgia Department of Transportation to get the appropriate permits for filming in the area as well as permits for road closures during the above dates.

We are a period television series and we'll be doing some decorating on Greenville street the week previous to our filming. We greatly appreciate being able to film in the City of Newnan. Please contact me on my mobile phone at 787-613-3841 should you have any questions.

Thank you in advance and I look forward to hearing from you.

Paola Cambó
Key Assistant Location Manager / Scout
C. 787.613.3841
E: paolacambo@mac.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA, INC. 1166 AVENUE OF THE AMERICAS NEW YORK, NY 10036	CONTACT NAME: PHONE: (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS:
067062-TBS-GAW-17-18	INSURER(S) AFFORDING COVERAGE NAIC #
INSURED	INSURER A : Old Republic Insurance Company 24147
Random Productions, LLC	INSURER B :
1415 Constitution Road SE	INSURER C :
Atlanta, GA 30316	INSURER D :
"Lovecraft Country" Season 1	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			MWZY 313636	06/01/2018	06/01/2019	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ N/A PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMPROP AGG \$ 5,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			MWTB 313635	06/01/2018	06/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Workers Compensation Continued						See Above

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Production: "Lovecraft Country" Season 1

Certificate holder is included as additional insured where required by contract or agreement with the Named Insured.

Location: SR 14; Spence Avenue, MP 13.39 / Nimmons Street MP 13.78

CERTIFICATE HOLDER Georgia Department of Transportation - District #3 115 Transportation Blvd. Thomaston, GA 30286	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE of Marsh USA Inc. Kimberly Parks <i>Kimberly Parks</i>
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City of Newnan Guidelines / Checklist for Filming

City Manager's Office
25 LaGrange Street, Newnan, GA 30263
678-673-5512

Please Note: The City of Newnan requires a permit for all commercial TV/film/video productions. However, those projects that require street closures for a duration less than 3 days and Intermittent Traffic Control for a duration less than 7 days may be reviewed administratively. Applications that include extended durations will be required to secure approval from the Newnan City Council.

Checklist for Filming in the City of Newnan

The following checklist provides guidance to all applicants interested in filming in the City of Newnan.

Task To Be Completed...

- 1. Completion of Film, Television, Music and Video Production Permit Application
Applications must be submitted at least 2 weeks prior to the scheduled film/prep dates.

- 2. Completion of public notification requirements
 - Applicants are required to place “yard signs” in areas where businesses and residents may be affected or impacted by filming. Signs are available at Newnan City Hall and must be returned after filming.
 - Applicants must produce a signed affidavit as proof of contacting directly affected business owners and residents in impacted areas.

- 3. Obtain approval from the Georgia Department Of Transportation if state routes will be used during filming (if applicable).

- 4. Provide Insurance Certification naming the City of Newnan as additional insured.

- 5. Applicant must secure approval from the Newnan City Council only when:
 - 1. Production requires street/sidewalk closure for more than 3 days; or
 - 2. Production requires intermittent traffic control for more than 7 daysApplicant presentation/proposal before Newnan City Council must include the following:
 - Dates, times and locations of filming
 - Sketch and/or diagram of the filming/prep site(s) designating placement of large equipment, trailers, etc.
 - List of businesses/residents contacted
 - A copy of your presentation/proposal must be transmitted to City Manager's Office at least one week prior to the City Council meeting
 - Applicant or designee must attend City Council meeting

- 6. Payment must be received in advance of filming. Please see fee schedule attached herein.

- 7. Notify Coweta County Camera Ready Program Liaison (Tray Baggary – tbaggarly@coweta.ga.us) when seeking approval of use of County facilities, buildings and properties.

- 8. Contact City of Newnan Office of Communications (Ashley Copeland – acopeland@cityofnewnan.org) for additional questions or information regarding the City of Newnan's filming guidelines.

The City of Newnan 2019 Council Meetings

Day	Month	Date	Time	Agenda Items Due – 5:00 PM
Tuesday	January	8	2:30	12/31/2018
Tuesday	January	22	6:30	1/15/2019
Tuesday	February	12	2:30	2/5/2019
Tuesday	February	26	6:30	2/19/2019
Monday	March	11	2:30	3/5/2019
Tuesday	March	26	6:30	3/19/2019
Tuesday	April	9	2:30	4/2/2019
Tuesday	April	23	6:30	4/16/2019
Tuesday	May	7	2:30	4/30/2019
Tuesday	May	28	6:30	5/21/2019
Tuesday	June	18	6:30	6/11/2019
Tuesday	July	16	6:30	7/9/2019
Tuesday	August	13	2:30	8/6/2019
Tuesday	August	27	6:30	8/20/2019
Tuesday	September	10	2:30	9/3/2019
Tuesday	September	24	6:30	9/17/2019
Tuesday	October	8	2:30	10/1/2019
Tuesday	October	22	6:30	10/15/2019
Tuesday	November	12	2:30	11/5/2019
Tuesday	November	26	6:30	11/19/2019
Tuesday	December	10	6:00	Public Hearing/2020 Budget
Tuesday	December	10	6:30	12/3/3019

Meeting dates and times are subject to change.



City of Newnan, Georgia - Mayor and Council

Date: 5/21/19

Agenda Item: Foundation Christian Church – Request to block 2 parking spots at Greenville Street Park for ice cream truck

Prepared by: Katie Mosley for Adam Pollard (Student Minister at Foundation Christian Church Newnan)

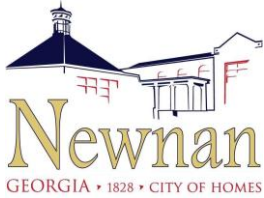
Purpose: Foundation Christian Church Newnan is requesting to block 2 parking spots at Greenville Street park for the ice cream truck on June 2nd, June 9th, June 16th, and June 23rd during their Middle and High School Summer Community Events. Times are 5:00pm – 9:00pm each day. Council approval has already been granted for the use of the park for the events.

Background: Council granted approval for the Sunday events in June during the May 7th meeting but the event coordinator forgot to include the request for the parking spots in the original request to Council.

Funding: N/A

Recommendation: City Council may approve the request as presented.

Previous Discussion with Council: N/A



City of Newnan, Georgia - Mayor and Council

Date: 5/28/19

Agenda Item: Request to use First Ave Park for 24 hours 2:00pm on Saturday, June 22nd until 2:00pm on Sunday, June 23rd.

Prepared by: Katie Mosley for Rick Melville – Representative for Ham Radio

Purpose: Request use of the First Avenue Park for an annual Field Day event conducted by the Bill Gremillion Memorial Radio Club, Inc. The group is a 501(c) (3) organization.

Background: The objectives for this year's field day are twofold. First, the group wants to participate in the American Radio Relay League's annual Field Day event and second, they want to be able to have a public venue to display their hobby in order to further the participation in amateur radio by the public. The group feels that if people see them in operation, making contacts in the United States and worldwide, they may become interested enough to further explore the possibility of becoming a Ham Radio Operator and become introduced to a new potential hobby.

Field Day is annual event and is ham radio's open house. Every June, more than 40,000 hams throughout North America set up temporary transmitting stations in public places to demonstrate ham radio's science, skill and service to our communities and our nation. It combines public service, emergency preparedness, community outreach, and technical skills all in a single event. Field Day has been an annual event since 1933, and remains the most popular event in ham radio.

The request may be different from the average park event. The group is asking for permission to operate for a full 24-hour period beginning at 2pm on Saturday, June 22, 2019 and ending at 2:00pm on Sunday, June 23, 2019. The group would like to occupy no more than three (3) covered pavilions. This will allow the group to protect its radio equipment from the weather as well as giving them multiple radio stations to accommodate UHF, VHF and High Frequency (short wave). The group can offer citizens an opportunity to see the hobby in actual operation and, if they wish, they may talk on the radio to someone across country for a unique experience.

The event is FREE to the public. The group will not be selling anything nor will it be soliciting any donations. The group has its own source of funding and this event is NOT a fundraiser.

The group believes it will not be of any interference with the surrounding neighborhood in as much as they only transmit on the radios and they do not play music or make any loud noise whatsoever. Their antennas will be set up and monitored by their members at all times. The group understand that they cannot put any stakes in the ground and has agreed to fully comply.

Funding: N/A

Recommendation: City Council may approve as presented.

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).