



Newnan City Council Meeting

MAY 10, 2022

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on April 26, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. 3 Appointments- Newnan Youth Activities, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [C.](#) Public Hearing- Application for Alcohol Beverage License- C4 Bullsboro, Inc. - Retail on Premise (Package) Sales of Malt Beverages and Wine - 250 Bullsboro Dr. - Reason: New Business
- [D.](#) Election of GMA's District 4 Officers for 2022-2023
- [E.](#) Consideration of Entering into an Agreement with a qualified firm to provide Construction Manager At Risk Services for the redevelopment of the Fire Training Facility; and the approval of an associated budget.
- [F.](#) To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants
- [G.](#) Consideration of Proposal by Consultant, Heath & Lineback Engineers, Inc., for Extending Northbound Right Turn Lane, Newnan Crossing Bypass at SR 34, Bullsboro Dr.
- [H.](#) Consideration of Proposal by Consultant, Heath & Lineback Engineers, Inc., Extending Southbound Left Turn Lane, Newnan Crossing Bypass at Lower Fayetteville Road
- [I.](#) Annexation Request - Annex 2022-04 - By George Rosenzweig on behalf of Pulte Group Home Company, LLC and Green Top Road, LLC; 163.61± acres located on Green Top Road (tax parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003); Requested zoning of PDR (Planned Development Residential District) - for 366 single-family homes - Decision on Referral to Planning Commission

UNFINISHED BUSINESS

- [J.](#) 2nd and Final Reading - Annexation Request via the 60% method for Annex2022-02 by North 390, LLC; 5.19± acres on State Route 29 (Tax Parcel #s 073C 002; 073C 002A; 073C 003; 073C 004; 073C 004A); Requested zoning of CGN (General Commercial District) – Consideration of Ordinances
- [K.](#) 29 Pinson St - Owner update and request for extension.
- [L.](#) 176 Lagrange St - Owner update and request for extension.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [M.](#) Request from Coweta County School System to allow construction at Newnan High School outside of time frames allowed in the ordinance
- N. Update on programs and activities at The HOP

MOTION TO ENTER INTO EXECUTIVE SESSION

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

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 26, 2022 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

MINUTES – SPECIAL CALLED MEETING – APRIL 12, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called meeting on April 12, 2022 and adopt them as presented.

MOTION CARRIED. (6-0)

MINUTES – REGULAR COUNCIL MEETING – APRIL 12, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on April 12, 2022 and adopt them as presented.

MOTION CARRIED. (6-0)

APPOINTMENT- URBAN REDEVELOPMENT AGENCY, 3 YEAR TERM

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Gerald Walton for another term.

MOTION CARRIED. (6-0)

APPOINTMENTS- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Michael Nix for another term.

MOTION CARRIED. (6-0)

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

NEWNAN YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of Youth Council in attendance; Isabella Rodriguez, Lilliana Maxfield, Rico Lane and Susan Grayton Pass.

NEWNAN YOUTH COUNCIL GRADUATING SENIORS

Mayor Brady, Councilwoman Jenkins and Roy Garner, Chairman of Newnan Youth Activities announced the graduating seniors and their future plans. They were presented with certificates and honor cords. The honor cords were new this year thanks to Mr. Garner. Mr. Garner explained that the cords were approved by the Board of Education and will now be given every year going forward.

**REQUESTS FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)
FOR EXTERNAL APPLICANTS**

Andrew Moody, ARPA Special Projects Manager presented three external requests for funds. The first was from the Boys and Girls Club for \$135,472 to restore and expand membership opportunities. They did exhibit impacts from the pandemic and funding would be applied under the Educational Disparity category.

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

MOTION CARRIED. (6-0)

The second request was from Let Them Eat Toffee on the square. The request falls under the Small Business program. They do operate inside the qualified census tract and have exhibited a substantial decrease in gross receipts. They requested \$9,697.

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

MOTION CARRIED. (6-0)

The third request was from Polish Me Pretty, another request under the Small Business program and they have exhibited losses. They requested \$28,000.

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

MOTION CARRIED. (6-0)

ANNEXATION REQUEST- ANNEX2022-03- SPRAYBERRY'S BARBECUE, INC. FOR 1.224 + ACRES AT 30 AMLAJACK BLVD; REQUESTED ZONING OF CHV- UPGRADE AND RELOCATE EXISTING HIGHWAY SIGN

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to refer this to the planning commission.

MOTION CARRIED. (6-0)

REQUEST FROM CULTURAL ARTS COMMISSION TO HAVE ALCOHOL IN GREENVILLE ST PARK FOR SUMMER JAZZ IN THE PARK SERIES

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to grant the request as presented.

MOTION CARRIED. (6-0)

PUBLIC HEARING- REQUEST BY OWNER (CITY OF NEWNAN) TO DEMOLISH STRUCTURE AT 100 E. WASHINGTON ST.

Mayor Brady stated that this item had been removed from the agenda.

PUBLIC HEARING- REQUEST BY OWNER TO DEMOLISH STRUCTURE AT 90 SPRAYBERRY RD.

Mayor Brady opened the public hearing. No one spoke for or against the issue. Mayor Brady closed the public hearing.

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

MOTION CARRIED. (6-0)

PUBLIC HEARING- ANNEXATION REQUEST, ANNEX 2022-02 (VIA 60% METHOD) NORTH 390, LLC FOR 5.19 + ACRES ON STATE ROUTE 29 AND MILLARD FARMER INDUSTRIAL BLVD; REQUESTED ZONING OF CGN

Mayor Brady recused himself as a member of North 390, LLC is also a real estate agent at Josey, Young and Brady. The meeting was handed over to Mayor Pro Tem DuBose.

Tracy Dunnivant, Planning Director stated that this involves 5 tracts of land. The 60% method of annexation means that not less than 60% of resident electors and not less than 60% owners of the real property within the annexation boundary must agree to the request. In this case 77% agree and there are no resident electors. The property owned by Newnan Auto Body and Glass Repairs, Inc. does not want to be annexed.

Ms. Dunnavant gave a summary of the 8 required standards. The properties abutting the tract are primarily zoned for commercial uses and 3 of the 5 tracts are already zoned commercial in the County. The greatest adverse impact on adjacent properties would be traffic. Staff would recommend a special exception be included to ensure the body shop is a conforming use. They would also recommend a variance in regards to distance between commercial and residential.

The current zoning is RC (Rural Conservation) and C (Commercial) in the County. The County has designated the area as a future "Employment Center" and therefore Staff feels the RC zoning is no longer appropriate.

Per State law for a 60% annexation, a service extension plan has been developed. All service providers indicated that they can adequately service the development. A traffic study will need to be conducted once there is a proposed use for the development.

As far as the Comprehensive Plan, the property is outside the City's planning area however, since the planned use is commercial that would be compatible with the adjacent tracts currently in the City. The development would be consistent with the purpose and intent of the proposed zoning.

The County was notified of the proposed annexation and they advised they will not file a Notice of Objection. The County did not ask for any conditions. Staff determined that the development meets 7 ½ of the 8 standards.

The Planning Commission recommended unanimously to annex the properties with the CGN zoning and 4 conditions;

1. Newnan Auto Body and Glass Repair should be granted special exception to be a conforming use and a variance from distance requirements.
2. The tracts will be included in the Quality Development Corridor Overlay District (QDC).
3. The developer will save mature trees within a 35' buffer between proposed development and Avery Park and supplement the buffer with additional plantings approved by the City's Landscape Architect.
4. Proffered condition that North 390, LLC will erect a privacy fence along the property line between the auto body shop and the proposed development.

Ms. Dunnavant clarified for Council that the Newnan Auto Body and Glass Repair owner is aware of the annexation and attended the Planning Commission meeting. The details of the privacy fence have not been decided at this time.

Applicant:

Katie Gargan, on behalf of Melissa Griffis and North 390, LLC further stated that the details for the privacy fence have not been determined as of yet but that was requested by the owner of the auto body shop. They will work with him to decide on the specifications.

Ms. Gargan stated that John Strickland and George Harper were in attendance, the applicant and civil engineer on the project. They requested that the application with proffered conditions, standard constitutional letter and developmental summary report are all part of the record for the public hearing.

John Strickland with North 390, LLC explained that the goal is to make this corner look better than it does.

Councilman Koritko asked about the one entrance, a right in right out on Highway 29. George Harper with Paramount Engineering stated that there have been preliminary discussions with GDOT and they want a traffic study conducted. It is tough to do the traffic study now since it is not zoned what it might be. GDOT does not want to try and connect to Millard Farmer. Mr. Harper also stated there will be no connection to Avery Park.

Councilwoman Jenkins expressed concern about staff input after this is annexed? Usually a developer comes with an idea already laid out for what the property will be. City Manager explained that it has become common for site plans to be presented but it is not required. The zoning designates what can and cannot go there. The CGN category has several hundred uses. City Attorney stated that this came up at the Planning Commission meeting and that some of the heavier uses in the CGN category require special exception.

Councilwoman Jenkins asked if there are any permitted uses that staff would suggest not be allowed at this development? City Manager explained that the list of permitted uses is extensive. Councilwoman Jenkins explained that her concern is not knowing what is going to be put on this property and she asked if the annexation could be approved but not the zoning right now? City Attorney explained that cannot be done, that would allow the applicant to do anything they want. They could put stipulations in for certain uses to not be allowed.

Councilman Guillaume asked Mr. Strickland if his purpose is to improve this area then what does that look like to him? Mr. Strickland explained that right now they are in no man's land, they are not able to market the property until the annexation and zoning are settled. City Manger commented that this property is currently an unincorporated island and Council has discussed cleaning those areas up so this could be an opportunity.

Councilman Koritko asked the applicant if they would provide a copy of the traffic report once it's conducted. Also, would a light commercial zoning be a better option? Ms. Gargan said that this was discussed at the Planning Commission meeting and the island was looked at, as well as surrounding uses. The applicant feels this is consistent with the surrounding areas.

Mayor Pro Tem DuBose closed the public hearing.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to accept the report from the Planning Commission.

MOTION CARRIED. (5-0)

Motion by Councilman Guillaume, seconded by Councilman Alexander to approve the annexation with the 4 conditions from Planning Commission. 2nd and Final Reading Next Agenda.

MOTION CARRIED. (5-0)

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the rezoning as CGN. 2nd and Final Reading Next Agenda.

MOTION CARRIED. (5-0)

REQUEST FROM ROTARY TO ERECT MEMORIAL CROSSES DURING MEMORIAL DAY WEEK

Councilman Koritko asked where the crosses would be placed? City Manager stated they placed them all around town last year, along Oak Hill Cemetery, the parks and the square.

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to approve the request as presented.

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:21pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **C4 Bullsboro, Inc.**

Licensee: **Satish Chipulla**

License Representative: **N/A**

Type License: **Retail On Premise (Package) Sales of Malt Beverages and Wine**

Location: **250 Bullsboro Drive**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

If not, reasons file prior to hearing

Respectfully submitted,

Megan Shea
City Clerk

MEMORANDUM

TO: Mayors and Councilmembers in District 4

c/o and City Managers or City Clerks

FROM: Larry Hanson, Executive Director

SUBJECT: Election of District 4 Officers for 2022-2023- On Behalf of Larry Hanson

Attached is your city's official ballot for the election of GMA's District 4 Officers for the 2022-2023 year.

Listed on the ballot are the names of the city officials who have been nominated by the current district officers. (The current officers are charged with serving as a district nominating committee.)

The ballot should be returned to the attention of Terrell Jacobs by Wednesday, June 1. **Please note that only one ballot may be submitted per city.** The ballot shall be submitted by an official who affirms in writing on the ballot that he or she is authorized to vote on behalf of the city.

We will notify you of the results shortly after June 7. Final approval of GMA district officers, as well as the Association's officers and Board of Directors, will occur at the business meeting to be held at the annual business meeting on June 26.

If you have any questions, please contact Terrell at 404-295-6247 or tjacobs@gacities.com.

ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2022-2023

BALLOT

The nominating committee comprised of current District 4 officers nominated the following city officials as GMA's District 4 Officers for 2022-2023:

- President Betty Cason, Mayor, Carrollton
 - First Vice President William "Dub" Pearman, Mayor, Senoia
 - Second Vice President Barbie Crockett, Mayor, Centralhatchee
 - Third Vice President Joseph H. Walter, Mayor, Zebulon
-

Is your city in favor of the nominees for positions of President, First Vice President, Second Vice President and Third Vice President?

Yes ____ No ____

Please provide the following information:

City: _____

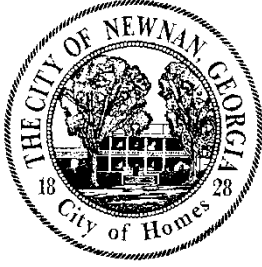
Name of person submitting ballot: _____

I affirm that I am authorized to vote on behalf of the city:

Signature: _____

Please fax or email ballot by June 1 to:

Terrell Jacobs, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348; fax 678.686.6306 or email at tjacobs@gacities.com.



City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: Consideration of entering into an Agreement with a qualified firm to provide Construction Manager At Risk Services for the redevelopment of the Fire Training Facility; and the approval of an associated budget.

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider entering into an agreement with New South Construction to provide Construction Manager At Risk Services for the redevelopment of the existing Fire Training Facility on Greison Trail; and the consideration of an associated budget.

Background:

In 2018, City of Newnan residents approved the SPLOST 2019 referendum, which included a public safety line item for a fire training facility. The original project budget was stated at \$1.7M. However, due to the greater than expected increase of SPLOST 2019 revenue, as well as the inflationary pressures on the construction industry, City staff is recommending that the project budget be increased to \$3.8M.

In 2020, after receiving direction from the Newnan City Council, City Staff engage 2WR Architecture to perform a study of the currently facility, the future needs of the Newnan Fire Department and the ability to provide for a state-of-the-art fire training facility within the City of Newnan. 2WR considered several sites, including the current site and another along Corinth Road. The study results determined that it would be more advantageous to the City of Newnan, as well as the Newnan Fire Department, to utilize the existing site. Newnan City Council participated in the aforementioned site analysis.

City staff issued a Request for Qualifications (RFQ) for architectural services for the engineering and design of the existing facility in 2021.

On July 24, 2021, Newnan City Council approved the contract for architectural/engineering services with 2WR.

In concert with the initial programming and design exercise, City staff, in consultation 2WR, determined that a Construction Manager at Risk (CM) was the appropriate method for successfully constructing the Fire Training Facility project.

On March 18, 2022, City staff issued a RFQ for Construction Manager at Risk to select a firm that can partner with the City of Newnan and 2WR to complete the scoping, design and engineering of the project to ultimately develop a Guaranteed Maximum Price (GMP), which will allow for the successful and timely construction of the Fire Training Facility.

The Statement of Qualifications were due on April 12, 2022.

Six (6) firms registered to submit proposals.

Two (2) firms submitted proposals for consideration.

A Selection Committee of 5 City staff members, including a representative from 2WR, interviewed the following two (2) firms:

Headley Construction
44 East Washington Street
Newnan, GA 30263

New South Construction
1180 West Peachtree Street, Suite 700
Atlanta, GA 30309

A comprehensive and methodical evaluation of the interviewed firms resulted in a n unanimous determination that New South Construction should be recommended to the Newnan City Council has the Construction Manager At Risk.

The Selection Committee based its finding on New South Construction’s extensive experience and understanding of projects delivered utilizing the Construction Manager At Risk method, particular experience in constructing similar fire services training facilities and the firm’s realistic approach to the project.

In addition to the recommendation to enter into an agreement with a Construction Manger At Risk firm, City staff is recommending that the Newnan City Council concurrently approve a project budget.

The following is representative of the budget, as proposed by the City Staff:

Project Budget	
Construction	\$3,300,000
Architectural & Engineering	\$204,120
Testing Services, Surveys, ETC	\$10,000
Furniture Fixtures and Equipment	\$100,000
Permitting & Other Cost	\$5,000
Owner Contingency	\$180,880
Total Budget	\$3,800,000

Funding:

SPLOST 2019

Recommendation:

City staff recommends that the Newnan City Council enter into an agreement with New South Construction to provide Construction Manager At Risk Services for the redevelopment of the existing Fire Training Facility on Greison Trail; and approve the associated budget.

Attachments:

1. Conceptual Design of the Fire Training Facility
2. New South Construction proposal
3. Selection Committee Score Sheets based on criteria listed in the RFQ

Previous Discussions with Council:

In 2020, Newnan Fire Chief Stephen Brown presented Newnan City Council with the site/cost study performed by 2WR Architecture. On July 24, 2021 City Council approved the contract for architectural/engineering services with 2WR.

Fire Training Facility Renovation Project
CM-at Risk Cost Proposal

Attachment A

If short listed in the top three:

CM/GC FEE PROPOSAL – Please include Attachment A & B in a sealed envelope and provide to Cleatus Phillips, City Manager or Hasco Craver, Assistant City Manager immediately following your firm’s interview.

1. CM/GC’s Fee:

Basis of Fee: The CM/GC’s fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM/GC as gross profit, and for and any and all expenses of the Project not included and identified as a Cost of the Work, provided that the CM/GC performs all the requirements of the Contract Documents within the time limits established. The Construction amount will be included in the Guaranteed Maximum Price.

A. PRECONSTRUCTION FEE:

Pre-Construction Fee: For the pre-construction consulting services provided by CM/GC, Owner shall pay to CM/GC a

Pre-Construction Fee: \$ 42,000

B. CONSTRUCTION FEE:

Construction Fee: For the construction services provided by CM/GC, Owner shall pay to CM/GC a

Construction Fee: 6 %

Proposer: New South Construction Company

By: 

Name: Rob Ragan

Title: Vice President

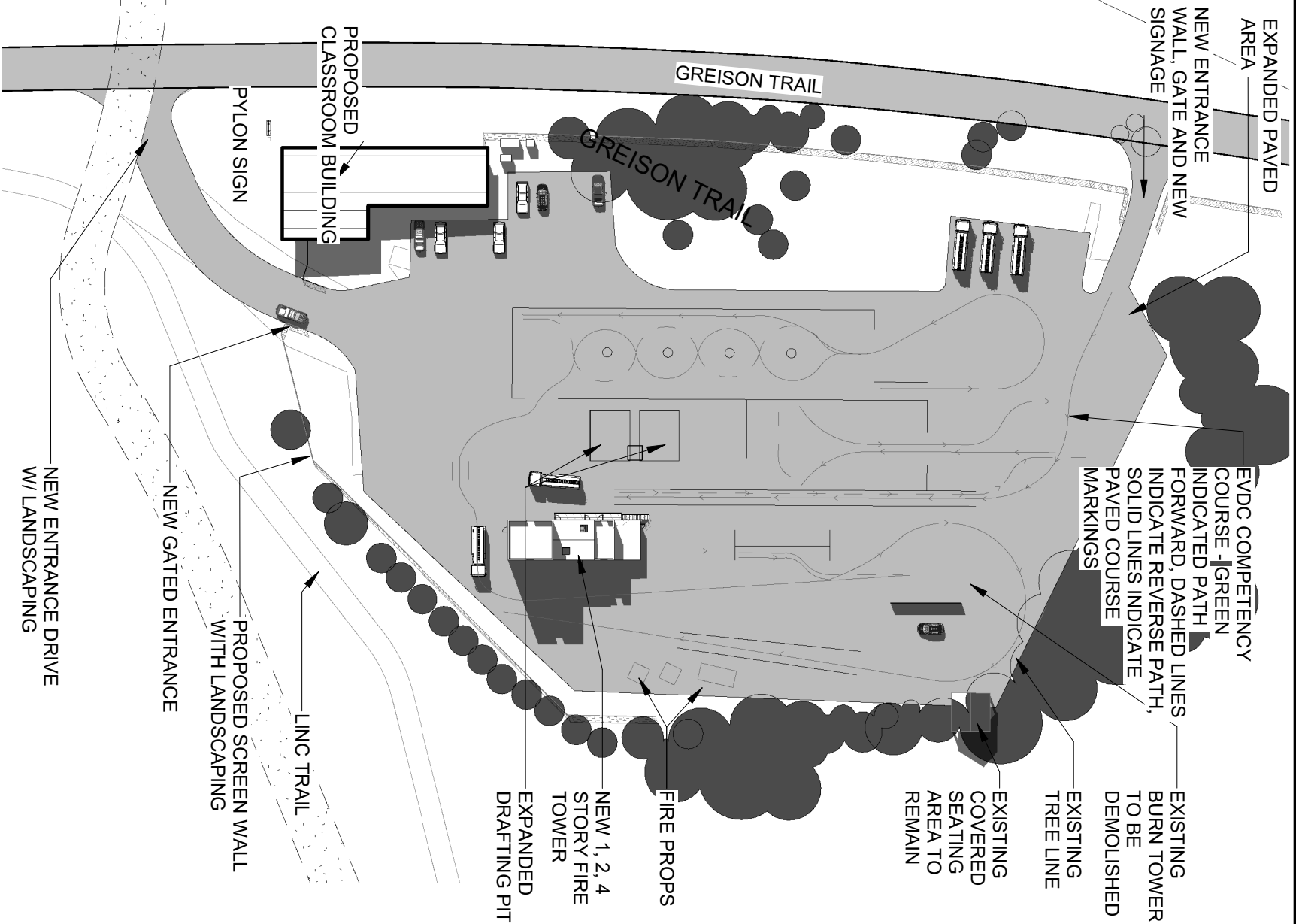
Date: 04/12/2022

**Fire Training Facility Renovations Project
Maximum Allowable Pre-Construction Costs**

Attachment B

Pre-Construction Costs

Item	Duration	Unit Cost	Total Cost
Preconstruction Manager	6 months ✓	\$1,000	\$6,000
Project Manager/Estimator	6 months ✓	\$5,500	\$33,000
Scheduler	6 months ✓	\$500	\$3,000
Total Pre-Construction Costs			\$ \$42,000



PROJECT
NORTH



RFQ1

1

SITE PLAN FOR RFQ

SCALE: 1" = 80'-0"

Project Number: 21-750
Date: 03/17/22
Drawn By: Author
Checked By: Checker

Sheet Description
**PROPOSED
SITE PLAN**

RFQ1

SELECTION COMMITTEE SCORING AND OVERALL RANKING OF SUBMITTALS

SUBMITTAL TYPE: CM @ Risk Contractor

***** DATE FOR COMPLETION OF THIS EVALUATION: 05/02/2022 *****

Step 1- Individual Scoring based on Published Criteria

**Project: Fire Training Facility
City of Newnan, Georgia**

Step 2- Overall Ranking using Sum of Individual Rankings of Firms

SUBMITTING FIRMS	Sum of Individual Scoring	Group Ranking*	Overall Ranking of Submittals
New South Construction Company	632	1	New South Construction Company
Headley Construction	528	2	Headley Construction

* Will not show a tie.
** Will show a tie.

Project: Fire Training Facility										SCORER 1	
	Staffing	EXP. & PERF.	Approach	Availability	Financial Stability			Fee Proposal			
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10			
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼			
New South Construction Company	25	30	22	10	10	97	1	8	Tons of CM @ Risk experience		
Headley Construction	22	20	22	10	8	82	2	10	No Fire Training Facility experience		
									I don't feel Headley have dedicated enough time in proposal for the Pre-Construction		
Maximum Points Allowed	25	30	25	10	10	100		10			

Project: Fire Training Facility										SCORER 2	
	Staffing	EXP. & PERF.	Approach	Availability	Financial Stability			Fee Proposal			
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10			
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼			
New South Construction Company	25	30	25	10	10	100	1	8	Knew intent & clarified approach		
Headley Construction	25	15	15	10	10	75	2	10	Did not understand the purpose of project -disconnected approach		
Maximum Points Allowed	25	30	25	10	10	100		10			

Project: Fire Training Facility										SCORER 3	
	Staffing	EXP. & PERF.	Approach	Availability	Financial Stability			Fee Proposal			
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10			
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼			
New South Construction Company	24	28	24	9	10	95	1	8			
Headley Construction	20	25	20	9	9	83	2	9			
Maximum Points Allowed	25	30	25	10	10	100		10			

Project: Fire Training Facility										SCORER 4	
	Staffing	EXP. & PERF.	Approach	Availability	Financial Stability			Fee Proposal			
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10			
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼			
New South Construction Company	25	30	20	10	10	95	1	7			
Headley Construction	20	20	15	10	8	73	2	9			
Maximum Points Allowed	25	30	25	10	10	100		10			

Project: Fire Training Facility										SCORER 5	
	Staffing	EXP. & PERF.	Approach	Availability	Financial Stability			Fee Proposal			
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10			
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼			
New South Construction Company	25	30	25	9	10	99	1	7			
Headley Construction	20	22	15	10	7	74	2	10			
Maximum Points Allowed	25	30	25	10	10	100		10			

Project: Fire Training Facility

SCORER 6

	Staffing	EXP & PERF	Approach	Availability	Financial Stability			Fee Proposal
Maximum Points Allowed	25	30	25	10	10	Total Score	Ranking	10
SUBMITTING FIRMS	▼	▼	▼	▼	▼			▼
New South Construction Company	25	30	25	10	10	100	1	8
Headley Construction	20	25	20	10	8	83	2	10
Maximum Points Allowed	25	30	25	10	10	100		10



City of Newnan, Georgia - Mayor and Council

Date: May 10th, 2022

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

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

Purpose:

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

Background:

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

Funding Request:

1. Lillian Gardens, 2.35 Aid to Tourism, Travel, or Hospitality, **\$130,000**
2. Coweta STEM Institute, 2.25 Addressing Educational Disparities, **\$140,400**

COMBINED TOTAL: **\$270,400**

Recommendation:

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

Attachments: Application summaries for;

1. Lillian Gardens, 2.35 Aid to Tourism, Travel, or Hospitality
2. Coweta STEM Institute, 2.25 Addressing Educational Disparities

Previous Discussions with Council:

On April 26th, 2022 the Council approved the ARPA application for the Boys and Girls Club under 2.25 Addressing Educational Disparities; as well as Let Them Eat Toffee and Polish Me Pretty the Newnan ARPA Small Business Grant Program.



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
April 5, 2022 1:06pm
America/New_York

Primary Applicant Ashley
Keeley-Bercich

Additional Applicant(s): Ashley
Keeley-Bercich

Organization Name (if applicable): Keeley-Kirby Events, LLC DBA Lillian Gardens

Additional Applying Organization(s):

Address: 83 Greenville Street
Newnan, GA 30263
GA
30263

Phone Number 404-783-3133

Email ashley@lilliangardens.com

Organization Purpose, Mission, Objectives (if applicable): Lillian Gardens is a full-service event venue dedicated to providing professional planning services for weddings and special occasions. Here at Lillian Gardens we ensure unique and personalized experiences in a beautiful, fully restored, southern antebellum mansion and garden.

Employer Identification Number (EIN) - (if applicable): 84-3716148

DUNS Number (if applicable):

Expenditure Category Applied: 2.35 Aid to Tourism, Travel, and Hospitality

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

Project Title (5 words or less, may include acronyms) Preservation and Stabilization of Lillian Gardens

Affiliated Organization(s) and Leader(s) Ashley Keeley-Berich, Owner & Managing Director

Project Description To get Lillian Gardens back on its track to success after the global pandemic and the March 2021 tornado significantly impacted our business causing loss of revenues, operating cost increases, and property loss due to insurance coverage shortages.

Why does the chosen Expenditure Category best describe your project? We serve and cater to clients and their guests both local and outside of Coweta County. Special events and catering falls directly under Hospitality sector

Proposed Funding Amount \$130,000

Proposed Timeline April 2022 - September 2022

Please list your strategic goals.

1. To improve working capital position to prevent loans needed in order complete re-building of Lillian Gardens historic home.
2. To re-brand and re-launch Lillian Gardens from a marketing perspective in an effort to increase recognition, desire, and attraction once again to residents both inside and out of Coweta County post Covid and Tornado destruction.
3. To re-stabilize operations and retain key personnel such as office manager and gardener while we complete our re-building process

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

1. Restoring our historic home ensures the rich history is preserved for generations to come and is important for "The City of Homes".
2. Lillian Gardens invests a significant amount of money each year investing in advertisements to reach the greater Atlanta market. We bring clients from all over and thier guests stay in Newnan hotels and enjoy everything our city has to offer, including dining, shopping, etc.
3. Our key staff is vital to our re-launch and success in the community.

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

Ensuring the integrity of our home and business will aid in property values. The sucess of our business also ensures Lillian Gardens will be available for our community to use and enjoy for years to come. And lastly, several of our staff live in the "disadvantaged" areas and rely on the income they earn from Lillian Gardens.

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

Greenville Street and the surrounding area

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

I will be the project manager and have over 10 years experience in corporate finance where I was responsible for managing revenue recognition for a \$110MM construction firm. I also am a small business owner for 6 years now and have managed to find my way through launching a new business and the initial struggles that naturally come with, dealing with and surviving Covid shutdown, EF4 tornado, managing clients, and keeping my doors open. I will be responsible for managing this project.

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

I am a Newnan resident and the only person involved with this proposal.

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

I am a Newnan resident and will be driving the project implementation.

What organization/entity would administer and report on key indicators for this project, who

SBMG Construction is the contractor and will be completing the front porch re-build and other improvements. An outside marketing firm will be hired to assist in the re-branding and re

within the organization will be the primary contact?

Which partner organizations will be involved in a project implementation? none

Will you seek other resources of funding sources in to use conjunction with this proposal? no

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem? Our income statement from 2019-2021 clearly demonstrates the loss of revenues and increase of costs associated with Covid and the tornado that directly hit our venue. By improving our venue, marketing strategies, and having the working capital to keep key team members, we will be able to successfully recover from such disasters and put us back on track for success.



City of Newnan ARPA Funding Application

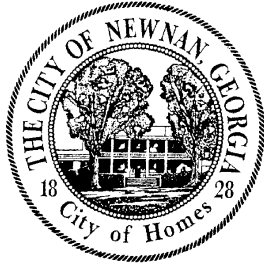
City of Newnan

Submitted On:
March 28, 2022 9:30am
America/New_York

Primary Applicant	Dr Sheila Barnes
Additional Applicant(s):	
Organization Name (if applicable):	Coweta STEM Institute
Additional Applying Organization(s):	
Address:	121 Brown School Road Grantville GA 30265
Phone Number	770-294-5802
Email	director@cowetastem.org
Organization Purpose, Mission, Objectives (if applicable):	Our vision is to promote interest and enthusiasm in science and the technologies, particularly among elementary and middle school teachers and students... to encourage females and minorities to enter science and technology fields... to help U.S. students become first in the world in science and math.
Employer Identification Number (EIN) - (if applicable):	Coweta Community Foundation is Physical Sponsor for the Coweta STEM Institute 58-2348181
DUNS Number (if applicable):	
Expenditure Category Applied:	
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	3 Services to Disproportionately Impacted Communities 3:3 Educational Assistance - Academic Services
Project Title (5 words or less, may include acronyms)	Coweta STEM Institute
Affiliated Organization(s) and Leader(s)	Coweta Community Foundation is Physical Sponsor for the Coweta STEM Institute
Project Description	Due to COVID, our team was unable to go into Newnan schools to offer the field trips, camps and science events that have proven to stimulate interest in the Sciences, Technology, Engineering and Math (STEM). STEM Institute programs provide a wide range of meaningful experiences in crucial skills. There is great demand for these services and STEM Institute will replenish and update its workshop materials and offer brand new programs to meet needs.
Why does the chosen Expenditure Category best describe your project?	The STEM Institute provides specific experiences that are outside the general skillset of the traditional classroom teachers. Institute programs focus on fun and critical skills as they strive to be inclusive of all economic brackets, races and genders.
Proposed Funding Amount	\$140,400

<p>Proposed Timeline</p>	<p>Q2 2022 Hire & Train Instructors; purchase workshop materials, robots, update chrome books. Q3 2022 Geology Program (3rd Gr); Summer Camps Q4 2022 Stars & Moons (2nd Gr); MakeyMakey Electricity (5th Gr) Q1 2023 Robotics & Coding (4th Gr) Q2 2023 Hire & Train instructors; purchase workshop materials, robots and circuits Q3 2023 Summer Camps Q4 2023 Stars & Moon (2nd Gr) MakeyMakey Electricity (5th Gr) Q1 2024 Robotics & Coding (4th Gr); MakeyMakey Sound (1st Gr); Day & Night Sky (Kindergarten)</p>
<p>Please list your strategic goals.</p>	<ol style="list-style-type: none"> 1. Engage roughly 6,000 to 8,000 students in-class field trips, materials and activities to improve their: <ul style="list-style-type: none"> • Exposure to STEM subject-matter • Problem solving skills • Team work skills • Critical thinking skills • Confidence in their ability to achieve in STEM. 2. Introduce teachers to effective instructional techniques in STEM. 3. Train and incorporate new instructors into our team.
<p>How will the proposal have a positive impact on the City of Newnan?</p>	<p>STEM skills (problem solving, team work, critical thinking) are important factors in the future success of young people and the businesses that will seek to hire them. This year the STEM Institute introduces a field trip in geometry, robotics and coding. Newnan and Coweta County rely heavily on manufacturing and medical fields, which all require STEM expertise. Teacher evaluations: "highly beneficial to my students" 90%; Increase content knowledge 91%; improve student confidence in science 86%.</p>
<p>Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?</p>	<p>Yes. The majority of activity will be at schools in Qualified Census Tracts 1707.00; 1706.01; 1703.05; Atkinson, Ruth Hill, Jefferson Parkway and the Central Educational Center. Elm Street, Newnan Crossing and Evans Middle, may also qualify where 42% or more of students fall below federal poverty guidelines. Other schools within the Newnan and Coweta county will also benefit from these programs and financial support for those workshops will be sought from other sources.</p>
<p>What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)</p>	<p>The majority of activity will be at schools in Qualified Census Tracts 1707.00; 1706.01; 1703.05; Atkinson, Ruth Hill, Jefferson Parkway and the Central Educational Center. Elm Street, Newnan Crossing and Evans Middle, may also qualify where 42% or more of students fall below federal poverty guidelines. Other schools within the Newnan and Coweta county will also benefit from these programs and financial support for those workshops will be sought from other sources.</p>
<p>Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.</p>	<p>Dr. Sheila Barnes, Director of the Coweta STEM Institute, will manage the project. With 30+ years of experience in education and leadership, she serves as District 5 Director for the Georgia Science Teachers ' Association. Dr. Barnes has conducted programs with Georgia's Department of Education and Georgia Institute of Technology (Center for Education Integrating Science, Mathematics and Computing — CESMIC) to define and place education standards and resources on the web for classroom teachers.</p>
<p>Were Newnan residents involved</p>	<p>Enthusiastic feedback from Newnan / Coweta students and industry has helped refine STEM...</p>

<p>in the development of this proposal? How?</p>	<p>Institute programs since founded by Georgia Power in 1989.</p>
<p>Will Newnan residents be involved in driving project implementation? How?</p>	<p>Many retired teachers participate as instructors because they observed the STEM Institute in action. Also, please see LOS from school administrators.</p>
<p>What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?</p>	<p>Dr. Sheila Barnes, Coweta STEM Institute Director will administer and report. The Coweta Community Foundation which will act in an advisory capacity.</p>
<p>Which partner organizations will be involved in a project implementation?</p>	<p>Coweta STEM Institute, West Georgia Technical College, Newnan Utilities, Coweta EMC, Coweta County School System, and Coweta Community Foundation.</p>
<p>Will you seek other resources of funding sources in to use conjunction with this proposal?</p>	<p>Yes. Yamaha Corporation, The Rotary Club of Newnan, Newnan Junior League, Newnan Kiwanis and local manufacturing and medical facility interests.</p>
<p>Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?</p>	<p>Students with experience and competence in problem solving, team work and critical thinking have options for advanced learning and are attractive to employers. Such skills are in demand for both present and future job markets.</p> <p>USA NEWS and the Brookings Institute report, "The shortage affects various industries, with the manufacturing sector alone predicted to need about 3.5 million jobs by 2025.</p> <p>In STEM Institute activities, students apply the concepts of science technology, engineering & math.</p>



City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: *Proposal* by Consultant, Heath & Lineback Engineers, Inc.
Newnan Crossing Bypass at SR 34, Bullsboro Dr
Extend Northbound Right Turn Lane

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider approval for a ***Proposal*** by **Heath & Lineback Engineers, Inc.**, for professional engineering services for the design and plan development for improving vehicular operations and capacity along Newnan Crossing Bypass, by extending a northbound right turn lane, from Newnan Crossing Bypass to SR 34, Bullsboro Dr.

Background: The City of Newnan has identified a short term need to improve operations and capacity for an existing right turn lane at Newnan Crossing Bypass and SR 34, Bullsboro Dr.

This work proposes to coordinate short term improvements into the overall project proposed for various intersection improvements along SR 34, Bullsboro Dr, from Jefferson St to Lakeside Way. For the bigger project, the City of Newnan has made application for Federal funding assistance through the TIP Solicitation process, as approved by Council in 2021.

Funding for this lane extension project will be 100% local
LUMP SUM: **\$92,285.00**, as per ***Proposal***

Note: Although this may be considered as addition work or a change order with Heath & Lineback, Inc., under contract, all financial and other documentation for this project will be maintained separately from an existing *Project Framework Agreement* in effect with the Georgia Department of Transportation for the Improvements to Lower Fayetteville Rd; PI 0016052.

Options: A. Approve *Proposal* by Heath & Lineback, Inc.

B. Other action as directed by Council

Funding: **SPLOST 2019**

Recommendation: Option A

Attachments: *Proposal*
Scope and Schedule
Exhibits



April 18, 2022

Mr. Michael Klahr, P.E.
City of Newnan Engineer
25 LaGrange Street
Newnan, GA 30263

Proposal for Newnan Crossing Bypass at SR 34 Right Turn Lane Concept Study and Construction Plans

Dear Mr. Klahr:

Heath & Lineback Engineers Inc. appreciates the opportunity to present this proposal for the above project. Our understanding of the project is based upon our discussions, e-mails, the project information provided and the following:

Scope of Work by Subconsultants

- An environmental screening is not needed for the project since all work is anticipated to be on the current roadway and shoulders.
- Field run topo and property surveys will be performed by GeoSurvey.
- Right of Way staking as needed will be performed by GeoSurvey.
- Right of Way Services will be performed by T.H.C. for Chik-fi-a and Shane's Rib Shak Parcels.

Heath & Lineback Scope of Work

Concept:

- One site visit.
- Obtain available GIS information from the City and set up for concept work while survey work proceeds.
- Develop design data criteria for project and concept.
- Study right turn lane alternates for review by the City. (1 Preferred and 2 Alternates)
- Present preferred alternates to property owners for review and feedback.
- Prepare a brief concept report with a preferred project layout including a concept and right of way cost estimate.

Preliminary Design Phase:

- A typical GDOT style construction plan set will be prepared detailing the approved concept. It is anticipated that the approved concept will be confined to Chik-fi-a and Shane's Rib Shak frontages. Work outside the anticipated area may require a Supplemental Agreement.
- Cover, Index, General Notes, Summary of Quantities, Typical Section, Plan, Profile, Driveway Profiles, Drainage Map, Drainage Profiles, General Staging Plan, Cross Sections, Utility Plans, S&M Plans and Erosion Control Plans are anticipated in the plan set.
- Work includes coordinating with Utility Companies for existing and proposed relocations in one submittal.
- A general staging plan will be provided to detail and maintain access to drives. Special Provisions 108 and 150 are included to restrict work for driveway areas and to restrict lane closures.
- Preliminary Plans and a cost estimate will be submitted to the City upon completion for review and to hold a field plan review. All City comments will be addressed to complete the phase.

Heath & Lineback Engineers, Inc.

Mr. Michael Klahr, P.E.

April 18, 2022

Page 2

Right of Way Plans:

- Right of Way Plans for the two parcels anticipated to be impacted will be submitted for City review and approval.
- Work includes preparing deed data and coordinating with T.H.C for acquisition.
- Work also includes preparing data for Right of Way Staking.

Final Plans:

- In this phase, all plans details and quantities will be finalized for construction letting.
- A Notice of Intent will be prepared, and Erosion Plans will be submitted to EPD for review and approval.
- Final Construction Plans, Specifications and Designers Cost Estimate will be completed for Construction Bidding.

Construction: Complete Seven Day Inspection

- Includes two site visits, an initial inspection letter, and a final approval letter.

Schedule:

- NTP June 1, 2022
- Concept Phase Completed July 1, 2022
- Preliminary Plans Complete and FPR Request August 12, 2022
- Hold FPR August 31, 2022
- Approved Right of Way Plans September 16, 2022
- Right of Way Acquisition (6 months) March 17, 2023
- Final Plans and Let to Construction March 31, 2023

The proposed lump sum design fee is summarized on the attached cost proposal in the amount of \$92,285.00 which includes:

- \$ 4,250.00 for survey database work to be provided by GeoSurvey.
- \$ 1,500.00 for Right of Way Staking by GeoSurvey.
- \$ 2,500.00 for preliminary Right of Way Cost Estimate by T.H.C.
- \$ 18,400.00 Right of Way Acquisition Services by T.H.C.

We hope that this proposal meets your understanding of the planned scope of work. We are ready to begin work immediately upon receiving confirmation of the City's intent to proceed. If you have any questions, do not hesitate to call.

Very truly yours,
Heath & Lineback Engineers, Inc.



Shawn Fleet, P.E.
Project Manager

Enclosures

4-18-2022 Fee Estimate
GeoSurvey Cost Proposal
T.H.C. Cost Proposal

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: Heath & Lineback Engineers, Inc.
 Date: April 18, 2022

Project: Newnan Crossing Bypass near SR 34
 Client: City of Newnan
 Fee Type: Lump Sum

Phase	Description	Total Hours	Total Cost		General Travel, Printing, Mailing Direct Costs	Heath & Lineback Engineers	GeoSurvey - Survey	THC		
TOTALS ==>		413	\$ 92,285.00	\$ 500.00	\$ -	\$ 65,135.00	\$ 5,750.00	\$ 20,900.00	\$ -	\$ -
1	Concept Development	75	\$ 15,348.00	\$ -	\$ -	\$ 12,848.00		\$ 2,500.00		
2	Database Preparation	6	\$ 5,264.00	\$ -	\$ -	\$ 1,014.00	\$ 4,250.00			
3	Environmental Document		\$ -	\$ -	\$ -	\$ -				
4	Preliminary Plans	206	\$ 32,100.00	\$ 200.00	\$ -	\$ 31,900.00				
5	Right of Way Plans	28	\$ 24,122.00	\$ -	\$ -	\$ 4,222.00	\$ 1,500.00	\$ 18,400.00		
6	Final Plans	81	\$ 12,225.00	\$ 200.00	\$ -	\$ 12,025.00				
7	Construction	17	\$ 3,226.00	\$ 100.00	\$ -	\$ 3,126.00				

Staff Type / Hourly Rates / Hours										
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
			\$300.00	\$206.00	\$194.00	\$171.00	\$130.00	\$90.00		
TOTALS ==>		413	13	54	68	139	16	123		26,650
1	Concept Development	75	6	16	17	14	2	20		2,500
2	Database Preparation	6		2		2	2			4,250
3	Environmental Document									
4	Preliminary Plans	206	5	21	28	82	8	62		
5	Right of Way Plans	28		5	3	10		10		19,900
6	Final Plans	81	2	9	12	23	4	31		
7	Construction	17		1	8	8				

Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
1	Concept Development	75	6	16	17	14	2	20		2,500
	Project Management & Coordination	4		4						
	Site Visit	8			4	4				
	Coordination with Property Owners	20	4	8	8					
	Prepare Work Plan & Design Schedule	3	1	2						
	Develop Design Criteria	4			2	2				
	Obtain County GIS & Set Up Survey Database for Design	2					2			
	Concept Horizontal & Vertical Geometry									
	Prepare Concept Layout (1 Preferred and 2 Alternates)	25		1		6		18		
	Prepare Concept Profile & Cross Sections									
	Evaluate utility Facilities and Impacts									
	Establish Construction Easements									
	Calculate Concept Costs (Utility, ROW, Construction)									
	Prepare Concept Report/Design Data Book	6			2	2		2		
	Quality Control Reviews	3	1	1	1					
	Concept Team Meeting (Request & Attend)									
	Final Concept Report									
	Public Information Meeting Plans (2 sets)									
	Attend Public Information Meeting									
	Preliminary RW Cost Estimate									2,500

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: **Heath & Lineback Engineers, Inc.**
 Date: **April 18, 2022**

Project: **Newnan Crossing Bypass near SR 34**
 Client: **City of Newnan**
 Fee Type: **Lump Sum**

Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
2	Database Preparation	6		2		2	2			4,250
	Survey Database									4,250
	Management, Coordination & Review	6		2		2	2			
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
3	Environmental Document									\$ -
	Environmental Screening									
	Management, Coordination & Review									
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
4	Preliminary Plans	206	5	21	28	82	8	62		
	Project Management & Coordination	10	2	8						
	Submit Plans for Existing & Proposed Utilities	3		1		2				
	Utility Coordination	8				8				
	Bridge Hydrology & Hydraulic Design & Study									
	Bridge P & E Design									
	Wall Plan & Profile Design									
	Graphic ROW/Easements									
	Cover, Index, General Notes	6				2		4		
	Summary of Quantities	4				2		2		
	Typical Sections	8				4		4		
	Plan & Profile Mainline (1:20)	26			2	12		12		
	Plan & Profile Side Street (1:20)									
	Driveway Profiles	3				1		2		
	Drainage Design (Hydrology & Hydraulics)	12			4	8				
	Drainage Profiles / Pipe Sections	10			2	4		4		
	General Staging Plan	4			1	1		2		
	Staging Cross Sections									
	Detour Plan									
	Utility Plans	7		1		2		4		
	Signing & Marking Plans	7				1	2	4		
	Traffic Signal Plans & Details									
	Cross Sections (25 foot interval, 1"=10' vert & hori.)	18			2	12		4		
	Bridge P & E Design									
	Wall Plan & Profile Design									
	Erosion, Sedimentation, Pollution Control Plans	16		2	2	4		8		
	Erosion Control & Sedimentation Storage Design									
	Design Data Book	2				2				
	Quantities and Cost Estimate	18			2	8		8		
	Prepare SP 108 and 150	3		1	2					
	Submit Plans For Review, Attend Field Review	14	2	4		4		4		
	Address Plan Review Comments	16		2	2	4		8		
	Quality Control Reviews	11	1	2	8					
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
5	Right of Way Plans	28		5	3	10		10		19,900
	Project Management & Coordination	4		4						
	Right of Way Plans	10				4		6		
	Address Review Comments	4				2		2		
	Revise Right of Way Plan (half of total 2 of parcels)	4				2		2		
	Prepare Deed and Staking Data	3			1	2				
	Quality Control Reviews	3		1	2					
	Survey- Right of Way Staking	1,500								1,500
	Right of Way Acquisition Services	18,400								18,400

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: **Heath & Lineback Engineers, Inc.**
 Date: **April 18, 2022**

Project: **Newnan Crossing Bypass near SR 34**
 Client: **City of Newnan**
 Fee Type: **Lump Sum**

Heath & Lineback Engineers																				
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS										
6	Final Plans	81	2	9	12	23	4	31												
	Project Management & Coordination	9	1	8																
	Submit Plans for Utility Relocations																			
	Bridge Design																			
	Cover, Index, General Notes,	3				1		2												
	Summary of Quantities	2				1		1												
	Typical Sections	2				1		1												
	Plan & Profile Mainline (1:20)	9			1	2		6												
	Plan & Profile Side Street (1:20)																			
	Driveway Profiles	2				1		1												
	Drainage Profiles / Pipe Sections	9			1	2		6												
	Staging Plan	3				1		2												
	Staging Cross Sections																			
	Detour Plan																			
	Signing & Marking Plans	6				2		4												
	Traffic Signal Plans & Details																			
	Cross Sections (50 foot interval, 1"=10' vert & hori.)	5			1	2		2												
	Bridge Plans & Details																			
	Erosion, Sedimentation, Pollution Control Plans	6			2	2		2												
	NOI, EPD Submittal and Revisions EPD Comments	9			1	4		4												
	Final Cost Estimates	10			2	4	4													
	Quality Control Reviews	6	1	1	4															
	Submit Plans For Review, Attend Field Review,																			
	Address Plan Review Comments																			
	Updates to Shelved Plans for Let																			
	Construction Contract for Bidding																			
Heath & Lineback Engineers																				
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS										
7	Construction	17		1	8	8														
	Seven Day Erosion Inspection	17		1	8	8														



April 15, 2022

Shawn C. Fleet, P.E., Senior Engineer
Heath & Lineback, Inc.
2390 Canton Road
Marietta, Georgia 30066

RE: Fee Proposal to Provide Preliminary Right of Way Cost Estimate and Right of Way Acquisition Services for Newnan Crossing Bypass Intersection Improvements

Dear Mr. Fleet,

THC, Inc. (THC) is pleased to submit a fee proposal to provide a Preliminary (Concept) Right of Way Cost Estimate Report and Right of Way Acquisition services for Newnan Crossing Bypass Intersection Improvements.

THC understands the **Cost Estimate Scope of Work** to include the following:

1. Plan review, parcel review (tax assessor/property cards) and pull comparable sales.
2. Inspection of Project Corridor.
3. Analyze project comparable sales.
4. Establish framework of cost estimate results.
5. Cost estimate review and submission.
6. Provide updates, as needed.

Proposed schedule for Cost Estimate completion – 15 to 25 days from Notice-to-Proceed. NTP must include receipt of ROW Plan files, Concept plans, Data Table (Excel spreadsheet) with data required for each parcel, and GDOT Checklist.

THC proposes to provide the Preliminary Right of Way Cost Estimate Report (CE) for a flat fee of **\$2,500.00 (preferred concept)**. Alternate ROW Cost Estimate reports can be provided for a flat fee of \$1,000.00 each, when provided at the same time as the preferred concept. If a report needs to be updated within nine (9) months of the original report, THC can provide the updated CE for a flat fee of \$1,000.00. Updates after nine months will result in a flat fee of \$2,500.00.

THC Fee Proposal for Right of Way Acquisition of Two Commercial Parcels

THC understands the Scope of Work to include the following:

1. THC will be working as a subconsultant to Heath & Lineback.
2. Heath & Lineback will provide approved plans before issuing a Notice to Proceed.
3. A THC sub-consultant will prepare title opinions to verify ownership and assure clear title.
4. A THC sub-consultant will prepare appraisal reports and specialty valuation reports.
5. THC will mail an introduction letter to each property owner describing the project and promptly follow up to schedule an initial meeting to discuss parcel impacts and just compensation offer.
6. THC will present the monetary offer (approved by the CITY/ Heath & Lineback) to the property owner and negotiate a settlement.



- 7. Upon receiving a signed conveyance document or option agreement from property owners, THC will deliver executed option agreements to the THC Team Attorney or CITY Attorney to conduct the closing and record the deed.
- 8. THC will submit the final parcel file to the CITY for record retention.

ACQUISITION SERVICES	PER PARCEL	QTY	TOTAL
Parcel Negotiation Fee	\$3,500.00	2	\$7,000.00
Title Search & Certificate - COMMERCIAL Property or Ownership	\$700.00	2	\$1,400.00
Final Title Certificate, following closing (upon request)	\$150.00	2	\$ 300.00
Closing and Deed Recorded	\$850.00	2	\$1,700.00
Appraisal Report, if needed	\$4,000.00	2	\$8,000.00
TOTAL			\$18,400.00

Fees are subject to increase after May 1, 2023.

Additional services beyond the Scope of Work in this fee proposal must be agreed upon with compensation approved by THC and Heath & Lineback.

We appreciate the opportunity to serve you and your client for this project. Please contact us if you have questions about this proposal.

Sincerely,

Wesley K. Brock
Program Manager
THC, Inc.
Direct: 678.735.5203
wbrock@thcinc.net



ACCEPTANCE/NOTICE TO PROCEED

RE: Fee Proposal to Provide Preliminary Right of Way Cost Estimate and Right of Way Acquisition Services for Newnan Crossing Bypass Intersection Improvements

A signed copy of this proposal, mailed or emailed to our office, shall serve as acceptance of this proposal and our notice to proceed. The accepted **Budget is \$xxxx.00**

Preliminary Cost Estimate Report	@ \$2,500.00 (flat fee)
Alternate Cost Estimate Report	@ \$1,000.00 (flat fee)
Update within nine months of original report	@ \$1,000.00 (flat fee)
Update after nine months	@ \$2,500.00 (flat fee)
Parcel Negotiation Fee	@ \$3,500.00 (flat fee)
Title Search & Certificate - COMMERCIAL Property or Ownership	@ \$ 700.00 (flat fee)
Final Title Certificate, following closing (upon request)	@ \$ 150.00 (flat fee)
Closing and Deed Recorded	@ \$ 850.00 (flat fee)
Appraisal Report	@ \$4,000.00 (flat fee)

Fees are subject to increase after May 1, 2023.

APPROVED: _____

(signature)

Name: _____

Title: _____

Date: _____

If this signed proposal serves as the THC, Inc. NTP/Contract, please provide billing and invoicing instructions. THC will send an invoice upon completion and delivery of requested Cost Estimate Report(s). Our THC, Inc. W-9 will be submitted with the invoice or can be requested to format another contract document.

For acquisition services billing, THC prefers to bill at three milestones: 50% of per parcel fee after First Contact (Offer), 30% of per parcel fee upon delivery of signed Option, and 20% of per parcel fee upon delivery of final file to Heath & Lineback/CITY. Invoices are mailed at the beginning of the month following completion of the milestone.

INVOICING INSTRUCTIONS:

Email Address(s) to send Invoices to: _____

Invoice Contact Name and Phone Number: _____

Additional Invoice Requirements: _____



GeoSurvey, Ltd.
 1660 Barnes Mill Road
 Marietta, GA 30062

Land Surveying - 3D Laser Scanning
 GA TN AL FL SC

Phone: (770) 795-9900
 Fax: (770) 795-8880
 Email: jcoleman@GeoSurvey.com

Professional Land Surveying Services Proposal / Contract

Client:	Mr. Shawn C. Fleet, PE Heath & Lineback Engineers, Inc. 2390 Canton Road, Building 200 Marietta, Georgia 30066	April 18, 2022	Site Location: Lat: 33-23-40 Long: 84-45-40
----------------	---	-----------------------	---

Site Location / Description

The site proposed to be surveyed is located along Newnan Crossing Bypass and GA-34 East in Newnan, Coweta County, Georgia. Said site is more accurately depicted on the attached exhibits.

Scope of Services

Task One - Right-of-way and Topographic Survey: GeoSurvey, Ltd., will provide a topographic survey of the above referenced property. Contours will be depicted at a one-foot interval and will be based vertically on the nearest available vertical benchmark. All above ground existing features including, but not limited to, buildings, curb and gutter, pavement, buildings, power lines, catch basins, drainage structures, paint stripes, ditches, sidewalks, etc. will be shown. Underground information to be provided will include the location of existing drainage and sewer utilities based on observations from visible above ground structures. Water lines, gas lines, and other utilities will be located and depicted on the final drawing based on visible above ground evidence and plans or drawings provided to us by the client or client's consultants. Please note that the depth or pressure of underground utilities will not be provided as part of this service. It is expressly understood that all **VISIBLE** underground utilities and utilities that can be located utilizing standard underground detection techniques will be shown. Utilities not observed or located utilizing these techniques may exist on this site but not be shown and may be found upon excavation. Our final survey will be certified to you. You will be provided with a signed and certified digital copy of the final survey in .pdf format and up to 5 paper prints of the final survey if desired. Our survey will conform to all regulations as set forth in the GA Plat Act found in OCGA 15-6-67 and Chapter 180-7-.07 of the rules of The GA State Board of Registration for Professional Engineers and Land Surveyors. Additionally, GeoSurvey, Ltd. will define the right-of-way lines and property lines within the limits of survey. *Please Note: This task does not include individual parcel boundary or easement surveys or tree surveys.*

Task Two- Right-of-way Staking: GeoSurvey, Ltd. will provide right-of-way construction staking along the corridor for up to three (3) parcels. Items staked will include the following:

- Required Right of Way
- Driveway Easements
- Construction Easements

All staking information will be based on civil and/or architectural drawings to be provided by you and/or your consultants.

(Continued on Page Two)

Project Fee and Payment Schedule

Our estimate of time required to complete this project unless inclement weather or other unforeseen circumstances delays our collection of the necessary field data:	55 business days
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Work Description	Fee	Authorization
Task One- Right-of-way and Topographic Survey Our lump sum fee to provide the land surveying services as outlined above is:	\$ 4,250.00	
Task Two- Right-of-Way Staking Our lump sum fee to provide the land surveying services as outlined above is:	\$ 1,500.00	

All submitted invoices are to be paid upon receipt unless prior arrangements have been made. It is EXPRESSLY understood that GeoSurvey, Ltd., will be paid upon completion of our work, and there are no contingencies for payment once our services are satisfactorily completed. Invoices over 30 days old will be considered past due and will be charged 1 ½ % per month interest until paid. Any and all costs incurred to collect past due accounts will be the sole responsibility of the client. Limitation of Liability: It is further understood by all parties involved that the amount of liability for GeoSurvey, Ltd., related to errors and/or omissions on documents and/or services provided by us related to this contract shall not exceed the stated amounts of insurance coverage as required in the RFP from the client or the maximum amount of available coverage carried by GeoSurvey, Ltd, whichever is less.

Proposal Authorization and Acceptance

I, the undersigned, authorize GeoSurvey, Ltd., to proceed with the services as outlined in this proposal / contract. I certify that the company I represent to solicit and authorize the services as outlined herein authorizes me, and I agree to all the terms as set forth in this contract.



4/18/2022

 Jamey R. Coleman, LS
 GeoSurvey, Ltd.

Date

 Mr. Shawn C. Fleet
 Heath & Lineback Engineers, Inc.
 (Please note authorizations above)

Date

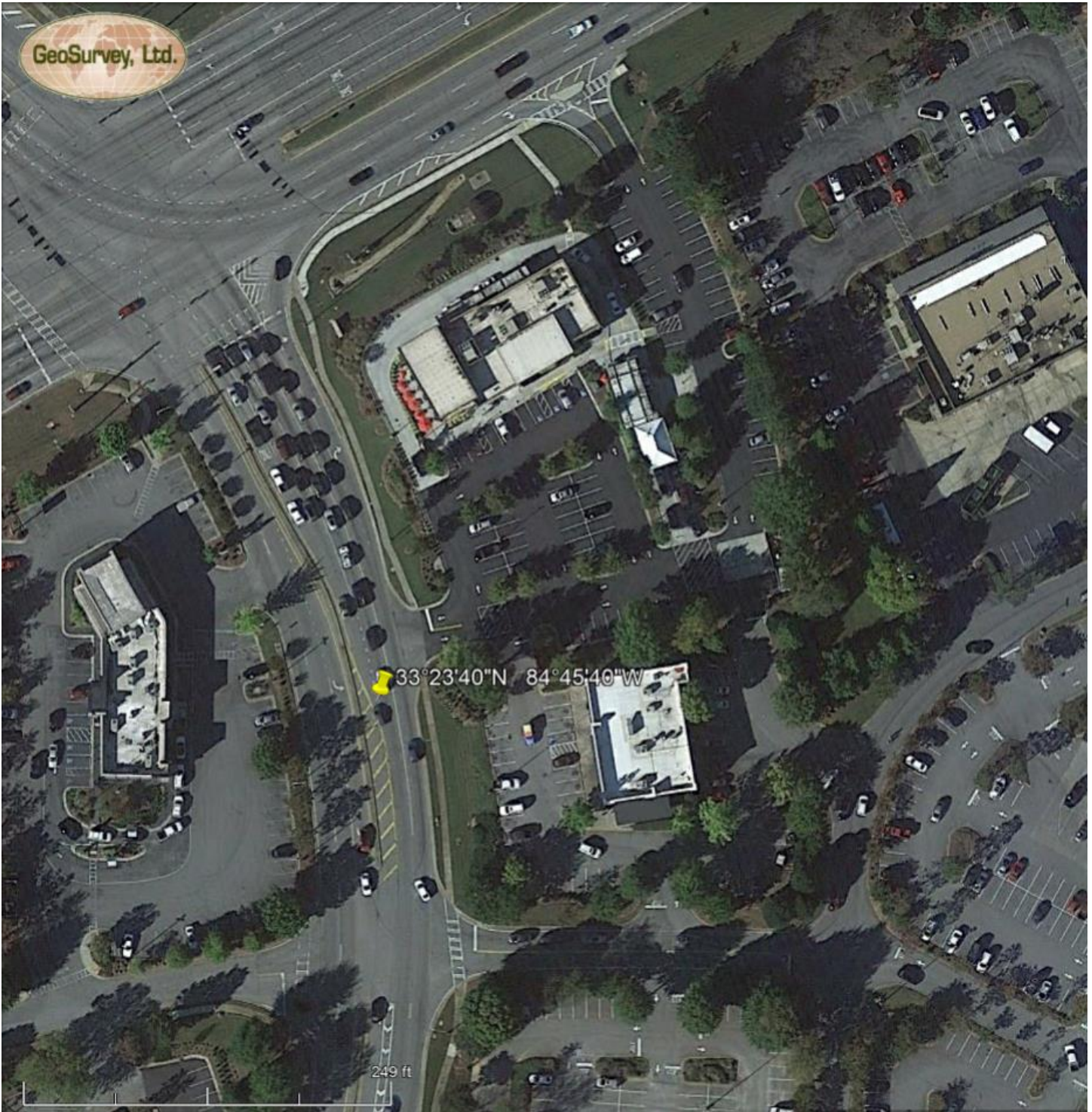
EXHIBITS (Limits of Survey)



Need Existing RW Line Survey for the three properties and driveway

Also, need RW Staking as a Separate Cost.

EXHIBITS (Aerial Photograph)



EXHIBITS (Client Survey Requirements)

- **600 ft x about 100 ft from SR 34 to just past the Shane's and Tokyo Japanese drive**
- **50 ft x 50 ft additional down driveways**
- **We will also need the existing RW Line Survey for the three properties along the frontage and down the driveway.**



City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: *Proposal* by Consultant, Heath & Lineback Engineers, Inc.
Newnan Crossing Bypass at Lower Fayetteville Road
Extend Southbound Left Turn Lane

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider approval for a ***Proposal*** by **Heath & Lineback Engineers, Inc.**, for professional engineering services for the design and plan development for improving vehicular operations and capacity along Newnan Crossing Bypass, by extending a southbound left turn lane, from Newnan Crossing Bypass to Lower Fayetteville Rd.

Background: The City of Newnan has identified a short term need to improve operations and capacity for an existing left turn lane at Newnan Crossing Bypass and Lower Fayetteville Rd.

This work proposes to coordinate short term improvements into the overall project for Improvements to Lower Fayetteville Rd, currently nearing completion of the Preliminary Engineering, Phase 1 Scoping, also by Heath & Lineback Engineers, Inc.

Funding will be 100% local, LUMP SUM: **\$45,968.00**, as per ***Proposal***

Note: Although this may be considered as addition work or a change order with Heath & Lineback, Inc., under contract, all financial and other documentation for this project will be maintained separately from an existing *Project Framework Agreement* in effect with the Georgia Department of Transportation for the Improvements to Lower Fayetteville Rd; PI 0016052.

Options: A. Approve *Proposal* by Heath & Lineback, Inc.

B. Other action as directed by Council

Funding: SPLOST 2019

Recommendation: Option A

Attachments: *Proposal*
Scope and Schedule
Exhibits



Heath & Lineback Engineers, Inc.

2390 CANTON ROAD • BUILDING 200 • MARIETTA, GEORGIA 30066-5393

hle@heath-lineback.com • phone (770) 424-1668

April 19, 2022

Mr. Michael Klahr, P.E.
City of Newnan Engineer
25 LaGrange Street
Newnan, GA 30263

Proposal for Newnan Crossing Bypass at Lower Fayetteville Road to Extend the Southbound Left Turn Lane

Dear Mr. Klahr:

Heath & Lineback Engineers Inc. appreciates the opportunity to present this proposal for the above project. Our understanding of the project is based upon our discussions, e-mails, the project information provided and the following:

Scope of Work by Subconsultants

- An environmental screening is not needed for the project since all work is anticipated to be in the existing roadway median.
- Field run topo and property surveys will be performed by GeoSurvey.

Heath & Lineback Scope of Work

Concept:

- One site visit.
- Obtain available GIS information from the City and set up for concept work while survey work proceeds.
- Develop design data criteria for project and concept.
- Provide left turn lane concept for City Review. (approximate 430 ft Left turn extension)
- Prepare a brief concept report with a preferred project layout including a concept construction cost estimate.

Preliminary Design Phase:

- A typical GDOT style construction plan set will be prepared detailing the approved concept.
- Cover, Index, General Notes, Summary of Quantities, Typical Section, Plan, Profile, Driveway Profiles Drainage Map, Drainage Profiles, General Staging Plan, Cross Sections, Utility Plans, S&M Plans and Erosion Control Plans are anticipated in the plan set.
- Work includes coordinating with Utility Companies for existing and proposed relocations in one submittal.
- A general staging plan will be provided. Special Provisions 108 and 150 are included to restrict lane closures.
- Preliminary Plans and a cost estimate will be submitted to the City upon completion for review and to hold a field plan review. All City comments will be addressed to complete the phase.

Right of Way Plans:

- Not Applicable since all work will be within the right of way.

Final Plans:

- In this phase, all plans details and quantities will be finalized for construction letting.
- A Notice of Intent will be prepared, and Erosion Plans will be submitted to EPD for review and approval.
- Final Construction Plans, Specifications and Designers Cost Estimate will be completed for Construction Bidding.

Heath & Lineback Engineers, Inc.

Mr. Michael Klahr, P.E.
April 19, 2022
Page 2

Construction: Complete Seven Day Inspection

- Includes two site visits, an initial inspection letter, and a final approval letter.

Schedule:

- NTP June 1, 2022
- Concept Phase Completed July 1, 2022
- Preliminary Plans Complete and FPR Request August 12, 2022
- Hold FPR August 31, 2022
- Final Plans and Let to Construction September 30, 2022

The proposed lump sum design fee is summarized on the attached cost proposal in the amount of \$45,968.00 which includes:

- \$ 2,250.00 for survey database work to be provided by GeoSurvey.

We hope that this proposal meets your understanding of the planned scope of work. We are ready to begin work immediately upon receiving confirmation of the City's intent to proceed. If you have any questions, do not hesitate to call.

Very truly yours,
Heath & Lineback Engineers, Inc.



Shawn Fleet, P.E.
Project Manager

Enclosures

4-19-2022 Fee Estimate
GeoSurvey Cost Proposal

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: **Heath & Lineback Engineers, Inc.**
 Date: **April 18, 2022**

Project: **Newnan Crossing Bypass near SR 34**
 Client: **City of Newnan**
 Fee Type: **Lump Sum**

Phase	Description	Total Hours	Total Cost		General Travel, Printing, Mailing Direct Costs	Heath & Lineback Engineers	GeoSurvey - Survey	THC		
TOTALS ==>		413	\$ 92,285.00	\$ 500.00	\$ -	\$ 65,135.00	\$ 5,750.00	\$ 20,900.00	\$ -	\$ -
1	Concept Development	75	\$ 15,348.00	\$ -	\$ -	12,848.00		2,500.00		
2	Database Preparation	6	\$ 5,264.00	\$ -	\$ -	1,014.00	4,250.00			
3	Environmental Document		\$ -	\$ -	\$ -	-				
4	Preliminary Plans	206	\$ 32,100.00	\$ 200.00	\$ -	31,900.00				
5	Right of Way Plans	28	\$ 24,122.00	\$ -	\$ -	4,222.00	1,500.00	18,400.00		
6	Final Plans	81	\$ 12,225.00	\$ 200.00	\$ -	12,025.00				
7	Construction	17	\$ 3,226.00	\$ 100.00	\$ -	3,126.00				

Staff Type / Hourly Rates / Hours										
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
			\$300.00	\$206.00	\$194.00	\$171.00	\$130.00	\$90.00		
TOTALS ==>		413	13	54	68	139	16	123		26,650
1	Concept Development	75	6	16	17	14	2	20		2,500
2	Database Preparation	6		2		2	2			4,250
3	Environmental Document									
4	Preliminary Plans	206	5	21	28	82	8	62		
5	Right of Way Plans	28		5	3	10		10		19,900
6	Final Plans	81	2	9	12	23	4	31		
7	Construction	17		1	8	8				

Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
1	Concept Development	75	6	16	17	14	2	20		2,500
	Project Management & Coordination	4		4						
	Site Visit	8			4	4				
	Coordination with Property Owners	20	4	8	8					
	Prepare Work Plan & Design Schedule	3	1	2						
	Develop Design Criteria	4			2	2				
	Obtain County GIS & Set Up Survey Database for Design	2					2			
	Concept Horizontal & Vertical Geometry									
	Prepare Concept Layout (1 Preferred and 2 Alternates)	25		1		6		18		
	Prepare Concept Profile & Cross Sections									
	Evaluate utility Facilities and Impacts									
	Establish Construction Easements									
	Calculate Concept Costs (Utility, ROW, Construction)									
	Prepare Concept Report/Design Data Book	6			2	2		2		
	Quality Control Reviews	3	1	1	1					
	Concept Team Meeting (Request & Attend)									
	Final Concept Report									
	Public Information Meeting Plans (2 sets)									
	Attend Public Information Meeting									
	Preliminary RW Cost Estimate									2,500

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: **Heath & Lineback Engineers, Inc.**
 Date: **April 18, 2022**

Project: **Newnan Crossing Bypass near SR 34**
 Client: **City of Newnan**
 Fee Type: **Lump Sum**

Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
2	Database Preparation	6		2		2	2			4,250
	Survey Database									4,250
	Management, Coordination & Review	6		2		2	2			
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
3	Environmental Document									\$ -
	Environmental Screening									
	Management, Coordination & Review									
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
4	Preliminary Plans	206	5	21	28	82	8	62		
	Project Management & Coordination	10		2	8					
	Submit Plans for Existing & Proposed Utilities	3		1		2				
	Utility Coordination	8				8				
	Bridge Hydrology & Hydraulic Design & Study									
	Bridge P & E Design									
	Wall Plan & Profile Design									
	Graphic ROW/Easements									
	Cover, Index, General Notes	6				2		4		
	Summary of Quantities	4				2		2		
	Typical Sections	8				4		4		
	Plan & Profile Mainline (1:20)	26			2	12		12		
	Plan & Profile Side Street (1:20)									
	Driveway Profiles	3				1		2		
	Drainage Design (Hydrology & Hydraulics)	12			4	8				
	Drainage Profiles / Pipe Sections	10			2	4		4		
	General Staging Plan	4			1	1		2		
	Staging Cross Sections									
	Detour Plan									
	Utility Plans	7		1		2		4		
	Signing & Marking Plans	7				1	2	4		
	Traffic Signal Plans & Details									
	Cross Sections (25 foot interval, 1"=10' vert & hori.)	18			2	12		4		
	Bridge P & E Design									
	Wall Plan & Profile Design									
	Erosion, Sedimentation, Pollution Control Plans	16		2	2	4		8		
	Erosion Control & Sedimentation Storage Design									
	Design Data Book	2				2				
	Quantities and Cost Estimate	18			2	8		8		
	Prepare SP 108 and 150	3		1	2					
	Submit Plans For Review, Attend Field Review	14		2	4	4		4		
	Address Plan Review Comments	16			2	4		8		
	Quality Control Reviews	11		1	2	8				
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
5	Right of Way Plans	28		5	3	10		10		19,900
	Project Management & Coordination	4		4						
	Right of Way Plans	10				4		6		
	Address Review Comments	4				2		2		
	Revise Right of Way Plan (half of total 2 of parcels)	4				2		2		
	Prepare Deed and Staking Data	3			1	2				
	Quality Control Reviews	3		1	2					
	Survey- Right of Way Staking	1,500								1,500
	Right of Way Acquisition Services	18,400								18,400

City of Newnan
COST PROPOSAL

Proj. No.: NA
 Prime: **Heath & Lineback Engineers, Inc.**
 Date: **April 18, 2022**

Project: **Newnan Crossing Bypass near SR 34**
 Client: **City of Newnan**
 Fee Type: **Lump Sum**

Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
6	Final Plans	81	2	9	12	23	4	31		
	Project Management & Coordination	9	1	8						
	Submit Plans for Utility Relocations									
	Bridge Design									
	Cover, Index, General Notes,	3				1		2		
	Summary of Quantities	2				1		1		
	Typical Sections	2				1		1		
	Plan & Profile Mainline (1:20)	9			1	2		6		
	Plan & Profile Side Street (1:20)									
	Driveway Profiles	2				1		1		
	Drainage Profiles / Pipe Sections	9			1	2		6		
	Staging Plan	3				1		2		
	Staging Cross Sections									
	Detour Plan									
	Signing & Marking Plans	6				2		4		
	Traffic Signal Plans & Details									
	Cross Sections (50 foot interval, 1"=10' vert & hori.)	5			1	2		2		
	Bridge Plans & Details									
	Erosion, Sedimentation, Pollution Control Plans	6			2	2		2		
	NOI, EPD Submittal and Revisions EPD Comments	9			1	4		4		
	Final Cost Estimates	10			2	4	4			
	Quality Control Reviews	6	1	1	4					
	Submit Plans For Review, Attend Field Review,									
	Address Plan Review Comments									
	Updates to Shelved Plans for Let									
	Construction Contract for Bidding									
Heath & Lineback Engineers										
Phase	Description	Total Hours	Principal-in-charge	Project Manager	Senior Engineer	Engineer	Sr. Technician	CADD Technician	Administrative Support	SUBS
7	Construction	17		1	8	8				
	Seven Day Erosion Inspection	17		1	8	8				



GeoSurvey, Ltd.
1660 Barnes Mill Road
Marietta, GA 30062

Land Surveying - 3D Laser Scanning
GA TN AL FL SC

Phone: (770) 795-9900
Fax: (770) 795-8880
Email: jcoleman@GeoSurvey.com

Professional Land Surveying Services Proposal / Contract

Client:	Mr. Shawn C. Fleet, PE Heath & Lineback Engineers, Inc. 2390 Canton Road, Building 200 Marietta, Georgia 30066	April 12, 2022	Site Location: Lat: 33-22-30 Long: 84-45-47
----------------	---	-----------------------	---

Site Location / Description

The site proposed to be surveyed is located along Newnan Crossing Bypass and Lower Fayetteville Road in Newnan, Coweta County, Georgia. Said site is more accurately depicted on the attached exhibits.

Scope of Services

GeoSurvey, Ltd., will provide a topographic survey of the above referenced property. Contours will be depicted at a one-foot interval and will be based vertically on the nearest available vertical benchmark. All above ground existing features including, but not limited to, buildings, curb and gutter, pavement, buildings, power lines, catch basins, drainage structures, paint stripes, ditches, sidewalks, etc. will be shown. Underground information to be provided will include the location of existing drainage and sewer utilities based on observations from visible above ground structures. Water lines, gas lines, and other utilities will be located and depicted on the final drawing based on visible above ground evidence on the site. Please note that the depth or pressure of underground utilities will not be provided as part of this service. It is expressly understood that all **VISIBLE** underground utilities and utilities that can be located utilizing standard underground detection techniques will be shown. Utilities not observed or located utilizing these techniques may exist on this site but not be shown and may be found upon excavation. Our final survey will be certified to you, your lender, and your title insurance company if requested. You will be provided with a signed and certified digital copy of the final survey in .pdf format and up to 5 paper prints of the final survey if desired. Our survey will conform to all regulations as set forth in the GA Plat Act found in OCGA 15-6-67 and Chapter 180-7-.07 of the rules of The GA State Board of Registration for Professional Engineers and Land Surveyors.

Project Fee and Payment Schedule

Our estimate of time required to complete this project unless inclement weather or other unforeseen circumstances delays our collection of the necessary field data:	55 business days
--	-------------------------

Work Description	Fee	Authorization
<i>Our lump sum fee to provide the land surveying services as outlined above is:</i>	\$ 2,250.00	

All submitted invoices are to be paid upon receipt unless prior arrangements have been made. It is EXPRESSLY understood that GeoSurvey, Ltd., will be paid upon completion of our work, and there are no contingencies for payment once our services are satisfactorily completed. Invoices over 30 days old will be considered past due and will be charged 1 ½ % per month interest until paid. Any and all costs incurred to collect past due accounts will be the sole responsibility of the client. Limitation of Liability: It is further understood by all parties involved that the amount of liability for GeoSurvey, Ltd., related to errors and/or omissions on documents and/or services provided by us related to this contract shall not exceed the stated amounts of insurance coverage as required in the RFP from the client or the maximum amount of available coverage carried by GeoSurvey, Ltd, whichever is less.

Proposal Authorization and Acceptance

I, the undersigned, authorize GeoSurvey, Ltd., to proceed with the services as outlined in this proposal / contract. I certify that the company I represent to solicit and authorize the services as outlined herein authorizes me, and I agree to all the terms as set forth in this contract.

4/12/2022

Jamey R. Coleman, LS
GeoSurvey, Ltd.

Date

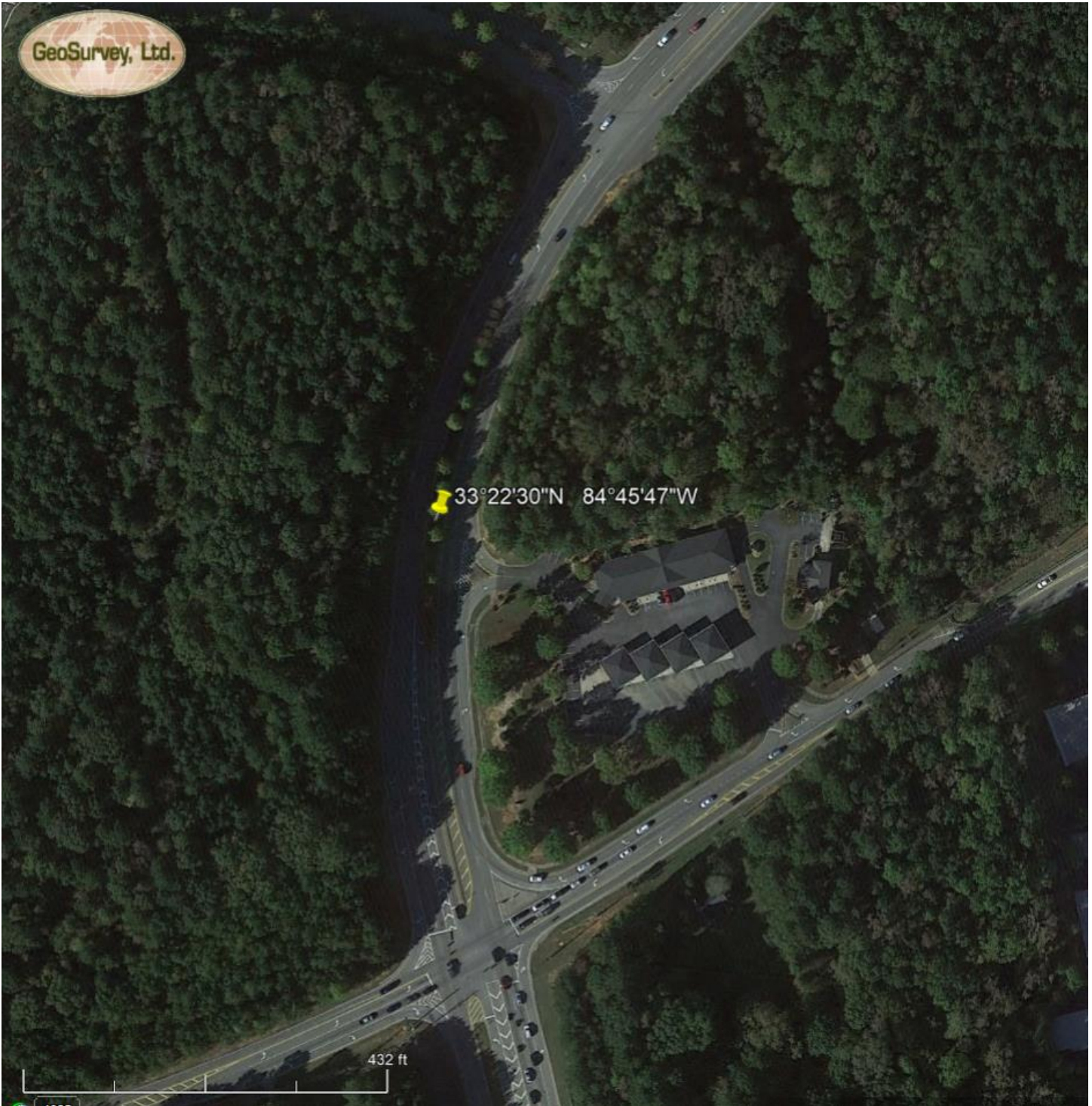
Mr. Shawn C. Fleet
Heath & Lineback Engineers, Inc.
(Please note authorizations above)

Date

EXHIBITS (Limits of Survey)

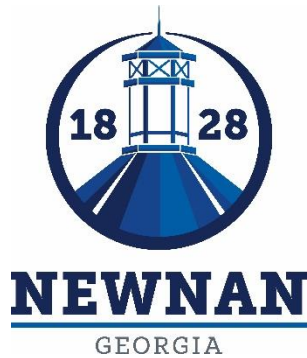


EXHIBITS (Aerial Photograph)



EXHIBITS (Client Survey Requirements)

- **450 ft southbound roadway pavement and median between tapers**
- **100 ft additional length of southbound roadway pavement and median beyond**
- **So 650 ft x 60 ft wide**
- **No Existing RW needed since just on the pavement**



City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: Annexation Request for Annex2022-04 by George Rosenzweig on behalf of Pulte Group Home Company, LLC and Green Top Road, LLC; 163.61± acres located on Green Top Road (Tax Parcels # 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003); Requested zoning of PDR (Planned Residential Development District) – Decision on Referral to Planning Commission

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: George Rosenzweig on behalf of Pulte Group Home Company, LLC and Green Top Road, LLC., is requesting the annexation of tax parcel #085 5086 001, 085 5107 002 and 085 5086 003 and the southern portion of 085 5107 003 into the city limits. The parcels contain approximately 163.61± acres and is located on Green Top Road.

Land Owners	Tax ID Numbers	Acreage	Location
Green Top Road, LLC	085 5086 001, 085 5107 002 and 085 5086 003 and the southern portion of 085 5107 003	163.61± acres	Green Top Road

Background: The petitioner is requesting the annexation of 163.61± acres located on Green Top Road with a PDR zoning designation for the construction of 366 single-family homes. Per the applicant, the proposed development “will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet”. Amenities will include a pool, clubhouse, pickleball complex, and walking trails throughout the development. In addition, there will be three to four different floor plans with each plan having three to four different elevations and color combinations. The average sales price will range from \$414,000 to \$596,000.

It should be noted that this property was considered for annexation back in 2015; however, even though the current request is also for a single-family development, both the concept plan and requested zoning have changed.

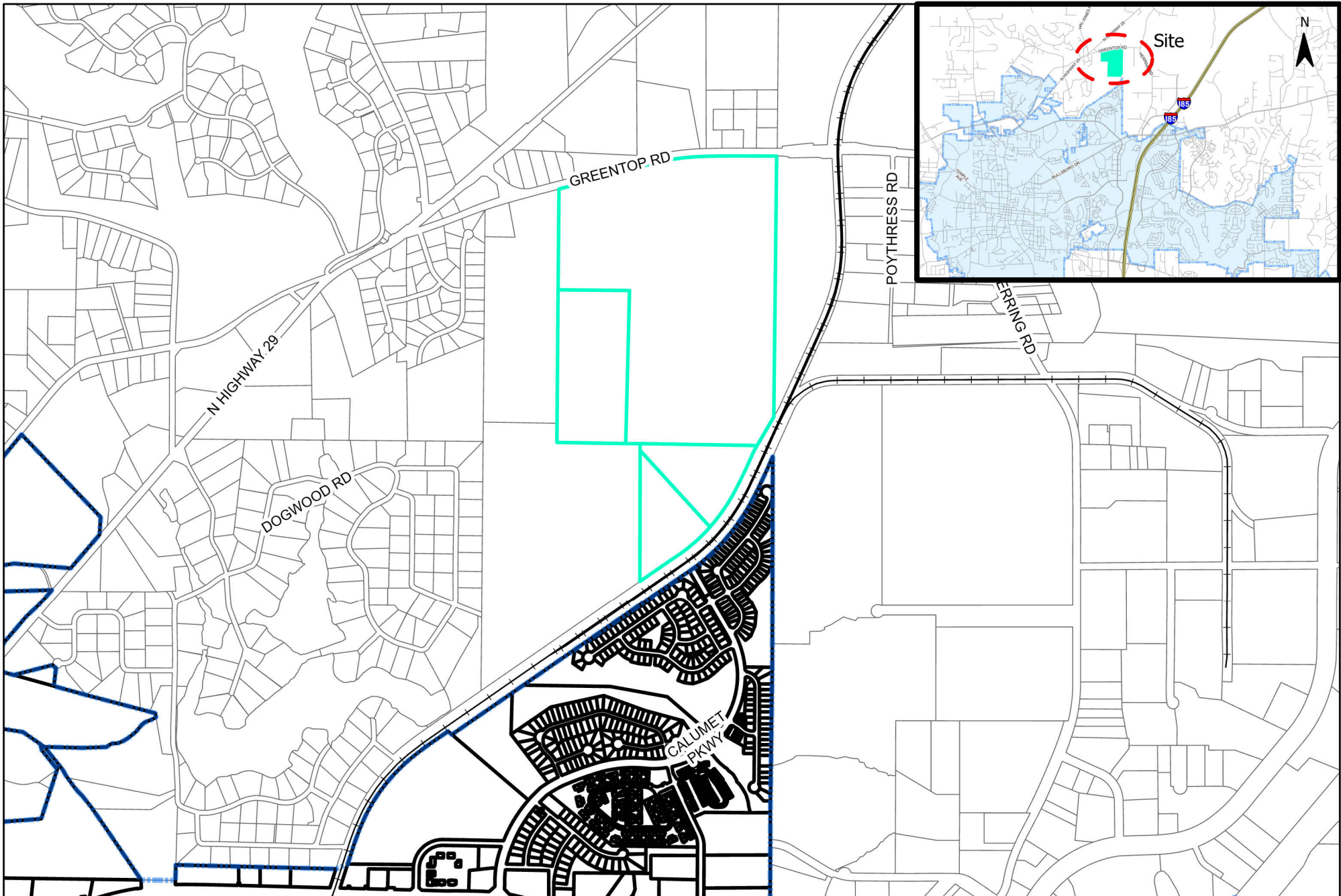
Funding: N/A

Recommendation: N/A

Options:

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

Previous Discussion with Council: Annexation Request - 2015



CITY OF NEWNAN



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

Project Location

1 = 15,840 feet

Date: 5/2/2022 1:11 PM



- Annexation Request
- City Parcels
- City Limits
- County Parcels
- Railroads

Parcel # 085 5107 003
 085 5086 003
 085 5086 001
 085 5086 001

ADDRESS
 GREENTOP RD,
 Newnan, GA 30263

**PULTE HOME COMPANY, LLC
GREEN TOP ROAD, LLC
APPLICATION FOR ANNEXATION**

**163.61 Acres on Green Top Road
Tax Reference # 085 5107 002, 085 5086 001,
085 5086 003, and 085 5107 003**

Pulte Home Company, LLC
Green Top Road, LLC
Applicants' Representative:
George C. Rosenzweig
75 Jackson Street, Suite 405
Newnan, Georgia 30263
george@cowetalaw.com
(470) 347-3651
State Bar: 614925



ROSENZWEIG LAW

April 29, 2022

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

**RE: Annexation Application of George C. Rosenzweig representing Pulte Home Company, LLC and Green Top Road, LLC
163.61 acres located on Green Top Road, Coweta County, Georgia**

Dear Ms. Dunnavant:

I represent Pulte Home Company, LLC and Green Top Road, LLC. On my clients' behalf, I am making this application to annex 163.61 acres on Green Top Road for a Planned Residential Development District.

The Property is an appropriate location for a Planned Residential Development District and will facilitate the smart growth of the city of Newnan.

The developer, Pulte Home Company, LLC, is a member of PulteGroup, a public company traded on the New York Stock Exchange (PHM) and is a member of the S&P 500 Index. Pulte is the third largest U.S home building company and is ranked 284th on the Fortune 500.

The proposed development will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet (222 of the lots are over 10,000 square feet). The focal points for the development will be an elaborate pool, clubhouse, pickleball complex, as well as walking trails throughout the development and encircling the historic pond of the Property.

This outstanding development will have three to four different floor plans, each of which will have three to four different elevations, and three or four different color combinations along with structural options increasing square footage. Average sales prices, based upon March 2022 numbers, will range from \$414,000 to \$596,000.

Not only does the Pulte development provide for the smart growth of Newnan, it also fills an important and urgent need for new, fee simple, detached, single-family housing. As I dictate

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263

Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com

www.rosenzweig.law

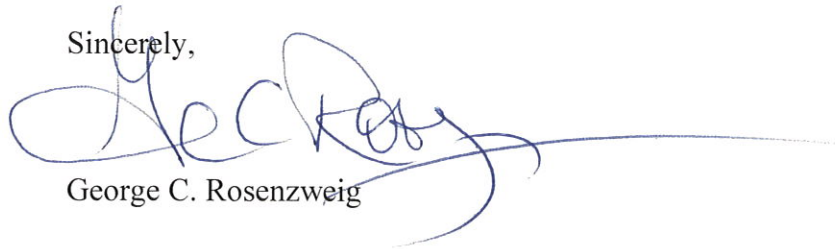
Tracy Dunnavant, Planning Director
April 29, 2022
Page Two

the letter, publicly available listings indicate that there are only four homes listed for sale in Coweta County which were built after 2012. The Pulte development will thus fill an important need for detached, single-family, fee simple owned housing from a high-quality, nationally known developer and builder.

The proposed development is consistent with the recently adopted Coweta County Comprehensive Land Use Plan and is consistent with the principles of smart development in Newnan.

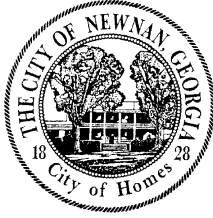
Pulte Home Company, LLC, Green Top Road, LLC, and I look forward to working with you and your team on the approval of this important on the north side of Newnan.

Sincerely,

A handwritten signature in blue ink, appearing to read "George C. Rosenzweig", with a long horizontal flourish extending to the right.

George C. Rosenzweig

GCR/amc



CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

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

Name of Applicant George C. Rosenzweig representing Pulte Group Home Company, LLC and Green Top Road, LLC

Mailing Address 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone 470-347-3651 Fax 470-241-1251

Property Owner (Use back if multiple names) Green Top Road, LLC

Mailing Address 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone 470-347-3651 Fax 470-241-1251

Address/Location of Property Green Top Road, Coweta County, Georgia- 163.61 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5086 001, 085 5107 002, 085 5086 003, and the portion south of Green Top Road 085 5107 003.

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Undeveloped land

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

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

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

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

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

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

X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). Five (5) plats 18" x 24" minimum size and one (1) 11" x 17" plat shall be submitted with the application for annexation.

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

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

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

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

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

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

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

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Chapter 4, §4.030 of the Newnan Zoning Ordinance).

Building Permits

No permits shall be issued for construction of a building on newly annexed property until the City of Newnan receives clearance on the annexation request from the U.S. Department of Justice as required by the Voting Rights Act of 1965, as amended.

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

[Handwritten Signature]

4/29/2022

Applicant's Signature

Date

FOR OFFICIAL USE ONLY

DATE RECEIVED _____

RECEIVED BY _____



NEWNAN
GEORGIA

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 George C. Rosenzweig representing Pulte Group Company, LLC and Green Top Road, LLC

Mailing Address 75 Jackson Street, Suite 405, Newnan Georgia 30263

Telephone 470-347-3651 Email: george@cowetalaw.com

Property Owner (Use back if multiple names) Green Top Road, LLC

Mailing Address 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone 470-307-3651

Address/Location of Property Green Top Road, Coweta County

Tax Parcel No.: 085 5086 001, 085 5107 002, 085 5086 003, & 085 5107 003 (Portion south of Green Top Road) Land Lot 86 and 107

District/Section 5 Size of Property (Square Feet or Acres) 163.61 acres

Present Zoning Classification: RC Proposed Zoning Classification: PDR

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 _____
Please see attached

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 _____
Please see attached

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? _____
Please see attached

**GEORGE C. ROSENZWEIG REPRESENTING PULTE GROUP COMPANY, LLC AND
GREEN TOP ROAD, LLC REZONING APPLICATION**

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable:

The Property is currently zoned RC (Rural Conservation) in Coweta County. As more specifically set forth on the attached letter from David Hovey, the Property has no viable economic use, as zoned, for a residential development. In the past, the Property has been a cotton farm, a peach farm, a source for timber for sale, and, most recently, a family recreation facility. Farming is no longer a viable use nor is recreation- the Property has been vandalized by arson, burglary, and other acts of extreme vandalism, making it unsafe and undesirable for family recreation.

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:

The proposed zoning map change will be an extension of the existing PDR (Planned Development Residential District) adjoining the property to the south. Adjoining properties to the south, in the city of Newnan, are narrower and about half the size of the lots in the proposed development. Thus, the proposed development represents a step down in intensity from the adjoining property to the south. Also noteworthy, the recent Comprehensive Land Use Plan and Land Use Plan Map update by Coweta County have identified property as Growth Priority, authorizing a density up to four units per acre, whereas the proposed development will be limited to 2.23 units per acre.

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?

Although this section is not applicable, Applicant does note that the property to the west has long been earmarked for more intense residential development and to the west of that property is a subdivision largely populated by half-acre lots on septic tanks. To the south is located industrial development. To the north is undeveloped property and a Georgia Power substation. To the east is undeveloped property and a railroad which also borders the property to the south. Thus, the proposed use is compatible with or less intense than adjoining uses.

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

29 day of April, 2022

Signature of Applicant

Amy M. Coria
Notary Public



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): _____

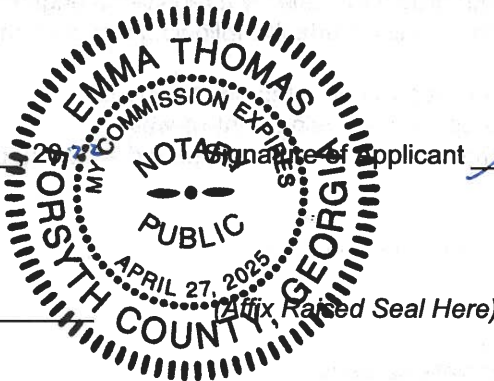
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Sworn to and subscribed before me this

28th day of April



Signature of Applicant

[Handwritten Signature]

[Handwritten Signature]
Notary Public

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): _____

Hovey & Associates, Inc.

130 Howard Lane; Suite B
Fayetteville, Ga. 30214
Dghovey@bellsouth.net

April 8, 2022

To: Mr. George Rosenzweig
75 Jackson Street
Suite 405
Newnan, Ga. 30263

Re: **Green Top Road Property (Green Top Road, LLC)**

Dear Mr. Rosenzweig,

As requested, I have evaluated the approximately 163 acre parcel of land currently owned by Green Top Road, LLC. The purpose of my evaluation was to determine the suitability of the parcel for development under the current applicable RC zoning classification in Coweta County which allows for 1 acre lots with open space (Rural Conservation S/D - with Open Space).

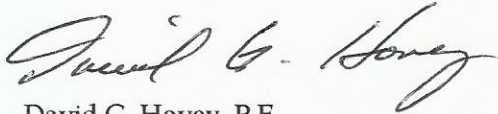
If developed under the current RC- open Space zoning, here are the rules. First, the developable area has to be determined. In this case take entire land parcel land area (+/- 163 acres) and subtract any ponds/state waters and associated buffers, also subtract the gas line easement area and any land area that has slopes greater than 25% - probably will not apply to this parcel - and subtract any flood plain area - again, probably will not apply to this parcel. So, upon my initial analysis I would estimate approximately 23 acres would need to be subtracted from the total land area to establish the "Net Developable Area". The calculations would be as follows: 163 acres - 23 acres = 140 acres of Net Developable Area. Under the current RC zoning with open space, the Net Developable Area is then multiplied by 0.5 to determine allowable density units so. $140 \text{ acres} \times 0.5 \text{ units} = 70 \text{ units}$ allowed. Now the developer has the option to choose density bonus credits - the most favorable is 1.5 x the minimum floor area (1,725 sq. ft.), and 4 sides of the dwelling being a certain material (not wood or vinyl/aluminum siding). For each density bonus used, the developer is awarded an additional 0.042 units. If the developer chooses 2 density bonus credits - which is typical - then that equates to 0.084 added to 0.5 units which equals to 0.584 density units number. Now, $140 \text{ acres} \times 0.584 = 81.8 \text{ units}$ or 82 units/dwellings the developer is allowed. So, the maximum number of lots the developer can get under this current zoning classification is only 82. By having 82 lots, the developer will be required to have a minimum of 2 entrances. Coweta County will require a left-turn scenario on one of the entrances in addition to the normal deceleration lane requirements for both.

I have reached out to several developers, one being Brent Scarborough & Company, to find out what their average lot development cost are and was told between \$55,000 - \$60,000. This would not include the construction of a left-turn which would possibly add another \$1,000 per lot. The development cost would include all surveying, soils mapping (if not on public sewer) and state waters determination, engineering, review fees, street construction, all storm drainage installation, water line installation, storm water management facilities construction, Erosion and Sediment control measures, Landscaping, lighting, etc. The elevated developed lot cost price is also based on the increase material cost. When the developer then adds in the raw land cost to the developed lot cost, the price that he/she would have to sell the lot to a potential builder would be extremely high. For instance, if the raw land cost is \$25,000.00/ Acre for the full 163 acres, then the additional cost per developed lot would be an additional \$49,700. So the total developed lot cost is then $\$60,000 + \$49,700 = \$109,700$ per lot. Now, this number does not include the installation of individual septic tank and drain field systems that the builder would have to incur on each lot - which easily adds another \$5,000 per lot. If the raw land cost is closer to \$40,000-\$50,000 per acre, then you can see that the developable lot cost is really high at somewhere around. \$124,700 - \$134,000 per lot (not including sewer cost). The developer would then have to sell the lot to a potential builder for somewhere around \$150,000 - \$160,00 per lot in order to make a decent profit. Not many

builders would be willing to pay that much for a single lot and in the event they did build on a lot at that price they would have to build and sell a home at over \$750,000 or more which would create a very limited market would not be a viable price based on the surrounding areas.

The site is a prime candidate for the newly created Residential - Planned Development Community zoning which has no age restrictions and is more suitable. The overall site density could be slightly higher but it allows for more flexibility with lot sizes and building setbacks. By allowing this type zoning for increased density, the overall lot and dwelling cost passed on to the consumer is considerably lower.

Sincerely,

A handwritten signature in cursive script that reads "David G. Hovey".

David G. Hovey, P.E.
Hovey & Associates, Inc.



ROSENZWEIG LAW

April 29, 2022

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

RE: **Rezoning Application – Green Top Road**
Project Parcels: 085 5107 002, 085 5086 001, 085 5086 003, and 085 5107 003
(portion south of Green Top Road)
Requested Rezoning: RC (Rural Conservation) to PDR (Planned Development Residential District)

Dear Ms. Dunnivant:

I represent Pulte Home Company, LLC and Green Top Road, LLC. On my clients' behalf, I am making this application to rezone 163.61 acres on Green Top Road for a Planned Residential Development District.

The Property is an appropriate location for a Planned Residential Development District and will facilitate the smart growth of the city of Newnan.

The developer, Pulte Home Company, LLC, is a member of PulteGroup, a public company traded on the New York Stock Exchange (PHM) and is a member of the S&P 500 Index. Pulte is the third largest U.S home building company and is ranked 284th on the Fortune 500.

The proposed development will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet (222 of the lots are over 10,000 square feet). The focal points for the development will be an elaborate pool, clubhouse, pickleball complex, as well as walking trails throughout the development and encircling the historic pond on the Property.

This outstanding development will have three to four different floor plans, each of which will have three to four different elevations, and three or four different color combinations along with structural options increasing square footage. Average sales prices, based upon March 2022 numbers, will range from \$414,000 to \$596,000.

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263

Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com

www.rosenzweig.law


Tracy Dunnavant, Planning Director
April 29, 2022
Page Two

Not only does the Pulte development provide for the smart growth of Newnan, it also fills an important and urgent need for new, fee simple, detached, single-family housing. As I dictate the letter, publicly available listings indicate that there are only four homes listed for sale in Coweta County which were built after 2012. The Pulte development will thus fill an important need for detached, single-family, fee simple owned housing from a high-quality, nationally known developer and builder.

The proposed development is consistent with the recently adopted Coweta County Comprehensive Land Use Plan and is consistent with the principles of smart development in Newnan.

Pulte Home Company, LLC, Green Top Road, LLC, and I look forward to working with you and your team on the approval of this important on the north side of Newnan.

Sincerely,



George C. Rosenzweig

GCR/amc

DEVELOPMENT SUMMARY

LAND LOTS	57
ADJACENT ZONING	RESIDENTIAL CONSERVATION ZONING
AREA	1,212,000 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED	50%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM SETBACKS	10 FEET (FRONT), 5 FEET (SIDE & REAR)
MINIMUM DRIVEWAY WIDTH	10 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET
MINIMUM DRIVEWAY WIDTH	10 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET
MINIMUM DRIVEWAY WIDTH	10 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET
MINIMUM DRIVEWAY WIDTH	10 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET
MINIMUM DRIVEWAY WIDTH	10 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET

NOTE: INFORMATION OBTAINED FROM OTHER COUNTY DEPARTMENT INFORMATION IS SUBJECT TO VERIFICATION.

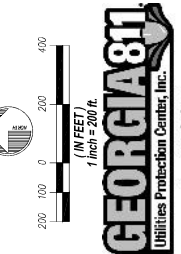
AVERAGE LOT SIZE = 10,000 SQ. FT.

COMMON OPEN SPACE

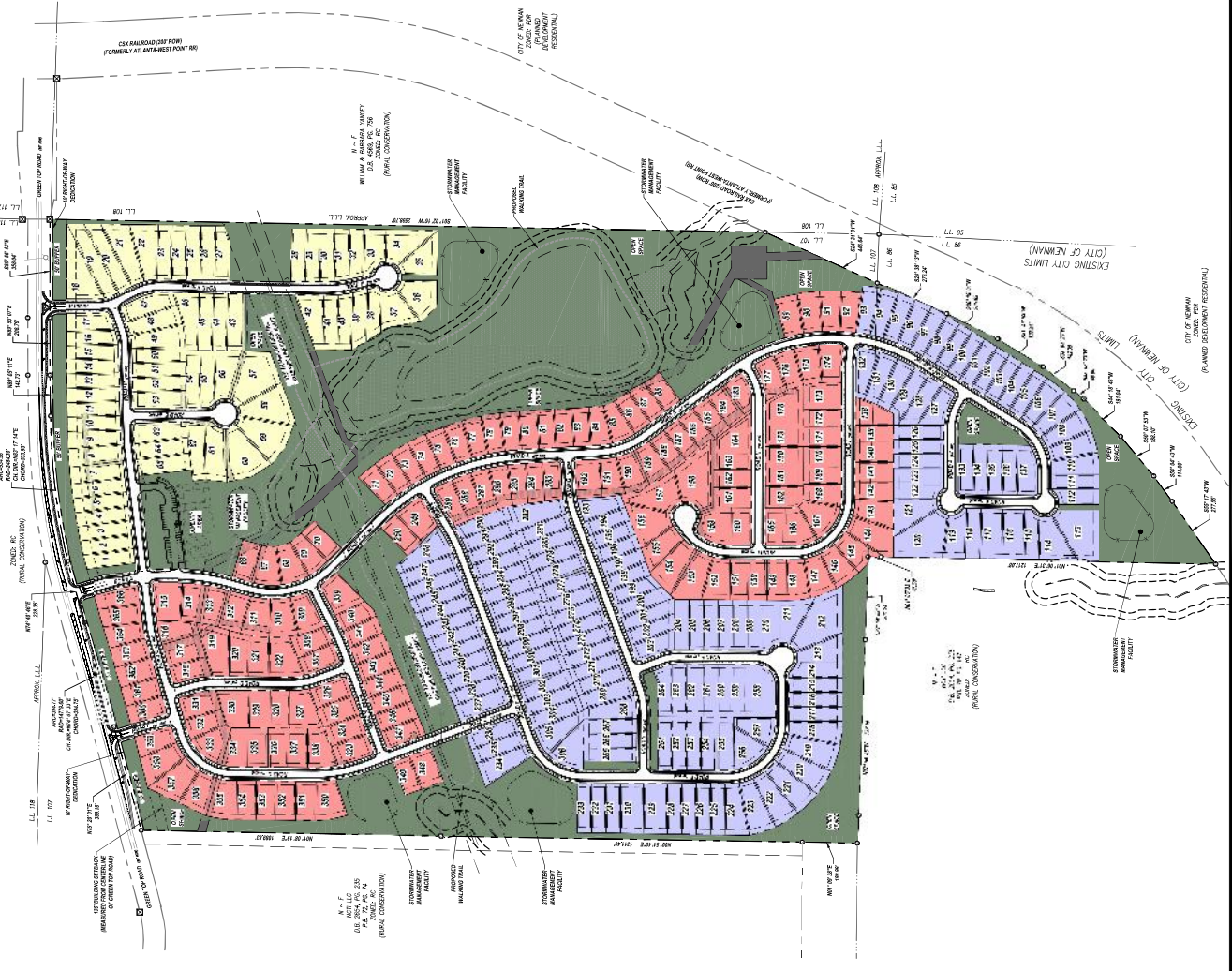
NOTE: THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE DEVELOPMENT. THE EXACT LAYOUT OF THE DEVELOPMENT WILL BE DETERMINED BY THE MASTER DEED AS SUBMITTED TO THE COUNTY CLERK'S OFFICE.



24 HOUR CONTACT:
GAREN SMITH
770.381.3450



GEORGIA 811
 Utilities Prohibition Center, Inc.
 Always check before you dig.
 Call before you dig.



Lot Table Alignments

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
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Parcel Table

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Curve Table Alignments

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44	10,000	10,000	10,000
45	10,000	10,000	10,000
46	10,000	10,000	10,000
47	10,000	10,000	10,000
48			

DEVELOPMENT SUMMARY

ZONING DISTRICT: R-10 (SINGLE-FAMILY RESIDENTIAL)

APPLICANT: PUTE GROUP

PROJECT: GREEN TOP ROAD

LOT SIZE: 10,000 SQ FT

USE: SINGLE-FAMILY RESIDENTIAL

NUMBER OF UNITS: 100

STREET FRONTAGE: 100 FT

DEVELOPER: PUTE GROUP

DATE: 11/15/2023

REVISIONS

1. 11/15/23: SUBMIT FOR PERMIT REVIEW

2. 11/22/23: REVISED PER CITY COMMENTS

3. 12/05/23: REVISED PER CITY COMMENTS

4. 12/12/23: REVISED PER CITY COMMENTS

5. 12/19/23: REVISED PER CITY COMMENTS

6. 12/26/23: REVISED PER CITY COMMENTS

7. 01/02/24: REVISED PER CITY COMMENTS

8. 01/09/24: REVISED PER CITY COMMENTS

9. 01/16/24: REVISED PER CITY COMMENTS

10. 01/23/24: REVISED PER CITY COMMENTS

OWNER/DEVELOPER

2175 NORTHWINDS PKWAY # 800
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

OWNER/DEVELOPER
PuteGroup

LAND LOTS 197 & 88

5TH DISTRICT
CITY OF NEWNAM, GEORGIA

GREEN TOP ROAD

ZONING PLAN

CONTRACT INFORMATION

CONTRACT NUMBER: 2023-001
CONTRACT DATE: 11/15/2023

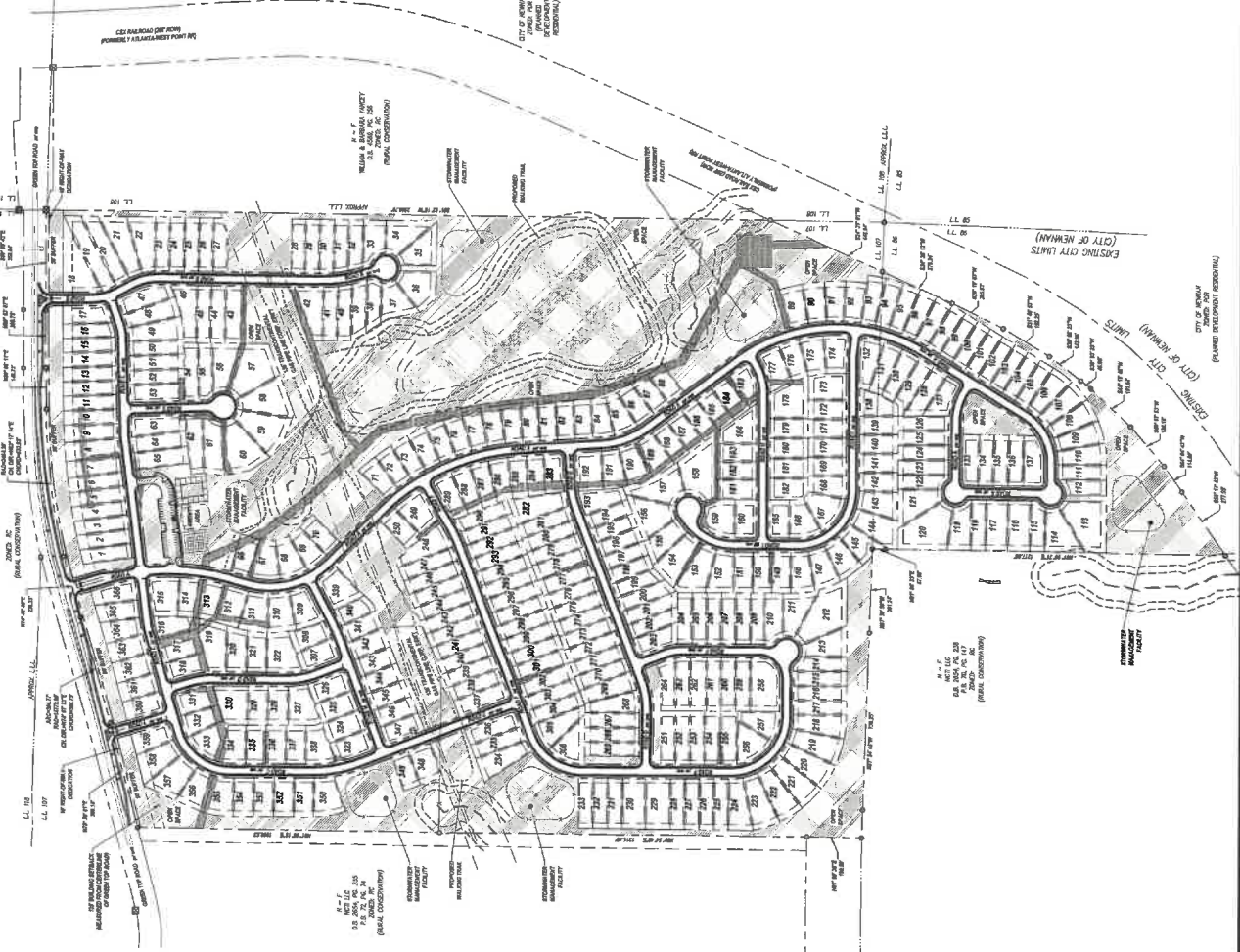
24 HOUR CONTACT:
GAREN SMITH
770.381.3450



ZONING PLAN

Z100

DATE: 11/15/2023



Lot #	Area (SQ FT)	Area (AC)	Area (SQ FT)	Area (AC)
1	10,000	0.23	10,000	0.23
2	10,000	0.23	10,000	0.23
3	10,000	0.23	10,000	0.23
4	10,000	0.23	10,000	0.23
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6	10,000	0.23	10,000	0.23
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98	10,000	0.23	10,000	0.23
99	10,000	0.23	10,000	0.23
100	10,000	0.23	10,000	0.23



NEWNAN
GEORGIA

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:

Please see attached

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

Please see attached

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

GREEN TOP ROAD, LLC

George C. Rosenzweig, Manager

Type or Print Name and Title

George C. Rosenzweig, Attorney

Type or Print Name and Title

Signature of Applicant

Signature of Applicant's Representative

4/29/2022

Signature of Notary Public

Date



**PULTE HOME COMPANY, LLC AND GREEN TOP ROAD, LLC
CITY OF NEWNAN
REZONING APPLICATION**

PROFFERED CONDITIONS

1. The maximum number of lots is restricted to three hundred sixty-six (366) for single-family, detached, fee-simple owned homes.
2. The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District. Access onto Green Top Road will require a permit from Coweta County.
3. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
4. Left turn and right turn lanes shall be constructed at the proposed full-service access to Green Top Road.
5. Physical medians shall be constructed at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
6. There shall be one main entrance with two secondary entrances on each side of the main entrance that are right-in/right-out only.
7. The Applicant shall contribute a five-year bond in the amount of \$340,000 towards Coweta County's transportation improvement projects related to the proposed development which include the alignment of Hal Jones Road and Green Top Road and construction of a single full-sized roundabout. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.
8. The Applicant shall contribute a five-year bond in the amount of \$200,000 towards Coweta County's transportation improvement projects related to the proposed development which include traffic improvements at the intersection of Herring Road and Green Top Road. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.
9. The amenities shall be specifically designed to meet the recreational and social needs of families shall include a 2,800 square feet minimum pool, playgrounds, dog park, mailbox kiosk, and walking trails. The clubhouse shall be 1,800 heated square feet minimum of heated floor space.

10. The existing ponds and wetlands will be retained in order to create a natural environment.
11. Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.
12. The property shall be served by public water and sewerage facilities provided by the Coweta County Water and Sewer Authority.
13. All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City Department for consideration.
14. All front, side, and rear yards of all disturbed grass areas on lots shall be sodded.
15. All utilities that provide service to the proposed subdivision shall be placed underground.
16. The Applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
17. The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.
18. There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.
19. All garage doors shall be architecturally treated similarly to the renderings submitted.
20. A landscape plan shall be submitted to the appropriate Department for review and approval prior to any plantings.
21. The Lot information and setbacks shall be as follows:
 - Minimum street frontage 30-feet
 - Minimum lot width at front setback 40-feet
 - Minimum floor area 1,600 square feet
 - Maximum impervious area 60%
 - Minimum lot size 8,200 square feet
 - Front setback 30-feet
 - Side setback 5-feet
 - Major side (double frontage) 10-feet
 - Rear setback 20-feet

- Building separation 10-feet
- Maximum building height 2 stories/40-feet

22. There shall be a 25-foot natural, vegetated buffer around the perimeter of the site along the west, south, and east property lines.

TRAFFIC IMPACT STUDY FOR

GREEN TOP ROAD RESIDENTIAL DEVELOPMENT

DATE:

November 30, 2021

LOCATION:

Coweta County, Georgia

PREPARED FOR:

Pulte Group

PREPARED BY:

NV5 Engineers and Consultants, Inc.
1255 Canton Street, Suite G
Roswell, GA 30075
678.795.3600

Executive Summary

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia. The proposed development will consist of 366 single-family detached homes. The development will have three (3) new driveways along Green Top Road, one driveway will be full access and the other two driveways will be right-in/right-out. The development has a projected build out date of 2028.

When complete, the development is expected to generate a total of 3,430 new daily trips, with 265 trips during the AM peak hour (66 entering and 199 exiting), and 353 during the PM peak hour (222 entering and 131 exiting).

The following intersections were evaluated in this study:

1. US 29 & Hal Jones Road
2. US 29 & Green Top Road
3. Herring Road & Green Top Road
4. Green Top Road & Driveway 1 (center)
5. Green Top Road & Driveway 2 (eastern)
6. Green Top Road & Driveway 3 (western)

Traffic operations at the study intersections are satisfactory in Existing Conditions. Operations are expected to degrade along the southbound approach at the US 29 & Hal Jones Road intersection in the No-Build scenario as background growth is added and in the Build scenario with the addition of site traffic, however, overall operations are expected to remain acceptable. All other intersections in the study area are expected to operate satisfactorily. The proposed site driveways are expected to operate well along all approaches in both peak hours.

Eastbound right-turn deceleration lanes are warranted at all three driveways. A westbound left-turn lane is warranted at Driveway 1 (center).

Based on this study's analysis, additional improvements at the study intersections are not required to mitigate the impact of the proposed development.

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Appendix A – Site Plan
Appendix B – Traffic Counts & Growth Rate Worksheet
Appendix C – ITE Trip Generation
Appendix D – Synchro Reports
Appendix E – Turn Lane Evaluations

A. Introduction

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia, north of Newnan. The proposed development will consist of 366 single-family detached homes. The development will have three (3) new driveways along Green Top Road. The center driveway (Driveway 1) will provide full access to the development. The eastern driveway (Driveway 2) and the western driveway (Driveway 3) will be right-in/right-out.

This report identifies the traffic expected to be generated by new vehicular trips when the development is completed. The traffic analyses in this report account for a single phase of construction. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2028:

1. US 29 & Hal Jones Road
2. US 29 & Green Top Road
3. Herring Road & Green Top Road
4. Green Top Road & Driveway 1 (center)
5. Green Top Road & Driveway 2 (eastern)
6. Green Top Road & Driveway 3 (western)

Summaries of the analysis of existing and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis are included in the report.

Figure 1 depicts the study area (vicinity map) in Coweta County. The study intersections listed above are depicted in Figure 2. A copy of the development site plan is included in Appendix A.

Figure 2: Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

Green Top Road is a two-lane undivided roadway with east/west orientation that provides access to Herring Road and US 29 within a mile of the site to the east and west, respectively. Green Top Road has a posted speed limit of 45 miles per hour with residential uses along its length.

Herring Road is a two-lane undivided roadway with north/south orientation that extends south into Newnan, where it intersects with SR 34. The road meets Green Top Road east of the site and is expected to serve as a minor approach for site traffic. Herring Road has a posted speed limit of 45 miles per hour and provides access to various industrial developments to the south.

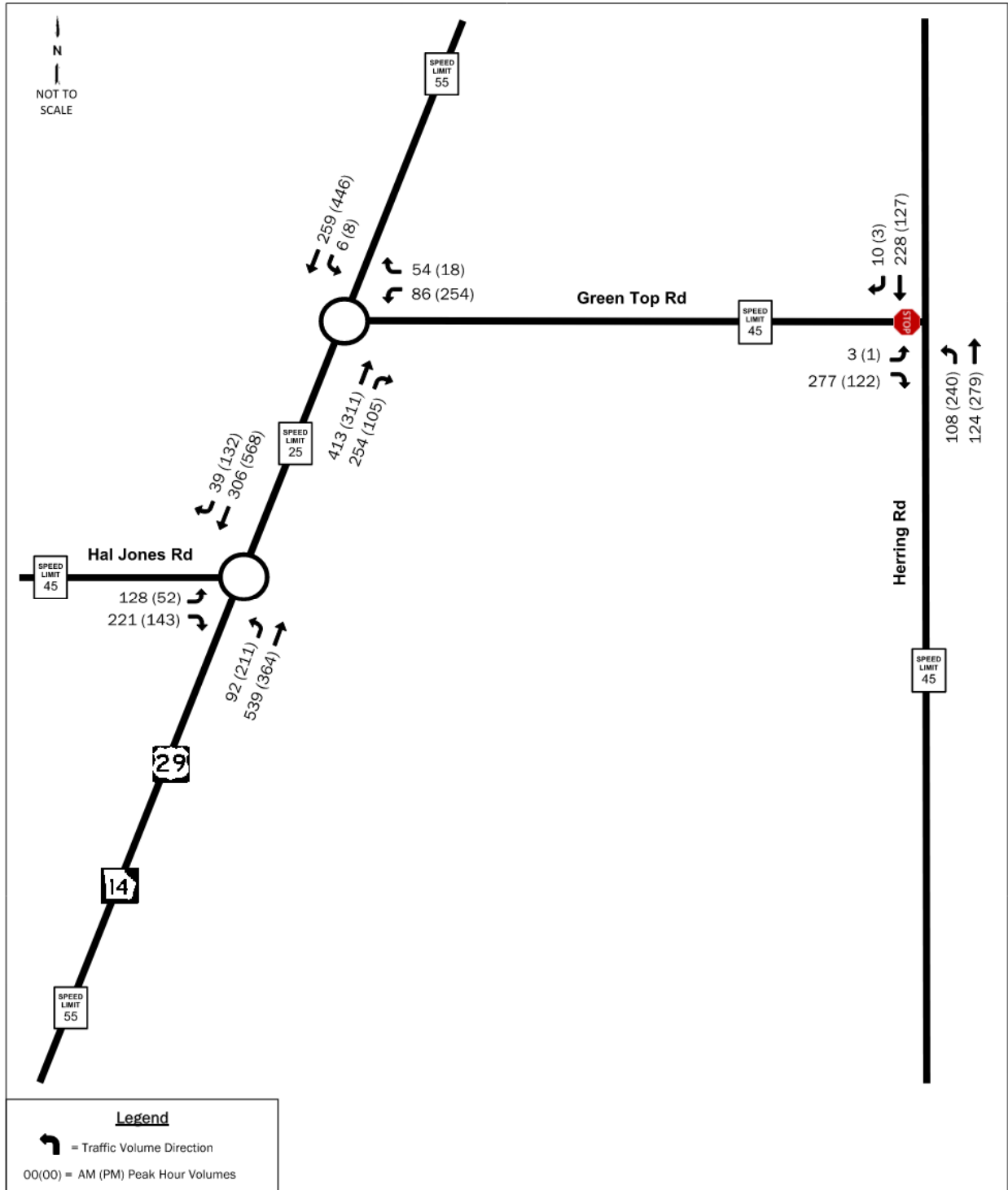
Hal Jones Road is a two-lane undivided roadway extending northwest from its intersection with US 29 west of the site and serves multiple residential developments. Hal Jones Road has a posted speed limit of 45 miles per hour and like Herring Road, is assumed to serve a small portion of the site's traffic.

US 29 (SR 14) is a two-lane undivided road running northeast/southwest to the west of the site that is expected to serve as site users' primary route of travel. Uses along it vary, with institutional, residential, and commercial developments present. Its posted speed limit is 55 miles per hour, though it drops to 25 miles per hour between the two roundabouts found at its intersections with Green Top Road and Hal Jones Road.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the intersections of US 29 & Hal Jones Road, US 29 & Green Top Road and Herring Road & Green Top Road on Tuesday, November 16, 2021 while schools were in session. A 24-hour tube count was also collected on Green Top Road near the site driveways. Detailed count worksheets are included in Appendix B, with existing traffic counts shown in Figure 3.

Figure 3: Existing Volumes (2021)



C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2028. To account for ambient growth in the area, the existing traffic counts for this study were grown by 3% per year for seven years. The growth rate considers historical GDOT traffic data collected along US 29 near the site. Expected future volumes are depicted in Figure 4. The growth rate development worksheet is included in Appendix B.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017. The development consists of 366 single-family detached homes. The development will generate a total of 265 trips (66 entering and 199 exiting) during the AM peak hour, and a total of 353 trips (222 entering and 131 exiting) during the PM peak hour. ITE Trip Generation data can be found in Appendix C.

Table 1: Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Single-Family Detached Housing, LUC 210 (366 Units)	Daily	3,430	1,715	1,715
	AM Peak Hour	265	66	199
	PM Peak Hour	353	222	131

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on existing traffic patterns and nearby development in the overall study area. It is expected that approximately 80% of site traffic will approach the site from the west along Green Top Road. Upon reaching US 29, 50% will travel to/from the north via US 29, with 30% traveling south along US 29 until reaching Hal Jones Road, where 5% will travel to/from the northwest. The remaining 25% will continue to/from the south along US 29. Approximately 20% of site traffic is expected to approach from the east along Green Top Road, with 5% traveling to/from the north and 15% traveling to/from the south along Herring Road. All site traffic is expected to approach the site and exit along the same route, except at the site driveways where access is restricted. Figure 5 depicts the site's expected Trip Distribution. The project trips generated from the development utilizing the trip distribution and are depicted in Figure 6. Build Volumes (No-Build Volumes plus project trips) are depicted in Figure 7.

Figure 4: 2028 No-Build Traffic Volumes

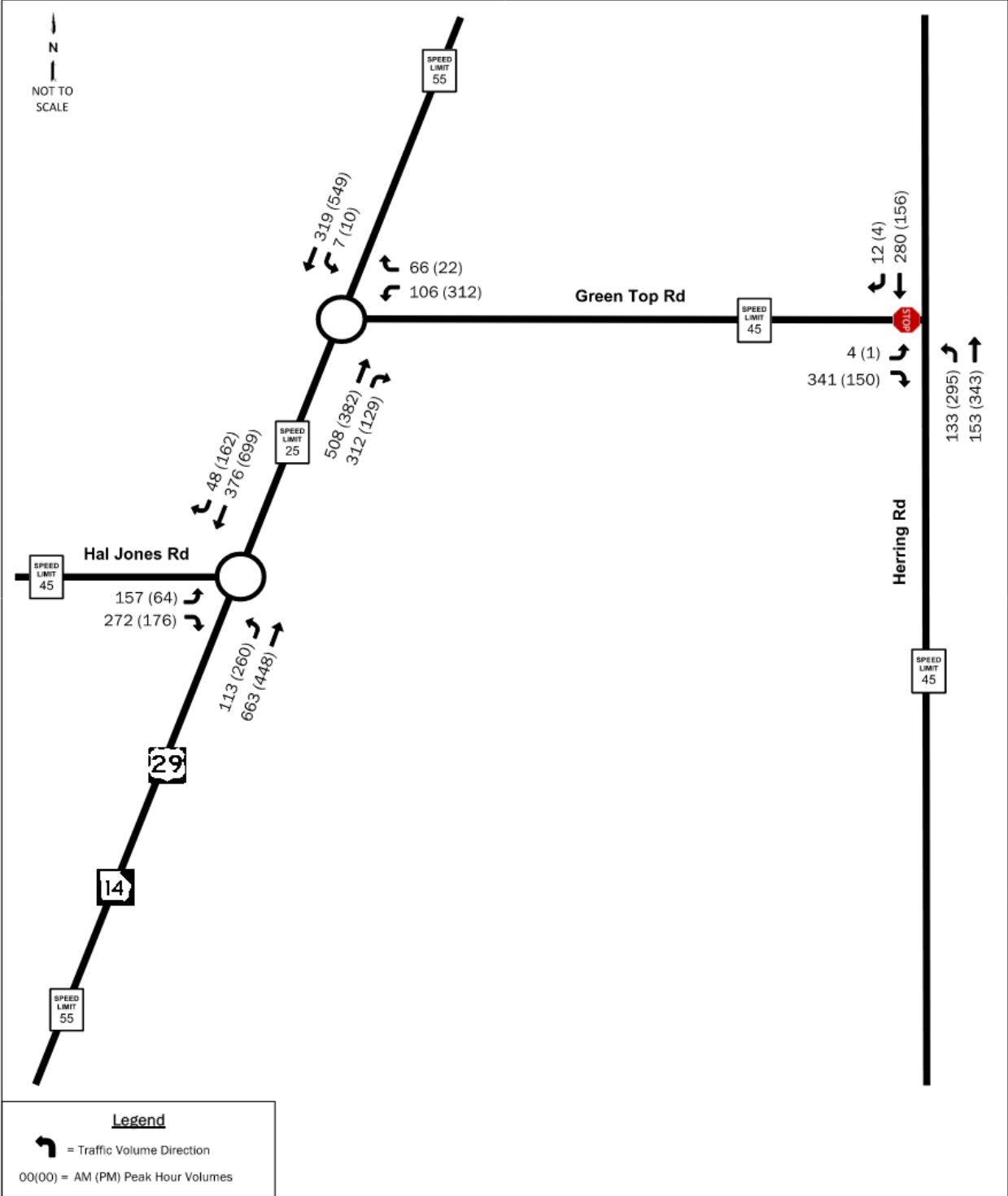


Figure 5: Trip Distribution

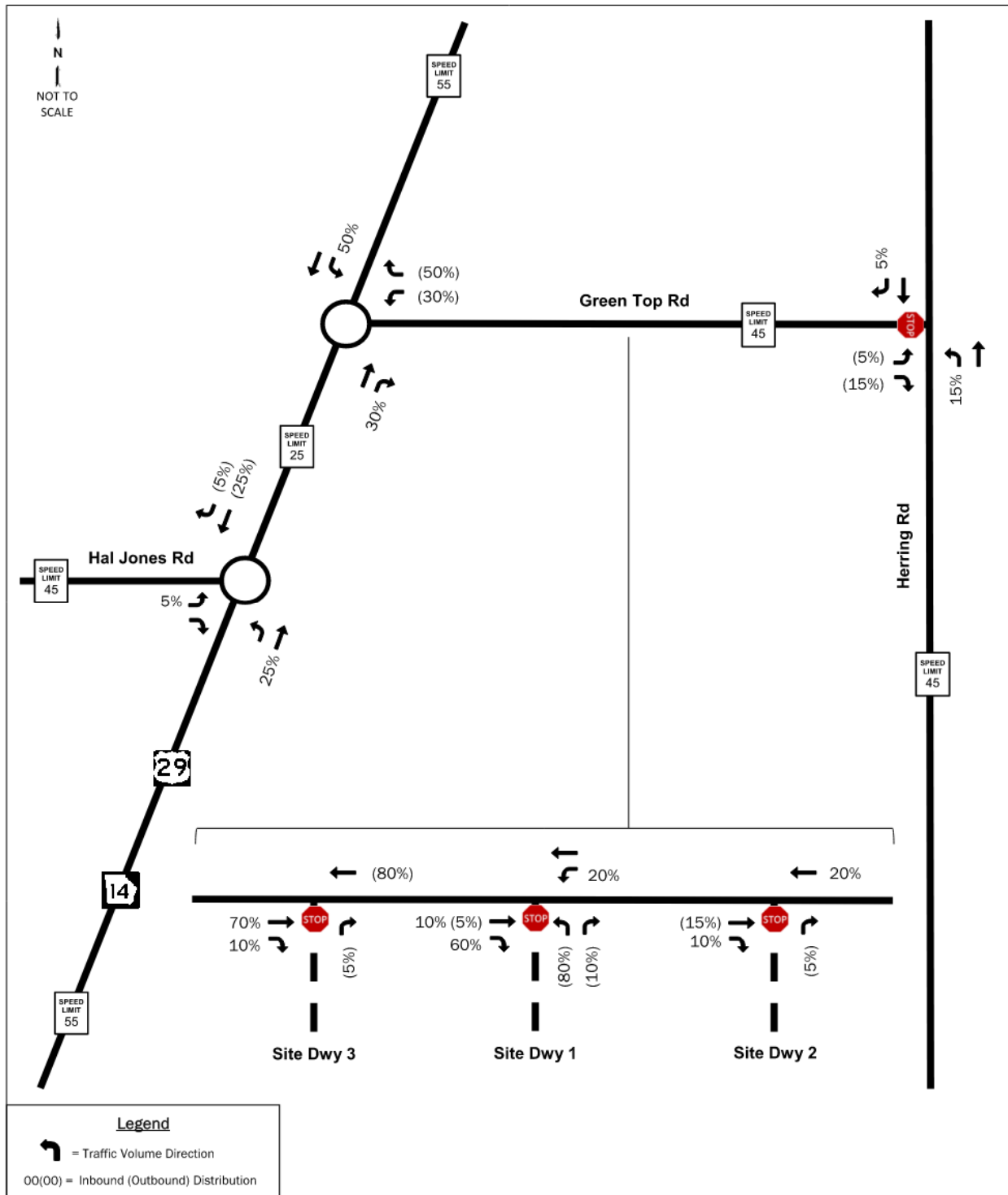


Figure 6: Project Development Trips

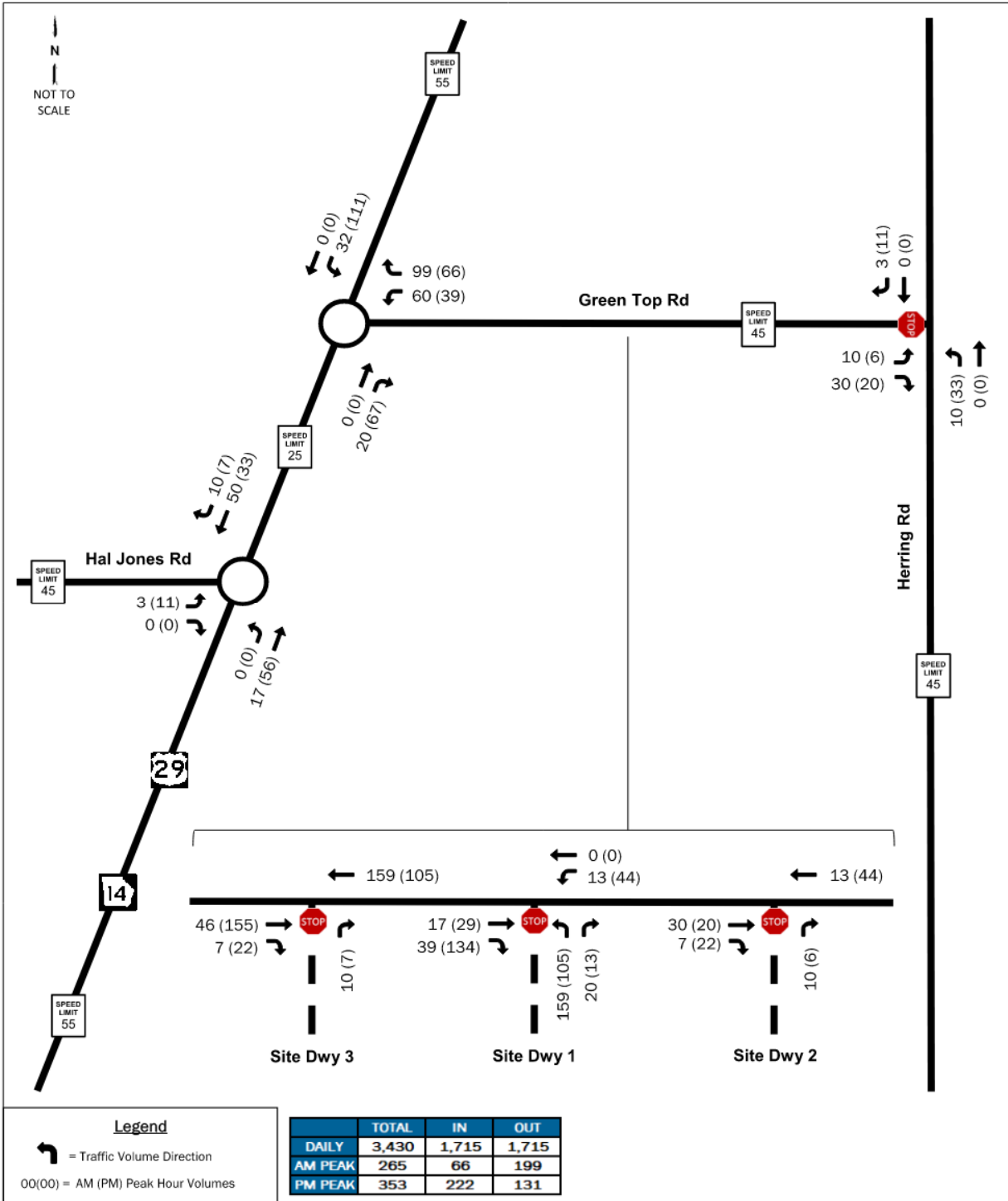
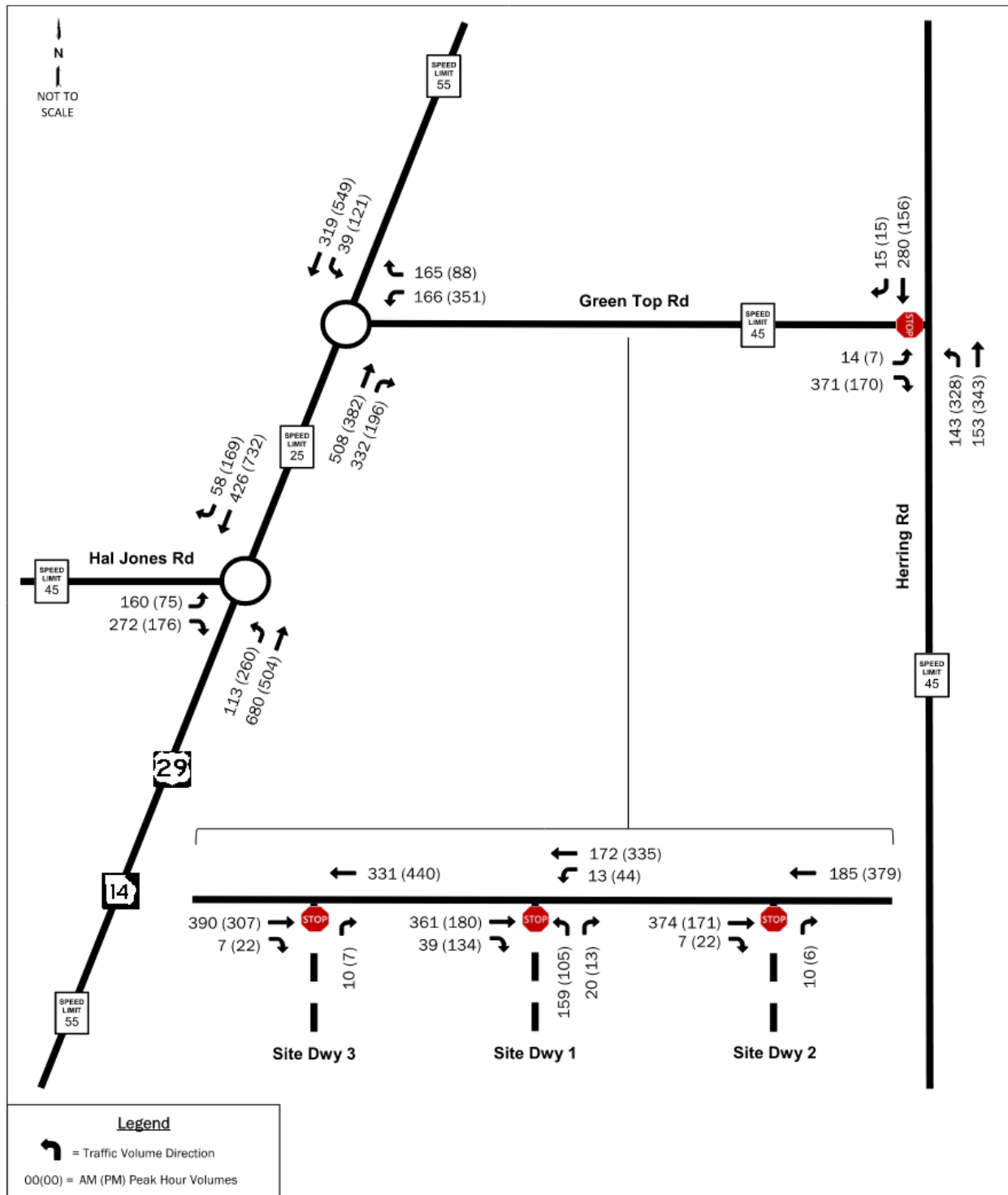


Figure 7: 2028 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 11. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 6th Edition). HCM uses a grading system spanning ‘A’ through ‘F’, where ‘A’ is the best (little to no delay) and ‘F’ is the worst (very heavy delay). HCM LOS standards and Synchro® 11 output reports are included in Appendix D.

D.1. Existing Conditions Analysis

The results of the 2021 Existing Conditions capacity analysis are shown in Table 2 and include analysis of the volumes presented in Figure 3.

Table 2: 2021 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	US 29 & Hal Jones Rd	Round-about	Overall	A	8.9	B	11.3
			EB	A	8.6	A	8.7
			NB	B	10.5	A	8.0
			SB	A	6.2	B	14.8
2	US 29 & Green Top Rd	Round-about	Overall	A	7.6	A	7.6
			WB	A	6.4	A	7.0
			NB	B	8.7	A	5.8
			SB	A	5.5	A	9.5
3	Herring Rd & Green Top Rd	Stop-Control	EB	B	12.7	A	9.9
			NB	A	3.8	A	3.7

As shown in Table 2, overall operations at all study intersections are satisfactory in Existing Conditions during the AM and PM peak hours.

D.2. 2028 No-Build Conditions Capacity Analysis

The results of the 2028 No-Build Conditions capacity analysis are shown below and reflect the operation of the study intersections with the volumes presented in Figure 4.

Table 3: 2028 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	US 29 & Hal Jones Rd	Round-about	Overall	B	12.8	C	21.9
			EB	B	11.9	B	12.3
			NB	C	16.1	B	10.5
			SB	A	7.5	D	34.0
2	US 29 & Green Top Rd	Round-about	Overall	A	9.8	A	9.1
			WB	A	7.9	A	6.7
			NB	B	11.5	B	13.9
			SB	A	6.3	B	10.9
3	Herring Rd & Green Top Rd	Stop-Control	EB	C	15.7	B	10.4
			NB	A	3.9	A	3.9

Table 3 above summarizes traffic operations in the No-Build Scenario. Southbound Levels of Service (LOS) changes from 'C' to 'D' at US 29 & Hal Jones Road as delays increase by nearly 20 seconds. However, overall operations at each study intersection are expected to remain satisfactory during both AM and PM peak hours.

D.3. 2028 Build Conditions Capacity Analysis

Results of the 2028 Build Conditions intersection capacity analysis are shown below and reflect No-Build plus project volumes as presented in Figure 7.

Table 4: 2028 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	US 29 & Hal Jones Rd	Round-about	Overall	B	13.7	D	26.4
			EB	B	13.4	B	13.5
			NB	C	17.2	B	12.1
			SB	A	8.2	E	42.2
2	US 29 & Green Top Rd	Round-about	Overall	B	11.5	C	15.3
			WB	B	11.8	B	11.7
			NB	B	13.2	A	9.3
			SB	A	7.3	C	22.8
3	Herring Rd & Green Top Rd	Stop-Control	EB	C	18.4	B	12.3
			NB	A	4.0	A	4.2
4	Green Top Rd & Site Dwy 1	Stop-Control	NBL	C	18.1	C	17.3
			NBR	B	10.7	A	9.3
			WBL	A	8.2	A	8.1
5	Green Top Rd &	Stop-	NBR	B	10.7	A	9.2
6	Green Top Rd &	Stop-	NBR	B	10.8	B	10.2

As shown in Table 4, all study intersections continue to operate at an acceptable overall Levels of Service (LOS) during both peak hours. The addition of project traffic is expected to increase delays along the southbound approach at US 29 & Hal Jones Road by eight (8) seconds during the PM peak hour, causing the LOS to change from 'D' to 'E', while the overall LOS changes from 'C' to 'D'. In addition to each study intersection, all site driveways operate acceptably, with LOS 'C' for northbound left turning traffic from Site Driveway 1.

E. GDOT Turn Lane Evaluations

The need for turn lanes was evaluated for the three proposed driveways along Green Top Road using methodologies from the Georgia Department of Transportation (GDOT) Access Manual. ADT data collected on Tuesday, November 16, 2021, along Green Top Road shows the average weekday traffic to be approximately 4,079 vehicles per day. The results of the evaluation are summarized in Appendix E and Table 5 below:

Table 5: GDOT Turn Lane Evaluations

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
4	Green Top Rd & Driveway 1	WBL	343	250 LT/Day	YES
		EBR	1,029	150 RT/Day	YES
5	Green Top Rd & Driveway 2	EBR	172	150 RT/Day	YES
6	Green Top Rd & Driveway 3	EBR	172	150 RT/Day	YES

Based on this analysis, eastbound right-turn movements at all three driveways are expected to exceed the 150 vehicle per day threshold to warrant right-turn deceleration lanes for a two-lane roadway with less than 6,000 daily vehicles and a speed limit of 45 miles per hour. Westbound left-turn movements are expected to meet the 250 vehicle per day threshold to warrant a left-turn lane at Driveway 1 (center).

F. Conclusions

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia. The proposed development will consist of 366 single-family detached homes and will have three (3) new driveways along Green Top Road: one driveway will provide full access while the other two driveways will allow right-in/right-out access. The development has a projected build out date of 2028.

When complete, the development is expected to generate a total of 3,430 new daily trips, with 265 trips during the AM peak hour (66 entering and 199 exiting), and 353 during the PM peak hour (222 entering and 131 exiting).

Overall traffic operations at the study intersections are satisfactory in Existing, No-Build and Build Conditions. The introduction of site traffic increases overall delay by a maximum of six (6) seconds, while overall Levels of Service (LOS) remains at 'D' or better at every study intersection, including driveways.

Eastbound right-turn deceleration lanes are warranted at all three driveways, while a westbound left-turn lane is warranted at Driveway 1 (center).

Based on the analysis prepared for the proposed development, additional improvements at the study intersections are not required to mitigate the impact of the proposed development.



GREEN TOP ROAD- CONCEPTUAL AMENITY CENTER





Ranch Homes

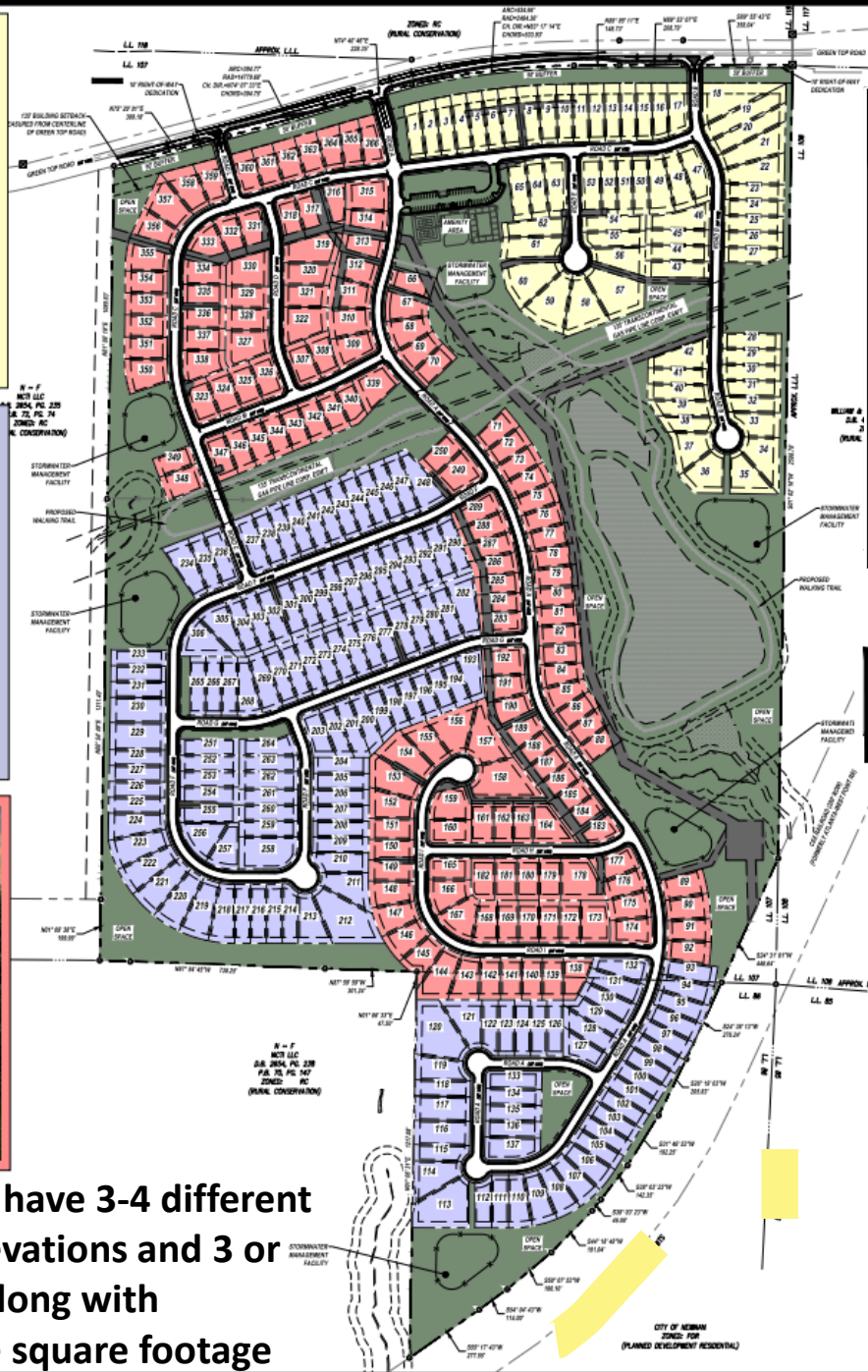


Traditional Family



Estate Homes

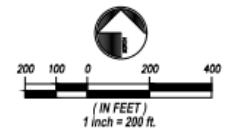
NOTE: Each variety of home will have 3-4 different floor plans with 3-4 different elevations and 3 or 4 different color combinations along with structural options increasing the square footage



DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	COWETA COUNTY - RC (RURAL CONSERVATION DISTRICT)
PROPOSED ZONING	PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
AREA	
SITE AREA	163.61 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	20% (32.72 ACRES)
BUILDING COVERAGE PROVIDED	14.65% (23.98 ACRES)
MINIMUM COMMON OPEN SPACE REQUIRED	20% (32.72 ACRES)
COMMON OPEN SPACE PROVIDED	30.56% (50.01 ACRES)
DENSITY	
NUMBER OF UNITS	366 UNITS
PROPOSED DENSITY	2.23 UNITS/ACRE
LOT INFORMATION	
MINIMUM STREET FRONTAGE	30'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	30'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING COVERAGE PER LOT	50%
MINIMUM LOT SIZE	8,200 SQFT
AVERAGE LOT SIZE	10,500 SQFT
BUILDING SETBACKS	
FRONT SETBACK	15' FROM ROW / 40' FROM CL
SIDE SETBACK	5'
STREET SIDE SETBACK	10'
REAR SETBACK	20'
BUILDING SEPARATION	10'
MAX BUILDING HEIGHT	35'

Ranch Homes	52' WIDE LOT (65)
Traditional Family	52' WIDE LOT (150)
Estate Homes	62' WIDE LOT (151)
COMMON OPEN SPACE 30.56% 50.01 Ac.	

24 HOUR CONTACT:
GAREN SMITH
770.381.3450



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ZONING PLAN
 GREEN TOP ROAD
 LAND LOTS 107 & 86
 5TH DISTRICT
 CITY OF NEWNAM, GEORGIA



CSWEC CERTIFICATION NUMBER: 9881
 EXPIRATION DATE: 09.01.2023

REVISIONS
 03.23.2022 CLIENT COMMENTS

ZONING PLAN
Z100

PRICES OF HOMES

	BASE PRICE		OPTION		ASP
RIVERTON	\$	531,990	\$	65,000	\$ 596,990
WOODWARD	\$	526,990	\$	65,000	\$ 591,990
WINGATE	\$	516,990	\$	65,000	\$ 581,990
FURMAN	\$	511,990	\$	65,000	\$ 576,990
MARTIN RAY	\$	416,990	\$	60,000	\$ 476,990
SUMMERWOOD	\$	406,990	\$	60,000	\$ 466,990
ABBEEVILLE	\$	396,990	\$	60,000	\$ 456,990
MITCHELL	\$	414,490	\$	30,000	\$ 444,490
HAMPTON	\$	399,490	\$	30,000	\$ 429,490
HARTWELL	\$	398,490	\$	30,000	\$ 428,490
ASPIRE	\$	384,490	\$	30,000	\$ 414,490

*Prices as of March 2022

RIVERTON



WOODWARD



WINGATE



FURMAN



MARTIN RAY



SUMMERWOOD



ABBEEVILLE



MITCHELL



HAMPTON



HARTWELL



ASPIRE





City of Newnan, Georgia - Mayor and Council

Date: May 3, 2022

Agenda Item: 2nd and Final Reading - Annexation Request via the 60% method for Annex2022-02 by North 390, LLC; 5.19± acres on State Route 29 (Tax Parcel #s 073C 002; 073C 002A; 073C 003; 073C 004; 073C 004A); Requested zoning of CGN (General Commercial District) – Consideration of Ordinances

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: Second and final reading of annexation and rezoning ordinances for Annex2022-02 submitted by Melissa Griffis, on behalf of North 390, LLC, requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004; and 073C 004A into the city limits with a CGN zoning designation.

Background: The Council on April 26, 2022, voted to approve both the annexation and rezoning ordinances for Annex2022-02 with the following conditions:

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

Since only five Councilmembers participated in the vote, the Code of Ordinances requires both the annexation and rezoning ordinances to have second and final readings as part of the adoption process.

Funding: N/A

Recommendation: N/A

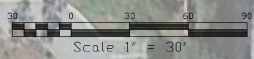
Previous Discussion with Council: February 22, 2022; March 22, 2022, and April 26, 2022



REV.	DATE	DESCRIPTION

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

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



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

ANNEXING ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Newnan, and it is hereby ordained by authority of the same and by the authority granted to the governing authority of the City of Newnan by Section 36-36-32, Official Code of Georgia, annotated, that the following described property is hereby annexed and shall hereinafter be treated and considered as a part of the corporate limits of the City of Newnan, Georgia, as follows:

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



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

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

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

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

Dear Ms. Dunnavant:

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

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

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

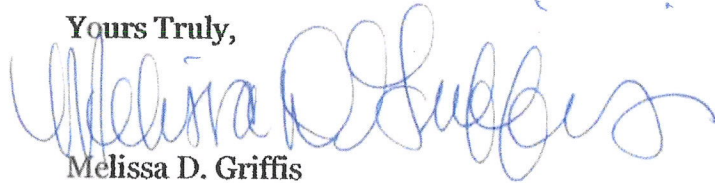
For the reasons stated above, North 390, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional CGN development in a manner consistent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

Ms. Tracy Dunnavant
February 7, 2022
Page 2

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

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

Yours Truly,



Melissa D. Griffis
For North 390, LLC

MDG/kr
Enclosures

TAB 1

Petition Requesting 60 Percent Method for Annexation



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

PETITION REQUESTING 60 PERCENT METHOD FOR ANNEXATION

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

Name of Applicant North 390, LLC

Mailing Address 147 Jackson Street, Newnan, GA 30263

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

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

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

County Zoning Classification Old "C" Requested Zoning Classification CGN

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

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

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

- A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:
- ✓ Petitioner 's Name
 - ✓ Mailing Address
 - ✓ Contact Telephone Number
 - ✓ Address or Tax Map Number of the property(s) proposed for annexation
 - ✓ County Zoning Classification(s)
 - ✓ Requested Zoning Classification(s)
 - ✓ Present Land Use of the property(s)
 - ✓ Proposed Land Use of the property(s)
- A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- A legal description of the property(s) and a legal description for each zoning classification being requested.

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

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

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

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

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

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

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

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

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

Melvin R. Duggins
Applicant's Signature
Attorney for Applicant

2-7-2022
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED 02/07/2022

RECEIVED BY [Signature]

TAB 2

60 Percent Property Owners

Amended 60 Percent Property Owners

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

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

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

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

Other Property Owner

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

TAB 3

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



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

February 3, 2022

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

Mrs. Griffis,

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

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

If you have any questions, please let me know.

Sincerely,

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

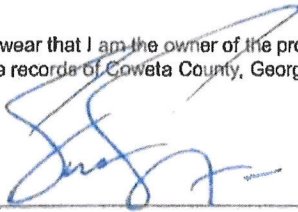
TAB 4

Property Owner's Authorization

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

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

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




Signature of Property Owner

Personally appeared before me

Scott Stokes

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

Notary Public *Blakeley Smith*

Date *1/27/2022*

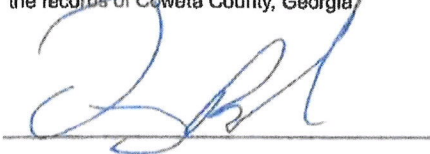
(Affix Raised Seal Here)



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

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

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



Signature of Property Owner

Personally appeared before me

Danny Beck

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

Notary Public

Blakeley Smith

Date

2/2/22

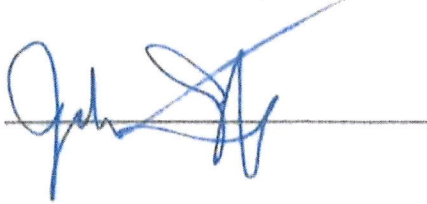


(Affix Raised Seal Here)

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

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

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



Signature of Property Owner

Personally appeared before me

John Strickland

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

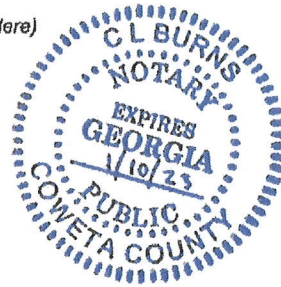
Notary Public



Date

1/27/2022

(Affix Raised Seal Here)

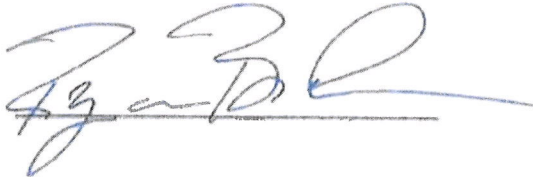


undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

EXHIBIT A
PAGE 14 OF 38

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

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



Signature of Property Owner

Personally appeared before me

Ryan Brooks

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

Notary Public



Date 1/27/2022

(Affix Raised Seal Here)



TAB 5

Legal Description of the Property

Legal Description

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

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

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

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

(This Space for Official Use Only)

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

PT# 2015-185

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

STATE OF GEORGIA
COUNTY OF BIBB

QUIT CLAIM DEED

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

WITNESSETH:

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

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

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

8/24 BT
mr

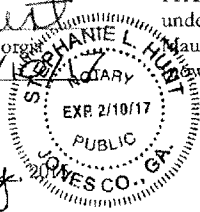
BK:4175 PG:166

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

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

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

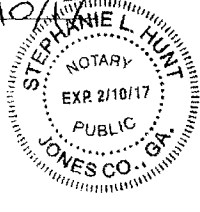
1 Patricia H. Wall (L.S.)
PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Katie Gray Hammock (now Katie H. Norris)



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

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

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



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

EXHIBIT A
PAGE 19 OF 37

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

06-4508
STATE OF GEORGIA
COUNTY OF COWETA

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

06-4508

DEED OF ASSENT

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

WITNESSETH:

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

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

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

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

14/16

B. D. H.

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

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

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

Signed, sealed and delivered
in the presence of

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

(SEAL)



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

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

EXHIBIT A
PAGE 21 OF 37

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

PT# 2015-5323
WARRANTY DEED

T-14556

GEORGIA, COWETA COUNTY

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

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

Less and except:

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

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

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

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

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

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

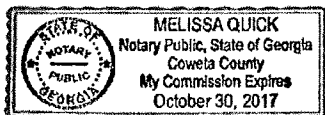
Susan Head Coggin
SUSAN HEAD COGGIN

Signed, sealed and delivered
in our presence:

This 14th day of October, 2015

Dan Odom
WITNESS

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



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

410m

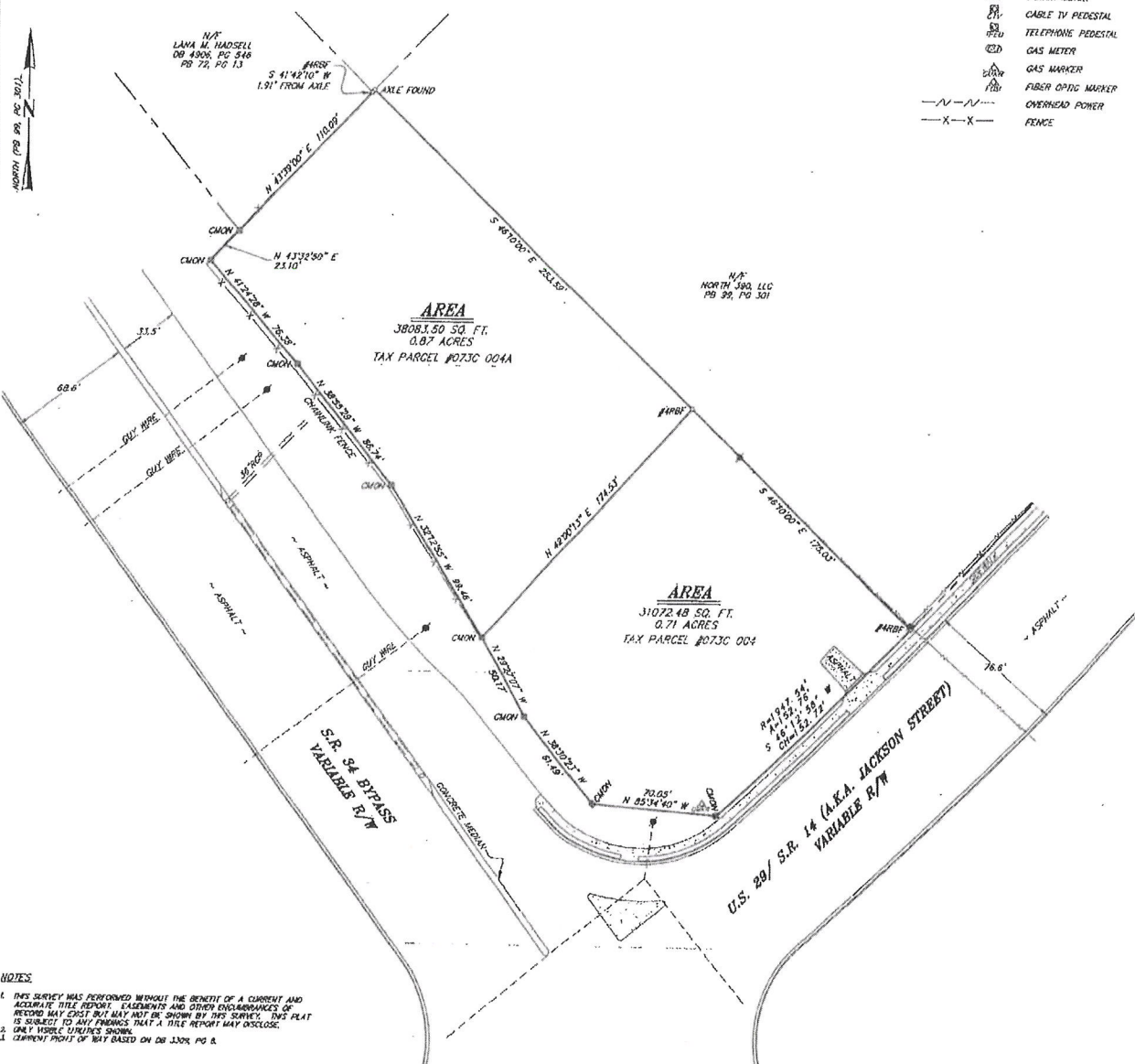
TAB 6

Surveys

RECORDING INFORMATION

LEGEND

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



NOTES:

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

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1.7007 IN 8145.0 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 300,000 FEET. A TRIMBLE TOTAL STATION AND BROWN DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE:

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



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



JERRY D. SHIREY, GA RES 21138		ORIGINALLY ENGINEED ON 3/22/21
DATE		
WIDE OPEN LAND SURVEYING LLC		FIELD DATE: 3/19/21
52 CURETON LANE MORELAND, GA 30259 678-833-5885		PLAT DATE: 3/22/21
WWW.WIDEOPENLANDSURVEYING.COM		SCALE: 1"=40'
JOB # 2308		COUNTY: CONETA
		DISTRICT: 5TH
		LAND LOT: 72

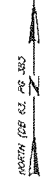
BOUNDARY SURVEY FOR:
S.R. J5 BYPASS (TAX PARCEL 073C 004 & 073C 004A)

NORTH 390, LLC

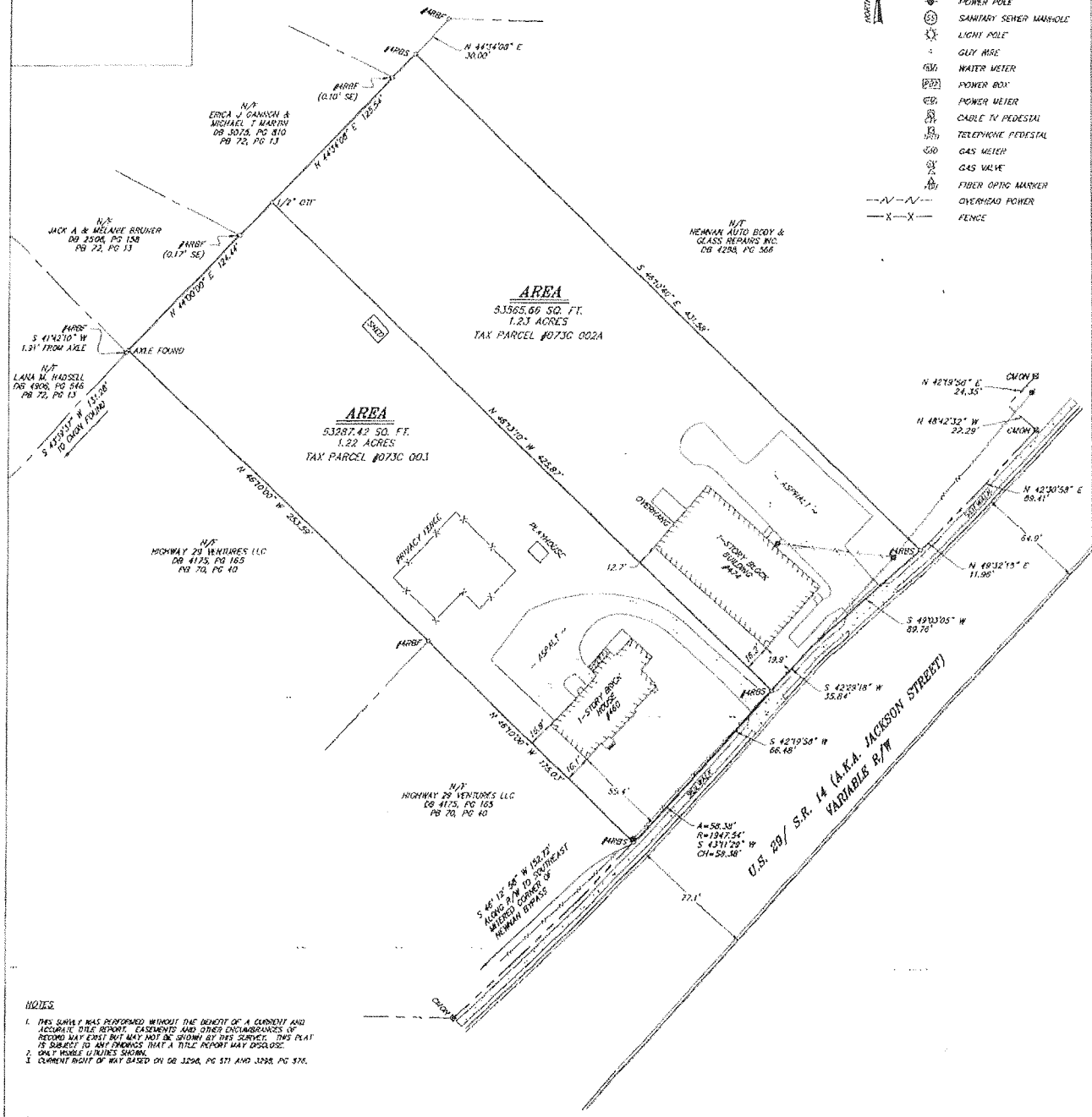
PARCEL A & B ON SURVEY FOR VIVIAN B. HAMMOCK BY W. W. FLOWERS JR.
DB 1175, PG 165; DB 70, PG 40

RECORDING INFORMATION

LEGEND



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



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

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 3000 FEET, AN ANGULAR ERROR OF 0.1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 200,000 FEET. A TRIMBLE TOTAL STATION AND PENTAX DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE 2004 OFFICIAL FLOOD HAZARD MAP AND FOUND NO AN UNCHANGED FLOOD IS NOT IN AN AREA (WITH SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION ESTABLISHMENT), SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OVERFLOW.
MAP NUMBER: 120770160 REVISED DATE: 02/26/11



BOUNDARY SURVEY FOR:
400 + 474 U.S. 29/S.R. 14
DEVINCO LLC
LOT 5 & 9 OF THE 10, STELLINGSMA ESTATE SUBDIVISION
DB 2928, PG 112; DB 63, PG 303 (PLAT)

THIS PLAT IS A REINFORCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS ARE FILED HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF SATISFACTION FOR ANY USE OR PURPOSES OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE HIGHEST TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-2-82.



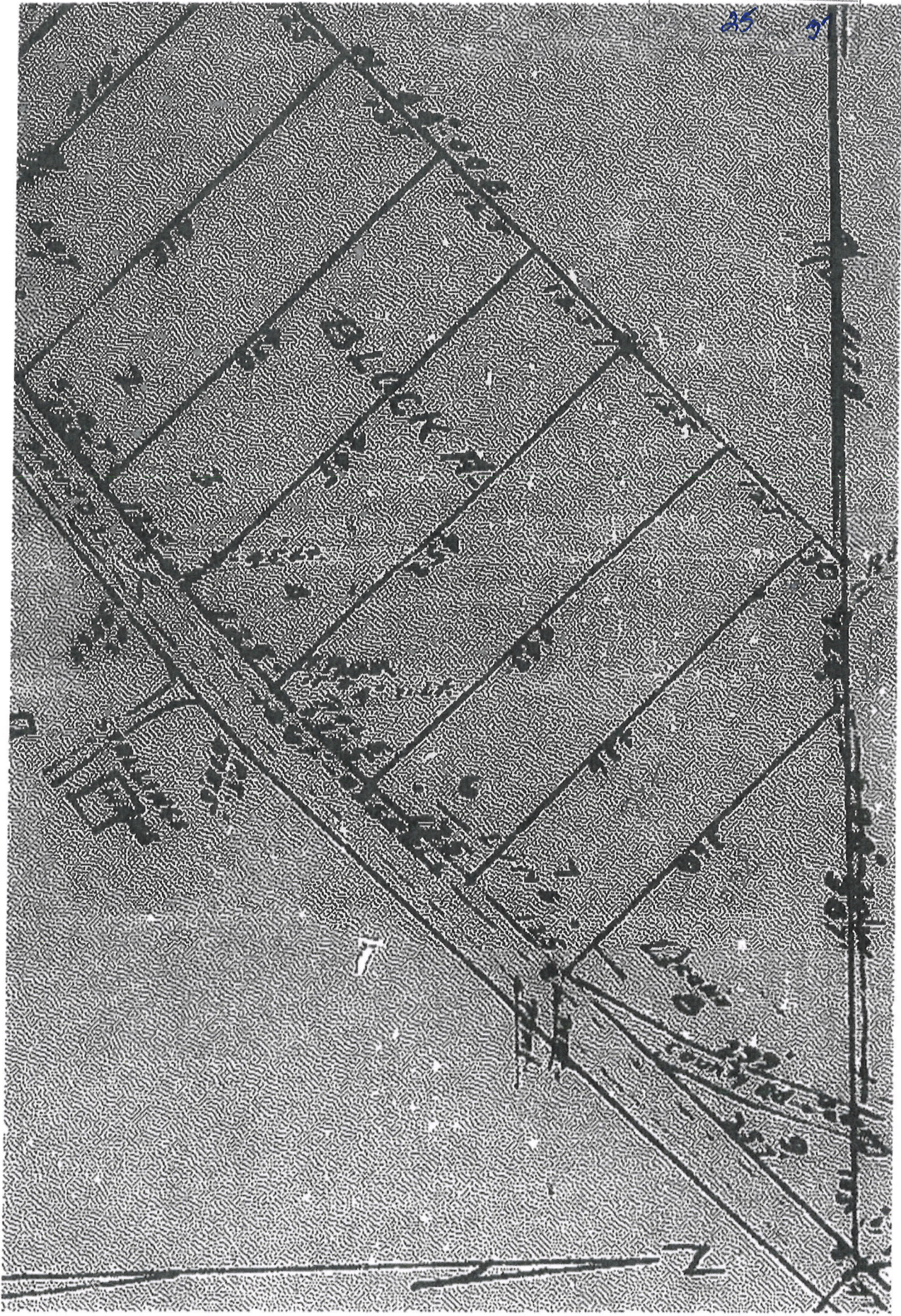
 WIDE OPEN LAND SURVEYING LLC	52 CURETON LANE MORELAND, GA 30289 878-831-3685 WWW.WIDEOPENLANDSURVEYING.COM JOB #2308	FIELD DATE: 2/22/21 PLAT DATE: 2/25/21 SCALE: 1"=40' COUNTY: GOWEN DISTRICT: 5TH LAND LOT: 72
	DATE: 2/25/21	INITIALLY DESIGNED ON: 1/26/21

25 5'

DB 63
P. 383

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

125'
along N
side 29



9/26
360

TAB 7

Conceptual Plan

1
 SHEET

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

REV.	DATE	DESCRIPTION

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

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



Tab 8

60% Method of Annexation Notice

60 PERCENT METHOD OF ANNEXATION NOTICE

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

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

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

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

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

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

[Insert complete description of land to be annexed.]

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			

LAND OWNERS ONLY

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

RESIDENT ELECTORS ONLY (NON-LAND OWNERS)

Name	Address	Signature	Date
1.			
2.			

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

TAB 9

Disclosure of Campaign Contributions and Gifts

- (a) Applicants
- (b) Attorney



City of Newnan, Georgia
Attachment B

EXHIBIT A
PAGE 32 OF 37

Disclosure of Campaign Contributions & Gifts

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

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

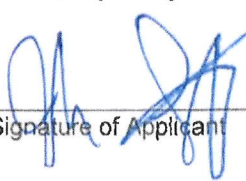
All individuals, business entities, or other organizations' having a property or other interest in said property subject of this application are as follows:

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

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

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

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

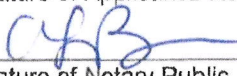


Signature of Applicant

By: JOHN STRICKLAND

Type or Print Name and Title

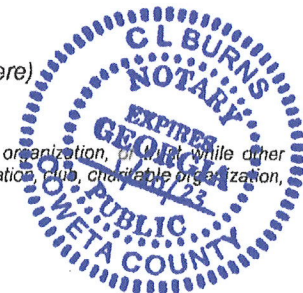
Signature of Applicant's Representative

 1/27/2022

Signature of Notary Public Date

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

EXHIBIT A
PAGE 33 OF 37

Disclosure of Campaign Contributions & Gifts

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

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

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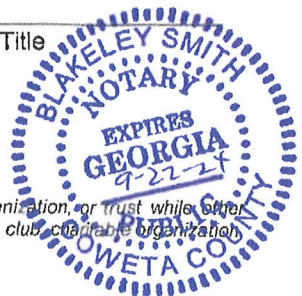
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

[Signature]
Signature of Applicant

By: DANNY BECK
Type or Print Name and Title

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

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



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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


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

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

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

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

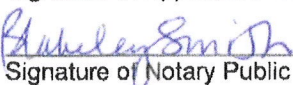
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

By: Ryan Brooks

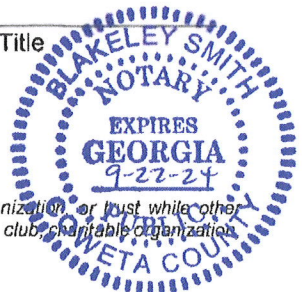
Type or Print Name and Title

Signature of Applicant's Representative
 1/27/2022

Signature of Notary Public Date

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

EXHIBIT A

PAGE 35 OF 39

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

By: Scott Stokes
Type or Print Name and Title

Signature of Applicant's Representative

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

Type or Print Name and Title

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

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

Signature of Applicant's Representative

Karen Rebec 2.7.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

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

TAB 10

Filing Fee

(\$729.75)

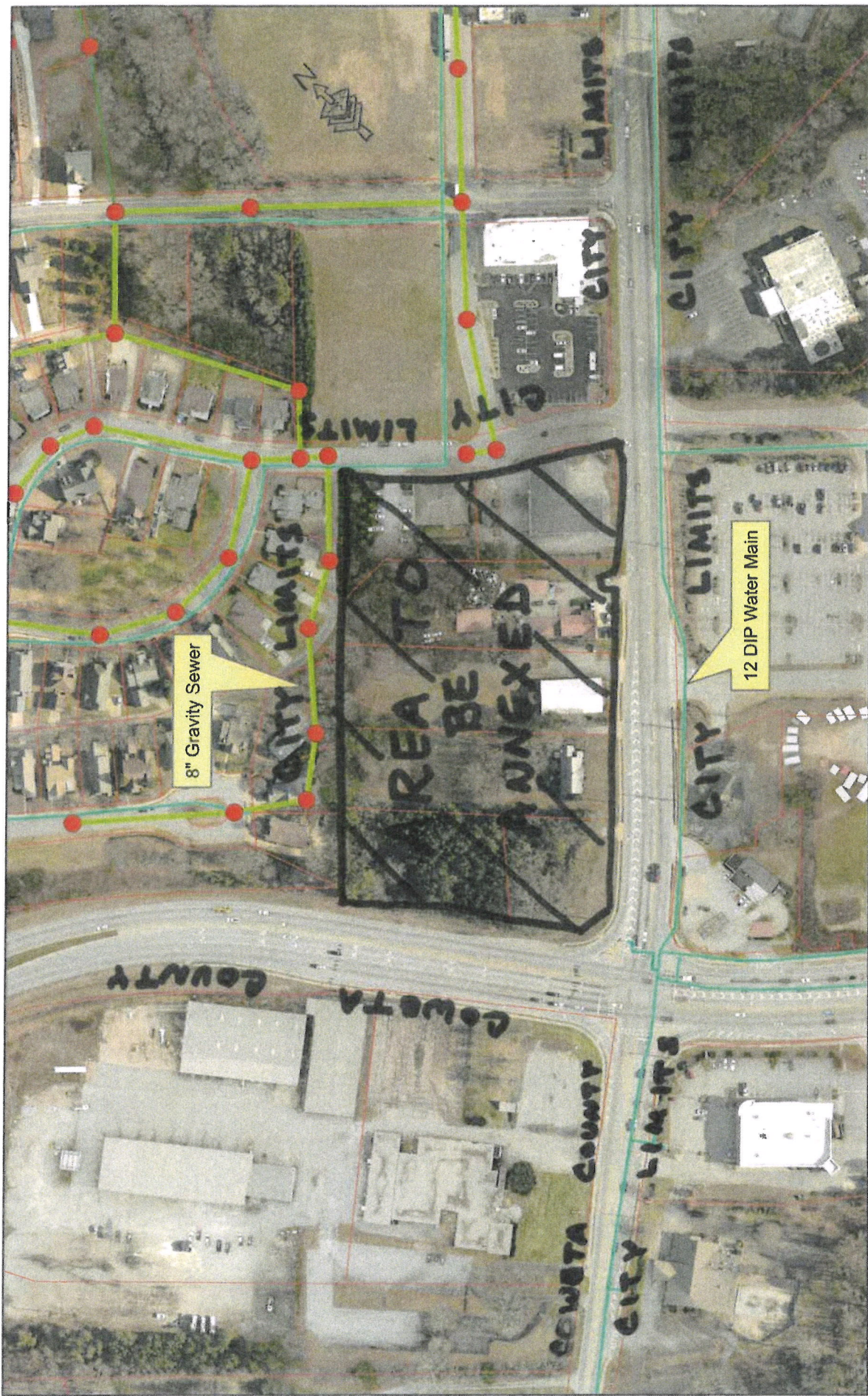
Legal Description

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

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

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

Service Extension Plan
For
Annex2022-02, North 390 LLC



Newnan Utilities Service Map

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



March 9, 2022

Re: Extension of Services

To Whom It May Concern:

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

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

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

Sincerely,

Ray Norton

Ray Norton

Public Works Director



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

3-09-22

Ref: Hwy 29 Annexation Request

Dear Tracy,

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

Stephen Brown


Fire Chief

City of Newnan



NEWNAN
POLICE

March 08, 2022

Re: Extension of Services

To Whom It May Concern:

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

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

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

Sincerely,

Brent Blankenship

Chief of Police

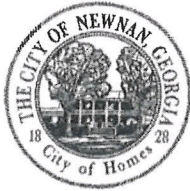
Main: (770) 254-2355

www.newnanpolice.com

Newnan Police Department

1 Joseph Hannah Blvd.

Newnan, Georgia 30263



The City of Newnan, Georgia

Office of the City Engineer

EXHIBIT D
PAGE 6 OF 6

Re: Extension of Services

To Whom It May Concern:

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

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

Sincerely,

Michael Klahr

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

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2022.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

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

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

WHEREAS, the owner of the property described herein has filed an application to annex and rezone the property described on Exhibit "A" attached hereto identified as 5.243± acres located off U.S. Highway 29 North in Land Lot 72, 5th Land District, Coweta County, Georgia, and shown on a survey or map attached hereto as Exhibit "B", from the County Zoning Classification C (Commercial) to the City of Newnan Zoning Classification CGN (General Commercial District) ; and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of April, 2022; and

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

WHEREAS, the City Council of the City of Newnan has voted to annex the property into the corporate limits of the City of Newnan.

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

Section I. That the property described on Exhibit "A" attached hereto and shown on the survey or map attached, hereto as Exhibit "B", containing 5.17± acres attached hereto and by reference made a part hereof be rezoned to City of Newnan Zoning Classification CGN (General Commercial District) subject to the following conditions:

- a. The Newnan Auto Body and Glass Repair tract (tax parcel 073 C 002) is granted a special exception to allow their business to be a conforming use and a variance from the distance requirements from planned developments and residential properties.
- b. All of the tracts will be included in the City's Quality Development Corridor Overlay District.
- c. The developer of the proposed commercial subdivision (tax parcels 073C 002A, 073C 003, 073C 004 and 073C 004A) will save the mature trees within the 35' buffer area between the proposed commercial subdivision and the Avery Park lots and supplement the buffer with additional plantings as approved by the City's Landscape Architect.
- d. The proffered condition that North 390, LLC will erect a privacy fence along the property line between Newnan Auto Body and Glass Repair and the proposed commercial subdivision described in (c) hereinabove is hereby required.

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

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

Section IV. This ordinance shall be effective May 1, 2022.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

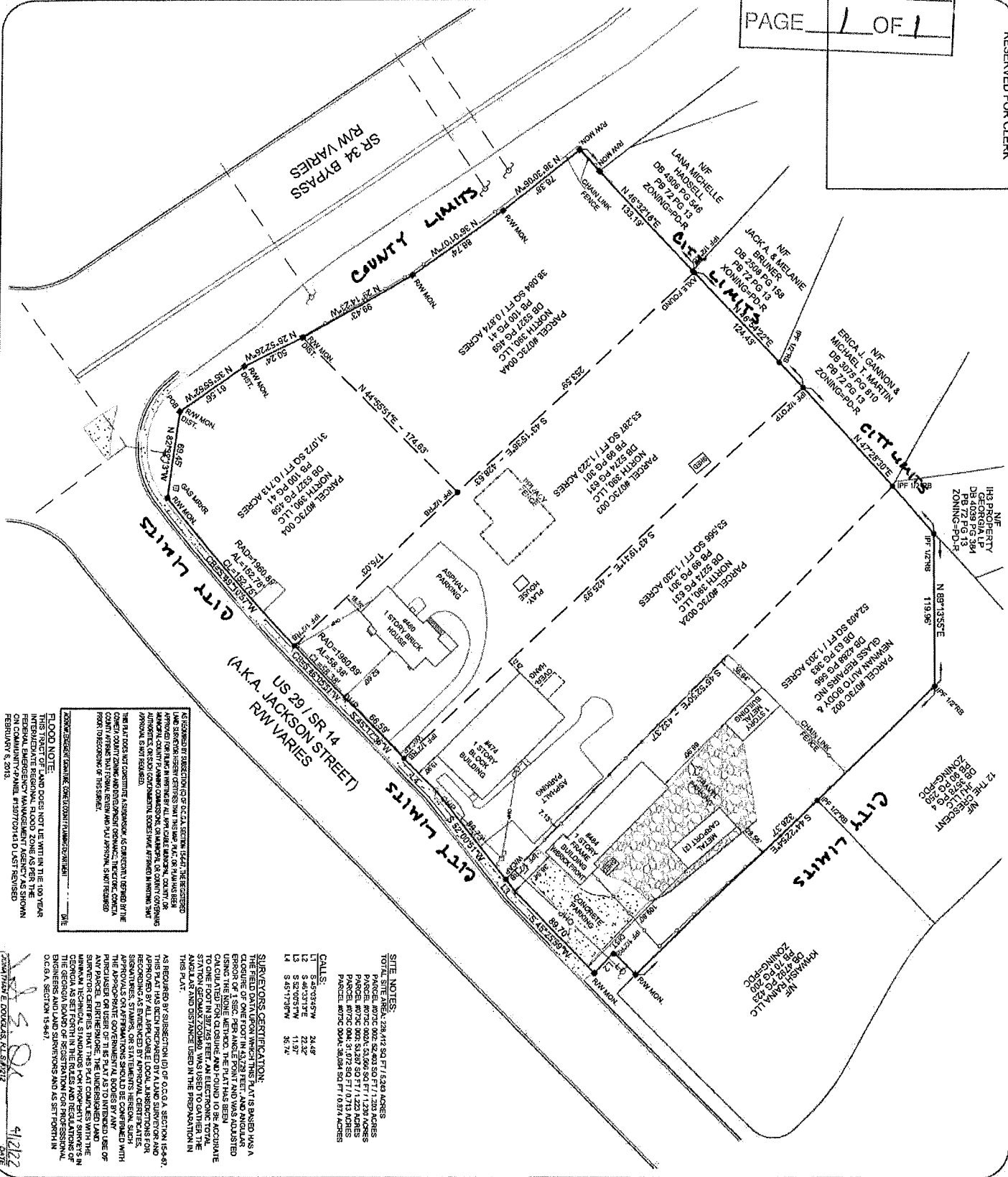
Legal Description

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

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

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

RESERVED FOR CLERK



NOTICE TO THE PUBLIC:
THIS PLAT IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE FOR WHICH IT WAS PREPARED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE CALCULATIONS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE CALCULATIONS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

FLOOD NOTE:
THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERFLUVIAL REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN FEBRUARY 8, 2014.

SITE NOTES:
TOTAL AREA: 298,445 SQ FT (6.824 ACRES)
PARCEL #073C 002: 62,481 SQ FT (1.428 ACRES)
PARCEL #073C 003: 62,481 SQ FT (1.428 ACRES)
PARCEL #073C 004: 62,481 SQ FT (1.428 ACRES)
PARCEL #073C 00A: 62,481 SQ FT (1.428 ACRES)

SURVEYORS CERTIFICATION:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE OF ONE FOOT IN 4328 FEET AND ANGULAR ERROR OF ONE SECOND. THE PLAT HAS BEEN ADJUSTED USING THE BOYLE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 3775 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE DATA. THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT TO BE CORRECT AND ACCURATE TO THE STANDARDS OF THE PROFESSION.

CALLS:
L1 5.00'± 24.45'
L2 5.00'± 11.97'
L3 5.00'± 11.97'
L4 5.00'± 36.72'

1 OF 1

DATE: 4/2/22
DRAWN: JED
CHECKED: JED
FIELD DATE: 05-20-22
DWG DATE: 04-12-2022



DOUGLAS CONSULTING LLC
248 Gilliam Ct.
Locust Grove, GA 30248
LSF001174
Cell: (770) 334-5367
Office: (770) 288-2117
Fax: (770) 288-2117
douglasconsultingllc@gmail.com

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

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	4/2/22
2	REVISIONS	
3	REVISIONS	

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2022.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



NEWNAN
GEORGIA

City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: 29 Pinson St

Prepared and
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: Owner to update council on status and request an extension to repair the dilapidated structure at 29 Pinson St.

Background: Owner: Roy & Matan Investments LLC

Date Sub-Standard housing file was opened: November 1, 2021

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

On November 1, 2021 the Building Department conducted an inspection of the premises and found the structure to be unsafe, uninhabitable. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 5, 6, 7, 8, 9, 10).

Options:

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option1.

Previous Discussions
With Council:

January 7, 2022 – Council informed of conditions.

January 25, 2022 – Public hearing was requested.

March 22, 2022 – Public Hearing was held with 45-day resolution deadline adopted by council.







NEWNAN
GEORGIA

City of Newnan, Georgia - Mayor and Council

Date: May 10, 2022

Agenda Item: 176 Lagrange St

Prepared and
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: Owner to update council on status and request an extension to repair the dilapidated structure at 176 Lagrange St.

Background: Owner: Myrtle Sherri Lord

Date Sub-Standard housing file was opened: November 1, 2021

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

On November 1, 2021 the Building Department conducted an inspection of the premises and found the structure to be unsafe, uninhabitable. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 5, 6, 7, 8, 9, 10).

Options:

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option1.

Previous Discussions
With Council:

January 7, 2022 – Council informed of conditions.

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Coweta County School System

Coweta Committed to Student Success

*Evan Horton, Ed.D.
Superintendent*

April 25, 2022

To: Cleatus Phillips, City of Newnan
From: Evan Horton, Superintendent
Re: Newnan High School Construction

Mr. Phillips,

The purpose of this letter is to make you aware that the Coweta County School System has initiated the construction process for the rebuild of Newnan High School and to request that construction be allowed to occur periodically outside the timeframes allowed by city ordinance. We currently anticipate that this allowance will only be necessary from time to time. Parrish Construction has agreed to make every effort to notify citizens before any construction occurs outside of allowed timeframes. Please let me know if you need any additional information or if there is any additional action that needs to be taken at this time to move the process forward.

Thanks in advance for any assistance you can provide. The Coweta County School System is grateful for its partnership with the City of Newnan.

Sincerely,

Evan Horton, Ed.D.
Superintendent
Coweta County School System

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).