



Newnan City Council Meeting

NOVEMBER 26, 2019

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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on November 12, 2019

REPORTS OF BOARDS AND COMMISSION

- [B.](#) Newnan Cultural Arts Commission - Resignation of Joanna Harvey - 3 Year Term Expires 06-2021
- [C.](#) Amy Rudnik resignation from the Tree Commission - 3 Year term expires January 2020
- D. Planning Commission Annual Report

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [E.](#) Resolution - Certifying the Results for the Municipal Election - November 5, 2019
- [F.](#) 2019 Resolution for Employee Holiday Pay
- [G.](#) Contract Change Order Additional Paving of Various Streets under LMIG Program
- [H.](#) Request to Abandon Public Right of Way-St. Charles Place
- [I.](#) On-Call Pavement Markings Agreements

UNFINISHED BUSINESS

- [J.](#) Public Hearing - Rezoning Request RZ2019-07, WP South Acquisitions, LLC for 22.456± Acres at the Intersection of Bullsboro Drive and Ashley Park Drive (Tax Parcel #086 5054 9960) - Ordinance
- [K.](#) 6 Glenn St - Owner update and request for extension.
- [L.](#) 8 Glenn St - Owner update and request for extension.
- [M.](#) 180 W Washington St - Owner update and request for extension.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [N.](#) Request to close a portion of Madison as in the past for a Makers Fair/Craft Fair at RPM on Sunday 12/8/19 from 9:00 am to 6:00 pm.
- [O.](#) Request from Newnan Presbyterian Preschool/Kindergarten to use parking spaces on the East side of the Courthouse/Visitors Center for the Newnan Christmas Tour of Homes Friday December 6, 2019 from 4 to 9 pm for passengers to exit the shuttle bus - they will exit towards traffic but be closer to the curb
- [P.](#) Prevailing Grace Ministries is requesting to extend their standing rental agreement for the Howard Warner Gymnasium and Howard Warner Community Center.

- Q. The Wholistic Stress Control Institute, Inc. is requesting a standing rental agreement for the Howard Warner Community Center for office hours and a youth program.
- R. ELITE Youth Organization is requesting a standing rental agreement for the Wadsworth Auditorium for a girl's dance team.
- S. Request from Annette Moore, Royal Baptist Church, set up table around Court Square to offer free gift wrapping on Thursday, December 19, 2019 from 11:30 am until 4:00 pm.

MOTION TO ENTER INTO EXECUTIVE SESSION

- I. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, November 12, 2019 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 22, 2019

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for October 22, 2019 and adopt them as presented.

MOTION CARRIED. (6 – 0)

DOWNTOWN DEVELOPMENT AUTHORITY – PRESENTATION OF PROCEEDS FROM SUNRISE ON SQUARE ROAD RACE TO THE NEWNAN-COWETA BOYS AND GIRLS CLUB

Chairman of Downtown Development Authority, Ray DuBose presented the Boys and Girls Club a check for \$4,750 from the proceeds from Sunrise on Square Road Race. This is the fifth-year in the race.

NEWNAN URBAN REDEVELOPMENT AGENCY ANNUAL REPORT

Withdrawn.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – HOOTERS OF NEWNAN

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for a transfer of Licensee for Hooters of Newnan located at 1001 Bullsboro Drive.

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

Motion by Councilman Shell, seconded by Councilman DuBose to approve the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for a transfer of Licensee for Hooters of Newnan located at 1001 Bullsboro Drive.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – WALLGREEN #17278

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee for Walgreen #17278 located at 211 Temple Avenue.

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

Motion by Councilman Alexander, seconded by Councilman Shell to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee for Walgreen #17278 located at 211 Temple Avenue.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – WALGREEN #09890

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for transfer of Licensee for Walgreen #09890 located at 1 Millard Farmer Industrial Blvd.

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

Motion by Councilman Guillaume, seconded by Councilman Shell to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee for Walgreen #09890 located at 1 Millard Farmer Industrial Blvd.

MOTION CARRIED. (6 – 0)

RECOMMENDATION FOR BANKING SERVICES

Motion by Councilman Alexander, seconded by Councilman Guillaume to accept the recommendation by Staff and Davenport & Company to award the City's banking services

to BB & T for five (5) years, with an option to renew for one (1) additional year beginning on December 1, 2019.

MOTION CARRIED. (6 – 0)

RESTATED PLAN DOCUMENTS TO ENSURE CONTINUED TAX-FAVORED TREATMENT FOR GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM (GMEBS) MEMBER PLANS - ORDINANCE

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the agreement in the form of an ordinance for the Georgia Municipal Employees Benefit System (GMEBS) restated Refined Benefit Retirement Plan required by the IRS.

MOTION CARRIED. (6 – 0)

INFORMATION ONLY – REZONING REQUEST RZ2019-09, DOMINION ACQUISITION, LLC FOR 16.85± ACRES – NEWNAN CROSSING BYPASS (TAX PARCEL #087 5011 003)

This is to inform City Council that this rezoning request is before the Planning Commission for consideration and a recommendation on the zoning classification.

UTILITY EASEMENTS – AFFIRM CONVEYANCE FROM THE CITY TO THE CITY BY AND THROUGH NEWNAN WATER, SEWERAGE AND LIGHT COMMISSION PRIOR TO AUCTION

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the Utility Easements to affirm the conveyance from the City to the City by and through Newnan Water, Sewerage and Light Commission prior to the auction.

MOTION CARRIED. (6 – 0)

SUBSTANDARD STRUCTURE - REQUEST EXTENSION – 180 WEST WASHINGTON STREET

The owner is requesting an extension in order to complete repairs to the structure located at 180 West Washington Street. He indicated there has been very little work on the structure. The owner informed the Code Enforcement Officer there are legal issues with the property that needs to be settled.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Shell to instruct owner to present a report at the next meeting (November 26, 2019) on the status of the legal issues on structure located at 180 West Washington Street.

MOTION CARRIED. (6 - 0)

SUBSTANDARD STRUCTURE STATUS REPORT – 33 HARDAWAY STREET, 280 WEST WASHINGTON STREET, 6 & 8 GLENN STREET, 100 SPRAYBERRY ROAD, 15 ELM CIRCLE AND 18 BERRY AVENUE

<u>Property address</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
33 Hardaway Street	Annie Cook Est.	For sale	01/13/2020
280 West Washington St	Irvin Jones Estate	Progress made	03/23/2020
18 Berry Ave	Dan Moten	Sold	02/24/2020
15 Elm Cir	Doug Frost	Progress made	01/13/2020
100 Sprayberry Rd	Edwin Jean-Pierre	Progress made	12/10/2019
6 Glenn St	D Free Mgt LLC	Progress made	11/24/2019
8 Glenn St	D Free Mgt LLC	Progress made	

These properties have been before Council with public hearings.

REQUEST – FROM NEWNAN POLICE DEPARTMENT – HOST FIRST ANNUAL CITY OF NEWNAN RESOLUTION 5K

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Guillaume to approve the request from the Newnan Police Department to host their 1st Annual City of Newnan Resolution 5K in the City on January 4, 2020.

MOTION CARRIED. (6 – 0)

REQUEST – ANGEL’S HOUSE AND RUN FOR ANGELS- HOLD ANNUAL RUN FOR ANGELS 5K AND 10K ROAD RACES AND 1-MILE FUN RUN

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Guillaume to approve the request from The Angel’s House and Run for Angels to hold annual Run for Angels 5K and 10K Road Races and 1-mile Fun Run on same route as in previous years on February 1, 2020 beginning at 8:00 am.

MOTION CARRIED. (6 – 0)

REQUEST – TO HOST ARTISTS AND MAKERS POP UP MARKET – AROUND DOWNTOWN SQUARE

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Jenkins to approve the request to Host Artists and Makers Pop up Market around the downtown Square on December 15, 2019 from 12 – 5 pm.

MOTION CARRIED. (6 – 0)

REQUEST – GUY COLEMAN WITH SOUTHEAST COLLEGIATE PREP ATHLETICS USE HOWARD WARNER GYMNASIUM BEGINNING AUGUST 1, 2020 UNTIL MARCH

15, 2021 MONDAY – THURSDAY 9:30 AM – 12:30 PM FOR POST HIGH SCHOOL GRADUATE PREP BASKETBALL TEAM

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request from Guy Coleman with Southeast Collegiate Prep Athletics to use Howard Warner Gymnasium beginning August 1, 2020 until March 15, 2021 Monday – Thursday 9:30 am – 12:30 pm for a post high school graduate prep basketball team.

MOTION CARRIED. (6 – 0)

REQUEST – FROM STACEY BRISTOW/ELITE YOUTH ORGANIZATION AND PREVAILING MINISTRIES – HOLD COMMUNITY WALK IN NEWNAN

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to approve the request from Stacey Bristow/Elite Youth Organization and Prevailing Ministries to hold Community Walk in Newnan on Saturday November 23, 2019, beginning at 10:00 am.

MOTION CARRIED. (6 – 0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adjourn the Council meeting at 2:45 pm.

MOTION CARRIED. (6 – 0)

Della Hill, City Clerk

Keith Brady, Mayor

RESIGNATION – NEWNAN CULTURAL ARTS COMMISSION

From: Joanna Harvey
Sent: Thursday, November 7, 2019 7:01 PM
To: Katie Mosley
Subject: Cultural Arts Commission

Good evening,

I first wanted to thank everyone for the warm welcome and support at the meeting yesterday. I had a great time learning about the commission and all the amazing events that it organizes each year. I am sending the minutes from the meeting as Ms. Phyllis requested in a separate email.

I also wanted to respectfully give my resignation with the commission. When Dustin first came to the studio to offer the position, I told him that I wasn't sure if my schedule would permit me to fulfill this role with the time and commitment that the position requires. I explained that in addition to running the studio, I also have 3 young kids and am taking classes every [Wednesday 9-4p](#) (which has been extended until May). In fact, I initially declined the position. But he reassured me that the commission would not be a huge time commitment. But after attending yesterday's meeting, it was apparent that this position should be filled with someone who can be dedicated to fulfill the many obligations of hosting these amazing events. And while I am a huge supporter of what the commission does, I think that my inability to contribute volunteer hours would be a hindrance to the rest of the board.

My sincere apologies. I know this creates an inconvenience for the board. But I feel that if I continued, it would be a greater inconvenience in the long run. Thank you so much again for the honor of being selected for this position. I am truly humbled by just the nomination itself. Sincerely,

Joanna Harvey
Owner
Bubbles and Brushes Art Studio

TREE COMMISSION – RESIGNATION – AMY RUDNIK - 3 YEAR TERM EXPIRES 01/2020

From: Amy Rudnik

Sent: Monday, October 07, 2019 1:20 PM

To: Mike Furbush

Subject: Re: Landscape Excellence Award Presentation

Mr. Furbush,

I regret that I am unable to attend meetings during the day as I am now teaching full time. Unless there is another capacity in which I can serve the commission, it may be best to resign my position at this time.

I appreciate all the time and effort you have invested in this group and I hope to find new ways to participate in our city government in the future.

Thank you!

Amy Lea Rudnik, J.D.

Newnan, GA 30265

**RESOLUTION CERTIFYING THE RESULTS
FOR THE CITY OF NEWNAN
MUNICIPAL ELECTION - NOVEMBER 5, 2019**

WHEREAS, the City’s election to vote on Newnan- Brunch Bill scheduled for November 5, 2019 was held for voter to cast their votes 72.51% in favor.

Yes	2506 votes
No	950 votes

WHEREAS, the election scheduled for November 5, 2019 was held for all candidates for election as reported to the City by the Election Superintendent as follows:

Council Member District 1

Paul Guillaume - Post A	1444 votes
Dustin Koritko – Post B	1385 votes

Council Member District 3

George M. Alexander - Post A	369 votes
J. J. Thomasson- Post A	171 votes
Cynthia Jenkins- Post B	469 votes

WHEREAS, it is deemed that the candidates for Council member, District 1, Post A - Paul Guillaume and District 1, Post B - Dustin Koritko unopposed and Council member, District 3, Post A.- George M. Alexander received 67.06% votes and J. J. Thomasson received 31.49% votes and Post B- Cynthia Jenkins unopposed and therefore George M. Alexander has been elected in accordance with all applicable local and state laws, and

THEREFORE, BE IT RESOLVED that the results of the Municipal Election be certified and filed with the Secretary of State for the State of Georgia.

BE IT FURTHER RESOLVED that the following candidates shall take office at the first meeting (14) in January, 2020.

Council Member District 1: Post A – Paul Guillaume, Post B – Dustin Koritko: Council Member District 3 Post A- George M. Alexander, Post B- Cynthia Jenkins

DONE, RATIFIED AND PASSED in regular session.

ADOPTED AND APPROVED by the Mayor and Council of the City of Newnan this
26 day of November, 2019.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

Cynthia E. Jenkins, Mayor Pro Tem

REVIEWED AS TO FORM:

C Bradford Sears, Jr. City Attorney

George M. Alexander, Councilman

Cleatus Phillips, City Manager

Raymond F. DuBose, Councilman

Rhodes H. Shell, Councilman

Dustin Koritko, Councilman

Paul Guillaume, Councilman

RESOLUTION
The City of Newnan

WHEREAS, the Mayor and Council of the City of Newnan has a customary practice to recognize its employees in the fourth-quarter of each budget year with a one-time Holiday Pay; and,

WHEREAS, during 2019 employees have worked diligently to provide a high level of services to our citizens while simultaneously controlling expenses. Examples of such services include distinguished budget awards, excellence in financial reporting, construction of new facilities, a vibrant downtown, thriving economy, and more; and,

WHEREAS, the resources necessary to implement the salary enhancement are currently available in the city's general fund budget as a result of the year-to-date revenue over expenditures; and,

WHEREAS, the Holiday Pay will not affect the salary, hourly wage, or pay plan of any employee during the 2020 budget year.

NOW, THEREFORE, BE IT RESOLVED, based on the public benefit and value of the employee's service and dedication to our constituents, the City Manager is hereby authorized to implement this one-time Holiday Pay to those employees who are actively engaged in work for the City of Newnan on December 2, 2019 in accordance with the following schedule:

- Full-Time employees employed on or before December 31, 2018 – Two Week's Base Salary
- Full-Time employees employed between January 1, 2019 and June 30, 2019 – One Week's Base Salary
- Part-Time employees employed on or before June 30, 2019 and Full-Time employees employed between July 1, 2019 and October 31, 2019 – \$200.00

DONE, RATIFIED, AND PASSED in regular session, this the 26th day of November, 2019.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Cynthia E. Jenkins, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Ray F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: November 26, 2019

Agenda Item: Contract Change Order Additional Paving of Various Streets under LMIG Program

Prepared By: Michael Klahr, Public Works Director

Purpose: To consider a change order for additional work under an existing contract

Background: The City is currently under contract with **Piedmont Paving, Inc.**, for repairs and paving of various streets under the LMIG 2019 program. This work is nearing completion.

The base bid for the current contract for paving 3.00 miles on 11 streets is \$1,099,777.41.

At the July 16, 2019 regular meeting of the City Council, change orders in the amount of \$549,847.90 were approved to complete the portions of unfinished streets in Stonebridge, Summerlin, and Madison Park. This work is nearing completion.

Additional work has been identified as follows:

Lower Fayetteville Rd, joint corrections at LINC crossing

\$28,661.00

Oak Hill Cemetery, repair and pave the remaining primary street and construct ribbon curbing

\$99,008.90

Spring St, mill and pave from LaGrange St for approximately 575 feet, construct concrete curb/ gutter

\$73,859.00

The Contractor has agreed to extend base unit prices for this work under our current contract.

Utilizing an existing contract/ contractor will minimize mobilization costs.

Funding: SPLOST

Recommendation: Approve change order for the additional work with **Piedmont Paving, Inc.**, estimated at **\$201,528.90**

Previous Discussion with Council: Original Contract Award and Change Order for additional work



Piedmont Paving, Inc.

1226 Highway 16 East, Newnan, Georgia 30263

Phone: 678-423-0586 Fax: 678-423-0588

PROPOSAL AND CONTRACT

<u>Submitted To:</u> City of Newnan Attn.: Ray Norton	<u>Project Name:</u> Lower Fayetteville Road Joint Correction <u>Project Location:</u> Newnan, Georgia	<u>Date:</u> 10/1/19 <u>Proposal No:</u> 6725A <u>Estimator:</u> Andrew Trammell
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Piedmont Paving, Inc., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with the above referenced project:

<u>ITEM</u>	<u>AMOUNT</u>
<u>1. Mill and Repave Joint</u>	\$28,661.00
Includes: 4 Butt Joints at tie-ins 85 tons Asphalt Re-cut Signal Loop Striping Traffic Control	

General Notes:

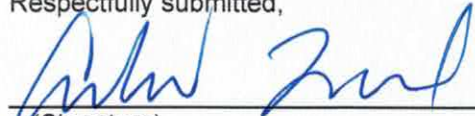
1. One mobilization is included. Add \$2,200 for each additional move in.
2. Layout, testing, bonds, sawcutting, demolition, grading, sealcoating, rumble strips, utility coordination and adjustment of existing structures are excluded.
3. Erosion control, sediment control and associated "Best Management Practices" are excluded and shall be the responsibility of others.
4. Pricing is based upon current material costs which are subject to change. Although we do not anticipate a significant change, Piedmont Paving has no control over the cost of asphaltic concrete paving material. In the event material unit costs change (up or down) from what is included in the estimate for this work, Piedmont Paving, Inc. will provide documentation to prove the difference in cost and adjust the invoice for that difference.
5. Drainage of the pavement surface is not guaranteed where the design slope is less than one percent.

Unless a lump sum price is to be paid for the foregoing work, and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates and that payment shall be made at the stated unit prices on the actual field measured quantities of work performed by the Company and determined upon completion of work.

If the foregoing meets with your acceptance, kindly sign below and return this proposal. Upon its receipt it is understood that the foregoing, including the terms and conditions set forth on the following page(s), will constitute the full and complete agreement between us.

This proposal expires thirty (30) days from the date hereof, but may be accepted at any later date at the sole option of the Company.

Respectfully submitted,



(Signature)

Andrew Trammell- Estimator
(Printed Name and Title)

CONTRACT ACCEPTANCE:

(Firm Name)

Piedmont Paving, Inc.

(Signature)

Signature

(Printed Name and Title)

(Printed Name and Title)

(Date)

(Date)

TERMS AND CONDITIONS

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made not later than fifteen (15) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

We shall not become obligated to perform the work called for under this Proposal and Contract until we check and approve your credit. This Proposal and Contract shall be null and void if your credit is not approved. If credit conditions become unsatisfactory at any time prior to our completion of the work hereunder, we shall be furnished adequate security upon our request.

Any deviations from the specifications or modifications of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs caused by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of the work, and if, in our sole judgment, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and the State Unemployment Taxes applicable to our employees. You agree to carry Public Liability and Property Damage Insurance sufficient to protect yourself against any and all claims arising from the performance of the work, including but not limited to claims arising under your agreement to indemnify and hold us harmless under the final paragraph of this Proposal and Contract.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood, or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

If for causes beyond our control our work is not completed within twelve (12) months after the date of your acceptance of the proposal, we may cancel this agreement at any time thereafter on ten (10) days notice. In such event (i) we shall be relieved of any further obligation with respect to the balance of this work; and (ii) we shall be entitled to receive final and complete payment for all work performed by us to the date of cancellation within fifteen (15) days thereafter.

We shall not be responsible for, and you agree to indemnify and hold us harmless from, any suit, claim, liability, cost or expense arising from or in any way related to: sidewalks, driveways or other improvements located within our work area or designated areas of access, and to adjacent property and improvements; subsurface conditions; and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. You further agree to indemnify and protect us and save harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of our breach of any obligations and covenants of this contract. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken or work performed under adverse weather conditions. You agree that the proper jurisdiction and venue for adjudication concerning this contract is Coweta County, Georgia and you waive any right to jurisdiction and venue in any other place.



Piedmont Paving, Inc.

1226 Highway 16 East, Newnan, Georgia 30263
 Phone: 678-423-0586 Fax: 678-423-0588

PROPOSAL AND CONTRACT

<u>Submitted To:</u> City of Newnan Attn.: Michael Klahr	<u>Project Name:</u> Oak Hill Cemetery <u>Project Location:</u> Newnan, Georgia	<u>Date:</u> 11/8/19 <u>Proposal No:</u> 6974 <u>Estimator:</u> Andrew Trammell
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Piedmont Paving, Inc., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with the above referenced project:

<u>ITEM</u>	<u>APPROX. QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>AMOUNT</u>
MAIN DRIVE				
1. D-Mix Crack Relief Layer	220	Tons	\$121.57	\$26,745.40
Includes: 1-1.5" D-Mix				
2. F-Mix Overlay	185	SY	\$112.65	\$20,840.25
Includes: 1.25" F-Mix				
3. Tack Coat	265	GL	\$6.55	\$1,735.75
Includes: 1.5" F-Mix				
4. 6"x12" Ribbon Curb	2,650	LF	\$18.75	\$49,687.50
Includes: Excavate Pour Curb Backfill Curb Seed and mulch disturbed area				
Main Drive Total Amount				\$99,008.90

<u>ITEM</u>	<u>APPROX. QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>AMOUNT</u>
<u>TYPICAL SIDE STREET</u>				
<u>1. D-Mix Crack Relief Layer</u>	16	Tons	\$121.57	\$1,945.12
Includes: 1-1.5" D-Mix				
<u>2. F-Mix Overlay</u>	14	Tons	\$112.65	\$1,577.10
Includes: 1.25" F-Mix				
<u>3. Tack Coat</u>	25	GL	\$6.55	\$163.75
Includes: 1.5" F-Mix				
<u>4. 6"x12" Ribbon Curb</u>	285	LF	\$18.75	\$5,343.75
Includes: Excavate Pour Curb Backfill Curb Seed and mulch disturbed area				

Typical Side Street Total Amount \$9,029.72

General Notes:

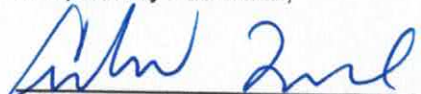
1. All work to be done in one mobilization. Unit prices will be subject to change if additional mobilizations are needed.
2. Layout, testing, bonds, sawcutting, demolition, grading, sealcoating, rumble strips, utility coordination and adjustment of existing structures are excluded.
3. Traffic control is excluded.
4. Erosion control, sediment control and associated "Best Management Practices" are excluded and shall be the responsibility of others.
5. GAB to be compacted, pass a proof roll and be left on plan grade by others prior to mobilization.
6. Pricing is based upon current material costs which are subject to change. Although we do not anticipate a significant change, Piedmont Paving has no control over the cost of asphaltic concrete paving material. In the event material unit costs change (up or down) from what is included in the estimate for this work, Piedmont Paving, Inc. will provide documentation to prove the difference in cost and adjust the invoice for that difference.
7. Drainage of the pavement surface is not guaranteed where the design slope is less than one percent.
8. Pavement lift thicknesses are based on a tolerance of 1/4" for each lift of asphalt.
9. Price includes broom cleaning of the binder or existing surface before topping only. Excessive clean-up of construction debris and/or mud shall be charged at \$1.50/SY.
10. Bituminous Prime Coat is excluded unless specifically quoted above.
11. GAB under curb is excluded.

Unless a lump sum price is to be paid for the foregoing work, and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates and that payment shall be made at the stated unit prices on the actual field measured quantities of work performed by the Company and determined upon completion of work.

If the foregoing meets with your acceptance, kindly sign below and return this proposal. Upon its receipt it is understood that the foregoing, including the terms and conditions set forth on the following page(s), will constitute the full and complete agreement between us.

This proposal expires thirty (30) days from the date hereof, but may be accepted at any later date at the sole option of the Company.

Respectfully submitted,



(Signature)

Andrew Trammell- Estimator
(Printed Name and Title)

CONTRACT ACCEPTANCE:

(Firm Name)

Piedmont Paving, Inc.

(Signature)

Signature

(Printed Name and Title)

(Printed Name and Title)

(Date)

(Date)

TERMS AND CONDITIONS

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made not later than fifteen (15) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

We shall not become obligated to perform the work called for under this Proposal and Contract until we check and approve your credit. This Proposal and Contract shall be null and void if your credit is not approved. If credit conditions become unsatisfactory at any time prior to our completion of the work hereunder, we shall be furnished adequate security upon our request.

Any deviations from the specifications or modifications of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs caused by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of the work, and if, in our sole judgment, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and the State Unemployment Taxes applicable to our employees. You agree to carry Public Liability and Property Damage Insurance sufficient to protect yourself against any and all claims arising from the performance of the work, including but not limited to claims arising under your agreement to indemnify and hold us harmless under the final paragraph of this Proposal and Contract.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood, or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

If for causes beyond our control our work is not completed within twelve (12) months after the date of your acceptance of the proposal, we may cancel this agreement at any time thereafter on ten (10) days notice. In such event (i) we shall be relieved of any further obligation with respect to the balance of this work; and (ii) we shall be entitled to receive final and complete payment for all work performed by us to the date of cancellation within fifteen (15) days thereafter.

We shall not be responsible for, and you agree to indemnify and hold us harmless from, any suit, claim, liability, cost or expense arising from or in any way related to: sidewalks, driveways or other improvements located within our work area or designated areas of access, and to adjacent property and improvements; subsurface conditions; and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. You further agree to indemnify and protect us and save harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of our breach of any obligations and covenants of this contract. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken or work performed under adverse weather conditions. You agree that the proper jurisdiction and venue for adjudication concerning this contract is Coweta County, Georgia and you waive any right to jurisdiction and venue in any other place.



Piedmont Paving, Inc.

1226 Highway 16 East, Newnan, Georgia 30263
 Phone: 678-423-0586 Fax: 678-423-0588

PROPOSAL AND CONTRACT

<u>Submitted To:</u> City of Newnan Attn.: Ray Norton	<u>Project Name:</u> Spring Street <u>Project Location:</u> Newnan, Georgia	<u>Date:</u> 10/25/19 <u>Proposal No.:</u> 6925 <u>Estimator:</u> Andrew Trammell
---	--	---

Piedmont Paving, Inc., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with the above referenced project:

<u>ITEM</u>	<u>AMOUNT</u>
<u>1. Demo/Grading</u>	\$7,830.00
Includes:	
<u>2. Header Curb</u>	\$5,249.00
<u>3. Driveway Apron</u>	\$2,432.00
<u>4. Class B Concrete</u>	\$1,842.00
<u>5. Doghouse Manhole</u>	\$5,145.00
<u>6. Adjust Sewer Manholes</u>	\$3,075.00
<u>7. 1.5" Milling & Paving</u>	\$39,437.00
<u>8. Concrete Patches</u>	\$1,890.00
<u>9. Striping</u>	\$956.00
<u>10. Traffic Control</u>	\$6,000.00
Total Amount	\$73,856.00

General Notes:

1. One mobilization is included. Add \$2,200 for each additional move in.
2. Erosion control, sediment control and associated "Best Management Practices" are excluded and shall be the responsibility of others.
3. Pricing is based upon current material costs which are subject to change. Although we do not anticipate a significant change, Piedmont Paving has no control over the cost of asphaltic concrete paving material. In the event material unit costs change (up or down) from what is included in the estimate for this work, Piedmont Paving, Inc. will provide documentation to prove the difference in cost and adjust the invoice for that difference.
4. Drainage of the pavement surface is not guaranteed where the design slope is less than one percent.
5. Pavement lift thicknesses are based on a tolerance of 1/4" for each lift of asphalt.
6. GAB under curb is not included.
7. Price excludes work done at entrance of Headley Construction site.

Unless a lump sum price is to be paid for the foregoing work, and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates and that payment shall be made at the stated unit prices on the actual field measured quantities of work performed by the Company and determined upon completion of work.

If the foregoing meets with your acceptance, kindly sign below and return this proposal. Upon its receipt it is understood that the foregoing, including the terms and conditions set forth on the following page(s), will constitute the full and complete agreement between us.

This proposal expires thirty (30) days from the date hereof, but may be accepted at any later date at the sole option of the Company.

Respectfully submitted,



(Signature)

Andrew Trammell- Estimator
(Printed Name and Title)

CONTRACT ACCEPTANCE:

(Firm Name)

Piedmont Paving, Inc.

(Signature)

Signature

(Printed Name and Title)

(Printed Name and Title)

(Date)

(Date)

TERMS AND CONDITIONS

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made not later than fifteen (15) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

We shall not become obligated to perform the work called for under this Proposal and Contract until we check and approve your credit. This Proposal and Contract shall be null and void if your credit is not approved. If credit conditions become unsatisfactory at any time prior to our completion of the work hereunder, we shall be furnished adequate security upon our request.

Any deviations from the specifications or modifications of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs caused by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of the work, and if, in our sole judgment, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and the State Unemployment Taxes applicable to our employees. You agree to carry Public Liability and Property Damage Insurance sufficient to protect yourself against any and all claims arising from the performance of the work, including but not limited to claims arising under your agreement to indemnify and hold us harmless under the final paragraph of this Proposal and Contract.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

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We shall not be responsible for, and you agree to indemnify and hold us harmless from, any suit, claim, liability, cost or expense arising from or in any way related to: sidewalks, driveways or other improvements located within our work area or designated areas of access, and to adjacent property and improvements; subsurface conditions; and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. You further agree to indemnify and protect us and save harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of our breach of any obligations and covenants of this contract. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken or work performed under adverse weather conditions. You agree that the proper jurisdiction and venue for adjudication concerning this contract is Coweta County, Georgia and you waive any right to jurisdiction and venue in any other place.



City of Newnan, Georgia - Mayor and Council

Date: November 26, 2019

Agenda Item: Request to Abandon Public Right of Way-St. Charles Place

Prepared By: Michael Klahr, Public Works Director

Purpose: To consider the abandonment of certain public Right of Way, known as St Charles Pl, in the Parkside Village Subdivision

Background: Recent re-design and platting of Phase 2 in Parkside Village subdivision resulted in a strip of previously publically dedicated Right of Way, known as St Charles Pl. This Right of Way will no longer be utilized as a public street.

The adjacent property owners have requested that the City abandon this Right of Way, dividing it evenly.

The adjacent property owners understand they will need to furnish legal descriptions, prepared by a Registered Land Surveyor.

The developer for Phase 2 has closed the street by constructing curb/ gutter and sidewalk, and graded and sodded the area to residential lawn standards.

Funding: N/A

Recommendation: Abandon the Right of Way to the adjacent property owners, in accordance with Part 1, Article VI, and Section 6.23 of the Code of Ordinances for the City of Newnan for the sale of City property.

Previous Discussion with Council:

Wesley Adam
129 Parks Place
Sharpsburg, GA 30277
Cell# (678)378-0164

Mitchell and Brenda Flynn
133 Parks Place
Sharpsburg, GA 30277
Cell# (404)729-1780

November 6, 2019

Dear Cleatus Phillips,

My name is Wesley Adam. I live at 129 Parks Place in the Parkside Village subdivision. I purchased my home in the summer of 2005 on this lot due to it being a corner lot. Mitchell and Brenda Flynn live at 133 Parks Place. They as well purchased in the summer of 2005 due to their lot being a corner lot. Late last summer, I was notified by a member of the HOA advisory board that the dead end of St. Charles is being abandoned. The pavement and sidewalks will be removed to return the property back to its natural state. I have been in contact with Michael Klahr and Cameron from Hughston homes starting early 2019 about this matter. Here it is November 1st and the work has just been completed to return that area back to natural state. I also have been staying in contact with the Flynn's to inform them of any details that became available. The Flynn's and I have discussed what we would like to see happen to said property. We are writing to you today to ask the City of Newnan to abandon the parcel of land (known as ST. Charles Place) turning over ownership, splitting the property 50/50 with myself and the Flynn's at the cost of \$0 to the city. We will incur the expense of surveying the property to be added to our current plat. Doing so would release the City of Newnan from having to use resources to maintain said property except for any utilities within said right of ways.

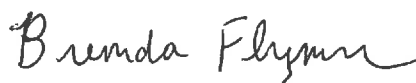
Approving this matter would be greatly appreciated as this would help offset the depreciation of our properties no longer being corner lots and help compensate our loss from paying for a premium lot.

Thanks,

Wesley Adam



Mitchell and Brenda Flynn



REVISIONS:
 1. UPDATE PER CITY COMMENTS 07/23/2018.
 2. UPDATE PER CITY COMMENTS 08/17/2018.

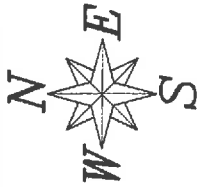
LAND LOT 18, LAND DISTRICT 1,
 CITY OF NEWNAN,
 COWETA COUNTY, GEORGIA
 FOR: EDGAR HUGHSTON BUILDER, INC
 PARKSIDE VILLAGE S/D PHASE 2B

Christopher Brothers
 LAND SURVEYING, LLC
 24 JACKSON STREET
 NEWNAN, GEORGIA 30265
 (770) 255-5185
 LSF #32
 christopher@cmbl.org
 www.christopherurveying.com



DRAWING DATE: 07/12/2018
 LAST FIELDWORK DATE: 06/22/2018
 DISK: AUGUST-2018
 DRAWING: ACF-10023
 #SF#-10023-2B-FINAL
 SCALE: 1" = 60'
 DRAWN BY: BLG

7 OF 8



RECORD NORTH
 PER S/D PLAT
 P.B.95, PC.51

FINAL SUBDIVISION PLAT FOR PARKSIDE VILLAGE PHASE 2B

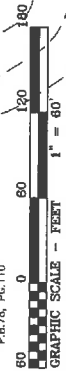
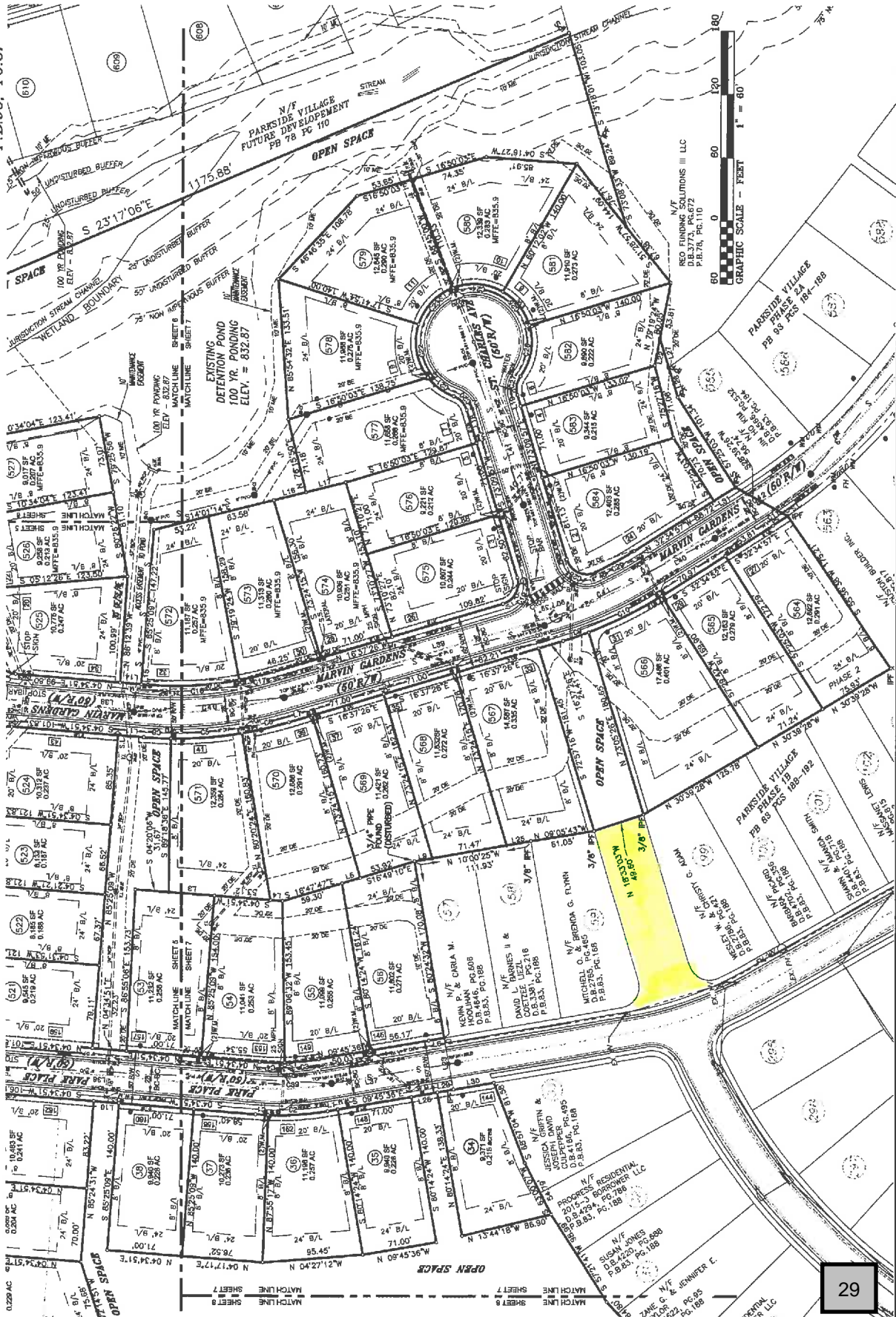
LOCATED IN LAND LOT 18 OF THE 1st DISTRICT
 CITY OF NEWNAN, COWETA COUNTY, GA

SURVEY DATA
 Phase 2B Area: 37.04 Acres
 E.O.C. Plat: 1" in 565,181 FEET
 E.O.C. Field: 1" in 12,166 FEET
 Angular Error: 2" per angle point
 Adjusted By: Compass Rule

Equipment Used:
 Geomax Zoom 80 Robotic Total Station
 Topcon GTS-313 Total Station

REFERENCES:
 Plat Book 95/Page 51

599505008
 PARTICIPANT ID
 BK-96 PG-288-288
 P2018000267
 FILED IN OFFICE
 CLERK OF COURT
 08/29/2018 11:04 AM
 CINDY G BROWN, CLERK
 SUPERIOR COURT
 COWETA COUNTY, GA
Cindy G. Brown





City of Newnan, Georgia - Mayor and Council

Date: November 26, 2019

Agenda Item: On-Call Pavement Markings Agreements

Prepared By: Michael Klahr, Public Works Director

Purpose: To consider agreements for On-Call pavement markings

Background: The City has an ongoing need to refresh and/ or revise various pavement markings on the public streets, including centerline, edge line, crosswalks, stop bars, arrows, and other forms and shapes.

Typically, this work has been included with our regular street maintenance and paving projects.

Two vendors, **Peek Pavement Marking, LLC** and **Highway Services, Inc.** have offered agreements with municipal pricing that we could utilize as needed. It is presumed that we would contract with the vendor most advantageous to the City as the need arises, in accordance with procurement policies.

Both vendors have regularly provided quality services to the City through paving contracts

Funding: Various, including Street Fund, SPLOST, and TBD, depending on the project

Recommendation: Approve agreements with **Peek Pavement Marking, LLC** and **Highway Services, Inc.**

Previous Discussion with Council:



PAVEMENT MARKING,LLC, 4600 PEEK INDUSTRIAL DRIVE, P.O.BOX 7337,COLUMBUS,GA 31908 (706)563-5867 FAX(706)563-7762

Page 1 of 3

RE : BUDGET STRIPING PRICES

Date: November 8, 2019

Quote # **BUDGET ONLY**

ITEM	DESCRIPTION	UNIT	UNIT PRICE
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REGULAR TRAFFIC PAINT

	MOBILIZATION - (Purchase orders under \$ 5,000)	each	\$2,500.00
	MOBILIZATION - (Purchase orders over \$ 5,000)	each	\$1,000.00
	5 inch solid white or yellow line - (Lane Line)	L.F.	\$0.20
	5 inch skip white or yellow line - (Lane Line)	G.L.F.	\$0.15
	Straight Arrow, Turn Arrow, Combination Arrow	each	\$50.00
	Word - (Stop) (Only) (Yield) (Ahead)	each	\$50.00
	8 inch solid white line for Crosswalks Typical 2 Lane Crosswalks average 115 LF (\$ 172.50 each)	L.F.	\$1.50
	24 inch solid white line for Stop Bars Typical Stop Bars are 10 -15 feet in length (\$ 30 - \$ 45 each)	L.F.	\$3.00

High Build Traffic Paint

	MOBILIZATION - (Purchase orders under \$ 5,000)	each	\$2,500.00
	MOBILIZATION - (Purchase orders over \$ 5,000)	each	\$1,000.00
	5 inch solid white or yellow line - (Lane Line)	L.F.	\$0.25
	5 inch skip white or yellow line - (Lane Line)	G.L.F.	\$0.20
	Straight Arrow, Turn Arrow, Combination Arrow	each	\$60.00
	Word - (Stop) (Only) (Yield) (Ahead)	each	\$60.00
	8 inch solid white line for Crosswalks Typical 2 Lane Crosswalks average 115 LF (\$ 230 each)	L.F.	\$2.00
	24 inch solid white line for Stop Bars Typical Stop Bars are 10 -15 feet in length (\$ 40 - \$ 60 each)	L.F.	\$4.00



PAVEMENT MARKING,LLC, 4600 PEEK INDUSTRIAL DRIVE, P.O.BOX 7337,COLUMBUS,GA 31908 (706)563-5867 FAX(706)563-7762

Page 2 of 3

RE : BUDGET STRIPING PRICES

Date: November 8, 2019

Quote # **BUDGET ONLY**

Thermoplastic

MOBILIZATION - (Purchase orders under \$ 10,000)	each	\$3,750.00
MOBILIZATION - (Purchase orders over \$ 10,000)	each	\$1,750.00
5 inch solid white or yellow line - (Lane Line)	L.F.	\$0.50
5 inch skip white or yellow line - (Lane Line)	G.L.F.	\$0.40
Straight Arrow, Turn Arrow, Combination Arrow	each	\$100.00
Word - (Stop) (Only) (Yield) (Ahead)	each	\$100.00
8 inch solid white line for Crosswalks Typical 2 Lane Crosswalks average 115 LF (\$ 345 each)	L.F.	\$3.00
24 inch solid white line for Stop Bars Typical Stop Bars are 10 -15 feet in length (\$ 120 - \$ 180 each)	L.F.	\$12.00



PAVEMENT MARKING,LLC, 4600 PEEK INDUSTRIAL DRIVE, P.O.BOX 7337,COLUMBUS,GA 31908 (706)563-5867 FAX(706)563-7762

Page 3 of 3

RE : BUDGET STRIPING PRICES

Date: November 8, 2019

Quote # **BUDGET ONLY**

This is an estimate/budget only and not an offer or gurantee to perform work. Please contact our office for contract requirements and availability of crews.

Billing will be based on actual quantities installed.

The prices quoted above are based on "**RE-STRIPING**" OR "**RE-TRACING**" **existing markings**. Roads and Streets that do not have visible full pattern pavement markings will require "Layout" prior to striping. "Layout" cost is not included in the budget prices listed above.

All work will be performed in accordance to current **Georgia Department of Transportation Specifications**.

The prices quoted above **DO NOT INCLUDE** removal. If removal is required, **ADDITIONAL** pricing will be required.

The above unit prices are based on **one (1) move-in** to the project and **one (1) application of materials**.

Parking Spaces for ON STREET PARKING and Parking Lot Striping **is not included** in the prices quoted above.

The above unit prices **do not include** mechanical blading, brooming, or sweeping of grass, dirt, mud or "**Clipping**" the edges of the roadway prior to installation of edge lines. The **city / county** shall be responsible for blading, brooming, and sweeping grass, dirt, mud or "**Clipping**" the edges of the roadway prior to installation of edge lines.

ANDY HOLLAND ESTIMATING
PEEK PAVEMENT MARKING, LLC

IF THIS QUOTE IS ACCEPTED, PLEASE SIGN AND EMAIL OR FAX TO OUR OFFICE OR THIS QUOTE CAN BE AN EXHIBIT IN THE CONTRACT.

COMPANY NAME (PRINT)	NAME (PRINT)	SIGNATURE	PO#	DATE
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DBE /WBE CERTIFIED
 www.HighwayServices.net
 678-838-9920

BID DATE: #####

Dear Contractor:

Please find the items you requested for the project listed below.

PROJECT: CITY OF NEWNAN
COUNTY: COWETA
ROAD: VARIOUS

STRIPING NOTES:

Price includes material, layout and labor for the installation of pavement markings, thermo & paint, in accordance with project plan specifications. The striping prices include one (1) mobilization. Any additional mobilizations will be \$950.00 each. Fifteen (15) day notice required for mobilization of striping crew. If required, retroreflectivity testing will be billed \$650.00 per tri

GENERAL NOTES:

This quote valid for sixty (60) days.

Prices include material, labor, insurance and bond or pro-rata share of bond may be deducted. Our bond rate is 1%.

ITEM #	DESCRIPTION	UNIT	UNIT AMT
150-1000	TRAFFIC CONTROL	LS	\$ 875.00
653-0095	THERMO PVMT MARKING, HANDICAP SYMBOL	EA	\$ 255.00
653-0100	THERMO PVMT MARKING RR/HWY CROSSING SYMBOL	EA	\$ 390.00
653-0110	THERMO PVMT MARKING ARROW TP 1	EA	\$ 90.65
653-0120	THERMO PVMT MARKING ARROW TP 2	EA	\$ 99.30
653-0130	THERMO PVMT MARKING ARROW TP 3	EA	\$ 168.55
653-0170	THERMO PVMT MARKING ARROW TP 7	EA	\$ 191.00
653-0210	THERMO PVMT MARKING WORD TP 1 (ONLY)	EA	\$ 168.55
653-0290	THERMO PVMT MARKING WORD TP 15 (YIELD)	EA	\$ 210.69
653-1501	THERMO SOLID TRAF STRIPE 5 IN WHITE	LF	\$ 0.64
653-1502	THERMO SOLID TRAF STRIPE 5 IN YELLOW	LF	\$ 0.64
653-1704	THERMO SOLID TRAF STRIPE 24 IN WHITE	LF	\$ 4.68
653-1804	THERMO SOLID TRAF STRIPE 8 IN WHITE	LF	\$ 2.30
653-3501	THERMO SKIP TRAF STRIPE 5 IN WHITE	GLF	\$ 0.57
653-3502	THERMO SKIP TRAF STRIPE 5 IN YELLOW	GLF	\$ 0.57
653-6004	THERMO TRAF STRIPING, WHITE	SY	\$ 4.68
653-6006	THERMO TRAF STRIPING, YELLOW	SY	\$ 4.68
653-6500	THERMO RUMBLE STRIP	SET	\$ 230.00
653-7000	THERMO TRAF STRIPE, YIELD LINE, WHITE	LF	\$ 14.34
654-1001	RAISED PVMT MARKERS TP 1	EA	\$ 4.75
654-1002	RAISED PVMT MARKERS TP 2	EA	\$ 4.75
654-1003	RAISED PVMT MARKERS TP 3	EA	\$ 4.75
654-1010	RAISED PVMT MARKERS TP 10	EA	\$ 42.35

NOTE #1: PRICING DOES NOT INCLUDE THE REMOVAL OF EXISTING STRIPING.

NOTE #2: THE ABOVE PRICING DOES NOT INCLUDE TEMPORARY MARKINGS ON THE FINAL SURFACE.

STRIPING TOTAL:

 If the above is acceptable, please print, sign and date in the space provided above and fax back to our office at (678)838-9941. Or email to Chandra@HighwayServices.Net

Thank you,

Chandra R Graham, Estimator

P O Box 926, Douglasville, GA 30133

Fax: 678-838-9941



City of Newnan, Georgia - Mayor and Council

Date: November 26, 2019

Agenda Item: Public Hearing - Rezoning Request RZ2019-07, WP South Acquisitions, LLC for 22.456± acres located at the intersection of Bullsboro Drive and Ashley Park Drive (Tax Parcel #086 5054 9960) - Ordinance

Prepared By: Tracy S. Dunnavant, Planning Director

Purpose: WP South Acquisitions, LLC is seeking to rezone 22.456± acres located at the intersection of Bullsboro Drive and Ashley Park Drive. The request is to rezone the property from CGN (General Commercial) to RMH (Residential Multiple-Family Dwelling – Higher Density District). The applicant is seeking the rezoning to develop 259 apartment units.

Background: In accordance with the Zoning Procedures Law, City Staff has completed a rezoning assessment that provides background information, an overview of the request, and an evaluation of the application in terms of the standards for rezonings. The Assessment is as follows:

REZONING ASSESSMENT

APPLICANT INFORMATION:

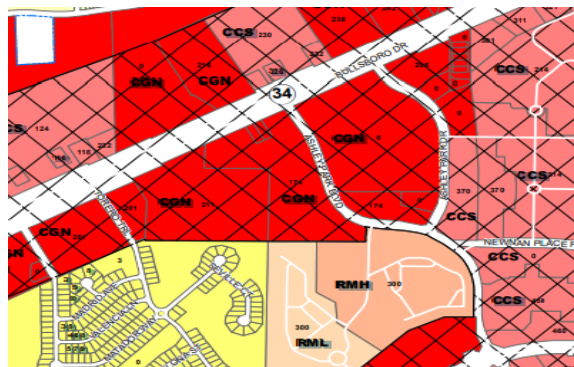
WP South Acquisitions, LLC
3715 Northside Pkwy NW, Suite 4-600
Atlanta, GA 30327

Wood Partners is a national multifamily company that was founded in 1998. They have developed 35,000 plus units since 2010 with \$8.18 billion in total development. In terms of property management, Wood Residential Services manages over 54 properties and 14,000 units nationwide.

SITE INFORMATION:

The site consists of 22.456± acres of a 24.475± acre site located at the intersection of Bullsboro Drive and Ashley Park Drive. The tax parcel ID number is 086 5054 9960. The tract is located near the I-85 corridor and within walking distance of Ashley Park and many other commercial establishments.

The site is currently vacant and zoned CGN (General Commercial District). The applicant has indicated that the remaining two acres located on the northwest corner at the intersection of Bullsboro Drive and Ashley Park Boulevard will remain CGN. The applicant states they are “actively engaged in pre-leasing the space” and anticipates roughly 12,000 square feet of retail to be developed on the two-acre tract.



There are several site constraints which impact the amount of land available for development including a 135-foot power easement, a stream running through the property, and designated floodplain. In addition, the property is bordered on three sides by streets which require greater setbacks. The applicant has indicated that they will be seeking a variance for a front setback reduction from 50 feet to 30 feet off Ashley Park Drive. The proposed site plan has been included as part of the application to show the layout of the buildings as well as the buffers and setbacks that will be required for the site.

OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 22.456± acres located at the intersection of Bullsboro Drive and Ashley Park Drive. The property is currently zoned CGN (General Commercial District) and the applicant is requesting RMH (Residential Multiple-Family Dwelling – Higher Density District) for the construction of 269 apartment units. RMH allows 12 dwelling units per acre. The proposed development shows a site density of 11.96.



The development, known as Alta Ashley Park, will be a combination of 3 and 3/4 story split garden-style apartments with 501 surface parking spaces (403 area required). The targeted unit mix is 144 one-bedroom (54%), 115 two-bedroom (43%) and 10 three-bedroom (3%) units. Although no specific square footages are listed, the applicant has indicated that the unit sizes “will exceed the minimum principal living space requirements”. The City’s Zoning Ordinance requires the following: one-bedroom unit -700 square feet, two-bedroom unit - 950 square feet and three-bedroom unit – 1,100 square feet. In addition, the average square footage for all residential units must be a minimum of 800 square feet.

The applicant states that the asking rents average \$1,300 per unit or \$1.40 per square foot. All interior finishes will be “Class A” consisting of granite countertops in the kitchens and bathrooms with undermounted single bowl sinks, a tile backsplash in the kitchen, tile surrounds in the bathroom showers and tubs, stainless steel appliances, full size washers and dryers, and faux hardwood flooring in the kitchens and bathrooms. Images from other projects developed by the applicant have been provided to represent the product that the developer is proposing to build.

In terms of amenities, the complex will feature a clubhouse, fitness center, “resort-style” pool with tanning ledges, outdoor fireplace/fire pits with grilling areas, walking trails, a bocce ball and corn hole court, and a dog park/dog wash area. The landscaping will “accentuate the natural conditions of the site”. In addition, the applicant has indicated that the landscaping will consider the environmental features of the site and will utilize native Georgia plantings. A sample planting palate has been provided as part of the application.

STANDARDS:

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red "X" ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use would be primarily surrounded by commercial designations with CGN and CCS zoning designations. However, less than 500 feet south of the development across Ashley Park "Boulevard is RMH and RML zoned land that currently houses 500 apartment units known as The Willows at Ashley Park (formerly The Trees of Newnan).

In terms of development of adjacent properties, three sides of the tract are surrounded by roads and the property to the south houses a three-story office building on the western corner with the remaining property consisting of vacant land. Uses across Ashley Park Drive include the Ashley Park Shopping Center and BB&T. Uses across Bullsboro include a Ford dealership, a retail center and several restaurants. The land across Ashley Park Boulevard is currently vacant.

The location is bordered on three sides by streets, which will limit its impact on adjacent properties. The majority of the apartments are located away from the office building to the south and the one apartment building near the rear of the property is set back further than the 40 feet required due to the location of the parking lot. In addition, the proximity to the shopping centers and other retail/service establishments allows for walkability and supports the advantages of having a mixture of uses in terms of a live/work/play environment. Also, proximity of residential developments to employment centers and commercial areas can positively impact traffic and congestion.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact resulting from the rezoning would be additional traffic. The development is expected to generate roughly 1,463 additional trips per day. However, volumes on Ashley Park Boulevard and Ashley Park Drive are very low and the Level of Service (LOS) is currently an "A". Even with the additional traffic, the study shows the LOS will not change. Also, both drives intersect with Bullsboro Drive, which is a state route with multiple traffic lanes. It should also be mentioned that adding 269 residential units would positively impact the adjacent and nearby properties as it will result in additional customers for the existing businesses.

Staff Assessment – ADVERSE AFFECT IS MINIMAL ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property could be used as currently zoned. The tract is surrounded by commercial uses and the future land use map designates this property as future commercial.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full assessment has been provided with the accompanying documentation for this report. A summary of the assessment's findings are as follows:

Police: Police Chief Meadows has indicated that the 269-unit multifamily development will result in 686 new residents. With each citizen generating 1.62 calls, he estimates an additional 1,112 calls per year. The Chief states that one additional officer and fully equipped patrol car would be needed to maintain the current number of calls per officer per hour. However, he adds that they are able to service the development, but it may have a slight impact on response time. A copy of the Chief's letter has been provided as an attachment to the CIA.

Fire: Chief Stephen Brown indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of his email has been provided as an attachment to the CIA.

Newnan Utilities: Newnan Utilities will be the power, water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in an email that has been provided as an attachment to the CIA.

Engineering:

Environmental Concerns:

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.
2. All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.

Access, Layout, and Road Concerns:

1. ADA compliant five (5) foot sidewalks shall be provided on both sides of all internal streets within the community and connect to all public right of way sidewalks or extend public right of way sidewalks for full connectivity.
2. All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.
3. The private streets proposed shall meet public road standards as it pertains to typical section (SUB GRADE, BASE, and PAVING) to support the anticipated traffic volumes.

A copy of the Engineer's report has been provided as part of the is assessment.

Traffic: A traffic impact study was performed for the proposed development. The traffic expected to be generated is as follows:

EXPECTED TRIP GENERATION									
LAND USE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
221	Mid-Rise Apartments	269 Units	1463	25	72	97	72	46	118
Unadjusted Volume				25	72	97	72	46	118
Pass-By Trips				0	0	0	0	0	0
Volume Added to Adjacent Streets				25	72	97	72	46	118

Per the community impact assessment: “The existing volumes of the streets in the study area are very low. The volumes on Ashley Park Boulevard are higher than on Ashley Park Drive with two-way flows of approximately 320 vehicles per hour. The two-way capacity of a two-lane road is about 2,800 vehicles per hour. The proposed development is expected to generate its highest hourly volume during the PM Peak hour when residents are returning from work. Most of the trips are expected to enter from Ashley Park Drive since it has full access to Bullsboro Drive. The PM Peak Hour volume turning left into the development is expected to be 53 vehicles. Ashley Park Drive will continue to operate with only 0.3 seconds per vehicle additional delay without a separate left turn.

It was determined that the additional traffic from this development will have very little impact on the operations of the street system in the study area. All movements around the development currently have a Level of Service (LOS) A at present and will remain unchanged as a result of the project.”

Coweta County Schools: Ronnie Cheek, Operations Director for the Coweta County School System indicated that many of the schools serving the district are currently at or near capacity and therefore, serving the needs of the proposed development may present challenges. He asked that advance notice be provided to the school system as well as a building schedule.

Tax Revenue: Per the CIA, the subject property currently has an assessed value of \$1,881,992. They estimate that the fair market value of the property would increase to \$50 million with the proposed improvements. The following table shows the estimated change in tax revenues for the County, City and School System:

ESTIMATED CHANGE IN ANNUAL PROPERTY TAX REVENUE				
ENTITY	MILLAGE RATE	EXISTING (\$1,881,992 Value)	IMPROVED (\$43,600,000 Value)	ADDITIONAL PROPERTY TAX
County	7.63	\$5,744	\$133,067	\$127,323
School	18.59	\$13,994	\$324,210	\$310,215
City	4	\$3,011	\$69,760	\$66,749
TOTAL	30.22			\$504,287

In addition to the estimated tax revenue, the CIA indicates that the property would require significant impact fees paid to the City of Newnan and Newnan Utilities totaling over \$709,000.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development.

Staff Assessment – PROJECT WILL HAVE IMPACT, BUT IMPACT IS NOT EXCESSIVE OR BURDENSOME ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows this property as future commercial. The Georgia Department of Community Affairs “commercial” category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities located either as a single use in one building or together in a shopping center or office building.” Newnan defines this category as “areas including downtown Newnan and much of the Bullsboro Drive, Greenville Street and Temple Avenue corridors. Other areas include the Ashley Park shopping areas along Newnan Crossing Bypass, as well as portions of Lower Fayetteville Road.”

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE COMMERCIAL ✗

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The RMH (Residential Multiple-Family Dwelling – Higher Density District) is intended to provide for higher density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities; thereby resulting in medium gross densities. New RMH districts are most appropriately located adjacent to existing RMH districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses.

Apartments are one of the stated uses of the land and are permitted in the RMH zoning district. There are minimum standards that the development will need to meet including design, entrances, storage, unit size, parking and landscaping.

In terms of location, the request would meet the intended parameters as the concept shows an intense concentration of dwelling units with large open spaces that include common areas and recreational facilities.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT



Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2016 which included the future land use map. In September of 2017, the City adopted a new Zoning Ordinance and corresponding zoning map. In both documents, the subject property was given a commercial designation by the City Council.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN SHOW THE PROPERTY AS COMMERCIAL ✖

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property? Since 2013, the City has approved roughly 1,280 new multi-family units. Of those, 1,120 are market rate to higher end apartments. The remaining 160 are affordable with rates based on income. While that may seem a lot for a six-year period, it should be noted that for the five years prior to 2013, no multi-family permits were issued. So essentially, Newnan saw a correction in the multifamily market.

As with all growing municipalities, there is a need to provide housing opportunities for individuals who do not desire or cannot afford home ownership. This need increases as more retail and service providers locate within the Newnan area bringing more moderate paying jobs and as our population continues to age. The key is to maintain a balance between meeting multi-family demands and oversaturation of the market. Diversification of the types of housing units being delivered provides an opportunity for all residents to find a housing product that they desire and can afford.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE -



SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **5 of the 8 standards**.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

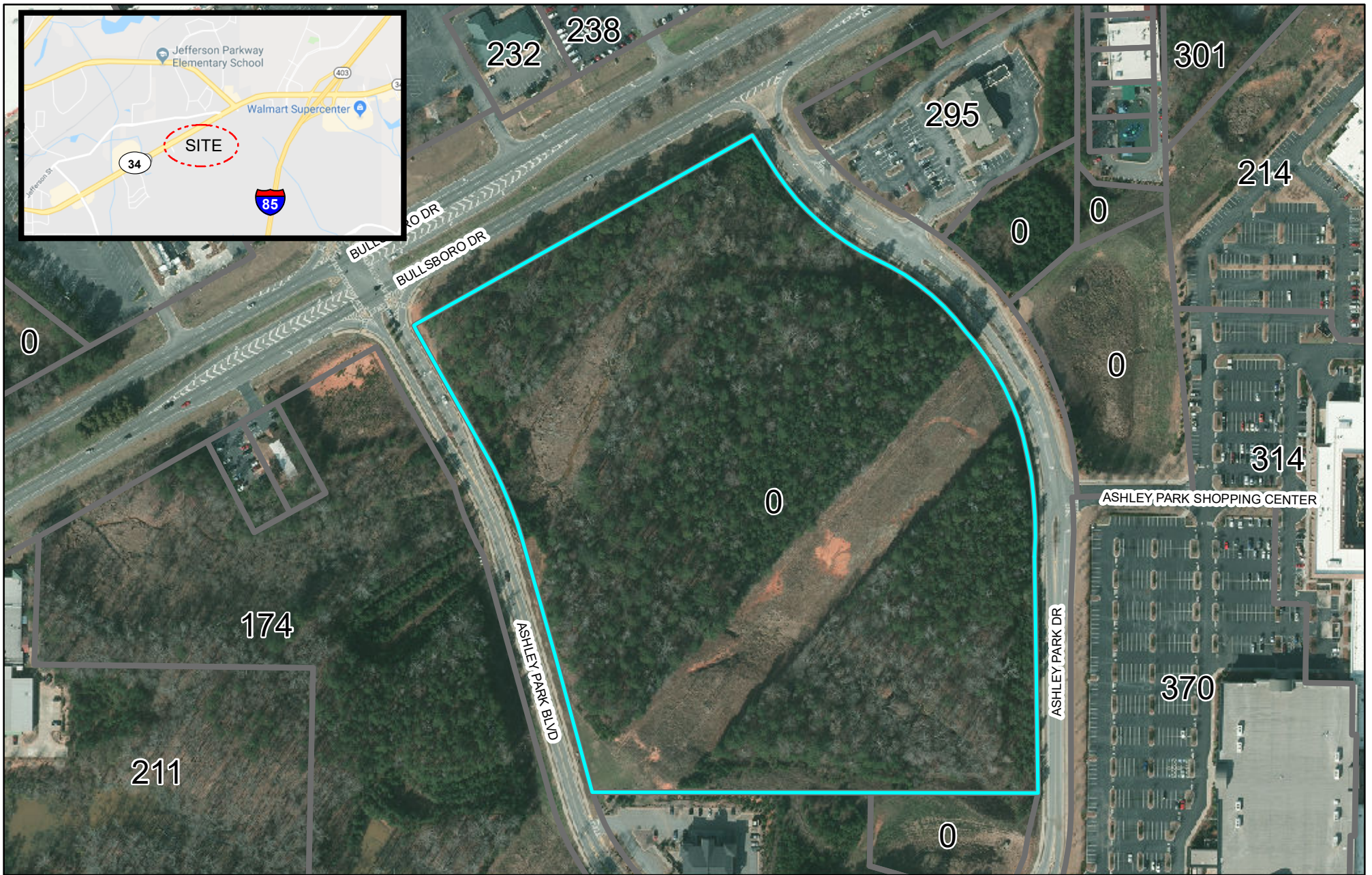
Should the Council elect to approve the request, Staff would recommend the following condition be considered:

- The project will be consistent with the plan, density, project data, amenities and architectural details as provided as part of the application.

Funding: N/A

Recommendation: At their October 8, 2019 meeting, the Planning Commission held a public hearing and made two motions – one to approve the request and one to deny the request. With 6 members present, both motions failed as each motion received a 3-3 vote; therefore, the Planning Commission failed to make a recommendation on this request.

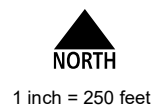
Previous Discussion with Council: September 24, 2019



CITY OF NEWNAN | Project Location



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



LEGEND

- Project Location
- PARCELS
- CITY LIMITS

ADDRESS 43

Bullboro Dr @ Ashley Park Blvd
 NEWNAN GA. 30263

ROSENZWEIG, JONES, HORNE & GRIFFIS, P.C.

**ATTORNEYS AT LAW
32 South Court Square
PO Box 220
NEWNAN, GEORGIA 30264
www.newnanlaw.com**

MELISSA D. GRIFFIS (GA, AL)

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

September 3, 2019

HAND DELIVERY

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

RE: Application of WP South Acquisitions, LLC to Amend the Zoning Ordinance from CGN to RMH
Approximately 22.485± Acres located at Bullsboro Drive, Newnan, Georgia

Dear Ms. Dunnavant:

WP South Acquisitions, LLC, applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 22.485 +/- acres to be rezoned from CGN to RMH.

Building typology consists of three and four story residential buildings. Parking is achieved in surface spaces throughout the development.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an RMH zoning as it is a prime location for a multi-family component. The rezoning will allow for development of this current property that has been undeveloped for many years. The RMH zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

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

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

Ms. Tracy Dunnavant, Planning Director
September 3, 2019
Page 2

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

WP South Acquisitions, LLC has, at attached Tabs (1) through (11) 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. WP South Acquisitions, LLC, as Applicant and myself as counsel for WP South Acquisitions, 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,

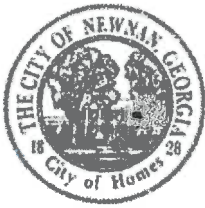


Melissa D. Griffis
For WP South Acquisitions, LLC

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant WP South Acquisitions, LLC

Mailing Address 3715 Northside Pkwy NW, Suite 4-600, Atlanta, GA 30327

Telephone (404) 965-9960 Email: brs@woodpartners.com

Property Owner (Use back if multiple names) Piedmont Newnan Hospital, Inc.

Mailing Address 1800 Howell Mill Road, NW, Suite 850, Atlanta, GA 30318-0923

Telephone _____

Address/Location of Property Bullsboro Drive at Ashley Park Drive

Tax Parcel No.: 086 5054 018 Land Lot 43 & 54

District/Section 08 Size of Property (Square Feet or Acres) 22.485+/- Acres

Present Zoning Classification: CGN Proposed Zoning Classification: RMH

Present Land Use: Undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property is undeveloped land that has been vacant for many years as zoned CGN.

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Subject Property should be included in the RMH zoning district to allow for development of this unique parcel. The recent studies performed by the City show a need for residential components that do not currently exist.

Please attach all the following items to the completed application:

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

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

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

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

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

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

Sworn to and subscribed before me this

3rd day of September, 2019

Signature of Applicant

Notary Public Monica Deleen Washington
NOTARY PUBLIC (Affix Raised Seal Here)
Newton County, GEORGIA
My Commission Expires 12/15/2020

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE September 3, 2019

RECEIVED BY TRACT 5 DUNN AVANT

DATE OF FILING 09/03/19

FILING FEE RECEIVED \$1,111.88

DATE OF NOTICE TO NEWSPAPER 09/18/19

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

PROPERTY OWNERS WITHIN 250'

Ashley Park Blvd Owner, LLC
24th Floor
733 Third Ave.
New York, NY 10017

Pointe Newnan, LLC
299 Bullsboro Drive
Newnan, GA 30263

Ashley Park Property Owner, LLC
43rd Floor
9 W. 57th Street
New York, NY 10019

Shannon J. Stoffle
225 Bullsboro Drive
Newnan, GA 30263

Branch Banking & Trust Company
PO Box 167
Winston Salem, NC 27102-0167

Bullsboro Crossing Community Association
Suite 200B
500 Sugar Mill Road
Atlanta, GA 30350

FNBS Holdings, LLC
c/o HAP Investments
Suite 210
200 Ashford Center North
Atlanta, GA 30338

Fourth Quarter Properties 104 LLC
45 Ansley Drive
Newnan, GA 30263

Fourth Quarter Properties 93 LLC
45 Ansley Drive
Newnan, GA 30263

JED Inc.
c/o Jesse Onate
1901 Millard Farmer Road
Newnan, GA 30263

Piedmont Newnan Hospital, Inc.
Suite 850
1800 Howell Mill Road, NW
Atlanta, GA 30318-0923

TAB 3

Legal Description of the Property

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lots 43 and 54 of the Fifth Land District, City of Newnan, Coweta County Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at a point formed by the mitered, northeasterly right-of-way of Ashley Park Boulevard and the southeasterly, varying right-of-way of State Route #34 (a.k.a. Bullsboro Drive) said point being witnessed by a ½" iron re-bar found S 33°27' 47"E 0.48'; thence N 60°38'24" E a distance of 484.98' along the southeasterly, varying right-of-way of State Route #34 to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 60°38'24" E a distance of 226.01' along the southeasterly varying right-of-way of State Route #34 to a ½" iron re-bar found at the intersection of said right-of-way of State Route #34 and the southwesterly, varying right-of-way of Ashley Park Drive;

thence S 29°21'36" E a distance of 70.07' along said right-of-way of Ashley Park Drive to a point;

thence with a curve turning to the left with an arc length of 197.62', with a radius of 370.00', with a chord bearing of S 44°39'31" E, with a chord length of 195.28', along said right-of-way of Ashley Park Drive to a point;

thence S 59°57'07" E a distance of 105.33' along said right-of-way of Ashley Park Drive to a point;

thence with a curve turning to the right with an arc length of 553.56', with a radius of 562.53', with a chord bearing of S 31°44'08" E, with a chord length of 531.49', along said right-of-way of Ashley Park Drive to a point;

thence S 03°32'40" E a distance of 86.65' along said right-of-way of Ashley Park Drive to a point;

thence S 00°03'06" E a distance of 500.06' along said right-of-way of Ashley Park Drive to a point being witnessed by a storm manhole located S 24°23'43"W 1.24' from said point;

thence N 89°06'49" W a distance of 837.16' leaving said right-of-way of Ashley Park Drive to a ½" iron re-bar set on the northeasterly, 80' right-of-way of Ashley Park Boulevard;

thence with a curve turning to the right with an arc length of 11.39', with a radius of 426.92', with a chord bearing of N 16°36'47" W, with a chord length of 11.39', along said right-of-way of Ashley Park Boulevard to a point;

thence N 15°50'51" W a distance of 505.67' along said right-of-way of Ashley Park Boulevard to a point;

thence with a curve turning to the left with an arc length of 84.48', with a radius of 705.00', with a chord bearing of N 19°16'49" W, with a chord length of 84.43', along said right-of-way of Ashley Park Boulevard to a point;

thence with a compound curve turning to the left with an arc length of 109.48', with a radius of 840.00', with a chord bearing of N 25°37'35" W, with a chord length of 109.40', along said right-of-way of Ashley Park Boulevard to a point;

thence N 29°21'40" W a distance of 46.84' along said right-of-way of Ashley Park Boulevard to a point;

thence N 60°39'08" E a distance of 203.94' leaving said right-of-way of Ashley Park Boulevard to a point;

thence N 30°20'54" E a distance of 157.88' to a point;

thence N 29°21'54" W a distance of 68.38' to a point;

thence N 60°37'46" E a distance of 169.72' to a point;

thence N 29°21'54" W a distance of 82.56' to a point on the southeasterly, varying right-of-way of State Route #34 to a point and the TRUE POINT OF BEGINNING;

having an area of 22.484 acres.

Together with and subject to covenants, easements, and restrictions of record.

DOC# 006183
FILED IN OFFICE
03/09/2007 08:54 AM
BK:3147 PG:542-550
CINDY G BROWN -
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G Brown

REAL ESTATE TRANSFER TAX
PAID: \$36925.20 ✓

2007-1283

After recording, return to
Kathryn L. Van Duyn, Esq.
✓ McLarty, Robinson & Van Voorhies, LLP
150 E. Ponce de Leon Avenue, Suite 330
Decatur, GA 30030 - (404)377-6464

CORPORATION LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COWETA

✓ THIS INDENTURE, made as of the 1st day of March in the year 2007 between **NEWNAN HOSPITAL, INC.** a Georgia non-profit corporation a/k/a **NEWNAN HOSPITAL, a Georgia non-profit corporation**, as party or parties of the first part, hereinafter called GRANTOR, and **PIEDMONT NEWNAN HOSPITAL, INC., a Georgia non-profit corporation**, as party or parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its or their heirs, successors or assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Coweta County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

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 Grantee forever in FEE SIMPLE.

CORPORATION LIMITED WARRANTY DEED

2071604v1

PAGE 1

9/26 bmr

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 claiming by through or under Grantor, subject only to those matters shown on Exhibit B attached hereto and by this reference made a part hereof and any other easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the day and year above written.

Signed, sealed and delivered
this 26 day of February, 2007,
in the presence of:

NEWNAN HOSPITAL, INC. a Georgia non-profit
corporation a/k/a NEWNAN HOSPITAL, a Georgia
non-profit corporation

Ann Gregory
Unofficial Witness

Vickie Holland Burch
Notary Public

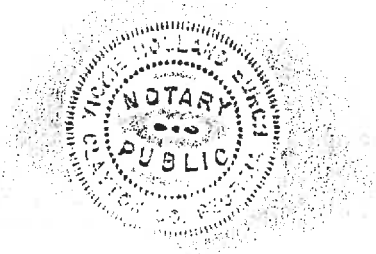
My commission expires: July 5, 2010

[NOTARIAL SEAL]

BY: Tom Mont
Name: Tom Mont
Title: President

ATTEST: Ann Gregory
Name: ANN GREGORY
Title: EXECUTIVE ASSISTANT

[CORPORATE SEAL]



VICKIE HOLLAND BURCH
NOTARY PUBLIC
CLAYTON COUNTY
STATE OF GEORGIA



PARCEL IIEXHIBIT "A"Legal Description
[24.8 Acres - Bullsboro Drive]

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 43 and 54 of the 5th Land District, City of Newnan, Coweta County, Georgia, being Lot 2, Final Plat for Lots 1, 2 and 2A, Newnan Place, and being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, start at an aluminum pipe found at the corner common to Land Lots 42, 43, 54 and 55, said District and County, thence running south 60 degrees 57 minutes 19 seconds east, a distance of 536.21 feet to a point, and THE POINT OF BEGINNING; thence from the Point of Beginning, running north 01 degree 55 minutes 56 seconds east, a distance of 168.63 feet to a point; thence following the arc of a curve to the left an arc distance of 477.88 feet (said arc having a chord bearing of north 13 degrees 42 minutes 50 seconds west, a chord distance of 471.97 feet, and a radius of 875.00 feet) to a point; thence running north 29 degrees 21 minutes 36 seconds west a distance of 331.72 feet to a point located on the southeast right of way of State Route 34 (a/k/a Bullsboro Drive) (right of way varies); thence running north 60 degrees 38 minutes 24 seconds east along the said southeast right of way of State Route 34 a distance of 735.99 feet to a point; thence leaving the said southeast right of way of State Route 34 and running south 29 degrees 21 minutes 36 seconds east a distance of 70.07 feet to a point; thence running southeasterly following the arc of a curve to the left an arc distance of 197.59 feet (said arc having a chord bearing of south 44 degrees 39 minutes 31 seconds west, a chord distance of 195.25 feet, and a radius of 370.00 feet) to a point; thence running south 59 degrees 57 minutes 07 seconds east, a distance of 105.33 feet to a point; thence running southeasterly and following the arc of a curve to the right of an arc distance of 553.56 feet (said arc having a chord bearing of south 31 degrees 44 minutes 08 seconds east, a chord distance of 531.49 feet, and a radius of 562.53 feet) to a point; thence running south 03 degrees 32 minutes 40 seconds east a distance of 155.09 feet to a point; thence running south 02 degrees 23 minutes 55 seconds east, a distance of 432.46 feet to a point; thence running north 89 degrees 06 minutes 49 seconds west, a distance of 942.74 feet to the point of beginning; containing 24.80 acres, more or less, as shown on ALTA/ACSM Boundary Survey for Newnan Hospital, Inc. and Commonwealth Land Title Insurance Company, made by McClung Surveying, Inc., bearing the seal of Michael R. Noles, Ga. R.L.S. No. 2646, dated December 6, 2002.

TOGETHER WITH all right, title and interest in and to that certain Basement Agreement by and between Frank H. Barron, Thomas W. Barron, Evelyn S. Haugen, Melissa S. Thomas, Letitia Sanders and Tommy R. Trapp, dated February 20, 1987, filed March 31, 1987, recorded in Deed Book 429, page 118, Coweta County Records.

FURTHER TOGETHER WITH rights acquired by virtue of that certain Reciprocal Covenant Agreement by and between EHCA Peachtree, LLC, and Fourth Quarter Properties XXIV, LLC, dated as of October 5, 2001, filed October 12, 2001, recorded in Deed Book 1755, page 438, aforesaid records.

DOCH 006184
FILED IN OFFICE
03/09/2007 08:54 AM
BK:3147 PG:551-558
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

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

2007-1284

After recording, return to:
Kathryn L. Van Duyn, Esq.
✓ McLarty, Robinson & Van Voorhies, LLP
150 E. Ponce de Leon Avenue, Suite 330
Decatur, GA 30030 - (404) 377-6464

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF COWETA

✓ THIS INDENTURE, made as of the 1st day of March in the year 2007, between **NEWNAN HOSPITAL, INC., a Georgia non-profit corporation, a/k/a NEWNAN HOSPITAL, a Georgia non-profit corporation** as party or parties of the first part, hereinafter called GRANTOR, and **PIEDMONT NEWNAN HOSPITAL, INC., a Georgia non-profit corporation** as party or parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, the following-described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Coweta County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

bm QUITCLAIM DEED
2071596v1

PAGE 1

8124

EXHIBIT A (Continued)
Legal Description

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 43 AND 54 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA, BEING LOT 2, MINOR FINAL PLAT FOR LOTS 1, 2 AND 2A, NEWNAN PLACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, START AT AN ALUMINUM PIPE FOUND AT THE CORNER COMMON TO LAND LOTS 42, 43, 54 AND 55. THENCE RUNNING S60°57'19"E A DISTANCE OF 536.21' TO A POINT AND THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING RUNNING N01°55'56"E A DISTANCE OF 168.63' TO A POINT; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 477.88' FEET (SAID ARC HAVING A CHORD BEARING OF N13°42'50"W, A CHORD DISTANCE OF 471.97', AND A RADIUS OF 875.00 FEET) TO A POINT; THENCE RUNNING N29°21'36"W A DISTANCE OF 331.72' FEET TO A POINT LOCATED ON THE SOUTHEAST RIGHT-OF-WAY OF STATE ROUTE 34 (AKA BULLSBORO DRIVE) (R/W VARIES). THENCE RUNNING N60°38'24"E ALONG THE SAID SOUTHEAST RIGHT-OF-WAY OF STATE ROUTE 34 A DISTANCE OF 735.99 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHEAST RIGHT-OF-WAY OF STATE ROUTE 34 AND RUNNING S29°21'36"E A DISTANCE OF 70.07 FEET TO A POINT; THENCE RUNNING SOUTHEASTERLY FOLLOWING THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 197.59' FEET (SAID ARC HAVING A CHORD BEARING OF S44°39'31"E A CHORD DISTANCE OF 195.25 FEET, AND A RADIUS OF 370.00 FEET) TO A POINT; THENCE RUNNING S59°57'07"E A DISTANCE OF 105.33 FEET TO A POINT; THENCE RUNNING SOUTHEASTERLY AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 553.56 FEET (SAID ARC HAVING A CHORD BEARING OF S31°44'08"E, A CHORD DISTANCE OF 531.49 FEET, AND A RADIUS OF 562.53 FEET) TO A POINT; THENCE RUNNING S03°32'40"E A DISTANCE OF 155.09 FEET TO A POINT; THENCE RUNNING S02°23'55"E A DISTANCE OF 432.46 FEET TO A POINT; THENCE RUNNING N89°06'49"W A DISTANCE OF 942.74 FEET TO A POINT AND THE POINT OF BEGINNING.

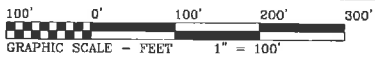
SAID TRACT OR PARCEL CONTAINING 24.80+/- ACRES OR 1,080,276+/- SQUARE FEET AND BEING THE SAME AS SHOWN ON THAT CERTAIN PLAT OF SURVEY OF LOT 2, NEWNAN PLACE, FOR PIEDMONT/NEWNAN HOSPITAL, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 1, 2006, PREPARED BY MCCLUNG SURVEYING SERVICES, INC., SIGNED, SEALED AND CERTIFIED BY MICHAEL R. NOLES, GEORGIA REGISTERED LAND SURVEYOR NO. 2646.

TAB 4

Certified Plat

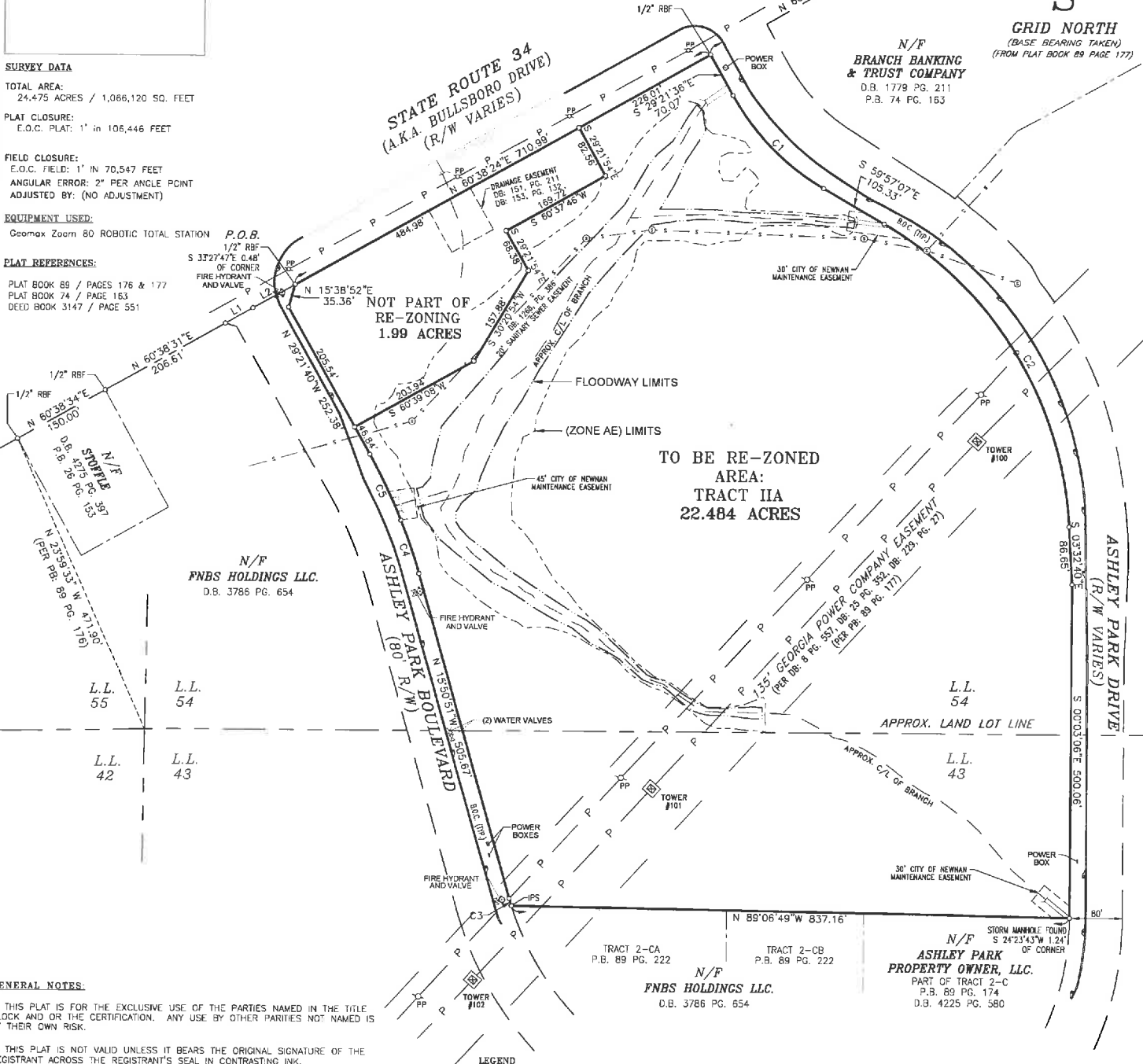
Curve	Radius	Length	Chord	Chord Bear.
C1	370.00'	197.62'	195.28'	S 44°39'31" E
C2	562.53'	553.56'	531.49'	S 31°44'08" E
C3	426.00'	11.39'	11.39'	N 16°36'47" W
C4	705.00'	84.48'	84.43'	N 19°16'49" W
C5	840.00'	109.46'	109.40'	N 25°37'35" W

Course	Bearing	Distance
L1	N 60°38'31" E	47.14'
L2	N 60°38'24" E	72.54'



GRID NORTH
(BASE BEARING TAKEN)
(FROM PLAT BOOK 89 PAGE 177)

SURVEY DATA
TOTAL AREA: 24.475 ACRES / 1,066,120 SQ. FEET
PLAT CLOSURE: E.O.C. PLAT: 1' IN 106,446 FEET
FIELD CLOSURE: E.O.C. FIELD: 1' IN 70,547 FEET
ANGULAR ERROR: 2" PER ANGLE POINT ADJUSTED BY: (NO ADJUSTMENT)
EQUIPMENT USED: Geomax Zoom 80 ROBOTIC TOTAL STATION
PLAT REFERENCES: PLAT BOOK 89 / PAGES 176 & 177
PLAT BOOK 74 / PAGE 163
DEED BOOK 3147 / PAGE 551



GENERAL NOTES:
1. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
2. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
3. IN MY OPINION, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE. (SPECIAL FLOOD HAZARD AREA) AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #130770144D WITH EFFECTIVE DATE OF FEBRUARY 6, 2013. SAID FLOOD AREAS SCALED FROM SAID FIRM.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYING, LLC, MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
5. BASE BEARING TAKEN FROM PLAT BOOK 89, PAGE 177. ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.

LEGEND
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
AC. = ACRES
SQ. FEET. = SQUARE FEET
P.O.B. = POINT OF BEGINNING
E.O.C. = ERROR OF CLOSURE
B.O.C. = BACK OF CURBING
(TYP.) = TYPICAL
PP = POWER POLE
-P- = OVERHEAD POWER LINE
N/F = NOW OR FORMERLY
C/L = CENTER LINE
R/W = RIGHT-OF-WAY
CMF = CONCRETE MONUMENT FOUND
RBF = REBAR FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)

PLAT FOR RE-ZONING
THE PURPOSE OF THIS PLAT IS TO DEFINE AN AREA (TRACT IIA) TO BE RE-ZONED. THE BOUNDARY INFORMATION IS BASED ON A PLAT BY THIS OFFICE FOR PEDMONT/NEWMAN HOSPITAL, INC.
NOT TO BE RECORDED

SHEET:	NO.	REVISION:	DATE:
1 OF 1	1.	TO CREATE RE-ZONING TRACT IIA	9-9-19



Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWMAN, GEORGIA 30263
(770)253-5195
LSF #32
chrisbros@numail.org
www.christophersurveying.com

REZONING PLAT FOR:
WOOD PARTNERS
3715 NORTHSIDE PKWY NW
SUITE 4-600
ATLANTA, GEORGIA 30327
PHONE: 404-965-9933
CITY OF NEWMAN - PARCEL NUMBER: 086 5054 018
TRACT 2 OF NEWMAN PLACE FINAL PLAT - PB: 89, PG. 176 & 177
LOCATED IN LAND LOTS 43 & 54 & 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

DRAWING DATE:	LAST FIELD WORK DATE:	DISK:	DRAWING: #	SCALE:	DRAWN BY:
08/28/2019	05/07/2019	CWR-2019-SE	#SF=1901	1" = 100'	CAF/CWR

TAB 5

Preferred Conditions



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

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 plans, profiles, elevations, pictures and other demonstrative materials submitted with the application.

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

Bennett K. Sandy
Signature of Applicant

Bennett K. Sandy
Type or Print Name and Title

Melissa D. Griffis
Signature of Applicant's Representative

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

Monica Deneen Washington 9/3/19
Signature of Notary Public Date

Susan McMichael

(Affix Raised Seal Here)



Monica Deneen Washington
NOTARY PUBLIC
Newton County, GEORGIA
My Commission Expires
12/15/2020

TAB 6

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on Sept. 3, 2019, for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

22.485 +/- acres located at Bullsboro Drive

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.

Bennett L. Sands
Signature of Applicant

Bennett Sands
Type or Print Name and Title

Melissa D. Griffis
Signature of Applicant's Representative

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

Morica Deneen Washington 9/3/19
Signature of Notary Public Date

Morica Deneen Washington (Affix Raised Seal Here)
NOTARY PUBLIC
Newton County, GEORGIA
Notary Commission Expires



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

TAB 7

Property Owner's Authorization



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

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

Name of Property Owner PIEDMONT NEWNAN HOSPITAL, INC

Telephone Number 404-425-1708

Address of Subject Property BULLSBORO RD @ ASHLEY PARK DR

PARCEL 086 5054 018

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

MICHAEL J. MANDL

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





 Notary Public

(Affix Raised Seal Here)

8-28-2019

 Date

TAB 8

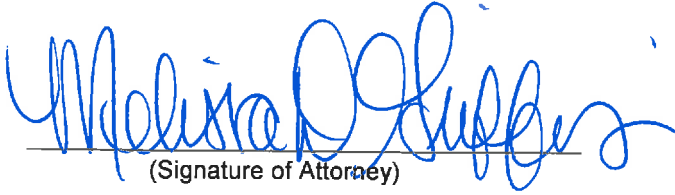
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

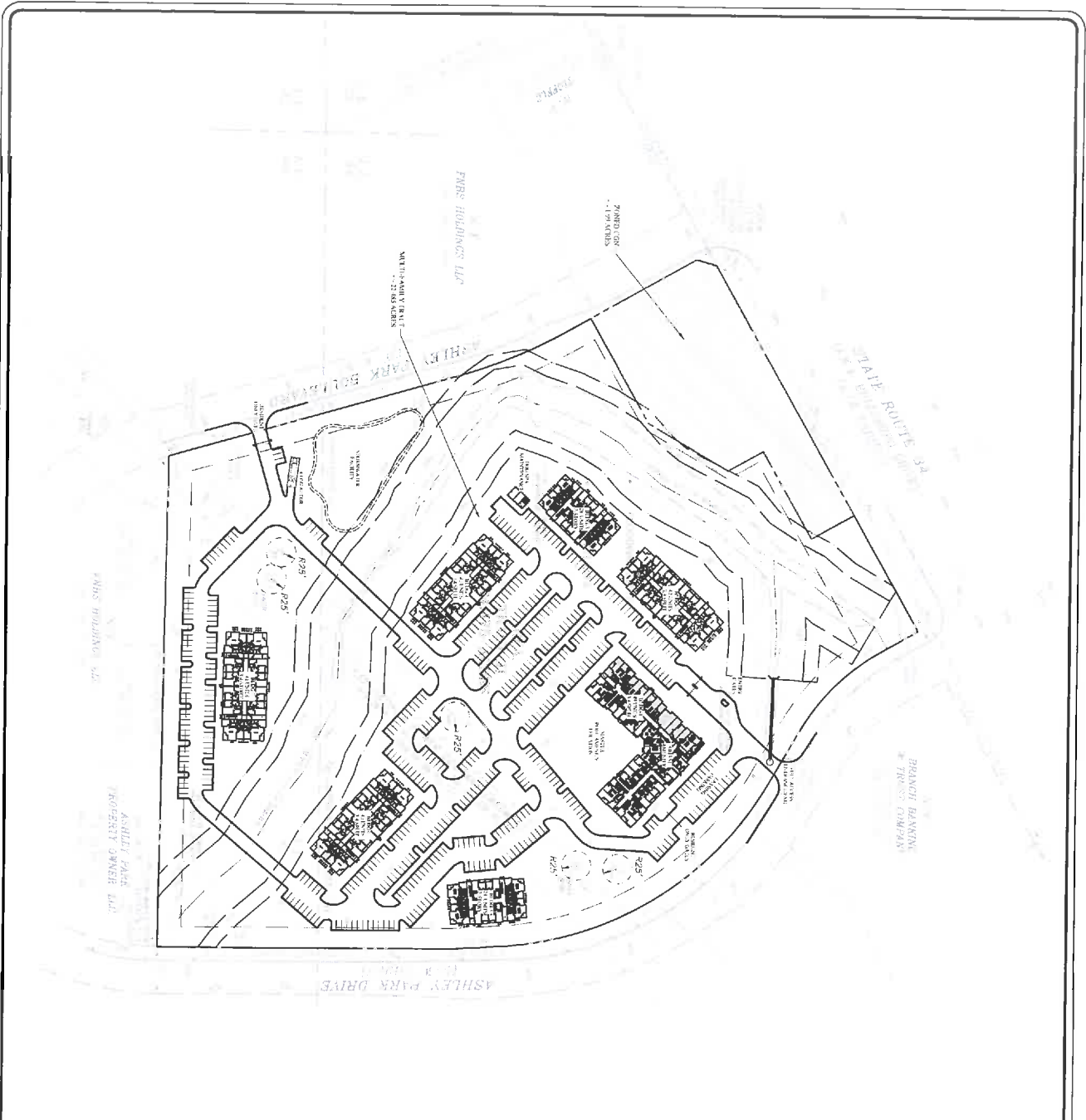
Date Sept. 3, 2019

TAB 9

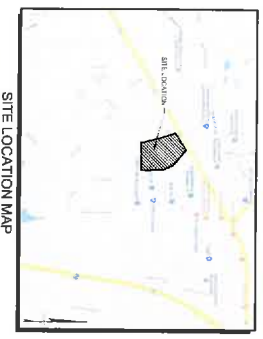
Community Impact Study (To be submitted separately)

Tab 10

Conceptual Plan



24 HOUR CONTACT:
STEPHEN HENDRIX
404.965.9933



GENERAL NOTES:
1. MINIMUM 2' BUFFER FROM ALL ADJACENT PROPERTY LINES.
2. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
3. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.

PROJECT NAME	BULLSBORO DR. AT ASHLEY PARK DR.
CLIENT	WOOD PARTNERS
PROJECT ADDRESS	3715 NORTHSIDE PKWY NW SUITE 4-800 ATLANTA, GEORGIA 30327 PHONE: 404-965-9933
PROJECT NUMBER	1801
DATE	AUGUST 13, 2018
PROJECT	REZONING
SCALE	1" = 100'
DATE	AUGUST 13, 2018
PROJECT	1801/2500



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

REVISIONS:

NO.	DATE	BY	DESCRIPTION

BULLSBORO DR. at ASHLEY PARK DR.
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
WOOD PARTNERS
3715 NORTHSIDE PKWY NW
SUITE 4-800
ATLANTA, GEORGIA 30327
PHONE: 404-965-9933

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
350 RESEARCH COURT • PEACHTREE CORNERS, GEORGIA 30092 • (770) 451-3741 • FAX (770) 451-3918

TAB 11

Filing Fee

(\$1,111.88 to the City of Newnan)

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

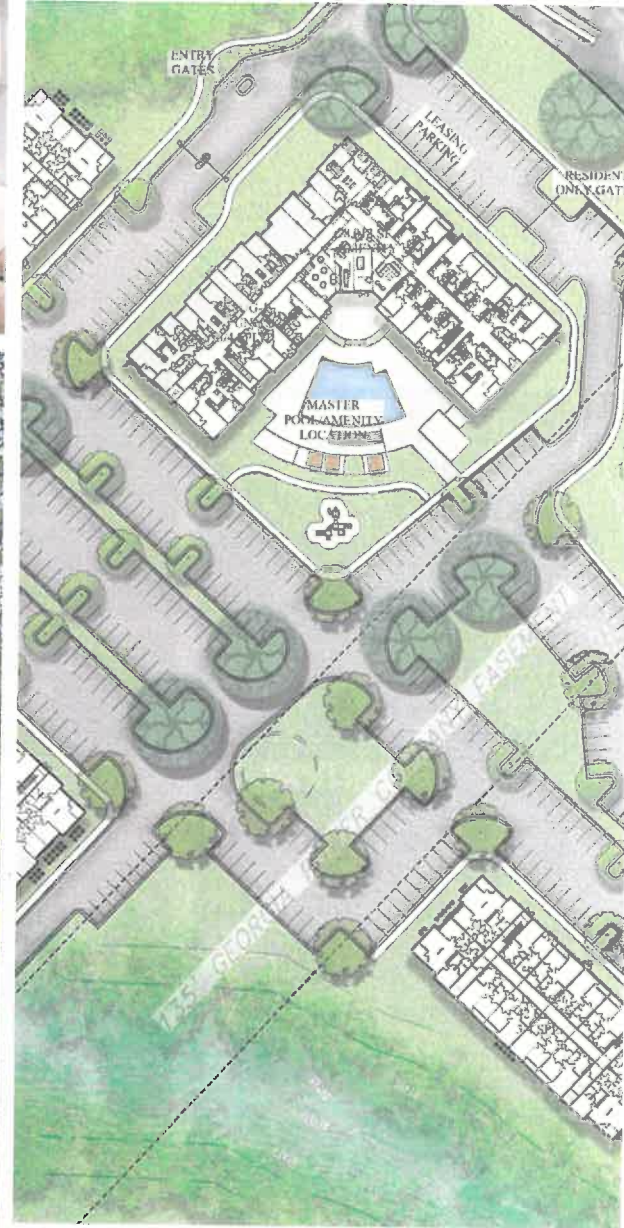
- Completed application form
- Letter of intent
- Names and addresses of all owners of all property within 250 feet of the subject property
- Legal description of property
- Certified plat
- Completed Attachment A — Proffered Conditions (if applicable)
- Completed Attachment B — Disclosure of Campaign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

Note: Please attach this form to the filing application.



ALTA ASHLEY PARK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 BY **WOOD PARTNERS** AND **PLANNERS AND ENGINEERS COLLABORATIVE**
 CITY OF NEWNAN, GEORGIA



INITIAL SUBMITTAL DATE: 2019-09-03
 SEPTEMBER, 26, 2019

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ABOUT WOODPARTERS



Wood Partners, founded in 1998 as an unaffiliated spin-out from Trammell Crow Residential, is a national multifamily company with a proven track record, industry-leading pipeline, and entrepreneurial culture. Wood Partners develops, constructs and manages high-rise, high-density and garden style residential communities, striving to embody its mission of "Improving People's Lives by Creating Better Communities." From its initial three offices in Atlanta, Charlotte and Raleigh, the Company has steadily expanded to 18 offices, including 32 Partners with an average tenure with the Company of over 8.6 years.

Development

- 35,000+ units and \$8.1B in total development since 2010
- National footprint spanning 18 offices with "cradle to grave" localized development responsibility
- 42 development team members including 5 senior regional development directors supported by 17 local partners with 13 years average industry experience

Property Management

- Formed in 2010, Wood Residential Services ("WRS") and its team of over 350 dedicated professionals now manages approximately 54 properties and 14,000 units across the country
- Strong alignment and performance relative to third party options and extensive lease-up experience

Investment Management

- Dedicated asset management team maximizes results of on-site management teams
- In-house legal counsel and asset management team provide efficient best-in-class execution of dispositions
- Institutional quality accounting with approximately 20 CPAs and Big 4 audited financial statements annually since 2008 (with public company quality audit results)

Construction

- Dedicated in-house general contractor and 3rd party construction management capabilities with flexibility to develop garden, high-density and high-rise product types
- Senior in-house team organized at local and regional levels managing over 210 construction professionals

SITE OVERVIEW

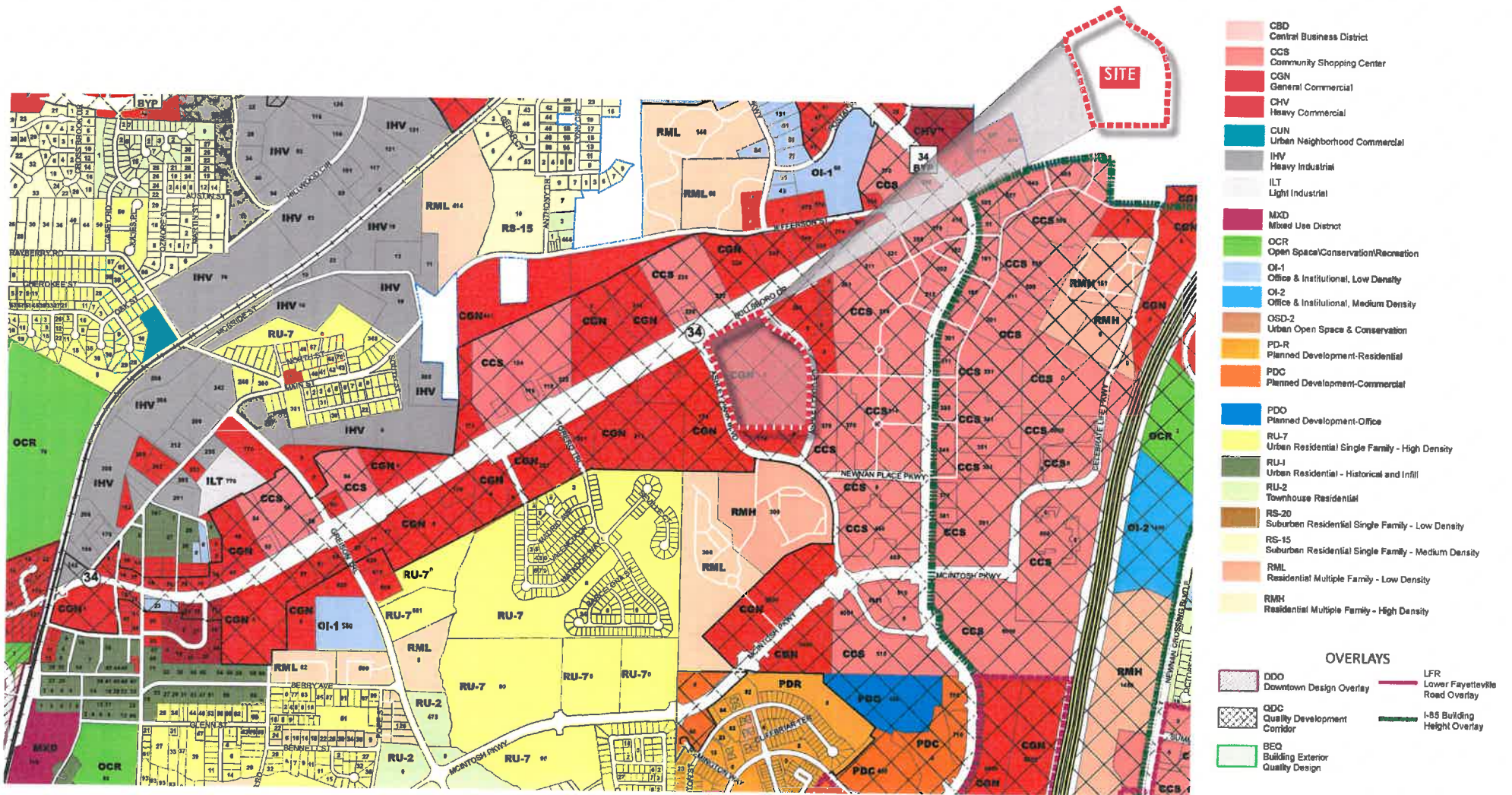
SITE LOCATION

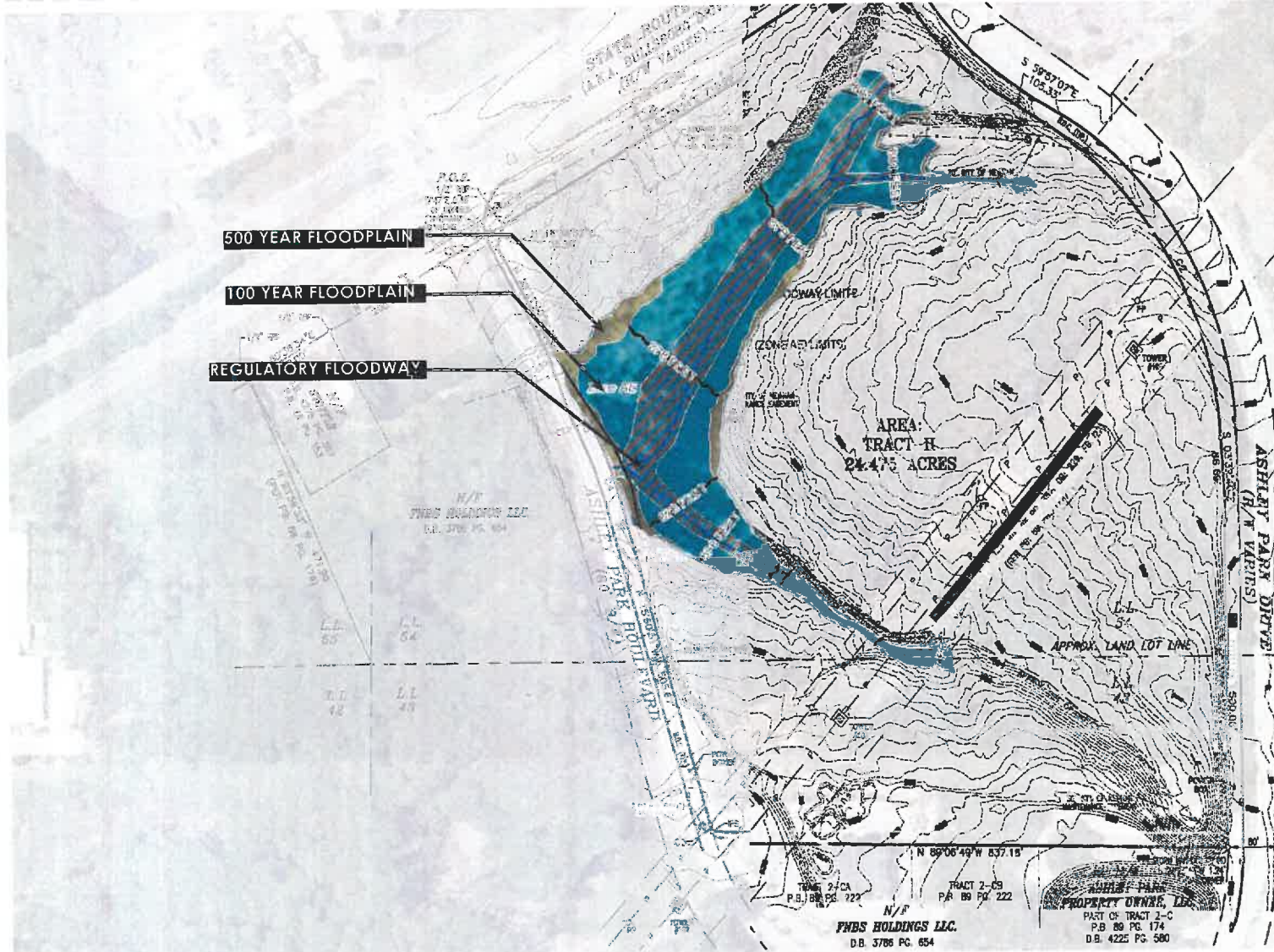


Google Earth

SITE OVERVIEW

EXISTING ZONING

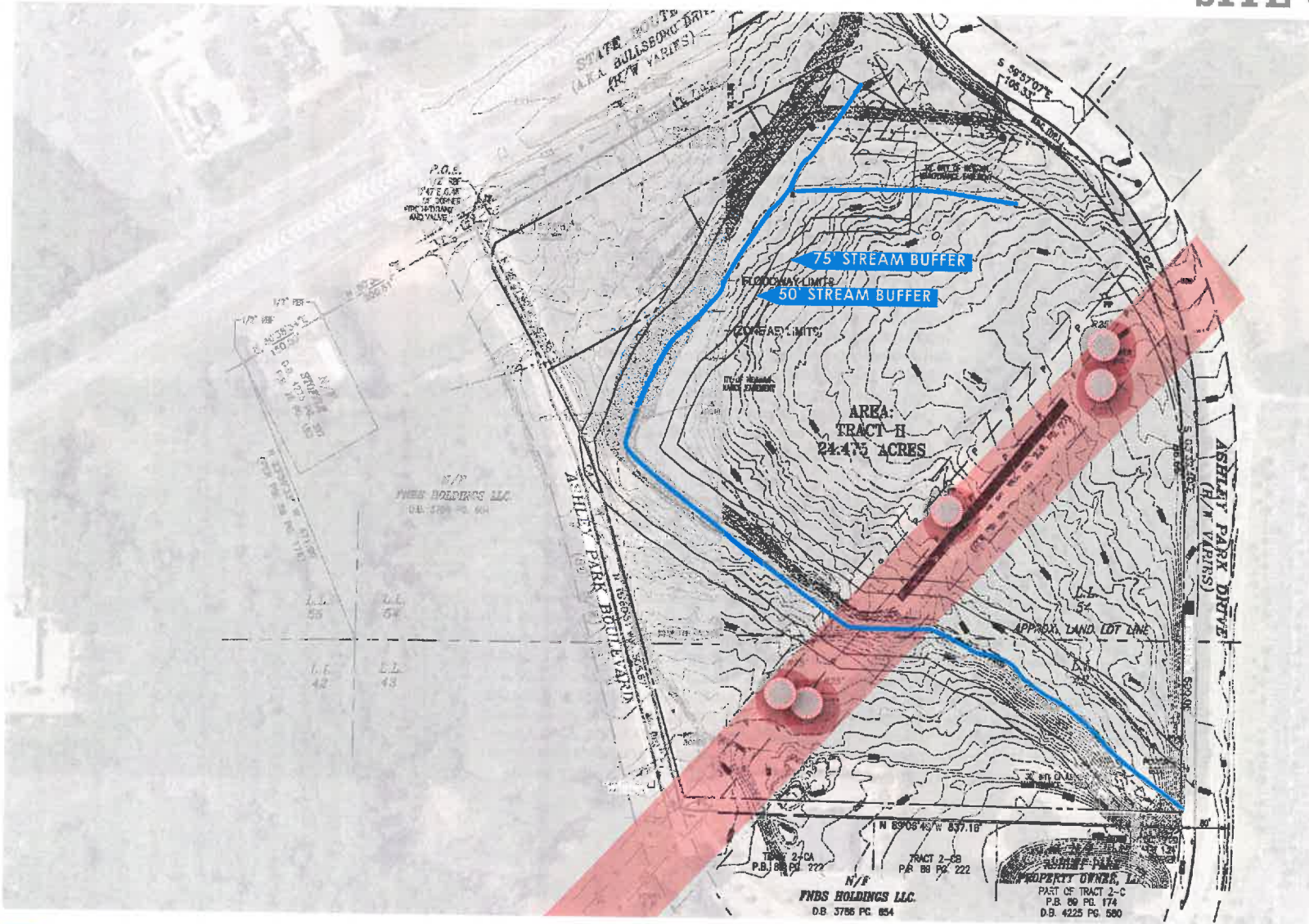




ALTA ASHLEY PARK

SITE OVERVIEW

SITE CONSTRAINTS



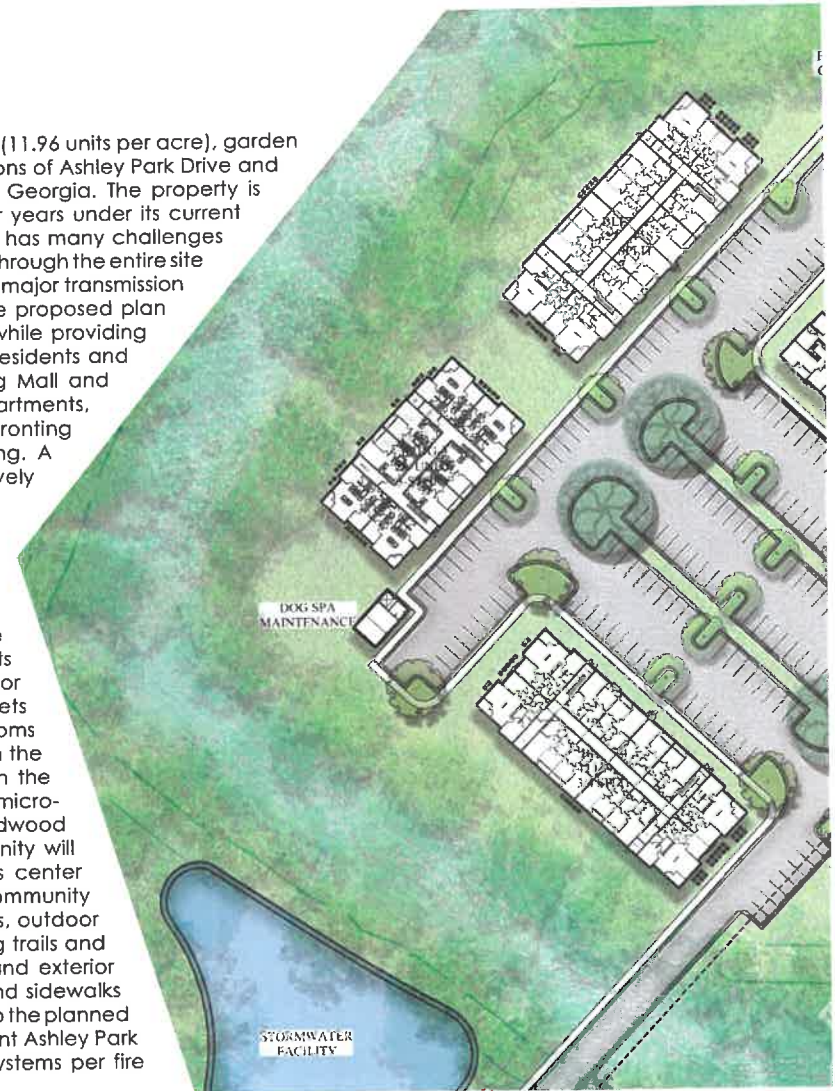
MASTER PLAN INTENT



Alta Ashley Park is proposed as a 22.5-acre, 269-unit (11.96 units per acre), garden apartment community located between the intersections of Ashley Park Drive and Ashley Park Boulevard on Bullsboro Drive in Newnan, Georgia. The property is currently undeveloped land that has been vacant for years under its current zoning of CGN (General Commercial District). The site has many challenges due to it fronting on three streets, stream buffers running through the entire site and an existing 135-foot Georgia Power easement with major transmission power lines cutting through the middle of the site. The proposed plan is a unique opportunity to address these challenges while providing a walkable mixed-use experience for the apartment residents and further activating the adjacent Ashley Park Shopping Mall and surrounding commercial uses. In addition to the apartments, upwards of 12,000 sf of retail is planned for the 2 acres fronting Bullsboro Drive that will keep the existing CGN zoning. A retail developer has been identified and they are actively engaged in pre-leasing this space.

Alta Ashley Park will be a combination of 3 and 3/4 story split buildings with surface parking. The targeted unit mix is 144 one-bedroom (54%), 115 two-bedroom (43%) and 10 three-bedroom (3%) units. Unit sizes will exceed the Minimum Principal Living Space requirements per the zoning code. Targeted asking rents average \$1,300 per unit or \$1.40 per square foot. Interior finishes will be Class A: melamine laminated cabinets with granite countertops in the kitchens and bathrooms with undermounted single bowl sinks, tile backsplash in the kitchens and tile surrounds in the showers and tubs in the bathrooms, stainless steel appliance package with micro-hoods and full size washers and dryers, and faux hardwood flooring in the kitchens and bathrooms. The community will feature a large and attractive leasing office, fitness center and clubhouse that will face Ashley Park Drive. The community will also feature a resort-style pool with tanning ledges, outdoor fireplace/fire pits and grilling areas along with walking trails and a dog park and dog wash area. The landscaping and exterior amenities will focus on activating the walking trails and sidewalks throughout the community to enhance the walkability to the planned retail component fronting Bullsboro and to the adjacent Ashley Park Shopping Center. All buildings will include sprinkler systems per fire code safety standards.

COMMUNITY VISION



MASTER PLAN INTENT



Wood Partners' highly capable and experienced in-house general contractor will construct the apartments, and Wood Partners' property management company with a national platform of over 50 properties and 14,000 units across the country, Wood Residential Services ("WRS"), will manage the property operations. Typically, Wood Partners holds its assets for anywhere between 3 to 10 years. This site is in a Federal Designated Qualified Opportunity Zone and therefore presents an opportunity for several tax incentives subject to a long-term hold strategy. Alta Ashley Park will likely be held for upwards of 10 years to take advantage of these tax incentives. Wood Partners Construction employs a number of sustainability initiatives for its projects including the use of recycled building materials when possible and several energy efficiency practices including LED lighting and energy star appliances. An experienced building envelope consultant will be engaged to review plans and test the building envelope to ensure necessary waterproofing, and an ADA accessibility consultant will be engaged to ensure compliance with all applicable accessibility standards and requirements.

While three apartment communities are currently under construction within the City of Newnan, one recently opened and started leasing units in July and is reporting significant demand (Promenade at Newnan Crossing, 298 units, 40% leased), the second is expected to deliver first units in January 2020 (Springs at Newnan Crossing, 320 units) and the third is a rent restricted affordable community (Jefferson Grove, 160 units). Promenade and Springs along with The Willows at Ashley Park built in 2014 (500 units) and Stillwood Farms built in 2009 (298 units) are the only market rate apartment communities that have been built in the last 10 years. Per the Residential Market Analysis and Strategic Recommendations report provided to the City of Newnan in May of 2019 by the Bleakly Advisory Group, the recommended housing production target between May 2019 and 2040 is 197 units per year for large apartments. Alta Ashley Park at 269 units is expected to be complete in 2022. Given the proposed construction schedule and current market demand, Alta Ashley Park should see high demand as the market continues to correct itself making up for the lack of supply delivered post-recession. However, rents will be reduced to meet market demand at construction completion as needed to fully occupy the property, which is one of the risks that the developer takes in this type of investment.

The property is a prime location for a multifamily component with quick access to Interstate 85 for commuters and close proximity to three of the top four employers in Coweta County including Cancer Treatment Centers of America, Piedmont Newnan Hospital and Yamaha Motor Manufacturing Corporation. The property also provides for a walkable, mixed-use experience for its residents with the planned retail development on Bullsboro Drive and the adjacent Ashley Park Shopping Center. The rezoning to RMH (Residential Multiple-Family Dwelling – Higher Density District) will be beneficial to the business owners and residents not only at the property, but also the surrounding area. By providing a mixture of residential and commercial uses, there is a great opportunity to further strengthen and develop an otherwise long-standing vacant site fronting one of Newnan's main thoroughfares, Bullsboro Drive.



ALTA ASHLEY PARK



MASTER PLAN

The adjacent images are just a few examples from other Wood Partners' projects that represent the elements of the interior amenities that will be throughout the development. These spaces are intended to create areas where residents can congregate and interact with one another. A series of centrally located lounges and game rooms will serve as comfortable gathering and socializing spaces for residents. These areas will allow the residents to interact with each other more regularly and in a more informal capacity than what might otherwise occur. These spaces will also allow the residents to host events that would have otherwise had to have occurred within their home.

SITE AMENITY INTERIOR



MASTER PLAN



SITE AMENITIES EXTERIOR

The adjacent images are just a few examples from other Wood Partners' projects that represent the elements of the exterior amenities that will be throughout the development. The community will feature a resort-style pool with tanning ledges, outdoor fireplace/fire pits and grilling areas along with walking trails and a dog park and dog wash area.

MASTER PLAN



APARTMENT INTERIOR

These images of model units from other Wood Partners' projects are representative of the level of interior finishes that will be provided at the development. Interior finishes will be Class A and include:

- Melamine laminated cabinets with granite countertops in the kitchens and bathrooms with undermounted single bowl sinks
- Tile backsplash in the kitchens and tile surrounds in the showers and tubs in the bathrooms
- Stainless steel appliance package with micro-hoods
- Full size washers and dryers
- Faux hardwood flooring in the kitchens and bathrooms



MASTER PLAN



OPEN SPACE ELEMENTS

Continuing the theme of active amenity spaces, to the left are images of additional elements that could be found throughout the development. The community will feature outdoor seating and grilling areas, walking trails, a bocce ball and corn hole court, and a dog park and dog wash area.



MASTER PLAN

LANDSCAPING

TREES



SHRUBS



GROUNDCOVERS



The overall landscape concept for the development will accentuate the natural conditions of the site and provide a unifying landscape design within the development. The site is designed to preserve trees in various locations as well as bring in new planting between and in front of buildings. The landscape takes into account environmental features of topography, tree cover and other natural features.

Appropriate aesthetic design of outdoor spaces is critical to the atmosphere of this development. Design within the development will utilize native Georgia plantings to enhance conservation and sustainability of site vegetation. The landscape design will further establish a positive, harmonious character within the community.

To the left is a sample planting palette that will ultimately be aligned with the landscape design standards of the city of Newnan. These species are a sample of softscape collections that could be found within the development as part of the proposed streetscapes and other enhanced landscape areas.

Community Assessment Memo

To: Tracy Dunnavant, Planning Director

From: Vern Wilburn, P.E., PTOE

Date: September 25, 2019

Re: Proposed Redevelopment, Bullsboro Drive at Ashley Park Drive

This memo outlines the expected community impacts from the proposed rezoning and development of a 24.475-acre site located adjacent to Bullsboro Drive and bounded by Ashley Park Drive and Ashley Park Boulevard. The development, known as Alta Ashley Park, is being proposed by Wood Partners.

The proposed development is a multi-family project consisting of 269 residential units. A site plan is included as Attachment A.

The site plan shows access to both Ashley Park Drive and Ashley Park Boulevard. The plan has internal connections between all portions of the development.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and the Newnan Fire Department. Responses have been received from each of them. The responses are included in this memo.

A traffic impact study was also prepared and is presented as a separate document. The results of the traffic study are summarized herein.

ROADS AND STREETS

A traffic impact study was performed for the proposed development. The traffic impact study report prepared by Maldino and Wilburn is included as a separate document. This section will summarize the findings of the traffic study.

The traffic expected to be generated by the proposed development is shown in the following table.

EXPECTED TRIP GENERATION									
LAND USE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
221	Mid-Rise Apartments	269 Units	1463	25	72	97	72	46	118
Unadjusted Volume				25	72	97	72	46	118
Pass-By Trips				0	0	0	0	0	0
Volume Added to Adjacent Streets				25	72	97	72	46	118

The existing traffic volumes on the streets in the study area are very low. The volumes on Ashley Park Boulevard are higher than on Ashley Park Drive with two-way flows of approximately 320 vehicles per hour. The two-way capacity of a two-lane road is about 2800 vehicles per hour.

The proposed development is expected to generate its highest hourly volume during the PM Peak Hour when residents are returning from work. Most of the trips are expected to enter from Ashley Park Drive since it has full access to Bullsboro Drive. The PM Peak Hour volume turning left into the development is expected to be 53 vehicles. Ashley Park Drive will continue to operate with only 0.3 seconds per vehicle additional delay without a separate left turn.

It was determined that the additional traffic from this development will have very little impact on the operations of the street system in the study area. All movements around the development currently have a Level of Service (LOS) A at present and will remain unchanged as a result of the project.

NEWNAN POLICE DEPARTMENT

A letter was received from Police Chief Meadows who provided information on the expected impact. A copy of the letter from Chief Meadows is included as Attachment B.

Chief Meadows states that the population increase is 2.55 people per residential unit or 686 total new residents resulting in 1112 additional annual calls for service. Based on the current number of police officers (35) servicing calls, this would equate to 32 additional annual calls per year per officer.

NEWNAN FIRE DEPARTMENT

An email response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the email from Chief Brown is included as Attachment C.

NEWNAN UTILITIES

An email response was received from Scott Tolar of Newnan Utilities. The email, which is included as Attachment D, indicates that Newnan Utilities has ample capacity to serve the proposed development.

COWETA COUNTY SCHOOL SYSTEM

A letter was received from the Operations Director for the Coweta County School System who provided information on the expected impact. A copy of the letter from Ronnie Cheek is included in the as Attachment F.

Mr. Cheek indicated that many of the schools serving this District are currently at or near capacity. He stated that serving the needs of the proposed development may present challenges.

He asked that as much advance notice as possible be provided to the school system with additional information about the schedule. This information will be provided to Mr. Cheek at a later date.

It is noted that an additional tax revenue of \$310,215 per year would be dedicated to the school system as a result of the proposed development (see page 4).

TAX REVENUE

The subject property, Parcel 086 5054 018, currently has an assessed value of \$1,881,992. Tax parcel information from the qPublic website is included as Attachment E.

It is estimated that the fair market value of the property would increase to \$50 million with the proposed improvements. The assessed valuation would be 40% of the fair market value or \$20 million. The following table shows the estimated change in tax revenues for the County, City, and School System.

ESTIMATED CHANGE IN ANNUAL PROPERTY TAX REVENUE

ENTITY	MILLAGE RATE	EXISTING (\$1,881,992 Value)	IMPROVED (\$43,600,000 Value)	ADDITIONAL PROPERTY TAX
County	7.63	\$5,744	\$133,067	\$127,323
School	18.59	\$13,994	\$324,210	\$310,215
City	4	\$3,011	\$69,760	\$66,749
TOTAL	30.22			\$504,287

OTHER BENEFITS TO THE CITY OF NEWNAN

The development of this property as proposed would require significant impact fees to be paid including the following:

Development Impact Fee	\$1,136.07 per unit	\$305,602
Sanitary Sewer Impact Fee	\$1,500 per unit	\$403,500
TOTAL IMPACT FEES		\$709,102

ATTACHMENTS

PRELIMINARY SITE PLAN A
LETTER FROM NEWNAN POLICE DEPARTMENT B
LETTER FROM NEWNAN FIRE DEPARTMENT C
LETTER FROM NEWNAN UTILITIES D
TAX PARCEL DATA FROM QPUBLIC WEBSITE E
LETTER FROM COWETA SCHOOL SYSTEM F

ATTACHMENT A
SITE PLAN



ATTACHMENT B
LETTER FROM NEWNAN POLICE DEPARTMENT





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

September 20, 2019

To: Vern Wilburn
Maldino & Wilburn
Traffic Engineering Consultants

Reference: Impact of Proposed Multi-Use Development
Ashley Park Drive/Ashley Park Blvd, Newnan

Dear Mr. Wilburn,

In reviewing historical information concerning number of calls for service, response time, and number of officers, following is the impact to the police department services for the 269 residential units that will occupy this site.

These numbers do not include any information concerning office and/or retail storefronts.

The numbers are projected with 35 Officers being used to determine calls per officers. These 35 officers are patrol officers who will normally be the first responders to any call for service.

While these numbers may appear to be low in number, it does take an officer off the street longer than just taking information, and filing a report.

Please see the chart on page two for full details of our report.

It will also require one additional fully equipped patrol cars for the additional Officer(s).

We would be able to service this development, but it could require a longer response time.

Respectfully,

Douglas L. Meadows
Chief of Police

Date:

Reference: Proposed Multi-Use Development Ashley Park Drive/Ashley Park Blvd, Newnan

Annual calls for service	Estimated population	Calls per citizen	Current calls per Officer	Estimated occupants each new resident	Total new occupants	Calls for additional residents	Additional calls per Officer	Additional Officer to maintain current calls per Officer	Estimated time on each call	Response time
54,954	34,000	1.62	1,571	2.55	686	1,112	32	1	1 hour	5 minutes

ATTACHMENT C
LETTER FROM NEWNAN FIRE DEPARTMENT





NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

September 11, 2019

Vern Wilburn, PE PTOE
Maldino & Wilburn Traffic Engineering Consultants
75 Jackson Street
Newnan, Ga. 30263


Re: Proposed Multi-Used Development
Ashley Park Dr. /Ashley Park Blvd, Newnan, GA. 30263

Dear Ms. Wilburn,

Newnan Fire Department personnel has reviewed the plans for the Proposed Multi-Used Development for the property at Ashley Park Dr. /Ashley Park Blvd, Newnan, Ga. 30263. At this time we confirm that we have adequate man power and equipment to service this property.

If you have any question concerning this matter, please feel free to contact me.

Thank you,


Chief Stephen Brown
Newnan Fire Department

• SERVING THE CITY OF HOMES SINCE 1894 •

ATTACHMENT D
LETTER FROM NEWNAN UTILITIES





Date: May 20, 2019

Attn: Vern Wilburn, P.E., PTOE
75 Jackson Street
Suite 402
Newnan, GA 30263

REF: Parcel # 086 5054 018 – Proposed 269 Unit Multi-Use Development, Newnan, GA

Dear Mr. Wilburn,

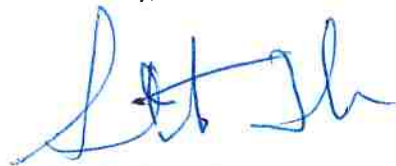
I am writing per your request to confirm that Newnan Utilities will be the power, water and sewer service provider for the above referenced project. At this time, Newnan Utilities also has ample capacity to serve this proposed facility, based on the following information:

1. Parcel Number 086 5054 018
2. 24.74 Acres
3. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD dwg. files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet
 - c. Electrical shall be built out per Newnan Utilities contractor manual
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.

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

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

Sincerely,



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

ATTACHMENT E
TAX PARCEL DATA FROM QPUBLIC WEBSITE



Summary

Parcel Number 086 5054 018
Location Address
Legal Description 24.80 AC LL 43 & 54 LD 5 BULLSBORO DR
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 08 ANNEX (District 08)
Millage Rate 30.22
Acres 24.74
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District 43 / 5

[View Map](#)

Owner

PIEDMONT NEWNAN HOSPITAL INC
 SUITE 850
 1800 HOWELL MILL RD NW
 ATLANTA, GA 30318-0923

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-State Rt 34 West Acres	Acres	1,080,288	0	0	24.74	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2007	3147 551		\$0	UNQUALIFIED MULTIPLE	PIEDMONT NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
3/1/2007	3147 542		\$36,925,102	UNQUALIFIED MULTIPLE	NEWNAN HOSPITAL	PIEDMONT NEWNAN HOSPITAL INC
12/31/2002	2076 539		\$2,875,000	QUALIFIED VACANT	EHCA PEACHTREE, LLC	NEWNAN HOSPITAL
10/5/2001	1755 433	74 203	\$2,728,000	QUALIFIED VACANT	FORTH QUARTER PROPERTIES XXIV, LLC	EHCA PEACHTREE, LLC

Valuation

	2019	2018	2017	2016
Previous Value	\$1,881,992	\$1,881,992	\$1,881,992	\$1,881,992
Land Value	\$1,881,992	\$1,881,992	\$1,881,992	\$1,881,992
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,881,992	\$1,881,992	\$1,881,992	\$1,881,992

Assessment Notices 2019



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Septic Drawings, Photos, Sketches.

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

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Version 2.3.4

APPENDIX F
RESPONSE FROM SCHOOL SYSTEM



COWETA COUNTY SCHOOL SYSTEM

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

September 20, 2019

Mr. Vern Wilburn, P.E., PTOE
Maldino & Wilburn
75 Jackson Street
Suite 402
Newnan, GA 30263

Re: Proposed Multi-Use Development
Ashley Park Drive Apartments

Mr. Wilburn,

In response to your request for input on the community impact study for the proposed development referenced above, we offer the following based on the information available:

In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity.

If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?

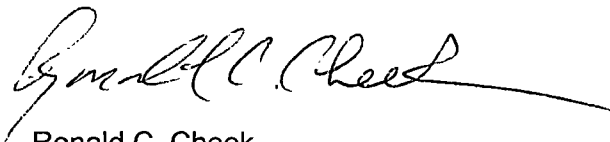
What is the proposed build-out timeline?

Will the project be built in phases?

Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,



Ronald C. Cheek
Director of Facilities
Coweta County School System



The City of Newnan, Georgia

Public Works Department

9/30/2019

Engineering Department Review

RE: Alta Ashley Park 269 unit apartments

Environmental Concerns:

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.
2. All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.

Access, Layout, and Road Concerns:

1. ADA compliant five (5) foot sidewalks shall be provided on both sides of all internal streets within the community and connect to all public right of way sidewalks or extend public right of way sidewalks for full connectivity.
2. All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.
3. The private streets proposed shall meet public road standards as it pertains to typical section (SUB GRADE, BASE, and PAVING) to support the anticipated traffic volumes.



TRAFFIC IMPACT STUDY

Prepared By

Maldino & Wilburn

For

Wood Partners

ASHLEY PARK DRIVE APARTMENTS

NEWNAN, GA

September 20, 2019

Report Submitted:

September 20, 2019

Prepared For:

Mr. Tyler Hurd
Wood Partners
3715 Northside Pkwy NW
Suite 4-600
Atlanta, GA 30327

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
75 Jackson Street, Suite 402
Newnan, GA 30263
770.683.2124
vern@mwtraffic.com

Additional investigation by:
Mallory Maldino, EIT

Maldino & Wilburn Project No.:

19-31

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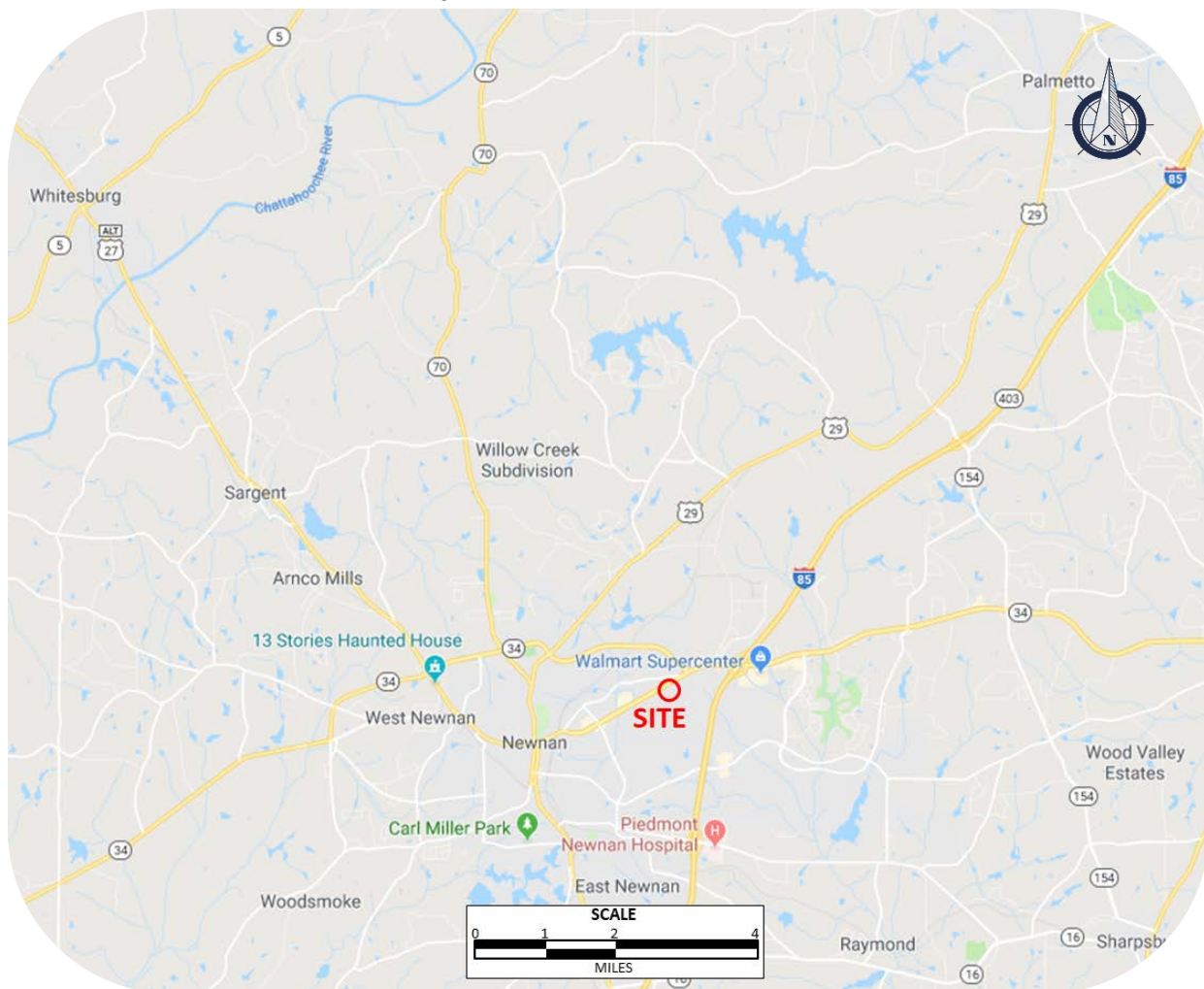
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Chapter 1. INTRODUCTION

The purpose of this study is to evaluate the traffic-related impact of a proposed residential development on SR 34 (Bullsboro Drive) in Newnan, Georgia. The location of the site is shown below in Figure 1.

Figure 1: PROJECT LOCATION MAP

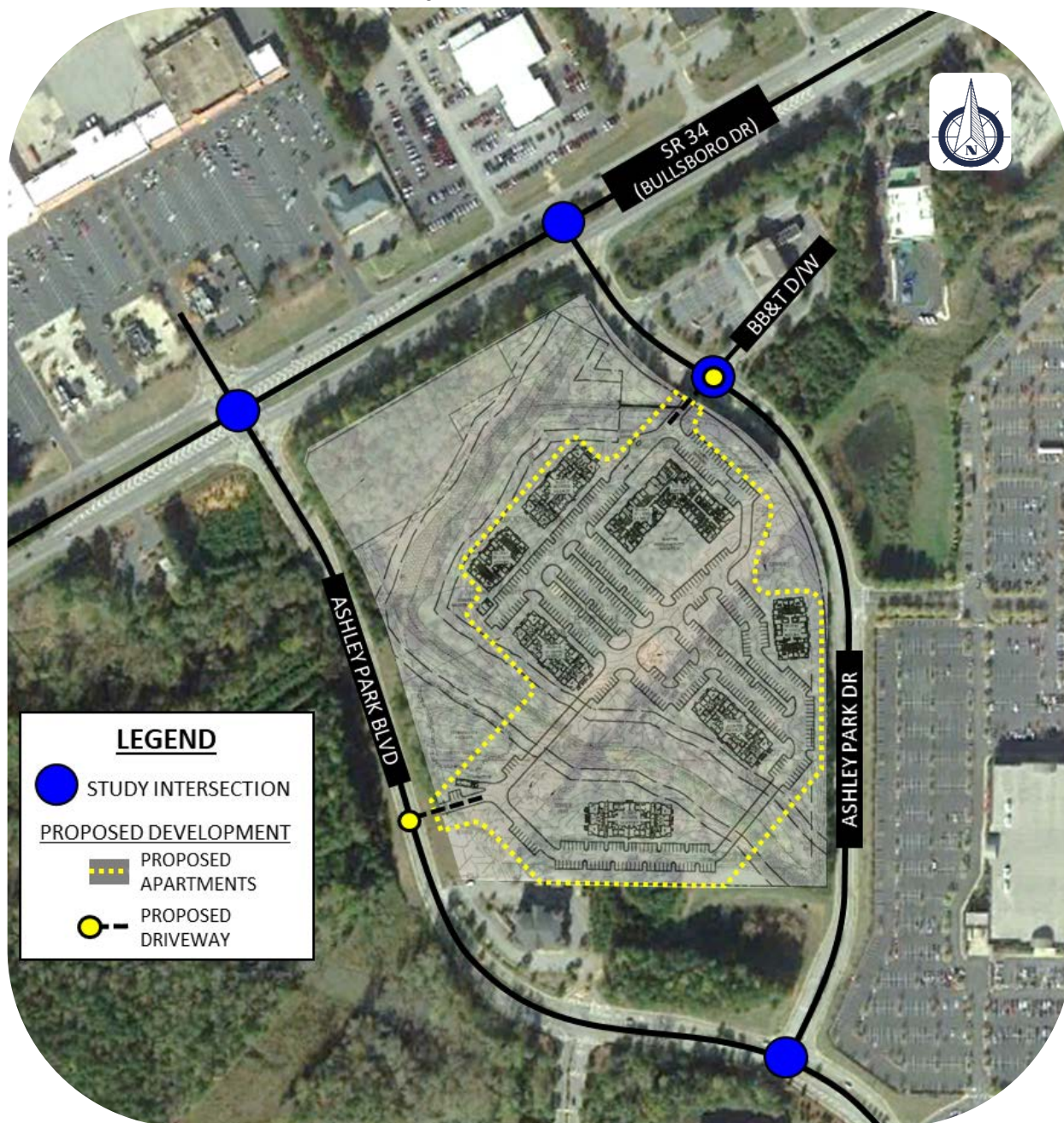


The proposed development is an apartment complex consisting of 269 units. The site plan, shown on the following page in Figure 2, shows the site having two access points, a main entrance on Ashley Park Drive and a rear entrance on Ashley Park Boulevard.

The study area is shown in closer detail below in Figure 2, including the site plan for the proposed development. The existing intersections included in the analysis for the study are as follows:

- SR 34 (Bullsboro Drive) & Ashley Park Boulevard
- SR 34 (Bullsboro Drive) & Ashley Park Drive
- Ashley Park Drive & BB&T Driveway
- Ashley Park Boulevard & Ashley Park Drive

Figure 2: STUDY AREA MAP



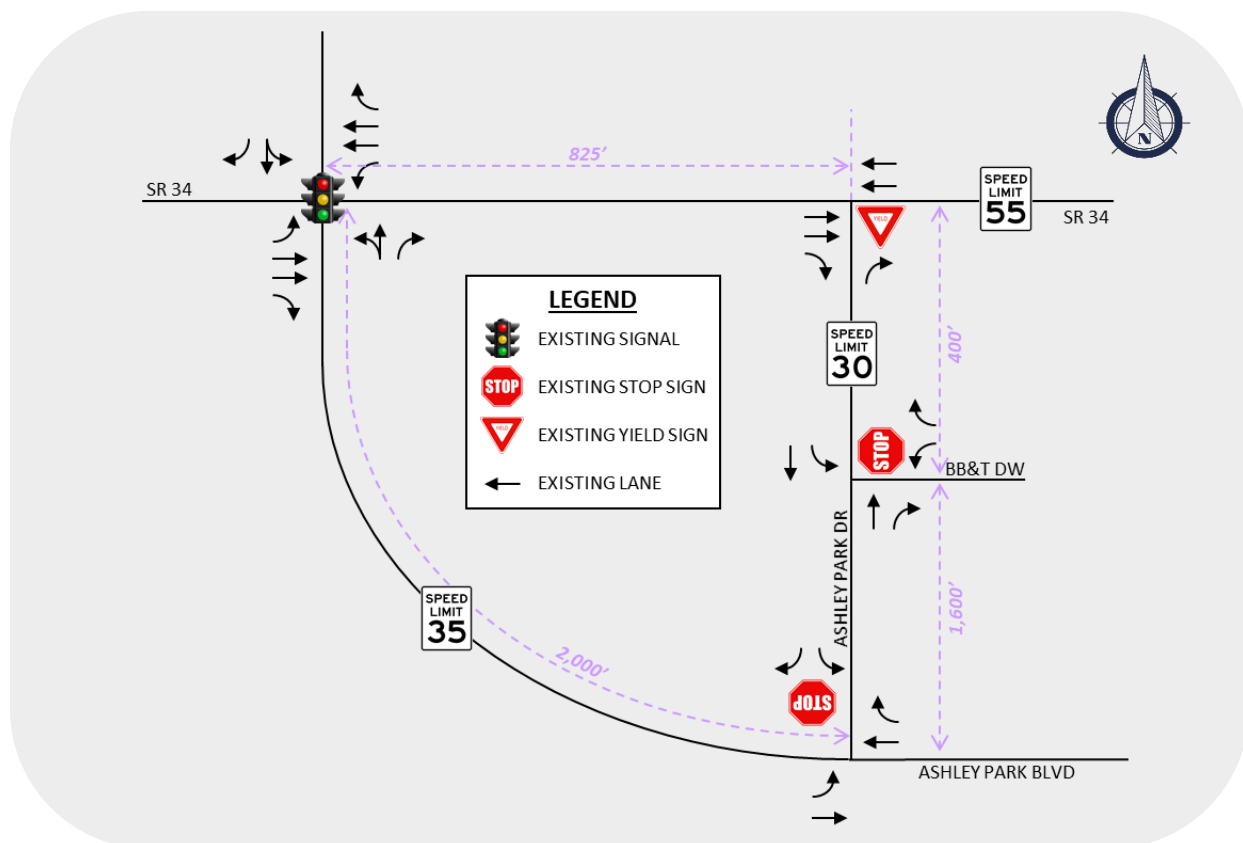
Chapter 2. EXISTING CONDITIONS

An inventory of existing conditions was gathered and included traffic control forms, geometric conditions, traffic volumes, and other pertinent information within the study area.

TRAFFIC CONTROL, GEOMETRY, AND SPEED LIMITS

The traffic control and geometric conditions found at the study intersections are shown below in Figure 3.

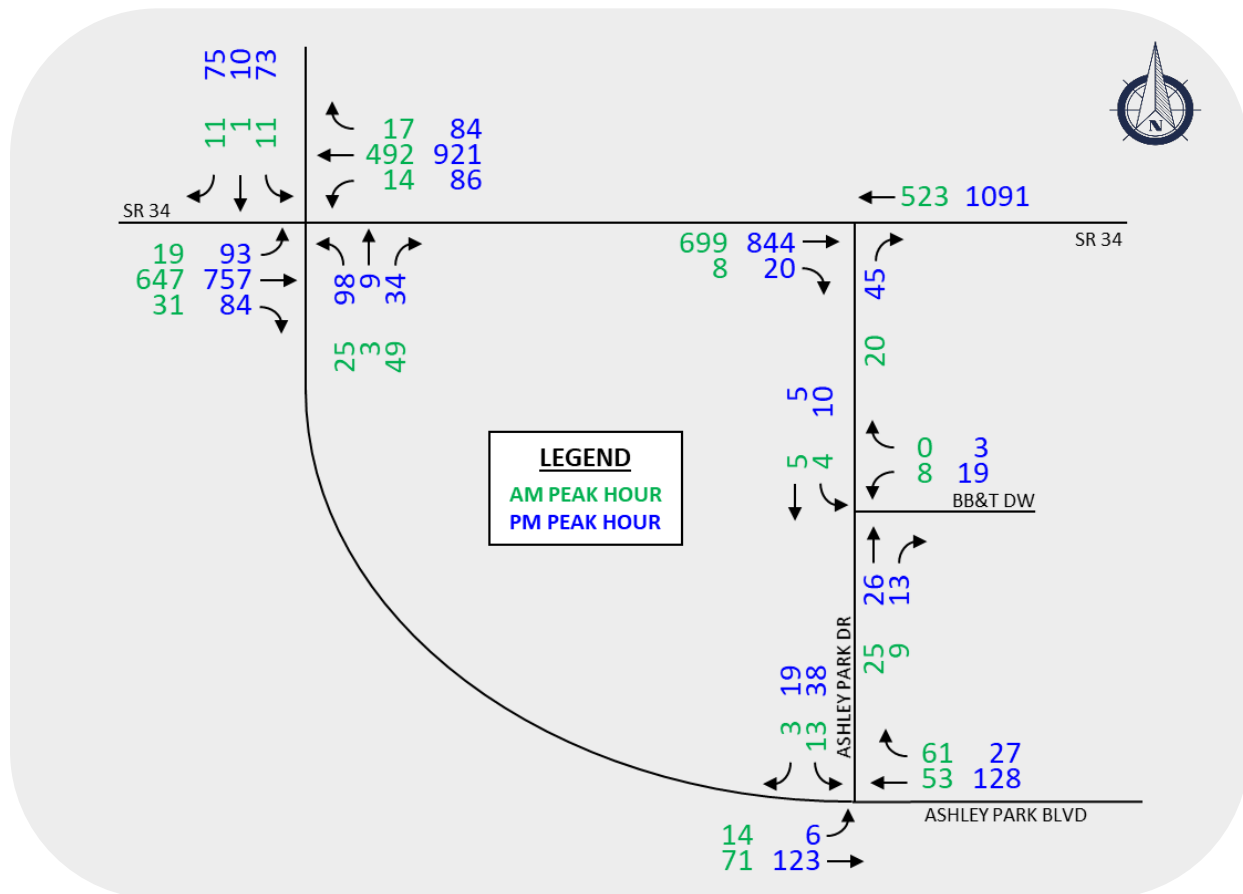
Figure 3: EXISTING SITE FEATURES



TRAFFIC VOLUMES

Peak hour traffic volumes, shown below in Figure 4, were collected during Turning Movement Counts (TMCs) on a typical weekday (Tuesday, Wednesday, or Thursday) at each study intersection. All existing traffic volume data is provided in Appendix A.

Figure 4: EXISTING TRAFFIC VOLUMES



Chapter 3. PROJECTED CONDITIONS

The process for developing projected conditions included estimating trips expected to be generated by the proposed development, determining a distribution by which to assign these trips to the roadway network, and assigning these trips to the roadway network to yield the total volumes expected throughout the roadway network.

TRIP GENERATION

The trips expected to be generated by the proposed development were estimated based on trip rates from the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 10th Edition, using *TripGen 10* software by Trafficware. Trip generation reports are provided in Appendix B. The estimated trip generation for the proposed development is summarized below in Table 1.

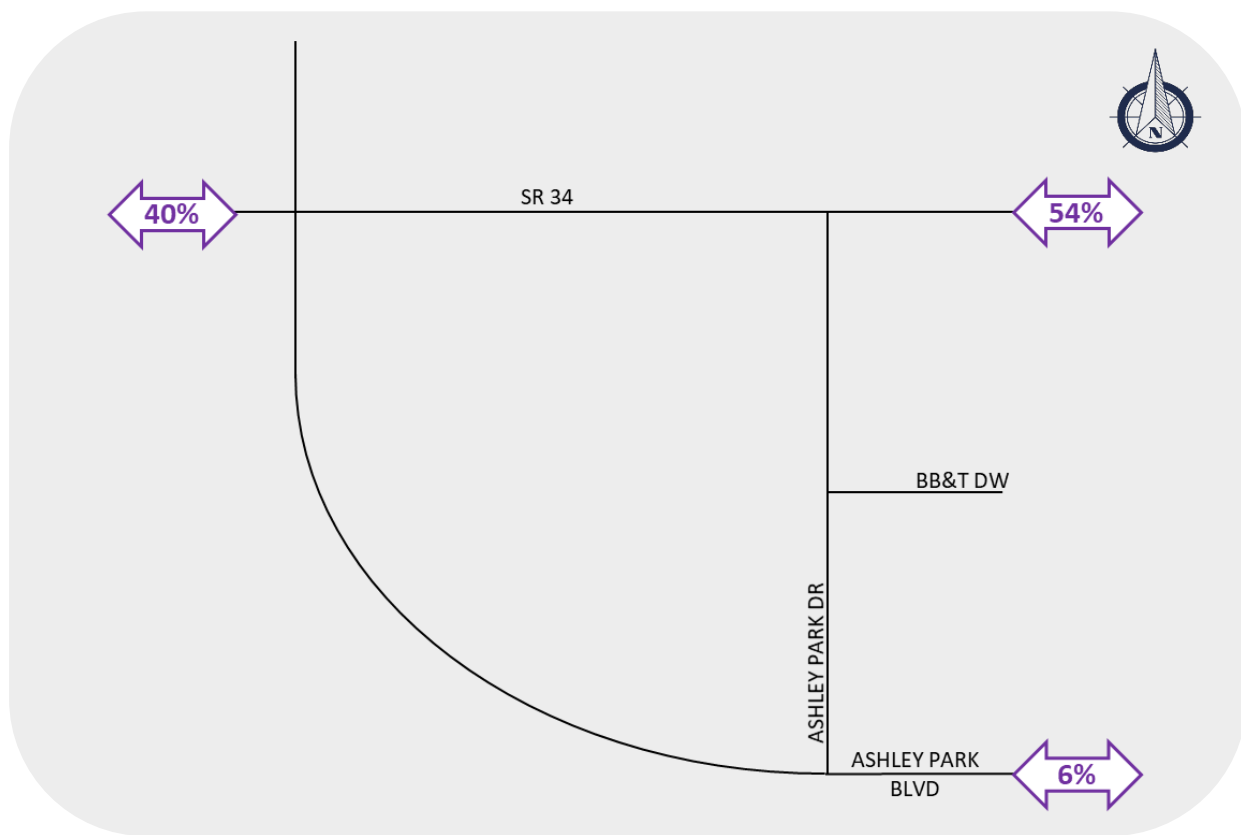
Table 1: TRIP GENERATION SUMMARY

LAND USE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
221	Mid-Rise Apartments	269 Units	1463	25	72	97	72	46	118
Unadjusted Volume				25	72	97	72	46	118
Pass-By Trips				0	0	0	0	0	0
Volume Added to Adjacent Streets				25	72	97	72	46	118

TRIP DISTRIBUTION

The distribution for the trips expected to be generated by the proposed development was determined based on the distribution of existing traffic during the AM Peak Hour. Since AM Peak Hour traffic is largely dominated by home-to-work trips, it is likely that the AM Peak Hour traffic pattern will well represent the distribution of traffic generated by the proposed residential development. The resulting distribution is shown on the following page in Figure 5.

Figure 5: TRIP DISTRIBUTION



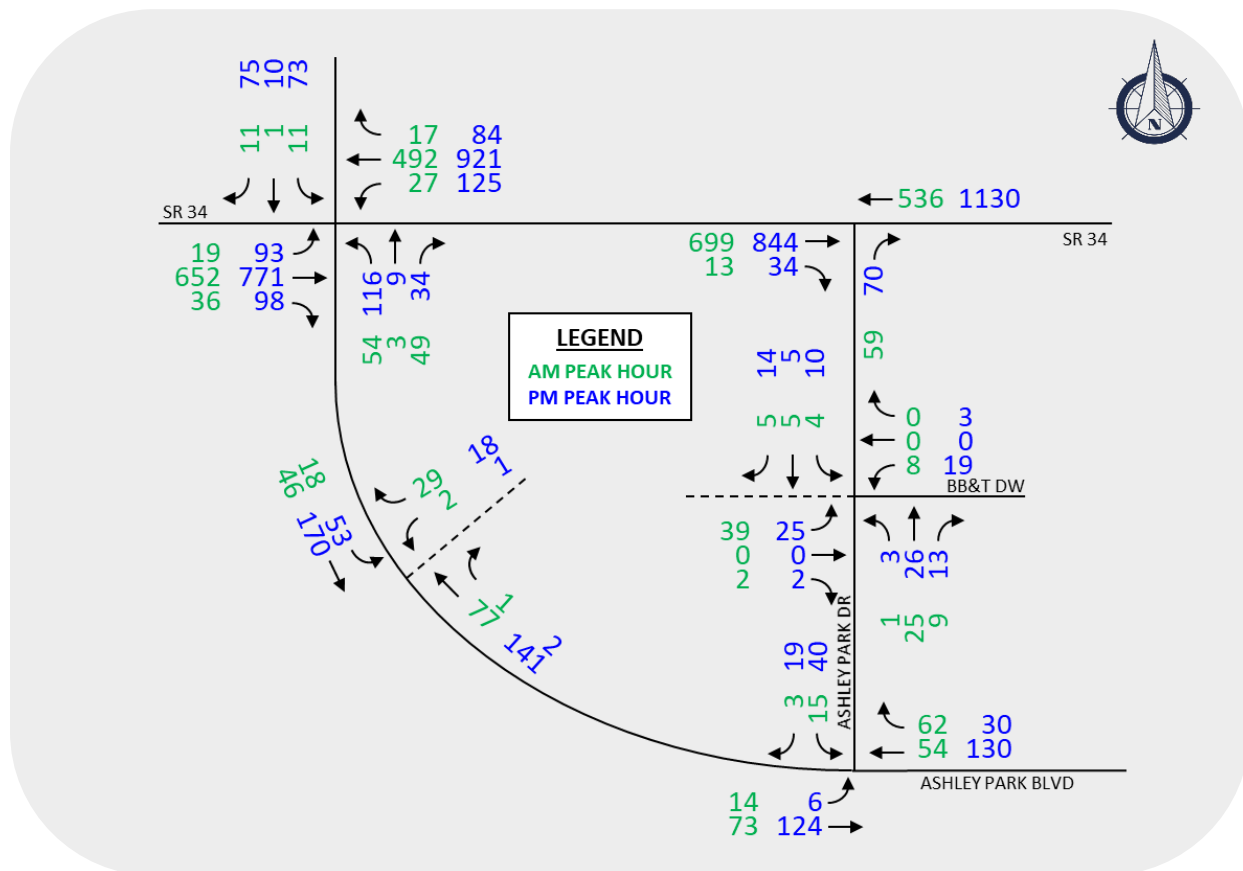
Along with these distributions, it was necessary to make assumptions regarding access point utilization to assign traffic to the roadway network. These assumptions, based on the traffic control and intersection geometry within the study area, are listed below.

- Of new trips originating from or bound for the west on SR 34 (Bullsboro Drive), 50% of entering trips will use the rear apartment driveway, 50% of entering trips will use the main apartment driveway, and all exiting trips will use the rear apartment driveway.
- Of new trips originating from or bound for the east on SR 34 (Bullsboro Drive), all entering trips will use the rear apartment driveway and all exiting trips will use the main apartment driveway.
- Of new trips originating from or bound for the southeast on Ashley Park Boulevard, 50% will enter and exit via the rear apartment driveway and 50% will enter and exit via the main apartment driveway.

TOTAL PROJECTED VOLUMES

The total projected volumes expected under projected conditions are shown below in Figure 7. These volumes were determined by combining the existing traffic volumes shown in Figure 4 with the new trips shown in Figure 6.

Figure 7: TOTAL PROJECTED VOLUMES



Chapter 4. CAPACITY ANALYSIS

Traffic operation for existing and projected conditions was analyzed through capacity analysis using *Synchro 10* software by Trafficware. The results of capacity analysis are reported in terms of level of service, which is a function of average delay per vehicle, in seconds. The level of service scale according to the *Highway Capacity Manual* (HCM) is shown below in Table 2.

Table 2: HCM LEVEL OF SERVICE SCALE

LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	STOP CONTROL	SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

Results of the capacity analysis for existing and projected conditions are provided below in Table 3, shown side-by-side for ease of comparison. Capacity analysis reports for existing and projected conditions are provided in Appendix C and Appendix D, respectively.

Under projected conditions, the study intersections were evaluated with total projected volumes with the existing intersection geometry and traffic control. No dedicated turn lanes were added to the intersections at proposed apartment driveways for the evaluation.

Table 3: CAPACITY ANALYSIS RESULTS – EXISTING AND PROJECTED CONDITIONS

INTERSECTION, APPROACH	AM PEAK HOUR		PM PEAK HOUR		
	EXISTING	PROJECTED	EXISTING	PROJECTED	
SR 34 (Bullsboro Dr) & Ashley Park Blvd	A (8.1)	A (9.9)	B (17.4)	B (19.2)	
SR 34 (Bullsboro Dr) & Ashley Park Dr	EB	A (0.0)	A (0.0)	A (0.0)	
	WB	A (0.0)	A (0.0)	A (0.0)	
	NB	A (9.5)	A (9.7)	B (10.0)	A (9.8)
Ashley Park Dr & BB&T Driveway/Main Apartment Driveway	EB	-	A (9.0)	-	A (9.1)
	WB	A (8.8)	A (8.9)	A (8.9)	A (9.0)
	NB	A (0.0)	A (0.1)	A (0.0)	A (0.4)
	SB	A (3.4)	A (2.4)	A (4.8)	A (2.7)
Ashley Park Blvd & Ashley Park Dr	EB	A (1.2)	A (1.2)	A (0.4)	A (0.4)
	WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB	A (9.6)	A (9.6)	B (10.1)	B (10.1)
Ashley Park Blvd & Rear Apartment Driveway	WB	-	A (8.9)	-	A (9.3)
	NB	-	A (0.0)	-	A (0.0)
	SB	-	A (2.2)	-	A (2.1)

Under existing conditions, all study intersections are operating at Levels of Service ‘B’ or better. Under projected conditions, all study intersections are expected to continue to operate at the same Levels of Service as under existing conditions, with increases in delay no greater than 2 seconds. This indicates a minimal level of impact by the proposed development on the study area.

DEDICATED TURN LANES

The left turn from Ashley Park Boulevard into the proposed development is the only turn movement into or out of the development that exceeds the typical volume threshold for installation of a dedicated turn lane. This intersection was evaluated with and without a dedicated left turn lane on Ashley Park Boulevard to observe any significant difference in operation with and without the turn lane. The capacity analysis results for this movement with and without the dedicated left turn lane are shown below in Table 4.

Table 4: CAPACITY ANALYSIS RESULTS – NO TURN LANE V. TURN LANE

INTERSECTION, MOVEMENT		AM PEAK HOUR		PM PEAK HOUR	
		WITHOUT LEFT TURN LANE	WITH LEFT TURN LANE	WITHOUT LEFT TURN LANE	WITH LEFT TURN LANE
Ashley Park Blvd & Rear Apartment Driveway	WB	A (8.9)	A (8.9)	A (9.3)	A (9.3)
	NB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB	A (2.2)	A (2.1)	A (2.1)	A (1.8)

The difference in operation without a left turn lane versus with a left turn lane is 0.1 seconds of delay and 0.3 seconds of delay in the AM Peak Hour and PM Peak Hour, respectively. This is a negligible difference, therefore the installation of a dedicated left turn lane on Ashley Park Boulevard at the rear apartment driveway is not recommended.

Chapter 5. CONCLUSION

Based on the findings of this study, the proposed residential development is expected to have minimal traffic-related impact on the study area. From an operational standpoint, there is no need for installation of dedicated turn lanes into or out of the development. However, consideration should be given to installing a left turn lane on Ashley Park Drive (where there is a median which could be cut out to accommodate a left turn lane) into the development to preserve the symmetry of the intersection.

APPENDICES

TURNING MOVEMENT COUNT DATA	A
TRIP GENERATION REPORTS	B
CAPACITY ANALYSIS REPORTS - EXISTING CONDITIONS.....	C
CAPACITY ANALYSIS REPORTS - PROJECTED CONDITIONS	D

APPENDIX A
TURNING MOVEMENT COUNT DATA



SR 34 & ASHLEY PARK BLVD

TIME START	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			15-MIN TOTAL	ROLLING HOUR TOTAL
	L	T	R	L	T	R	L	T	R	L	T	R		
600	1	105	1	2	36	1	3	0	7	0	0	0	156	801
615	2	110	1	1	54	3	1	0	10	1	0	0	183	933
630	3	151	5	2	60	1	2	1	9	6	0	1	241	1059
645	1	111	7	4	74	3	4	0	14	3	0	0	221	1136
700	2	150	8	1	100	3	7	0	14	2	1	0	288	1320
715	4	132	2	5	138	2	8	1	13	3	0	1	309	
730	3	169	6	5	111	4	5	0	11	0	0	4	318	
745	10	196	15	3	143	8	5	2	11	6	0	6	405	
AM PEAK	19	647	31	14	492	17	25	3	49	11	1	11	0.81	
1600	29	201	14	9	235	21	25	3	3	16	3	29	588	
1615	27	164	15	11	208	22	25	5	10	20	4	23	534	2299
1630	24	200	14	21	244	26	27	2	8	22	0	14	602	2324
1645	21	178	13	13	226	16	21	1	7	18	3	22	539	2239
1700	22	192	33	31	244	23	29	2	5	20	6	17	624	2248
1715	26	187	24	21	207	19	21	4	14	13	1	22	559	
1730	16	159	16	11	223	16	25	7	10	18	5	11	517	
1745	25	186	16	20	228	22	11	3	9	11	5	12	548	
PM PEAK	93	757	84	86	921	84	98	9	34	73	10	75	0.93	

SR 34 & ASHLEY PARK DR

TIME START	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			15-MIN TOTAL	ROLLING HOUR TOTAL
	L	T	R	L	T	R	L	T	R	L	T	R		
700			0						3				3	22
715			1						3				4	27
730			1						4				5	28
745			1						9				10	26
800			4						4				8	24
815			2						3				5	
830			1						2				3	
845			3						5				8	
AM PEAK	0	0	8	0	0	0	0	0	20	0	0	0	0.70	
1630			9						12				21	
1645			4						10				14	54
1700			6						17				23	45
1715			1						6				7	40
1730			2						8				10	43
1745			2						3				5	
1800			4						14				18	
1815			1						9				10	
PM PEAK	0	0	20	0	0	0	0	0	45	0	0	0	0.71	

*Eastbound and westbound thru movements were determined by balancing volumes from the intersection at SR 34 & Ashley Park Blvd.

ASHLEY PARK DR & BB&T DRIVEWAY

TIME START	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			15-MIN TOTAL	ROLLING HOUR TOTAL
	L	T	R	L	T	R	L	T	R	L	T	R		
700				1		0		2	1	0	0		4	44
715				2		0		4	0	0	1		7	53
730				1		0		12	0	0	1		14	53
745				5		0		13	1	0	0		19	51
800				1		0		7	2	1	2		13	40
815				0		0		4	2	1	0		7	
830				2		0		1	4	2	3		12	
845				1		0		3	1	1	2		8	
AM PEAK	0	0	0	8	0	0	0	25	9	4	5	0	0.70	
1630				5		1		8	4	4	3		25	76
1645				6		0		4	2	1	2		15	63
1700				0		2		7	3	4	0		16	58
1715				8		0		7	4	1	0		20	60
1730				3		0		9	0	0	0		12	55
1745				3		0		5	1	1	0		10	
1800				8		0		8	1	1	0		18	
1815				1		0		10	2	2	0		15	
PM PEAK	0	0	0	19	0	3	0	26	13	10	5	0	0.76	

ASHLEY PARK BLVD & ASHLEY PARK DR

TIME START	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			15-MIN TOTAL	ROLLING HOUR TOTAL
	L	T	R	L	T	R	L	T	R	L	T	R		
700	1	15			15	7				0		0	38	201
715	5	15			6	9				2		0	37	215
730	3	9			16	20				3		2	53	214
745	1	30			14	22				6		0	73	206
800	5	17			17	10				2		1	52	178
815	1	15			8	9				1		2	36	
830	2	13			14	12				2		2	45	
845	2	11			18	10				3		1	45	
AM PEAK	14	71	0	0	53	61	0	0	0	13	0	3	0.74	
1630	2	22			30	8				10		2	74	341
1645	2	32			31	5				6		3	79	339
1700	0	35			32	10				9		6	92	329
1715	2	34			35	4				13		8	96	323
1730	1	27			28	7				7		2	72	291
1745	4	26			26	8				2		3	69	
1800	1	33			32	10				5		5	86	
1815	3	19			27	9				4		2	64	
PM PEAK	6	123	0	0	128	27	0	0	0	38	0	19	0.89	

APPENDIX B
TRIP GENERATION REPORTS



Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Wood Partners, Ashley Park

Open Date: 9/10/2019
Analysis Date: 9/10/2019

B-1

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
221	Apartments	732	731	1463	25	72	97	72	46	118
269	Dwelling Units									
	Unadjusted Volume	732	731	1463	25	72	97	72	46	118
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	0	0	0
	Volume Added to Adjacent Streets	732	731	1463	25	72	97	72	46	118

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

APPENDIX C
CAPACITY ANALYSIS REPORTS – EXISTING CONDITIONS

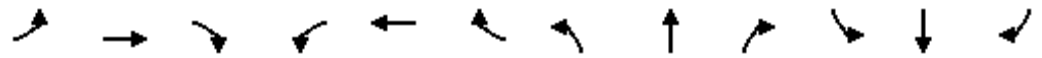


Lanes, Volumes, Timings

Existing Conditions

1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

AM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	647	31	14	492	17	25	3	49	11	1	11
Future Volume (vph)	19	647	31	14	492	17	25	3	49	11	1	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		350	435		300	0		0	0		125
Storage Lanes	1		1	1		1	0		1	0		1
Taper Length (ft)	100			100			25			25		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	0	1785	1583	0	1779	1583
Flt Permitted	0.422			0.324				0.740			0.716	
Satd. Flow (perm)	786	3539	1583	604	3539	1583	0	1378	1583	0	1334	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			55			60			55
Link Speed (mph)		55			55			35				25
Link Distance (ft)		730			811			382				289
Travel Time (s)		9.0			10.1			7.4				7.9
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	799	38	17	607	21	0	35	60	0	15	14
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		65			65			16				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2			8				4
Permitted Phases	6		6	2		2	8		8	4		4
Total Split (s)	19.0	121.0	121.0	19.0	121.0	121.0	40.0	40.0	40.0	40.0	40.0	40.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0
Act Effect Green (s)	21.5	22.2	22.2	21.5	22.2	22.2		6.9	6.9		6.9	6.9
Actuated g/C Ratio	0.56	0.58	0.58	0.56	0.58	0.58		0.18	0.18		0.18	0.18
v/c Ratio	0.04	0.39	0.04	0.03	0.30	0.02		0.14	0.18		0.06	0.04
Control Delay	5.0	8.5	2.9	4.9	7.9	1.2		16.9	7.4		16.0	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	5.0	8.5	2.9	4.9	7.9	1.2		16.9	7.4		16.0	0.3
LOS	A	A	A	A	A	A		B	A		B	A
Approach Delay		8.2			7.6			10.9				8.4
Approach LOS		A			A			B				A
Queue Length 50th (ft)	2	47	0	2	34	0		6	0		3	0
Queue Length 95th (ft)	7	128	9	6	94	2		26	20		15	0
Internal Link Dist (ft)		650			731			302				209
Turn Bay Length (ft)	425		350	435		300						125
Base Capacity (vph)	801	3539	1583	758	3539	1583		1201	1387		1162	1386
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.03	0.23	0.02	0.02	0.17	0.01		0.03	0.04		0.01	0.01

M&W

Synchro 10 Report

Intersection Summary

Area Type:	Other		
Cycle Length:	180		
Actuated Cycle Length:	38.6		
Control Type:	Actuated-Uncoordinated		
Maximum v/c Ratio:	0.39		
Intersection Signal Delay:	8.1	Intersection LOS:	A
Intersection Capacity Utilization	41.2%	ICU Level of Service	A
Analysis Period (min)	15		

Splits and Phases: 1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

 Ø1	 Ø2	 Ø4
19 s	121 s	40 s
 Ø5	 Ø6	 Ø8
19 s	121 s	40 s

HCM Unsignalized Intersection Capacity Analysis
2: Ashley Park Dr & SR 34 (Bullsboro Dr)












Existing Conditions
AM Peak Hour



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑		↑
Traffic Volume (veh/h)	699	8	0	523	0	20
Future Volume (Veh/h)	699	8	0	523	0	20
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Hourly flow rate (vph)	999	11	0	747	0	29
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	Raised		Raised			
Median storage (veh)	2		2			
Upstream signal (ft)	811					
pX, platoon unblocked			0.85		0.85	0.85
vC, conflicting volume			999		1372	500
vC1, stage 1 conf vol					999	
vC2, stage 2 conf vol					374	
vCu, unblocked vol			657		1094	72
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	97
cM capacity (veh/h)			791		369	834
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1
Volume Total	500	500	11	374	374	29
Volume Left	0	0	0	0	0	0
Volume Right	0	0	11	0	0	29
cSH	1700	1700	1700	1700	1700	834
Volume to Capacity	0.29	0.29	0.01	0.22	0.22	0.03
Queue Length 95th (ft)	0	0	0	0	0	3
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	9.5
Lane LOS						A
Approach Delay (s)	0.0		0.0		9.5	
Approach LOS						A
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			29.3%		ICU Level of Service	
Analysis Period (min)			15			
						A

HCM Unsignalized Intersection Capacity Analysis
 3: Ashley Park Dr & BB&T D/W

Existing Conditions
 AM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	8	0	25	9	4	5
Future Volume (Veh/h)	8	0	25	9	4	5
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Hourly flow rate (vph)	11	0	36	13	6	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	55	36			49	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	55	36			49	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	949	1037			1558	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	11	36	13	6	7	
Volume Left	11	0	0	6	0	
Volume Right	0	0	13	0	0	
cSH	949	1700	1700	1558	1700	
Volume to Capacity	0.01	0.02	0.01	0.00	0.00	
Queue Length 95th (ft)	1	0	0	0	0	
Control Delay (s)	8.8	0.0	0.0	7.3	0.0	
Lane LOS	A			A		
Approach Delay (s)	8.8	0.0		3.4		
Approach LOS	A					
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			13.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

4: Ashley Park Blvd & Ashley Park Dr

Existing Conditions
AM Peak Hour



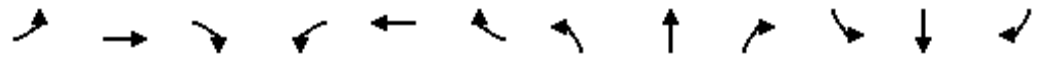
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↑	↑	↗	↖	↗
Traffic Volume (veh/h)	14	71	53	61	13	3
Future Volume (Veh/h)	14	71	53	61	13	3
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74
Hourly flow rate (vph)	19	96	72	82	18	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	72				206	72
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	72				206	72
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				98	100
cM capacity (veh/h)	1528				773	990
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	19	96	72	82	18	4
Volume Left	19	0	0	0	18	0
Volume Right	0	0	0	82	0	4
cSH	1528	1700	1700	1700	773	990
Volume to Capacity	0.01	0.06	0.04	0.05	0.02	0.00
Queue Length 95th (ft)	1	0	0	0	2	0
Control Delay (s)	7.4	0.0	0.0	0.0	9.8	8.7
Lane LOS	A				A	A
Approach Delay (s)	1.2		0.0		9.6	
Approach LOS					A	
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			17.4%		ICU Level of Service	A
Analysis Period (min)			15			

Lanes, Volumes, Timings

Existing Conditions

1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

PM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	757	84	86	921	84	98	9	34	73	10	75
Future Volume (vph)	93	757	84	86	921	84	98	9	34	73	10	75
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		350	435		300	0		0	0		125
Storage Lanes	1		1	1		1	0		1	0		1
Taper Length (ft)	100			100			25			25		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	0	1781	1583	0	1785	1583
Flt Permitted	0.171			0.281				0.681			0.673	
Satd. Flow (perm)	319	3539	1583	523	3539	1583	0	1269	1583	0	1254	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			90			90			55			81
Link Speed (mph)		55			55			35				25
Link Distance (ft)		730			811			382				289
Travel Time (s)		9.0			10.1			7.4				7.9
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	814	90	92	990	90	0	115	37	0	89	81
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		65			65			16				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2			8				4
Permitted Phases	6		6	2		2	8		8	4		4
Total Split (s)	24.0	110.0	110.0	19.0	105.0	105.0	51.0	51.0	51.0	51.0	51.0	51.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0
Act Effect Green (s)	31.6	25.6	25.6	31.2	23.0	23.0		12.3	12.3		12.3	12.3
Actuated g/C Ratio	0.51	0.42	0.42	0.51	0.37	0.37		0.20	0.20		0.20	0.20
v/c Ratio	0.29	0.55	0.13	0.21	0.75	0.14		0.45	0.10		0.35	0.21
Control Delay	8.5	16.9	4.1	7.1	20.9	4.1		29.9	5.4		27.6	8.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	8.5	16.9	4.1	7.1	20.9	4.1		29.9	5.4		27.6	8.0
LOS	A	B	A	A	C	A		C	A		C	A
Approach Delay		15.0			18.5			24.0				18.2
Approach LOS		B			B			C				B
Queue Length 50th (ft)	13	123	0	12	157	0		37	0		28	0
Queue Length 95th (ft)	36	211	26	33	264	25		97	15		77	33
Internal Link Dist (ft)		650			731			302			209	
Turn Bay Length (ft)	425		350	435		300						125
Base Capacity (vph)	629	3539	1583	579	3539	1583		958	1209		947	1215
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.16	0.23	0.06	0.16	0.28	0.06		0.12	0.03		0.09	0.07

M&W

Synchro 10 Report






Lanes, Volumes, Timings
 1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

Existing Conditions
 PM Peak Hour

Intersection Summary

Area Type:	Other		
Cycle Length:	180		
Actuated Cycle Length:	61.5		
Control Type:	Actuated-Uncoordinated		
Maximum v/c Ratio:	0.75		
Intersection Signal Delay:	17.4	Intersection LOS:	B
Intersection Capacity Utilization	58.2%	ICU Level of Service	B
Analysis Period (min)	15		

Splits and Phases: 1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

 Ø1	 Ø2	 Ø4
24 s	105 s	51 s
 Ø5	 Ø6	 Ø8
19 s	110 s	51 s

HCM Unsignalized Intersection Capacity Analysis
2: Ashley Park Dr & SR 34 (Bullsboro Dr)












Existing Conditions
PM Peak Hour



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↗		↑↑		↗
Traffic Volume (veh/h)	844	20	0	1091	0	45
Future Volume (Veh/h)	844	20	0	1091	0	45
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	1189	28	0	1537	0	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	Raised		Raised			
Median storage (veh)	2		2			
Upstream signal (ft)	811					
pX, platoon unblocked			0.83	0.83	0.83	
vC, conflicting volume			1189	1958	594	
vC1, stage 1 conf vol				1189		
vC2, stage 2 conf vol				768		
vCu, unblocked vol			815	1742	98	
tC, single (s)			4.1	6.8	6.9	
tC, 2 stage (s)				5.8		
tF (s)			2.2	3.5	3.3	
p0 queue free %			100	100	92	
cM capacity (veh/h)			670	258	778	
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1
Volume Total	594	594	28	768	768	63
Volume Left	0	0	0	0	0	0
Volume Right	0	0	28	0	0	63
cSH	1700	1700	1700	1700	1700	778
Volume to Capacity	0.35	0.35	0.02	0.45	0.45	0.08
Queue Length 95th (ft)	0	0	0	0	0	7
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	10.0
Lane LOS						B
Approach Delay (s)	0.0		0.0		10.0	
Approach LOS						B
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			33.5%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 3: Ashley Park Dr & BB&T D/W

Existing Conditions
 PM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	19	3	26	13	10	5
Future Volume (Veh/h)	19	3	26	13	10	5
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76
Hourly flow rate (vph)	25	4	34	17	13	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	67	34			51	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	67	34			51	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	100			99	
cM capacity (veh/h)	930	1039			1555	
Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	29	34	17	13	7	
Volume Left	25	0	0	13	0	
Volume Right	4	0	17	0	0	
cSH	944	1700	1700	1555	1700	
Volume to Capacity	0.03	0.02	0.01	0.01	0.00	
Queue Length 95th (ft)	2	0	0	1	0	
Control Delay (s)	8.9	0.0	0.0	7.3	0.0	
Lane LOS	A		A			
Approach Delay (s)	8.9	0.0	4.8			
Approach LOS	A					
Intersection Summary						
Average Delay			3.5			
Intersection Capacity Utilization			17.2%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

4: Ashley Park Blvd & Ashley Park Dr

Existing Conditions
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↶	↷	↷	↷	↶	↷
Traffic Volume (veh/h)	6	123	128	27	38	19
Future Volume (Veh/h)	6	123	128	27	38	19
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	7	138	144	30	43	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	144				296	144
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	144				296	144
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				94	98
cM capacity (veh/h)	1438				692	903
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	7	138	144	30	43	21
Volume Left	7	0	0	0	43	0
Volume Right	0	0	0	30	0	21
cSH	1438	1700	1700	1700	692	903
Volume to Capacity	0.00	0.08	0.08	0.02	0.06	0.02
Queue Length 95th (ft)	0	0	0	0	5	2
Control Delay (s)	7.5	0.0	0.0	0.0	10.5	9.1
Lane LOS	A				B	A
Approach Delay (s)	0.4		0.0		10.1	
Approach LOS					B	
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			16.7%		ICU Level of Service	A
Analysis Period (min)			15			

APPENDIX D
CAPACITY ANALYSIS REPORTS – PROJECTED CONDITIONS

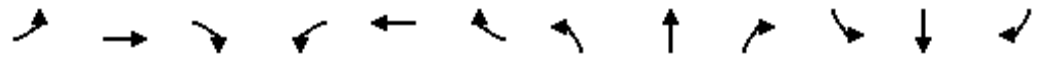


Lanes, Volumes, Timings

Projected Conditions

1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

AM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	652	36	27	492	17	54	3	49	11	1	11
Future Volume (vph)	19	652	36	27	492	17	54	3	49	11	1	11
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		350	435		300	0		0	0		125
Storage Lanes	1		1	1		1	0		1	0		1
Taper Length (ft)	100			100			25			25		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	0	1779	1583	0	1779	1583
Flt Permitted	0.422			0.294				0.727			0.689	
Satd. Flow (perm)	786	3539	1583	548	3539	1583	0	1354	1583	0	1283	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			55			60			55
Link Speed (mph)		55			55			35				25
Link Distance (ft)		730			811			382				289
Travel Time (s)		9.0			10.1			7.4				7.9
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	805	44	33	607	21	0	71	60	0	15	14
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		65			65			16				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2			8				4
Permitted Phases	6		6	2		2	8		8	4		4
Total Split (s)	18.0	113.0	113.0	21.0	116.0	116.0	46.0	46.0	46.0	46.0	46.0	46.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0
Act Effect Green (s)	23.0	22.9	22.9	24.5	25.2	25.2		8.6	8.6		8.4	8.4
Actuated g/C Ratio	0.54	0.53	0.53	0.57	0.59	0.59		0.20	0.20		0.20	0.20
v/c Ratio	0.04	0.43	0.05	0.07	0.29	0.02		0.26	0.16		0.06	0.04
Control Delay	5.4	11.4	3.8	5.3	8.1	1.1		20.3	7.8		18.2	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	5.4	11.4	3.8	5.3	8.1	1.1		20.3	7.8		18.2	0.2
LOS	A	B	A	A	A	A		C	A		B	A
Approach Delay		10.9			7.8			14.6			9.5	
Approach LOS		B			A			B			A	
Queue Length 50th (ft)	2	54	0	3	38	0		12	0		2	0
Queue Length 95th (ft)	9	145	11	11	103	2		46	21		16	0
Internal Link Dist (ft)		650			731			302			209	
Turn Bay Length (ft)	425		350	435		300						125
Base Capacity (vph)	748	3539	1583	777	3539	1583		1209	1420		1146	1419
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.03	0.23	0.03	0.04	0.17	0.01		0.06	0.04		0.01	0.01

M&W

Synchro 10 Report

Intersection Summary







Area Type:	Other		
Cycle Length:	180		
Actuated Cycle Length:	42.9		
Control Type:	Actuated-Uncoordinated		
Maximum v/c Ratio:	0.43		
Intersection Signal Delay:	9.9	Intersection LOS:	A
Intersection Capacity Utilization	42.3%	ICU Level of Service	A
Analysis Period (min)	15		

Splits and Phases: 1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

Ø1 18 s	Ø2 116 s	Ø4 46 s
Ø5 21 s	Ø6 113 s	Ø8 46 s




















HCM Unsignalized Intersection Capacity Analysis
2: Ashley Park Dr & SR 34 (Bullsboro Dr)

Projected Conditions
AM Peak Hour

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑		↑
Traffic Volume (veh/h)	699	13	0	536	0	59
Future Volume (Veh/h)	699	13	0	536	0	59
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Hourly flow rate (vph)	999	19	0	766	0	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	Raised			Raised		
Median storage (veh)	2			2		
Upstream signal (ft)	811					
pX, platoon unblocked			0.85	0.85	0.85	
vC, conflicting volume			999	1382	500	
vC1, stage 1 conf vol				999		
vC2, stage 2 conf vol				383		
vCu, unblocked vol			642	1093	53	
tC, single (s)			4.1	6.8	6.9	
tC, 2 stage (s)				5.8		
tF (s)			2.2	3.5	3.3	
p0 queue free %			100	100	90	
cM capacity (veh/h)			797	371	851	
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1
Volume Total	500	500	19	383	383	84
Volume Left	0	0	0	0	0	0
Volume Right	0	0	19	0	0	84
cSH	1700	1700	1700	1700	1700	851
Volume to Capacity	0.29	0.29	0.01	0.23	0.23	0.10
Queue Length 95th (ft)	0	0	0	0	0	8
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	9.7
Lane LOS						A
Approach Delay (s)	0.0			0.0		9.7
Approach LOS						A
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			29.6%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
3: Ashley Park Dr & Main Apt D/W/BB&T D/W

Projected Conditions
AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	39	0	2	8	0	0	1	25	9	4	5	5
Future Volume (Veh/h)	39	0	2	8	0	0	1	25	9	4	5	5
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.70	0.92	0.70	0.92	0.70	0.70	0.70	0.70	0.92
Hourly flow rate (vph)	42	0	2	11	0	0	1	36	13	6	7	5
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	60	72	10	59	62	36	12			49		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	60	72	10	59	62	36	12			49		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	95	100	100	99	100	100	100			100		
cM capacity (veh/h)	933	814	1072	932	825	1037	1607			1558		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	44	11	37	13	6	12						
Volume Left	42	11	1	0	6	0						
Volume Right	2	0	0	13	0	5						
cSH	939	932	1607	1700	1558	1700						
Volume to Capacity	0.05	0.01	0.00	0.01	0.00	0.01						
Queue Length 95th (ft)	4	1	0	0	0	0						
Control Delay (s)	9.0	8.9	0.2	0.0	7.3	0.0						
Lane LOS	A	A	A		A							
Approach Delay (s)	9.0	8.9	0.1		2.4							
Approach LOS	A	A										
Intersection Summary												
Average Delay			4.4									
Intersection Capacity Utilization			20.0%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

4: Ashley Park Blvd & Ashley Park Dr










Projected Conditions
AM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	14	73	54	62	15	3
Future Volume (Veh/h)	14	73	54	62	15	3
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74
Hourly flow rate (vph)	19	99	73	84	20	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	73				210	73
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	73				210	73
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				97	100
cM capacity (veh/h)	1527				769	989
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	19	99	73	84	20	4
Volume Left	19	0	0	0	20	0
Volume Right	0	0	0	84	0	4
cSH	1527	1700	1700	1700	769	989
Volume to Capacity	0.01	0.06	0.04	0.05	0.03	0.00
Queue Length 95th (ft)	1	0	0	0	2	0
Control Delay (s)	7.4	0.0	0.0	0.0	9.8	8.7
Lane LOS	A				A	A
Approach Delay (s)	1.2		0.0		9.6	
Approach LOS					A	
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			17.4%		ICU Level of Service	A
Analysis Period (min)			15			











HCM Unsignalized Intersection Capacity Analysis
5: Ashley Park Blvd & Rear Apt D/W

Projected Conditions (w/o Left Lane)
AM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	2	29	77	1	18	46
Future Volume (Veh/h)	2	29	77	1	18	46
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	32	84	1	20	50
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)						911
pX, platoon unblocked						
vC, conflicting volume	174	84			85	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	174	84			85	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	97			99	
cM capacity (veh/h)	805	975			1512	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	34	85	70			
Volume Left	2	0	20			
Volume Right	32	1	0			
cSH	963	1700	1512			
Volume to Capacity	0.04	0.05	0.01			
Queue Length 95th (ft)	3	0	1			
Control Delay (s)	8.9	0.0	2.2			
Lane LOS	A		A			
Approach Delay (s)	8.9	0.0	2.2			
Approach LOS	A					
Intersection Summary						
Average Delay			2.4			
Intersection Capacity Utilization			20.1%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
5: Ashley Park Blvd & Rear Apt D/W

Projected Conditions (w/ Left Lane)
AM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	2	29	77	1	18	46
Future Volume (Veh/h)	2	29	77	1	18	46
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	32	84	1	20	50
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)						911
pX, platoon unblocked						
vC, conflicting volume	174	84			85	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	174	84			85	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	97			99	
cM capacity (veh/h)	805	975			1512	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	34	85	20	50		
Volume Left	2	0	20	0		
Volume Right	32	1	0	0		
cSH	963	1700	1512	1700		
Volume to Capacity	0.04	0.05	0.01	0.03		
Queue Length 95th (ft)	3	0	1	0		
Control Delay (s)	8.9	0.0	7.4	0.0		
Lane LOS	A		A			
Approach Delay (s)	8.9	0.0	2.1			
Approach LOS	A					
Intersection Summary						
Average Delay			2.4			
Intersection Capacity Utilization			17.7%		ICU Level of Service	A
Analysis Period (min)			15			

Lanes, Volumes, Timings

Projected Conditions

1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

PM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	771	98	125	921	84	116	9	34	73	10	75
Future Volume (vph)	93	771	98	125	921	84	116	9	34	73	10	75
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	425		350	435		300	0		0	0		125
Storage Lanes	1		1	1		1	0		1	0		1
Taper Length (ft)	100			100			25			25		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	0	1781	1583	0	1785	1583
Flt Permitted	0.181			0.212				0.678			0.660	
Satd. Flow (perm)	337	3539	1583	395	3539	1583	0	1263	1583	0	1229	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			105			90			55			81
Link Speed (mph)		55			55			35			25	
Link Distance (ft)		730			811			382			289	
Travel Time (s)		9.0			10.1			7.4			7.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	829	105	134	990	90	0	135	37	0	89	81
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		65			65			16			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Total Split (s)	21.0	99.0	99.0	26.0	104.0	104.0	55.0	55.0	55.0	55.0	55.0	55.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0
Act Effect Green (s)	29.9	22.2	22.2	33.6	24.0	24.0		13.8	13.8		13.8	13.8
Actuated g/C Ratio	0.47	0.35	0.35	0.52	0.37	0.37		0.21	0.21		0.21	0.21
v/c Ratio	0.30	0.68	0.17	0.33	0.75	0.14		0.50	0.10		0.34	0.20
Control Delay	9.4	21.4	4.5	8.6	21.7	4.2		31.2	5.1		27.4	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	9.4	21.4	4.5	8.6	21.7	4.2		31.2	5.1		27.4	7.8
LOS	A	C	A	A	C	A		C	A		C	A
Approach Delay		18.5			18.9			25.6			18.1	
Approach LOS		B			B			C			B	
Queue Length 50th (ft)	14	138	0	20	165	0		45	0		29	0
Queue Length 95th (ft)	39	237	30	50	279	26		114	16		80	33
Internal Link Dist (ft)		650			731			302			209	
Turn Bay Length (ft)	425		350	435		300						125
Base Capacity (vph)	541	3539	1583	677	3539	1583		995	1259		968	1264
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.18	0.23	0.07	0.20	0.28	0.06		0.14	0.03		0.09	0.06






M&W

Synchro 10 Report

Intersection Summary

Area Type:	Other
Cycle Length:	180
Actuated Cycle Length:	64.2
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.75
Intersection Signal Delay:	19.2
Intersection LOS:	B
Intersection Capacity Utilization	59.2%
ICU Level of Service	B
Analysis Period (min)	15

Splits and Phases: 1: Ashley Park Blvd/Taco Bell & Krystal D/W & SR 34 (Bullsboro Dr)

 Ø1	 Ø2	 Ø4
21 s	104 s	55 s
 Ø5	 Ø6	 Ø8
26 s	99 s	55 s

HCM Unsignalized Intersection Capacity Analysis

2: Ashley Park Dr & SR 34 (Bullsboro Dr)



















Projected Conditions
PM Peak Hour



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑		↑
Traffic Volume (veh/h)	844	34	0	1130	0	70
Future Volume (Veh/h)	844	34	0	1130	0	70
Sign Control	Free			Free	Yield	
Grade	0%			0%	0%	
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	1189	48	0	1592	0	99
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	Raised		Raised			
Median storage (veh)	2		2			
Upstream signal (ft)	811					
pX, platoon unblocked			0.81	0.81	0.81	
vC, conflicting volume			1189	1985	594	
vC1, stage 1 conf vol				1189		
vC2, stage 2 conf vol				796		
vCu, unblocked vol			758	1743	22	
tC, single (s)			4.1	6.8	6.9	
tC, 2 stage (s)				5.8		
tF (s)			2.2	3.5	3.3	
p0 queue free %			100	100	88	
cM capacity (veh/h)			686	261	848	
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1
Volume Total	594	594	48	796	796	99
Volume Left	0	0	0	0	0	0
Volume Right	0	0	48	0	0	99
cSH	1700	1700	1700	1700	1700	848
Volume to Capacity	0.35	0.35	0.03	0.47	0.47	0.12
Queue Length 95th (ft)	0	0	0	0	0	10
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	9.8
Lane LOS						A
Approach Delay (s)	0.0		0.0		9.8	
Approach LOS						A
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			34.6%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 3: Ashley Park Dr & Main Apt D/W/BB&T D/W

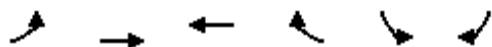
Projected Conditions
 PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	0	2	19	0	3	3	26	13	10	5	14
Future Volume (Veh/h)	25	0	2	19	0	3	3	26	13	10	5	14
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.76	0.92	0.76	0.92	0.76	0.76	0.76	0.76	0.92
Hourly flow rate (vph)	27	0	2	25	0	4	3	34	17	13	7	15
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	84	98	14	75	88	34	22			51		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	84	98	14	75	88	34	22			51		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	100	100	97	100	100	100			99		
cM capacity (veh/h)	892	784	1065	906	794	1039	1593			1555		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	29	29	37	17	13	22						
Volume Left	27	25	3	0	13	0						
Volume Right	2	4	0	17	0	15						
cSH	902	922	1593	1700	1555	1700						
Volume to Capacity	0.03	0.03	0.00	0.01	0.01	0.01						
Queue Length 95th (ft)	2	2	0	0	1	0						
Control Delay (s)	9.1	9.0	0.6	0.0	7.3	0.0						
Lane LOS	A	A	A		A							
Approach Delay (s)	9.1	9.0	0.4		2.7							
Approach LOS	A	A										
Intersection Summary												
Average Delay			4.4									
Intersection Capacity Utilization			20.0%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

4: Ashley Park Blvd & Ashley Park Dr










Projected Conditions
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↶	↷	↷	↷	↶	↷
Traffic Volume (veh/h)	6	124	130	30	40	19
Future Volume (Veh/h)	6	124	130	30	40	19
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	7	139	146	34	45	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	146				299	146
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	146				299	146
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				93	98
cM capacity (veh/h)	1436				689	901
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	7	139	146	34	45	21
Volume Left	7	0	0	0	45	0
Volume Right	0	0	0	34	0	21
cSH	1436	1700	1700	1700	689	901
Volume to Capacity	0.00	0.08	0.09	0.02	0.07	0.02
Queue Length 95th (ft)	0	0	0	0	5	2
Control Delay (s)	7.5	0.0	0.0	0.0	10.6	9.1
Lane LOS	A				B	A
Approach Delay (s)	0.4		0.0		10.1	
Approach LOS					B	
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			16.8%		ICU Level of Service	A
Analysis Period (min)			15			











HCM Unsignalized Intersection Capacity Analysis
5: Ashley Park Blvd & Rear Apt D/W

Projected Conditions (w/o Left Lane)
PM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	18	141	2	53	170
Future Volume (Veh/h)	1	18	141	2	53	170
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	20	153	2	58	185
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)						911
pX, platoon unblocked						
vC, conflicting volume	455	154			155	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	455	154			155	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	98			96	
cM capacity (veh/h)	540	892			1425	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	21	155	243			
Volume Left	1	0	58			
Volume Right	20	2	0			
cSH	865	1700	1425			
Volume to Capacity	0.02	0.09	0.04			
Queue Length 95th (ft)	2	0	3			
Control Delay (s)	9.3	0.0	2.1			
Lane LOS	A		A			
Approach Delay (s)	9.3	0.0	2.1			
Approach LOS	A					
Intersection Summary						
Average Delay			1.7			
Intersection Capacity Utilization			32.8%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
5: Ashley Park Blvd & Rear Apt D/W

Projected Conditions (w/ Left Lane)
PM Peak Hour

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	18	141	2	53	170
Future Volume (Veh/h)	1	18	141	2	53	170
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	20	153	2	58	185
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)						911
pX, platoon unblocked						
vC, conflicting volume	455	154			155	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	455	154			155	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	98			96	
cM capacity (veh/h)	540	892			1425	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	21	155	58	185		
Volume Left	1	0	58	0		
Volume Right	20	2	0	0		
cSH	865	1700	1425	1700		
Volume to Capacity	0.02	0.09	0.04	0.11		
Queue Length 95th (ft)	2	0	3	0		
Control Delay (s)	9.3	0.0	7.6	0.0		
Lane LOS	A		A			
Approach Delay (s)	9.3	0.0	1.8			
Approach LOS	A					
Intersection Summary						
Average Delay			1.5			
Intersection Capacity Utilization			24.2%		ICU Level of Service	A
Analysis Period (min)			15			



Strategic Market Opportunity and Product Program Recommendations for a Planned Apartment Community in Newnan, GA

Report Prepared for

Wood Partners
September 2019



Executive Summary

To: Wood Partners
From: The Concord Group
Date: October 2019
Re: Strategic Market Opportunity Analysis and Product Program Recommendations for a Planned Apartment Community in Newnan, Georgia

Wood Partners is pursuing the development of a parcel in Newnan, Georgia (the "Site"). As plans for development of the Site continue to evolve, management has requested a market opportunity and positioning analysis for the proposed rental residential community.

In order to achieve the above objectives, The Concord Group ("TCG") completed a strategic market analysis for the planned development, including: (1) an assessment of current and future supply/demand conditions for planned apartments at the Site; (2) a determination of the likely target renter profiles and types for the community; and (3) market driven segmentation and product program recommendations tailored to maximize the potential of the site while minimizing risks associated with its development. The following memorandum and attached exhibits outline TCG's findings and conclusions:

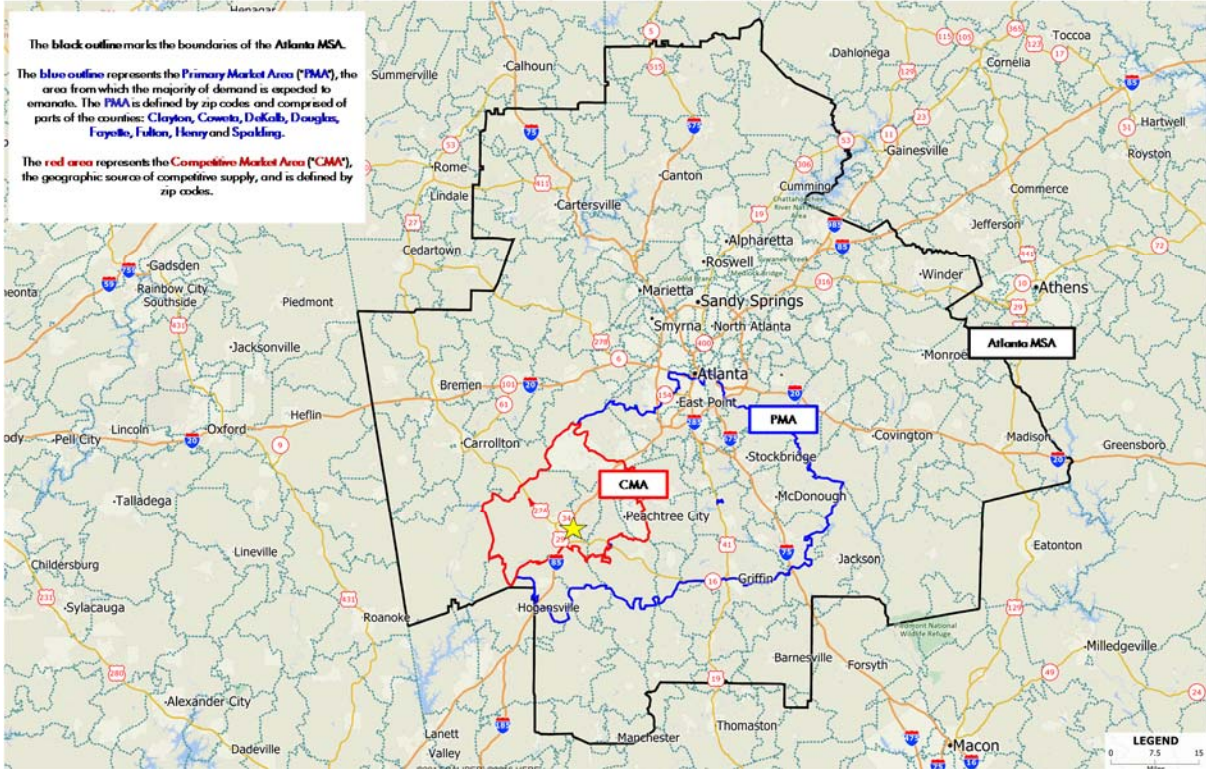
KEY FINDINGS

- TCG estimates net undersupply of 249 units in the Competitive Market Area ("CMA"), the source of competitive supply, through 2023.
- The CMA has seen very limited new institutional supply, with an average annual completion of 105 units over the last five years. Limited deliveries have led to pent-up demand for new rental product.
- Newnan is experiencing significant shift in renter profiles as limited supply will likely increasingly be geared towards more affluent renters, pricing out current renters.
- TCG surveyed 17 competitive institutional communities with two properties built after 2014. Promenade at Newnan Crossing, the only new comparable in Newnan, began leasing in May 2019 with rents \$1,322 or \$1.40 PSF, leasing 29.6 units/month.
- The Site is located on Ashley Park Boulevard, providing superior access to Downtown and Midtown Atlanta, Hartsfield Jackson Atlanta International Airport, Downtown Newnan, and surrounding retail and employment nodes.
- The Site is located less than 3.5 miles away from the three largest employers in Coweta County with more than 1,000 employees: Yamaha Manufacturing Corporation, Cancer Treatment Centers of America, and Piedmont Newnan Hospital.
- TCG recommends average rents of \$1,368 or \$1.45 PSF for the Site due to convenient accessibility of Site to key employment nodes and new vintage.

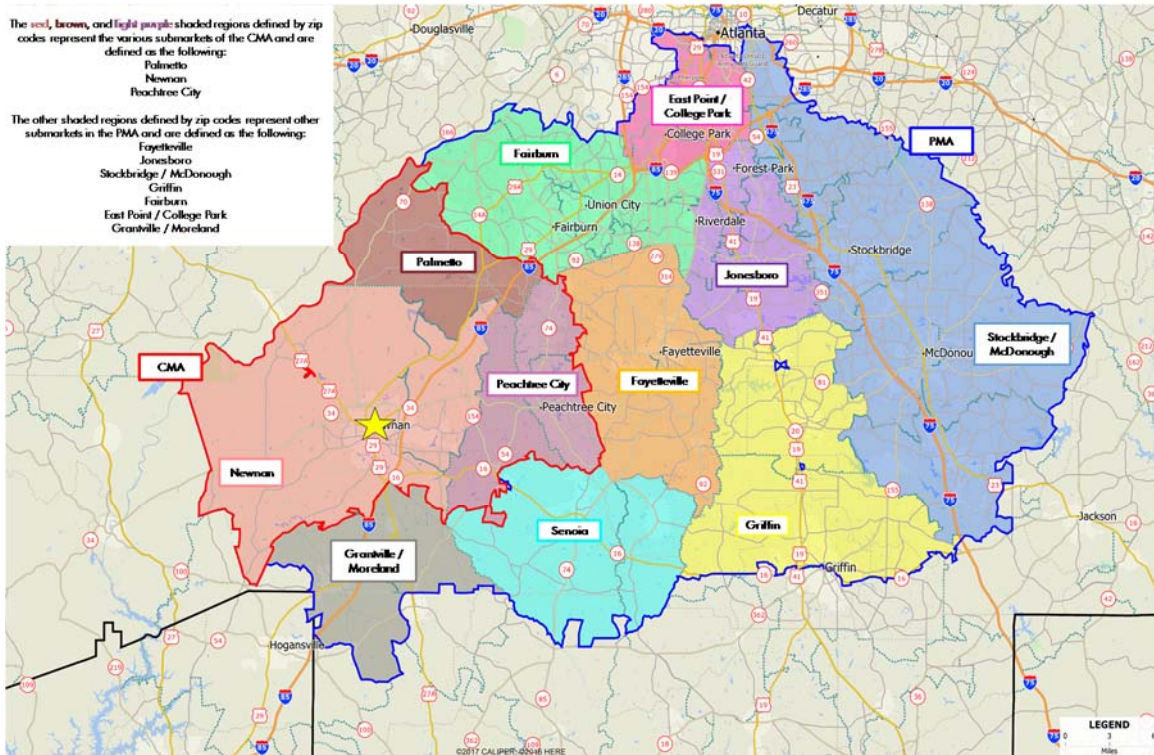
MARKET OVERVIEW

Regional Definitions

- The Site is in Newnan, Georgia which is located in central Coweta County. The Site is a 45-minute drive to Downtown and Midtown Atlanta and a 30-minute drive to Hartsfield Jackson Atlanta International Airport.
- The Primary Market Area ("PMA") is defined by zip codes and is comprised of parts of the following counties: Clayton, Coweta, DeKalb, Douglas, Fayette, Fulton, Henry and Spalding.
- The Competitive Market Area ("CMA"), the geographic source of competitive residential supply, is defined by zip codes and includes 3 submarkets: Newnan, Peachtree City, and Palmetto.



- TCG identified seven relevant submarkets within the PMA: Fayetteville, Jonesboro, Stockbridge/McDonough, Griffin, Fairburn, East Point/College Park, and Grantville/Moreland.



Newnan Market Characteristics

- The Atlanta MSA is comprised of 29 Georgia counties. The MSA is the largest metropolitan area in Georgia and is a key driver of economic growth in the Southeastern United States.
- The CMA is home to 174,229 people and 63,278 households. Average annual household growth projected through 2023 is 1.5% annually. CMA median household incomes are \$70,985 and average household incomes are \$93,079.
- The Site is located less than 3.5 miles away from the three largest employers in Coweta County:
 - Yamaha Manufacturing Corporation: 1,700 employees, located 2.5 miles from Site,
 - Cancer Treatment Centers of America: 1,100 employees, located 0.8 mile from Site,
 - Piedmont Newnan Hospital: 1,000 employees, located 3.2 miles from Site.
- Newnan has become a popular destination for the film industry with numerous high-profile movies and television shows filmed in both the City of Newnan and surrounding Coweta County.

RESIDENTIAL RENTAL MARKET ANALYSIS

Apartment Market and Trends

- The Site is located in CoStar’s Coweta County Submarket, characterized by limited historical institutional deliveries with a steady vacancy of approximately 7.8% since the year 2000.
- TCG surveyed 17 competitive institutional communities with average base rents of \$1,239 or \$1.18 PSF. Rents amongst conventional apartment product in the Newnan submarket average \$1,190 or \$1.14 PSF.
- CMA includes one lease-up comparable, Promenade at Newnan Crossing, absorbing 29.6 units per month. Promenade at Newnan Crossing is the only new community delivered since 2014. Communities in lease-up typically offer a one-month free concession, which will drive absorption within a reasonable lease-up time for new communities.

Residential Rental Supply and Demand

- TCG projects annual income qualified demand potential in the PMA to be 1,392 units per year through 2023 for rental product based on a demographic model (Exhibit II-8A).
- TCG has modeled a fair-share capture of 19% for the CMA, equating to annual new rental unit demand of 264 units through 2023 (Exhibit II-8B).
- TCG projects that 403 units of rental inventory will deliver in the CMA through 2023 (Exhibit II-12). These deliveries, in addition to the units currently in lease-up in the market and the planned units at the Site result in a cumulative undersupply in the market of approximately 249 units through 2023 (Exhibit II-8E).
- The risk of displacement of current renters is more likely due to limited new supply and increasing rent growth.

Residential Rental Product Program and Positioning

- The Site is located on Ashley Park Boulevard, off of GA-34 and 1.6 miles from I-85.
- The Site will include 269 residential units in multiple 3-story, surface-parked garden-style buildings.
- TCG recommends exterior amenities to include a fitness/yoga studio, resort-style saltwater pool, a club room with media, outdoor courtyard with grilling areas and firepits, a pet spa, a business center, and a game room with billiards.
- TCG recommends interior unit amenities to include: granite countertops, modern finishes, tile backsplashes and showers, stainless steel appliances, walk-in closets, and wood plank style flooring.
- The Site is in a premium location in Newnan within walking distance surrounding retail at Ashley Park Shopping Mall which includes over 60 shops, restaurants, and entertainment venues
- TCG recommends overall average rent of \$1,368 for the average 940 SF unit (\$1.45 PSF).
 - Positioned at the top of the Newnan market due to new vintage, walkability to surrounding retail, accessibility to key employment nodes, and accessibility to I-85, Downtown Atlanta, and the Atlanta Airport.
 - Positioned in-line with key comparable, Promenade at Newnan Crossing (built 2019), due to similar location, vintage, and accessibility to retail and employment nodes.

* * * *

This assignment was completed by Esther Lho, Vergi Augustini, and Hunter Holliday under the direction of Tim Cornwell. We have enjoyed working with you on this assignment and look forward to our continued involvement with your team. If you have any questions, please do not hesitate to call.

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2. Demographics
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 - C. Demographic Change Summary
 - D. Renters
 - E. Changing Nature of Rentership
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 - B. By Industry
 - C. Employment Nodes
 - D. Major Employers
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5. Building Permit Issuances
6. Growth in Home Prices, Rents, Owner Costs

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5. Product Indicators
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7. Future Development
 - A. Delivery Projection
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 - A. Household Growth Model
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 - C. Tapestry Distribution
 - D. Elasticity of Rental Demand
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2. Site Plan
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4. Multifamily Rental Rent Positioning
 - A. Positioning per Unit
 - B. Positioning by Bedroom Type

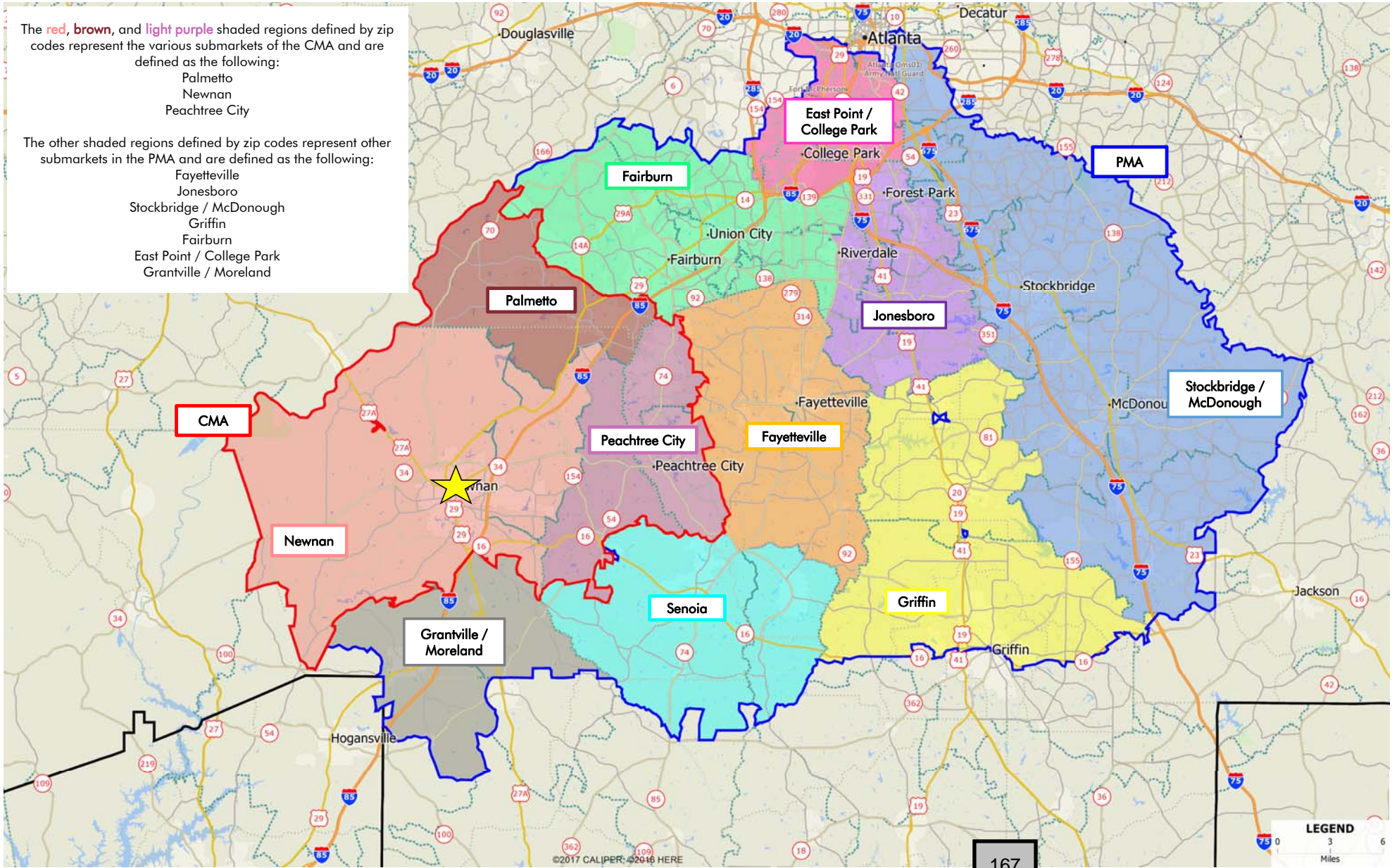
IV. APPENDIX

1. Tapestry Definition
2. Planned and Proposed Development Detail

Market Overview

EXHIBIT I-1

REGIONAL LOCATION AND SUBMARKET DEFINITION
 PRIMARY MARKET AREA
 SEPTEMBER 2019



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**EXHIBIT I-2A
DEMOGRAPHICS - SUMMARY
PRIMARY MARKET AREA
2018**

Geography:	Primary Market Area					Atlanta MSA
	Competitive Market Area					
	Newnan	Peachtree City	Palmetto	CMA	PMA	
Scale						
Population ('18)	95,914	67,907	10,408	174,229	1,122,194	5,891,925
Households ('18)	35,050	24,420	3,808	63,278	400,977	2,161,767
% of PMA	9%	6%	1%	16%	---	---
Gr/Yr (#, '18-'23)	618	258	80	956	5,352	32,369
% of PMA	12%	5%	1%	18%	---	---
Over \$100K HH Growth	401	287	65	753	3,819	25,914
Under \$100K HH Growth	217	(29)	15	203	1,533	6,454
Gr/Yr (% , '18-'23)	1.7%	1.0%	2.0%	1.5%	1.3%	1.5%
Employment ('18)	32,028	27,963	2,398	62,389	383,143	2,648,738
% of PMA	8%	7%	1%	16%	---	---
Household Size ('18)						
Average HH Size	2.72	2.78	2.71	2.74	2.77	2.69
1-Person	53% { 22%	51% { 17%	55% { 24%	53% { 20%	53% { 24%	55% { 25%
2-Person	{ 32%	{ 34%	{ 31%	{ 33%	{ 29%	{ 30%
3+ Person	47%	49%	45%	47%	47%	45%
Age Breakdown ('18)						
Median Age	36.7	42.9	39.0	39.0	35.9	36.2
Under 20	28%	26%	27%	27%	28%	27%
20-24	6%	5%	6%	6%	7%	7%
25-34	27% { 14%	22% { 10%	25% { 13%	25% { 12%	28% { 14%	29% { 15%
35-44	{ 14%	{ 12%	{ 13%	{ 13%	{ 13%	{ 14%
45-54	14%	16%	14%	15%	14%	14%
55-64	12%	16%	13%	13%	12%	12%
65-74	8%	10%	10%	9%	8%	8%
75+	5%	5%	6%	5%	4%	4%
Income Breakdown ('18)						
Median Income	\$60,280	\$90,755	\$58,257	\$70,985	\$54,854	\$63,454
vs. PMA	10%	65%	6%	29%	---	16%
Average Income	\$77,052	\$117,662	\$82,953	\$93,079	\$72,581	\$89,351
Under \$50K	40%	23%	43%	33%	45%	38%
\$50-\$75K	51% { 20%	53% { 17%	45% { 16%	51% { 19%	47% { 20%	47% { 18%
\$75-\$100K	{ 15%	{ 14%	{ 14%	{ 14%	{ 13%	{ 13%
\$100-\$150K	{ 16%	{ 21%	{ 15%	{ 18%	{ 14%	{ 16%
\$150-\$200K	5%	12%	5%	8%	5%	7%
Over \$200K	4%	13%	7%	8%	4%	8%
Rentership ('18)						
% Rent	34%	21%	29%	29%	37%	37%
Renter HHs	11,984	5,038	1,101	18,123	149,405	799,866
% of PMA	8%	3%	1%	12%	---	---
Annual New Renters ('18-'23)	211	53	23	274	1,994	11,977
% Rent SFD	45%	45%	57%	45%	43%	14%
% Rent 1-4 Unit Attached	15%	13%	23%	15%	15%	21%
% Rent 5-50 Unit Attached	30%	24%	7%	27%	33%	39%
% Rent 50+ Unit Attached	8%	11%	1%	8%	6%	26%

Source: ESRI; US Census (American Factfinder)

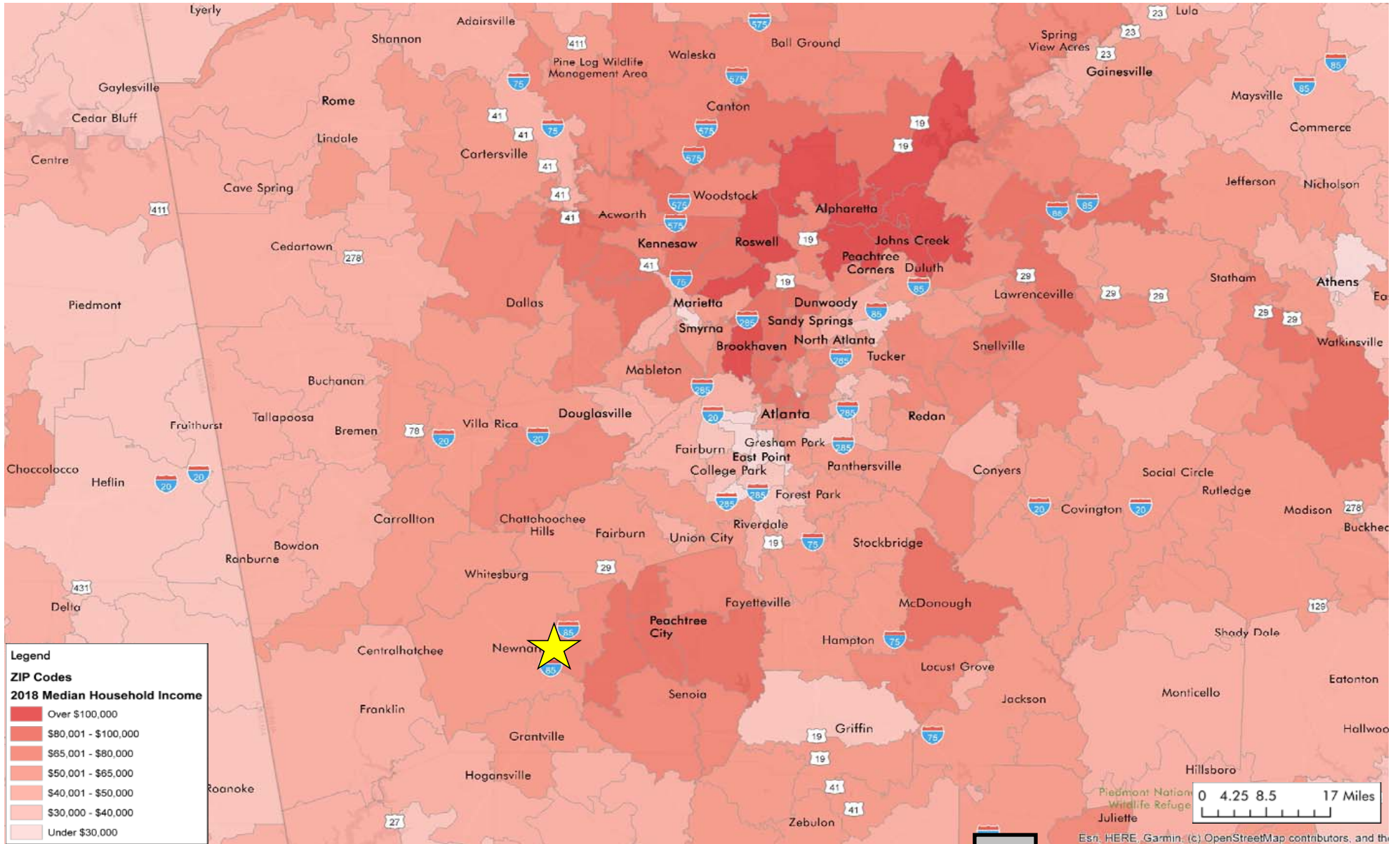
**EXHIBIT I-2A
DEMOGRAPHICS - SUMMARY
PRIMARY MARKET AREA
2018**

Geography:	Other PMA Submarkets									PMA	Atlanta MSA	
	CMA	Fairburn	Stockbridge / McDonough	Fayetteville	Jonesboro	East Point / College Park	Griffin	Senoia	Grantville / Moreland			
Scale												
Population ('18)	174,229	162,568	299,566	67,268	178,232	127,602	83,112	20,107	9,510	1,122,194	5,891,925	
Households ('18)	63,278	59,743	105,727	23,820	61,216	48,259	28,517	7,090	3,327	400,977	2,161,767	
% of PMA	16%	15%	26%	6%	15%	12%	7%	2%	1%	---	---	
Gr/Yr (#, '18-'23)	956	758	1,586	273	674	351	537	170	47	5,352	32,369	
% of PMA	18%	14%	30%	5%	13%	7%	10%	3%	1%	---	---	
Over \$100K HH Growth	753	534	1,259	270	362	170	335	98	38	3,819	25,914	
Under \$100K HH Growth	203	224	327	3	312	181	202	72	9	1,533	6,454	
Gr/Yr (%,'18-'23)	1.5%	1.2%	1.5%	1.1%	1.1%	0.7%	1.8%	2.3%	1.4%	1.3%	1.5%	
Employment ('18)	62,389	39,036	80,504	23,834	79,612	75,942	19,105	2,034	687	383,143	2,648,738	
% of PMA	16%	10%	21%	6%	21%	20%	5%	1%	0%	---	---	
Household Size ('18)												
Average HH Size	2.74	2.71	2.81	2.81	2.86	2.54	2.87	2.84	2.86	2.77	2.69	
1-Person	53% { 20%	55% { 28%	51% { 22%	52% { 18%	52% { 25%	61% { 34%	51% { 20%	50% { 16%	51% { 19%	53% { 24%	55% { 25%	
2-Person	33%	27%	30%	34%	27%	27%	31%	34%	33%	29%	30%	
3+ Person	47%	45%	49%	48%	48%	39%	49%	50%	49%	47%	45%	
Age Breakdown ('18)												
Median Age	39.0	33.2	36.1	44.7	33.0	34.4	36.5	39.4	37.9	35.9	36.2	
Under 20	27%	30%	27%	24%	29%	28%	28%	27%	28%	28%	27%	
20-24	6%	7%	7%	6%	8%	8%	6%	6%	5%	7%	7%	
25-34	12%	16%	15%	10%	16%	15%	14%	12%	13%	14%	15%	
35-44	25% { 13%	30% { 15%	29% { 14%	21% { 11%	29% { 13%	28% { 13%	27% { 13%	26% { 14%	27% { 14%	28% { 13%	29% { 14%	
45-54	15%	13%	14%	15%	13%	12%	14%	15%	14%	14%	14%	
55-64	13%	10%	12%	16%	11%	12%	12%	13%	13%	12%	12%	
65-74	9%	7%	7%	12%	7%	8%	8%	9%	9%	8%	8%	
75+	5%	3%	4%	7%	4%	4%	5%	5%	5%	4%	4%	
Income Breakdown ('18)												
Median Income	\$70,985	\$51,257	\$62,629	\$84,295	\$45,157	\$31,716	\$51,133	\$69,024	\$54,321	\$54,854	\$63,454	
vs. PMA	29%	(7%)	14%	54%	(18%)	(42%)	(7%)	26%	(1%)	---	16%	
Average Income	\$93,079	\$65,086	\$78,490	\$108,206	\$57,551	\$46,924	\$64,825	\$83,011	\$67,463	\$72,581	\$89,351	
Under \$50K	33%	48%	37%	28%	54%	68%	49%	44%	44%	45%	38%	
\$50-\$75K	19%	21%	22%	15%	21%	15%	21%	22%	23%	20%	18%	
\$75-\$100K	51% { 14%	46% { 13%	54% { 16%	52% { 16%	42% { 12%	29% { 7%	45% { 13%	59% { 20%	48% { 14%	47% { 13%	47% { 13%	
\$100-\$150K	18%	12%	17%	21%	9%	6%	12%	17%	11%	14%	16%	
\$150-\$200K	8%	3%	5%	10%	2%	2%	4%	5%	7%	5%	7%	
Over \$200K	8%	3%	4%	11%	2%	2%	2%	4%	1%	4%	8%	
Rentership ('18)												
% Rent	29%	40%	29%	17%	49%	65%	33%	14%	25%	37%	37%	
Renter HHs	18,123	23,723	31,103	4,031	29,840	31,368	9,409	977	831	149,405	799,866	
% of PMA	12%	16%	21%	3%	20%	21%	6%	1%	1%	---	---	
Annual New Renters ('18-'23)	274	301	467	46	329	228	177	23	12	1,994	11,977	
% Rent SFD	45%	37%	51%	57%	42%	33%	59%	79%	---	43%	14%	
% Rent 1-4 Unit Attached	15%	18%	11%	15%	14%	16%	15%	5%	0%	15%	21%	
% Rent 5-50 Unit Attached	27%	40%	31%	19%	38%	37%	15%	10%	0%	33%	39%	
% Rent 50+ Unit Attached	8%	4%	4%	2%	3%	12%	3%	0%	---	6%	26%	

Source: ESRI; US Census (American Factfinder)

EXHIBIT I-2B

MEDIAN INCOME HEAT MAP
 ATLANTA-ROSWELL-SANDY SPRINGS, GA MSA
 SEPTEMBER 2019



Source : ESRI

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EXHIBIT I-2C

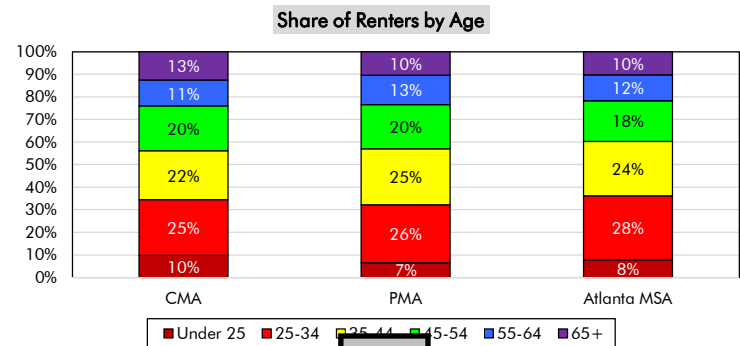
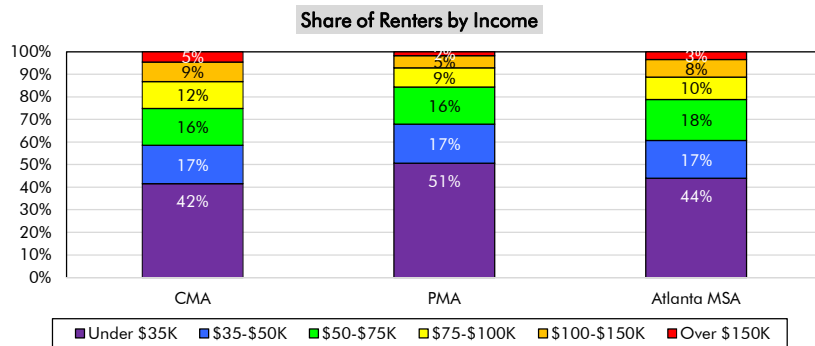
DEMOGRAPHIC CHANGE SUMMARY
COMPETITIVE MARKET AREA
2010 THROUGH 2023

Geography	CMA		8 Year	CMA		5 Year	Δ	
	2010	2018	Δ	2018	2023	Δ	'10-'18	'10-'23
General Information								
Population	157,407	174,229	10.7%	174,229	187,255	7.5%	10.7%	19.0%
<i>Net new Population</i>		16,822	--		13,026	--	16,822	29,848
Households	57,040	63,278	10.9%	63,278	68,056	7.6%	10.9%	19.3%
<i>Net new Households</i>		6,238	--		4,778	--	6,238	11,016
Household Size	2.76	2.75	-0.2%	2.75	2.75	-0.1%	-0.2%	-0.3%
Age Breakdown - Population								
Median Age (Pop)	38.0	39.0	1.0	39.0	39.5	0.5	2.6%	3.9%
Under 20	30%	27%	-2.7%	27%	26%	-0.8%	-9.1%	-11.9%
20-24	5%	6%	0.7%	6%	5%	-0.6%	14.2%	2.2%
25-34	11%	12%	1.1%	12%	13%	0.5%	9.7%	14.2%
35-44	15%	13%	-2.3%	13%	13%	0.4%	-15.2%	-12.5%
45-54	16%	15%	-1.4%	15%	13%	-1.7%	-8.7%	-19.1%
55-64	12%	13%	1.5%	13%	13%	-0.1%	12.4%	11.5%
65-74	7%	9%	2.4%	9%	10%	1.0%	36.9%	52.5%
75+	4%	5%	0.7%	5%	6%	1.2%	15.8%	44.2%
Income/Wealth Breakdown - Households *								
Median Income	\$67,382	\$70,985	5.3%	\$70,985	\$76,689	8.0%	5.3%	13.8%
Average Income	\$81,979	\$93,079	13.5%	\$93,079	\$104,211	12.0%	13.5%	27.1%
Under \$50K	37%	33%	-3.6%	33%	31%	-2.8%	-9.6%	-17.1%
\$50-\$75K	19%	19%	-0.4%	19%	18%	-0.8%	-2.1%	-6.1%
\$75-\$100K	15%	14%	-0.3%	14%	15%	0.3%	-2.2%	0.1%
\$100-\$150K	18%	18%	0.7%	18%	19%	0.5%	3.8%	6.8%
\$150-\$200K	6%	8%	1.9%	8%	8%	0.7%	32.2%	45.2%
Over \$200K	6%	8%	1.8%	8%	9%	1.9%	30.7%	63.7%

* Data in 2010 represents figures for 2011
Sources: ESRI, US Census

**EXHIBIT I-2D
DEMOGRAPHICS - RENTERS
PRIMARY MARKET AREA
2018**

Geography:	CMA					PMA					Atlanta MSA				
	All HHs		Renter Households			All HHs		Renter Households			All HHs		Renter Households		
	Num.	Shr.	% Rent	Rent HHs	Shr.	Num.	Shr.	% Rent	Rent HHs	Shr.	Num.	Shr.	% Rent	Rent HHs	Shr.
Households															
Total	63,278	100%	29%	18,123	100%	400,977	100%	37%	149,405	100%	2,161,767	100%	37%	799,866	100%
% Renter HHs Rent SFD				8,241	45%				64,898	43%				111,981	14%
% Renter HHs Rent 1-4 Unit Alt.				2,710	15%				21,759	15%				167,972	21%
% Renter HHs Rent 5-50 Unit Alt.				4,885	27%				49,680	33%				311,948	39%
% Renter HHs Rent 50+ Unit Alt.				1,468	8%				8,791	6%				207,965	26%
Income Range															
Under \$35K	13,909	22%	54%	7,538	42%	122,863	31%	62%	75,703	51%	559,942	26%	63%	351,993	44%
\$35-\$50K	7,220	11%	43%	3,082	17%	56,323	14%	46%	25,739	17%	269,193	12%	49%	133,240	17%
\$50-\$75K	11,903	19%	25%	2,960	16%	79,221	20%	31%	24,530	16%	399,385	18%	36%	145,765	18%
\$75-\$100K	9,103	14%	24%	2,153	12%	53,853	13%	24%	12,786	9%	290,951	13%	27%	79,560	10%
\$100-\$150K	11,551	18%	14%	1,566	9%	54,692	14%	15%	8,022	5%	335,093	16%	18%	61,969	8%
Over \$150K	9,592	15%	9%	825	5%	34,025	8%	8%	2,624	2%	307,183	14%	9%	27,340	3%
Age Range															
Under 25	1,755	3%	97%	1,702	10%	13,893	3%	71%	9,795	7%	83,872	4%	74%	61,943	8%
25-34	8,829	14%	51%	4,461	25%	67,977	17%	56%	38,334	26%	377,639	17%	60%	227,671	28%
35-44	11,279	18%	35%	3,943	22%	78,983	20%	47%	37,066	25%	432,702	20%	44%	192,274	24%
45-54	13,654	22%	26%	3,593	20%	82,958	21%	35%	29,182	20%	447,088	21%	32%	144,087	18%
55-64	13,004	21%	16%	2,074	11%	76,676	19%	26%	19,566	13%	397,535	18%	23%	92,175	12%
65+	14,757	23%	15%	2,278	13%	80,490	20%	19%	15,462	10%	422,911	20%	19%	81,717	10%
Household Size															
1-Person	12,777	20%	39%	5,031	28%	96,170	24%	52%	50,148	34%	546,585	25%	51%	280,352	35%
2-Person	20,592	33%	24%	4,942	27%	117,619	29%	32%	37,642	25%	652,719	30%	32%	209,956	26%
3 Person	11,785	19%	26%	3,058	17%	72,949	18%	35%	25,338	17%	373,282	17%	35%	129,154	16%
4+ Person	18,125	29%	28%	5,091	28%	114,237	28%	32%	36,277	24%	589,182	27%	31%	180,403	23%
Children															
Families	47,578	75%	17%	7,998	44%	280,648	70%	22%	60,642	41%	1,457,858	67%	20%	290,054	36%
Non-Families	15,700	25%	64%	10,125	56%	120,329	30%	74%	88,763	59%	703,909	33%	72%	509,812	64%



Source: American Factfinder

EXHIBIT I-2E

CHANGING NATURE OF RENTERSHIP
COMPETITIVE MARKET AREA
2012 TO 2017

I. Competitive Market Area

A. Renter Incomes

Income Tranches	2012		2017		5 Year Change	
	Renters	Distr.	Renters	Distr.	Renters	% Δ
Less than \$50,000	9,438	63%	9,904	59%	466	5%
\$50,000 to \$75,000	2,346	16%	2,760	16%	414	18%
\$75,000 to \$100,000	1,413	9%	2,008	12%	595	42%
\$100,000 to \$150,000	1,390	9%	1,460	9%	70	5%
\$150,000+	479	3%	769	5%	290	61%
Total Renters:	15,066	100%	16,901	100%	1,835	12%

B. % of Income Spent on Rent

\$75,000+ Incomes	2012		2017		5 Year Change	
	Renters	Distr.	Renters	Distr.	Renters	% Δ
Less than 20%	1,945	59%	3,130	75%	1,185	61%
20% to 29%	1,129	34%	947	23%	-182	-16%
30%+	208	6%	77	2%	-131	-63%
	3,282	100%	4,154	100%	872	27%

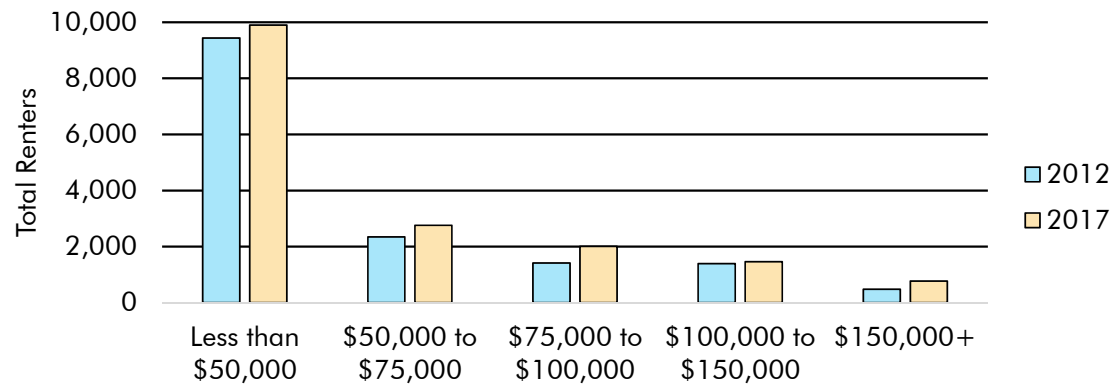


EXHIBIT I-3A

EMPLOYMENT - TOTAL
ATLANTA-SANDY SPRINGS-ROSWELL, GA METROPOLITAN STATISTICAL AREA
1996 THROUGH 2023

000s	United States			Atlanta MSA		
	Num.	Growth		Num.	Growth	
		Num.	Perc.		Num.	Perc.
Annual						
1996	119,827	---	---	1,982	---	---
1997	122,942	3,115	2.6%	2,048	65.9	3.3%
1998	126,150	3,208	2.6%	2,138	90.8	4.4%
1999	129,241	3,091	2.5%	2,238	99.8	4.7%
2000	132,034	2,793	2.2%	2,300	61.4	2.7%
2001	132,092	59	0.0%	2,310	10.5	0.5%
2002	130,649	(1,443)	(1.1%)	2,268	(42.0)	(1.8%)
2003	130,344	(305)	(0.2%)	2,245	(22.9)	(1.0%)
2004	131,770	1,426	1.1%	2,276	30.7	1.4%
2005	134,042	2,272	1.7%	2,346	69.6	3.1%
2006	136,458	2,415	1.8%	2,412	66.1	2.8%
2007	137,997	1,540	1.1%	2,460	48.3	2.0%
2008	137,241	(757)	(0.5%)	2,433	(26.7)	(1.1%)
2009	131,300	(5,941)	(4.3%)	2,297	(136.7)	(5.6%)
2010	130,353	(947)	(0.7%)	2,276	(20.3)	(0.9%)
2011	131,941	1,588	1.2%	2,312	35.8	1.6%
2012	134,173	2,232	1.7%	2,354	41.8	1.8%
2013	136,381	2,209	1.6%	2,414	60.0	2.5%
2014	138,939	2,558	1.9%	2,502	88.6	3.7%
2015	141,833	2,894	2.1%	2,582	79.3	3.2%
2016	144,310	2,477	1.7%	2,664	82.7	3.2%
2017	146,436	2,126	1.5%	2,728	63.2	2.4%
2018	148,495	2,059	1.4%	2,787	59.4	2.2%
Forecast						
2019	150,528	2,033	1.4%	2,838	51.2	1.8%
2020	151,990	1,462	1.0%	2,863	25.1	0.9%
2021	152,621	631	0.4%	2,861	(2.1)	(0.1%)
2022	153,493	872	0.6%	2,893	31.3	1.1%
2023	154,569	1,076	0.7%	2,921	28.7	1.0%
Historical Average						
5-Yr		2,423	1.7%		74.6	2.9%
10-Yr		1,125	0.8%		35.4	1.4%
2018 vs. 2009		17,195	13.1%		490.5	14.5%
2018 vs. 2014		9,555	6.9%		284.6	15.5%
2023 vs. 2018		6,074	4.1%		134.2	4.8%

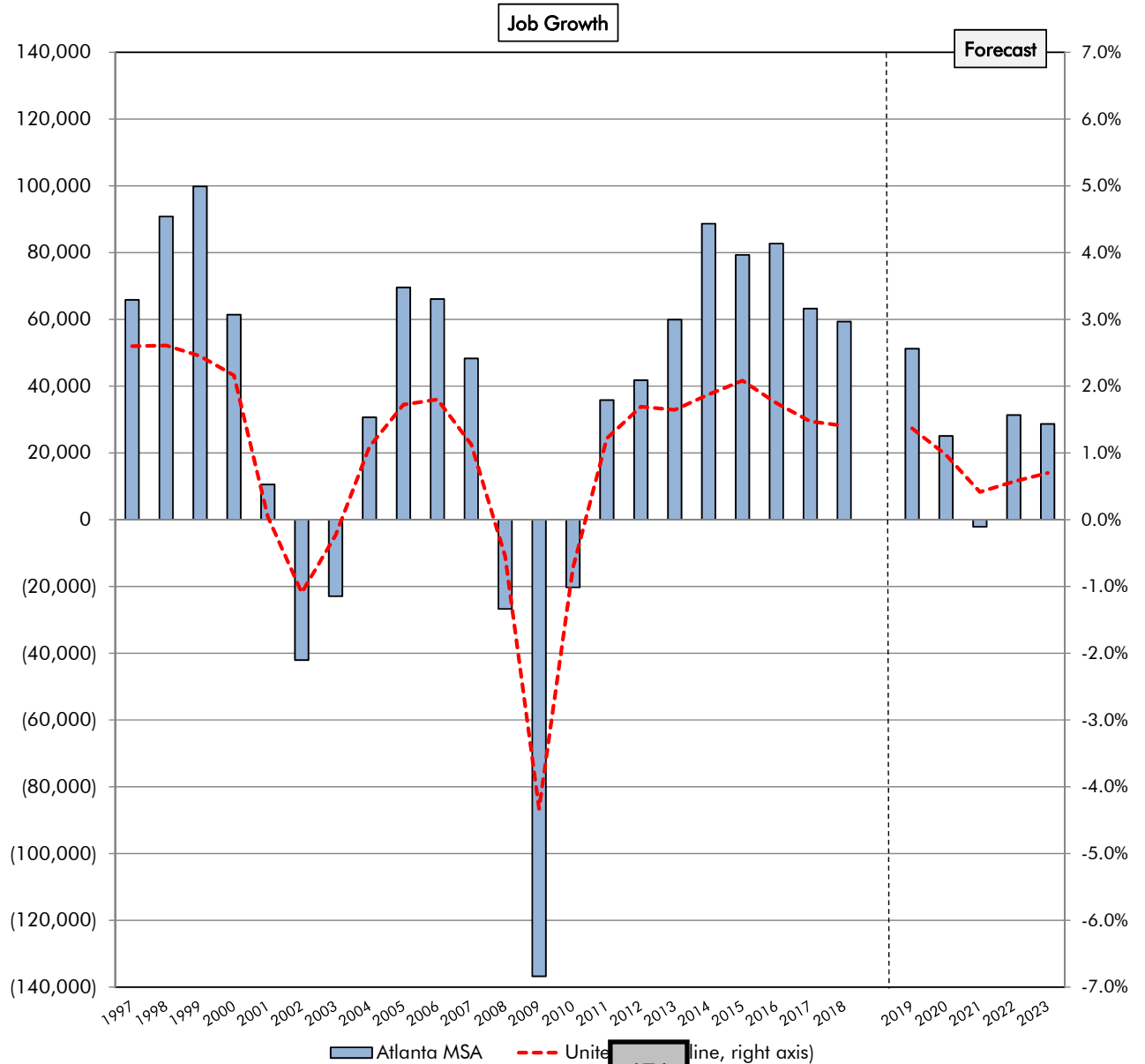
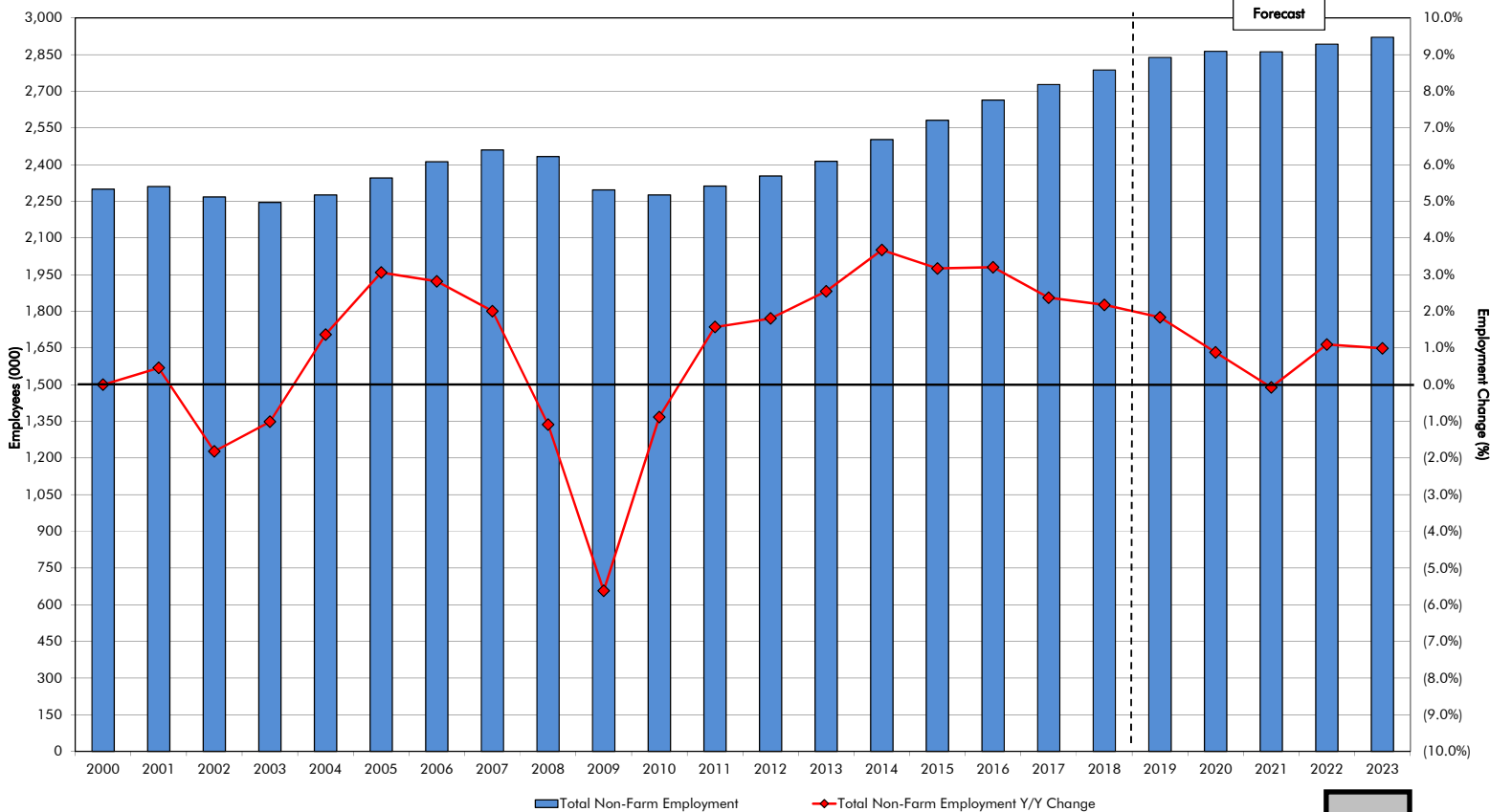


EXHIBIT I-3B

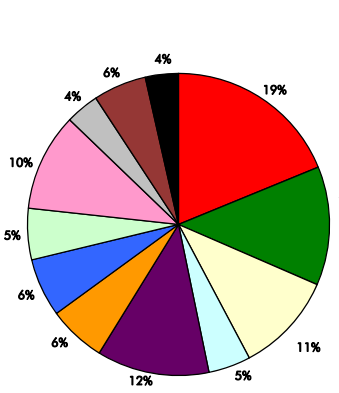
EMPLOYMENT SUMMARY - BY INDUSTRY
ATLANTA-SANDY SPRINGS-ROSWELL, GA METROPOLITAN STATISTICAL AREA
2000 THROUGH 2023

Employment Industry (000s)	Annual Employment (000s)																		Forecast					Ann. Growth '18-'23			% MSA Employment Shift Share					
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	'13-'18	%	#	2018	2023	Nom.	%	
Professional & Business Services	398.7	390.0	372.3	366.4	375.9	393.6	405.2	414.6	411.1	379.7	388.9	405.7	419.3	440.0	465.8	481.7	497.0	510.0	523.9	538.3	544.5	543.8	553.2	560.6	3.6%	1.4%	7.3	19%	19%	0.4%	2.1%	
Education & Health Services	183.2	191.6	200.3	207.3	215.3	225.1	234.9	244.3	252.1	255.8	263.1	272.7	284.5	295.9	306.9	319.3	333.8	341.5	354.0	364.8	370.4	371.4	376.8	383.4	3.7%	1.6%	5.9	13%	13%	0.4%	3.3%	
Government	281.0	292.4	301.9	304.0	308.9	314.4	323.5	333.3	341.8	340.7	333.7	323.6	321.5	319.3	320.3	323.0	327.3	331.1	335.4	337.8	340.3	341.4	344.1	346.8	1.0%	0.7%	2.3	12%	12%	-0.2%	-1.3%	
Leisure & Hospitality	196.7	199.4	200.9	205.3	212.2	219.5	227.2	235.6	234.1	223.9	221.5	226.4	234.6	246.1	259.3	269.2	282.4	290.9	298.8	309.1	312.8	314.0	319.3	324.7	4.0%	1.7%	5.2	11%	11%	0.4%	3.7%	
Retail Trade	265.0	265.2	260.5	253.4	253.0	263.5	273.8	280.3	272.6	252.8	250.6	255.4	259.4	265.6	272.8	281.0	286.7	290.9	291.6	295.0	296.9	295.7	297.4	299.4	1.9%	0.5%	1.6	10%	10%	-0.2%	-2.0%	
Financial Activities	155.2	157.7	157.5	158.0	159.1	164.5	169.2	169.6	162.5	153.0	148.9	151.4	154.0	156.4	159.0	162.0	166.6	171.0	174.3	174.1	174.8	174.4	175.8	177.3	2.2%	0.3%	0.6	6%	6%	-0.2%	-2.9%	
Manufacturing	209.2	199.1	188.0	181.0	179.4	180.0	180.0	177.3	169.5	147.8	144.3	147.7	149.8	151.1	153.9	159.4	165.0	169.2	172.1	173.1	172.3	169.9	168.9	167.8	2.6%	-0.5%	-0.9	6%	6%	-0.4%	-7.0%	
Transport., Warehousing & Utilities	127.9	126.5	121.3	118.0	118.9	121.6	128.1	128.1	122.4	122.8	125.6	126.5	126.9	132.7	138.6	145.0	151.4	158.5	161.3	162.9	161.9	163.3	164.7	4.6%	0.8%	1.2	6%	6%	0.0%	-0.8%		
Wholesale Trade	156.1	156.4	149.1	147.3	147.6	150.8	153.9	155.5	153.9	142.0	139.2	140.2	141.7	142.1	145.9	148.9	148.7	149.4	152.9	155.3	155.6	154.9	155.8	156.6	1.5%	0.5%	0.7	5%	5%	-0.1%	-2.3%	
Construction	128.8	129.3	124.0	121.5	126.0	132.0	138.1	139.4	128.0	101.7	92.2	90.3	87.6	91.9	101.1	107.7	115.0	120.0	125.7	133.4	136.0	137.7	141.3	142.8	6.5%	2.6%	3.4	5%	5%	0.4%	8.4%	
Other Services (exc. Public Adm.)	88.7	93.8	91.8	92.5	92.8	95.8	97.1	98.1	98.0	97.3	93.5	92.7	92.9	93.4	94.2	96.0	97.7	99.1	99.7	97.6	97.8	97.4	97.7	97.9	1.3%	-0.4%	-0.4	4%	3%	-0.2%	-6.3%	
Information	107.3	106.7	98.6	88.9	85.0	82.7	81.8	82.0	80.1	78.2	76.4	79.1	80.9	84.0	89.3	93.7	97.8	101.6	98.5	96.9	97.5	97.2	97.4	97.6	3.3%	-0.2%	-0.2	4%	3%	-0.2%	-5.5%	
Natural Resources & Mining	2.0	2.0	1.9	1.8	1.9	1.9	2.0	1.9	1.5	1.2	1.2	1.2	1.0	1.1	1.3	1.4	1.6	1.6	1.6	1.5	1.5	1.5	1.5	1.5	7.5%	-1.2%	0.0	0%	0%	0.0%	-10.2%	
Total Non-Farm (000)	2,300	2,310	2,268	2,245	2,276	2,346	2,412	2,460	2,433	2,297	2,276	2,312	2,354	2,414	2,502	2,582	2,664	2,728	2,787	2,838	2,863	2,861	2,893	2,921	2.9%	0.9%	26.8	100%	100%			
Y/Y Change (000)	61.4	10.5	-42.0	-22.9	30.7	69.6	66.1	48.3	-26.7	-136.7	-20.3	35.8	41.8	60.0	88.6	79.3	82.7	63.2	59.4	51.2	25.1	-2.1	31.3	28.7								
% Change		0.5%	-1.8%	-1.0%	1.4%	3.1%	2.8%	2.0%	-1.1%	-5.6%	-0.9%	1.6%	1.8%	2.5%	3.7%	3.2%	3.2%	2.4%	2.2%	1.8%	0.9%	-0.1%	1.1%	1.0%								
Cumulative Gain/Loss:				-2.8%				9.6%			-7.5%								22.4%					4.8%								

Return to peak in mid-2014



2018 Atlanta MSA Employment



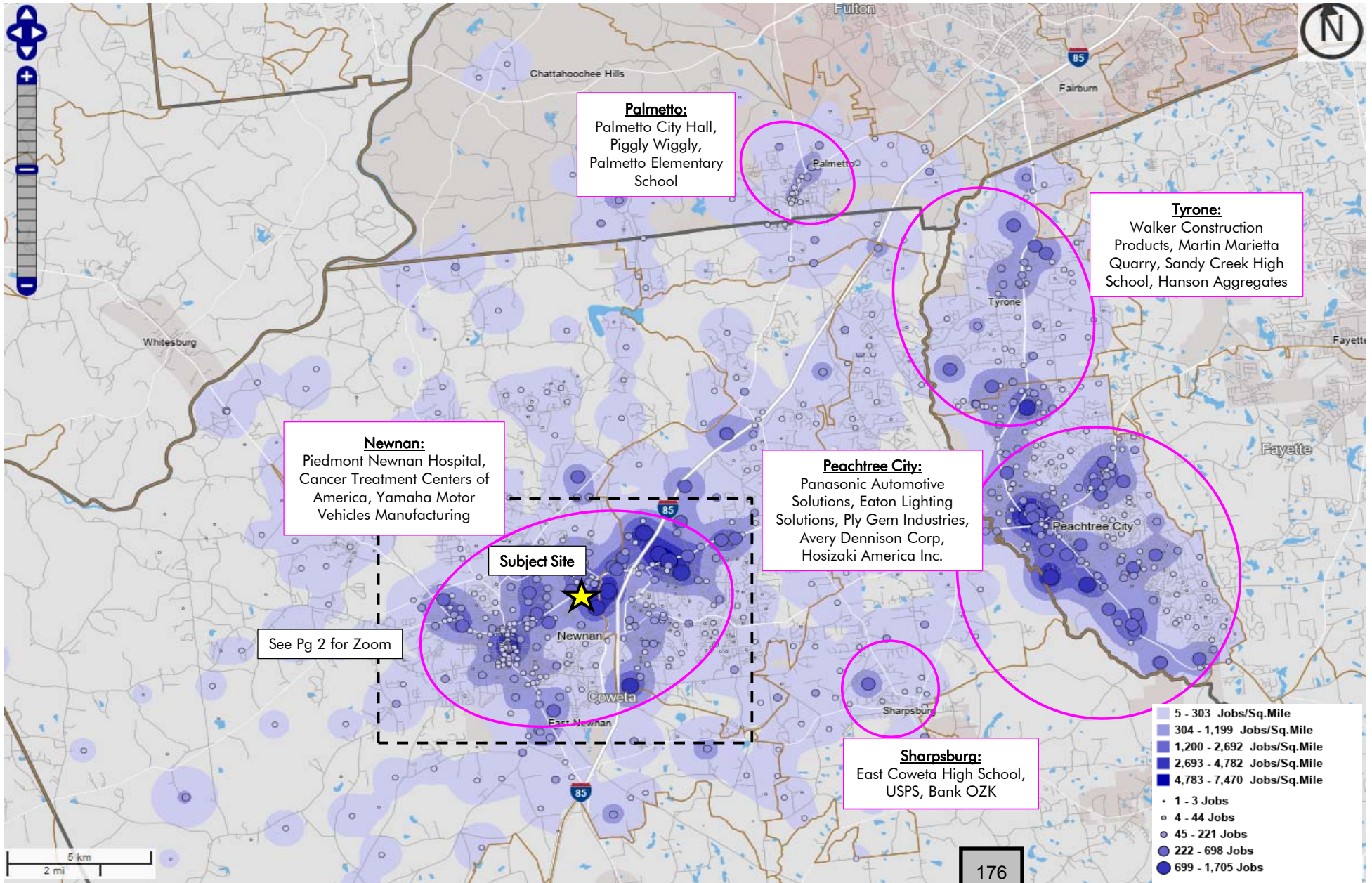
- Professional & Business Services
- Education & Health Services
- Leisure & Hospitality
- Construction
- Government
- Manufacturing
- Financial Activities
- Wholesale Trade
- Retail Trade
- Other Services (except Public Adm.)
- Transportation, Warehousing & Utilities
- Information

Source: Bureau of Labor Statistics; Moody's (updated September 2019).

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EXHIBIT I-3C

EMPLOYMENT NODES
COMPETITIVE MARKET AREA
2017

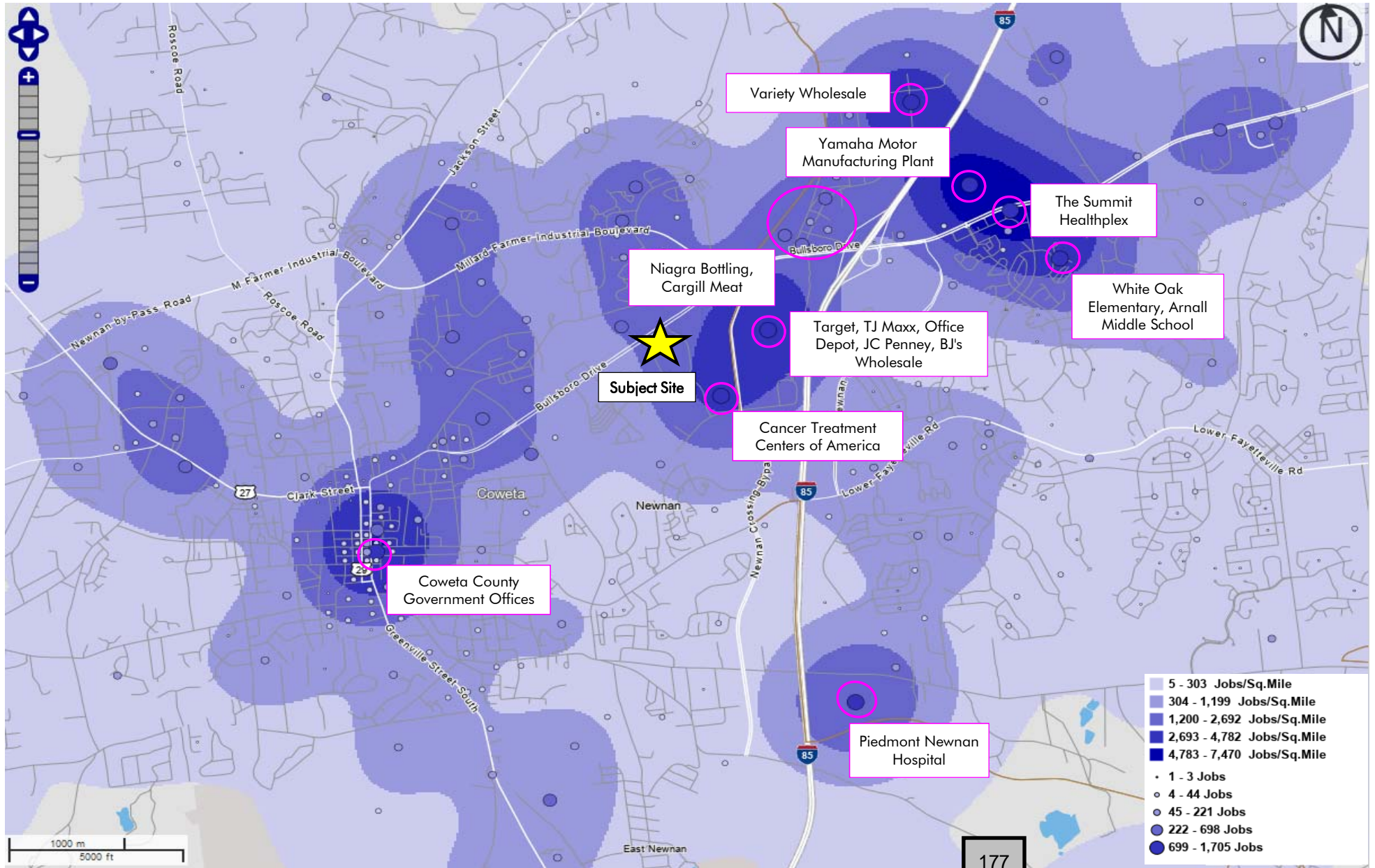


Source: Longitudinal Employer-Household Dynamics, U.S. Census Bureau

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EXHIBIT I-3C

EMPLOYMENT NODES
COMPETITIVE MARKET AREA
2017



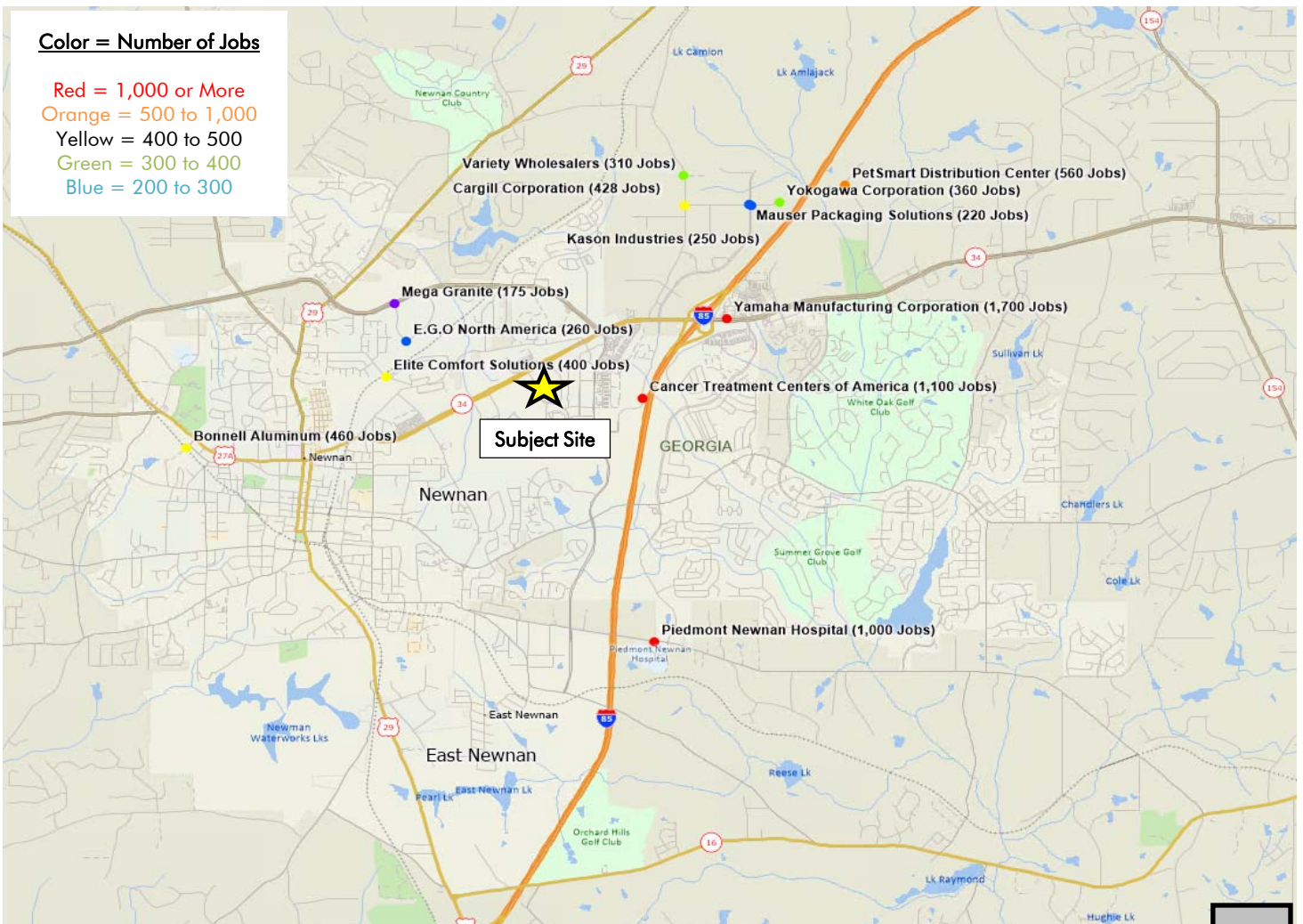
Source: Longitudinal Employer-Household Dynamics, U.S. Census Bureau

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EXHIBIT I-3D

KEY EMPLOYERS
COWETA COUNTY, GA
2019

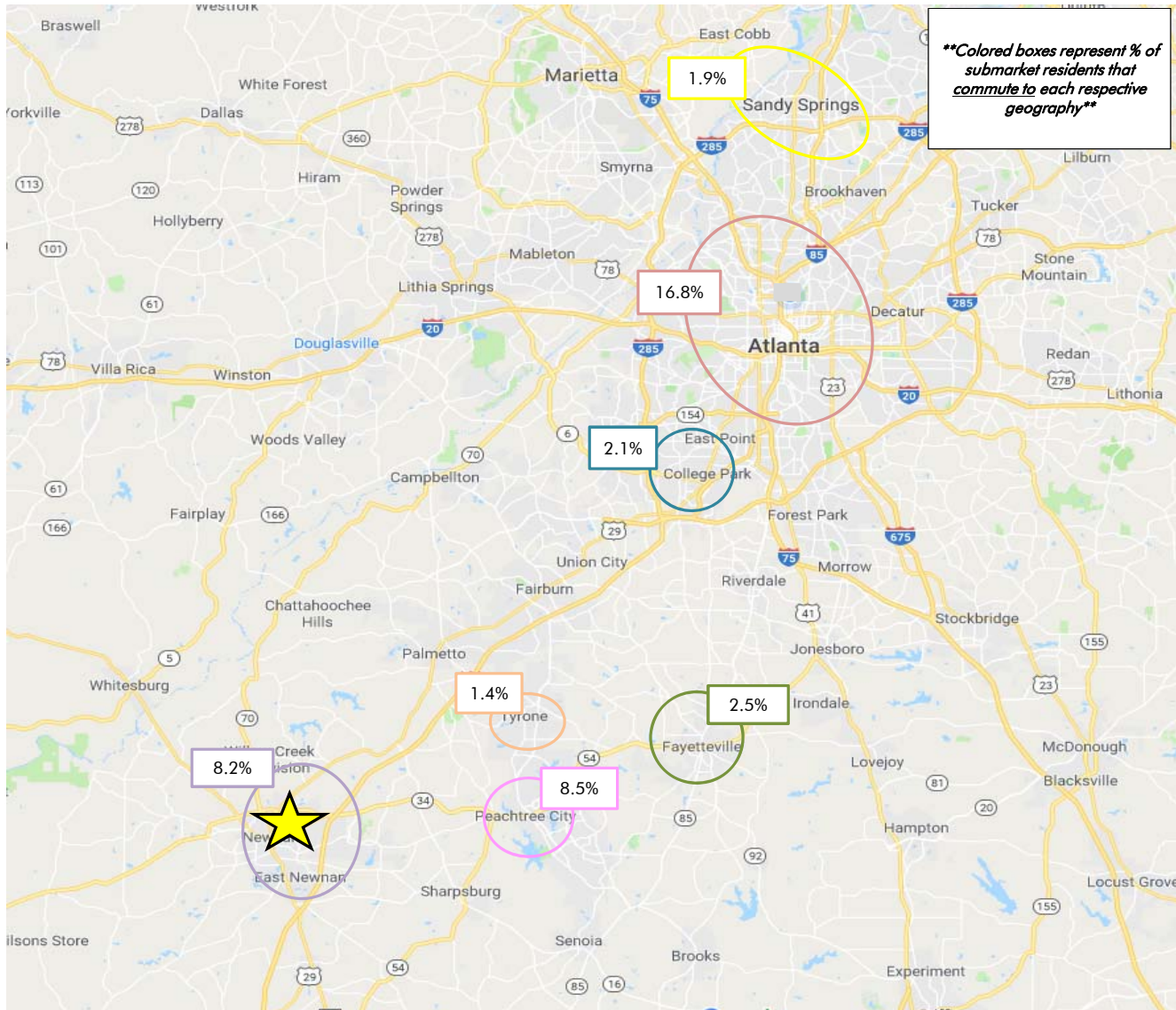
Rank	Employer	Industry	City	Address	Jobs
1	Yamaha Manufacturing Corporation	Manufacturing	Newnan	1000 Highway 34 East	1,700
2	Cancer Treatment Centers of America	Healthcare	Newnan	600 Celebrate Life Pkwy	1,100
3	Piedmont Newnan Hospital	Healthcare	Newnan	745 Poplar Road	1,000
4	PetSmart Distribution Center	Logistics	Newnan	570 International Park	560
5	Bonnell Aluminum	Manufacturing	Newnan	25 Bonnell Street	460
6	Cargill Corporation	Manufacturing	Newnan	33 Dart Road	428
7	Elite Comfort Solutions	Manufacturing	Newnan	76 Sprayberry Road	400
8	Yokogawa Corporation	Manufacturing	Newnan	2 Dart Road	360
9	Variety Wholesalers	Logistics	Newnan	60 Herring Road	310
10	E.G.O North America	Manufacturing	Newnan	83 Hillwood Circle	260
11	TenCate	Manufacturing	Senoia	74 Andrews Parkway	255
12	Kason Industries	Manufacturing	Newnan	57 Amlajack Blvd.	250
13	Winpak Films	Manufacturing	Senoia	219 Andrew Parkway	225
14	Mauser Packaging Solutions	Manufacturing	Newnan	98 Amlajack Blvd.	220
15	Mega Granite	Manufacturing	Newnan	360 Millard Farmer Industrial Blvd.	175
Top 15 Total					7,703
Total Coweta County Jobs					38,070
Top 15 Share					20.2%



Source: Coweta County Development Authority

EXHIBIT I-3E

COMMUTING PATTERNS
COMPETITIVE MARKET AREA
2017



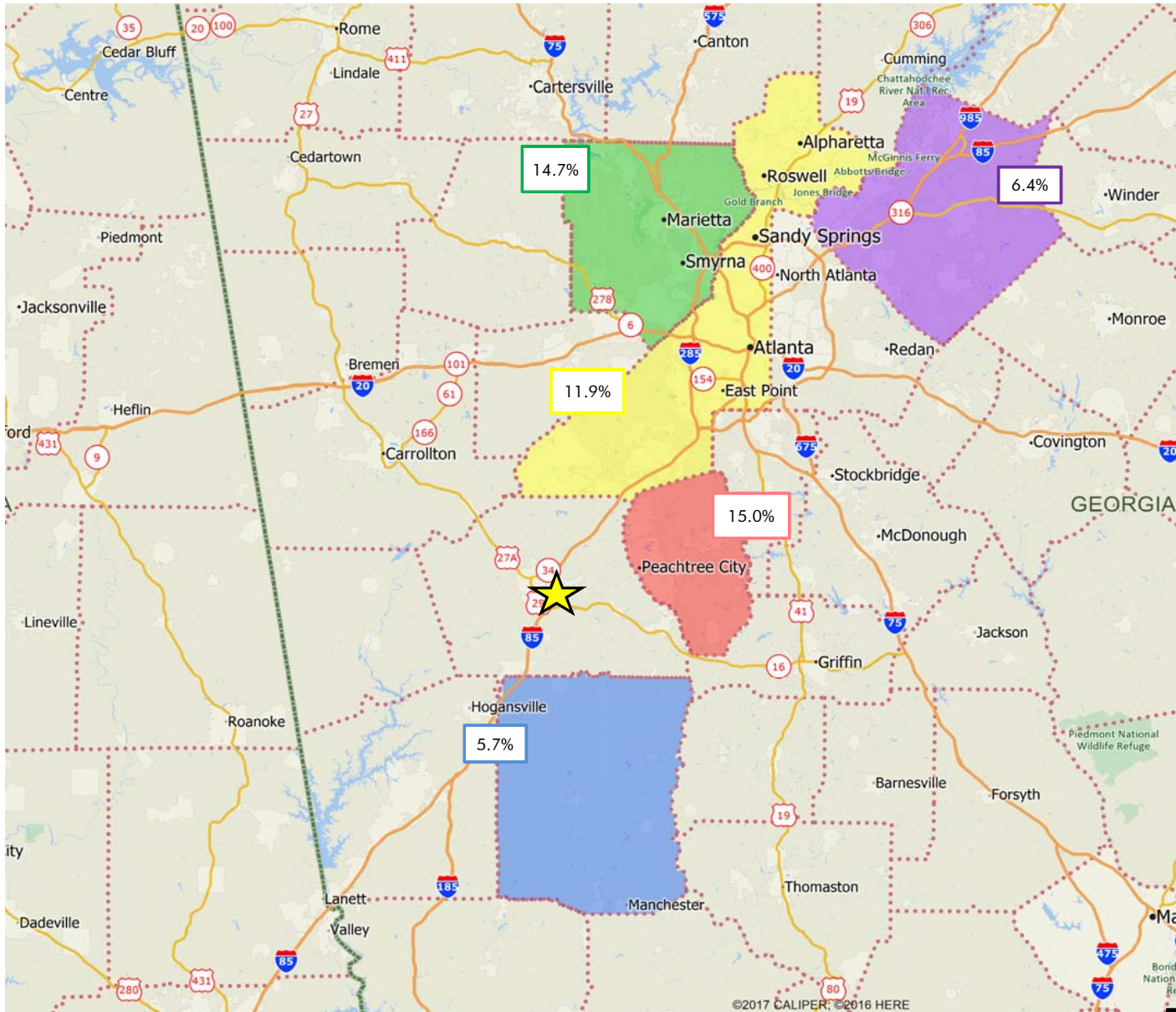
2015 Commuting Patterns		
<i>Employed Residents of:</i>	CMA	
Commute to:	%	#
Atlanta city, GA	16.8%	11,996
Peachtree City city, GA	8.5%	6,094
Newnan city, GA	8.2%	5,889
Fayetteville city, GA	2.5%	1,761
College Park city, GA	2.1%	1,528
Sandy Springs city, GA	1.9%	1,344
Tyrone town, GA	1.4%	978
LaGrange city, GA	1.3%	940
Fairburn city, GA	1.3%	924
South Fulton city, GA	1.1%	767
Carrollton city, GA	1.0%	686
Union City city, GA	0.9%	629
Hapeville city, GA	0.9%	610
Marietta city, GA	0.8%	595
Alpharetta city, GA	0.7%	535
All Other Locations:	50.6%	36,131
Total:	100%	71,407

Employees Working within:		
Commute from:	%	#
Newnan city, GA	9%	4,878
Peachtree City city, GA	7%	3,811
Atlanta city, GA	2%	1,173
South Fulton city, GA	2%	1,042
Fayetteville city, GA	1%	662
Tyrone town, GA	1%	606
Columbus city, GA	1%	472
Senoia city, GA	1%	445
Grantville city, GA	1%	442
LaGrange city, GA	1%	377
Palmetto city, GA	1%	342
Union City city, GA	1%	335
Fairburn city, GA	1%	333
Griffin city, GA	1%	321
Carrollton city, GA	1%	318
All other Locations:	72%	39,575
Total:	100%	55,132
Net Import/ Export of Employment:		(16,275)

Source: Longitudinal Employer-Household Dynamics, U.S. Census Bureau, 2017

EXHIBIT I-4

MIGRATION PATTERNS
COWETA COUNTY, GA
2013 - 2017



Source: U.S. Census Bureau, 2013-2017 5-year American Community Survey

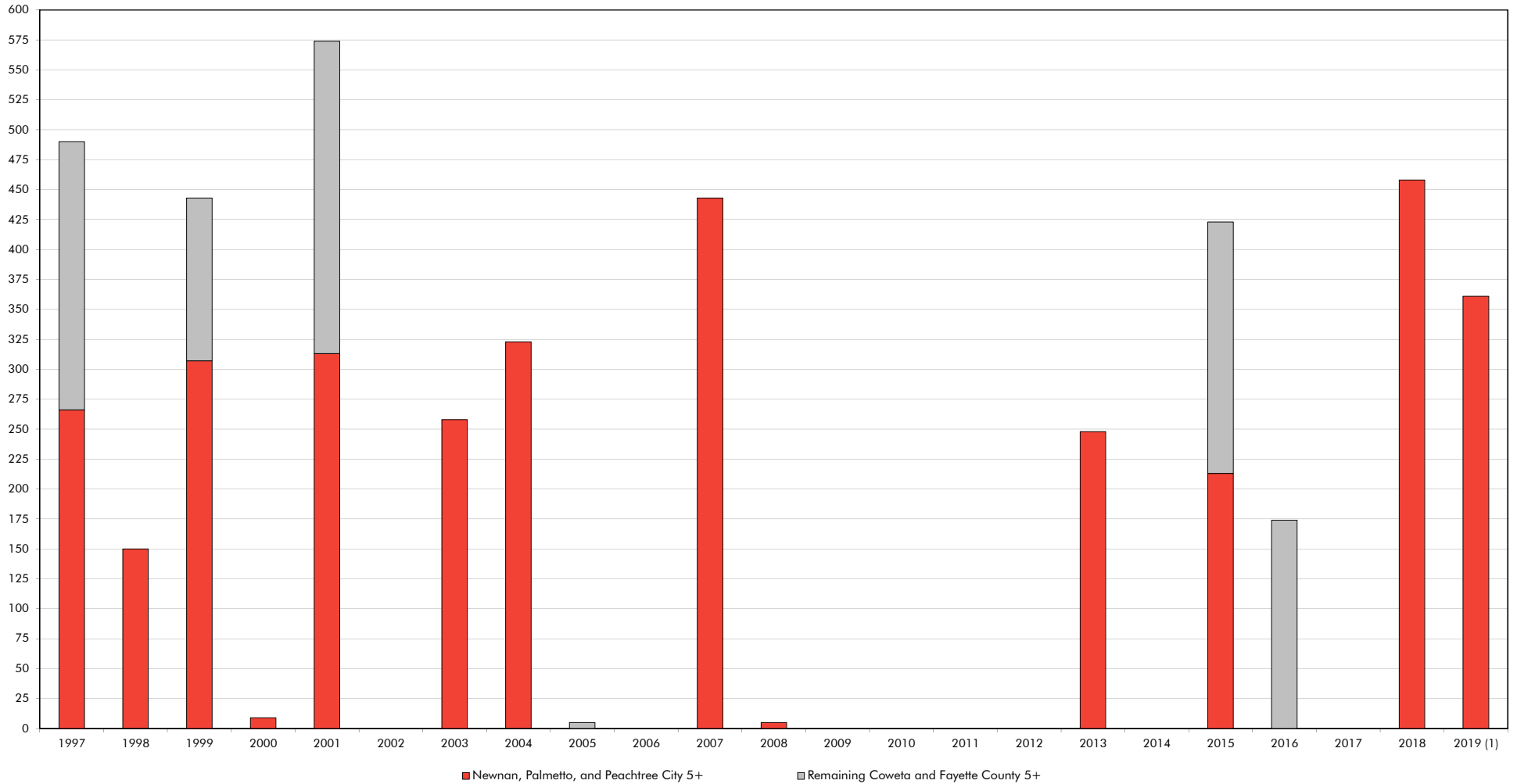
Total 2013 - 2017 Inbound Migration to Coweta County			
Within State			
Migrate from:	Number	% of GA	% of US
Fayette County	867	15.0%	9.9%
Cobb County	847	14.7%	9.7%
Fulton County	685	11.9%	7.8%
Gwinnett County	366	6.4%	4.2%
Meriwether County	327	5.7%	3.7%
Other Counties	2,669	46.3%	30.5%
In-State Total:	5,761	100%	65.9%
Outside of State			
Migrate from:	Number	% of GA	% of US
Florida	403	--	4.6%
Alabama	400	--	4.6%
California	207	--	2.4%
Texas	198	--	2.3%
Tennessee	193	--	2.2%
Other States	1,575	--	18.0%
Outside State Total:	2,976		
Total:	8,737	--	100%

Total 2013 - 2017 Outbound Migration from Coweta County			
Within State			
Migrate to:	Number	% of GA	% of US
DeKalb County	864	18.2%	11.7%
Fulton County	476	10.0%	6.4%
Fayette County	450	9.5%	6.1%
Clayton County	358	7.5%	4.8%
Carroll County	224	4.7%	3.0%
Other Counties	2,388	50.2%	32.3%
In-State Total:	4,760	100%	64.4%
Outside of State			
Migrate to:	Number	% of GA	% of US
Florida	468	--	6.3%
Alabama	363	--	4.9%
Kentucky	310	--	4.2%
Texas	306	--	4.1%
Virginia	123	--	1.7%
Other States	1,064	--	14.4%
Outside State Total:	2,634	--	--
Total:	7,394	--	100%

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EXHIBIT I-5
BUILDING PERMIT ISSUANCES
COWETA AND FAYETTE COUNTY
1997 THROUGH JUNE 2019

Geography	Annual																					Ann. Avg.			
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (1)	10-Yr	20-Yr
5+ Unit Building Permit Issuances by Geography																									
Coweta and Fayette County	490	46	443	9	574	0	258	197	5	0	443	5	0	0	0	0	248	0	423	174	0	458	361	85	141
5+ Change (#)	138	-444	397	-434	565	-574	258	-61	-192	-5	443	-438	-5	0	0	0	248	-248	423	-249	-174	458	---		
5+ Change (%)	39%	-91%	863%	-98%	6278%	-100%	--	-24%	-97%	-100%	--	-99%	-100%	--	--	--	--	-100%	--	-59%	-100%	--	---		
Newnan, Palmetto, and Peachtree City	266	150	307	9	313	0	258	323	0	0	443	5	0	0	0	0	248	0	213	0	0	458	361	47	113
5+ Change (#)	-46	-116	157	-298	304	-313	258	65	-323	0	443	-438	-5	0	0	0	248	-248	213	-213	0	458	---		
5+ Change (%)	-15%	-44%	105%	-97%	3378%	-100%	--	25%	-100%	--	--	-99%	-100%	--	--	--	--	-100%	--	-100%	--	---	---		

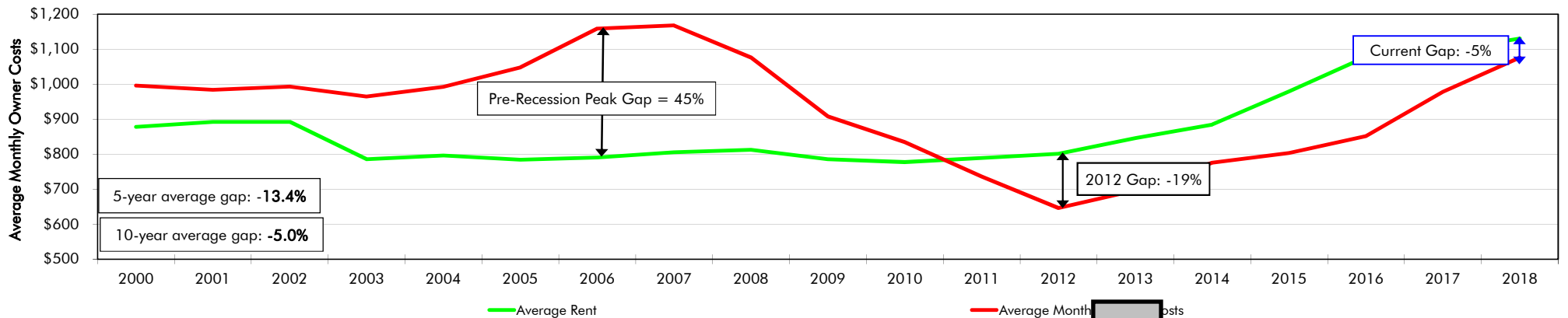
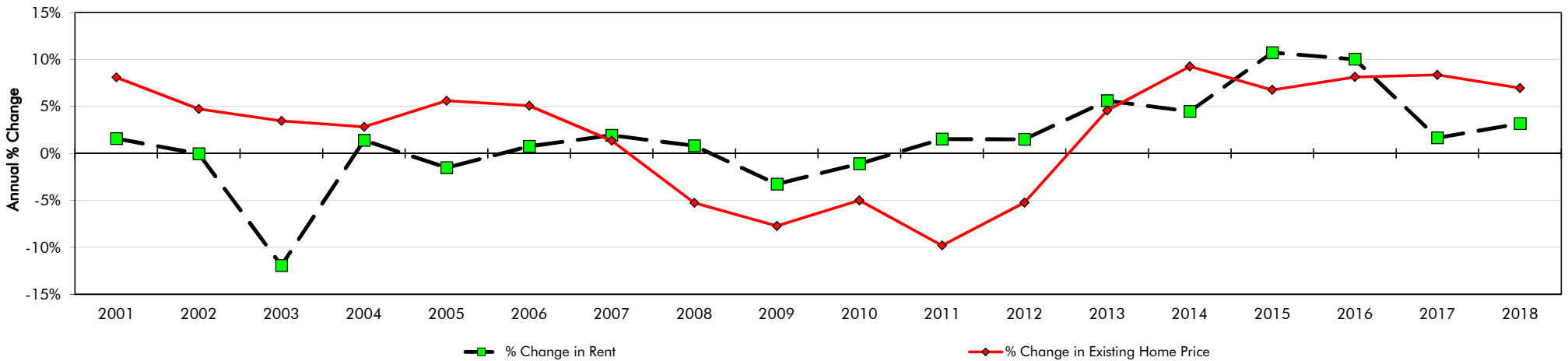


(1) 2018-2019 permit data is preliminary and as of July 2019 and is excluded from 10-Yr and 20-Yr averages
Source: U.S. Department of Housing and Urban Development

EXHIBIT I-6

GROWTH IN HOME PRICES, RENTS AND OWNER COSTS
COMPETITIVE MARKET AREA
2001-2018

Year:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Growth/Yr	
																			5-Yr	10-Yr
Effective Rent	\$892	\$892	\$786	\$797	\$785	\$791	\$806	\$812	\$786	\$777	\$789	\$801	\$846	\$884	\$979	\$1,078	\$1,096	\$1,130		
Chg/Yr (%)	---	0.0%	-11.9%	1.4%	-1.5%	0.8%	1.9%	0.8%	-3.3%	-1.1%	1.5%	1.5%	5.6%	4.5%	10.7%	10.0%	1.7%	3.2%	6.0%	3.4%
Median Home Price (000s)	\$157	\$165	\$170	\$175	\$185	\$194	\$197	\$187	\$172	\$164	\$148	\$140	\$146	\$160	\$171	\$185	\$200	\$214		
Chg/Yr (%)	---	4.7%	3.5%	2.8%	5.6%	5.1%	1.4%	-5.3%	-7.7%	-5.0%	-9.8%	-5.2%	4.6%	9.3%	6.8%	8.2%	8.4%	7.0%	7.9%	1.4%
Mortgage Rate	7.0%	6.5%	5.8%	5.8%	5.8%	6.4%	6.3%	6.0%	5.0%	4.7%	4.5%	3.7%	4.0%	4.2%	3.9%	3.7%	4.3%	4.5%		
Monthly Mort. Payment	\$834	\$836	\$802	\$826	\$871	\$974	\$980	\$898	\$743	\$678	\$595	\$513	\$558	\$623	\$640	\$676	\$787	\$872		
Property Tax (mo.)	\$150	\$157	\$162	\$167	\$176	\$185	\$188	\$178	\$164	\$156	\$141	\$133	\$139	\$152	\$163	\$176	\$191	\$204		
Ownership Housing Cost	\$984	\$993	\$965	\$993	\$1,048	\$1,159	\$1,168	\$1,076	\$908	\$835	\$736	\$646	\$697	\$776	\$803	\$852	\$978	\$1,076		
Chg/Yr (%)	---	0.9%	-2.9%	2.9%	5.5%	10.6%	0.8%	-7.8%	-15.7%	-8.0%	-11.8%	-12.2%	7.9%	11.3%	3.5%	6.1%	14.8%	10.0%	9.1%	0.0%



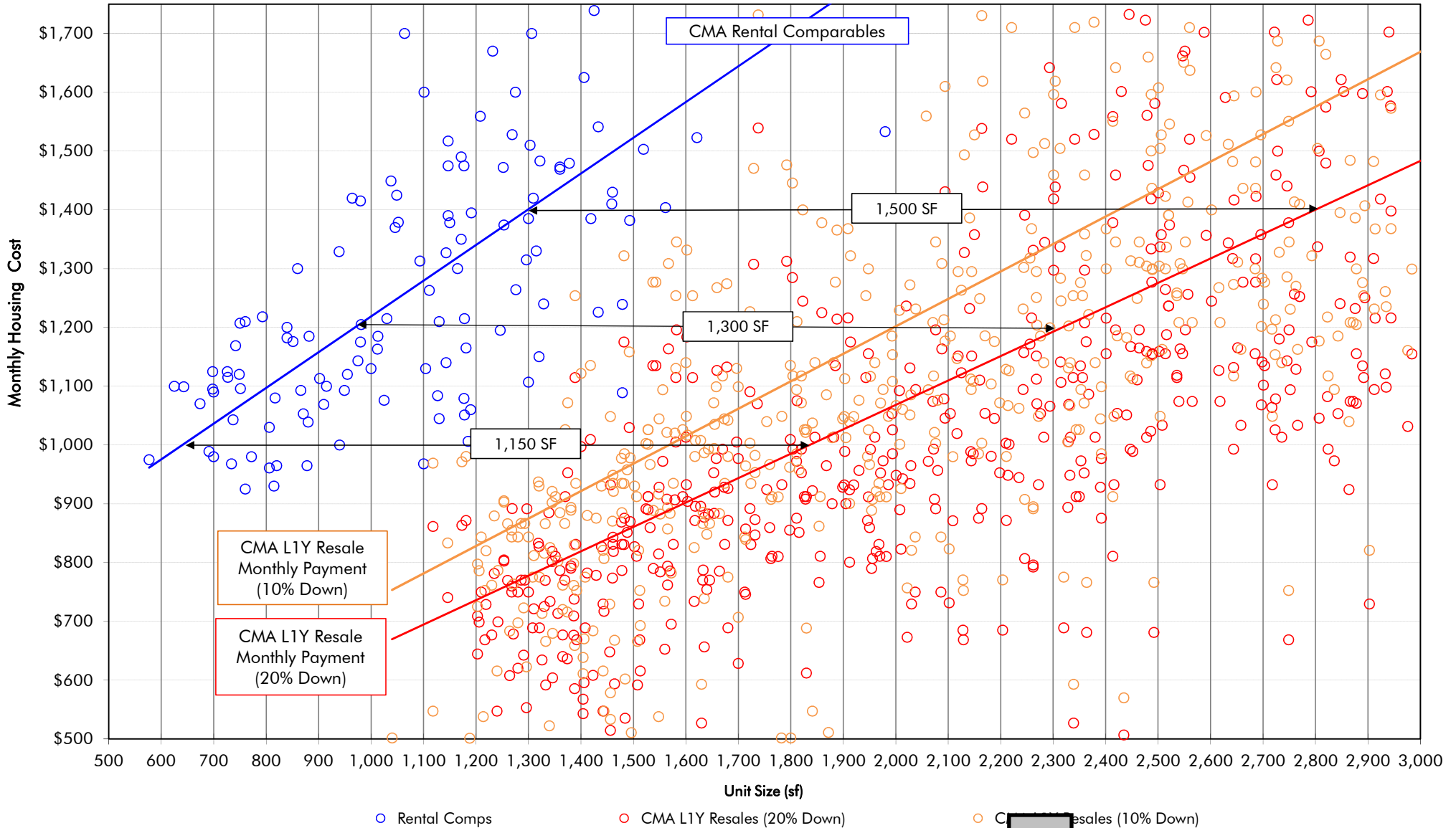
Note: Home prices assume 30 year fixed mortgage at average interest rate at time of purchase, 20% down payment and estimate property tax rate of 1.1%

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Sources: CoStar, Zillow

EXHIBIT I-6

RENTS VERSUS OWNER COSTS
COMPETITIVE MARKET AREA
LAST SIX MONTHS ENDING SEPTEMBER 2019



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Note: Monthly owner cost assumes 30-year fixed at 4.5% interest rate and 10% or 20% down payment

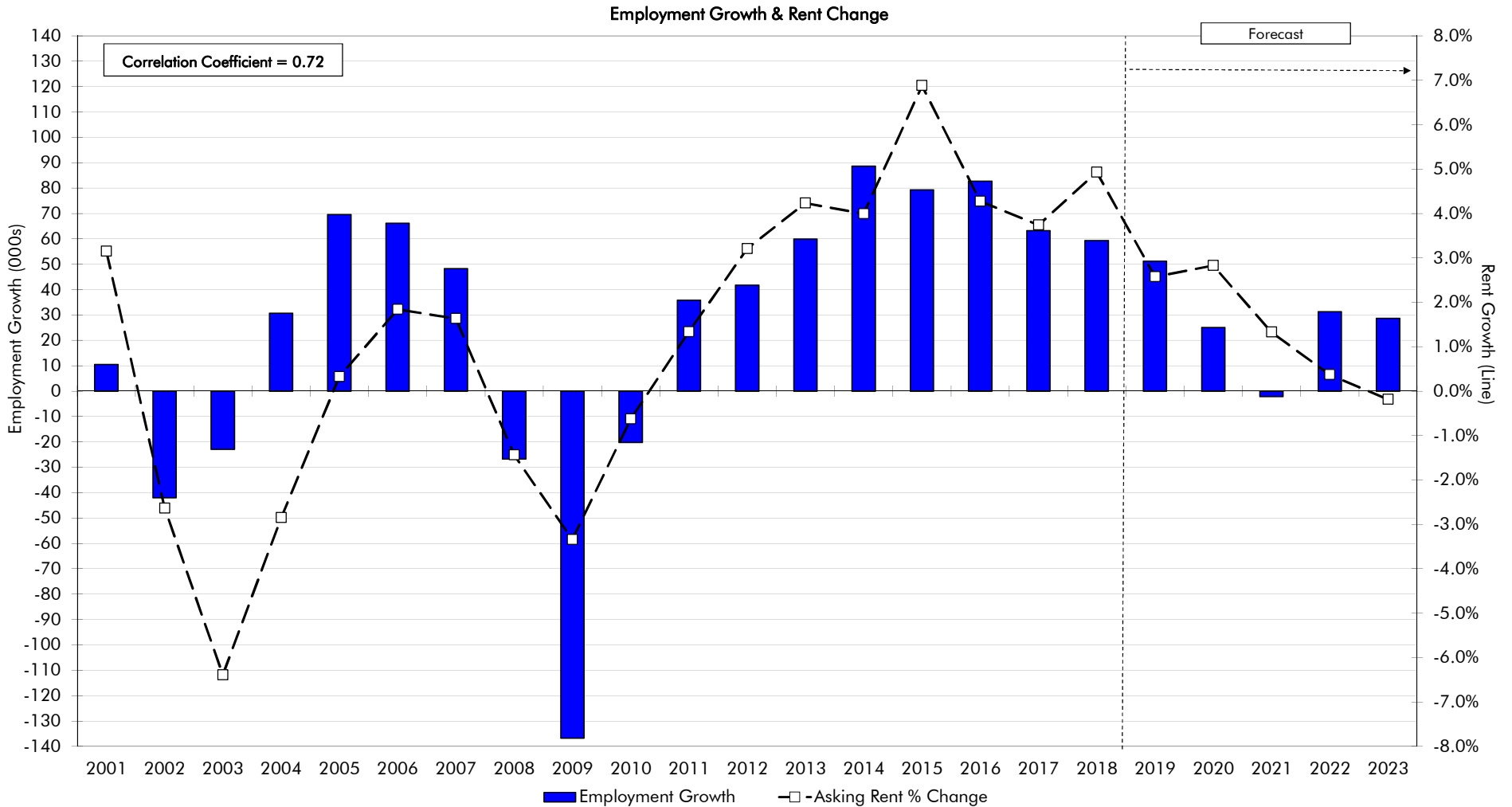
Source: Redfin

Apartment Opportunity Analysis

EXHIBIT II-2

EMPLOYMENT GROWTH VERSUS RENT GROWTH
ATLANTA-SANDY SPRINGS-ROSWELL, GA METROPOLITAN STATISTICAL AREA
2000 THROUGH 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Forecast				
Employment (000s)	2,300	2,310	2,268	2,245	2,276	2,346	2,412	2,460	2,433	2,297	2,276	2,312	2,354	2,414	2,502	2,582	2,664	2,728	2,787	2,838	2,863	2,861	2,893	2,921
Employment Growth	---	10.5	-42.0	-22.9	30.7	69.6	66.1	48.3	-26.7	-136.7	-20.3	35.8	41.8	60.0	88.6	79.3	82.7	63.2	59.4	51.2	25.1	-2.1	31.3	28.7
Employment % Change	---	0.5%	-1.8%	-1.0%	1.4%	3.1%	2.8%	2.0%	-1.1%	-5.6%	-0.9%	1.6%	1.8%	2.5%	3.7%	3.2%	3.2%	2.4%	2.2%	1.8%	0.9%	-0.1%	1.1%	1.0%
Asking Rent % Change	---	3.1%	-2.6%	-6.4%	-2.8%	0.3%	1.8%	1.6%	-1.4%	-3.3%	-0.6%	1.3%	3.2%	4.2%	4.0%	6.9%	4.3%	3.7%	4.9%	2.6%	2.8%	1.3%	0.4%	-0.2%



Source: Costar, Moody's

EXHIBIT II-3A

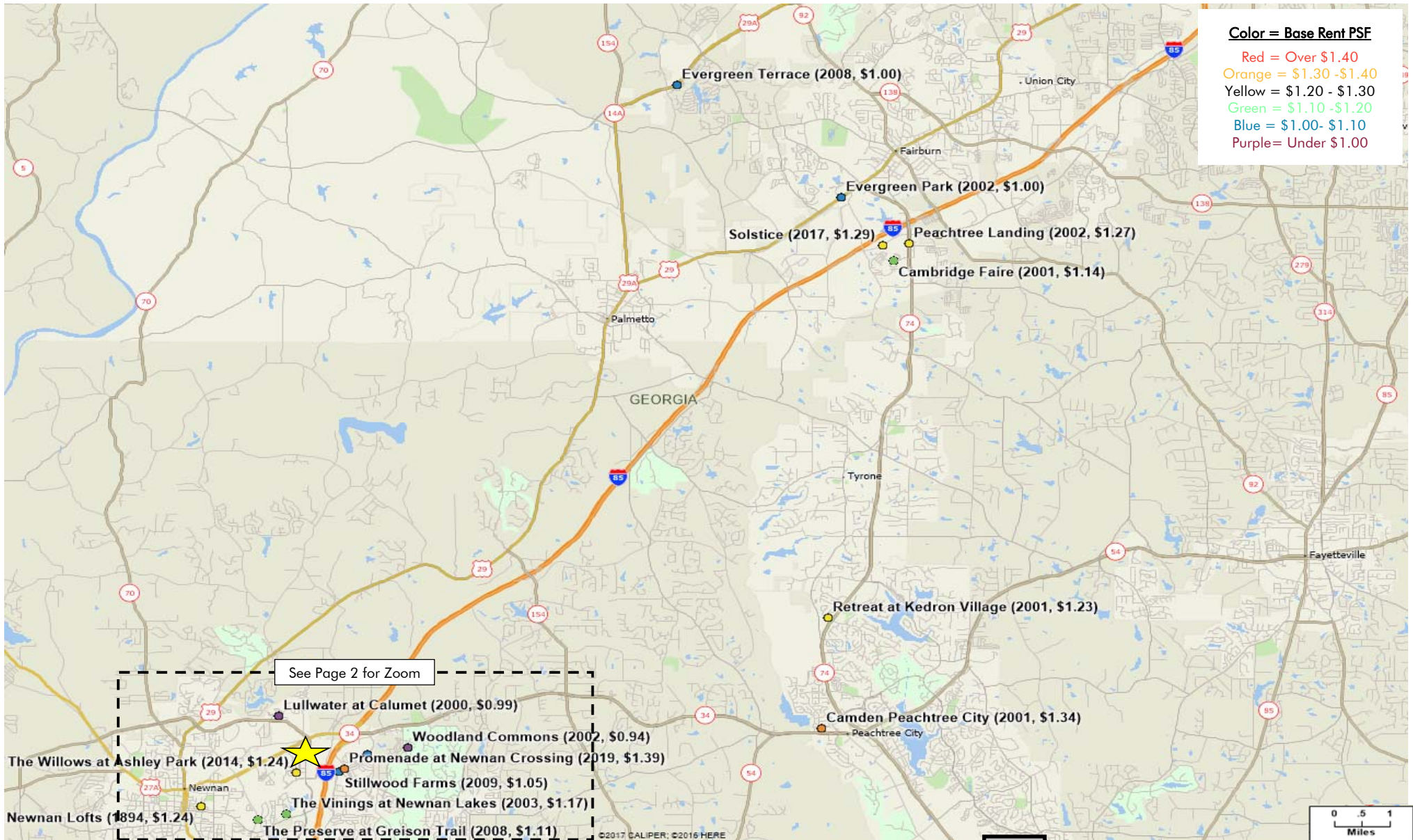
COMPARABLE INVENTORY - PERFORMANCE
COMPETITIVE MARKET AREA
SEPTEMBER 2019

Project Name	Elev.	Units	Year Built	Occ.	Unit Mix				Overall			Project Averages (Size and Base List Rent)												
					0	1	2	3+	Unit Size (3)	Base Rent		Conc.	Studio			One-Bed			Two-Bed			Three-Bed		
										\$	\$/sf		Unit Size	Rent		Unit Size	Rent		Unit Size	Rent		Unit Size	Rent	
Newnan Comparables																								
Newnan Lofts	(1) 2s	145	2000	98%	0%	70%	19%	10%	1,043	\$1,344	\$1.29	0.0%	---	---	---	932	\$1,197	\$1.28	1,190	\$1,650	\$1.39	1,528	\$1,774	\$1.16
Promenade at Newnan Crossing	3s	298	2019	27%	4%	43%	43%	9%	946	1,322	1.40	0.0%	577	\$975	\$1.69	754	1,145	1.52	1,093	1,448	1.33	1,316	1,708	1.30
The Willows at Ashley Park	(2) 3s	500	2014	95%	0%	36%	54%	10%	987	1,225	1.24	2.0%	---	---	---	701	1,099	1.57	1,096	1,248	1.14	1,405	1,540	1.10
Stillwood Farms	4s	298	2009	90%	0%	46%	46%	9%	1,156	1,224	1.06	2.2%	---	---	---	951	1,103	1.16	1,292	1,292	1.00	1,519	1,503	0.99
Lullwater at Calumet	2s	240	2000	97%	0%	21%	67%	13%	1,214	1,211	1.00	0.0%	---	---	---	955	1,085	1.14	1,255	1,218	0.97	1,427	1,390	0.97
The Vinings at Newnan Lakes	2s	248	2003	99%	0%	33%	52%	15%	957	1,123	1.17	0.0%	---	---	---	760	925	1.22	1,019	1,183	1.16	1,172	1,350	1.15
Villas at Newman Crossing	3s	356	2004	93%	0%	45%	47%	8%	1,064	1,082	1.02	0.0%	---	---	---	786	1,014	1.29	1,253	1,118	0.89	1,482	1,245	0.84
The Preserve at Greison Trail	3s	235	2008	98%	0%	49%	47%	4%	967	1,080	1.12	1.5%	---	---	---	776	988	1.27	1,123	1,145	1.02	1,460	1,430	0.98
Woodland Commons	3s	114	2002	98%	0%	16%	61%	23%	1,136	1,077	0.95	3.9%	---	---	---	878	965	1.10	1,130	1,045	0.92	1,329	1,240	0.93
Newnan Total/Weighted Average:		2,434	2008	---	0%	40%	49%	10%	1,042	\$1,190	\$1.14	1.0%	577	\$975	\$1.69	812	\$1,071	\$1.32	1,159	\$1,233	\$1.06	1,385	\$1,453	\$1.05
Excluding Lease-Up		2,136		86%																				
Units to Lease-Up (@95% Occ):		203		87%																				
Peachtree City Comparables																								
Camden Peachtree City	4s	399	2001	98%	0%	33%	54%	13%	1,027	\$1,557	\$1.52	0.0%	---	---	---	789	\$1,185	\$1.50	1,081	\$1,642	\$1.52	1,425	\$2,179	\$1.53
Retreat at Kedron Village	3s	216	2001	95%	0%	31%	57%	11%	1,188	1,466	1.23	0.0%	---	---	---	870	1,117	1.28	1,264	1,573	1.24	1,701	1,905	1.12
Peachtree City Total/Weighted Average:		615	2001	97%	0%	33%	55%	12%	1,084	\$1,525	\$1.41	0.0%	---	---	---	817	\$1,162	\$1.42	1,148	\$1,616	\$1.41	1,515	\$2,090	\$1.38
CMA Total/Weighted Average		3,049	2007	---	0%	38%	50%	11%	1,050	\$1,258	\$1.20	0.8%	577	\$975	\$1.69	812	\$1,086	\$1.34	1,157	\$1,318	\$1.14	1,456	\$1,596	\$1.10
Excluding Lease-Up		2,751		89%																				
Units to Lease-Up (@95% Occ):		203		89%																				
Fairburn Comparables																								
Peachtree Landing	3s	220	2002	97%	0%	33%	49%	18%	1,051	\$1,339	\$1.27	0.0%	---	---	---	765	\$1,216	\$1.59	1,105	\$1,365	\$1.23	1,421	\$1,491	\$1.05
Solstice	4s	308	2017	97%	0%	63%	37%	0%	954	1,242	1.30	0.0%	---	---	---	804	1,129	1.40	1,210	1,434	1.19	---	---	---
Cambridge Faire	3s	208	2001	98%	12%	12%	77%	0%	1,032	1,185	1.15	0.0%	700	\$980	\$1.40	820	965	1.18	1,114	1,249	1.12	---	---	---
The Parke at Oakley	3s	240	2008	97%	0%	37%	49%	14%	945	1,179	1.25	0.0%	---	---	---	685	1,106	1.62	1,026	1,151	1.12	1,357	1,473	1.09
Evergreen Terrace	2s	244	2008	95%	0%	23%	59%	18%	1,139	1,148	1.01	0.0%	---	---	---	806	971	1.20	1,168	1,098	0.94	1,172	1,261	1.08
Evergreen Park	2s	310	2002	95%	0%	33%	33%	34%	1,131	1,136	1.00	0.0%	---	---	---	806	1,030	1.28	1,150	1,150	1.00	1,433	1,226	0.86
Fairburn Total/Weighted Average:		1,530	2007	96%	2%	35%	49%	14%	1,042	\$1,202	\$1.15	0.0%	700	\$980	\$1.40	780	\$1,094	\$1.40	1,129	\$1,236	\$1.09	1,368	\$1,318	\$0.96
Overall Total/Weighted Average:		4,579	2007	---	1%	37%	50%	12%	1,048	\$1,239	\$1.18	0.5%	659	\$978	\$1.48	802	\$1,089	\$1.36	1,148	\$1,291	\$1.13	1,396	\$1,484	\$1.06
Excluding Lease-Up		4,281		91%																				
Units to Lease-Up (@95% Occ):		203		91%																				

(1) Initial structure was built in 1894 and renovated for adaptive reuse in 2000
 (2) Phase II of Willows at Ashley Park opened in 2016
 (3) Newnan Lofts contains 60% standard units and 40% lofts

EXHIBIT II-3B

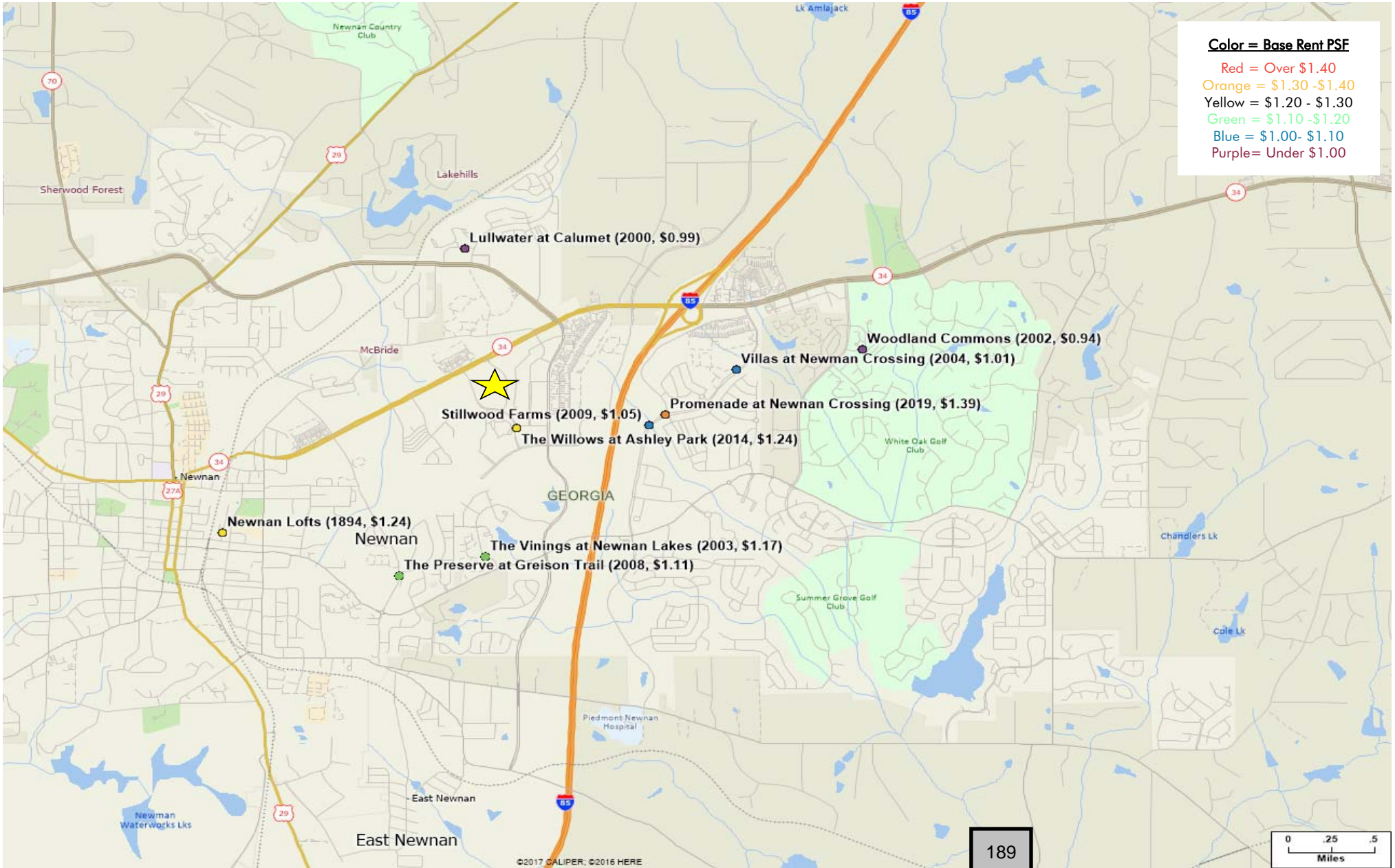
CURRENT SUPPLY - LOCATION
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019



Note: Numbers in parentheses represent year built and price per square foot

EXHIBIT II-3B

CURRENT SUPPLY - LOCATION
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019



Note: Numbers in parentheses represent year built and price per square foot

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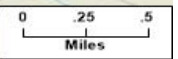


EXHIBIT II-3C









KEY COMPARABLES - AMENITIES AND IN-UNIT SPECIFICATIONS
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019

Project:	Newnan			Fairburn	Peachtree City
	Promenade at Newnan Crossing	The Willows at Ashley Park	Newnan Lofts	Solstice	Camden Peachtree City
Community Summary					
Walk Score	34	29	78	22	56
Built	2019	2014	2000	2017	2001
Elevation	3s	3s	2s	4s	4s
Units	298	500	145	308	399
Rent (\$)	\$1,322	\$1,225	\$1,344	\$1,242	\$1,557
Rent (\$/sf)	\$1.40	\$1.24	\$1.29	\$1.30	\$1.52
Services					
Concierge	Yes	Yes	Yes	Yes	Yes
Wi-Fi (public)	Yes	Yes	Yes	Yes	Yes
Community Amenities					
<u>Health/Wellness</u>					
Fitness Center	Yes	Yes w/ Spin Room	Small	Yes w/ Yoga Room	Yes w/ Weight Room
Pool	Resort-Style w/ Sun Deck	Resort-Style w/ Sun Deck	Yes	Resort-Style	Two Saltwater Pools
Sports Courts	Bocce Ball	---	---	Volley Ball, Bocee Ball	Two Tennis Courts
<u>Social Rooms</u>					
Club Room	Yes, w/ Fireplace	Yes	Yes	Yes	Yes
Catering Kitchen	Demonstration Kitchen	---	---	Yes	---
Outdoor Lounge	BBQ Lounge w/ Fireplace	BBQ Lounge	BBQ Lounge	BBQ Lounge	BBQ Lounge
Theater/Game	Yes, w/ Pool Table	---	Yes	Yes	---
<u>Other Rooms</u>					
Business Center	Yes	Yes	---	Yes	Yes
Conference Room	Yes	---	---	---	Yes
Walking Trail	---	Yes	---	Yes	Yes
Other (1)	Co-working Space	Car Care Center	Laundry Facility	---	Golf Cart Charging Station
Other (2)	Bike Pavilion	---	---	---	Playground



EXHIBIT II-3C

KEY COMPARABLES - AMENITIES AND IN-UNIT SPECIFICATIONS
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019

Project:	Newnan			Fairburn	Peachtree City
	Promenade at Newnan Crossing	The Willows at Ashley Park	Newnan Lofts	Solstice	Camden Peachtree City
Community Summary					
Walk Score	34	29	78	22	56
Built	2019	2014	2000	2017	2001
Elevation	3s	3s	2s	4s	4s
Units	298	500	145	308	399
Rent (\$)	\$1,322	\$1,225	\$1,344	\$1,242	\$1,557
Rent (\$/sf)	\$1.40	\$1.24	\$1.29	\$1.30	\$1.52
Parking					
Primary Parking	Surface	Surface	Surface	Surface	Surface
Other (\$)	Detached Garage (\$150/mo)	Detached Garage (\$200/mo)	---	Garage (\$125/mo)	Garage (\$130/mo)
Pet Policy					
Pet Fee	\$400, \$10/mo	\$200, \$20/mo	\$400	\$350, \$20/mo	\$350, \$20/mo
Pet Park/Spa	Pet Park	Pet Park+Washing Station	Pet Park	Pet Park+Spa	Pet Park
Storage					
In-Unit	Select 1-Bedroom Units	Yes	---	Yes	Yes
Additional storage (\$)	\$30/mo	---	---	---	---
Interior Spec					
<u>Kitchen</u>					
Appliance	Whirlpool Stainless Steel	Stainless Steel	Stainless Steel	Whirlpool Stainless Steel	Stainless Steel
Counters	Granite	Granite	Granite	Granite	Granite
Flooring	Faux Wood	Vinyl Plank	Hardwood	Wood Plank	Tile
Cabinets	Laminate	Wood	Wood	Laminate	Wood
Backsplash	Full	---	---	Full	---
<u>Living Area</u>					
Flooring	Faux Wood w/ Carpeted Bedroom	Vinyl Plank w/ Carpeted Bedroom	Hardwood	Wood Plank w/ Carpeted Bedroom	Carpet
Ceiling Fan	Yes	Yes	Select Units	Yes	Yes
Washer/Dryer	Yes	---	W/D Connections	Stackable	Yes
Ceiling Height	9'	9'	16-22'	9'	9'
Balcony	Yes	Yes	Select Units	Yes	Yes
Walk-In Closet	Yes	Yes	---	Yes	Yes
Other (1)					Fireplace (Select Units)
	No Picture Available				
	No Picture Available				

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EXHIBIT II-3D

LEASE-UP PERFORMANCE COMPETITIVE MARKET AREA & SELECT SUBMARKETS SEPTEMBER 2019

Property	Submarket	Total Units	Began Leasing	Percent Leased Sep-19	Date Stabilized	Property Lease-Up Lifetime			Current Run Rate
						Months Leasing	Units Leased	Per Month	
Promenade at Newnan Crossing	Newnan	298	May-19	43%	---	4.3	127	29.6	1 Community in Lease-Up x 29.6 Units Leased Per Month x 12 Months Per Year = 356 Units Per Year
Solstice	Fairburn	308	May-17	96%	Dec-18	19.3	293	15.2	
Total/Weighted Average (among non-stabilized properties):		298		43%		4.3	127	29.6	
Total/Weighted Average:		606		69%		23.6	420	17.8	

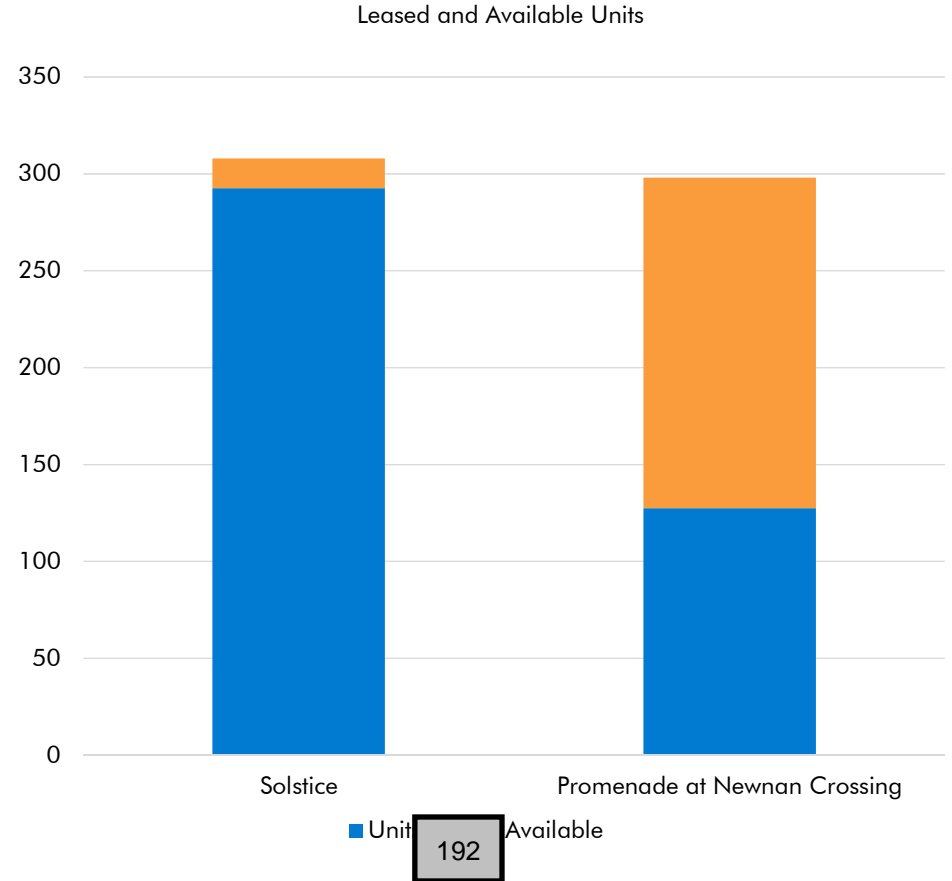
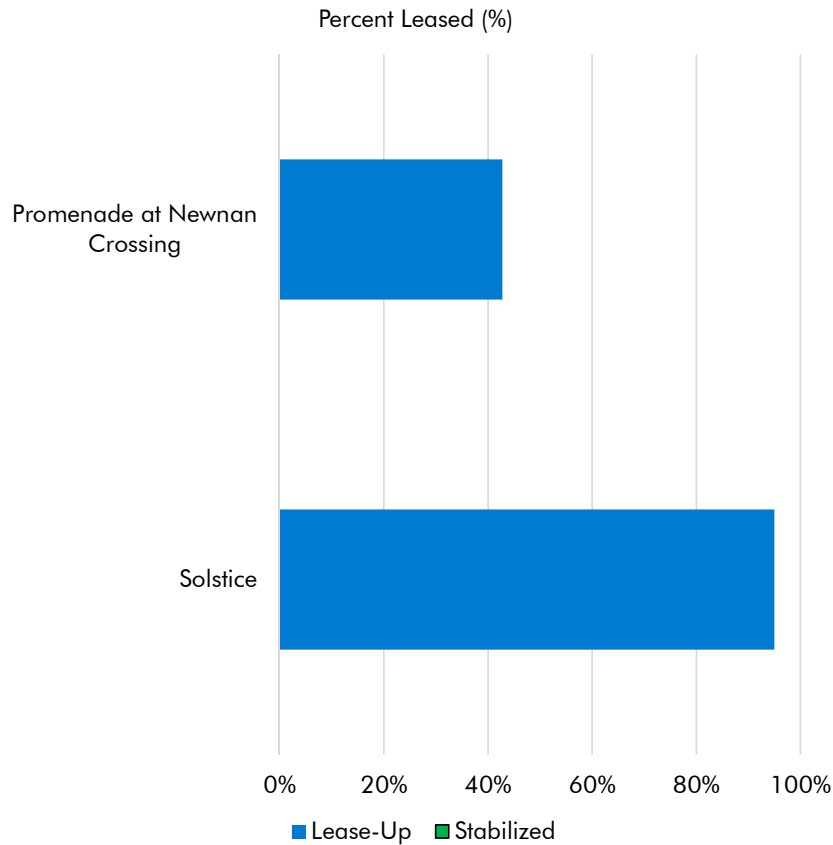


EXHIBIT II-3E

WALKABILITY AND VINTAGE IMPACT ON PRICING
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019

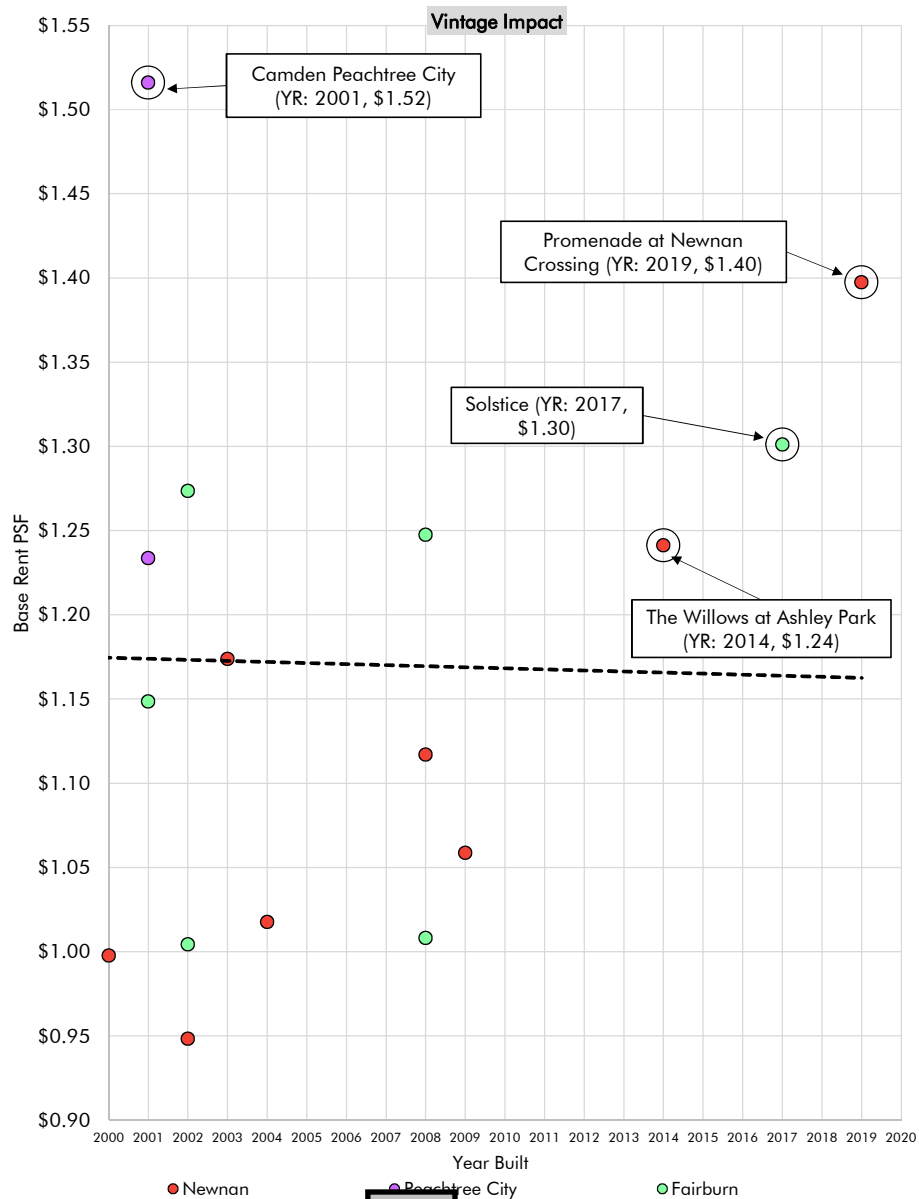
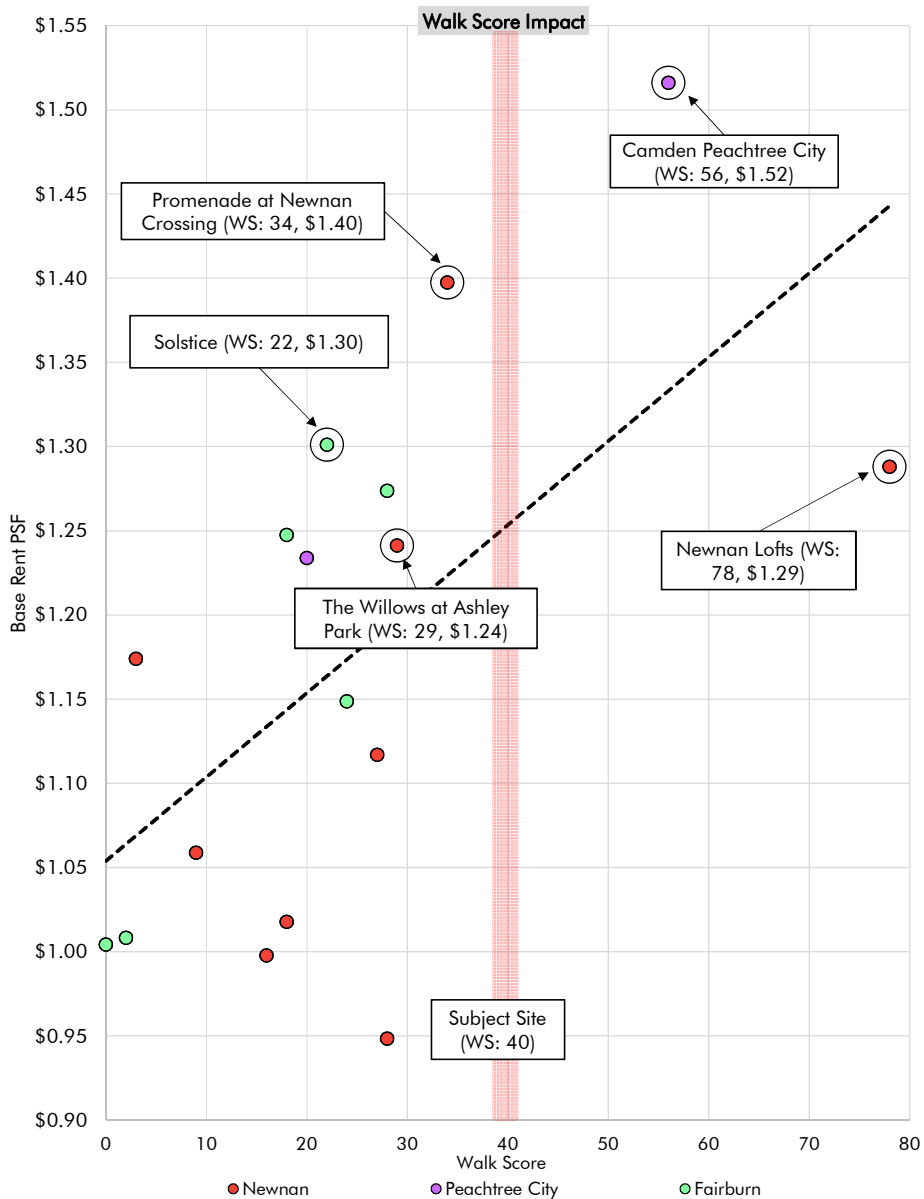


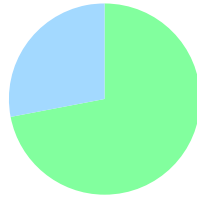
EXHIBIT II-4

SHADOW MARKET - OVERVIEW
COMPETITIVE MARKET AREA
SEPTEMBER 2019

Newnan

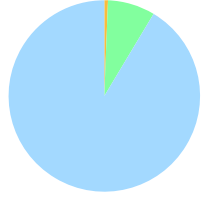
Beds	Average Attached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	0	0%	---	---	---
2	18	72%	1,342	\$1,099	\$0.82
3+	7	28%	1,820	\$1,459	\$0.80
Total / Wtd Avg:	25	100%	1,476	\$1,199	\$0.81

- 0
- 1
- 2
- 3+



Beds	Average Detached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	1	1%	650	\$1,650	\$2.54
2	13	8%	1,208	\$1,006	\$0.83
3+	149	91%	1,960	\$1,566	\$0.80
Total / Wtd Avg:	163	100%	1,892	\$1,522	\$0.80

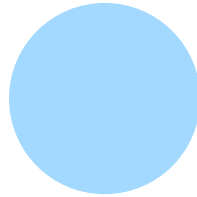
- 0
- 1
- 2
- 3+



Peachtree City

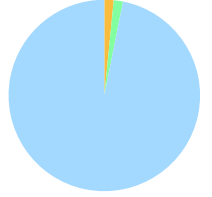
Beds	Average Attached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	0	0%	---	---	---
2	0	0%	---	---	---
3+	1	100%	1,765	\$1,550	\$0.88
Total / Wtd Avg:	1	100%	1,765	\$1,550	\$0.88

- 0
- 1
- 2
- 3+



Beds	Average Detached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	1	2%	2,909	\$1,250	\$0.43
2	1	2%	1,136	\$1,450	\$1.28
3+	62	97%	2,005	\$1,925	\$0.96
Total / Wtd Avg:	64	100%	2,006	\$1,907	\$0.95

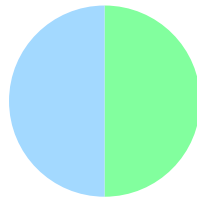
- 0
- 1
- 2
- 3+



Palmetto

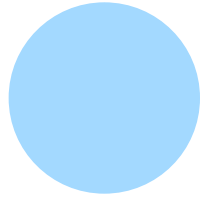
Beds	Average Attached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	0	0%	---	---	---
2	1	50%	700	\$800	\$1.14
3+	1	50%	1,250	\$1,025	\$0.82
Total / Wtd Avg:	2	100%	975	\$913	\$0.94

- 0
- 1
- 2
- 3+



Beds	Average Detached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	0	0%	---	---	---
2	0	0%	---	---	---
3+	7	100%	1,795	\$1,268	\$0.71
Total / Wtd Avg:	7	100%	1,795	\$1,268	\$0.71

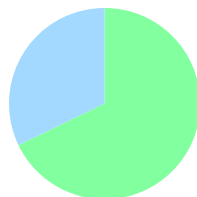
- 0
- 1
- 2
- 3+



CMA

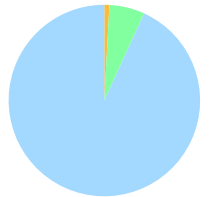
Beds	Average Attached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	0	0%	---	---	---
2	19	68%	1,302	\$1,083	\$0.83
3+	9	32%	1,731	\$1,421	\$0.82
Total / Wtd Avg:	28	100%	1,440	\$1,191	\$0.83

- 0
- 1
- 2
- 3+



Beds	Average Detached				
	Num.	%	Unit Size	Monthly Rent \$	Monthly Rent \$/sf
0	0	0%	---	---	---
1	2	1%	1,780	\$1,450	\$0.81
2	14	6%	1,203	\$1,038	\$0.86
3+	218	93%	1,968	\$1,658	\$0.84
Total / Wtd Avg:	234	100%	1,920	\$1,620	\$0.84

- 0
- 1
- 2
- 3+



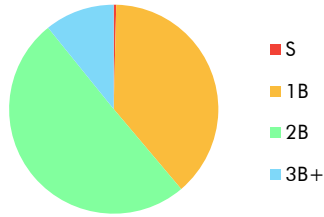
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EXHIBIT II-5

PRODUCT INDICATORS
COMPETITIVE MARKET AREA AND SELECT SUBMARKETS
SEPTEMBER 2019

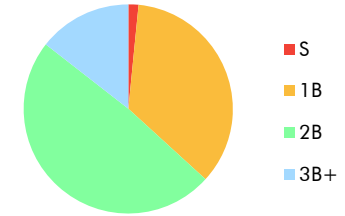
I. Unit Mix - CMA Comparables

Unit Type	Units	Share of Market
S	12	0.4%
1B	1,171	38.4%
2B	1,537	50.4%
3B+	329	10.8%
Total:	3,049	100.0%



I. Unit Mix - Fairburn Comparables

Unit Type	Units	Share of Market
S	24	1.6%
1B	538	35.2%
2B	747	48.8%
3B+	221	14.4%
Total:	1,530	100.0%



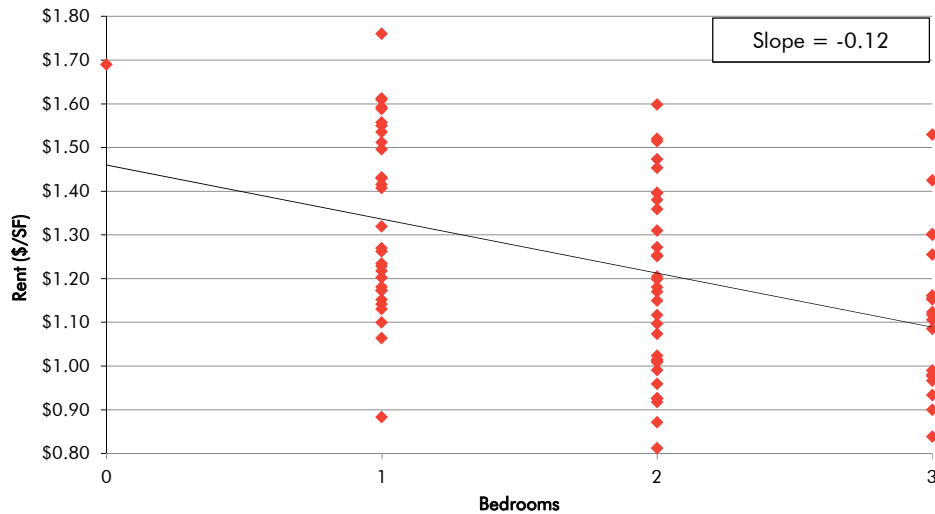
II. Unit Sizes - CMA Comparables

Unit Type	Unit Size		
	Minimum	Maximum	Average
S	577	577	577
1B	625	1,700	854
2B	964	1,611	1,192
3B+	1,172	1,850	1,453

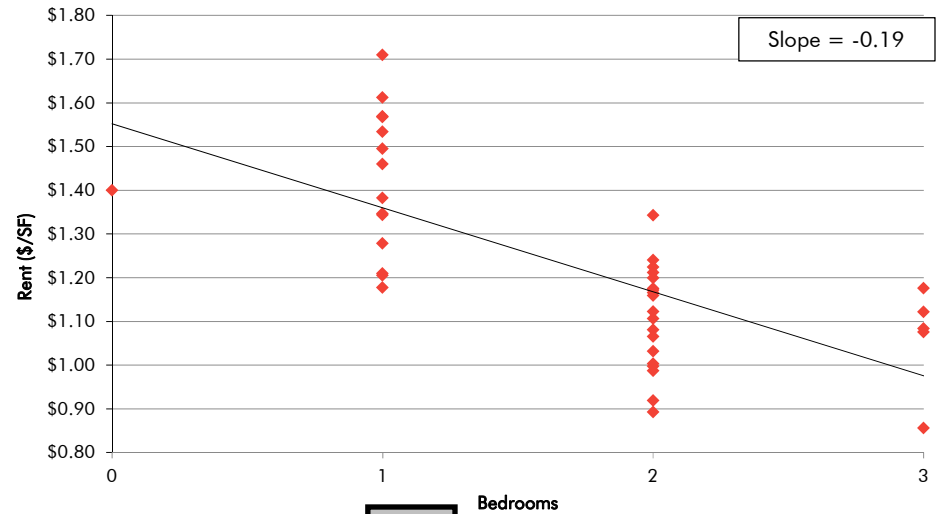
II. Unit Sizes - Fairburn Comparables

Unit Type	Unit Size		
	Minimum	Maximum	Average
S	700	700	700
1B	643	980	799
2B	910	1,360	1,149
3B+	1,252	1,980	1,463

III. Bedrooms by Rent PSF - CMA Comparables



III. Bedrooms by Rent PSF - Fairburn Comparables

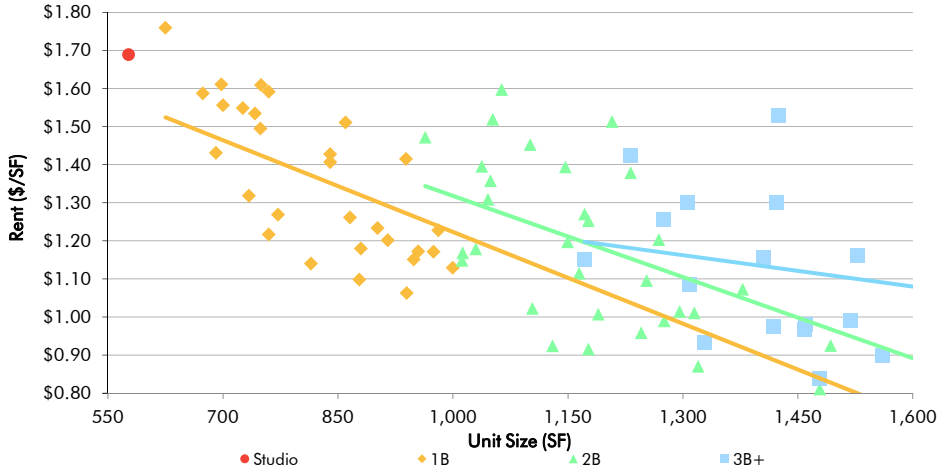


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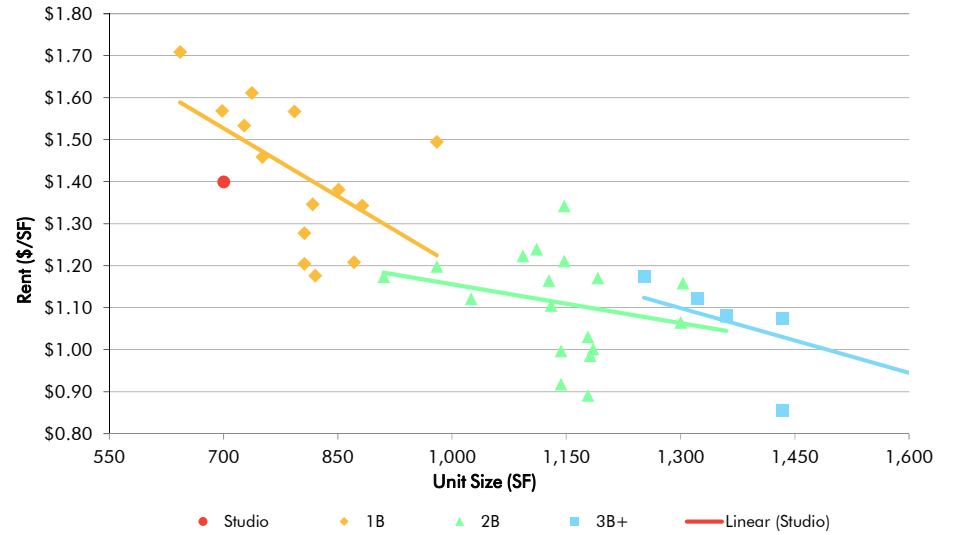
EXHIBIT II-5

PRODUCT INDICATORS
COMPETITIVE MARKET AREA AND SELECT SUBMARKETS
SEPTEMBER 2019

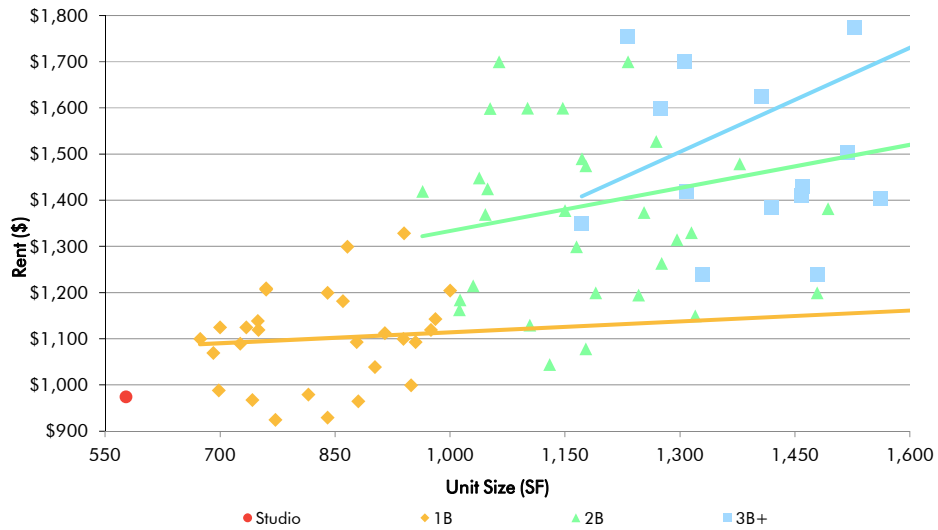
III. Bedrooms by Rent PSF - CMA Comparables (cont.)



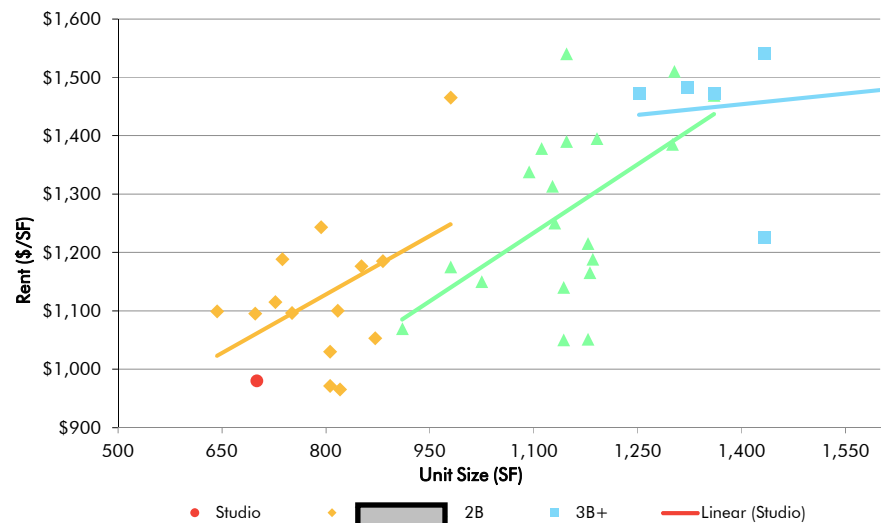
III. Bedrooms by Rent PSF - Fairburn Comparables



IV. Bedrooms by Rent - CMA Comparables



IV. Bedrooms by Rent - Fairburn Comparables



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EXHIBIT II-6

LOCATIONAL PRICING
COMPETITIVE MARKET AREA
LAST SIX MONTHS ENDING LATE SEPTEMBER 2019

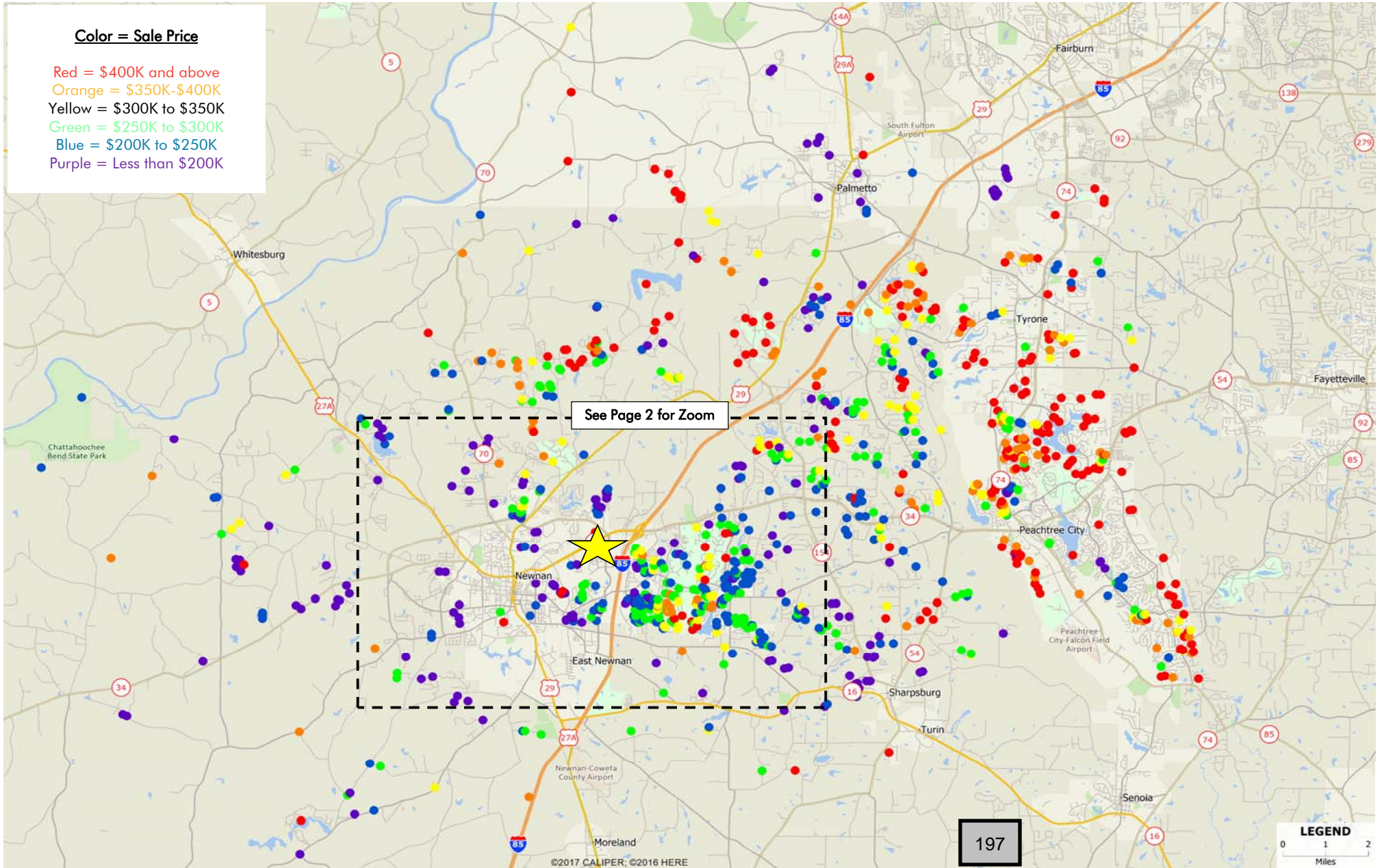


EXHIBIT II-6

LOCATIONAL PRICING
COMPETITIVE MARKET AREA
LAST SIX MONTHS ENDING LATE SEPTEMBER 2019

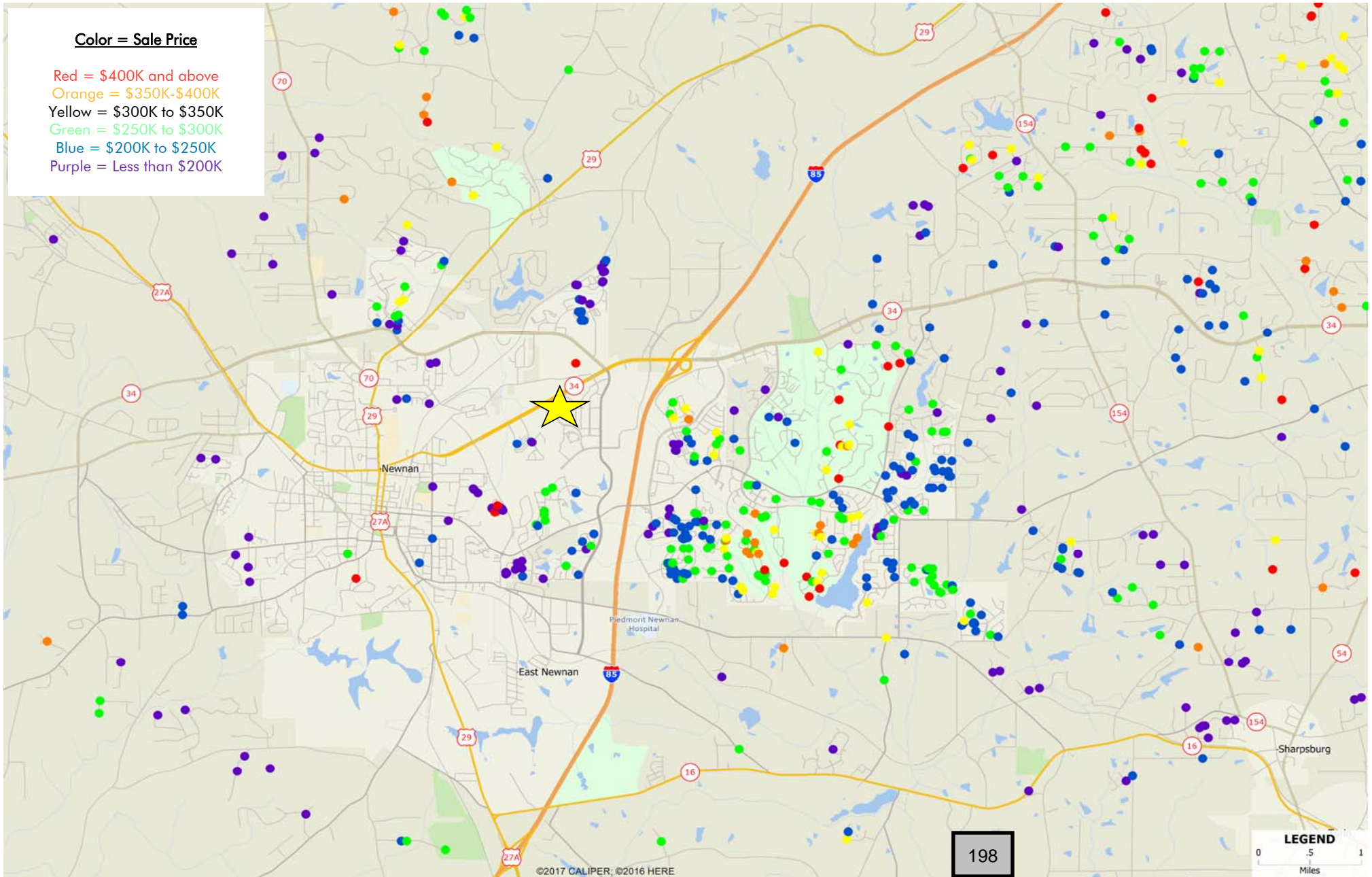


EXHIBIT II-7A

PLANNED AND PROPOSED APARTMENT DEVELOPMENT - DELIVERY PROJECTION
COMPETITIVE MARKET AREA
SEPTEMBER 2019

I. Overview

Status	Competitive Market Area			
	Newnan	Peachtree City	Palmetto	CMA
Under Construction	320	0	0	320
Approved	0	0	0	0
Pending	0	0	0	0
Conceptual	0	190	0	190
Stalled	340	363	0	703
Total Supply	660	553	0	1,213
20.6% of Existing CMA Inventory				

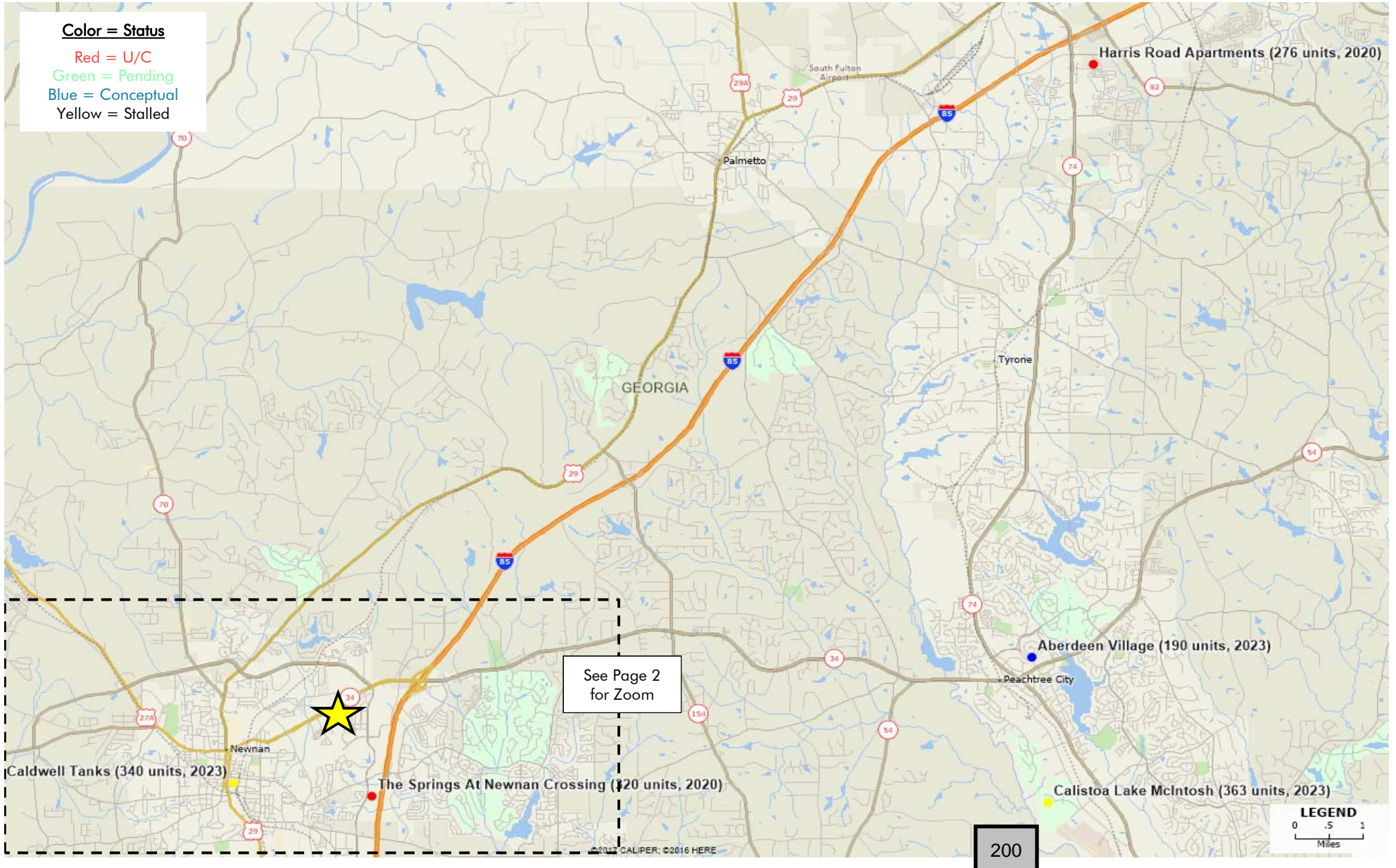
II. Future Delivery Projection - Competitive Market Area

Status	Completion Likelihood	Planned and Proposed Projected Delivery (% of Likely Completions)				
		2019	2020	2021	2022	2023
Under Construction	100%	0%	100%	0%	0%	0%
Approved	75%	0%	0%	0%	0%	0%
Pending	50%	0%	0%	0%	0%	0%
Conceptual	25%	0%	0%	0%	0%	100%
Stalled	5%	0%	0%	0%	0%	100%

Status	Total Rental Pipeline	Approximate Unit Delivery Schedule				
		2019	2020	2021	2022	2023
Under Construction	320	0	320	0	0	0
Approved	0	0	0	0	0	0
Pending	0	0	0	0	0	0
Conceptual	48	0	0	0	0	48
Stalled	35	0	0	0	0	35
Non-Site Total:	368	0	320	0	0	83
Near-Term Rental Deliveries:	403					
6.8% of Existing CMA Inventory						

EXHIBIT II-7B

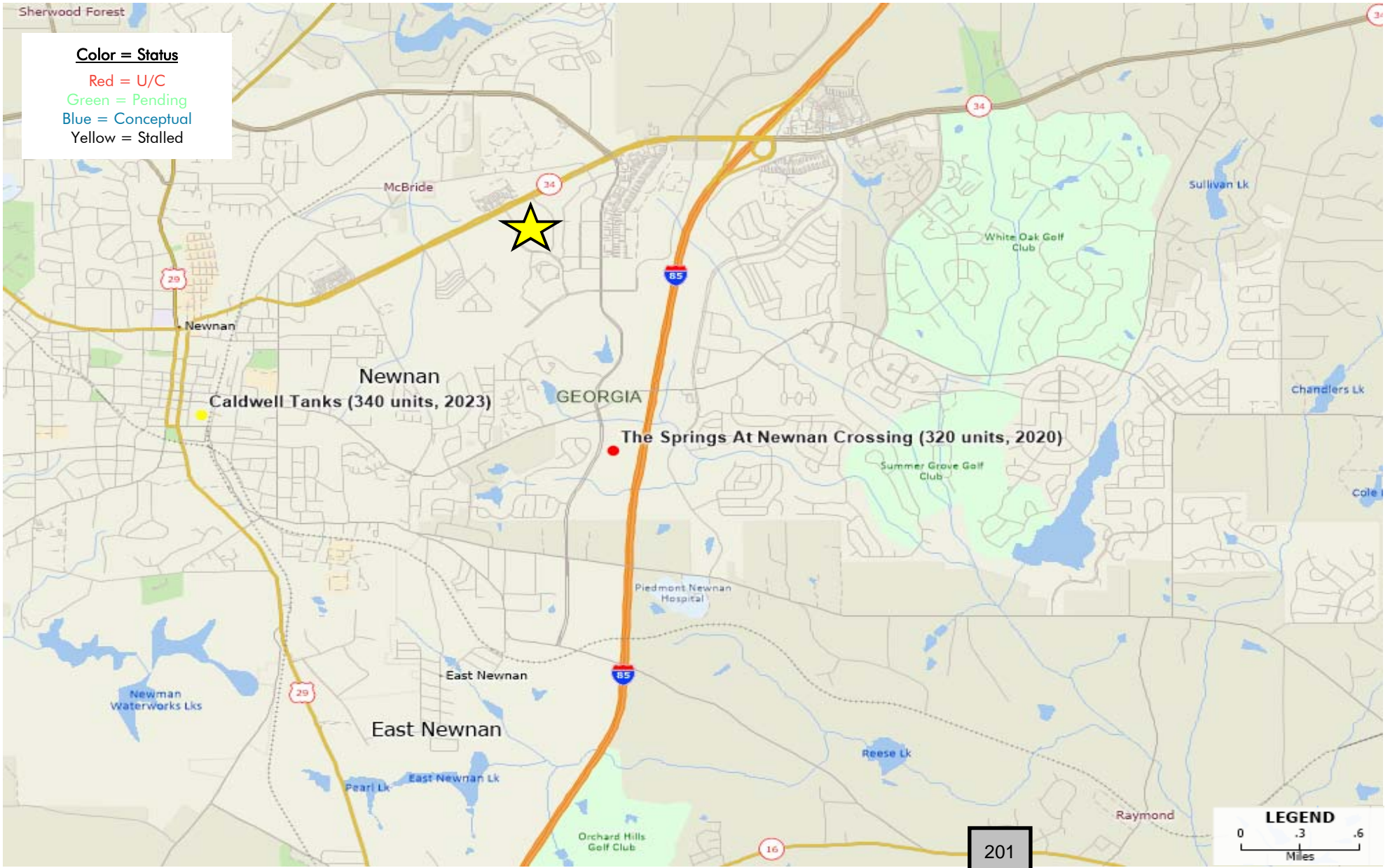
FUTURE SUPPLY - LOCATION
COMPETITIVE MARKET AREA
SEPTEMBER 2019



Note: Numbers in parentheses represent total planned units and estimated year of delivery

EXHIBIT II-7B

FUTURE SUPPLY - LOCATION
COMPETITIVE MARKET AREA
SEPTEMBER 2019

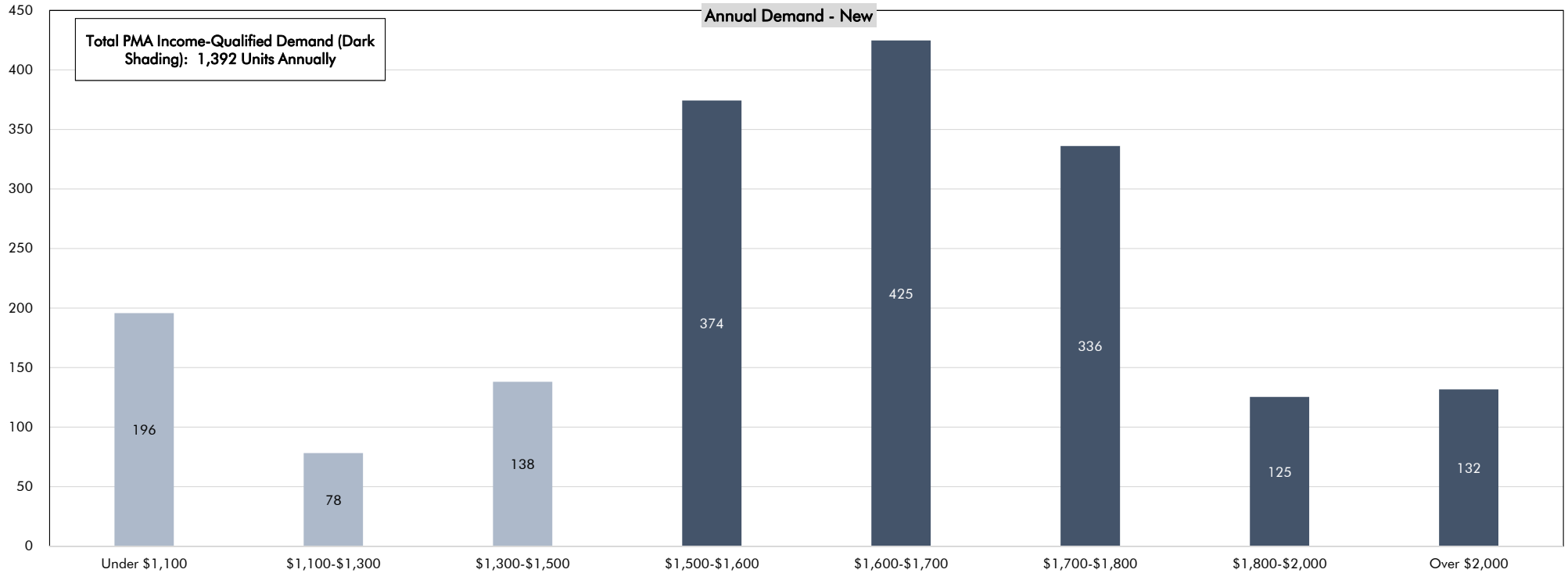


Note: Numbers in parentheses represent total planned units and estimated year of delivery

EXHIBIT II-8A

DEMAND SUMMARY - DEMOGRAPHIC MODEL
PRIMARY MARKET AREA
2018 THROUGH 2023

Household Income Range	Income to Housing	Average Rent/Month	Total Households		Demand from Existing Household Turnover						Demand from New HH Growth			Annual Demand	
			2018	2023	Effective Existing HHs (1)	% Rent	Existing Renter HHs	Annual HH Turnover	Annual Turnover Pool	Demand from T/O (2)	Annual Effective New HHs (3)	% Rent	Demand from New HH Growth	All (4) Homes	New (5) Homes
\$0 - \$25,000	55%	\$0 - \$1,100	84,175	81,003	82,589	66%	54,622	40%	21,849	196	0	65%	0	21,849	196
\$25,000 - \$35,000	45%	\$1,100 - \$1,300	38,688	38,631	38,660	56%	21,812	40%	8,725	78	0	55%	0	8,725	78
\$35,000 - \$50,000	35%	\$1,300 - \$1,500	56,323	56,756	56,323	48%	27,156	40%	10,862	97	87	47%	41	10,903	138
\$50,000 - \$75,000	25%	\$1,500 - \$1,600	79,221	83,096	79,221	36%	28,766	40%	11,506	103	775	35%	271	11,778	374
\$75,000 - \$100,000	20%	\$1,600 - \$1,700	53,853	60,438	53,853	29%	15,609	40%	6,244	56	1,317	28%	369	6,612	425
\$100,000 - \$150,000	14%	\$1,700 - \$1,800	54,692	62,989	54,692	19%	10,433	40%	4,173	37	1,659	18%	299	4,472	336
\$150,000 - \$200,000	12%	\$1,800 - \$2,000	18,298	22,801	18,298	13%	2,287	40%	915	8	901	13%	117	1,032	125
\$200,000 +	10%	\$2,000 +	15,727	22,023	15,727	10%	1,573	40%	629	6	1,259	10%	126	755	132
Total / Wtd. Average:			400,977	427,737	399,363	41%	162,257	40%	64,903	581	5,998	20%	1,222	66,125	1,804
Income Qualified:			221,791	251,347	221,791	26%	58,668	40%	23,467	210	5,911	20%	1,182	24,649	1,392



Note:

- (1) Effective existing HHs - current household base or 5-year average if projected loss for income segment
- (2) Demand derived from turnover of existing households cut by an annual obsolescence rate of 0.9% per year
- (3) Effective New HHs - future household growth net of any loss effect (e.g. in-migration, "splitting" (divorce, children moving out of house, etc.), and upward financial migration (entering new income bracket))
- (4) Includes all renter households that will look for a rental unit in a given year, includes both turnover of existing households as well as new household growth
- (5) Net new demand for new rental units annually, i.e. the sum of demand from existing household turnover/obsolescence and new household growth

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EXHIBIT II-8B

APARTMENT DEMAND CAPTURE SCENARIOS
PRIMARY MARKET AREA
2018 THROUGH 2023

PMA Annual, Income Qualified Demand Pool

1,392

Capture Metrics	Primary Market Area					PMA
	Competitive Market Area				CMA	
	Newnan	Peachtree City	Palmetto			
Households ('18)	35,050	24,420	3,808	63,278	400,977	
Share of PMA	8.7%	6.1%	0.9%	15.8%	100.0%	
HH Growth (Annual, '18-'23)	618	258	80	956	5,352	
Share of PMA	11.6%	4.8%	1.5%	17.9%	100.0%	
1 & 2 Person HHs ('18)	18,724	12,561	2,105	33,368	213,788	
Share of PMA	8.8%	5.9%	1.0%	15.6%	100.0%	
Renter Households ('18)	11,984	5,038	1,101	18,123	149,405	
Share of PMA	8.0%	3.4%	0.7%	12.1%	100.0%	
\$50K Plus HHs ('18)	21,134	18,857	2,158	42,149	221,791	
Share of PMA	9.5%	8.5%	1.0%	19.0%	100.0%	
Employment ('18)	32,028	27,963	2,398	62,389	383,143	
Share of PMA	8.4%	7.3%	0.6%	16.3%	100.0%	
Affluent Young Households ('18)	1,252	1,014	131	2,397	12,075	
Share of PMA	10.4%	8.4%	1.1%	19.9%	100.0%	
Key Renter Types ('18)	3,342	0	0	3,342	25,141	
Share of PMA	13.3%	0.0%	0.0%	13.3%	100.0%	
Future Apartment Pipeline (Units) (CoStar)	620	0	0	620	5,379	
Share of PMA	11.5%	0.0%	0.0%	11.5%	100.0%	
Future Office Pipeline (RBA) (CoStar)	189,429	70,981	30,000	290,410	3,742,926	
Share of PMA	5.1%	1.9%	0.8%	7.8%	100.0%	
Future Retail Pipeline (RBA) (CoStar)	14,000	34,250	0	48,250	1,401,809	
Share of PMA	1.0%	2.4%	0.0%	3.4%	100.0%	
Capture Ranges						
Minimum	0.0%	0.0%	0.0%	3.4%	100.0%	
Maximum	13.3%	8.5%	1.5%	19.9%	100.0%	
Average	8.0%	4.1%	0.6%	13.5%	100.0%	
TCG Concluded Demand						
Capture	13.0%	5.0%	1.0%	19.0%	100.0%	
Annual Demand	181	70	14	264	1,392	

Sources: ESRI; US Census (American Factfinder); CoStar

EXHIBIT II-8C

TAPESTRY DISTRIBUTION
PRIMARY MARKET AREA
2018

Target Prizm Types	Households		Median Age	Median Income	Income Qualified (1)	Avg HH Size	Percent Rent	Percent Attached	IQ Attached Renter Households		Forecast Demand	Bedroom Preference				Projected Demand			
	Total	Share							Total	Share		S	1B	2B	3B+	S	1B	2B	3B+
Younger Years																			
Bright Young Professionals	15,815	7.9%	33.2	\$55,700	56%	2.4	56%	57%	2,852	18.5%	257	15%	55%	25%	5%	39	141	64	13
Young and Restless	7,241	3.6%	29.9	\$42,300	42%	2.0	86%	88%	2,326	15.1%	210	15%	55%	30%	0%	31	115	63	0
Old and Newcomers	5,757	2.9%	39.5	\$45,900	46%	2.1	54%	53%	765	5.0%	69	30%	50%	20%	0%	21	34	14	0
Emerald City	4,236	2.1%	37.7	\$62,100	62%	2.1	51%	53%	713	4.6%	64	15%	60%	25%	0%	10	39	16	0
Set to Impress	5,039	2.5%	34.1	\$34,600	35%	2.1	72%	66%	825	5.3%	74	30%	50%	20%	0%	22	37	15	0
Total Younger Years	38,088	19.1%					63.2%	65.7%	7,480	48.4%	674	18%	54%	25%	2%	123	367	172	13
Family Life																			
Up and Coming Families	44,119	22.1%	31.5	\$75,400	75%	3.1	24%	17%	1,317	8.5%	119	5%	15%	55%	25%	6	18	65	30
Metro Fusion	24,763	12.4%	29.3	\$37,200	37%	2.7	75%	74%	5,112	33.1%	461	5%	30%	50%	15%	23	138	230	69
Middleburg	40,943	20.5%	36.3	\$61,700	62%	2.8	26%	16%	1,019	6.6%	92	5%	30%	50%	15%	5	28	46	14
Total Family Life	109,825	55.1%					36.1%	43.2%	7,448	48.2%	671	5%	27%	51%	17%	34	184	342	113
Mature Years																			
Green Acres	20,914	10.5%	44.1	\$79,100	79%	2.7	14%	6%	143	0.9%	13	5%	25%	50%	20%	1	3	6	3
Comfortable Empty Nesters	12,748	6.4%	48.2	\$76,900	77%	2.5	13%	9%	117	0.8%	11	5%	25%	50%	20%	1	3	5	2
Southern Satellites	9,719	4.9%	40.4	\$49,800	50%	2.7	22%	4%	41	0.3%	4	5%	25%	50%	20%	0	1	2	1
Salt of the Earth	5,819	2.9%	44.3	\$58,100	58%	2.6	17%	5%	30	0.2%	3	5%	25%	50%	20%	0	1	1	1
In Style	2,324	1.2%	42.2	\$75,600	76%	2.4	32%	32%	181	1.2%	16	0%	40%	45%	15%	0	7	7	2
Total Mature Years	51,524	25.8%					16.2%	8.5%	513	3.3%	46	3%	30%	48%	18%	1	14	22	8
Total Target Prizm Types	199,437	100.0%					36.1%	46.7%	15,441	100.0%	1,392	11%	41%	38%	10%	158	565	536	134

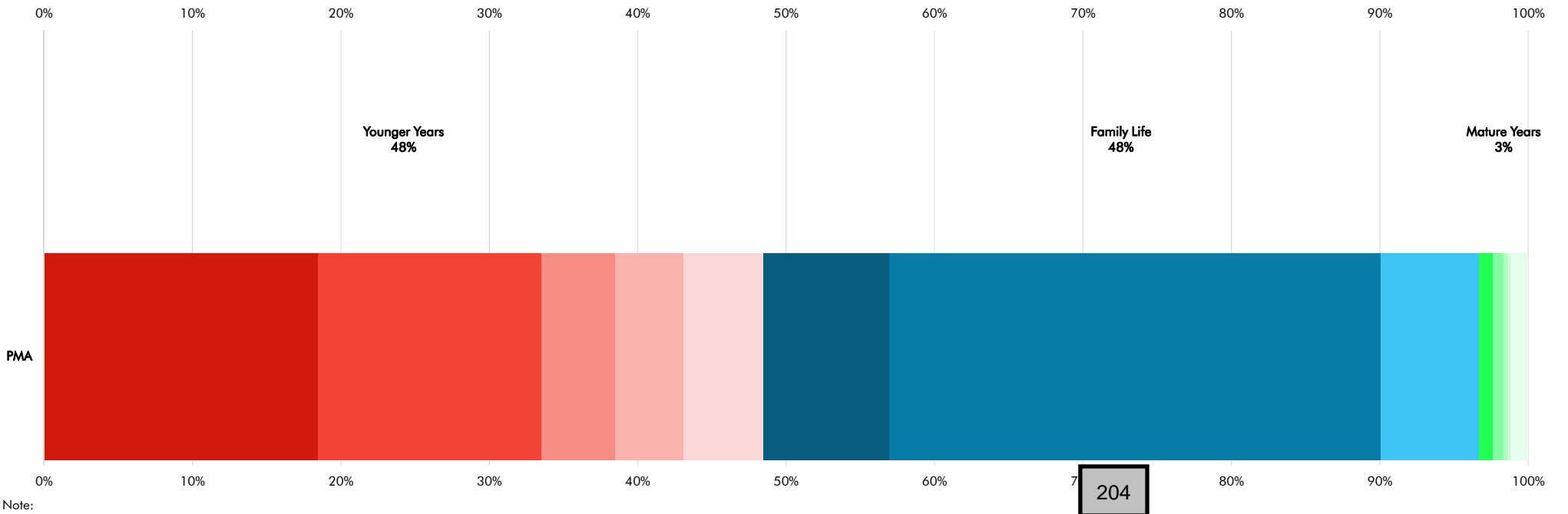
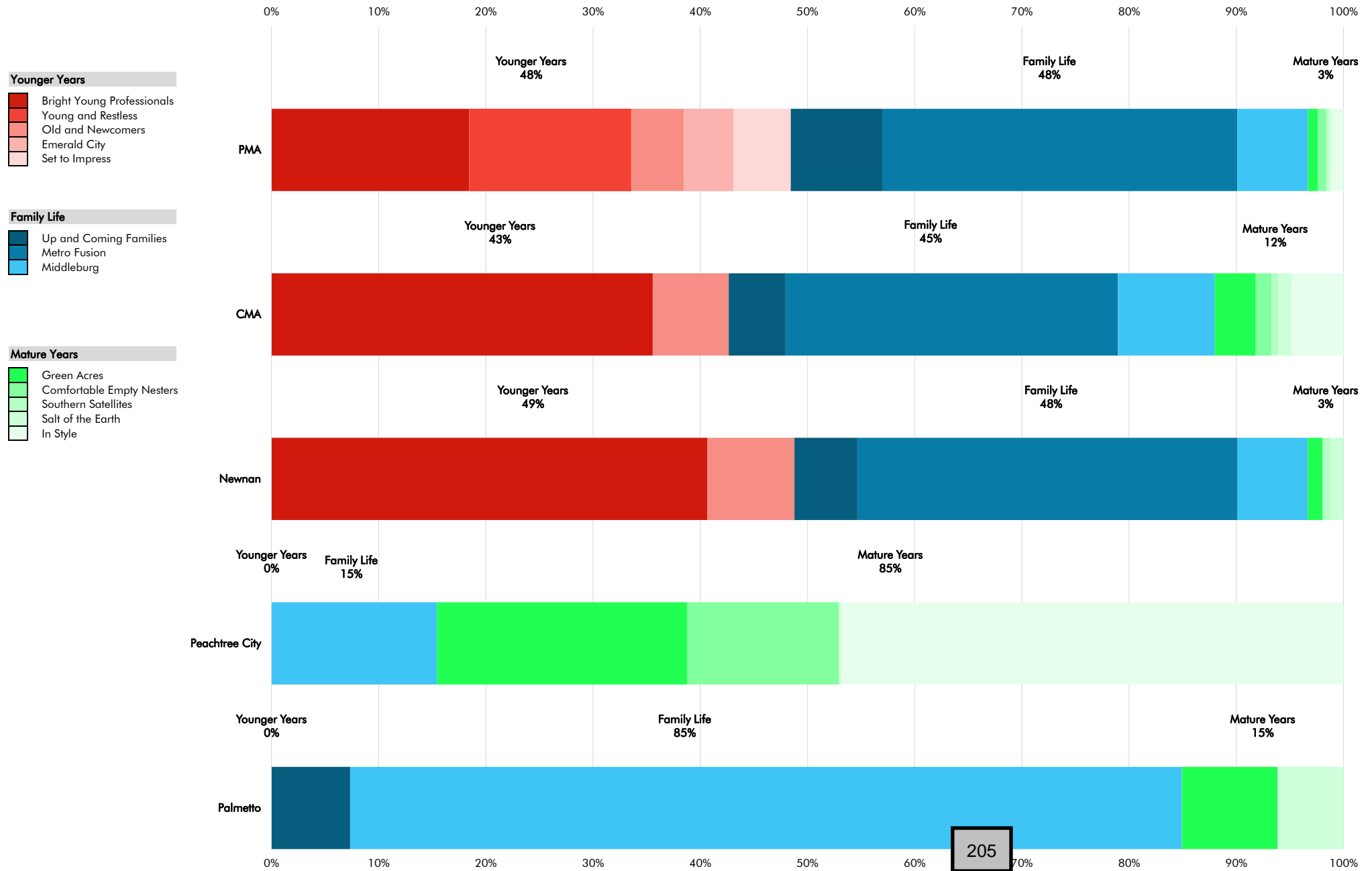


EXHIBIT II-8C
 TAPESTRY DISTRIBUTION
 PRIMARY MARKET AREA
 2018



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EXHIBIT II-8D

DEMAND FORECAST - ELASTICITY
PRIMARY MARKET AREA
2018 THROUGH 2023

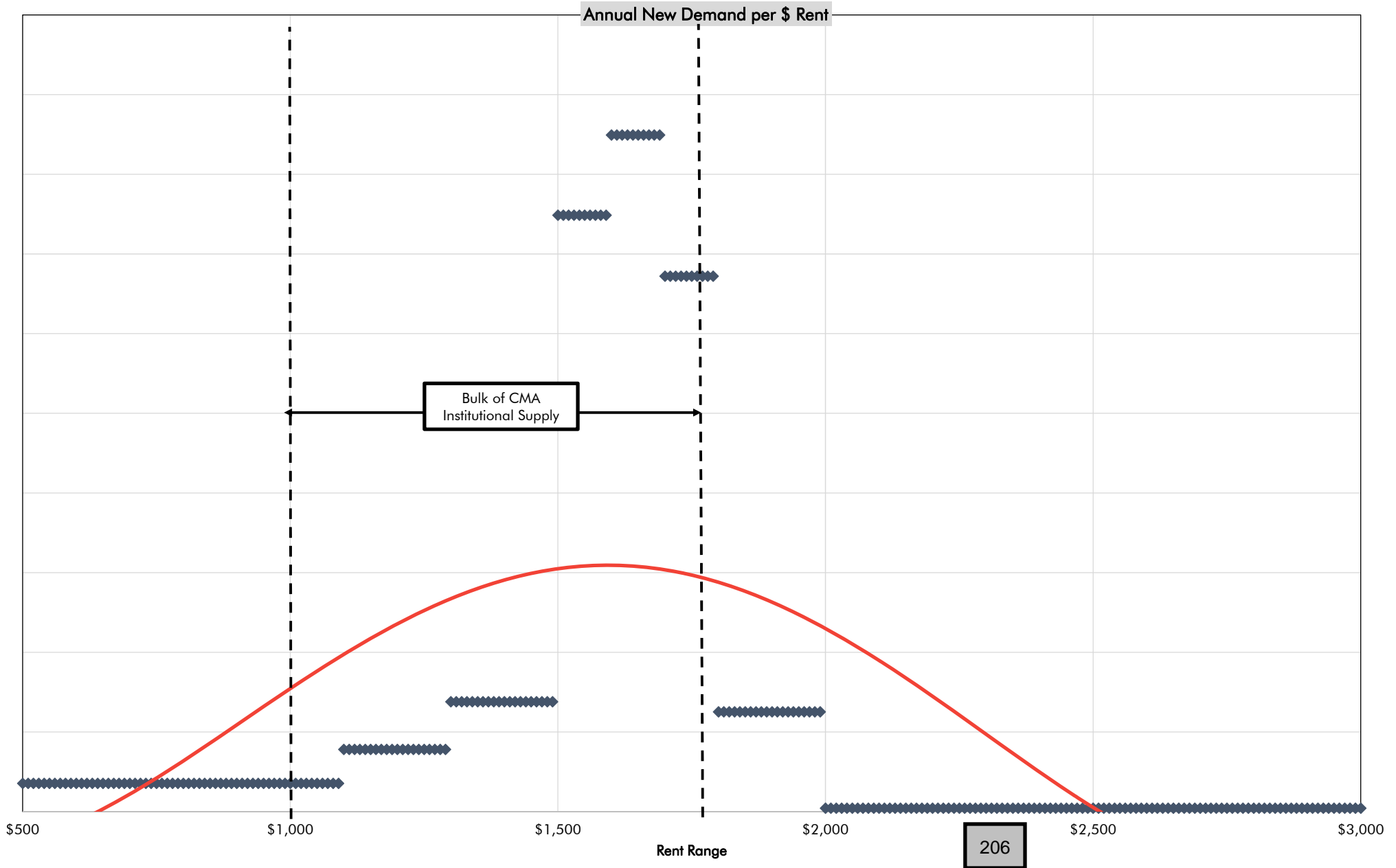
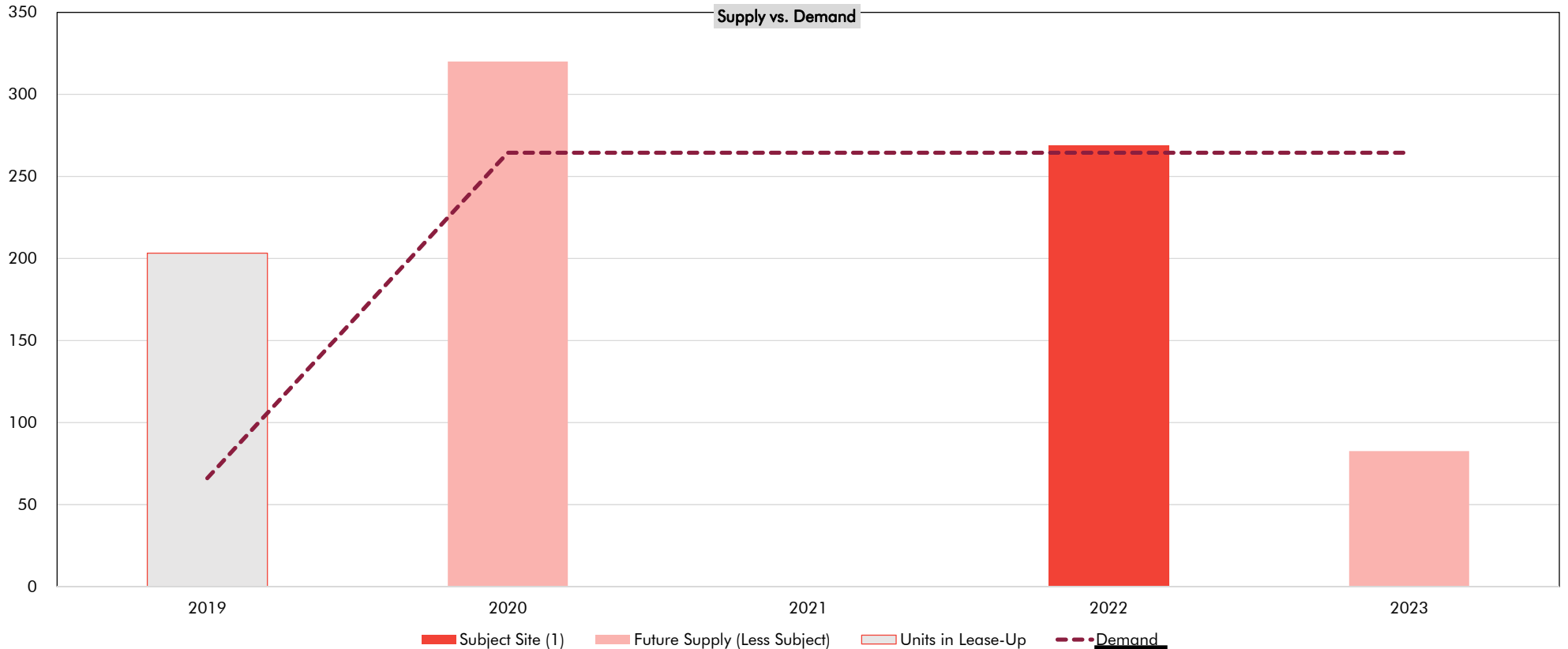


EXHIBIT II-8E

DEMAND / SUPPLY BALANCE - CMA
COMPETITIVE MARKET AREA
2019 THROUGH 2023

Period:	2019	2020	2021	2022	2023	Total
Future Supply						
Subject Site (1)				269		269
Deliveries	0	320	0	0	83	403
Units in Lease-Up	203					203
Total	203	320	0	269	83	875
Future Demand						
<i>3 months</i> Demand	66	264	264	264	264	1,124
Under / (Over) Supply	(137)	(56)	264	(5)	182	249



(1) Sponsor estimated year of delivery

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Recommendation & Summary

EXHIBIT III-1

SITE CONTEXT
NEWNAN, GA
SEPTEMBER 2019

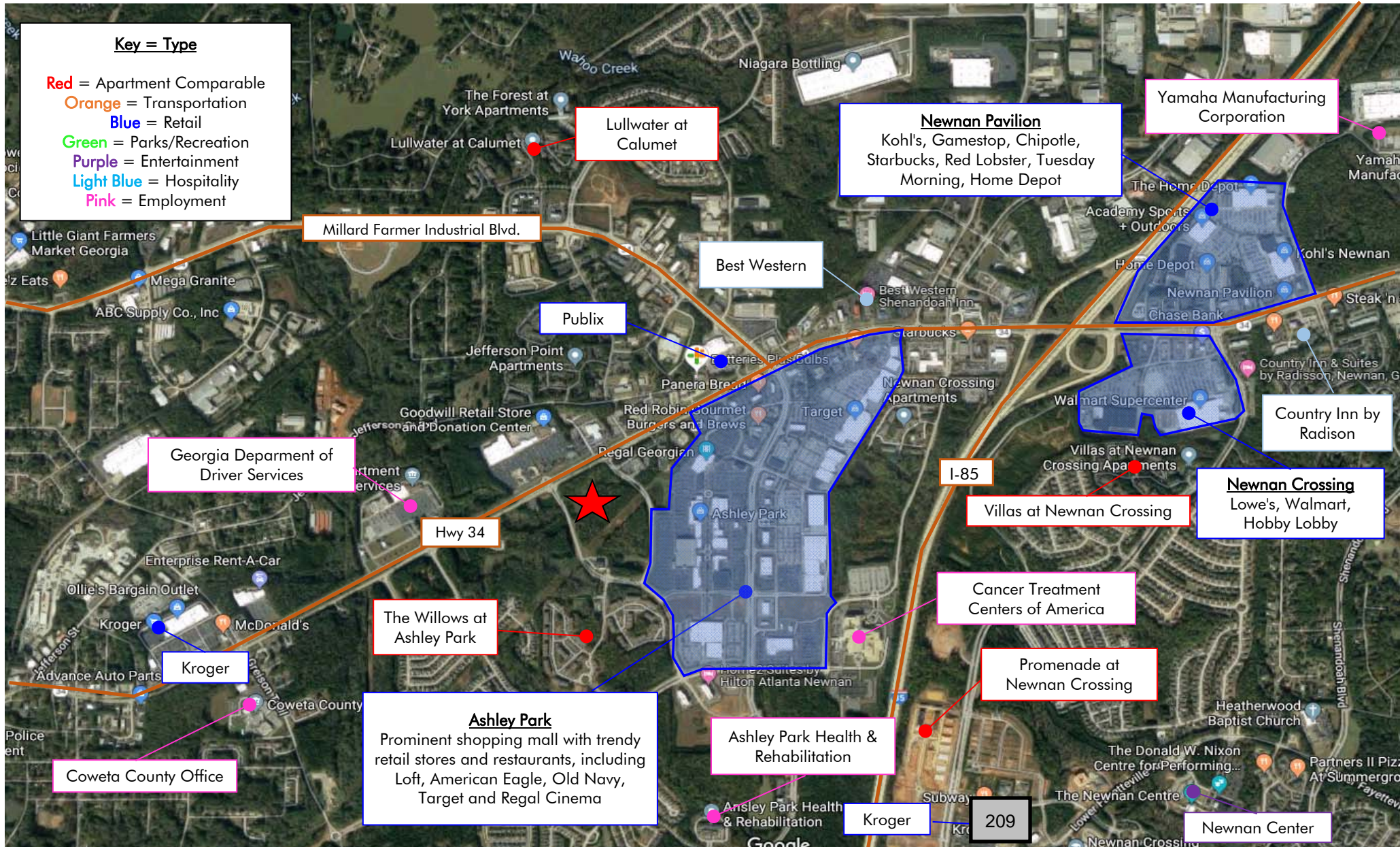


EXHIBIT III-2

SITE PLAN
ALTA ASHLEY PARK ; NEWNAN, GA
SEPTEMBER 2019



Source: Wood Partners

Location

- Address Ashley Park Boulevard
- City/State Newnan, GA

Project Milestones

- Construction Start Date 05/2020
- Construction End Date 02/2022

Location Highlights

- Convenient access to both I-85 and GA-34, connecting the Site to both Newnan and Atlanta
- Proximate retail at Ashley Park shopping center includes over 60+ shops and restaurants
- Located within several miles of the three largest employers in Newnan: Cancer Treatment Centers of America, Yamaha Motor Manufacturing, and Piedmont Newnan Hospital



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EXHIBIT III-3

RENTAL PRODUCT OPPORTUNITY - PRODUCT PROGRAM RECOMMENDATION
ALTA ASHLEY PARK; NEWNAN, GA
SEPTEMBER 2019

- Location:**
- Site is located on Ashley Park Boulevard, off of GA-34 and 1.6 miles from I-85
 - Site is a 5 minute drive from Downtown Newnan, a 30 minute drive to the Atlanta Airport, and a 42 minute drive to Downtown Atlanta
 - Site is within walking distance to surrounding retail at Ashley Park Shopping Mall which includes over 60 shops, restaurants, and entertainment venues

- Project Description:**
- Alta Ashley Park will include 269 residential units in multiple 3-story, surface-parked garden-style buildings
 - The Site is 25 acres, and the Project will include 263,200 SF of rentable area

Comm. Amenities/ Finish Levels:	Community Amenities	Interior Finishes
	<i>Amenity profile in line with other new rental products, including:</i>	<i>Modern apartment finish level, including:</i>
	<ul style="list-style-type: none"> • Fitness & yoga center • Resort-style saltwater pool • Package lockers • Club room 	<ul style="list-style-type: none"> • Stainless steel appliances • Granite countertops • Laminate kitchen cabinets • Wood-style plank flooring
	<ul style="list-style-type: none"> • Outdoor courtyard with BBQ/fire pits • Pet spa • Business Center • Game room 	<ul style="list-style-type: none"> • 9-10' ceilings • Washer and dryer in-unit • Walk-in closets • Tile kitchen backsplash

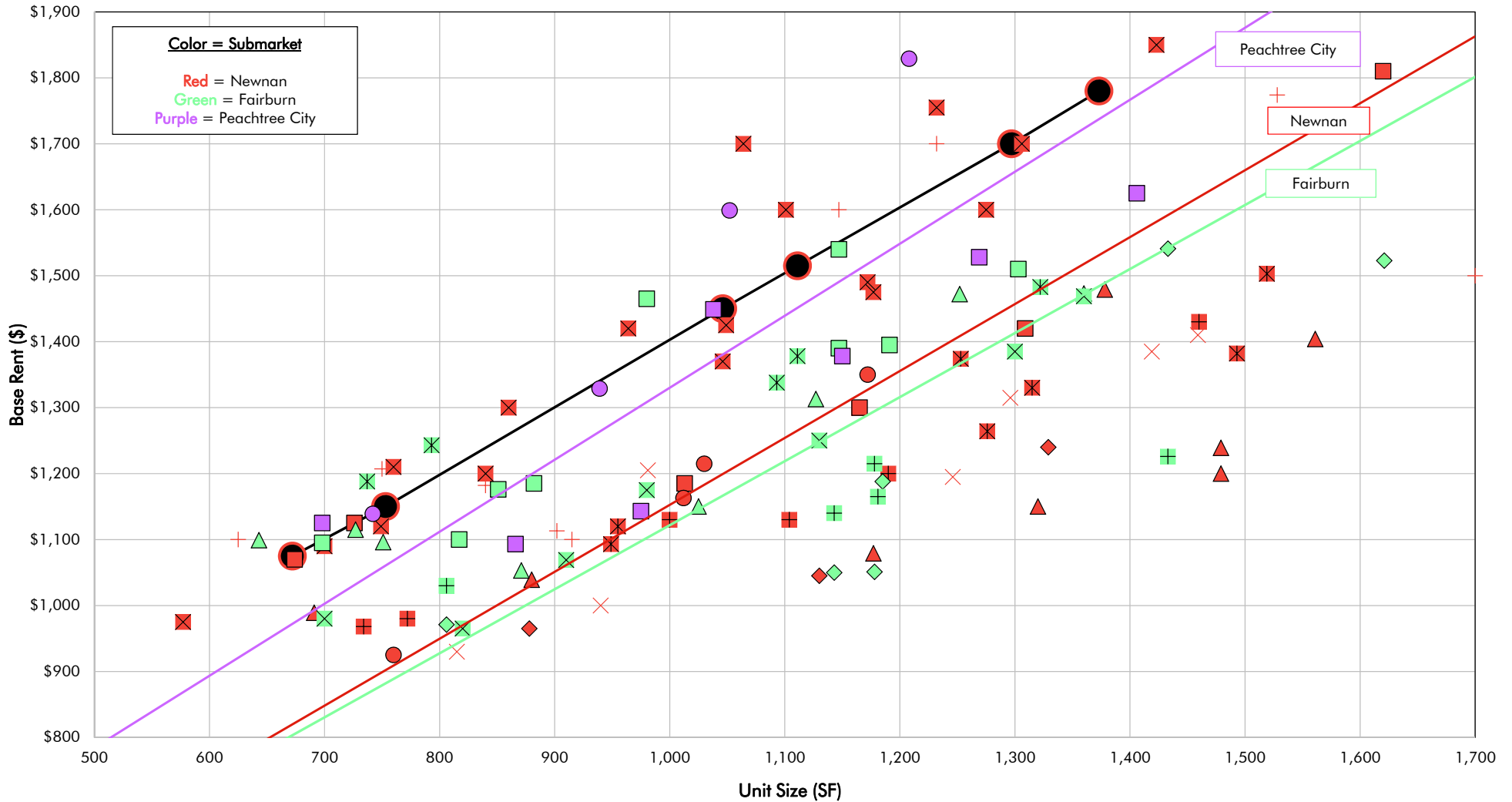
TCG Recommended Rent Positioning:	Sponsor Program					TCG Recommendation								
	FP	Bed / Bath	Unit Mix		Unit Size	Rentable Area	Base		Avg. Prem.		Average		Price Per Bed	Monthly Revenue
			#	%			\$	\$/sf	\$	%	\$	\$/sf		
A1	1 / 1	19	7.1%	672	12,768	\$1,075	\$1.60	\$22		\$1,097	\$1.63	\$1,097	\$20,834	
A2.1	1 / 1	125	46.5%	753	94,125	1,150	1.53	23		1,173	1.56	1,173	146,625	
B1	2 / 2	39	14.5%	1,046	40,794	1,450	1.39	29		1,479	1.41	740	57,681	
B2.1	2 / 2	38	14.1%	1,111	42,218	1,515	1.36	30		1,545	1.39	773	58,721	
B2.2	2 / 2	38	14.1%	1,297	49,286	1,700	1.31	34		1,734	1.34	867	65,892	
C1	3 / 2	10	3.7%	1,373	13,730	1,780	1.30	36		1,816	1.32	605	18,156	
Totals/Averages:		269	100.0%	940	252,921	\$1,341	\$1.43	\$27	2.0%	\$1,368	\$1.45	\$1,235	\$367,909	
	<i>1-Beds:</i>	<i>144</i>	<i>53.5%</i>	<i>742</i>	<i>106,893</i>	<i>\$1,140</i>	<i>\$1.54</i>	<i>\$23</i>		<i>\$1,163</i>	<i>\$1.57</i>	<i>\$1,163</i>	<i>\$167,459</i>	
	<i>2-Beds:</i>	<i>115</i>	<i>42.8%</i>	<i>1,150</i>	<i>132,298</i>	<i>\$1,554</i>	<i>\$1.35</i>	<i>\$31</i>		<i>\$1,585</i>	<i>\$1.38</i>	<i>\$793</i>	<i>\$182,294</i>	
	<i>3-Beds:</i>	<i>10</i>	<i>3.7%</i>	<i>1,373</i>	<i>13,730</i>	<i>\$1,780</i>	<i>\$1.30</i>	<i>\$36</i>		<i>\$1,816</i>	<i>\$1.32</i>	<i>\$605</i>	<i>\$18,156</i>	

- Positioning Rationale:**
- Positioned at the top of the Newnan market due to new vintage, walkability to surrounding retail, accessibility to key employment nodes, and accessibility to I-85, Downtown Atlanta, and the Atlanta Airport
 - Positioned in-line with Promenade of Newnan Crossing (built 2019) due to similar vintage, similar location, and similar accessibility to surrounding retail and employment
 - Positioned at a premium to other key Newnan comparables, The Willows at Ashley Park and Newnan Lofts due to newer vintage
 - Premium to Camden Peachtree City due to newer vintage, accessibility to retail and employment nodes, and connectivity to Atlanta

- Lease-Up:**
- Projected absorption of approximately 20-25 units per month, in-line with market absorption
 - 1-month concession assumed during lease-up

EXHIBIT III-4A

POSITIONING - RENT TO SIZE - OVERALL
COMPETITIVE MARKET AREA & SELECT SUBMARKETS
SEPTEMBER 2019

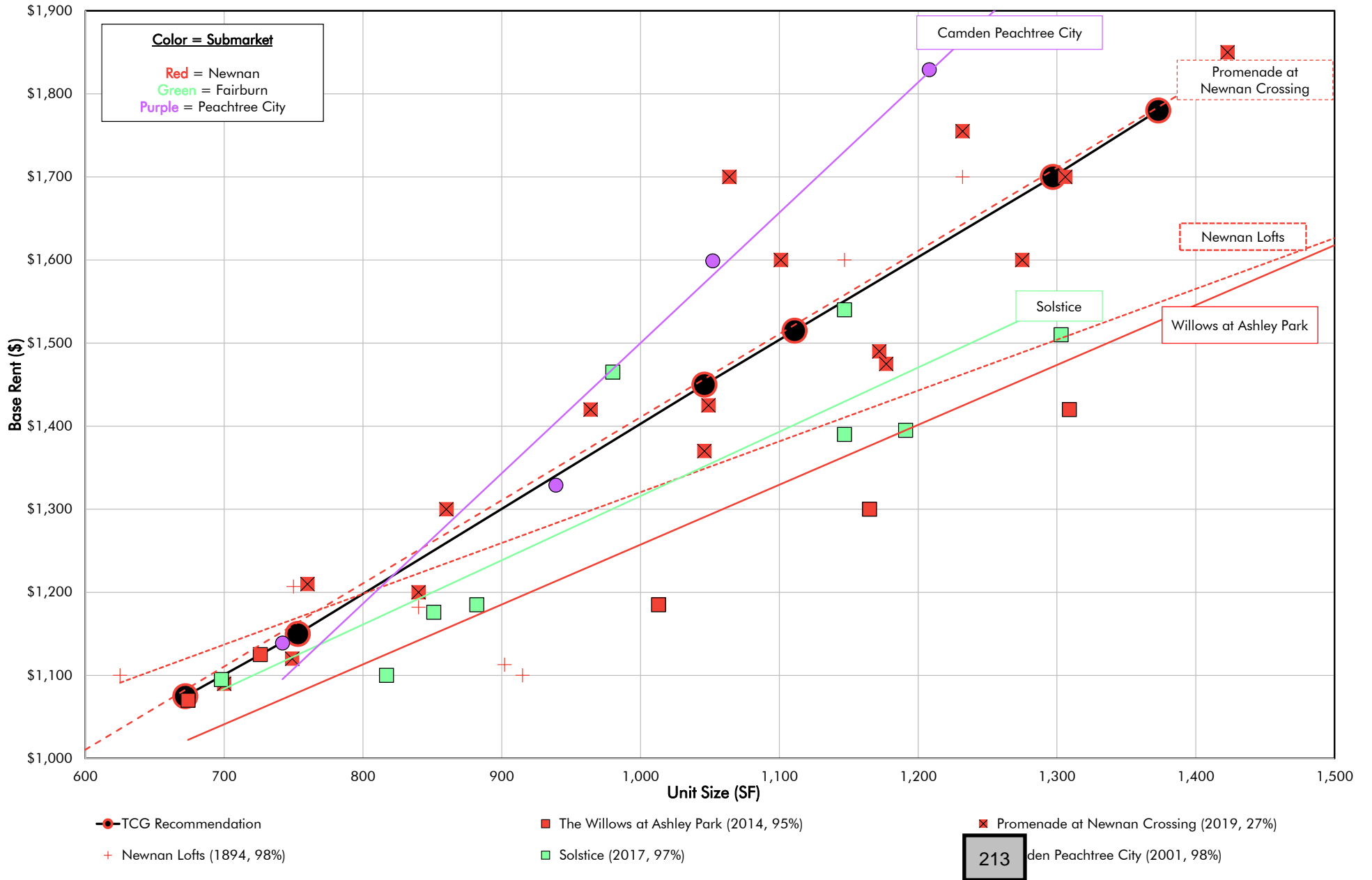


- TCG Recommendation
- The Willows at Ashley Park (2014, 95%)
- ◆ Woodland Commons (2002, 98%)
- ▲ Villas at Newman Crossing (2004, 93%)
- ✕ Promenade at Newnan Crossing (2019, 27%)
- ✕ Stillwood Farms (2009, 90%)
- The Vinings at Newnan Lakes (2003, 99%)
- The Preserve at Greison Trail (2008, 98%)
- ✕ Lullwater at Calumet (2000, 97%)
- ✕ Newnan Lofts (1894, 98%)
- Solstice (2017, 97%)
- ◆ Evergreen Terrace (2008, 95%)
- ▲ The Parke at Oakley (2008, 97%)
- ✕ Cambridge Faire (2001, 98%)
- ✕ Peachtree Landing (2002, 97%)
- Evergreen Park (2002, 95%)
- Retreat at Kedron Village (2001, 95%)
- Camden Peachtree City (2001, 98%)

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EXHIBIT III-4A

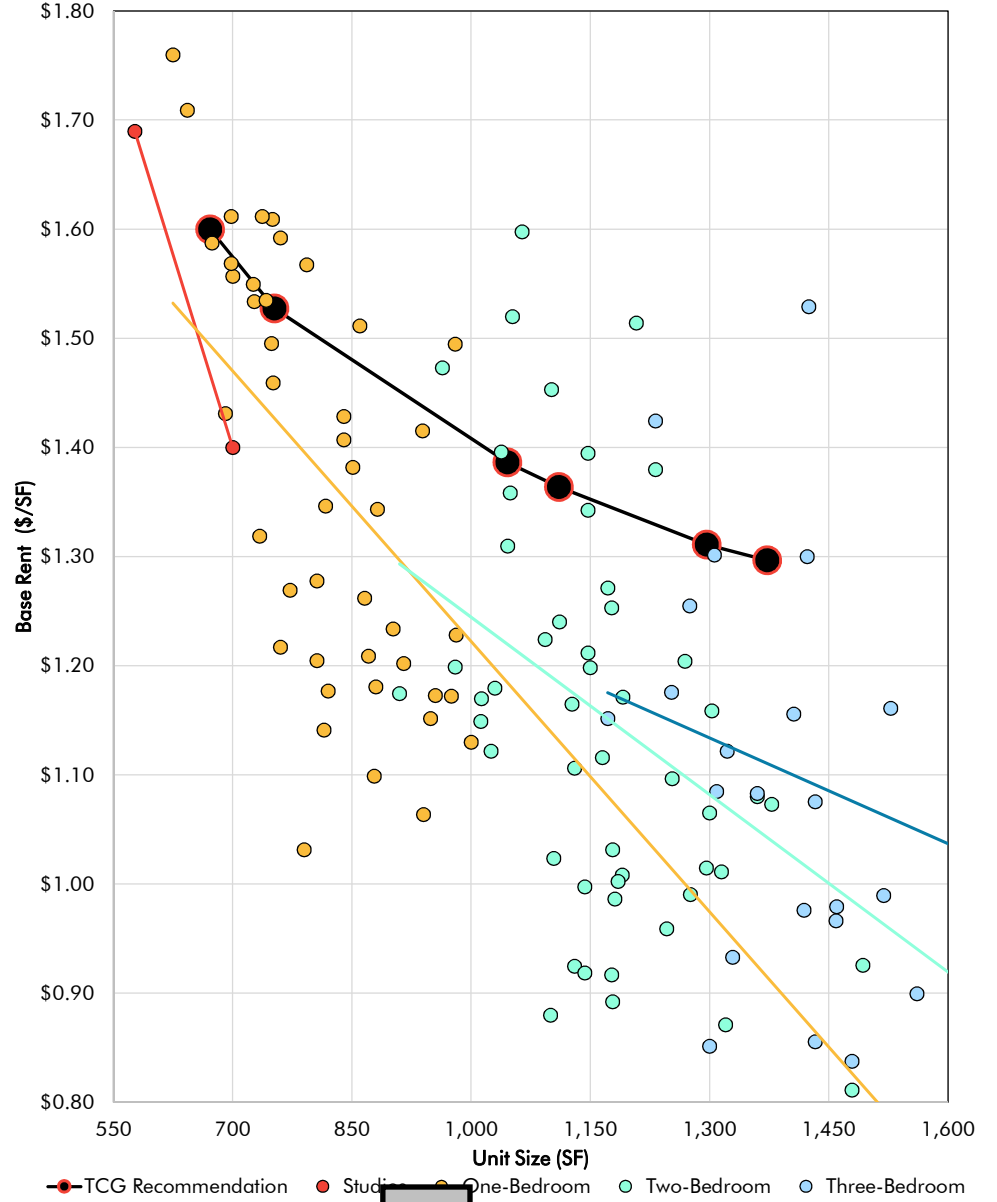
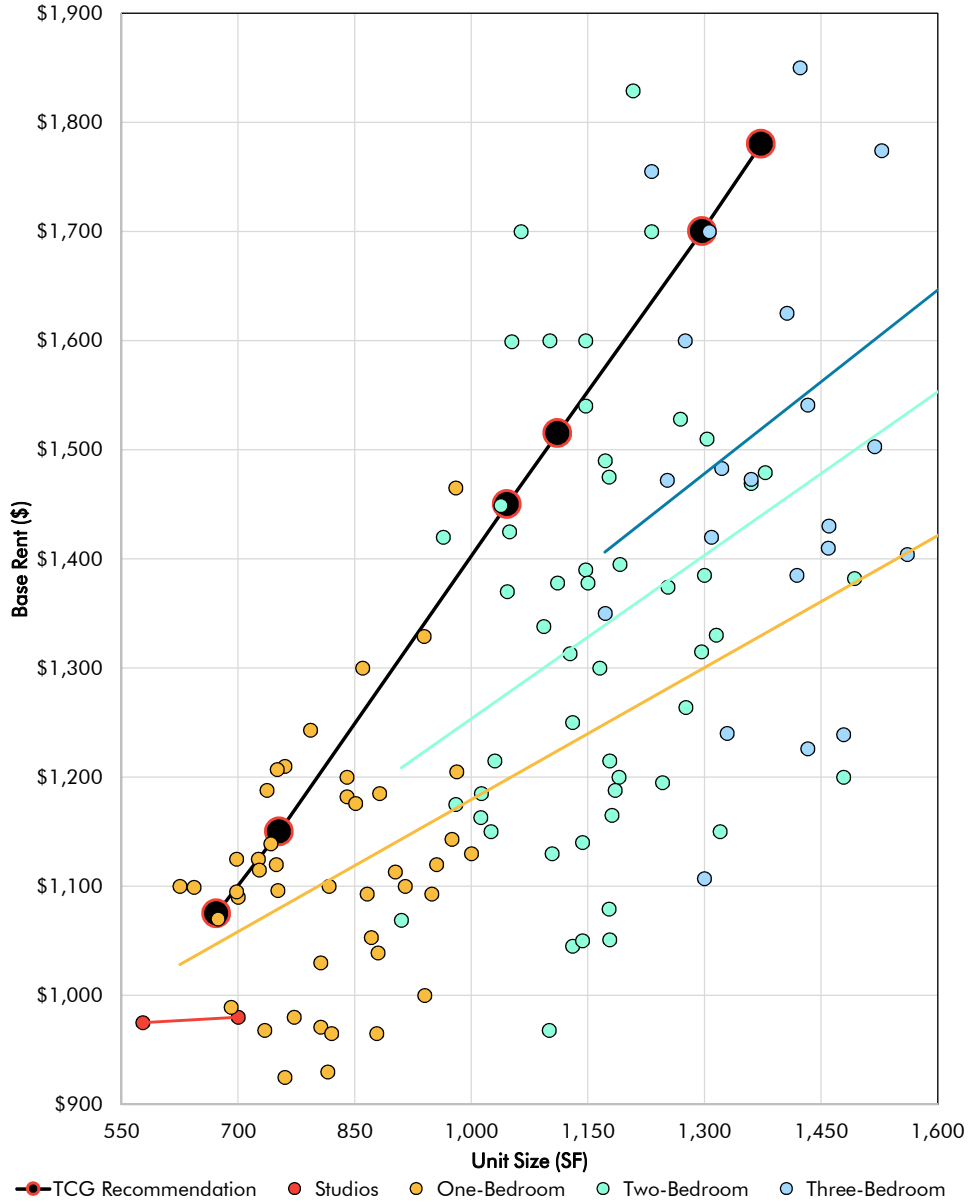
POSITIONING - RENT TO SIZE - KEY COMPS
 COMPETITIVE MARKET AREA & SELECT SUBMARKETS
 SEPTEMBER 2019



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EXHIBIT III-4B

POSITIONING - RENT TO SIZE - BY BED TYPE
 COMPETITIVE MARKET AREA & SELECT SUBMARKETS
 SEPTEMBER 2019



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Appendix

APPENDIX IV-1

TAPESTRY SEGMENTS
UNITED STATES
2018

United States	Tapestry Segmentation	Median HH Income	Median Net Worth	Median Age	Own			Avg. HH Size	Urbanization Group	Lifemode Group	Housing Type	Median Home Value	Units in Structure (%)			
					Own	Rent	Household Type						All Attached	SFD	US Households	US Population
United States		\$58,100	\$103,600	38	63%	37%		2.59				\$218,500	31.9	61.6	124,110,001	330,088,686
Younger Years																
Y 2A	Urban Chic	\$114,000	\$329,200	44	66%	34%	Married Couples	2.40	Suburban Periphery	Upscale Avenues	Single Family	\$657,000	37.8	61.4	1,636,724	4,003,839
Y 2D	Enterprising Professionals	\$90,300	\$115,000	35	52%	48%	Married Couples	2.48	Suburban Periphery	Upscale Avenues	Multi-Units; Single Family	\$354,500	68.6	30.3	1,773,780	4,437,980
Y 3A	Laptops and Lattes	\$117,200	\$122,400	38	38%	62%	Singles	1.87	Principal Urban Center	Uptown Individuals	High Density Apartments	\$844,900	87.8	11.9	1,338,357	2,581,944
Y 3B	Metro Renters	\$70,100	\$24,700	33	21%	79%	Singles	1.68	Principal Urban Center	Uptown Individuals	Multi-Unit Rentals	\$370,100	92.3	7.6	2,044,289	3,609,523
Y 3C	Trendsetters	\$67,600	\$30,900	37	25%	75%	Singles	2.12	Principal Urban Center	Uptown Individuals	High Density Apartments	\$572,700	86.7	13.0	1,332,419	2,886,762
Y 8A	City Lights	\$72,600	\$96,700	39	52%	48%	Married Couples	2.59	Urban Periphery	Middle Ground	Multi-Units; Single Family	\$399,700	57.8	41.4	1,809,308	4,770,190
Y 8B	Emerald City	\$62,100	\$61,600	38	49%	51%	Singles	2.06	Metro Cities	Middle Ground	Single Family; Multi-Units	\$264,700	52.7	46.5	1,771,549	3,738,992
Y 8C	Bright Young Professionals	\$55,700	\$40,000	33	44%	56%	Married Couples	2.42	Urban Periphery	Middle Ground	Single Family; Multi-Units	\$194,600	57.4	39.7	2,787,885	6,789,363
Y 8E	Front Porches	\$45,500	\$30,400	35	47%	53%	Married Couples	2.57	Metro Cities	Middle Ground	Single Family; Multi-Units	\$175,500	49.6	47.6	1,963,811	5,133,204
Y 8F	Old and Newcomers	\$45,900	\$38,100	40	46%	54%	Singles	2.12	Metro Cities	Middle Ground	Single Family; Multi-Units	\$173,200	53.4	43.2	2,869,215	6,275,044
Y 11B	Young and Restless	\$42,300	\$12,600	30	14%	86%	Singles	2.04	Metro Cities	Midtown Singles	Multi-Unit Rentals	\$175,900	88.1	10.8	2,160,896	4,475,903
Y 11D	Set to Impress	\$34,600	\$13,000	34	28%	72%	Singles	2.12	Metro Cities	Midtown Singles	Multi-Unit Rentals; Single Family	\$136,900	65.9	31.8	1,721,154	3,811,568
Y 14B	College Towns	\$33,700	\$11,900	25	25%	75%	Singles	2.14	Metro Cities	Scholars and Patriots	Multi-Unit Rentals; Single Family	\$191,600	66.3	31.3	1,186,030	2,986,377
Y 14C	Dorms to Diplomas	\$17,500	\$8,600	22	8%	92%	fam HHs w/ 2+ Per	2.22	Metro Cities	Scholars and Patriots	Multi-Unit Rentals	\$199,400	85.0	13.9	631,064	2,609,935
Family Life																
F 1A	Top Tier	\$177,800	\$581,000	48	90%	10%	Married Couples	2.84	Suburban Periphery	Affluent Estates	Single Family	\$856,300	9.6	89.9	2,107,578	6,066,201
F 1B	Professional Pride	\$142,300	\$553,400	41	91%	9%	Married Couples	3.13	Suburban Periphery	Affluent Estates	Single Family	\$448,600	8.3	91.0	2,011,365	6,318,535
F 1C	Boomburbs	\$116,300	\$380,200	34	85%	15%	Married Couples	3.25	Suburban Periphery	Affluent Estates	Single Family	\$364,000	15.3	83.9	2,092,467	6,828,317
F 1D	Savvy Suburbanites	\$111,900	\$526,800	45	91%	10%	Married Couples	2.85	Suburban Periphery	Affluent Estates	Single Family	\$374,900	7.7	91.3	3,685,936	10,569,364
F 2C	Pacific Heights	\$98,800	\$304,700	43	73%	27%	Married Couples	3.17	Urban Periphery	Upscale Avenues	Single Family	\$648,400	32.5	66.8	883,801	2,836,701
F 4A	Soccer Moms	\$94,200	\$297,100	37	85%	15%	Married Couples	2.97	Suburban Periphery	Family Landscapes	Single Family	\$268,900	11.7	86.2	3,602,130	10,749,005
F 4B	Home Improvement	\$74,900	\$196,800	38	79%	21%	Married Couples	2.88	Suburban Periphery	Family Landscapes	Single Family	\$202,100	14.3	84.1	2,125,886	6,139,674
F 4C	Middleburg	\$61,700	\$126,700	36	74%	26%	Married Couples	2.75	Semirural	Family Landscapes	Single Family	\$183,900	15.7	75.3	3,566,877	9,893,986
F 7A	Up and Coming Families	\$75,400	\$137,700	32	76%	24%	Married Couples	3.12	Suburban Periphery	Ethnic Enclaves	Single Family	\$207,600	16.7	80.5	3,013,486	9,467,858
F 7B	Urban Villages	\$65,800	\$137,200	34	70%	30%	Married Couples	3.79	Urban Periphery	Ethnic Enclaves	Single Family	\$341,800	16.6	80.6	1,319,144	5,036,292
F 7C	American Dreamers	\$52,800	\$72,500	33	64%	36%	Married Couples	3.19	Urban Periphery	Ethnic Enclaves	Single Family	\$159,000	24.3	72.4	1,832,391	5,888,344
F 7D	Barrios Urbanos	\$39,800	\$31,800	29	59%	41%	Married Couples	3.63	Urban Periphery	Ethnic Enclaves	Single Family	\$97,100	16.6	73.4	1,292,334	4,728,720
F 7E	Valley Growers	\$36,300	\$15,700	28	45%	55%	Married Couples	3.98	Semirural	Ethnic Enclaves	Single Family	\$153,900	26.9	59.5	301,097	1,222,141
F 7F	Southwestern Families	\$31,600	\$19,000	35	54%	46%	Married Couples	3.2	Urban Periphery	Ethnic Enclaves	Single Family	\$91,800	28.6	64.8	1,023,024	3,321,944
F 8D	Downtown Melting Pot	\$52,500	\$28,100	38	32%	68%	Married Couples	2.94	Principal Urban Center	Middle Ground	High Density Apartments	\$596,600	86.6	12.9	810,931	2,410,789
F 8G	Hardscrabble Road	\$29,300	\$13,100	33	40%	60%	Singles	2.67	Metro Cities	Middle Ground	Single Family	\$76,400	38.0	58.8	1,503,488	4,114,701
F 10C	Diners & Miners	\$41,700	\$79,100	42	76%	24%	Married Couples	2.54	Rural	Rustic Outposts	Single Family; Mobile Homes	\$92,000	5.5	68.6	816,114	2,140,601
F 10D	Down the Road	\$40,000	\$47,400	35	66%	34%	Married Couples	2.76	Semirural	Rustic Outposts	Mobile Homes; Single Family	\$98,200	11.8	43.0	1,421,450	3,992,096
F 11A	City Strivers	\$46,500	\$18,800	35	32%	68%	Singles	2.79	Principal Urban Center	Midtown Singles	High Density Apartments	\$353,400	84.7	15.0	957,779	2,706,209
F 11C	Metro Fusion	\$37,200	\$12,800	29	25%	75%	Singles	2.66	Urban Periphery	Midtown Singles	Multi-Unit Rentals; Single Family	\$145,200	73.6	23.3	1,750,882	4,703,030
F 11E	City Commons	\$18,500	\$10,000	29	23%	77%	Single Parents	2.67	Metro Cities	Midtown Singles	Multi-Unit Rentals; Single Family	\$87,300	65.1	33.1	1,098,191	3,028,450
F 12A	Family Foundations	\$44,400	\$70,100	40	65%	35%	Singles	2.71	Urban Periphery	Hometown	Single Family	\$122,600	24.8	73.5	1,294,560	3,555,525
F 12B	Traditional Living	\$40,400	\$38,300	36	59%	41%	Married Couples	2.51	Metro Cities	Hometown	Single Family	\$85,500	22.0	75.6	2,395,561	6,100,518
F 12D	Modest Income Homes	\$24,600	\$13,100	37	45%	55%	Singles	2.56	Urban Periphery	Hometown	Single Family	\$75,600	36.3	61.2	1,621,006	4,283,822
F 13A	International Marketplace	\$49,400	\$18,700	33	28%	72%	Married Couples w/ K	3.08	Urban Periphery	Next Wave	High Density Apts; Single Family	\$362,400	76.7	22.3	1,524,227	4,740,585
F 13B	Las Casas	\$40,300	\$15,000	28	35%	65%	Married Couples	4.12	Urban Periphery	Next Wave	Single Family; Multi-Unit Rentals	\$287,300	51.6	45.6	909,297	3,782,666
F 13C	NeWest Residents	\$31,900	\$11,200	27	17%	83%	Married Couples w/ K	3.35	Principal Urban Center	Next Wave	Multi-Unit Rentals	\$136,100	77.6	17.4	969,887	3,292,411
F 13D	Fresh Ambitions	\$28,000	\$11,500	29	27%	73%	Single Parents	3.17	Principal Urban Center	Next Wave	Multi-Unit Rentals; Single Family	\$134,100	73.2	25.2	791,036	2,553,575
F 13E	High Rise Renters	\$23,300	\$10,100	32	4%	96%	Single Parents	2.82	Principal Urban Center	Next Wave	High-Rise Rentals	\$345,500	98.0	1.7	618,100	1,789,679
F 14A	Military Proximity	\$49,500	\$11,700	23	3%	97%	Married Couples	3.38	Suburban Periphery	Scholars and Patriots	Townhomes; Multi-Unit Rentals	\$186,300	73.5	25.9	184,809	950,763
Mature Years																
M 1E	Eurbanites	\$107,400	\$520,300	51	85%	15%	Married Couples	2.5	Suburban Periphery	Affluent Estates	Single Family	\$439,600	15.2	83.3	2,412,886	6,129,697
M 2B	Pleasantville	\$97,500	\$370,200	43	83%	17%	Married Couples	2.88	Suburban Periphery	Upscale Avenues	Single Family	\$394,500	15.1	84.0	2,714,765	7,921,903
M 5A	Comfortable Empty Nesters	\$76,900	\$312,400	48	87%	13%	Married Couples	2.51	Suburban Periphery	GenXurban	Single Family	\$212,800	9.2	88.4	3,041,550	7,744,090
M 5B	In Style	\$75,600	\$174,600	42	68%	32%	Married Couples w/No	2.35	Metro Cities	GenXurban	Single Family	\$255,100	32.1	66.1	2,788,375	6,683,461
M 5C	Parks and Rec	\$61,900	\$135,700	41	70%	30%	Married Couples	2.51	Suburban Periphery	GenXurban	Single Family	\$206,800	30.4	67.6	2,454,685	6,231,287
M 5D	Rustbelt Traditions	\$53,100	\$107,100	39	71%	29%	Married Couples	2.47	Urban Periphery	GenXurban	Single Family	\$127,800	17.6	80.4	2,724,296	6,790,896
M 5E	Midlife Constants	\$54,400	\$150,300	47	73%	27%	Married Couples w/No	2.31	Suburban Periphery	GenXurban	Single Family	\$161,800	20.2	75.9	3,076,246	7,344,135
M 6A	Green Acres	\$79,100	\$279,900	44	86%	14%	Married Couples	2.7	Rural	Cozy Country Living	Single Family	\$247,500	6.3	87.0	3,968,348	10,816,315
M 6B	Salt of the Earth	\$58,100	\$176,500	44	83%	17%	Married Couples	2.59	Rural	Cozy Country Living	Single Family	\$162,100	5.4	83.8	3,558,228	9,301,846

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APPENDIX IV-1

TAPESTRY SEGMENTS
UNITED STATES
2018

United States	Tapestry Segmentation	Median HH Income	Median Net Worth	Median Age	Own	Rent	Household Type	Avg. HH Size	Urbanization Group	Lifemode Group	Housing Type	Median Home Value	Units in Structure (%)			
													All Attached	SFD	US Households	US Population
		\$58,100	\$103,600	38	63%	37%		2.59				\$218,500	31.9	61.6	124,110,001	330,088,686
M	6C The Great Outdoors	\$58,300	\$168,000	48	78%	22%	Married Couples	2.45	Rural	Cozy Country Living	Single Family	\$254,600	8.6	76.5	1,928,652	4,800,879
M	6D Prairie Living	\$55,500	\$160,300	45	79%	21%	Married Couples	2.51	Rural	Cozy Country Living	Single Family	\$145,000	5.1	85.0	1,325,434	3,390,119
M	6E Rural Resort Dwellers	\$51,800	\$171,700	55	82%	18%	ried Couples w/No	2.22	Rural	Cozy Country Living	Single Family/Seasonal	\$220,600	8.4	78.2	1,241,896	2,802,537
M	6F Heartland Communities	\$43,600	\$80,400	42	70%	30%	Married Couples	2.39	Semirural	Cozy Country Living	Single Family	\$99,100	15.5	76.9	2,848,770	6,975,283
M	9A Silver & Gold	\$74,500	\$407,000	64	84%	16%	ried Couples w/No	2.03	Suburban Periphery	Senior Styles	Single Family/Seasonal	\$396,200	30.6	65.1	956,103	1,967,590
M	9B Golden Years	\$75,400	\$199,900	53	63%	37%	Singles	2.06	Suburban Periphery	Senior Styles	Single Family; Multi-Units	\$346,100	57.4	41.0	1,665,896	3,565,867
M	9C The Elders	\$44,200	\$277,400	73	82%	18%	ried Couples w/No	1.68	Suburban Periphery	Senior Styles	SF; High-Rises; Mob. Hm/Seas.	\$192,200	42.4	39.5	918,715	1,574,062
M	9D Senior Escapes	\$40,000	\$119,100	55	76%	24%	ried Couples w/No	2.2	Semirural	Senior Styles	SF; Mobile Homes/Seasonal	\$134,600	11.1	50.0	1,127,672	2,547,660
M	9E Retirement Communities	\$42,200	\$58,800	54	45%	55%	Singles	1.88	Metro Cities	Senior Styles	Multi-Units; Single Family	\$183,100	65.6	31.2	1,502,986	2,995,842
M	9F Social Security Set	\$18,000	\$10,300	46	14%	86%	Singles	1.73	Metro Cities	Senior Styles	Multi-Unit Rentals	\$148,900	85.9	12.4	1,013,696	1,981,252
M	10A Southern Satellites	\$49,800	\$106,000	40	78%	22%	Married Couples	2.67	Rural	Rustic Outposts	Single Family; Mobile Homes	\$137,400	3.9	65.9	3,885,726	10,485,760
M	10B Rooted Rural	\$43,400	\$106,600	45	80%	20%	Married Couples	2.48	Rural	Rustic Outposts	Single Family; Mobile Homes	\$119,800	3.2	72.1	2,441,564	6,198,893
M	10E Rural Bypasses	\$34,200	\$40,300	41	71%	29%	Married Couples	2.55	Rural	Rustic Outposts	Single Family; Mobile Homes	\$86,700	7.2	63.2	1,656,842	4,514,217
M	12C Small Town Simplicity	\$32,500	\$19,100	41	50%	50%	Singles	2.26	Semirural	Hometown	Single Family	\$95,600	32.2	60.7	2,303,734	5,447,688

APPENDIX IV-2

PLANNED AND PROPOSED DEVELOPMENT DETAIL
 COMPETITIVE MARKET AREA AND SELECT SUBMARKETS
 SEPTEMBER 2019

Community	Developer	Address	Total	Status	Year
Newnan					
The Springs At Newnan Crossing	Continental Properties Company, Inc.	2019 Newnan Crossing Bypass	320	Under Construction	2020
Caldwell Tanks	The Residential Group	57 E. Broad Street	340	Stalled	2023
Peachtree City					
Aberdeen Village	Watkins Real Estate Group	Northlake Drive	190	Conceptual	2023
Calistoa Lake McIntosh	Pace Lynch	Clubhouse Drive	363	Stalled	2023
CMA Total					
		Under Construction	320		
		Approved	0		
		Pending	0		
		Conceptual	190		
		Stalled	703		
		Total	1,213		
Fairburn					
Harris Road Apartments	South City Partners	Harris Road	276	Under Construction	2020



Newport Beach

369 San Miguel Dr, #265
Newport Beach, CA 92660
(949) 717-6450

San Francisco

251 Kearny St, 6th Floor
San Francisco, CA 94108
(415) 397-5490

New York

641 Lexington Ave, #1400
New York, NY 10022
(212) 535-2225

Atlanta

1170 Peachtree ST NE, #1200
Atlanta, GA 30309
(404) 879-5000

WP South Acquisitions, LLC
Land Lots 43 and 54,
5th Land District
22.456± acres located at the
intersection of Bullsboro Drive
and Ashley Park Drive
(Portion of Tax Parcel
#086 5054 9960)

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY LOCATED
IN LAND LOTS 43 AND 54 OF THE 5TH LAND DISTRICT, LOCATED AT THE
INTERSECTION OF BULLSBORO DRIVE AND ASHLEY PARK DRIVE,
CONTAINING 22.456± ACRES IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone said property from City of Newnan Zoning Classification CGN (General Commercial) to RMH (Residential Multiple Family Dwelling-Higher Density 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 November, 2019; and

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

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

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof be rezoned RMH (Residential Multiple Family Dwelling-Higher Density District) subject to the following condition:

1. The project will be consistent with the plan, density, project data, amenities and architectural details as provided as part of the application.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. This Ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2019 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

Cynthia E. Jenkins, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

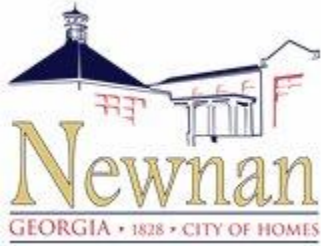
Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

City of Newnan, Georgia - Mayor and Council



Date: November 26, 2019

Agenda Item: 6 Glenn St. Newnan, GA 30263

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: New owner to update council on status and request an extension to repair the dilapidated structure located at 6 Glenn St Newnan, Ga 30263

Background: Owner: D. Free Management, LLC

Date Sub-Standard housing file was opened: April 25, 2018.
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On April 25, 2018 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

Options:

1. 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 Option 1.

Previous Discussions with Council:

May 28, 2019 – Council informed of conditions.

July 16, 2019 – Public Hearing was requested.

August 27, 2019 – Public hearing was held concerning 6 Glenn St. Previous owner, Tikkun Olam, LP, did not attend. 30 day extension granted by council.

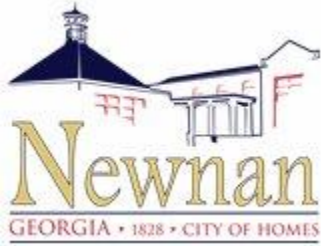
September 24, 2019 – 60 day extension granted by council.

October 22, 2019 – Interior and exterior progress.





City of Newnan, Georgia - Mayor and Council



Date: November 26, 2019

Agenda Item: 8 Glenn St. Newnan, GA 30263

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: New owner to update council on status and request an extension to repair the dilapidated structure located at 8 Glenn St Newnan, GA 30263.

Background: Owner: D. Free Management, LLC
Date Sub-Standard housing file was opened: June 20, 2018.
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On June 20, 2018 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

Options:

1. 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 Option 1.

Previous Discussions with Council:

May 28, 2019 – Council informed of conditions.

July 16, 2019 – Public Hearing was requested.

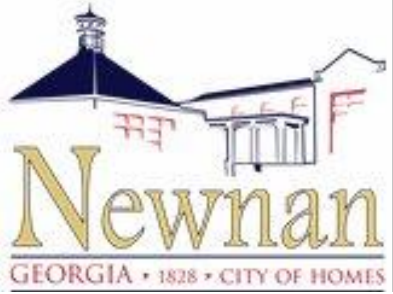
August 27, 2019 – Public hearing continued to 9/24/2019.

September 24, 2019 – 60 day extension granted by council.

October 22, 2019 – Interior and exterior progress.







City of Newnan, Georgia - Mayor and Council

Date: November 26, 2019

Agenda Item: 180 West Washington St

Prepared and
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: Owner to request an extension in order to complete repairs to the structure located at 180 West Washington St.

Background: Owner: Render Godfrey

Date Sub-Standard housing file was opened: July 13, 2016

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

On July 13, 2016 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 (1,2,3,4,5,6,8,9,10).

Options:

1. To approve the owners request for an extension.
2. Other direction from council.

Funding: Not Applicable

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

Previous Discussions with Council:

August 1, 2017 – Council informed of conditions.

August 8, 2017 – Public Hearing was requested.
August 22, 2017 – Public Hearing Held
September 12, 2017 – 180 Extension Granted
October 9, 2017 – No Progress
November 14, 2017 - No Progress
December 12, 2017 - No Progress
January 9, 2018 – Interior progress
February 13, 2018 – Interior progress
March 15, 2018 – 180 Extension Granted
April 10, 2018 - Interior progress
May 7, 2018 - Interior progress
June 19, 2018 - Interior progress
July 17, 2018 - Interior progress
August 14, 2018 - Interior progress
October 8, 2018 – Exterior progress
November 13, 2018 – No progress
December 11, 2018 – Interior and exterior progress
January 8, 2019 – Interior and exterior progress
March 11, 2019 – 180 day extension granted
April 9, 2019 – Exterior progress
May 7, 2019 – Exterior progress
June 18, 2019 – No progress
July 16, 2019 – No progress
August 13, 2019 – No Progress
August 27, 2019 – 60 day extension request approved
September 24, 2019 – No progress
October 22, 2019 – No progress

November 12, 2019 – No progress.





Newnan City Council,

We would love to host an event that supports local artist, and crafters. We have had great response for our October event and we would love to expand. In order to do so, we are asking if we can shut-down Madison Street - between Jackson Street and Jefferson Street.

We are hoping that this event will bring more tourist to the Newnan area!

Thank you for your time,
Ansley Murray



GUIDELINES FOR USING DOWNTOWN NEWNAN SQUARE OR ANY CITY STREETS

NAME OF AGENCY	
NAME OF PERSON IN CHARGE OF EVENT	
ADDRESS OF PERSON IN CHARGE	
CELL PHONE NUMBER OF PERSON IN CHARGE	
TYPE OF EVENT	
PURPOSE OF EVENT	
DATE OF EVENT	
TIME OF EVENT	

CONDITIONS OF PERMIT

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

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

GUIDELINES FOR USING THE DOWNTOWN NEWNAN SQUARE OR ANY CITY STREETS – PAGE 2

EVENT STAFFING

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

GARBAGE

Additional rolling trash cans by the City of Newnan Sanitation Department need to be around the court square. Contact Sanitation Services at 770-253-0327 to coordinate and determine the number of cans needed for your event. We recommend that you cover the permanent cans surrounding the square and use the rolling cans. If the decorative cans are overflowing at the end of the event, they should be emptied into the rolling cans. Cost of Sanitation cans are \$10.00 per can during normal business hours and \$25.00 per can after hours. *(Costs are subject to change)*

PUBLIC NOTICE SIGNAGE

The coordinator of the event is responsible for obtaining and displaying Special Event Notice signs as provided by City staff. Public notice along/near the event location shall be provided at least 72 hours in advance of the event.

BATHROOMS

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

PARKING

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

AGREEMENT

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

SIGNED 

DATE 11/08/19

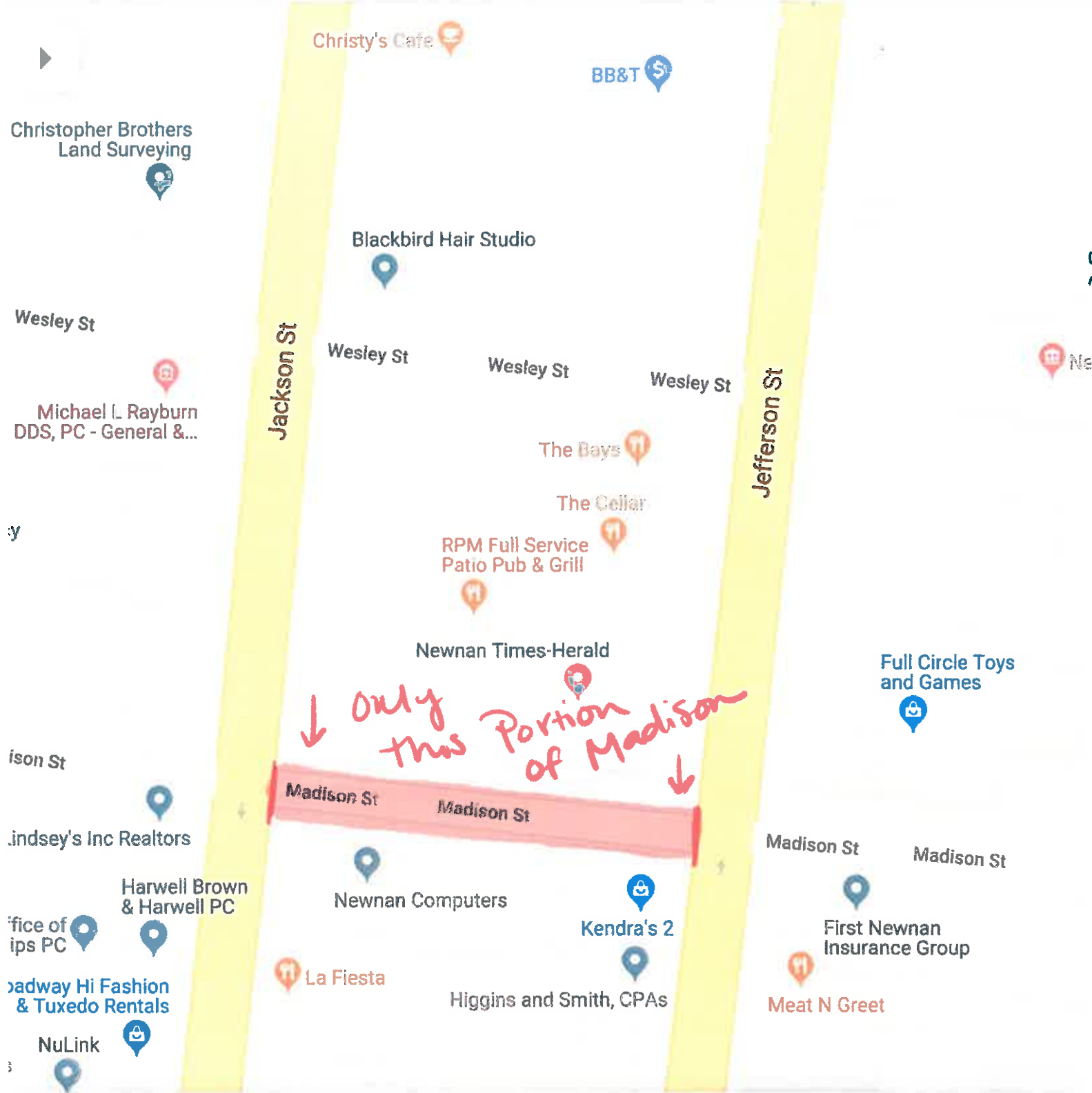
EVENT - 100.00.34.2901 – Event Activity Fees

Form Updated February 8, 2019 / October 12, 2018



(25) Products

Google Maps



You're missing out

The Google Maps app isn't on your phone

NO THANKS

USE THE APP

235

The Cellar
20 Jefferson St, Newnan, GA 30263

Sunday	Closed
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The Bays
Jefferson St, Newnan, GA 30263

Sunday	Closed
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Newnan Times Harold
16 Jefferson St, Newnan, GA 30263

Sunday	Closed
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Newnan Magazine
16 Jefferson St, Newnan, GA 30263

Sunday	Closed
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Newnan Computers
13 Jackson St # C, Newnan, GA 30263

Sunday	Closed
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La Fiesta
7 Jackson St, Newnan, GA 30263

Sunday	Closed
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Kendra's 2
14 Jefferson St, Newnan, GA 30263

Sunday	12-5PM
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REQUEST FOR PARKING SPACES 12/6/19 / CHRISTMAS TOUR OF HOMES

From: Barbara Kookogey <bkookogey@newnanpres.org>

Sent: Tuesday, November 12, 2019 10:41 AM

To: Keith Brady <kbrady@jybrealty.com>

Subject: Parking Spaces - December 6, 4:00-9:00 pm.

Morning, Keith,

It was good to see you yesterday. I would like to request that the parking spaces on the East side of the court house/visitors center be blocked off the day of the Newnan Christmas Tour of Homes, Friday December 6 from 4:00-9:00 pm. We need the shuttle bus to be able to pull up to the curb to let passengers out. They still will be exiting towards traffic but it would be safer being close to the curb. We also have someone on the bus to guide people in the right direction. Thank you for your help.

My best,
Barbara

Barbara Kookogey

Director

Newnan Presbyterian Preschool and Kindergarten

38 Greenville Street

Newnan, GA 30263

770-253-5018

www.nppk.org

Prevailing Grace Ministries

November 11, 2019

To The City of Newnan Council Members,

On behalf of Prevailing Grace Ministries, I would like to thank you all for allowing us to use the Howard Warner gymnasium on Sundays from 9:00 am until 1:00 pm since July 21, 2019 and the community meeting room on Tuesdays from 6:30 pm until 9:00 pm since September 24, 2019. Since these dates, we have built many relationships with people in our community that will last a lifetime. We know we couldn't have accomplished any of this without your generosity. Although we are proud of our successes, we know there is much more to be done and many more lives to be touched. We will continue to show love and give grace to all who attends Prevailing Grace Ministries. With your continued help, more people in our community will know that they are genuinely cared about emotionally, physically, and spiritually and that they are welcomed to come to a judgement free place to worship, feel the presence of God, and grow their relationship with Jesus and with one another.

We would like to extend the dates of usage for the Howard Warner Gynasium on Sundays and the Community Meeting Room on Tuesdays from January 2, 2020 until July 28, 2019 to continue our goals of serving the community, building strong healthy relationships by showing God's love to all of God's people, and uniting everyone to help build a thriving safe community.

Thank you in advance for your generosity and we look forward to the continuation of our community building partnership.

Sincerely,

Jarmaine Elder Sr.
Founder of Prevailing Grace Ministries

What does your organization do?

Our Mission - The Wholistic Stress Control Institute, Inc. (WSCI), founded in 1984 by Jennie C. Trotter and incorporated in 1987. WSCI is a non-profit community based, award-winning, organization whose mission is to teach Wholistic stress management by promoting wellness and healthy lifestyle choices.

Our Approach - WSCI utilizes a "wholistic" approach in all its educational programs and resources. The wholistic approach advocates the harmonious development of the total person- mind, body and spirit.

Our Programs - WSCI provides wholistic stress management services and wellness programs to children, youth, and adults. WSCI provides innovative training in children's stress management to teachers and parents of Pre-K to 12th grade students, including persons with special needs. In addition to stress management services, WSCI provides a variety of community prevention programs related to mental health, juvenile delinquency, violence, substance abuse, HIV/AIDS, teen pregnancy, parenting and other areas.

What purpose do you serve in our community?

The goal of program is to 1) Increase the capacity and infrastructure of Coweta County and City of Newnan, GA to prevent the onset and reduce the progression of substance abuse and its related problems for youth and young adults (9 to 20 years old) over a five-year period, and 2) Decrease and prevent underage drinking, marijuana and opioid use by implementing a mix of evidence-based programs, policies and practices among 1,000 middle and high school students, from throughout the county, that address high risk behaviors that contribute to substance use and other related problems.

Target Population: The target population will consist of 3,000 youth and young adults, ages 9 – 20 who reside in Coweta County and City of Newnan. A total of 600 youth will be served each year over a five-year period. A specific focus will be on Winston Dowdell Academy, a high school alternative education program of the Coweta County School System designed to encourage academic and social growth in order to transition students successfully back to their base schools. In addition, the county's two Boys and Girls Clubs, Howard Warner and Wesley, will receive program services.

What facility are you requesting? Days/Times?

We are requesting the Howard Warner Facility, 55 Savannah Street, Newnan, GA.

Monday – Friday	Office Hours	9:00 a.m. – 5:00 p.m.
Monday – Friday	Youth Program	5:00 pm. – 7:00 p.m.

How will the use of the facility will benefit your organization?

Use of your facility will allow us to operate the program as outlined above consisting of:

1. Workshops for Newnan County youth.
2. Meetings with Partners
3. Office Space

Katie Mosley

From: Stacey Bristow <poetry@eyoatl.org>
Sent: Monday, November 18, 2019 11:19 AM
To: Katie Mosley
Subject: Request the use of the Charles Wadsworth Auditorium

Greetings Katie,
The purpose of this Request for Proposal is to renew our Contract with the City of Newnan.

ELITE Youth Organization would like to request use of the Charles Wadsworth Auditorium, 25 Jefferson Street, Newnan.

I am Stacey Bristow, the Founder of Enhancing Lives In Today's Era Youth Organization. We are a grassroots organization that provide services to marginalized and disenfranchised children and families of Coweta County.

We currently offer the following programs: Diversion Program, Peer Mentoring, Counseling, Job Readiness Workshops, Educational/Career Exploration, Sexual Health Education, Community Service Projects and Basketball.

A community member who attended our 4th annual back to school event, expressed an interest in creating a Girls Dance Team. She is a qualified dance instructor and desires to volunteer her time teaching young girls dance and life skills.

We would like to request the use of the Charles Wadsworth Auditorium beginning December 16th 2019 until June 27th 2020.

Requested days and times: Mondays, 6:00 p.m. to 8:00 p.m., Wednesdays, 6:00 p.m. to 8:00 p.m.

We look forward to hearing from you.

Ms. Poetry
Founder
ELITE Youth Organization
Phone: 740.807.1506
Website: eyoatl.org
Closing Gaps, Breaking Barriers,
Righting the Wrongs of Injustice
**Follow us on all social media platforms @ EYOATL*

November 19, 2019

Josh and Annette Moore
Royal Baptist Church
Newnan, Georgia 30263

I am requesting permission for Sunday School Class from Royal Baptist Church to set up tables around the Court Square to offer free gift-wrapping for Christmas on Thursday December 19th, 2019 from 11:30 am until 4:00 pm.

Annette Moore

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).