



Newnan City Council Meeting

MARCH 22, 2022

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on March 8, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Planning Commission, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [C.](#) Information Only- Rezoning Request - RZ2022-02 by Melissa Griffis on behalf of The NRP Group for 38.70 +/- acres on Celebrate Life Parkway (Tax Parcel #s 086-5053-002 and 086-5044-002); rezoning request to change current zoning categories of RMH (Residential Multiple Family Dwelling District-High Density), CCS (Community Shopping Center District) and CGN (General Commercial District) to MXD (Mixed Use District) for the purpose of construction 271 apartments and a proposed 6,000 square feet +/- of commercial uses - Referral to Planning Commission.
- [D.](#) Consideration of a contract award for Watershed Storm Debris Removal
- [E.](#) Request by owner to demolish structure built more than 50 years ago. The address is 194 Greenville Street and is not located in a Historical District.

UNFINISHED BUSINESS

- [F.](#) Validation of Application for Annex2022-02 by North 390, LLC; 5.19± Acres on State Route 29 (Tax Parcel #s 073C 002; 073C 002A; 073C 003; 073C 004; and 073C 004A); Requested zoning of CGN (General Commercial District)
- [G.](#) Public Hearing - 170 Lagrange St - Resolution to Repair or Demolish
- [H.](#) Public Hearing - 176 Lagrange St - Resolution to Repair or Demolish
- [I.](#) Public Hearing - 178 Lagrange St - Resolution to Repair or Demolish
- [J.](#) Public Hearing - 29 Pinson St - Resolution to Repair or Demolish
- [K.](#) Public Hearing - 70 Robinson St - Resolution to Repair or Demolish

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [L.](#) Request from Parks of Olmstead to put up banners for Community Yard Sale on April 23, 2022

MOTION TO ENTER INTO EXECUTIVE SESSION

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

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 8, 2022 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

MINUTES – SPECIAL CALLED WORK SESSION – FEBRUARY 22, 2022

Motion by Councilman Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the special called work session on February 22, 2022 and adopt them as presented.

MOTION CARRIED. (6-0)

MINUTES – REGULAR COUNCIL MEETING – FEBRUARY 22, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on February 22, 2022 and adopt them as presented.

MOTION CARRIED. (6-0)

APPOINTMENT- PLANNING COMMISSION, 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Alexander’s appointment on the next agenda.

APPOINTMENT- TREE COMMISSION, 3 YEAR TERM

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Richard Prange for another three-year term.

MOTION CARRIED. (6-0)

ANNUAL REPORT- CHRISTMAS COMMISSION

Kenya Brantley presented the report. Ms. Brantley gave an overview of the history of the Christmas Commission which was first a temporary committee starting in 2004 then became a permanent commission in 2014. The commission consists of 7 members appointed by the City Council. Since 2015 the Christmas Commission has taken inventory, evaluated and assessed all Christmas decorations and their conditions.

In 2021 the commission unwrapped and reinstalled the lights on 30 of the downtown trees. They also purchased lights for 3 roundabouts, created a 3-year plan for future Christmas decorations, purchased 3 new wreaths for fire stations and decorated the Wadsworth, City Hall, parks and downtown square.

Council thanked the Commission for all their hard work and said there had been a lot of positive feedback on the roundabouts.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- BALAJI LLC

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Balaji LLC, 931 Lower Fayetteville Rd.

Mayor Brady stated this is the first application for the package sales of distilled spirits in the City of Newnan.

John Thrasher, handling the real estate for the applicant, came forward and introduced Paresh Patel, the applicant. Mayor Brady expressed concern with the location due to the major construction project that will be happening on Lower Fayetteville Rd. and what this will mean for the business.

Mr. Patel stated that he had a meeting with the City Manager and contacted the site planner and will plan to set the building back a little bit. He stated he is still happy with the site. City Manager stated that the timeline on the construction project could be pushed up faster than normal but no exact timeline is known. The project will be phased and this location will be in phase 1. Mr. Thrasher presented a revised site plan to Council.

Mr. Thrasher thanked the City Manager and City staff on behalf of Mr. Patel for meeting with them. They also meet with the adjacent property owners. They were able to meet with the site designer and ensure the building can fit with the right of ways. Mayor Brady stated the plan shows a right in/right out and left in. He asked Mr. Patel if he is ok with the situation? Mr. Patel stated yes, he is completely aware and ok with everything.

City Manager stated that they reached out to the design engineers after the meeting regarding the access point with no left out. There are potentially other modifications but it

is limited so most likely this plan is what they will go with. There would be raised concrete medians as well at the access point.

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

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License with comments from the applicant acknowledged.

MOTION CARRIED. (6-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- NEWNAN FIRST RETAIL LLC

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Newnan First Retail LLC, 459 Millard Farmer Industrial Blvd.

Applicant, Jujhar Singh came forward along with Manny Singh (husband of another applicant). Mayor Brady asked if they own other stores? Mr. Manny Singh stated they have stores in LaGrange and Newnan, liquor stores and gas stations. Mayor Pro Tem DuBose asked about the access of the Bypass or through the parking lot of Little Giant. Mr. Manny Singh stated there is access from Millard Farmer and the Little Giant and City Manager stated they are existing driveways.

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

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License as presented.

MOTION CARRIED. (6-0)

CONSIDERATION OF THE PURCHASE OF SISTER CITY LIGHT POLE BANNERS

Mayor Pro Tem DuBose explained that this was discussed at a recent Downtown Development Authority meeting. It was brought to their attention that the 25th Anniversary of our Sister City and the current banners are not in great shape.

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to approve the purchase of the banners.

MOTION CARRIED. (6-0)

POLICY RECOMMENDATION TO ESTABLISH PARAMETERS FOR ELIGIBILITY AND FUNDING MAXIMUMS FOR THE SMALL BUSINESS ECONOMIC ASSISTANCE CATEGORY UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager, stated that this was discussed at the last City Council meeting. This establishes parameters for Small Businesses, who can receive funding and how much funding.

A maximum number of full-time employees has been set at 75, maximum amount to be requested at \$75,000 inside a QCT (qualified census tract), maximum outside the QCT at \$50,000, businesses must be independently operated, have active business license with the City and be in good standing. Base year 2019 will be used and 2020, looking at gross receipts. Year 2021 will also be considered since the pandemic continued. Applicants are also limited to one application.

Councilman Shell asked about the process for verification. Mr. Moody stated the process remains the same. Councilman Koritko asked if good standing with the City includes taxes and trash and Mr. Moody stated yes, it is all financial standing with the City.

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

MOTION CARRIED. (6-0)

PRESENTATION OF INTERNAL REQUESTS FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody stated this is the same applicant that was on the previous agenda and has been carried over. NRG Fitness requesting \$28,052.16, are eligible, has exhibited losses and now fits under the new policy for Small Business.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the request for funding as outlined.

MOTION CARRIED. (6-0)

PRESENTATION OF INFORMATION REGARDING THE OPPORTUNITY FOR THE CITY OF NEWNAN TO JOIN THE NATIONAL OPIOID SETTLEMENT

Andrew Moody stated there are two settlements, one with distributors and one with manufacturers. State of Georgia will receive 75% of the funding allocation and 25% for localities. The amount is unsure right now. The City can sign on for one or both. Signing now just gives more information before deciding to formally sign on.

Councilman Alexander asked if Council will be able to decide how the money is distributed once received. Mr. Moody stated that it will be similar to ARPA with eligible use categories and Council will have final approval.

Councilman Koritko asked if there is information on how the opioid crisis has impacted the City of Newnan. City Manager stated there has been an effort for a few years with some state grants to gather data. Coweta County was one of the higher counties in Georgia. City Manager stated he will try to get the information for Council.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the joining of the national opioid settlement.

MOTION CARRIED. (6-0)

CONSIDERATION OF CONTRACT AWARD FOR LANDSCAPE INSTALLATION SERVICES FOR STATE ROUTE 34 AT I85 INTERCHANGE

Mike Furbush, City Landscape Architect, stated that staff recommendation for Landscape Services is to award the contract to the lowest qualified bidder.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract award as recommended.

MOTION CARRIED. (6-0)

CONSIDERATION OF CONTRACT AWARD FOR GROUND PENETRATING RADAR (GPR), BOUNDARY SURVEY AND LITERATURE REVIEW OF FARMER STREET CEMETERY

Assistant City Manager, Hasco Craver asked Farmer Street Cemetery Commission Vice Chair, Jocelyn Palmer to join him. Three proposals were received and one was non-responsive as they did not provide the option for the literature review. NV5's experience was more aligned with road widening projects. The commission is recommending Paleo West for the contract.

Ms. Palmer explained that the vote for Paleo West was essentially unanimous. The commission felt their expertise was better and that they will provide the best GPR.

Councilwoman Jenkins asked about the boundaries of the survey? Mr. Craver and Ms. Palmer stated that that will be determined. The GPR will be used to identify burial sites and the boundary survey will delineate specifically the boundaries of the cemetery. Ms. Palmer stated that the survey will define the four corners because as time has passed some of the boundaries could have been encroached upon by households surrounding.

Mayor Brady asked if the search was going to be limited and Mr. Craver stated no. City Manager commented that when it comes to private property the group won't be able to

use the GPR but there's also the street and where the African American Alliance house is to look at as well.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the contract award to Paleo West.

MOTION CARRIED. (6-0)

REQUEST FROM SUMMERGROVE NEIGHBORHOOD TO POST SIGNS AND/OR BANNERS AT ENTRANCES FOR 2022 EVENTS

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

MOTION CARRIED. (6-0)

REQUEST TO CLOSE MADISON ST. BETWEEN JEFFERSON AND JACKSON FOR RPM CRAFTS & BREWS FAIR

Assistant City Manager, Hasco Craver, clarified that the date in the original request was incorrect. The date of the event is Sunday, March 27th not the Saturday. Mayor Brady asked about the residents living on Madison St. and that they will be notified. He requested that Staff reach out and ensure the residents are notified by the event organizers.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the request as presented with provision.

MOTION CARRIED. (6-0)

REQUEST FROM STALWART PRODUCTIONS, LLC TO FILM IN GREENVILLE STREET PARK

Assistant City Manager, Hasco Craver, stated that City Staff is supportive of the request. This will impact 8 parking spaces.

Ms. Afton White with Stalwart Productions, LLC stated filming would be on March 14th and be a half day of work. The scene involves someone from the community giving a speech to a group. She detailed small cosmetic changes that they would make but nothing permanent or invasive. They also wanted permission to setup things a couple days ahead and having a guard to watch the equipment and set. The park would still be accessible to the public. Ms. White stated they are already working with GDOT to slow or stop traffic on the roads around the park.

Mayor Brady asked if the park is booked for anyone else over the weekend and Mr. Craver stated no, it is being held tentatively for the filming.

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

MOTION CARRIED. (6-0)

REQUEST FROM STALWART PRODUCTIONS, LLC TO FILM IN ALLEY BEHIND 9 E. BROAD ST.

Ms. Acton White explained that this scene would be filmed the afternoon of March 14th and all-day March 15th. This scene is where an ambulance drives into the alley and gets stuck and is surrounded by “walkers”. There are plans with a structural engineer for what they need and they have already reached out to local businesses to utilize parking. Newnan Utilities will help safe guard the power lines. They have also reached out to the city’s Public Works department.

The other request is for sidewalk closures due to Covid, to protect the actors. Ms. White stated the would like Spring and Perry streets sidewalks closed to give the actors more space.

Mayor Brady asked if the demolition happening at 57 E. Broad St is a concern? Ms. White stated that they are aware of the demolition and their scene will create some noise anyway so it won’t be an issue. She stated they would not ask for the demolition to stop at any time.

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

MOTION CARRIED. (6-0)

VISITORS

Ms. Silvana Credidio, resident of Newnan Lakes spoke regarding an extended stay hotel that is being developed. Several residents are not happy about the development but realize nothing can be done. The residents of Newnan Lakes have tried to contact Andy Ulsh, developer of the neighborhood, but have not received response. Ms. Credidio spoke to the ways that Mr. Ulsh has not kept up the neighborhood with respect to maintaining the entrances and landscaping, amenities, not maintained retention areas and has failed to maintain a balanced budget to upkeep the facilities. The residents asked Council to intervene on their behalf to address their concerns. Ms. Credidio stated they are not asking to stop the building of the hotel but to get Mr. Ulsh to communicate with the HOA about their concerns.

Mayor Brady stated that he spoke to Mr. Ulsh today and they have scheduled a meeting to discuss the concerns.

Ms. Beth Long, 65 Berry Avenue, spoke regarding a concern with 64 Berry Avenue's resident who has been living in an RV since July. He was previously living in his truck and city Code Enforcement went out and he moved to the RV. They have been back and forth to court but he will not comply. Ms. Long stated her view from her front porch is horrible. She asked Council if there is anything they can do.

Mayor Brady explained that this case has been in the municipal court system which prevents Council from getting involved. They will discuss with the City Attorney what is going on and get back in touch with Ms. Long. She stated she is frustrated as the court case keeps getting pushed out.

COMMENTS- COUNCIL

Councilwoman Jenkins brought up that in a few years it will be the City's Bicentennial. What is the process for getting ready for this? The 175th was prepared for well in advance so she wanted to bring this up so there is plenty of time to prepare. Mayor Brady stated in the past a committee was put together to plan the events and celebration. Suggestion was to put on the next agenda to adopt an ordinance to create the committee. City Attorney said he will find the previous ordinance and update it.

Councilman Koritko wanted to recognize the retirement of the City's Finance Director after 20 years.

Councilwoman Jenkins also stated it is International Woman's Day and Woman's History Month. It is also Colon Cancer Awareness month.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:25pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: March 22, 2022

Agenda Item: Rezoning Request 2022-02, Melissa Griffis on behalf of The NRP Group for 38.70 ± acres located on Celebrate Life Parkway (Tax Parcel #086-5053-002 and #086-5044-002)

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To inform the City Council that RZ2202-02 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Background: Melissa Griffis on behalf of The NRP Group is applying for the rezoning of 38.70 ± acres located on Celebrate Life Parkway. The request is to rezone the property from the current zoning classifications of RMH (Residential Multiple Family Dwelling District-High Density); CCS (Community Shopping Center District) and CGN (General Commercial District) to MXD (Mixed Use District) for the purpose of constructing 271 apartments with a proposed 6,000 ± square feet of commercial uses.

Current Zoning

Tax Parcel #	Acres	Zoning	Units
086-5053-002	30 ±	RMH & CCS within QDC Overlay District & I-85 Building Height Overlay District	RMH portion-14.37 ± acres = 168 units CCS portion – 15.71 ± acres = no base density requirements
086-5044-002	15.71±	CCS within QDC Overlay District & I-85 Building Height Overlay District	No base density requirements

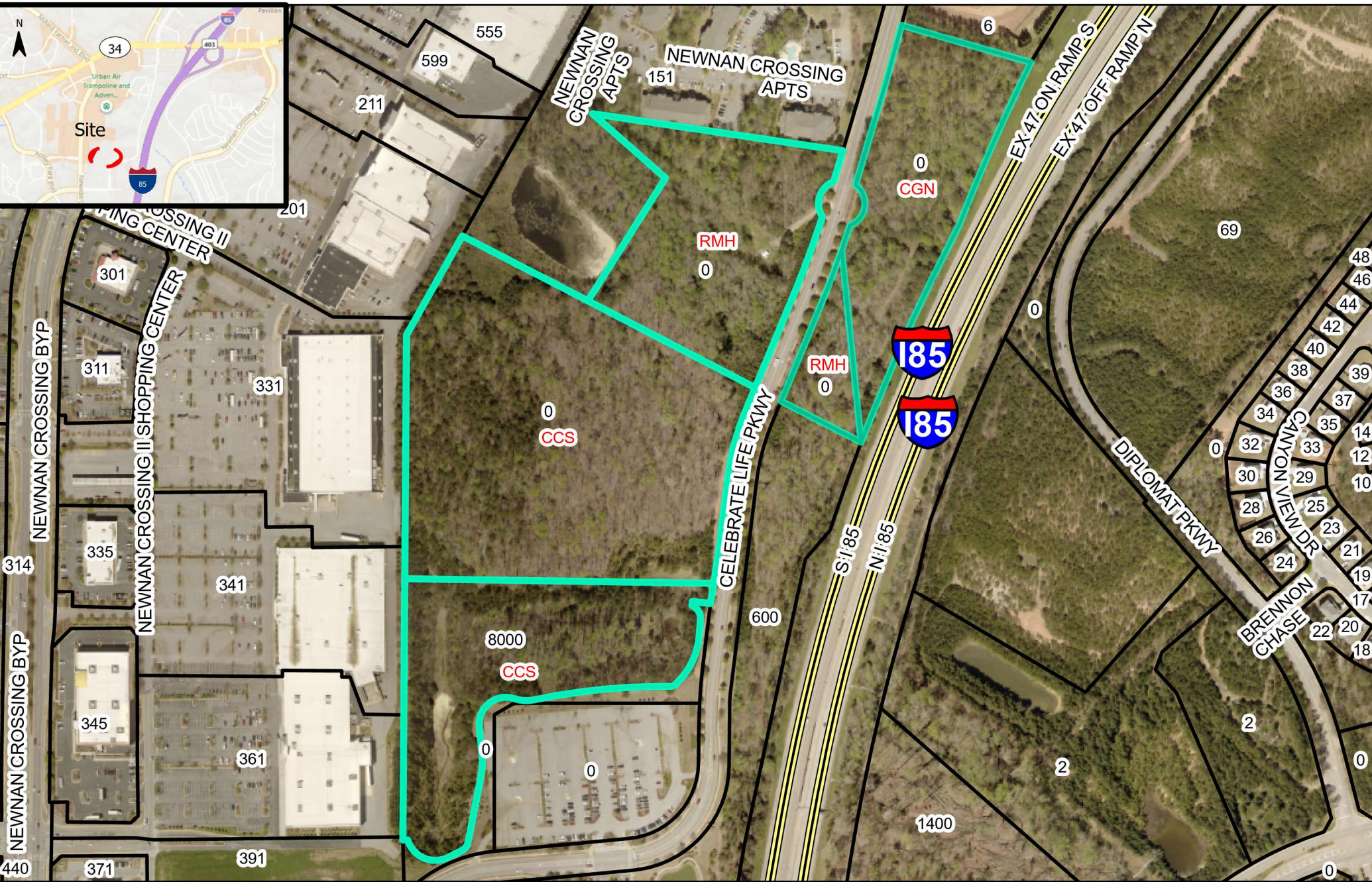
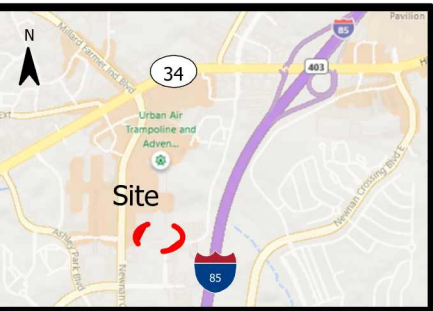
Requested Zoning

Tax Parcel #	Acres	Zoning	Units
086-5053-002 & 086-5044-002	30.87±	MXD – Mixed Use District	271 proposed apartments and 6,000 square feet of commercial space

Funding: N/A

Recommendation: Information Only

Previous Discussion with Council: None



CITY OF NEWNAN



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

Project Location

1" = 4,200 feet

Date: 3/11/2022 9:22 AM



— Project Rezoning Location

Parcel # 086-5053-002
 086-5044-002

ADD 11

8000 CELEBRATE LIFE PKWY
 Newnan, GA 30264



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

MELISSA D. GRIFFIS (GA, AL)

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

March 7, 2022

HAND DELIVERY

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

RE: Application of The NRP Group to Amend the Zoning Ordinance
Approximately 38.70± Acres located at Celebrate Life Parkway, Newnan,
Georgia

Dear Ms. Dunnivant:

The NRP Group, the 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 38.70 +/- acres to be rezoned from CGN, CCS and RMH to MXD.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an MXD zoning as it is a prime location for a good transition between CTCA and RMH multi-family residential. The rezoning will allow for development of this property that has been undeveloped and will help in connecting the area by offering different residential and commercial components. The MXD zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area. Further, the Future Land Use Map shows this property as an MXD designation.

As you will see on the attached conceptual plan, this unique zoning request allows the opportunity for multi-family residential, commercial and community park area for hosting events sponsored in conjunction with the City of Newnan and other organizations to have events on the lawn in this part of town. This will be a wonderful addition of opportunities for patients, families and staff at CTCA to enjoy as well.

Tracy Dunnivant, Planning Director
March 7, 2022
Page 2

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 Ms. amendment will facilitate the smart growth and development that is expected in the City of Newnan.

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

The NRP Group has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. The NRP Group, as Applicant and myself as counsel for The NRP Group, look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis
For The NRP Group

MDG/kr
Enclosure(s)

cc: Mr. Chase Beasley

TAB 1

Application to Amend the Zoning Map



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

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant The NRP Group

Mailing Address 1389 Peachtree Street, NE, Atlanta, GA 30309

Telephone (770) 862-1573 Email: cbeasley@nrpgroup.com

Property Owner (Use back if multiple names) Newnan Crossing Partnership

Mailing Address _____ Telephone (770) 850-6121

Address/Location of Property Celebrate Life Parkway

Tax Parcel No.: 086 5053 002 and 086 5044 002 Land Lot 53 and 20

District/Section 5 Size of Property (Square Feet or Acres) 38.70± acres

Present Zoning Classification: CGN, CCS and RMH Proposed Zoning Classification: MXD

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 the perfect location for a MXD zoning with multi-family residential, and commercial components adjacent to I-85 on Celebrate Life Parkway. The Future Land Use Map designation is MXD.

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 adjoining properties have RMH and commercial zoning classifications, so this will be a transitional zoning in between the multi-family residential and the CTCA property.

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

1st day of MARCH, 2022

Signature of Applicant

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY Dean Smith

DATE OF FILING 3/7/22

FILING FEE RECEIVED \$1,467.50

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Property Owners within 250' (Parcel 086 5053 002)

City of Newnan
25 LaGrange Street
Newnan, GA 30263

Coweta County Community Development
600 Celebrate Life Pkwy.
Newnan, GA 30263

CTL Propco I, LLC
c/o Glas Trust Co.
Suite 206
3 Second Street
Jersey City, NJ 07311

Dayton Hudson Corp.
c/o Property Tax Dept.
T-1223
PO Box 9456
Minneapolis, MN

Georgia Healthcare Properties
600 Celebrate Life Pkwy.
Newnan, GA 30265

Newnan Crossing Partnership
c/o Glover & Davis, PA
PO Box 1038
Newnan, GA 30264

PC Newnan Crossing, LLC
Suite 300
4956 N 300 W
Provo, UT 84604

REO Funding Solutions III, LLC
PO Box 56607
Atlanta, GA 30343

RPAI Newnan Crossing II, LLC
PO Box 9273
Oak Brook, IL 60522

RPAI Newnan Crossing, LLC
c/o BJ's Wholesale Club
Property Tax Department
PO Box 5230
Westborough, MA 01581

Southtowne Properties of Newnan
800 Bullsboro Drive
Newnan, GA 30263

Property Owners within 250' (Parcel 086 5044 002)

361 Newnan Crossing Bypass, LLC
c/o At Home Stores, LLC
1600 E Plano Pkwy
Plano, TX 75074

Coweta County Development Authority
600 Celebrate Life Pkwy
Newnan, GA 30265

CTL Propco I, LLC
c/o Glas Trust Co.
Suite 206
3 Second Street
Jersey City, NJ 07311

RPAI Newnan Crossing, LLC
c/o BJ's Wholesale Club
Property Tax Department
PO Box 5230
Westborough, MA 01581

Georgia Healthcare Properties
600 Celebrate Life Pkwy.
Newnan, GA 30265

Henrick Automotive Group
6000 Monroe Rd
Charlotte, NC 28212

Newnan Crossing Partnership
c/o Glover & Davis, PA
PO Box 1038
Newnan, GA 30264

TAB 3

Legal Description of the Property

Parcel 086 5044 002

All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, of Coweta County, Georgia and being more particularly described as follows:

Commencing at the intersection of the Southerly Right of way of Bullsboro Drive (aka GA HWY 34) and the Westerly Right of Way of Celebrate Life Parkway (PB 91, PG 339) thence along said Westerly Right of Way South 01°20'16" East 360.00 feet to a point; thence, South 88°43'16" West, 10.00 Feet to a point; thence, South 12°17'53" West, 81.88 feet to a point; thence, 23.35 feet along the arc of a curve deflecting to the left, having a radius of 202.00 feet and a chord bearing and distance of South 28°56'42" East, 23.34 to a point; thence South 42°35'12" East, 19.76 feet to a point; thence, 118.85 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 and a chord bearing and distance of South 14°09'05" West, 118.45 feet to a point; thence, 73.52 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 feet and a chord bearing and distance of South 00°53'36" West, 73.42 feet to a point; thence, South 04°10'25" East 41.02 feet to a point; thence, 105.41 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 03°48'27" West, 105.07 feet to a point; thence, 8.49 feet along the arc of a curve deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 12°25'53" West, 8.49 to a point; thence, 14.56 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 14°10'36" East, 14.56 feet to a point; thence, South 15°16'45" West, 578.49 feet to a point; thence, South 15°54'13" West, 224.34 feet to a ½ inch rebar marking the point of beginning.

Leaving said Point of beginning and continuing along said Right of way South 15°53'47" West, 83.65 feet to a point; thence 124.75 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of South 21°10'11" West, 105.92 to a point; thence, 229.82 feet along the arc of a curve, deflecting to the right, having a radius of 2790.00 feet and a chord bearing and distance of South 20°24'28" West, 229.76 feet to a point; thence, South 22°46'04" West, 259.11 feet to a point; thence, South 22°46'04" West, 89.70 feet to a point; thence, 187.63 feet along the arc of a curve, deflecting to the left, having a radius of 685.00 feet and a chord bearing and distance of South 14°55'15" West, 187.04 feet to a point; thence, South 07°04'25" West, 191.48 feet to a point; thence, South 07°04'25" West, 167.60 feet to a point; thence, leaving said Right of Way and running North 82°55'35" West, 50.50 feet to a point; thence, South 07°04'25" West, 11.91 feet to a point; thence, 48.32 feet along the arc of a curve, deflecting to the right, having a radius of 37.82 feet and a chord bearing and distance of South 31°42'35" East, 45.10 feet to a point; thence, South 04°53'30" West, 46.27 feet to a point; thence, 151.49 feet along the arc of a curve, deflecting to the right, having a radius of 200.14 feet and

a chord bearing and distance of South 26°34'32" West, 147.90 feet to a point; thence, 14.84 feet along the arc of a curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of South 69°30'43" West, 14.50 feet to a point; thence, 378.27 feet along the arc of a curve, deflecting to the left, having a radius of 1755.99 feet and a chord bearing and distance of South 84°35'35" West, 377.54 feet to a point; thence, 53.09 feet along the arc of a curve, deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of North 86°22'09" West, 52.47 feet to a point; thence, 148.18 feet along the arc of a curve, deflecting to the left, having a radius of 73.76 feet and a chord bearing and distance of South 51°17'10" West, 124.49 feet to a point; thence, South 06°16'04" East, 65.00 feet to a ½" rebar found; thence, 74.17 feet along the arc of a curve, deflecting to the right, having a radius of 243.88 and a chord bearing and distance of South 02°26'41" West, 73.88 feet to a ½" rebar disturbed; thence, South 11°09'25" West, 181.00 feet to a point; thence, 28.96 feet along the arc of a curve, deflecting to the right, having a radius of 31.62 feet and a chord bearing a distance of South 37°23'42" West, 27.96 feet to a point; thence, South 63°37'59" West, 42.91 feet to a point; thence, 136.80 feet along the arc of a curve, deflecting to the right, having a radius of 78.95 feet, and a chord bearing and distance of North 66°43'28" West, 120.32 feet to a point; thence, North 89°16'03" West, 8.38 feet to a point; thence, North 00°43'57" East, 553.77 feet to a point; thence, North 00°43'57" East, 205.58 feet to a point; thence, North 00°43'57" East, 619.42 to a 5/8" rebar found; thence, North 28°48'37" East, 90.43 to a point; thence, North 28°55'15" East, 242.03 feet to a 5/8" rebar found; thence, South 62°58'04" East, 413.27 feet to a 5/8" rebar found; thence, North 29°34'40" East, 384.88 feet to a ¾" rebar found; thence, North 49°42'51" West, 274.97 feet to a 5/8" rebar found; thence, South 82°11'13" East 690.83 feet back to the original Point of Beginning.

Said Parcel having an area of 1,307,671 square feet, 30.02 acres more or less. As shown on an ALTA/NSPS Land Title Survey prepared by Land Engineering, Inc. dated January 21, 2022 and revised February 28, 2022.

Parcel 086 5053 002

All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, of Coweta County, Georgia and being more particularly described as follows:

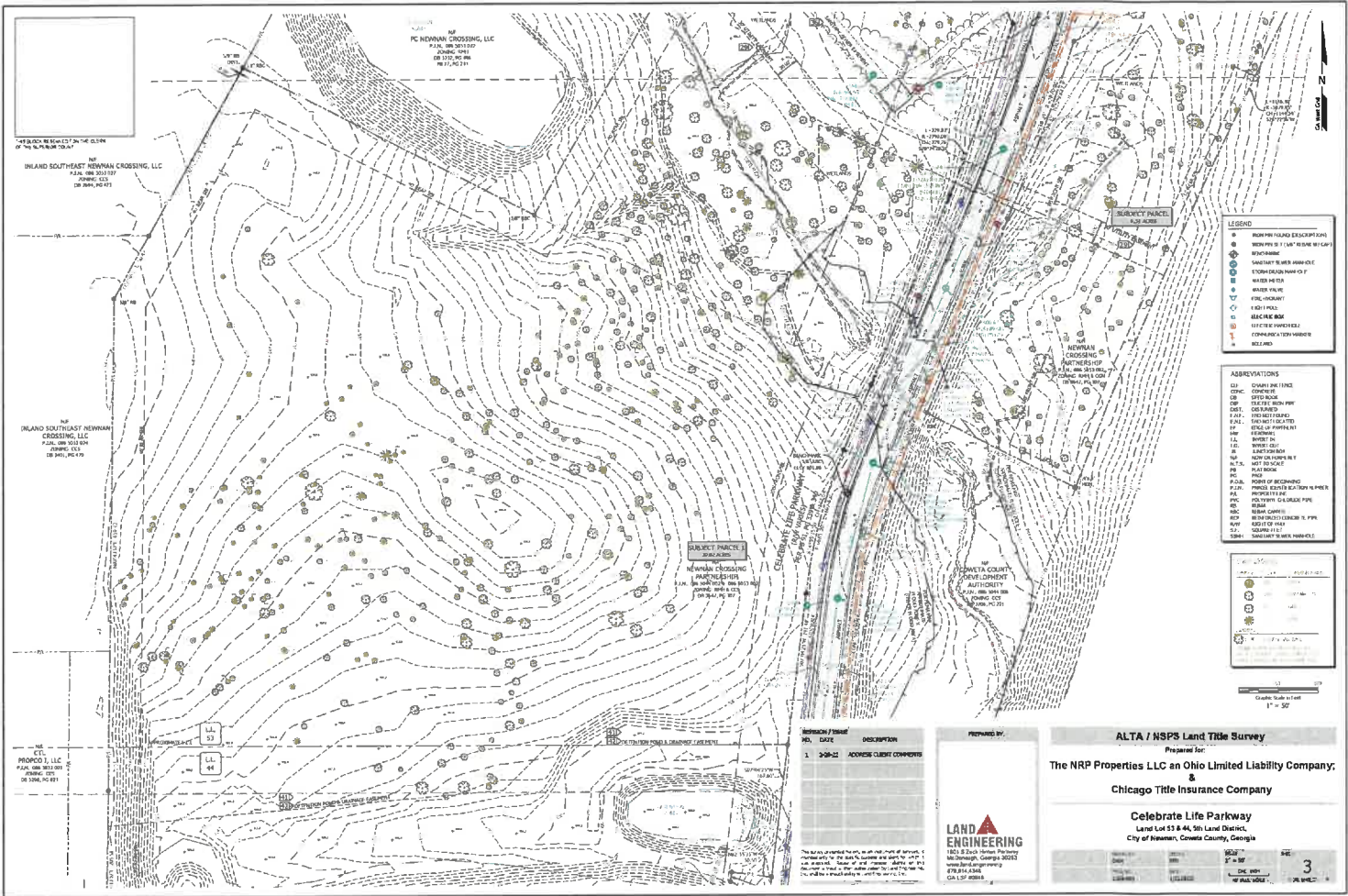
Commencing at the intersection of the Southerly Right of way of Bullsboro Drive (aka GA HWY 34) and the Westerly Right of Way of Celebrate Life Parkway (PB 91, PG 339) thence along said Westerly Right of Way South 01°20'16" East 360.00 feet to a point; thence, South 88°43'16" West, 10.00 Feet to a point; thence, South 12°17'53" West, 81.88 feet to a point; thence, 23.35 feet along the arc of a curve deflecting to the left, having a radius of 202.00 feet and a chord bearing and distance of South 28°56'42": East, 23.34 to a point; thence South 42°35'12" East, 19.76 feet to a point; thence, 118.85 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 and a chord bearing and distance of South 14°09'05" West, 118.45 feet to a point; thence, 73.52 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 feet and a chord bearing and distance of South 00°53'36" West, 73.42 feet to a point; thence, South 04°10'25" East 41.02 feet to a point; thence, 105.41 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 03°48'27" West, 105.07 feet to a point; thence, 8.49 feet along the arc of a curve deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 12°25'53" West, 8.49 to a point; thence, 14.56 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South 14°10'36" East, 14.56 feet to a point; thence, South 15°16'45" West, 395.35 feet to a point; thence, crossing over to the Easterly side of the Right of Way of Celebrate Life Parkway South 72°18'03" East, 60.00 feet to a ½ inch rebar marking the point of beginning.

Leaving said Point along the Right of Way and running South 72°18'03" East, 374.04 feet to a point along the Westerly Right of Way of Interstate 85; thence, continuing along Interstate 85 a distance of 1,146.40 feet along the arc of a curve, deflecting to the left, having a radius of 5879.95 feet and a chord bearing and distance of South 26°22'36" West, 1,144.59 feet to a concrete monument found; thence, leaving said Right of Way and running North 62°59'21" West, 208.69 feet to a ½" rebar found along the Easterly Right of Way of Celebrate Life Parkway; thence, continuing along said Right of Way North 22°46'04" East 265.05 feet to a point; thence, 238.39 feet along the arc of a curve, deflecting to the left, having a radius of 2870.00 feet and a chord bearing and distance of North 20°23'17" East, 238.32 feet to a point; thence, 129.02 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of North 11°01'29" East, 108.26 feet to a point; thence, North 15°39'16" East, 488.44 feet to a ½" rebar and the original Point of Beginning.

Said Parcel having an area of 283,575 square feet, 6.51 acres more or less. As shown on an ALTA/NSPS Land Title Survey prepared by Land Engineering, Inc. dated January 21, 2022 and revised February 28, 2022.

TAB 4

Certified Plat



447 BLOCK 16 SOUTH OF THE OLD LN
OF THE NEWMAN CROSSING

INLAND SOUTHEAST NEWMAN CROSSING, LLC
P.O. BOX 2011197
JACKSON, MISSISSIPPI 39210-1197
MS 39210-1197

INLAND SOUTHEAST NEWMAN CROSSING, LLC
P.O. BOX 2011197
JACKSON, MISSISSIPPI 39210-1197

PROPOSED 1, LLC
P.O. BOX 2011197
JACKSON, MISSISSIPPI 39210-1197

NEWMAN CROSSING, LLC
P.O. BOX 2011197
JACKSON, MISSISSIPPI 39210-1197

SUBJECT PARCEL
NEWMAN CROSSING
P.O. BOX 2011197
JACKSON, MISSISSIPPI 39210-1197

PREPARED BY:
LAND ENGINEERING
1805 South College Parkway
Mableton, Georgia 30126
(770) 487-8888
www.land-engineering.com
CA 137 00000

ALTA / NSPS Land Title Survey
Prepared for:
**The NRP Properties LLC an Ohio Limited Liability Company,
&
Chicago Title Insurance Company**

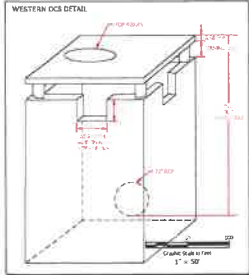
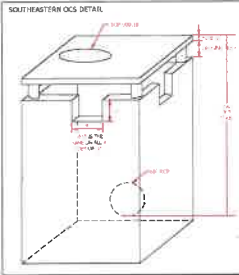
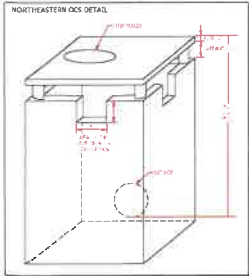
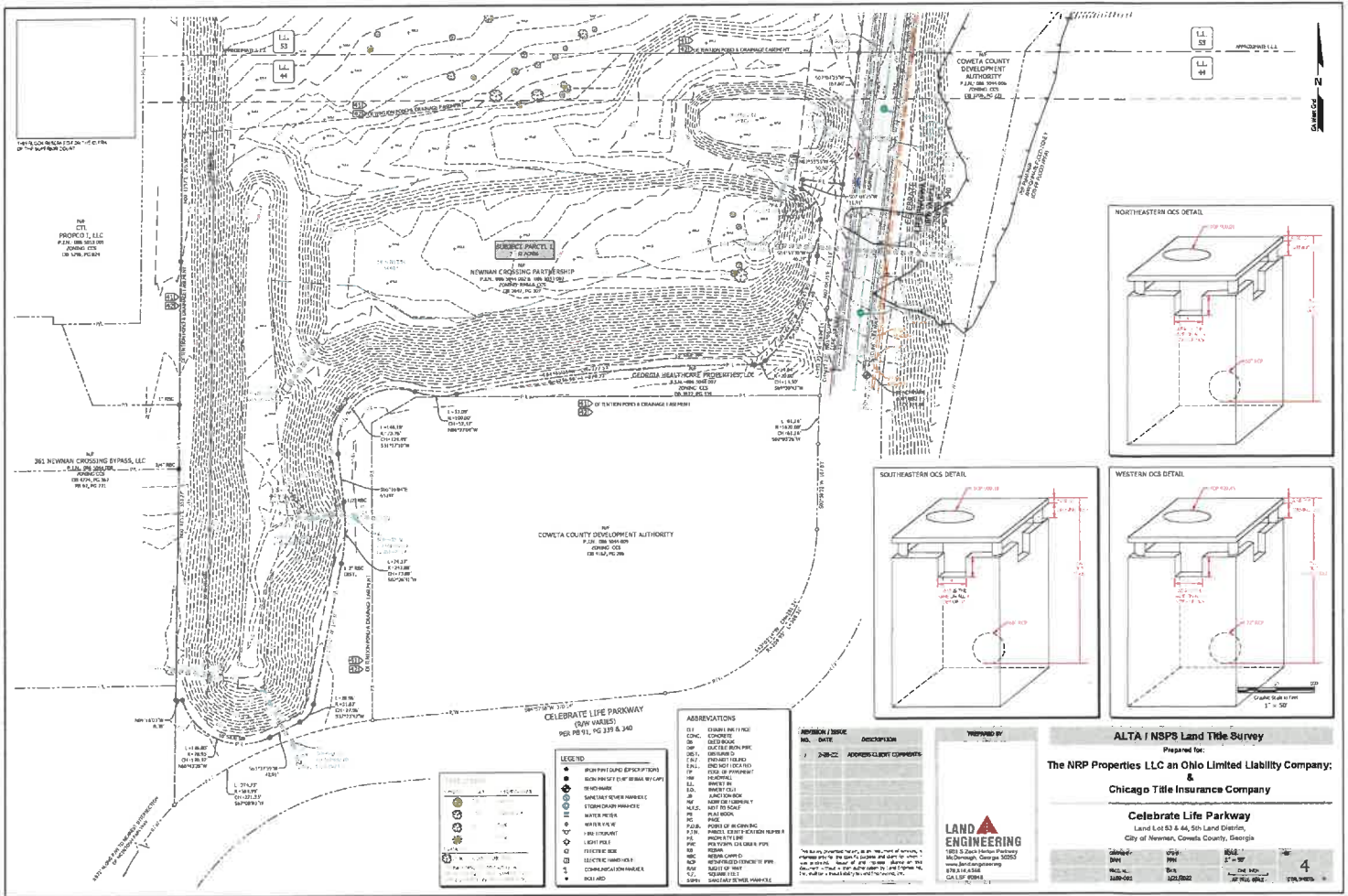
Celebrate Life Parkway
Land Lot 53 & 44, 5th Land District,
City of Jackson, Concrete County, Georgia

- LEGEND**
- 1- BOUNDARY DESCRIPTION
 - 2- BOUNDARY BY 1/4" OR MORE BY CURVE
 - 3- BOUNDARY
 - 4- SUBJECT TO SURVIVING EASEMENTS
 - 5- EASEMENT
 - 6- EASEMENT TO BE CREATED
 - 7- EASEMENT TO BE EXTENDED
 - 8- EASEMENT TO BE REVOKED
 - 9- EASEMENT TO BE MODIFIED
 - 10- EASEMENT TO BE ABANDONED
 - 11- EASEMENT TO BE REINSTATED
 - 12- EASEMENT TO BE REVERSED
 - 13- EASEMENT TO BE TRANSFERRED
 - 14- EASEMENT TO BE ASSIGNED
 - 15- EASEMENT TO BE DELETED
 - 16- EASEMENT TO BE REINSTATED
 - 17- EASEMENT TO BE REVERSED
 - 18- EASEMENT TO BE TRANSFERRED
 - 19- EASEMENT TO BE ASSIGNED
 - 20- EASEMENT TO BE DELETED

- OBSERVATIONS**
- 1- CORNER FOUND
 - 2- CORNER MISSING
 - 3- CORNER SET
 - 4- CORNER SET BY CURVE
 - 5- CORNER SET BY DISTANCE
 - 6- CORNER SET BY DISTANCE & BEARING
 - 7- CORNER SET BY DISTANCE & BEARING & CURVE
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 - 19- CORNER SET BY DISTANCE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE
 - 20- CORNER SET BY DISTANCE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING & CURVE & BEARING



REVISION / ISSUE NO.	DATE	DESCRIPTION
1	3-28-21	ADDRESS CLIENT COMMENTS



ABBREVIATIONS

CONC.	CONCRETE
ASPH.	ASPHALT
GRASS	GRASS
DIRT	DIRT
PAV.	PAVEMENT
WATER	WATER
SEWER	SEWER
ELECTR.	ELECTRIC
TELEPHONE	TELEPHONE
STORM	STORM
...	...

REVISION / ISSUE

NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMIT
2		ADDRESS CLIENT COMMENTS



ALTA / NSPS Land Title Survey

Prepared for:
**The NRP Properties LLC an Ohio Limited Liability Company,
 &
 Chicago Title Insurance Company**

Celebrate Life Parkway
 Land Lots 53 & 54, Six Land District,
 City of Newnan, Coweta County, Georgia

Scale: 1" = 50'
 Date: 12/28/2022
 Project No: 2022-0014
 Sheet No: 4 of 4

Tab 5

Conceptual Plan

FOUR STORY ENCLOSED CLASS MULTIFAMILY DEVELOPMENT

TOTAL UNITS (N/A)		CITY PERMITTED		PROVIDED	
1 BEDROOM	NA	137	52%	233	
2 BEDROOM	NA	102	39%		
3 BEDROOM	NA	24	9%		
AVERAGE UNIT SIZE					
GROSS AREA					
GROSS DENSITY					
MAX HEIGHT (STORIES / FEET)		4	45	4	45

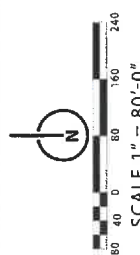
CITY PARKING CALCULATIONS		
PARKING REQUIRED	SPACES	SF/DU
1 BEDROOM	137	206
2 BEDROOM	102	150
3 BEDROOM	24	36
TOTAL REQUIRED PER CITY		335

PARKING PROVIDED		
CATEGORY	SPACES	SF/DU
STANDARD	0	0
OPTIC-400 GARAGE	1	30
LUAG	0	0
TOTAL PROVIDED PER CITY		31

COMMERCIAL SPACE WITH LIVING QUARTERS ABOVE		
SPACE PARKING	SPACES	SF/DU
STANDARD	0	0
OPTIC-400 GARAGE	1	30
LUAG	0	0
TOTAL PROVIDED PER CITY		31



COMMUNAL GREEN AREA INSPIRATION IMAGERY



NEWNAN CELEBRATION LANE
NEWNAN, GEORGIA
 Illustrative Site Plan



FOR ILLUSTRATIVE PURPOSES ONLY



City of Newnan, Georgia
Attachment A
Proffered Conditions

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


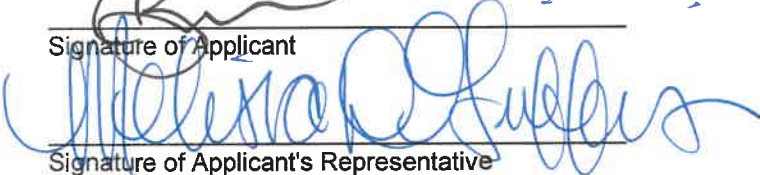
Please list any written proffered conditions below:

Please see the attached plans, profiles, elevations, or other demonstrative materials presented with the application. The wooded portion between the proposed development and the RMH zoned property as shown on the conceptual plan submitted with the application shall remain undeveloped.

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


All plans, profiles, elevations, or other demonstrative materials presented with the application serve as proffered conditions.

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

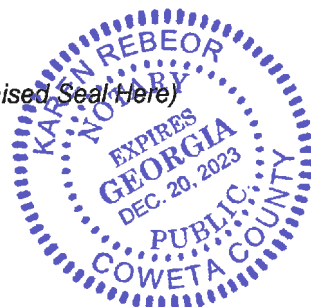
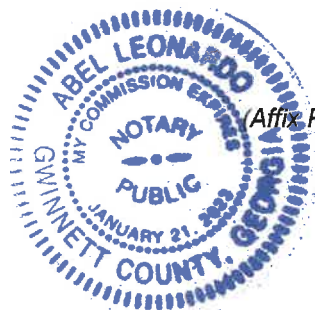

Signature of Applicant

Signature of Applicant's Representative

Chase Beasley, VP of Development
Type or Print Name and Title

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


Signature of Notary Public
3-1-2022
Date

Karen Rebeor
3.7.2022



(Affix Raised Seal Here)

PRELIMINARY
NOT FOR CONSTRUCTION

NEWNAN CELEBRATION LANE
1234 STREET
NEWNAN, GA

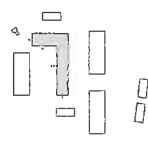
the
NRP
group

STUDIO
ARCHITECTS

SKETCHES -
ELEVATIONS

DATE: 07.26.17
PROJECT: 18030622
DRAWN BY: [Name]
CHECKED BY: [Name]
21-229

A3.10





BLOCK 01 - EAST ELEVATION - PART B
1/8" = 1'-0"



BLOCK 01 - EAST ELEVATION - PART A
1/8" = 1'-0"



BLOCK 01 - NORTH ELEVATION
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

NEWNAN CELEBRATION LANE
1234 STREET
NEWNAN, GA

the
NRP
group

studio
ARCHITECTS

BUILDING ELEVATIONS

DATE: 03/20/22
21-228

A3.11

PRELIMINARY
NOT FOR CONSTRUCTION

NEWNAN CELEBRATION LANE
1234 STREET
NEWNAN, GA

the
NRP
group

studio
ARCHITECTS

BUILDING ELEVATIONS

DATE: 02/27/2023
PROJECT: 21-229

A3.20



PRELIMINARY
NOT FOR CONSTRUCTION

NEWMAN CELEBRATION LANE
1234 STREET
NEWMAN, GA

the
NRP
group

studio
ARCHITECTS

COMMERCIAL W/
RESIDENTIAL ABOVE
ELEVATIONS

DATE: 07/15/20
PROJECT NO: 63039002
JOB: CHINA BORDER
DRAWN BY: 21-229

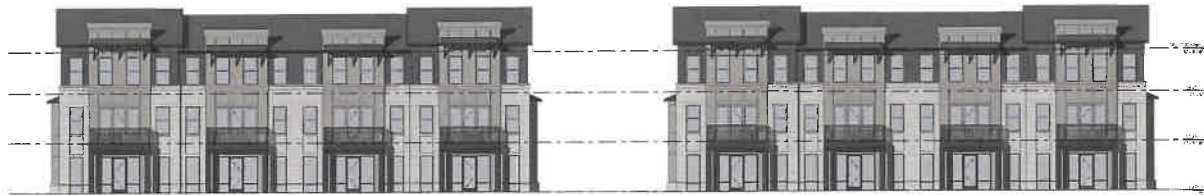
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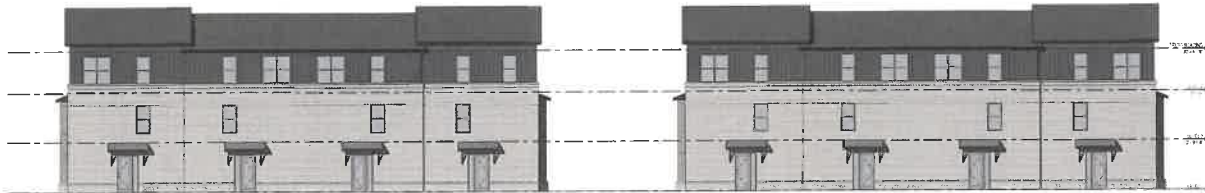
COMMERCIAL W/ RES. - SOUTH ELEVATION



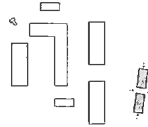
COMMERCIAL W/ RES. - NORTH ELEVATION



COMMERCIAL W/ RES. - EAST ELEVATION



COMMERCIAL W/ RES. - WEST ELEVATION



PRELIMINARY
FOR CONSTRUCTION

NEWMAN CELEBRATION LANE
1234 STREET
NEWMAN, GA

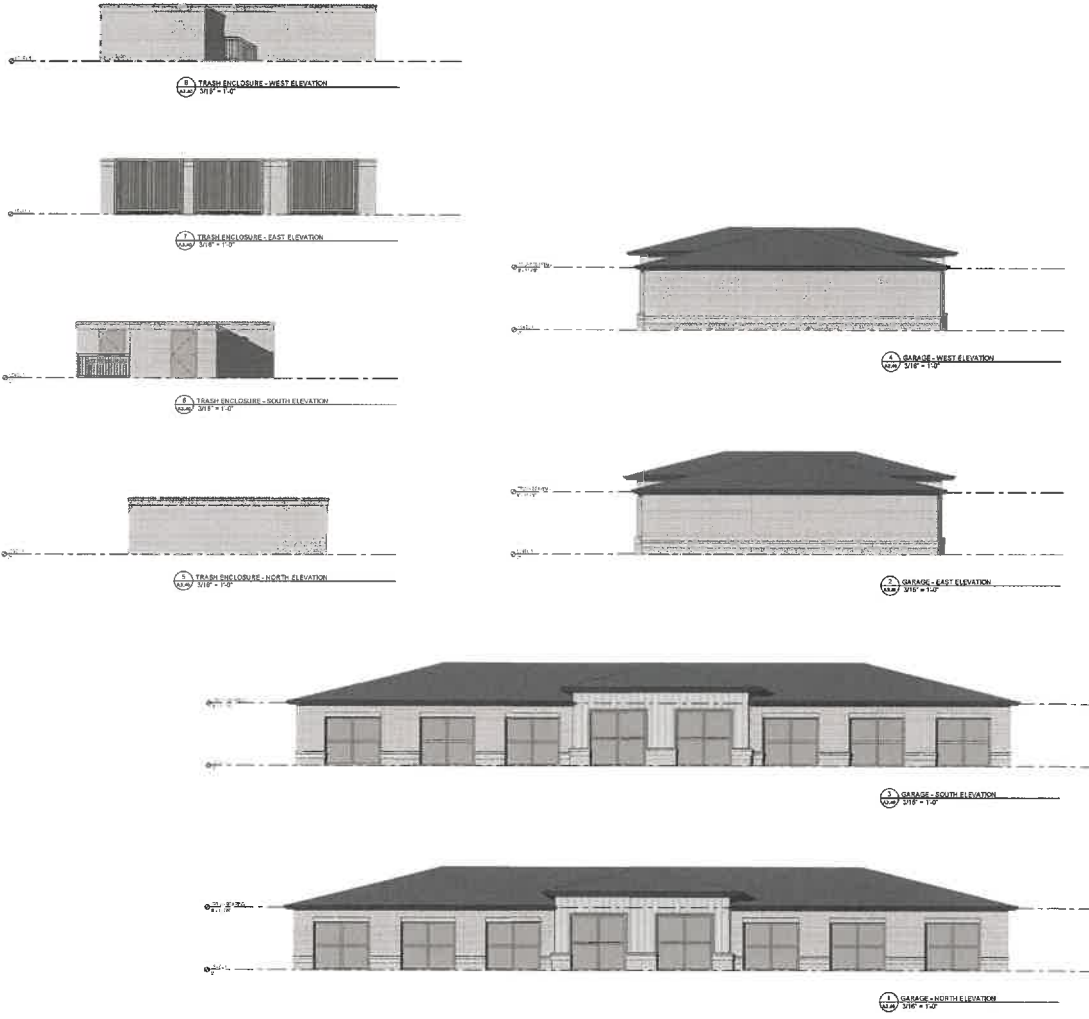
the
NRP
group

studio
ARCHITECTS

GARAGE & TRASH
ENCLOSURE
ELEVATIONS

P.T. SHEET
20250002
DATE: 12/15/2025
21-228

A3.40









TAB 7

**Disclosure of Campaign Contributions
And Gifts**



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

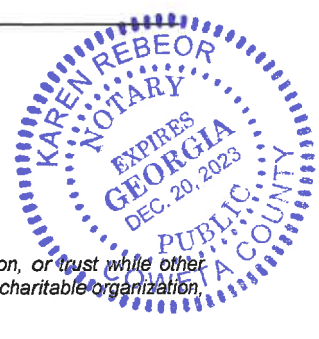
Signature of Applicant

Chase Beasley, VP of Development
Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public
Date 3-1-2022



Signature of Notary Public
Date 3.7.2022

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

TAB 8

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 Newnan Crossing Partnership

Telephone Number Andy Ulsh 770 850 6121

Address of Subject Property Celebrate Life Parkway, Newnan, Georgia
Tax Parcels 086 5053 002 and 086 5044 002

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.

Newnan Crossing Partnership, a Georgia general partnership
by: Agave Investments, Ltd., a Delaware corporation

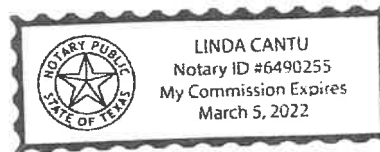
by: 
Signature of Property Owner
Miguel Ferriz, President

Its Managing General Partner

Personally appeared before me

Miguel Ferriz

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)

01 | 21 | 2022
Date

TAB 9


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 3-7-2022

TAB 10

Community Impact Study

Community Impact Analysis

Celebrate Life Parkway
Newnan, Georgia

March 2022



1389 Peachtree Stree NE
Atlanta, GA 30309

Prepared by:



350 Research Court
Peachtree Corners, GA 30092

Celebrate Life Parkway Community Impact Analysis March 2022



Introduction

The site is located to the west of Celebrate Life Parkway and south of Parkway North in Newnan, Georgia. The site is listed as parcel number 086 5053 002 by the Coweta County Tax Appraiser. Per the property card (See Attached - Appendix A), the total site is approximately 38.7 acres in size. Celebrate Life Parkway, as the development will be known, is proposed by The NRP Group. The project will be constructed on the western ±14 acres of the overall parcel.

The development is proposed to consist of 271 multi-family dwellings. A conceptual site plan has also been provided within this document (See Attached - Appendix B).

Primary access to the site is provided by a full access driveway connection to Celebrate Life Parkway to the south of the proposed commercial space. A secondary access point is provided about 300 feet to the north, also along Celebrate Life Parkway.

As the development exceeds 150 units, a Community Impact Analysis is required to be prepared. Input for determining the impacts to the community was requested from the following agencies:

- The City of Newnan Police Department;
- The City of Newnan Fire Department;
- Newnan Utilities; and
- The Coweta County School System.

It should be noted that the above agencies were previously requested to respond based on a 300-unit count before the programming was reduced. Those initial responses are included as attachments to this report. It is anticipated that the decrease in unit count should lessen the impact on city and county resources.

In addition to the above information, a traffic study has also been prepared and is provided under a separate cover. This report includes a detailed traffic methodology statement.

The last portion of this document includes, and discusses, an analysis of the property taxes and impact fees.

Celebrate Life Parkway Community Impact Analysis March 2022



Traffic Impact

Preparation of a traffic study is to be provided under a separate cover. While a detailed traffic study methodology was previously done for the 300-unit count, a new one is in the process of being completed for the revised proposal of 271 units. The revised traffic study will be provided once completed. (See Attached - Appendix C Placeholder).

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the quantity of police calls for similar developments (See Attached - Appendix D).

Police Chief Blankenship provided a letter summarizing that there would be an estimated increase of approximately 828 calls in a two year period for the proposed development. Along with impacting response times of the police due to the increase in traffic, it is anticipated that an additional police officer will be needed to manage the impact of the development.

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the quantity of fire calls for similar developments (See Attached - Appendix E).

Fire Chief Brown anticipates an estimated increase of 202 calls in a two-year period based on the size of the proposed development. While the city's fire department does have the resources to service the project, the increase in traffic could potentially decrease response time. Additionally, a new firefighter would need to be hired over the next two years to maintain proper service.

Celebrate Life Parkway Community Impact Analysis March 2022



Newnan Utilities

A request was made to Newnan Utilities for information regarding the capability to serve this development (See Attached - Appendix F).

Based on the published water usage estimates by the Georgia Department of Public Health, this development is anticipated to use and generate 82,800 gallons of potable water and sanitary sewage per day. This is based on an average number of bedrooms per unit of two (2) for the 300 units at 150 gallons per day per bedroom.

Coweta County School System

A request was made to Coweta County School System for information regarding the impacts to the school system regarding this development (See Attached - Appendix G).

Ronald Cheek, Director of Facilities, states that due to the nature of multi-family developments, this may present challenges when planning for school enrollment and meeting students needs. School capacity is an ongoing concern and with many schools in the area at or near capacity, the county school system would request advance notice of the proposed development.

Celebrate Life Parkway Community Impact Analysis March 2022



Tax Revenue

The overall tax parcel, 086 5053 002, has a 100% appraised value of \$2,860,324 per the 2021 Annual Assessment Notice (See Attached, Appendix H).

At an average unit appraised value of \$235,000 and a proposed quantity of 271 units, the approximate fair market value of the site will increase by \$63,685,000. The table below summarizes the existing and estimated increase in value and property tax revenue.

Estimated Increase in Annual Property Tax Value				
Existing 100% Appraised Value				\$ 2,860,324.00
Estimated Increase in 100% Appraised Value				\$ 63,685,000.00
Estimated New 100% Appraised Value				\$ 66,545,324.00
Estimated New 40% Assessed Value				\$ 26,618,129.60
Taxing Authority	Millage Rate	Existing Assessment	Improved Taxable Value	Estimated Increase in Property Tax
Coweta County	0.00654	\$ 7,482.61	\$ 174,082.57	\$ 166,599.96
Coweta County Schools	0.0173	\$ 19,793.45	\$ 460,493.64	\$ 440,700.19
City of Newnan	0.003643	\$ 4,168.07	\$ 96,969.85	\$ 92,801.78
Totals		\$ 31,444.13	\$ 731,546.06	\$ 700,101.93

Impact Fees

Based on the current Development and Sanitary Sewer Impact Fee assessments for new developments within the City of Newnan, the development will generate an estimated \$779,648.03.

Fee Type	Unit Cost	Total (271 Units)
Development Impact Fee	\$ 1,110.81	\$ 301,029.51
Water & Sewer Impact Fee	\$ 1,766.12	\$ 478,618.52
Total Impact Fees		\$ 779,648.03

Appendices

- A - Coweta County Property Card
- B - Conceptual Site Plan
- C - Traffic Impacts Placeholder
- D - Police Department Impacts
- E - Fire Department Impacts
- F - Utility Impacts
- G - School Impacts
- H - Tax Revenue

Celebrate Life Parkway
Community Impact Analysis
March 2022



APPENDIX A - Coweta County Property Card



Summary

Parcel Number 086 5053 002
 Location Address 30.00 AC TR 2 & 3 LL 53 5 LD
 Legal Description (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 26.876
 Acres 30
 Neighborhood Comm/Ind Newnan (G10000)
 Homestead Exemption No (50)
 Landlot/District 53 / 5

[View Map](#)

Owner

[NEWNAN CROSSING PARTNERSHIP](#)
 C/O GLOVER & DAVIS P A
 P O BOX 103B
 NEWNAN, GA 30264

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Parkway N	Square Feet	1,306,800	0	0	30	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/4/2011	3647 307		\$0	UNQUALIFIED VACANT	FOURTH QUARTER PROPERTIES 133	NEWNAN CROSSING PARTNERSHIP
3/20/2009	3442 778		\$21,558,718	QUALIFIED MULTIPLE	NEWNAN CROSSING PART	FOURTH QUARTER PROPERTIES 133 LLC
4/17/1989	514 0 01		\$0	UNKNOWN STATUS		NEWNAN CROSSING PART
4/12/1989	513 0 16		\$0	UNKNOWN STATUS		SIGNA DEVELOPMENT CO
			\$0	UNKNOWN STATUS		ELLIS IDA LEE

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324
Land Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324

Assessment Notices 2019

[L2368 \(PDF\)](#)

Assessment Notices

[2020 \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

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.

APPENDIX B - Conceptual Site Plan



LEE AND ASSOCIATES
1405 W. KORNBLANK LANE
SUITE 100
DUBLIN, GA 31008
www.leeassociates.com

the **NRP** group

DATE	1/29/2022
PROJ. NO.	2902
FILE NAME	2902 BASE 7

CITY OF NEWMAN, GEORGIA
CONCEPTUAL SITE PLAN
NEWMAN CELEBRATION LANE

THIS DRAWING IS REGULATORY APPROVAL OR CONSTRUCTION

CSP-1

SCALE 1" = 50'-0"

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY OTHER PROJECT.

RENTAL UNITS CALCULATIONS

ADMITTED	PROPOSED
1 BEDROOM	50
2 BEDROOM	150
3 BEDROOM	70
4 BEDROOM	50
5 BEDROOM	100
6 BEDROOM	100
7 BEDROOM	100
8 BEDROOM	100
9 BEDROOM	100
10 BEDROOM	100
11 BEDROOM	100
12 BEDROOM	100
13 BEDROOM	100
14 BEDROOM	100
15 BEDROOM	100
16 BEDROOM	100
17 BEDROOM	100
18 BEDROOM	100
19 BEDROOM	100
20 BEDROOM	100
21 BEDROOM	100
22 BEDROOM	100
23 BEDROOM	100
24 BEDROOM	100
25 BEDROOM	100
26 BEDROOM	100
27 BEDROOM	100
28 BEDROOM	100
29 BEDROOM	100
30 BEDROOM	100
31 BEDROOM	100
32 BEDROOM	100
33 BEDROOM	100
34 BEDROOM	100
35 BEDROOM	100
36 BEDROOM	100
37 BEDROOM	100
38 BEDROOM	100
39 BEDROOM	100
40 BEDROOM	100
41 BEDROOM	100
42 BEDROOM	100
43 BEDROOM	100
44 BEDROOM	100
45 BEDROOM	100
46 BEDROOM	100
47 BEDROOM	100
48 BEDROOM	100
49 BEDROOM	100
50 BEDROOM	100

CITY PARKING CALCULATIONS

CATEGORY	MIN.	SPACES	50% DLI
1 BEDROOM	15	208	1.00
2 BEDROOM	20	175	1.00
3 BEDROOM	25	142	1.00
4 BEDROOM	30	110	1.00
5 BEDROOM	35	77	1.00
6 BEDROOM	40	44	1.00
7 BEDROOM	45	11	1.00
8 BEDROOM	50	0	1.00
9 BEDROOM	55	0	1.00
10 BEDROOM	60	0	1.00
11 BEDROOM	65	0	1.00
12 BEDROOM	70	0	1.00
13 BEDROOM	75	0	1.00
14 BEDROOM	80	0	1.00
15 BEDROOM	85	0	1.00
16 BEDROOM	90	0	1.00
17 BEDROOM	95	0	1.00
18 BEDROOM	100	0	1.00
19 BEDROOM	105	0	1.00
20 BEDROOM	110	0	1.00
21 BEDROOM	115	0	1.00
22 BEDROOM	120	0	1.00
23 BEDROOM	125	0	1.00
24 BEDROOM	130	0	1.00
25 BEDROOM	135	0	1.00
26 BEDROOM	140	0	1.00
27 BEDROOM	145	0	1.00
28 BEDROOM	150	0	1.00
29 BEDROOM	155	0	1.00
30 BEDROOM	160	0	1.00
31 BEDROOM	165	0	1.00
32 BEDROOM	170	0	1.00
33 BEDROOM	175	0	1.00
34 BEDROOM	180	0	1.00
35 BEDROOM	185	0	1.00
36 BEDROOM	190	0	1.00
37 BEDROOM	195	0	1.00
38 BEDROOM	200	0	1.00
39 BEDROOM	205	0	1.00
40 BEDROOM	210	0	1.00
41 BEDROOM	215	0	1.00
42 BEDROOM	220	0	1.00
43 BEDROOM	225	0	1.00
44 BEDROOM	230	0	1.00
45 BEDROOM	235	0	1.00
46 BEDROOM	240	0	1.00
47 BEDROOM	245	0	1.00
48 BEDROOM	250	0	1.00
49 BEDROOM	255	0	1.00
50 BEDROOM	260	0	1.00

PARKING PROVIDED

CATEGORY	MIN.	SPACES	50% DLI
1 BEDROOM	15	208	1.00
2 BEDROOM	20	175	1.00
3 BEDROOM	25	142	1.00
4 BEDROOM	30	110	1.00
5 BEDROOM	35	77	1.00
6 BEDROOM	40	44	1.00
7 BEDROOM	45	11	1.00
8 BEDROOM	50	0	1.00
9 BEDROOM	55	0	1.00
10 BEDROOM	60	0	1.00
11 BEDROOM	65	0	1.00
12 BEDROOM	70	0	1.00
13 BEDROOM	75	0	1.00
14 BEDROOM	80	0	1.00
15 BEDROOM	85	0	1.00
16 BEDROOM	90	0	1.00
17 BEDROOM	95	0	1.00
18 BEDROOM	100	0	1.00
19 BEDROOM	105	0	1.00
20 BEDROOM	110	0	1.00
21 BEDROOM	115	0	1.00
22 BEDROOM	120	0	1.00
23 BEDROOM	125	0	1.00
24 BEDROOM	130	0	1.00
25 BEDROOM	135	0	1.00
26 BEDROOM	140	0	1.00
27 BEDROOM	145	0	1.00
28 BEDROOM	150	0	1.00
29 BEDROOM	155	0	1.00
30 BEDROOM	160	0	1.00
31 BEDROOM	165	0	1.00
32 BEDROOM	170	0	1.00
33 BEDROOM	175	0	1.00
34 BEDROOM	180	0	1.00
35 BEDROOM	185	0	1.00
36 BEDROOM	190	0	1.00
37 BEDROOM	195	0	1.00
38 BEDROOM	200	0	1.00
39 BEDROOM	205	0	1.00
40 BEDROOM	210	0	1.00
41 BEDROOM	215	0	1.00
42 BEDROOM	220	0	1.00
43 BEDROOM	225	0	1.00
44 BEDROOM	230	0	1.00
45 BEDROOM	235	0	1.00
46 BEDROOM	240	0	1.00
47 BEDROOM	245	0	1.00
48 BEDROOM	250	0	1.00
49 BEDROOM	255	0	1.00
50 BEDROOM	260	0	1.00

CLIENT PARKING CALCULATIONS

CATEGORY	MIN.	SPACES	50% DLI
1 BEDROOM	15	208	1.00
2 BEDROOM	20	175	1.00
3 BEDROOM	25	142	1.00
4 BEDROOM	30	110	1.00
5 BEDROOM	35	77	1.00
6 BEDROOM	40	44	1.00
7 BEDROOM	45	11	1.00
8 BEDROOM	50	0	1.00
9 BEDROOM	55	0	1.00
10 BEDROOM	60	0	1.00
11 BEDROOM	65	0	1.00
12 BEDROOM	70	0	1.00
13 BEDROOM	75	0	1.00
14 BEDROOM	80	0	1.00
15 BEDROOM	85	0	1.00
16 BEDROOM	90	0	1.00
17 BEDROOM	95	0	1.00
18 BEDROOM	100	0	1.00
19 BEDROOM	105	0	1.00
20 BEDROOM	110	0	1.00
21 BEDROOM	115	0	1.00
22 BEDROOM	120	0	1.00
23 BEDROOM	125	0	1.00
24 BEDROOM	130	0	1.00
25 BEDROOM	135	0	1.00
26 BEDROOM	140	0	1.00
27 BEDROOM	145	0	1.00
28 BEDROOM	150	0	1.00
29 BEDROOM	155	0	1.00
30 BEDROOM	160	0	1.00
31 BEDROOM	165	0	1.00
32 BEDROOM	170	0	1.00
33 BEDROOM	175	0	1.00
34 BEDROOM	180	0	1.00
35 BEDROOM	185	0	1.00
36 BEDROOM	190	0	1.00
37 BEDROOM	195	0	1.00
38 BEDROOM	200	0	1.00
39 BEDROOM	205	0	1.00
40 BEDROOM	210	0	1.00
41 BEDROOM	215	0	1.00
42 BEDROOM	220	0	1.00
43 BEDROOM	225	0	1.00
44 BEDROOM	230	0	1.00
45 BEDROOM	235	0	1.00
46 BEDROOM	240	0	1.00
47 BEDROOM	245	0	1.00
48 BEDROOM	250	0	1.00
49 BEDROOM	255	0	1.00
50 BEDROOM	260	0	1.00

PARKING PROVIDED (HANDICAPPED ACCESSIBLE AND ADA)

CATEGORY	MIN.	SPACES	50% DLI
1 BEDROOM	15	208	1.00
2 BEDROOM	20	175	1.00
3 BEDROOM	25	142	1.00
4 BEDROOM	30	110	1.00
5 BEDROOM	35	77	1.00
6 BEDROOM	40	44	1.00
7 BEDROOM	45	11	1.00
8 BEDROOM	50	0	1.00
9 BEDROOM	55	0	1.00
10 BEDROOM	60	0	1.00
11 BEDROOM	65	0	1.00
12 BEDROOM	70	0	1.00
13 BEDROOM	75	0	1.00
14 BEDROOM	80	0	1.00
15 BEDROOM	85	0	1.00
16 BEDROOM	90	0	1.00
17 BEDROOM	95	0	1.00
18 BEDROOM	100	0	1.00
19 BEDROOM	105	0	1.00
20 BEDROOM	110	0	1.00
21 BEDROOM	115	0	1.00
22 BEDROOM	120	0	1.00
23 BEDROOM	125	0	1.00
24 BEDROOM	130	0	1.00
25 BEDROOM	135	0	1.00
26 BEDROOM	140	0	1.00
27 BEDROOM	145	0	1.00
28 BEDROOM	150	0	1.00
29 BEDROOM	155	0	1.00
30 BEDROOM	160	0	1.00
31 BEDROOM	165	0	1.00
32 BEDROOM	170	0	1.00
33 BEDROOM	175	0	1.00
34 BEDROOM	180	0	1.00
35 BEDROOM	185	0	1.00
36 BEDROOM	190	0	1.00
37 BEDROOM	195	0	1.00
38 BEDROOM	200	0	1.00
39 BEDROOM	205	0	1.00
40 BEDROOM	210	0	1.00
41 BEDROOM	215	0	1.00
42 BEDROOM	220	0	1.00
43 BEDROOM	225	0	1.00
44 BEDROOM	230	0	1.00
45 BEDROOM	235	0	1.00
46 BEDROOM	240	0	1.00
47 BEDROOM	245	0	1.00
48 BEDROOM	250	0	1.00
49 BEDROOM	255	0	1.00
50 BEDROOM	260	0	1.00

COMMERCIAL SPACE WITH LIVING QUARTERS ABOVE

CATEGORY	MIN.	SPACES	50% DLI
1 BEDROOM	15	208	1.00
2 BEDROOM	20	175	1.00
3 BEDROOM	25	142	1.00
4 BEDROOM	30	110	1.00
5 BEDROOM	35	77	1.00
6 BEDROOM	40	44	1.00
7 BEDROOM	45	11	1.00
8 BEDROOM	50	0	1.00
9 BEDROOM	55	0	1.00
10 BEDROOM	60	0	1.00
11 BEDROOM	65	0	1.00
12 BEDROOM	70	0	1.00
13 BEDROOM	75	0	1.00
14 BEDROOM	80	0	1.00
15 BEDROOM	85	0	1.00
16 BEDROOM	90	0	1.00
17 BEDROOM	95	0	1.00
18 BEDROOM	100	0	1.00
19 BEDROOM	105	0	1.00
20 BEDROOM	110	0	1.00
21 BEDROOM	115	0	1.00
22 BEDROOM	120	0	1.00
23 BEDROOM	125	0	1.00
24 BEDROOM	130	0	1.00
25 BEDROOM	135	0	1.00
26 BEDROOM	140	0	1.00
27 BEDROOM	145	0	1.00
28 BEDROOM	150	0	1.00
29 BEDROOM	155	0	1.00
30 BEDROOM	160	0	1.00
31 BEDROOM	165	0	1.00
32 BEDROOM	170	0	1.00

APPENDIX C - Traffic Impacts Placeholder

APPENDIX D - Police Department Impacts



January 19, 2022

Chief Brent Blankenship
City of Newnan Police Department
PO Box 1193
Newnan, GA 30264

RE: Community Impact Analysis – Celebrate Life Parkway

Dear Mr. Blankenship,

Please find attached the conceptual site plan for a 300-unit multi-family development. The site is located to the west of Celebrate Life Parkway and south of Parkway North on parcel 086 5053 002 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that will exceed 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer and Education Services to determine the impact of the proposed development on the service capacity.

I would like to request a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 678-684-6256 or via email at SLinton@pec.plus. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in black ink that reads 'Sonia C. Linton'.

Sonia Linton, AICP
Land Planner

Attachments

Public.net™ Coweta County, GA

Summary

086 5053 002
 Parcel Number:
 Location Address: 30.00 AC TR 2 & 3 L 53 5 LD
 Legal Description: (Note: Not to be used on legal documents)
 C4-Commercial
 Tax District: NEWNAN 08 ANNEX (District 08)
 Millage Rate: 26.87%

Land

Type: Commercial
 Description: Comm-Parkway N
 Deed Book / Page: 3647 207
 Plat Book / Page: 3442 278
 Sale Date: 1/4/2011
 Sale Price: \$21,586,718
 Reason: UNQUALIFIED VACANT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason
1/4/2011	3647 207		\$0	UNQUALIFIED VACANT
3/20/2009	3442 278		\$0	QUALIFIED MULTIPLE
4/17/1989	514 001		\$0	UNKNOWN STATUS
4/12/1989	5120 16		\$0	UNKNOWN STATUS

Valuation

Year	Previous Value	Land Value	Improvement Value	Accessory Value	Current Value
2021	\$2,860,324	\$0	\$2,860,324	\$0	\$2,860,324
2020	\$2,860,324	\$0	\$2,860,324	\$0	\$2,860,324
2019	\$2,860,324	\$0	\$2,860,324	\$0	\$2,860,324
2018	\$2,860,324	\$0	\$2,860,324	\$0	\$2,860,324
2017	\$2,860,324	\$0	\$2,860,324	\$0	\$2,860,324

Assessment Notices 2019

173-06 (PT1)

Assessment Notices

173-06 (PT1)

173-06 (PT1)

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.

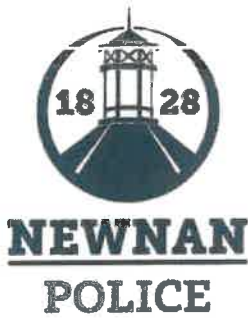
Use: Beacon Public.net
 1/19/2022 10:01 AM

Square Footage: 1,306,800
 Frontage: 0
 Depth: 0
 Acres: 30
 Lots: 1

Grantor: NEWNAN CROSSING PARTNERSHIP
 FOURTH QUARTER PROPERTIES 133
 NEWNAN CROSSING PART
 NEWNAN CROSSING PART
 SIGNA DEVELOPMENT CO
 ELLIS IDA LEE

Grantee: NEWNAN CROSSING PARTNERSHIP
 FOURTH QUARTER PROPERTIES 133 LLC
 NEWNAN CROSSING PART
 SIGNA DEVELOPMENT CO
 ELLIS IDA LEE





BRENT BLANKENSHIP
CHIEF OF POLICE

02/03/22

Reference: Celebrate Life Parkway - apartment complex and commercial space

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 828 calls in a two year period for this development.

In addition to an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

Due to the additional calls for service and the increased density to the area it is believed that a minimum of one additional police officer will be needed to manage the impact of this development.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department

APPENDIX E - Fire Department Impacts



January 19, 2022

Chief Stephen Brown
City of Newnan Fire Department
23 Jefferson Street
Newnan, GA 30264

RE: Community Impact Analysis – Celebrate Life Parkway

Dear Mr. Brown,

Please find attached the conceptual site plan for a 300-unit multi-family development. The site is located to the west of Celebrate Life Parkway and south of Parkway North on parcel 086 5053 002 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that will exceed 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer and Education Services to determine the impact of the proposed development on the service capacity.

I would like to request a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 678-684-6256 or via email at SLinton@pec.plus. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in black ink that reads 'Sonia C. Linton'.

Sonia Linton, AICP
Land Planner

Attachments



Summary

Parcel Number: 086-5053 002
 Location Address: 30.00 AC TR 2.6 & LL 55.5 LD
 Legal Description: 30.00 AC TR 2.6 & LL 55.5 LD (View details based on legal documents)
 Class: C4-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District: NEWMAN 08 ANNEX (District 08)
 Millage Rate: 26.675
 Acres: 30
 Neighborhood: Comm/Ind Newnan (G10000)
 Homestead Exemption: 80 (50)
 Landlord District: 30 / 5
[View Map](#)

Owner

NEWMAN CROSSING PARTNERSHIP
 C/O GLOVER & DAVIS P.A.
 P O BOX 1038
 NEWMAN, GA 30264

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Parkway N	Square Feet	1,306,800	0	0	30	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason
1/4/2011	3647 307		\$0	UNQUALIFIED VACANT
3/20/2009	3442 778		\$21,558,718	QUALIFIED MULTIPLE
4/17/1989	514 0 01		\$0	UNKNOWN STATUS
4/12/1989	513 0 16		\$0	UNKNOWN STATUS

Valuation

Year	Previous Value	Land Value	Improvement Value	Accessory Value	Current Value
2021	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2020	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2019	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2018	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2017	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324

Assessment Notices 2019

12/28/2019

Assessment Notices

1/19/2022

12/28/2019

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.

Use Property Policy
 1/19/2022 12:42:48 AM





NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

February 4, 2022

Reference: Community impact for proposed development on Celebrate Life Parkway apartment complex and commercial space

Tracy,

I have reviewed the call history that compare to the proposed development. The estimate is an increase of 202 calls in a two-year period.

Not only would it be an impact on Newnan Station 4's call volume, it would also be an increase in population and traffic, thus potentially decreasing response times in other service areas.

We do currently have the resources to service the project. However, it will have impact and the department would need one new firefighter over the next two years to maintain proper service throughout the city.

Sincerely,

Stephen Brown
Fire Chief

APPENDIX F - Utility Impacts



January 19, 2022

Scott Tolar, P.E.
Newnan Utilities
70 Sewell Road
Newnan, GA 30263

RE: Community Impact Analysis – Celebrate Life Parkway

Dear Mr. Tolar,

Please find attached the conceptual site plan for a 300-unit multi-family development. The site is located to the west of Celebrate Life Parkway and south of Parkway North on parcel 086 5053 002 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that will exceed 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer and Education Services to determine the impact of the proposed development on the service capacity.

I would like to request a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 678-684-6256 or via email at SLinton@pec.plus. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in black ink that reads 'Sonia Linton'.

Sonia Linton, AICP
Land Planner

Attachments



Planners & Engineers Collaborative+
LAND MARK PLANNING ARCHITECTURE + DESIGN
150 RESEARCH COURT, FIVE FLOORS
FACILITY CENTER, SUITE 2000
PEACREE CORNERS, GA 30092

CELEBRATE LIFE PARKWAY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
CELEBRATE LIFE PARKWAY
NEWMAN, GA 30093

THE NRP GROUP
1389 PEACREE STREET
ATLANTA, GA 30309
P: 770-862-1573

MUNICIPALITY PROJECT #

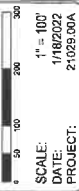
REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTERSIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

MASTER SITE PLAN



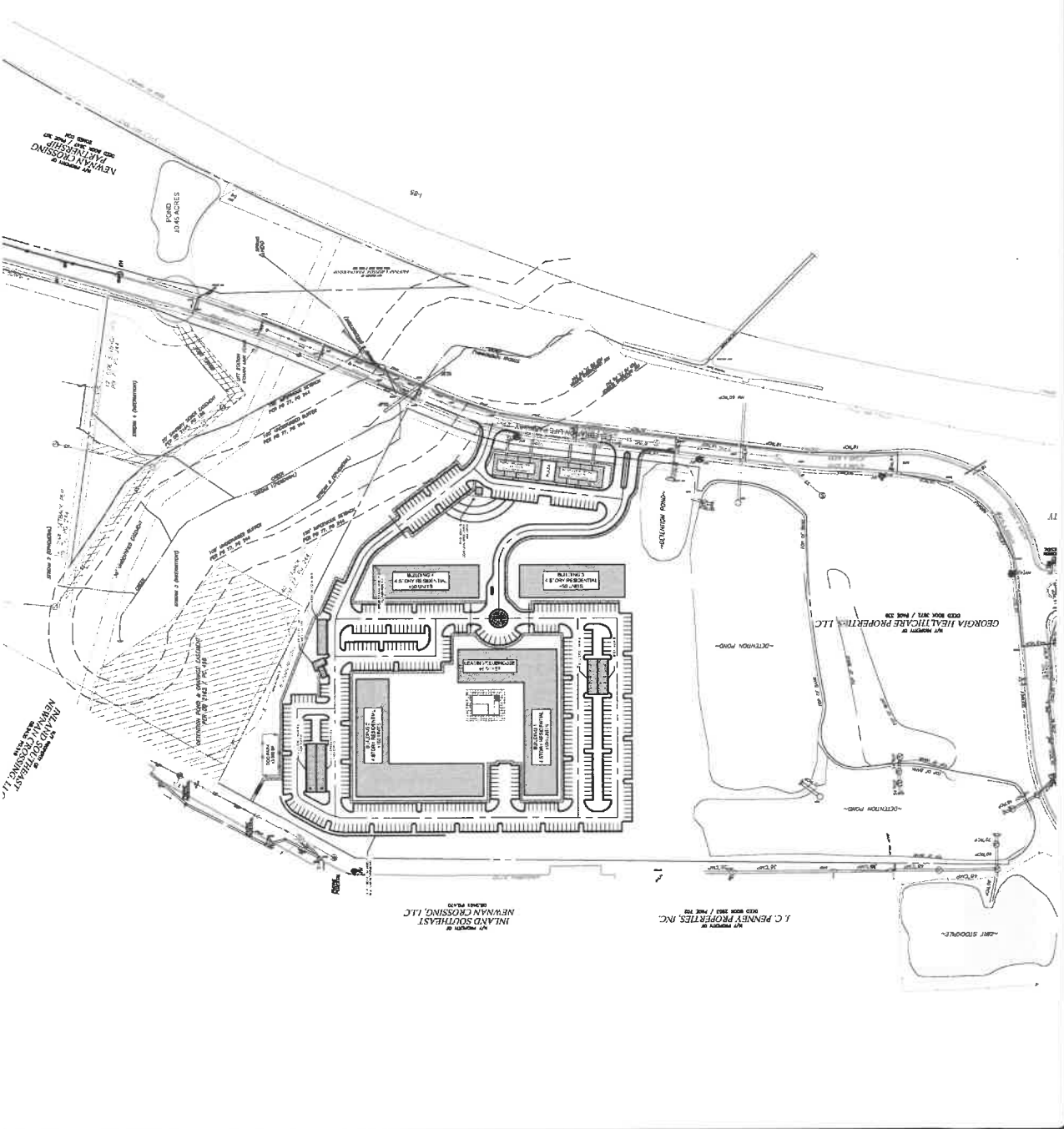
C3.00
SHEET



SITE DATA:

ADDRESS:	CELLERBELL LN, NEWMAN, GEORGIA GA 30093
SITE AREA:	31.1 A
ZONING:	M2
PROPOSED DENSITY:	62 UNITS PER ACRE
CONTOUR INTERVAL:	10' MINIMUM
PROPOSED BOUNDARY LINE SETBACKS:	
FRONT YARD:	25 FT
REAR YARD:	20 FT
SIDE YARD:	5 FT
REAR LOT SETBACK:	5 FT
REAR YARD SETBACK:	5 FT
PARKING:	150 SPACES
REAR YARD SETBACK:	5 FT
REAR LOT SETBACK:	5 FT
REAR YARD SETBACK:	5 FT
PARKING SPACES PROVIDED:	34 COVERED SPACES PROVIDED
TOTAL SPACES PROVIDED:	116 SPACES

- #### SITE NOTES:
- ALL UTILITIES AND ROWS TO BE SET AS SHOWN ON THIS PLAN.
 - THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
 - THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO THE CITY OF ATLANTA FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE STATE OF GEORGIA FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY PLANNING COMMISSION FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF COMMISSIONERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF ALDERMEN FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF PUBLIC WORKS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF ZONING ADJUSTMENTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF APPEALS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF CONTRACTORS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF ENGINEERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF ARCHITECTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF LANDSCAPE ARCHITECTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF PLANNERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF DESIGNERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF CONSULTANTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF PROFESSIONALS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF EXPERTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF SPECIALISTS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF ADVISORS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF REVIEWERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF APPROVERS FOR REVIEW AND APPROVAL.
 - THE DEVELOPMENT SHALL BE SUBMITTED TO THE ATLANTA-Fulton COUNTY BOARD OF AUTHORITY FOR REVIEW AND APPROVAL.





Summary

Parcel Number: 086-5053-002
 Location Address: 30.00 AC TR 2.6 & 3.1 LLS 5.5 LD
 Legal Description: (Note: Not to be used on legal documents)
 Class: Commercial
 Tax District: NEWMAN 08 ANNEX (District 08)
 Millage Rate: 26.876
 Acres: 30
 Neighborhood: Cowen/Ind Newman (G10000)
 Homestead Exemption: No (50)
 Landlot/District: 351.5

[View Map](#)

Owner

NEWMAN CROSSING PARTNERSHIP
 C/O GLOVER & DAVIS P A
 P O BOX 1038
 NEWMAN, GA 30264

Land

Type: Commercial
 Description: Comm-Partway/N
 Calculation Method: Square Feet

Square Footage: 1,306,800

Frontage: 0

Depth: 0

Acres: 30

Lots: 1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Description	Calculation Method	Sale Price	Reason
1/4/2011	3647/307		UNQUALIFIED VACANT	Square Feet	\$0	UNQUALIFIED VACANT
3/20/2009	3442/78		QUALIFIED MULTIPLE	Square Feet	\$21,558,718	QUALIFIED MULTIPLE
4/27/1989	514/001		UNKNOWN STATUS	Square Feet	\$0	UNKNOWN STATUS
4/22/1989	515/016		UNKNOWN STATUS	Square Feet	\$0	UNKNOWN STATUS

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324
Land Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324	\$2,860,324

Assessment Notices 2019

1/19/2022

Assessment Notices

1/19/2022

1/19/2022

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

User: Beacon Public
 Copied Process: Mobile
 Last Date Updated: 1/19/2022 12:42:48 AM





January 19, 2022

Ramona Booker
Resource Coordinator/Permit Expeditor
48 Atlanta St SE
Marietta, GA 30060

RE: 300 Unit Multi-Family Apartment in Newnan, GA, Parcel #086 5053 002

Ms. Novak,

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

- Parcel Number 086 5053 002
- 30 Acres
- Attached concept plan

1. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development of 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.

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

2. Water:

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

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

Sincerely,



Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org

APPENDIX G - School Impacts



January 19, 2022

Ronald C. Cheek
Coweta County School System
170 Werz Industrial Boulevard
Newnan, GA 30263

RE: Community Impact Analysis – Celebrate Life Parkway

Dear Mr. Cheek,

Please find attached the conceptual site plan for a 300-unit multi-family development. The site is located to the west of Celebrate Life Parkway and south of Parkway North on parcel 086 5053 002 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that will exceed 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer and Education Services to determine the impact of the proposed development on the service capacity.

I would like to request a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 678-684-6256 or via email at SLinton@pec.plus. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in black ink that reads 'Sonia Linton'.

Sonia Linton, AICP
Land Planner

Attachments

Public.net Coweta County, GA

Summary

Parcel Number: 086 5053 002
 Location Address: 3000 AC TR 2 & 3 L 53 S LD
 Legal Description: (Note: Not to be used on legal documents)
 C4-Commercial
 Class: (Note: This is for reference only. Not to be used for zoning.)
 Tax District: NEWMAN 08 ANNEA (District 08)
 Millage Rate: 26.876
 Acres: 30
 Neighborhood: Comm/Ind Newman (G1 0000)
 Homestead Exemption: No (50)
 Landlord/District: 53 / 5

[View Map](#)

Owner

NEWMAN CROSSING PARTNERSHIP
 CO CLOVER & DAVIS P A
 P O BOX 1038
 NEWMAN, GA 30264

Land

Type: Commercial
 Description: Comm-Parkway N

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Calculation Method	Sale Price	Reason
1/4/2011	3647 307		Square Feet	\$0	UNQUALIFIED VACANT
3/20/2009	3442 778		Square Feet	\$21,558,718	QUALIFIED MULTIPLE
4/17/1989	514 001		Square Feet	\$0	UNKNOWN STATUS
4/12/1989	513 0 16		Square Feet	\$0	UNKNOWN STATUS

Valuation

Year	Previous Value	Land Value	Improvement Value	Accessory Value	Current Value
2021	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2020	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2019	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2018	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324
2017	\$2,860,324	\$2,860,324	\$0	\$0	\$2,860,324

Assessment Notices 2019



Assessment Notices



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

Map Date: 1/12/2022, 12:42:44 PM
 User: PUBLIC USER
 GOWR PERMITS/BLOCK



Coweta County School System

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

February 4, 2022

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

Re: Annexation Request Celebrate Life Parkway

Ms. Dunnavant,

We have reviewed the annexation request referenced above and offer the following comments based on the information provided:

This application requests annexation of 30.5 acres from Coweta County into the City of Newnan. If approved, this request would change the current zoning from commercial use to a higher density residential zoning. The proposed plan indicates a 300 unit multi-family development. Additionally, 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 higher 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,

Ronnie Cheek

Ronald C. Cheek
Director of Facilities
Coweta County Schools
(770)254-2750 x203
ronnie.cheek@cowetaschools.net

cc: Vince Bass

Coweta Committed to Student Success

APPENDIX H - Tax Revenue

COWETA COUNTY BOARD OF ASSESSORS
 37 PERRY STREET
 NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2021 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/25/2021

Last date to file a written appeal: 8/9/2021

***** This is not a tax bill - Do not send payment *****

County property records are available online at: www.cowetatax.com

10417673-38498-1 1 3 38498 1 AV 0.398 86



NEWNAN CROSSING PARTNERSHIP
 C/O GLOVER & DAVIS P A
 PO BOX 1038
 NEWNAN GA 30264-1038

9799PRNA 4/18/19 K

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 37 Perry Street Newnan, GA 30263 and which may be contacted by telephone at: (770) 254-2680. Your staff contacts are Joe M (extension 8960) and Jeff K(extension 8966).

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
12368	086 5053 002	30.00	08		NO-S0
Property Description	30.00 AC TR 2 & 3 LL 53 5 LD				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B	100% Appraised Value	0	2,860,324	2,860,324	0
	40% Assessed Value	0	1,144,130	1,144,130	0
REASONS FOR ASSESSMENT NOTICE					
C2	-Annual Notice: No change in return/previous value				

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C STATE	0	0	1,144,130	0.000000	0.00
COUNTY M & O	0	0	1,144,130	0.006540	7,482.61
SCHOOL M & O	0	0	1,144,130	0.017300	19,793.45
FIRE	0	0	1,144,130	0.000000	0.00
NEWNAN CITY TAX	0	0	1,144,130	0.003643	4,168.07

Total Estimated Tax 31,444.13



City of Newnan, Georgia - Mayor and Council

Date: March 22, 2022

Agenda Item: Consideration of a contract award for Watershed Storm Debris Removal

Prepared By: Ray Norton, Public Works Director

Purpose: Newnan City Council may consider and award a contract to a qualified firm to perform storm debris removal from certain locations effected by the March 26, 2021 EF4 tornado.

Background: ON March 25, 2021, the City of Newnan was impacted by the location of an EF4 tornado that effected numerous public and private properties. In response, the City of Newnan employed an emergency debris removal contractor to secure and safely remove vegetative and construction & demolition debris from the public rights of way. Over time, it became apparent to City staff that there remained debris in particular locations. More specifically, vegetative debris located on personal property and within recognized waterways presented a challenge for removal contractors, private property owners and the City of Newnan.

On June 22, 2021 the City applied for Federal funding assistance to remove vegetive debris in the aforementioned waterways (see attached map indicating particular effected parcels). 189 parcels have been identified as being eligible for assistance. City staff have made contact with all eligible property owners. The application for funding was approved on November 11, 2021. The funding will come from United States Department of Agriculture's Emergency Watershed Protection Program, which is administered by the National Resource Conservation Service. The City of Newnan was awarded \$806,334.00 to perform the services described herein.

As a result of the grant award, the City issued a RFP on January 28, 2022. The City of Newnan received proposals from five (5) qualified firms. Upon receipt, City staff reviewed all proposals for completeness.

The recommendation herein is primarily based upon the following elements:

- Firm's understanding of the project; and
- Firm's availability and project approach; and
- Firm's experience performing similar services; and
- Firm's fee proposal

Funding:

1. USDA/NRCS - \$806,334.00 (82% of proposed project total)
2. General Fund – \$171,041.00 (18% of proposed project total)

Attachment:

1. Bid Tab
2. Cahaba Disaster Recovery LLC's proposal
3. Map of effected parcels

Recommendation: City Staff recommends that the Newnan City Council consider awarding the contract to Cahaba Disaster Recovery LLC for a total amount of \$977,375.00.

Cahaba Disaster Recovery LLC
520 Mineral Trace
Suite C
Hoover AL, 35244

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event over time.



City of Newnan, Georgia

BID OPENING: Watershed Clearing and Snagging Tuesday, February 15, 2022 – 10:00 A.M.

BIDDER	BID AMOUNT	COMMENTS
Merit First	\$1,449,335	
Cahaba Disaster	\$ 977,375	
DRC Emergency Services		
SDR	\$ 2,220,763	
Monster Tree	\$1,394,020	
Piedmont Paving	\$1,410,925	

BIDS OPENED BY

APPENDIX B

BID COVER SHEET

Emergency Watershed Clearing and Snagging

We/I have thoroughly examined the specifications and agree to furnish the City of Newnan with storm debris clean-up according to the specifications. Any deviation from the specifications shall be listed as an exception on the bid sheet and explained.

Total Bid Price as specified:

\$977,375.00 (Nine Hundred Seventy Seven Thousand Three Hundred Seventy Five Dollars and Zero Cents) (Lump sum bid)

Price good through: March 15, 2021

ADDENDA: The bidder acknowledges the receipt of Addendas No. _____ through _____ inclusively.

Date: 2/11/2022

Company: Cahaba Disaster Recovery, LLC

Address: 520 Mineral Trace, Suite C, Hoover, AL 35244

Phone: 205-637-6459 Fax: 205-637-6140

Printed name of person completing proposal: Donna Richards

Signature: 

Title: Bids & Proposals

Note: *Please attach BID BOND and place at the beginning of your submittal.

IMPORTANT!

This bid cover sheet is to be your proposal cover sheet for the convenience of the bid openers only.

 **AIA**® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Cahaba Disaster Recovery, LLC
520 Mineral Trace, Suite C
Hoover, AL 35244

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

OWNER:

(Name, legal status and address)

City of Newnan, Georgia
55 Boone Drive
Newnan, GA 30263

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent (5%) of the Amount Bid-----

PROJECT:

(Name, location or address, and Project number, if any)

Emergency Watershed Clearing and Snagging

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

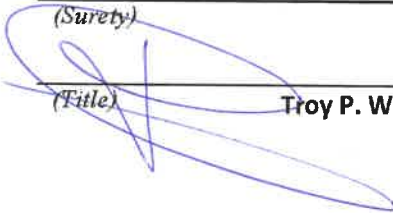
Signed and sealed this 15th day of February, 2022


(Witness)

Cahaba Disaster Recovery, LLC
(Contractor as Principal) (Seal)

(Title)


(Witness)

Atlantic Specialty Insurance Company
(Surety) (Seal)

(Title) Troy P. Wagener, Attorney-In-Fact



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Patrick Mason, Kathleen Scarborough, Troy P. Wagener, Jim E. Brashier, Dewey Mason, James Eley Brashier, Debbie Dunaway**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

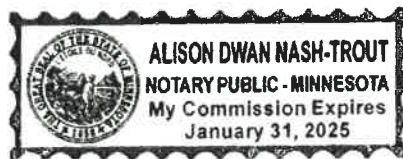
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trou
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 15th day of February, 2022



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

APPENDIX C

City of Newnan Emergency Watershed Protection Stream Clearing and Snagging

Item No.	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL PRICE
1.	Subsection 5034-001-A	157,500	S.F.	\$0.35	\$55,125.00
2.	Subsection 5034-001-B	36,500	S.F.	\$0.35	\$12,775.00
3.	Subsection 5034-001-C	265,000	S.F.	\$0.35	\$92,750.00
4.	Subsection 5034-001-D	148,000	S.F.	\$0.35	\$51,800.00
5.	Subsection 5034-001-E	66,000	S.F.	\$0.35	\$23,100.00
6.	Subsection 5034-001-F	27,000	S.F.	\$0.35	\$9,450.00
7.	Subsection 5034-001-G	111,000	S.F.	\$0.35	\$38,500.00
8.	Subsection 5034-001-H	105,000	S.F.	\$0.35	\$36,750.00
9.	Subsection 5034-001-I	66,500	S.F.	\$0.35	\$23,275.00
10.	Subsection 5034-001-J	103,000	S.F.	\$0.35	\$36,050.00
11.	Subsection 5034-002-A	98,500	S.F.	\$0.35	\$23,975.00
12.	Subsection 5034-002-B	142,000	S.F.	\$0.35	\$49,700.00
13.	Subsection 5034-002-C	12,500	S.F.	\$0.35	\$4,375.00
14.	Subsection 5034-002-D	175,500	S.F.	\$0.35	\$61,425.00
15.	Subsection 5034-002-E	25,000	S.F.	\$0.35	\$8,750.00
16.	Subsection 5034-002-F	19,000	S.F.	\$0.35	\$6,650.00
17.	Subsection 5034-002-G	67,000	S.F.	\$0.35	\$23,450.00
18.	Subsection 5034-002-H	39,000	S.F.	\$0.35	\$13,650.00
19.	Subsection 5034-002-I	144,000	S.F.	\$0.35	\$50,400.00
20.	Subsection 5034-002-J	55,000	S.F.	\$0.35	\$19,250.00
21.	Subsection 5034-002-K	5,500	S.F.	\$0.35	\$1,925.00
22.	Subsection 5034-003-A	58,500	S.F.	\$0.35	\$20,475.00
23.	Subsection 5034-003-B	42,000	S.F.	\$0.35	\$14,700.00
24.	Subsection 5034-003-C	53,000	S.F.	\$0.35	\$18,550.00
25.	Subsection 5034-003-D	139,500	S.F.	\$0.35	\$48,825.00
26.	Subsection 5034-003-E	58,000	S.F.	\$0.35	\$20,300.00
27.	Subsection 5034-003-F	28,000	S.F.	\$0.35	\$9,800.00
28.	Subsection 5034-003-G	37,500	S.F.	\$0.35	\$13,125.00
29.	Subsection 5034-003-H	89,500	S.F.	\$0.35	\$31,325.00
30.	Subsection 5034-003-I	47,000	S.F.	\$0.35	\$16,450.00
31.	Construction Entrance/Exit (Co)	12	EA.	\$13,000.00	\$156,000.00
32.	Sodding for damages to property owners established lawns	5,000	S.F.	\$10.00	\$50,000.00
33.	Silt Fence Type "S" Sensitive (Sd1-S)	1,000	L.F.	\$5.50	\$5,500.00
34.	Remove and Replace Existing Fence (All Types)	20	L.F.	\$20.00	\$400.00
35.	Storm Water Sampler for NPDES, Automatic or Manual	18	EA.	\$100.00	\$1,800.00
36.	Monitoring, NOI, NOT, Record Keeping & Reporting NPDES to GA EPD	1	L.S.	\$10,000.00	\$10,000.00

TOTAL AMOUNT BASE BID \$977,375.00

(In Figures)

Nine Hundred Seventy Seven Thousand Three Hundred Seventy Five Dollars and Zero Cents

(In Words)



City of Newnan
Public Works
55 Boone Drive
Newnan, GA 30263
rnorton@cityofnewnan.org

Cahaba Disaster Recovery LLC has vast experience in waterway debris removal, hazardous tree removal, flush cut, mulching debris, right of way clearing and maintenance, disaster management, disaster relief services and debris management amassed over the past 40 plus years. We are currently working in Ascension Parish, LA and Terrebonne, LA doing waterway debris clearing as a result of Hurricane Ida. We are also performing Ditches & Canals debris clearing from Hurricane Ida for the Louisiana D.O.T in Jefferson Parish. We have completed Ditches & Canals debris clearing in St. Charles Parish and for the Louisiana D.O.T. in St. Bernard Parish. Both of which were due to the damage from Hurricane Ida. We have also been working with the Alabama Department of Transportation since 2012 carrying multiple contracts that cover 70% of the state's Right of Way clearing and maintenance which includes required mulching abilities and ground maintenance in some areas. We are currently entering into our second year of performing site management and maintenance with brush clearing and tree removal for the WMA in Alabama. We have performed standard purchase order requests for regular maintenance and emergency requests due to storms producing hazardous conditions in the state. However, we have fulfilled numerous other contracts with varying entities.

Our objectives are and have been to integrate experienced and qualified management, momentous manpower and equipment resources specific to supporting the job at hand. Cahaba Disaster Recovery LLC is capable of responding to multiple work/purchase orders simultaneously. Cahaba Disaster Recovery LLC owns and can mobilize substantial numbers of waterway debris removal crews, grounds maintenance crews, right of way clearing crews, trucks, specialized and heavy equipment, and specialized attachments, designed and maintained for immediate response.

Cahaba Disaster Recovery LLC is a Small Business owned by Stewart "Buddy" Fuzzell.

Points of Contact for this RFP is as follows:
Stewart "Buddy" Fuzzell 205-531-4407
Cam Klinger – Senior Project Manager – 251-421-3834
Joseph Miller – CFO- 205-637-6459
Donna Richards – Bids & Proposals – 205-637-6459

Sincerely,



Joseph Miller, CFO

520 Mineral Trace, Suite C | Hoover, AL 35244 | USA | Phone: 205-637-6459 | Fax: 205-637-6140

<http://www.cahabadisaster.com/>



Cahaba Disaster Recovery LLC has extensive experience in waterway debris removal, mulching debris, right of way clearing and maintenance, disaster management, disaster relief services and debris management amassed over the past 40 plus years.

Our objectives are and have been to integrate experienced and qualified management, momentous manpower and equipment resources specific to supporting the job at hand. We are capable of responding to multiple work/purchase orders simultaneously. Cahaba Disaster Recovery LLC owns and can mobilize substantial numbers of waterway debris removal crews, grounds maintenance crews, right of way clearing crews, trucks, specialized and heavy equipment, and specialized attachments, designed and maintained for immediate response.



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Water Way, Ditch and Canal Debris Removal

Debris removal from waterways, ditches and canals are all performed in varying methods. Smaller ditches and canals will be cleared with excavators with grapples and excavators with mulchers if needed. Larger waterways can be cleared with barges and a mounted excavator with grapple. All debris will be placed in a designated area for the self loader to haul off to a DMS or, If possible, we will mulch it onsite and spread the chips.

Mulching and Grinding of Debris

Mechanical Grubbing, Tub grinding, pull behind debris shredders and mulching machines are all forms debris removal and disposal that we are capable of. The proper processing techniques applied to the appropriate debris type can streamline production and reduce overall cost. Tub grinding and/or chipping is believed to be the most environmentally friendly form of volume reduction for vegetative and select C&D debris and produces an average of 4:1 or greater reduction in volume. The chips produced as a product of grinding and/or chipping can often be utilized as a recyclable product

Right of Way Clearing and Maintenance (Non-Emergency)

Our crews consist of 2-3 man crews or 4-6 man crews. Each crew has, but not limited to, a Safety Supervisor, Superintendent, Grounds Man, Flaggers and Equipment Operators. The purchase order will determine the size of the crew and what equipment will be necessary. Standard equipment for the varying crews are as follows; Skytrims, Bucket Trucks, Grapple Trucks, Skidsteer, Skidsteer with Mulcher attachment and a Trackhoe with Mulcher attachment, Tractors with Bat Wing Mowers and varying string trimmers. We also have a Forestry Mulcher for those jobs have very specific needs for such a piece of equipment. The equipment listed, with a few exclusions, are owned and we have 2 or more of each in our fleet. Each purchase order determines the height of the trim and the approximate depth needed to be cleared/trimmed from the roadside.

All herbicide application will follow all guidelines provided by the contract and all chemicals will be mixed and applied in accordance with the recommendations of the manufacturer.



Debris Removal from Rights-of Way (Emergency)

This operation entails the recovery and removal (pick-up and hauling) of all eligible debris from public easements, property and rights-of-way to designated Temporary Debris Staging and Reduction (TDSR) Sites and/or directly to a final disposal site. Eligible debris, is typically that debris which was either generated directly by the event or as a result of the event, and is not the primary funding responsibility of a Federal agency other than the Federal Emergency Management Agency (FEMA). This debris may include:

1. Vegetative debris (stumps, logs and limbs)
2. Construction and demolition (C&D) debris
3. Recyclable debris (such as metals, glass, cardboard, etc.)
4. White goods (refrigerators, air conditioners, washers and dryers, etc.)
5. Hazardous and toxic wastes (HTW) (industrial, commercial and household)

The equipment and personnel utilized for each operational phase will vary by the type, quantity and location and proposed disposal and/or reduction method of the debris. In all operations, regardless of type of debris, appropriate personal protective equipment for personnel is critical.

It is the policy of Cahaba Disaster Recovery to maintain all debris work sites at the appropriate use standards, safety standards, and regulatory requirements

Work Hours

Work may be performed seven days per week from 7am until 4 pm, unless otherwise directed per the bid, with the exception of Federal Holidays that may cause us to shut down. Adjustments to work hours, as local conditions and work requirements may dictate, will be coordinated between the governing entity and Cahaba Disaster Recovery.



Response to Appendix A

- (1) Cahaba Disaster Recovery, LLC
- (2) 520 Mineral Trace, Suite C, Hoover, AL 35244
- (3) 2/19/2004
- (4) Not a corporation. We are a LLC
- (5) 18 years
- (6) Disaster Recovery and ROW of tree trimming and maintenance
- (7) Please see attached
- (8) Please see attached (items listed are all owned and availability of the items will depend on the work schedule)
- (9) Please see attached
- (10) Stewart "Buddy" Fuzzell 205-531-4407
- (11) No



Job List

St. Charles Parish

Hurricane Ida Ditches & Canals Debris Removal

Value \$1,800,000

Completion date 12/19/2021

Louisiana D.O.T. in St. Bernard

Hurricane Ida Ditches & Canals Debris Removal

Value \$118,111

Completion date 12/18/2021

Ascension Parish

Hurricane Ida Waterway Debris Clearing

Value - \$4,300,000 (job to date)

Currently still under contract

Terrebonne Parish

Hurricane Ida Waterway Debris Clearing

Value - \$4,825,790 (job to date)

Currently still under contract

Jefferson Parish

Hurricane Ida Ditches & Canals Debris Clearing for the Louisiana D.O.T

Value – Underimagined at this time. It is not a lump sum job

Currently still under contract

Fish and Wildlife Service

Debris Removal at Chassahowitzka NWR

Value \$90,000.00

10/2019-2/2020

NRCS Debris Removal – Bastrop County Texas

Over 7000 cyds of debris in the critical habitat of the Houston Toad

Value \$709,000.0

9/2019-11/2019

520 Mineral Trace, Suite C | Hoover, AL 35244 | USA | Phone: 205-637-6459 | Fax: 205-637-6140

<http://www.cahabadisaster.com/>

SELF LOADERS

54	MACK	1M2AM09C2TM003495	RB688S	1996
66	MACK	1M2AD62C6WW006597	CL713	1998
69	STERLING	2FZHAZCV58AZ81702	LT/9500	2008
71	STERLING	2FZHAZCV17AW81945	L/9500	2007
72	MACK	1M2P267C2SM022343	RD	1995
91	KENWORTH	1NKWLB0X26J143883	W900B	2006
92	WSTR	5KKHALD1XJPK9200	4900SB	2018
100	KENWORTH	1NKDL40X5CJ317721	T80	2012
101	PETERBILT	1NPCX4EX6LD641715	567	2020
102	PETERBILT	1NPCX4EX9LD686695	567	2020
230	WSTR	2WLNCCCH3TK942933	4800	1996

MISC EQ				
DOZER	JOHN DEERE	1T0437DDAEC256227	437D	
DOZER	JOHN DEERE	WC0435X012139	435	
EXCAVATOR	KOMATSU	PC220LC 20131	220 LC	
TRAC HOE	KOBELCO	SK300LCA YCU0973	300 LC	
EXCAVATOR	VOLVO	EC210LCC03164	210 LC	
DOZER	CAT	9GJ01631	D4H	
DOZER	CAT	77V9097	D8K	
WATER TRK	FORD	1FDYR80U1DVA2166		
SKIDSTEER	BOBCAT	21306977		
DOZER	CAT	5LN00592	D6R	
FRNT END LDR	TROJAN	25-1645		
TRAC LDR	JOHN DEERE	98-75454		
TRAC LDR	GEHL	213605349	CTL 60	
TRAC LDR	GEHL	21307007	CTL 60	
TRAC LDR	GEHL	21305680	CTL 60	
TRAC LDR	GEHL	21305680	CTL 60	
FRNT END LDR	KOMATSU	K42162		
EXCAVATOR	VOLVO	VCEC340DP00210208		

STEWART G. FUZZELL

sgfuzzell@gmail.com | (205) 637-6459 | www.cahabadisaster.com
6125 Wynwood Cove, Trussville, AL 35173

PROFILE

Dedicated, experienced professional who goes the extra mile to ensure clients are satisfied throughout the process of a job. Maintains a credible fiscal track record of employees and customers while ensuring clients receive work that is consistently performed on time and on budget. Devoted to coaching our clients on necessary compliance and safety measures.

EXPERIENCE

August 1980 - Present

President/Owner, Cahaba Disaster Recovery

Improving the communities by deploying personnel, equipment, and resources to municipalities that have experienced hurricanes, fires, tornadoes, terrorist acts, and other man-made or natural disasters.

May 1964- August 1980

Project Manager, Cahaba Timber Company

Managing logging crews throughout the southeast by developing efficient and cost saving techniques while evolving and establishing industry leading trends which are still in use throughout the industry.

EDUCATION

Auburn University, *Auburn, Alabama*
May 1964: Bachelor of Science in Forestry
Minor: Civil Engineering

Certified Forester,

KEY SKILLS AND CHARACTERISTICS

- Leadership skills
- Attention to detail
- Self-driven
- Organizational skills
- Strategic planning
- Conflict resolution
- Problem solving
- Contract negotiation

ACTIVITIES AND INTERESTS

Grandchildren, environmental conservation, travel, sporting events, business relationships, developing partnerships

Christopher “Cam” Klinger

526 Oneal Drive, Birmingham, AL 35226

251-421-3834

cklinger@rpfes.net

Summary

Young professional living in Birmingham who is quickly building experience in the industry. Quick learner and very personable. Ability to adapt and manage any project presented.

Technical Skills/Qualifications

- General Contractor license holder for Cahaba Disaster Recovery
- OSHA 10 certified
- Proficient in Microsoft Suite, Adobe Premier Pro for Editing, Photoshop and Illustrator
- Solid communication skills
- Heavy equipment operator

Work Experience

Cahaba Disaster Recovery/RPF Emergency Services, Birmingham, AL

Project manager- May 2017- Current

Currently manage approximately 75% of Alabama's DOT right of way tree trimming as well as other land clearing projects.

Managed disaster relief projects across the country.

Managed waterway restoration in Wimberly, Texas.

Managed NC Step rapid reconstruction project in North Carolina.

Managed widespread hail roofing replacement project in Illinois.

Anomaly, New York, NY

Production Assistant Intern - Summer 2016

Steve Sloan Construction, Fairhope, AL

Assistant Project Manager - Summers 2014-2015

Carpenter's Assistant - Summers 2010-2013

Education

University of Alabama, Tuscaloosa, Alabama- Bachelor of Science

May 2012-December 2016

Major: B.S. – Communications & Film/Media Production

Minor: Art/Digital media

Fairhope High school, Fairhope, Alabama- High School Diploma

2008-2012

References supplied upon request



References

DRC Emergency Services, LLC
110 Veterans Memorial Blvd.
Suite 155
Metairie, LA 70005
214-930-9300 (mobile)
jnewman@drcusa.com
Joe Newman -- VP of Operations

Persons Services Corp.
4474 Halls Mill Rd
Mobile, AL 36693
251-423-1154 (mobile)
buddy@personsservices.com
Buddy Persons – Managing Director

Global Emergency Services, LLC
8050 Evangeline Lane
Beaumont, TX 77706
409-656-9444
globalestexas@gmail.com
Albert "Bud" Isakson – Owner



Approach Plan

Cahaba Disaster Recovery, LLC will review each point of entry for the placement of the access roads. We will then perform the needed construction of each access road. After each access road is completed we will mobilize a crew of 1 grapple saw and operator, 1 excavator with mulcher and operator, skidder and operator, self loader and operator, service truck and supervisor and varying groundmen. We will perform the needed operations to remove the debris in a safe and timely manner per site.

All sites will be completed within 90 working days after the NTP is issued.

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and Cahaba Disaster Recovery, LLC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Company ID Number: 314197

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

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case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

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B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

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Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

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Approved by:

Employer Cahaba Disaster Recovery, LLC	
Name (Please Type or Print) Robert H Fuzzell	Title
Signature Electronically Signed	Date 03/24/2010
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 03/24/2010

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Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Cahaba Disaster Recovery, LLC
Company Facility Address	520 Mineral Trace Hoover, AL 35244
Company Alternate Address	
County or Parish	SHELBY
Employer Identification Number	200783917
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	20 to 99
Number of Sites Verified for	1 site(s)

Company ID Number: 314197

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

AL 1

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Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	Donna R Richards
Phone Number	2056376459
Fax	2056374160
Email	drichards@rpfes.net

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This list represents the first 20 Program Administrators listed for this company.

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263
Phone: 770-254-2351
Fax: 770-254-2353
www.ci.newnan.ga.us

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of Cahaba Disaster Recovery, LLC has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

<u>314197</u>	<u>3/24/2010</u>
Federal Work Authorization User Identification Number	Date of Authorization
<u>Cahaba Disaster Recovery, LLC</u>	<u>City of Newnan Emergency Watershed Protection Stream Clearing and Dragging</u>
Name of Contractor	Name of Project
<u>Cahaba Disaster Recovery, LLC</u>	
Name of Public Employer	

I hereby declare under penalty of perjury that the foregoing is true and correct.

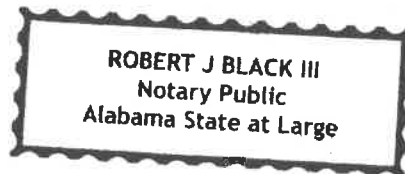
Executed on 2/11/22, 2022 in Alabama.


Signature of Authorized Officer or Agent

Joseph Miller
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 11th DAY OF February, 2022.


NOTARY PUBLIC



My Commission Expires: 11/2/2024

Conflict of Interest Statement

As a duly authorized representative of the firm Cahaba Disaster Recovery, LLC

I, Joseph Miller with the title CFO certify

that to the best of my knowledge no circumstances exist that will cause a conflict of interest in performing services for The City of Newnan, GA Government, that no employee of The City of Newnan, GA, nor any public agency official or employee affected by this Request for Proposals has any pecuniary interest in the business of this firm, associates or consultants of this firm, or the firm's parent firm, subsidiary, or other legal entity of which this firm is a part, and that no person associated with or employed by this firm has any interest that would conflict in any way, manner or degree with the performance of services for The City of Newnan, GA Government.

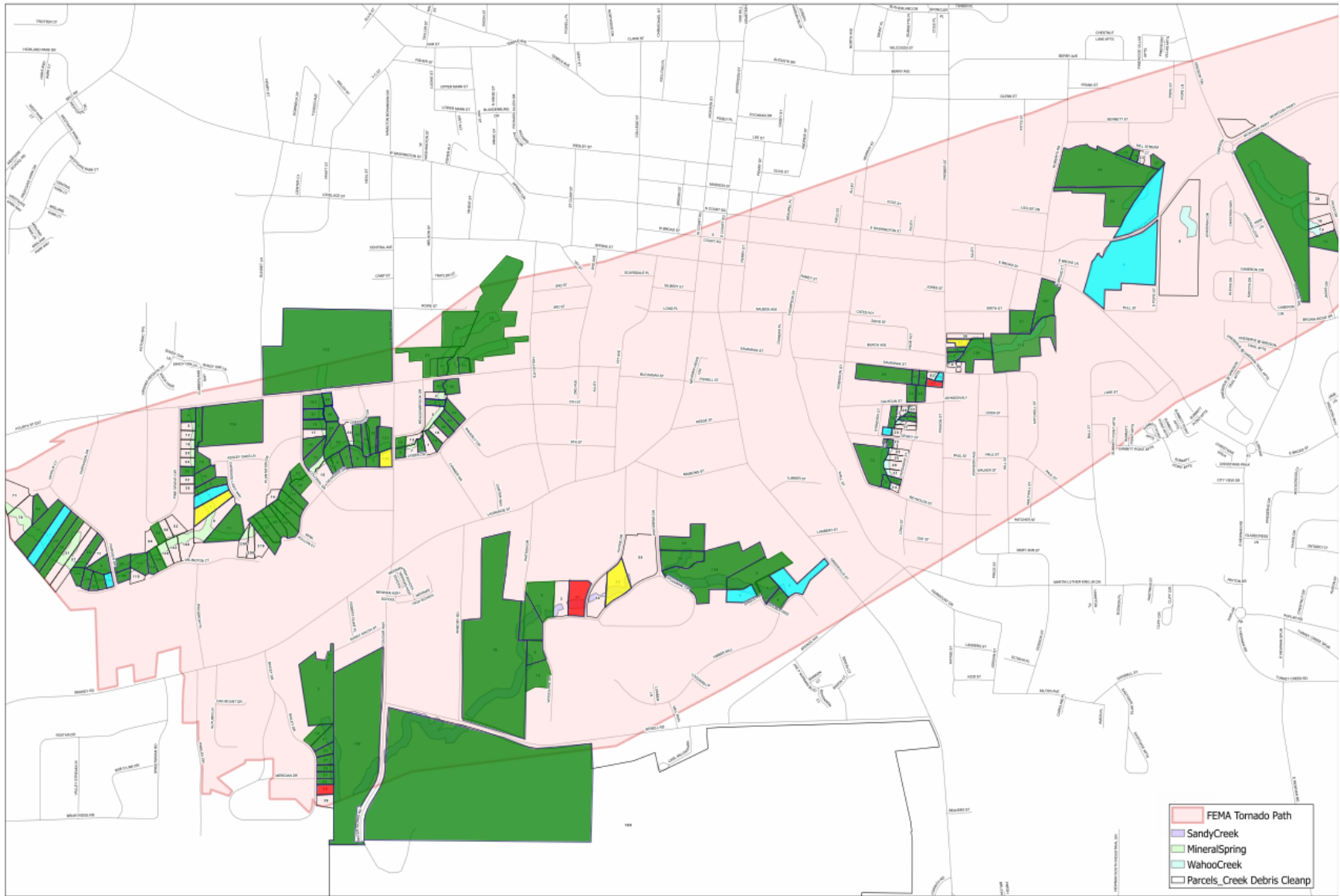
Date: 2/11/2022

Company Name: Cahaba Disaster Recovery, LLC

Authorized Representative Name: Joseph Miller

Title: CFO

Signature:  _____





City of Newnan, Georgia - Mayor and Council

Date: March 22, 2022

Agenda Item: Public Hearing - Request Demolition of 194 Greenville St

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built more than 50 years ago and not located in a historical area, (tax record attached). The property address is 194 Greenville St.

Background: None

Funding: N/A

Ordinance Considerations:

- a. **Historical significance:** This structure is not in the Historical District as indicated by the Historical Resources Map of the City of Newnan 1993 Survey. The tax records shows this structure to be constructed in 1944 and the current condition is one of deferred maintenance.

Ms. Emily Kimbell with the Coweta County Historical Society has been emailed this information and are aware of the date of the public hearing.

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure would exceed 50% of the assessed value of \$4,678.00.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.

* Emailed next steps on 2/15



DEMOLITION PERMIT APPLICATION

Building Department
25 LaGrange Street
Newnan, GA 30263
Ph. 770-254-2362 Fax 770-254-2361
Email – pstrickland@cityofnewnan.org



Date of Application: 02/10/22

Subject Property Address: 194 Greenville St. 3 bldgs. on lot - demo only one bldg.
Number and Street Subdivision

Applicant Name and Contact #: Andy Knowles 770-710-5796
Name Contact Phone Number

Owner Name and Contact #: Andy APK Building LLC 770-710-5796
Name Contact Phone Number
Andy@bigfootcycles.com

Check one box only – Every structure needs its own permit. If there are two buildings on one lot, you will be required to obtain two permits. If there is more than one building on a lot, please provide a photo (aerial or ground) of the structure(s) intended to be demolished.

- Interior demolition only (no routing necessary, permit can be issued)
- Complete or partial demo or relocation of structure constructed within 50 years from date of application (application must be routed through zoning for sign-off before permit is issued)

Zoning Representative Sign-off

- Complete or partial demo or relocation of structure constructed more than 50 years from date of application. Application must be routed through the Chief Building Official. Permit cannot be issued without Council approval in accordance with City Ordinance sec. 5-25.1. Please see next page for procedures.

[Signature]
Signature of Applicant

02/10/22
Date Signed

Notification to cut power, gas and water is the responsibility of the owner before demolition. Be sure to make the utility companies aware that the structure will be demolished and to terminate them at the street.

Process to comply with the City Ordinance sec. 5-25:

1. Is subject property in any Historical Boundaries as designated by the City of Newnan?
(Historic maps can be found on the City of Newnan web site or through Planning and Zoning).
 Yes – Public hearing must be held no earlier than **60 days** after posting the property.
 No – Public hearing must be held no earlier than **30 days** after posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and in which you can be present. Place that information in the line below. This date and time are to be used on your posted sign and legal ad.

March 22, 2022 (Always an evening meeting)
Public Hearing **Date and Time** of Meeting (A copy of this application will be forwarded to the Chief Building Official who will notify historical entities and prepare an agenda item for Council).

3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
 - a. Applicants name
 - b. Property owners name
 - c. Subject property address
 - d. The statement "A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on (*date and time of public hearing from #2 above*)."
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above.
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
 - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit(s) to be issued.



Summary

Parcel Number N47 0002 005
 Location Address 194 GREENVILLE ST
 Legal Description BLDGS/194 GREENVILLE ST
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 26.876
 Acres 0.6
 Neighborhood Comm/Ind Newnan (G10000)
 Homestead Exemption No (S0)
 Landlot/District N/A

NOT IN HISTORICAL DISTRICT

[View Map](#)

Owner

JOLLEY INVESTMENTS LLC
 191 GREENVILLE ST
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Jackson Southwest	Front Feet	25,929	129	201	0.6	1

Commercial Improvement Information

~~Description Warehouse-Storage-Avg
 Value \$2,546
 Actual Year Built 1950
 Effective Year Built 1970
 Square Feet 440
 Wall Height 8
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1~~

~~Description Florist-Avg
 Value \$58,624
 Actual Year Built 1959
 Effective Year Built 1984
 Square Feet 3404
 Wall Height 8
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1~~

Description Warehouse-Storage-Fair
 Value \$4,678
 Actual Year Built 1948
 Effective Year Built 1968
 Square Feet 1156 ✓
 Wall Height 8
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction

THIS BLDG. 4,678 tax value

Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1955	1x0 / 2000	1	\$800

Sales

Sale Date	Sale Price	Grantor	Grantee
3/5/2021	\$159,000	EXNER WILLIAM M & FRANCENE EXNER	JOLLEY INVESTMENTS LLC
9/1/1977	\$65,000		EXNER WILLIAM M & FRANCENE EXNER

Valuation

	2021	2020	2019	2018
Previous Value	\$111,203	\$112,403	\$112,403	\$112,403
Land Value	\$47,555	\$47,555	\$47,555	\$47,555
+ Improvement Value	\$62,848	\$62,848	\$62,848	\$62,848
+ Accessory Value	\$800	\$800	\$2,000	\$2,000
= Current Value	\$111,203	\$111,203	\$112,403	\$112,403

Assessment Notices 2019

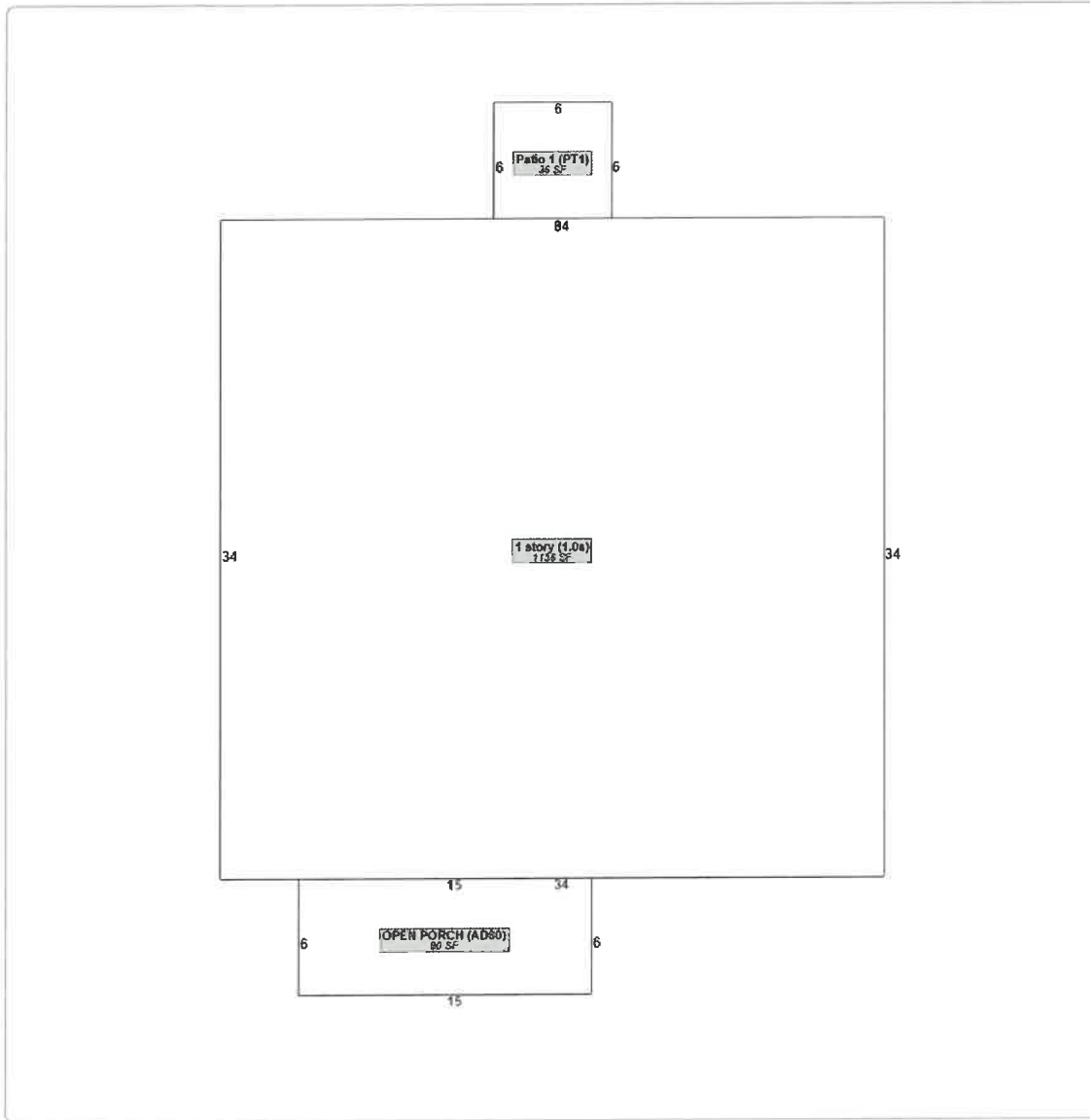
[36219 \(PDF\)](#)

Assessment Notices

[2020 \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

Sketches



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

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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: [2/16/2022, 12:42:21 AM](#)

Version 2.3.176



PUBLIC HEARING

Applicant: Andy Knowles Property
Owner: APK Buildings Property
Address: 194 Greenville Street,
Newnan, GA 30263 A demolition
permit has been applied for and a
public hearing will be held at City
Hall, 25 Lagrange St., Newnan,
GA regarding this application on
March 22, 2022 at 6pm.
No.77124-3-2-9

Applicant: AMY Knowles

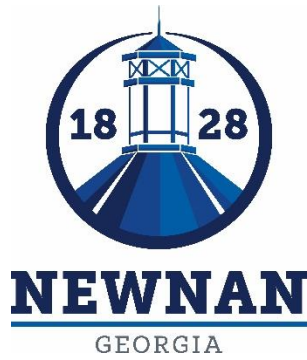
Property Owner: APK Building
194 Greenville St.
Newnan GA 30263

A demolition permit
has been applied for and
a public hearing will be held @
City Hall 25 Lagrange St Newnan
GA regarding this application on
March 22, 2022 6pm









City of Newnan, Georgia - Mayor and Council

Date: March 22, 2022

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

Prepared By: Tracy S. Dunnivant, Planning Director

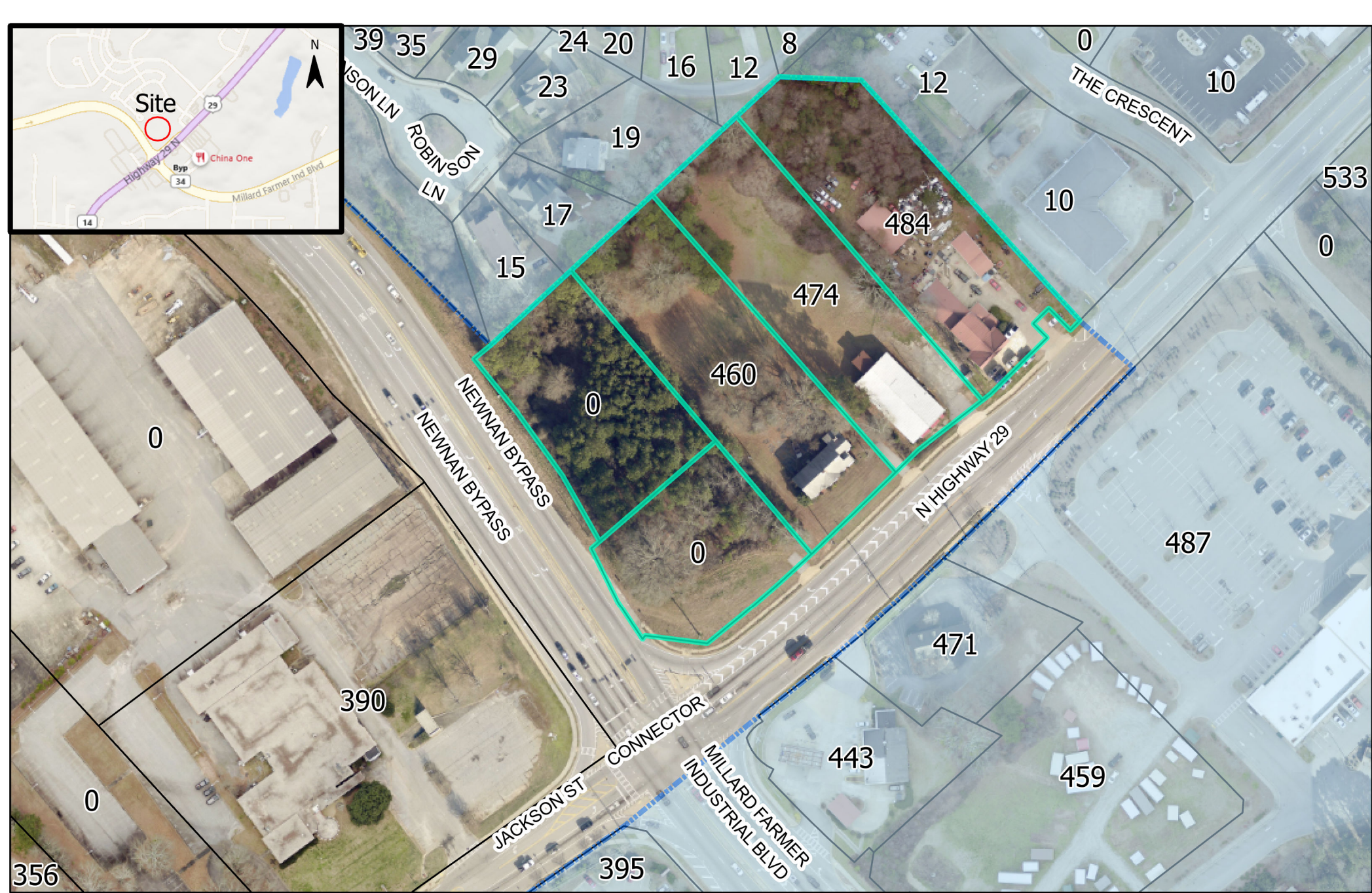
Purpose: To validate the Annex2022-02 application submitted by Melissa Griffis, on behalf of North 390, LLC, requesting the annexation of tax parcel #s 073C 002; 073C 002A; 073C 003; 073C 004; and 073C 004A into the city limits.

Background: The Council on February 22, 2022, voted to forward Annex2022-02 to the Planning Commission for their review and recommendation and to start the County objection procedure. Since this annexation is via the 60% method, it also requires that the application be validated to ensure it meets all state requirements prior to holding a public hearing (O.C.G.A §36-36-34). Staff has reviewed the application in terms of the owners of the land area as well as the resident electors and finds the application to be valid; therefore, staff recommends that the City Council validate the application and begin the 60-day annexation process.

Funding: N/A

Recommendation: Validate the Application and Begin the 60-day Annexation Process

Previous Discussion with Council: February 22, 2022



CITY OF NEWNAN



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

Project Location

1" = 1,680 feet

Date: 2/14/2022 1:13 PM



Annexation Request

— Project Location City Limits

ADDRESS
 204 Roscoe Rd,
 Newnan, GA 30263

Parcel # 073C 004A
 073C 004
 073C 003
 073C 135
 073C 002



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

MELISSA D. GRIFFIS (GA, AL)

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

February 7, 2022

VIA HAND DELIVERY

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

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

Dear Ms. Dunnivant:

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

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

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

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

Ms. Tracy Dunnavant
February 7, 2022
Page 2

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

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

Yours Truly,



Melissa D. Griffis
For North 390, LLC

MDG/kr
Enclosures

TAB 1

Petition Requesting 60 Percent Method for Annexation



CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

PETITION REQUESTING 60 PERCENT METHOD FOR ANNEXATION

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

=====
Name of Applicant North 390, LLC

Mailing Address 147 Jackson Street, Newnan, GA 30263

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

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

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

County Zoning Classification Old "C" Requested Zoning Classification CGN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Melvin R. O'Quinn
Applicant's Signature
 Attorney for Applicant

2-7-2022
Date

FOR OFFICIAL USE ONLY	
DATE RECEIVED	<u> 02/07/2022 </u>
RECEIVED BY	<u> [Signature] </u>

TAB 2

60 Percent Property Owners

Amended 60 Percent Property Owners

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

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

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

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

Other Property Owner

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

TAB 3

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



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

February 3, 2022

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

Mrs. Griffis,

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

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

If you have any questions, please let me know.

Sincerely,

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

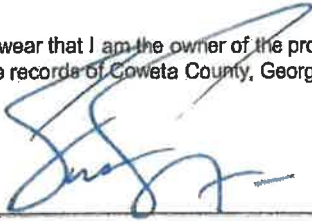
TAB 4

Property Owner's Authorization

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

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

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




Signature of Property Owner

Personally appeared before me

Scott Stokes

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

Notary Public *Blakeley Smith*

Date *1/27/2022*

(Affix Raised Seal Here)



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

Name of Property Owner

Danny Beck

Telephone Number

(770) 317-6032

Address of Subject Property

073C 002, 073C002A, 073C 003, 073 004 and 073 004A

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

[Handwritten Signature]

Signature of Property Owner

Personally appeared before me

Danny Beck

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



(Affix Raised Seal Here)

Notary Public

Blakeley Smith

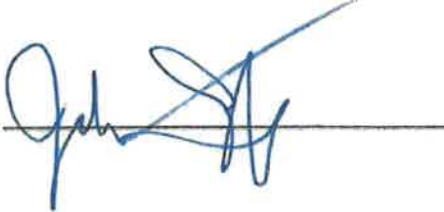
Date

2/2/22

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

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

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



Signature of Property Owner

Personally appeared before me

John Strickland

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

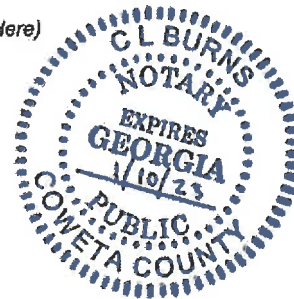
Notary Public



Date

1/27/2022


(Affix Raised Seal Here)



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

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

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



Signature of Property Owner

Personally appeared before me

Ryan Brooks

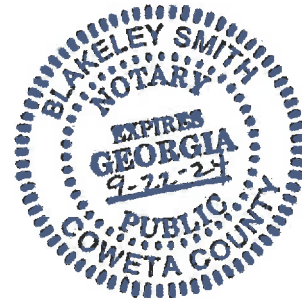
who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public



Date **1/27/2022**

(Affix Raised Seal Here)



TAB 5

Legal Description of the Property

Legal Description

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

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

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

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

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

PT# 2015-185

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

(This Space for Official Use Only)

STATE OF GEORGIA
COUNTY OF BIBB

QUIT CLAIM DEED

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

WITNESSETH:

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

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

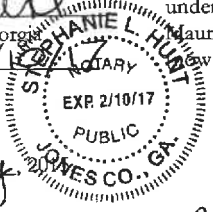
TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the right, members and appurtenances thereof.

8/24 BE
mm

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

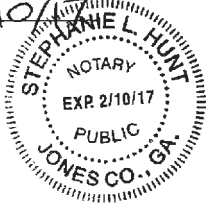
Sworn to and subscribed before me this 9 day of January 2015.

Witness: J.D. Prew / Patricia H. Wall (L.S.) PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Katie Gray Hammock (Katie H. Norris)



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

Witness: J.D. Prew / Patricia H. Wall (L.S.) PATRICIA H. WALL, as Trustee of the Trust under Item Five under the Will of Robert Maurice Hammock FBO Claire Byrd Hammock



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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

06-4508
STATE OF GEORGIA
COUNTY OF COWETA

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

06-4508

DEED OF ASSENT

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

WITNESSETH:

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

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

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

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

15/16

BdH

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

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

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

Signed, sealed and delivered
in the presence of

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

(SEAL)



PREPARED BY:
WOOD, ODOM & EDGE P.A.
45 SPRING STREET
NEWNAN, GA 30253

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$260.00 ✓

PT# 2015-5323
WARRANTY DEED

T-14556

GEORGIA, COWETA COUNTY

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

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

Less and except:

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

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

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

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

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

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

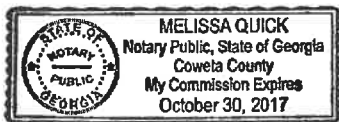
Susan Head Coggin
SUSAN HEAD COGGIN

Signed, sealed and delivered
in our presence:

This 14th day of October, 2015

Dannell Odom
WITNESS

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



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

410m

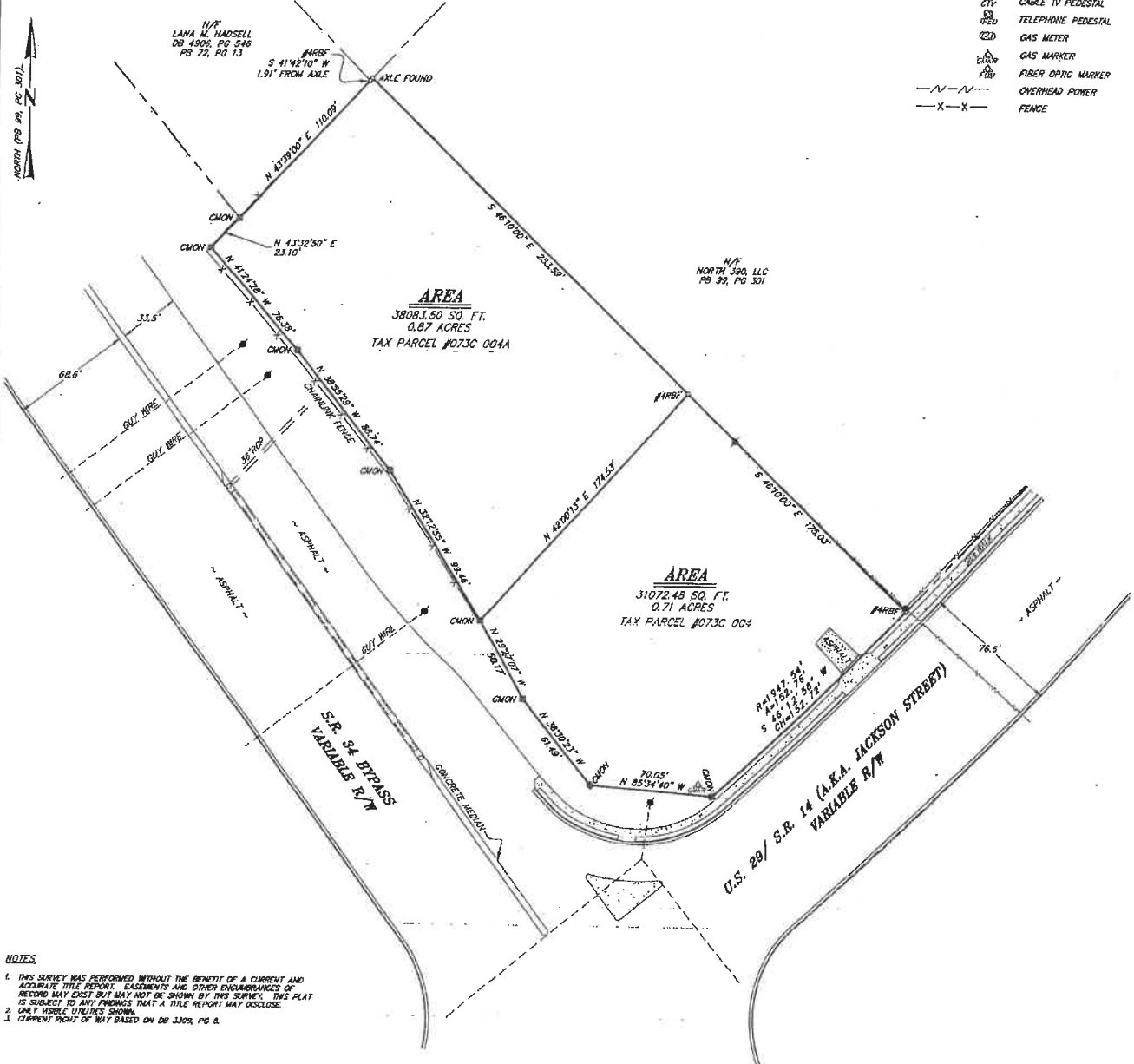
TAB 6

Surveys

RECORDING INFORMATION

LEGEND

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



NOTES

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

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 23,140 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 300,000 FEET. A TRIMBLE TOTAL STATION AND WILSON DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OUPPOIN.

MAP NUMBER: 1307201430 REVISED DATE: 02/06/13



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND DURING THE UNDERGOING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



DATE: 3/19/21
 FIELD DATE: 3/22/21
 SCALE: 1"=40'
 COUNTY: COWETA
 DISTRICT: 5TH
 LAND LOT: 72

SS CURETON LANE
 MORELAND, GA 30259
 678-633-5685
 WWW.WIDEOPENLANDSURVEYING.COM
 JOB #2386

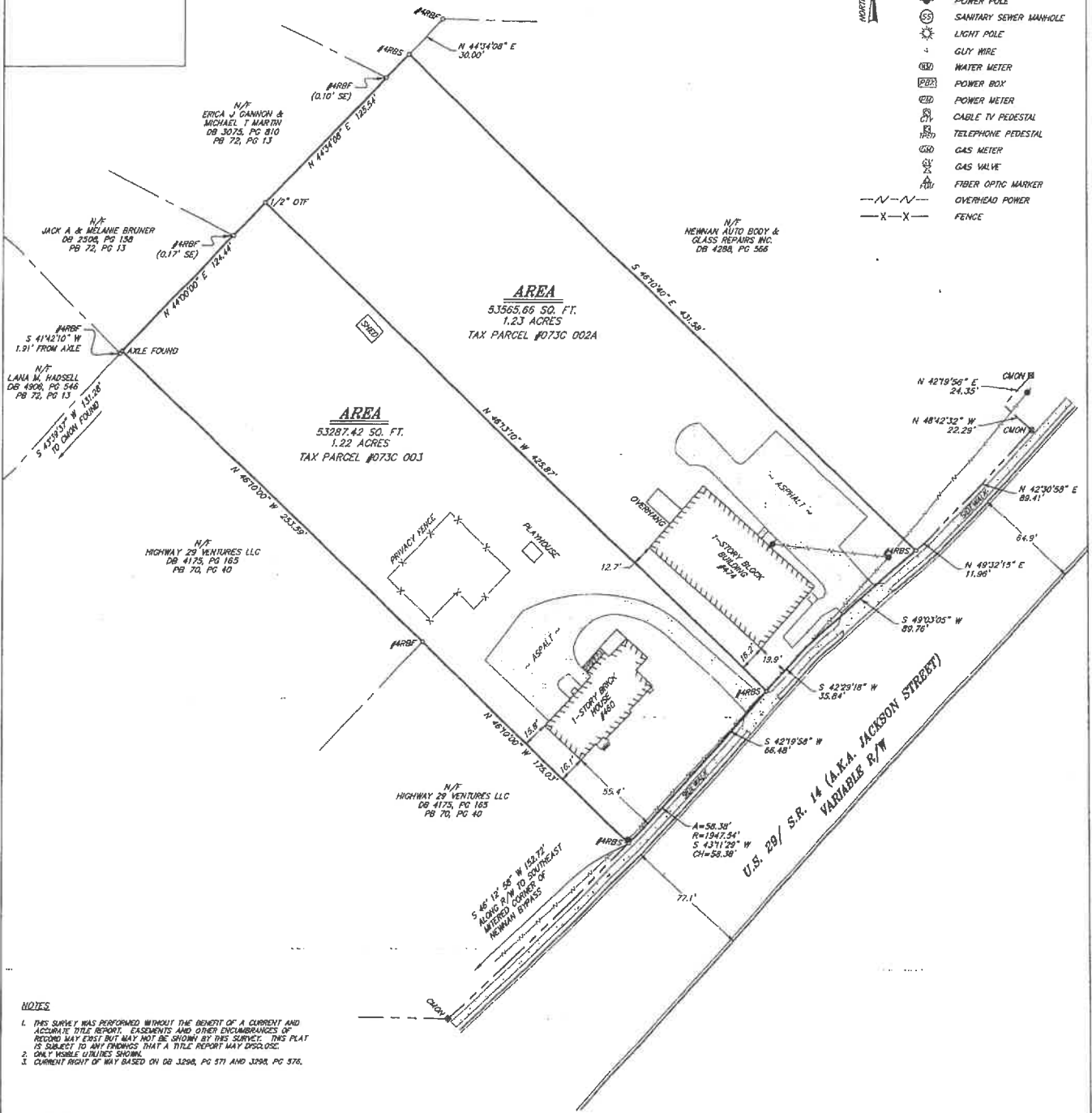
BOUNDARY SURVEY FOR:
 S.R. 34 BYPASS (TAX PARCEL 073C 004 & 073C 004A)
NORTH 390, LLC
 PARCEL A & B ON SURVEY FOR VIVIAN B. HAMMOCK BY W. W. FLOWERS JR.
 DB 1175, PG 165; DB 70, PG 40

RECORDING INFORMATION

LEGEND



- #RRBF 1/2" REBAR FOUND
- #RRBS 1/2" REBAR SET
- CMON RIGHT OF WAY MONUMENT
- 1/2" OTF 1/2" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ☀ LIGHT POLE
- ⋮ GUY WIRE
- ⊗ WATER METER
- ⊞ POWER BOX
- ⊠ POWER METER
- ⊞ CABLE TV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ FIBER OPTIC MARKER
- OVERHEAD POWER
- X-X- FENCE



- NOTES
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE KNOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY OWNERS THAT A TITLE REPORT MAY DISCLOSE.
 2. ONLY VISIBLE UTILITIES SHOWN.
 3. CURRENT RIGHT OF WAY BASED ON DB 1298, PG 571 AND 1298, PG 376.

CLOSURE NOTE
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 80,000 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 200,452 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE
 I HAVE EXAMINED THE 7500 OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS WITHOUT AN ELEVATION CERTIFICATE. SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OVERSIGHT.
 MAP NUMBER: 1307760143D REVISED DATE: 02/06/13



THIS PLAT IS A REVICEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

JEREMY D. SHIREY
 REGISTERED LAND SURVEYOR
 No. 3158
 JEREMY D. SHIREY

DATE: 2/22/21

BOUNDARY SURVEY FOR:
 480 & 474 U.S. 29/S.R. 14

DEVINCO LLC
 LOT 5 & 6 OF THE I.O. STALLINGS ESTATE SUBDIVISION
 DB 2985, PG 715; DB 83, PG 383 (PLAT)

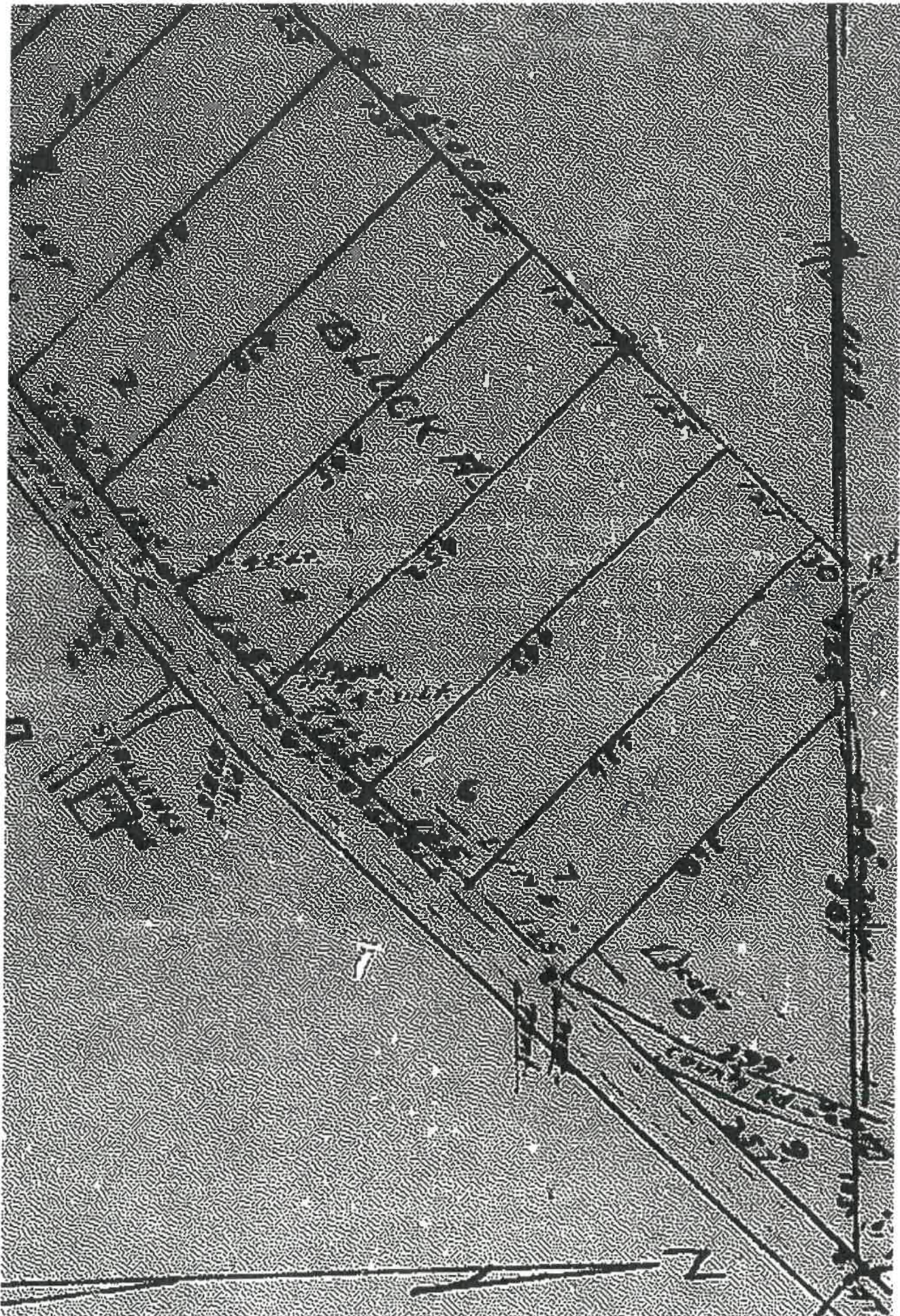
WIDE OPEN LAND SURVEYING, LLC
 52 GURETON LANE
 MORELAND, GA 30259
 678-633-5685
 WWW.WIDEOPENLANDSURVEYING.COM
 JOB #2359

FIELD DATE: 2/22/21
 PLAT DATE: 2/25/21
 SCALE: 1"=40'
 COUNTY: CONETA
 DISTRICT: 5TH
 LAND LOT: 72

DB 63
P. 383

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

125'
along N
side 29



360
476

TAB 7

Conceptual Plan

REV.	DATE	DESCRIPTION

GEORGIA811
 Utility Professionals Connect, Inc.
 COMPASSION IS ONLY THE FIRST STEP IN THE RIGHT DIRECTION. IT'S THE NEXT STEPS THAT COUNT. WE'VE GOT YOU COVERED. CALL 811 TODAY TO GET THE INFORMATION YOU NEED TO PROTECT YOUR PROPERTY AND THE ENVIRONMENT. WE'LL FIND ALL THE UTILITIES UNDERGROUND AND ABOVEGROUND SO YOU CAN GET THE JOB DONE RIGHT. IT'S THE RIGHT WAY TO GET THE JOB DONE RIGHT.



PROPOSED
RIGHT-IN/
RIGHT-OUT
DRIVEWAY

PROPOSED
FULL ACCESS
DRIVEWAY

THE USER SHALL
VERIFY THE LOCATION
AND DEPTH OF ALL UTILITIES
BEFORE CONSTRUCTION.
UTILITIES ARE NOT
GUARANTEED BY THE CLIENT.

Tab 8

60% Method of Annexation Notice

60 PERCENT METHOD OF ANNEXATION NOTICE

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

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

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

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

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







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

[Insert complete description of land to be annexed.]

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			

LAND OWNERS ONLY

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

RESIDENT ELECTORS ONLY (NON-LAND OWNERS)

Name	Address	Signature	Date
1.			
2.			

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

TAB 9

Disclosure of Campaign Contributions and Gifts

- (a) Applicants**
- (b) Attorney**



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant (handwritten signature)

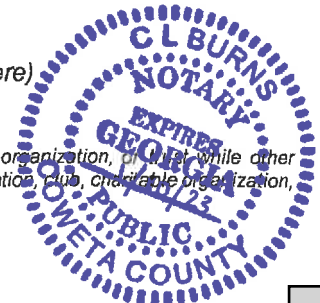
By: JOHN STRICKLAND Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public (handwritten signature) Date 1/27/2022

(Affix Raised Seal Here)



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



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant (with handwritten signature)

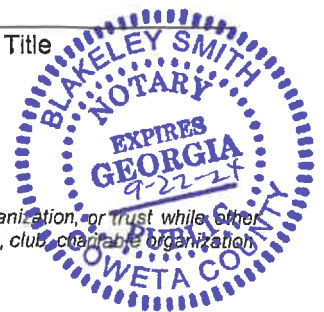
By: DANNY BECK (with handwritten name)

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public: Blakeley Smith, Date: 2/2/22

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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


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

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

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

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

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



Signature of Applicant

By: Ryan Brooks
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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

(Affix Raised Seal Here)



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



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

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

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-87A-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):

Table with 3 columns: Name and Official Position of Government Official, Contributions (List all which aggregate to \$250 or more), Date of Contribution (Within last 2 years)

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

Signature of Applicant

By: Scott Stokes
Type or Print Name and Title

Signature of Applicant's Representative
Blakeley Smith
Signature of Notary Public
Date 9/27/2022

Type or Print Name and Title
(Affix Raised Seal Here)
Notary Seal: BLAKELEY SMITH, NOTARY, EXPIRES GEORGIA 9-22-24, NEWNAN CITY PLANNING COMMISSION

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Melissa D. Griffis

Melissa D. Griffis, Attorney

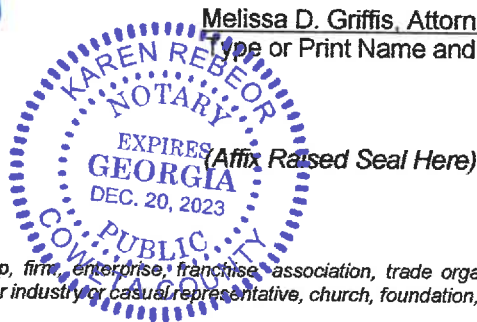
Signature of Applicant's Representative

Type or Print Name and Title

Karen Rebeor 2.7.2022

Signature of Notary Public

Date



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

TAB 10

Filing Fee

(\$729.75)

City of Newnan, Georgia - Mayor and Council



Date: March 22, 2022

Agenda Item: 170 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

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

Background: Owner: Robert A. Ambery

Date Sub-Standard housing file was opened: November 1, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 1, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within forty-five (45) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

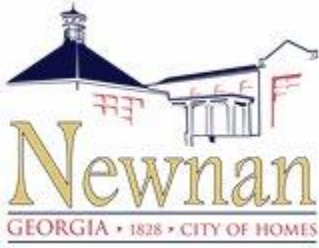
January 7, 2022 - Council informed of conditions.

January 25, 2022 – Public Hearing was requested.





City of Newnan, Georgia - Mayor and Council



Date: March 22, 2022

Agenda Item: 176 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

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

Background: Owner: Myrtle Sherri Lord

Date Sub-Standard housing file was opened: November 1, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 1, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within ninety (90) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.

January 25, 2022 – Public Hearing was requested.







City of Newnan, Georgia - Mayor and Council



Date: March 22, 2022

Agenda Item: 178 Lagrange St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

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

Background: Owner: Rose Marie Beachboard Estate

Date Sub-Standard housing file was opened: November 1, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 1, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within forty-five (45) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

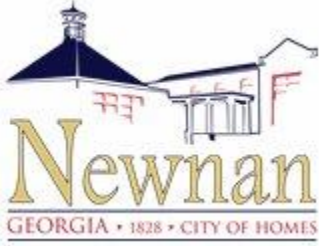
January 7, 2022 - Council informed of conditions.

January 25, 2022 – Public Hearing was requested.





City of Newnan, Georgia - Mayor and Council



Date: March 22, 2022

Agenda Item: 29 Pinson St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

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

Background: Owner: Roy & Matan Investments LLC

Date Sub-Standard housing file was opened: November 1, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 1, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within ninety (90) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.

January 25, 2022 – Public Hearing was requested.







City of Newnan, Georgia - Mayor and Council



Date: March 22, 2022

Agenda Item: 70 Robinson St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

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

Background: Owner: Pablo Velazquez Aguilera

Date Sub-Standard housing file was opened: November 12, 2021
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 12, 2021 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Options:

1. Adopt a resolution directing the property owner to either repair or demolish the structure within thirty (30) days.
2. Other direction from Council.

Funding: Not Applicable

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

Previous Discussions with Council:

January 7, 2022 - Council informed of conditions.

January 25, 2022 – Public Hearing was requested.









Hi Megan,

Thank you for your patience while we worked out the date for the neighborhood Garage Sale for the Parks of Olmsted! The consensus is April 23rd, so here is the updated info for our request:

Parks of Olmsted Community Yard Sale

Sale Date: Saturday April 23rd from 8am-2pm

We would like to put the banners up Sunday, April 17th and take them down on Saturday April 23rd after 2pm. There would be two banners at the Mary Freeman/Vanderbilt Parkway entrance of our neighborhood and two at the Poplar Road/Vanderbilt Parkway entrance of our neighborhood. The banners are green, 2 feet by 4 feet and say "Neighborhood Garage Sale Saturday". We usually have between 10-20 homes participating in the sale.

Thank you!!

Jennifer Petrino

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).