



Newnan City Council Meeting *February 12, 2019 – 2:30 P.M.* **A G E N D A**

CALL TO ORDER – Mayor Keith Brady

INVOCATION

READING OF MINUTES

- I Minutes from Regular Council Meeting on January 22, 2019 Tab A

REPORTS OF BOARDS AND COMMISSION

- I 1 Appointment – Tree Commission – 3 Year Term
- II 1 Appointment – CAFI Board of Trustees
- III Resignation – Keep Newnan Beautiful / Carole Ann Fields Tab B
- IV Resignation – Keep Newnan Beautiful / Christina Bowerman Tab C

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I **Public Hearing** – Application for Alcohol Beverage License – Retail On Premise (Pouring) Sales, Distilled Spirits, Malt Beverages and Wine – Chipotle Mexican Grill of Colorado, LLC DBA Chipotle Mexican Grill – 1200 Bullsboro Drive – Reason: New Business Tab D
- II Davenport & Company Investment Policy Presentation and updated City Investment Management Program Tab E
- III Consideration of Resolution Approving and Adopting the Coweta County Hazard Mitigation Plan Update: 2018 - 2023 Tab F
- IV Consider revised 2019 Newnan Centre Budget which includes the undertaking of an expansion project Tab G

- V *Information Only* – Request by Dennis Drewyer on behalf of Ascension QOF Partners, LLC to rezone 24.47± acres located on McIntosh Parkway from RU-7 (Urban Residential Single-Family Dwelling District-High Density) to MXD (Mixed Use District) – Planning Commission Tab H

- VI *Information Only* – Request by Walter Drake to rezone .32± acres located at 9 Ellis Street/65 Fair Street from CHV (Heavy Commercial District) to RU-I (Urban Residential Dwelling District-Historical and Infill) – Planning Commission Tab I

- VII Request by Dennis Drewyer on behalf of Cathryn and William Sullivan to annex 30.78± acres located at 950 North Highway 29 into the Newnan City Limits – Desire to pursue requires vote to refer to Planning Commission..... Tab J

- VIII The Housing Authority of Newnan working with the Newnan Urban Redevelopment Agency is proposing possible use of City-owned properties located at 70 and 79 Savannah Street as potential NSP sites for homes Tab K

UNFINISHED BUSINESS

- I Status Reports – 10 Burch Avenue, 286 West Washington Street, 121 Pinson Street and 180 West Washington Street Tab L

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- I Request from Joshua and Kara Cole that City authorize the transfer of deed of the portion of the alley which serves as driveway to 10 Buchanan Street, Newnan..... Tab M

EXECUTIVE SESSION – LEGAL, PERSONNEL AND REAL ESTATE

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 22, 2019 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

MINUTES – REGULAR MEETING – JANUARY 08, 2019

Motion by Councilman Koritko, seconded by Councilman DuBose to dispense with the reading of the minutes of the Regular Council meeting for January 8, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

NEWNAN YOUTH COUNCIL

Gus Heatherman	Sophomore	Northgate
Caroline Dieckmann	Junior	Heritage
Rachel Caylor	Sophomore	Northgate
Rebecca Caylor	Sophomore	Northgate
Fiona Cruz	Sophomore	Newnan

BOY SCOUT TROOPS

In attendance are members from Pack 50 Reservation Lutheran Church and Troop 897 Sharpsburg working on their Community and Citizenship Badge on their road to Eagle.

APPOINTMENT – HOUSING AUTHORITY – 5 YEAR TERM

Mayor Brady appointed Kassie Hooks to the Housing Authority for a five year term. She lives at 42 B Hill Street. No action needed.

APPOINTMENT – PARKS COMMISSION – 3 YEAR TERMS

Motion by Councilman DuBose, seconded by Councilman Alexander to re-appoint Carol Tamplin to the Parks Commission for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENT – TREE COMMISSION

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

APPOINTMENT – CAFI BOARD OF TRUSTEES (YOLANDA JONES-COLTON RESIGNED)

Mayor Brady asked the City Manager to place this appointment on the agenda for the next meeting.

AMEND AGENDA – FILMING

Mayor Brady would like to amend the agenda to include discussion to halt future filming permits in the 9-block radius of downtown Newnan that affects street closures and on street parking thru April 30, 2019.

Motion by Councilman DuBose, seconded by Councilman Alexander to amend the agenda for discussion to halt future filming permits in the 9-block radius of downtown Newnan that affects street closures and on street parking thru April 30, 2019.

MOTION CARRIED. (7 – 0)

Mayor Brady stated this would not affect the upcoming production of Jumanji 2 that is to begin next month. We are a film friendly town and want to remain one. We have an obligation to our citizens, property owners and business owners to protect their rights. The smaller scale filming projects would still be allowed. This will be on agenda for discussion at City Council's retreat in March. We plan to have an updated policy by the end of April.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request to halt filming in the 9-block radius of downtown Newnan that affects street/parking and closures until April 30, 2019 or an updated Film Ordinance is adopted.

MOTION CARRIED. (7 – 0)

RESOLUTION – ADOPTION OF THE CITY OF NEWNAN’S ADA TRANSITION PLAN

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt a Resolution adopting the City of Newnan’s ADA Transition Plan.

MOTION CARRIED. (7 – 0)

SURPLUS PROPERTY DECLARATION AND DISPOSITION

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the Surplus and or obsolete property as presented for declaration and disposition.

MOTION CARRIED. (7 – 0)

REQUEST – MAINSTREET – STREET CLOSURES AND USE SIDEWALKS AND PARKING SPACES AROUND THE SQUARE - 2019 EVENTS

Motion by Councilman Alexander, seconded by Councilman Shell to approve the request by MainStreet for street closures, use sidewalks and parking spaces around the square for 2019 events.

MOTION CARRIED. (7 – 0)

MEMORANDUM OF UNDERSTANDING WITH COWETA JUDICIAL CIRCUIT DISTRICT ATTORNEY’S OFFICE FOR ASSIGNMENT OF ASSISTANT DISTRICT ATTORNEY TO THE NEWNAN POLICE DEPARTMENT

Motion by Councilman Alexander, seconded by Councilman Shell to approve the Memorandum of Understanding with Coweta Judicial Circuit District Attorney’s Office for assignment of Assistant District Attorney to the Newnan Police Department.

MOTION CARRIED. (7 – 0)

AGREEMENT WITH FRIENDS OF THE LINC – COMPLETION AND PROMOTION OF LINC MULTI-USE TRAIL SYSTEM

Mr. Parks Avery, Friends of the LINC, stated they have received a grant from Coweta Fayette EMC to help pay the salary for the part time director, Kim Learnard. She will work with City Staff to coordinate citizen involvement programs, fundraising and others that are affected by the trail system route. He is requesting the City to consider the agreement which will run through the end of 2021.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the agreement with Friends of the LINC for the completion and promotion of the LINC multi-use trail system.

MOTION CARRIED. (7 – 0)

**NCAC PERFORMANCE/ORGANIZER AGREEMENT WITH ELBERT S. JONES, II –
MUSICAL PERFORMANCE “PIPER JONES BAND” AT THE WADSWORTH
AUDITORIUM ON FEBRUARY 2, 2019 AT 7:30 PM**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the agreement with Elbert S. Jones, II for musical performance “Piper Jones Band” at the Wadsworth Auditorium on February 2, 2019 at 7:30 pm through the NCAC Performance/Organizer.

MOTION CARRIED. (7 – 0)

**REQUEST – NEWNAN UTILITES – SELECT CUT 288 ACRES OF FOREST LAND
UNDER THEIR TIMBER MANAGEMENT PROGRAM**

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the request by Newnan Utilities to select cut 288 acres of forest land located within LD3, Land Lots 32,33,34 and 37 under their Timber Management Program.

MOTION CARRIED. (7 – 0)

**MEAG POWER SALE – EXCESS RESERVE CAPACITY TO THE CITY OF NEWNAN
ON BEHALF OF THE CITY OF GRIFFIN**

Motion by Councilman Shell, seconded by Councilman Alexander to approve the MEAG Power sale of excess reserve capacity to the City of Newnan on behalf of the City of Griffin.

MOTION CARRIED. (7 – 0)

**AGREEMENT RENEWAL/EXTENSION – SASHA SIMS YMCA – USE THE HOWARD
WARNER GYM SPECIFIC DATES THROUGH MARCH 9, 2019**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Shell to approve the agreement renewal/extension with Sasha Sims YMCA to use the Howard Warner Gym on specific dates through March 9, 2019.

MOTION CARRIED. (7 – 0)

**AGREEMENT – RENEWAL/EXTENSION DEANDRE FRANKLIN, COBRA
FOUNDATION – HOWARD WARNER GYM –SPECIFIC DAYS AND TIMES
THROUGHOUT 2019**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the agreement renewal/extension with DeAndre Franklin Cobra Foundation to use Howard Warner Gym for specific days except Mondays throughout 2019.

MOTION CARRIED. (7 – 0)

AGREEMENT – TATIYANA WHITE AND LESHEDIA BUSSIE, THE MAJESTIC PEARLS – HOWARD WARNER FACILITY ON SPECIFIC DAYS AND TIMES THROUGH 2019

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to approve the agreement with Tatiyana White and Leshedia Bussie, The Majestic Pearls to use Howard Warner facility on specific days and times throughout one calendar year. (Community Room)

MOTION CARRIED. (7 – 0)

REQUEST –CATERING OF ALCOHOLIC BEVERAGES OFF PREMISE (OFF PREMISE CATERING LICENSE) FROM GARY HYDE, THE CELLAR

Motion by Councilman Alexander, seconded by Councilman Guillaume to refer the request for Catering of Alcoholic Beverages off Premise (off Premise Catering License) from Gary Hyde, The Cellar to Staff and legal to review the Alcohol Ordinance and bring amended Ordinance back to Council.

MOTION CARRIED. (7 – 0)

REQUEST – JASON WALTON, FOUNDATION CHRISTIAN CHURCH, CLOSE SOUTH COURT SQUARE AND USE PARKING SPACES ON THE COURTHOUSE SQUARE SIDE – GOOD FRIDAY EVENT

Motion by Councilman DuBose, seconded by Mayor Pro Tem Jenkins to approve the request by Jason Walton, Foundation Christian Church to close South Court Square and parking spaces on south Courthouse square for a Community Good Friday Event at 3:00 pm as is done for Taste of Newnan.

MOTION CARRIED. (7 – 0)

CLYDE K. MITCHELL, GEORGIA DEPARTMENT OF DRIVER SERVICES, DDS, NEWNAN - CUSTOMER SERVICE CENTER - POSITIVE EXPERIENCE IN NEWNAN

Mr. Clyde Mitchell, Manager, Georgia Department of Drivers Services, Newnan, Georgia, complimented the Mayor and Council on the positive experience that he has received since taking over Newnan Drivers Center. He stated the DDS wants to provide their customers excellence service and respect. The in and out service time for customers has improved.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko that we now enter into closed session as allowed by O. C. G. A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate and personnel issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O. C. G. A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:16 pm.

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (7 – 0)

FIRE STATION # 4 – PROPERTY LOTS 5 & 6

Motion by Councilman Alexander, seconded by Councilman Koritko to make an offer for additional property by Fire Station # 4 starting at \$80,000 to \$85,000 contingent upon soil testing.

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman DuBose to adjourn the Council meeting at 7:33 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor

BOARDS & COMMISSIONS - RESIGNATION FROM KEEP NEWNAN BEAUTIFUL

January 22, 2019

Dear Page,

I appreciate your confidence in me as your chair over the past couple of years. Over the past year my duties at work have changed, and has made it more difficult for me to participate like I would like. I hate to do this, but unfortunately I am no longer able to serve on the commission. Please accept this as my resignation as chair and a commission member.

I truly appreciate everything you do for Keep Newnan Beautiful and our community. I look forward to working with you in the future and volunteering when I am able.

Thank you!

Carole Ann

BOARDS & COMMISSIONS – RESIGNATION FROM KEEP NEWMAN BEAUTIFUL

From: Executive Director
Sent: Tuesday, January 22, 2019 1:32 PM
To: Page Beckwith
Subject: RE: Resignation email

Good afternoon, Page. I have enjoyed my time volunteering with the Keep Newnan Beautiful Commission but will need to resign effective immediately. I have relocated to Florida to take care of an ailing parent and will not be returning to Newnan. Should you need anything further, please let me know. Otherwise, I wish you and the KNB Commission well. Newnan-Coweta Habitat for Humanity will continue to partner with KNB and I will be sure to inform the new executive director of local projects once a replacement has been found.

Thank you.

Cristina I. Bowerman, CAE, MNM
Executive Director
Newnan-Coweta Habitat for Humanity, Inc.
PO Box 73619, Newnan, GA 30271
Office: (770) 252-9049, ext. 206
Cell: (470) 241-8192
executivedirector@nchfh.org
www.nchfh.org



APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **CHIPOTLE MEXICAN GRILL OF COLORADO, LLC DBA CHIPOTLE MEXICAN GRILL**

Licensee: **M. STEVEN ELLS**

License Representative (if required): **JOHN TYLER BRONSON**

Type License **Retail on Premise (Pouring) Sales, Distilled Spirits, Malt Beverages and Wine**

Location: **1200 BULLSBORO DRIVE**

TO THE CITY COUNCIL: REASON: NEW BUSINESS

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

If incomplete, reasons

(2) The citizenship requirements (have) (~~have not~~) been met. (Sec. 3-34)

If not, reasons

(3) Residency requirements (have) (~~have not~~) been met. (Sec. 3-35)

If not, reasons

(4) The location appears (to comply) (~~not to comply~~) with zoning requirements. (Sec 3-37)

If not, reasons

(5) The location of the proposed premises appears (to comply) (~~not to comply~~) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) (~~are not~~) current. (Sec 3-38)

If not, reasons _____

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

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

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

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

Respectfully submitted,



Della Hill
City Clerk

Investment Policy

City of Newnan, Georgia



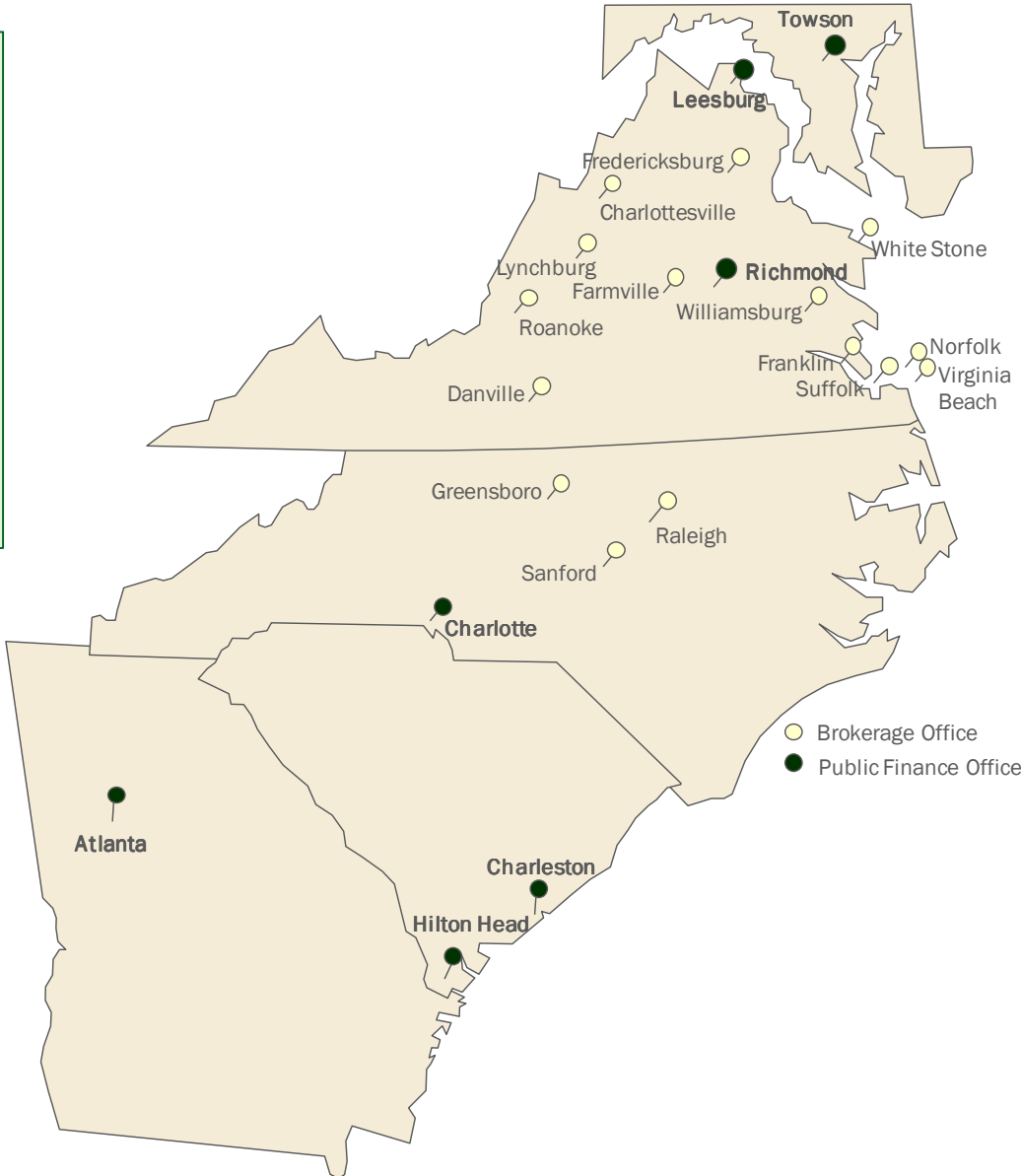
February 12, 2019

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Davenport is a wholly employee owned firm.



Major Business Concentrations

- Asset Management
- Equity Research
- Investment Consulting
- Public Finance
- Retail Brokerage

Davenport's Investment Advisory Approach



Service	Purpose	Specific Tasks as Appropriate
Investment Policies	Provides Guidelines for Decision Making	<ul style="list-style-type: none"> ▪ Development of Policy Guidelines ▪ Permitted Investments ▪ Investment Suitability ▪ Establish System of Review and Control ▪ Streamlined Investment Procedures
Investment Strategy	Maximize Yield Minimize Risk	<ul style="list-style-type: none"> ▪ Asset Allocation Strategies ▪ Matching Assets and Liability ▪ Diversification Strategies ▪ Monitor Dealer Concentration ▪ Performance Benchmarks
Investment Approach	Enhanced Decision Making	<ul style="list-style-type: none"> ▪ Match Short-term Assets with Liabilities ▪ Monitor Actual Cash Flow vs. Forecasts ▪ Track Receipts and Disbursements ▪ Maximize Returns without additional risk
Investment of Proceeds	Improve Performance of Proceeds	<ul style="list-style-type: none"> ▪ Competitive bidding of Investments ▪ Flexible Repurchase Agreements ▪ Guaranteed Investment Contracts ▪ Arbitrage Rebate Analysis

Investment Policy Overview



- Davenport, in conjunction with City Staff, developed the proposed Investment Policy for the City Council’s consideration this evening.

- Through the adoption of the Investment Policy, it establishes the operating framework within the Investment Management Program. In addition it dictates how the City’s Investment Advisor/ Staff/ Council will act in a prudent manner concerning the City’s investments.
 - Establishes the scope and key objectives of the Investment Management Program:
 - 1) Safety;
 - 2) Liquidity; and,
 - 3) Return on Investment (i.e. Yield).

 - Establishes certain protections to minimize risk:
 - 1) Minimum Collateralization requirements;
 - 2) Safekeeping / Custody requirements;
 - 3) Diversification (interest rate, concentration, credit) requirements.

Investment Policy Overview (Continued)



- In addition to the previous page, the Investment Policy accomplishes the following:
 - Establishes permitted investments as defined under Georgia Code
 - Provides additional requirements (i.e. minimum rating)
 - Establishes the Qualified Bidders List (those who are able to provide securities)
 - Establishes Investment Decisions and Procedures;
 - Establishes Internal Controls
 - Establishes Minimum Reporting Requirements
 - At a minimum, on a quarterly basis, the City Council will receive a report that highlights the key characteristics of the existing portfolio.

Next Steps



Timeline	Deliverable / Action
Completed	<ul style="list-style-type: none"> ■ Davenport Reviewed the City’s Historic Operations, Account Balances, Capital Plan, and other necessary information
In Progress	<ul style="list-style-type: none"> ■ Development of Cash Flow Forecast Model
February 12, 2019 (Today)	<p><u>City Council Meeting</u></p> <ul style="list-style-type: none"> ■ Davenport to present summary of Investment Policy ■ City Council to formally adopt Investment Policy
Balance of February	<ul style="list-style-type: none"> ■ Davenport to distribute request to potential qualified bidders regarding their participation in the City’s investment management program ■ Davenport to distribute Custodian Request for Proposals
February 26, 2019	<p><u>City Council Meeting</u></p> <ul style="list-style-type: none"> ■ Davenport to present Custodian RFP Results and Proposed Qualified Bidder List ■ City Council to approve Custodian & Qualified Bidder List
Late February / Early March	<ul style="list-style-type: none"> ■ Finalize Cash Flow Forecast ■ Review Investment Procedures
Early / Mid March	<ul style="list-style-type: none"> ■ Formalize Initial Investment
Late March / Early April	<ul style="list-style-type: none"> ■ Commence Investment Management Program

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Version 01/13/2014 AH/DJG/RC/CR

INVESTMENT POLICY

Adopted _____, 2019

Policy

It is the policy of the City of Newnan, Georgia (the "City") to invest public funds in a manner, which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing the investment of public funds. Cash may, at the discretion of the City Manager, Finance Director or their designee, be invested separately by fund or be commingled into a common investment portfolio and earnings from such portfolio should be distributed at least quarterly.

Consultant

The City Manager, Finance City or their designee have the ability to engage a consultant to facilitate the investment policy and assist in the City's Investment Management Program.

Scope

This investment policy supersedes any previous investment policy and applies to all financial assets of the City, except the City of Newnan Retirement Plan, Police Pension, and Firemen's Pension Fund, which are covered in separate investment policies. The funds to be covered by this policy include:

- (1) General fund,
- (2) Special revenue funds,
- (3) Capital projects funds,
- (4) Enterprise funds, and,
- (5) Other government funds.

Prudence

Investments shall be made with the judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by the City Manager, Finance Director or their designee shall be the "prudent person" and/or "prudent investor" standard and shall be applied in the context of managing an overall portfolio. The City Manager, Finance Director or their designee acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk change or market price changes, provided deviations from expectations are reported to the elected body in a timely fashion and appropriate action is taken to control adverse developments.

Primary Objectives

The primary objectives, in priority order, of the City's investment activities shall be as follows:

- (1) *Safety:* Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

- (2) *Liquidity:* The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements, which might be reasonably anticipated.

- (3) *Return on investment:* The City's investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio.

Delegation of Authority

Management responsibility for the investment program is hereby delegated to the City Manager, Finance Director or their designee, who shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials, and their procedures.

The City Manager, Finance Director or their designee shall establish written investment policy procedures for the operation of the investment program consistent with this policy. The procedure should include reference to repurchase agreements, wire transfer agreements, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Manager, Finance Director or their designee.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Officers and employees shall disclose to the City Manager, Finance Director or their designee any material financial interests in financial institutions that conduct business within their jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City of Newnan.

Qualified Financial Institutions and Broker/Dealers (Bidders)

Only those financial institutions and broker/dealers formally approved by the City Council are eligible to provide investment services and become designated Qualified Bidders on the City's investments. The policy is not intended to limit those participating in the City's investment but intended to screen out institutions that lack economic viability or those whose past practices suggest that the safety of public capital would be impaired if transactions were directed to or through such entities.

- All financial institutions (**banks and broker/dealers**) who desire to become qualified for investment transactions must supply the following as applicable:- Audited financial statements demonstrating compliance with state and federal capital adequacy guidelines
- Proof of FINRA (Financial Industry Regulatory Authority) registration including active status, no regulator suspensions and at least five years of operations (**broker/dealers**)
- Proof of SEC (Securities and Exchange Commission) registration and compliance with SEC Rule 15C3-1 Uniform Net Capital Rule regarding minimum capital requirements (**broker/dealers**)
- Proof of state registration (**broker/dealers**)
- Signed Certificate of Acknowledgement certifying that the appropriate personnel have read, understood and agree to comply with this investment policy (**broker/dealers and banks**)
- Signed Suitability of Collateral Agreement certifying that the appropriate personnel acknowledge, understand and agree to abide by Georgia law regarding collateralization requirements of public funds deposits (**banks**)

The City will maintain a list of not more than ten (10) qualified institutions from which investments may be purchased. Financial institutions (banks) and broker/dealers interested in becoming approved institutions to hold City investments must submit a letter to the City Manager, Finance Director or their designee indicating the institution's interest and outlining its qualifications, including addressing the applicable requirements above. In addition, the supervising officer at each bank or securities broker/dealer must review this Investment Policy and sign the Certificate of Acknowledgement, which certifies that the officer has reviewed the investment policies and objectives, and agrees to disclose potential conflicts or risks to public funds that might arise out of business transactions between the bank or securities broker/dealer and the City. All financial institutions shall agree to undertake reasonable efforts to preclude imprudent transactions involving the City's funds.

The City Council will approve or refuse to approve an institution based on its current financial statements, regulatory agency status, bank rating based on current published ratings from FDIC referenced rating institutions, and/or community involvement as determined by the City Council. It is at the discretion of the City Manager, Finance Director or their designee, and the City Council to periodically review the list of approved institutions and remove those institutions no longer meeting the above-referenced criteria. From time to time, the City Manager, Finance Director or their designee may recommend that nonparticipating institutions be removed from the list to ensure that the City has a proactive group of participants. The decision to remove an institution at the recommendation of the City Manager, Finance Director or their designee shall rest solely with the City Council.

Authorized and Suitable Investments

Investments (other than bond proceeds) shall be made in instruments permitted by the State of Georgia for local governments (O.C.G.A. 36-83-4). Such instruments include:

- Obligations issued by the U.S. government,
- Obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States,
- Obligations of any corporation of the U.S. government,
- Prime bankers' acceptances,
- Repurchase agreements,
- Obligations of other political subdivisions of the state, and
- The Georgia local government investment pool (i.e., Georgia Fund I).

In accordance with O.C.G.A. 36-82-7, investments made with unexpended bond proceeds shall be limited to:

- Bonds or obligations of the governmental entities and/or political subdivisions of the state,
- Bonds or obligations of the U.S. government which are fully guaranteed,
- Obligations of agencies of the U.S. government, bonds or other obligations of public housing agencies or municipal corporations in the United States,
- Certificates of deposit of national or state banks insured by the Federal Deposit Insurance Corporation,
- Certificates of deposit of Federal Saving and Loan Associations; and
- The Georgia local government investment pool (Georgia Fund I).

Using the State of Georgia Local Government Investment Pools

The City will utilize the State of Georgia local government investment pool (e.g., Georgia Fund I) anytime this investment tool is deemed to be in the best interest of the City. Criteria used to determine the use of this investment pool will be the same as any other investment purchase (O.C.G.A 36-83-2).

Collateralization

Collateralization will be on repurchase agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralized level will be 110 percent of market value of principal and accrued interest.

- (1) The City chooses to limit collateral to the obligations of the United States Government and its agencies.
- (2) Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained.
- (3) The right of collateral substitution is granted.

Safekeeping and Custody

- A) To protect against potential fraud, embezzlement or improprieties in safekeeping, the investment securities of the City shall be secured through third-party custody and safekeeping procedures. A Safekeeping Agreement will be executed and monthly reporting is required.
- B) Exempt from the third-party safekeeping procedures are securities which collateralize Repurchase Agreements of 7 days duration or less. These securities shall be kept at the Federal Reserve Bank, pledged to the City and the City shall have the right to approve any substitutions of collateral should it prove necessary.
- C) The purchase of investment securities shall be “DVP” or delivery versus payment. This practice ensures that both sides of the transaction (delivery of the security and transfer of the money) occur simultaneously through the safekeeping institution.
- D) The City Manager, Finance Director or their designee will procure an independent third party safekeeping agent or custodian pursuant to a competitive process with final approval by City Council.

Diversification

It is the policy of the City to diversify its investment portfolio to mitigate risk of loss. Assets shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, from a specific issuer or of a specific class of securities. Diversification strategy shall be reviewed and revised periodically by the City Manager, Finance Director or their designee and the City Council.

The following general diversification strategies and constraints shall apply to avoid:

- A) Interest Rate Risk – Portfolio maturities shall be staggered to avoid undue concentration of assets in a specific maturity sector unless otherwise dictated by needs of the City. Maturities selected shall provide for stability of income and reasonable liquidity in order to fund anticipated cash flow needs such as those for regular operating expenditures, Capital Improvement Plan requirements, debt service payments, etc. Structuring the investment portfolio so that securities mature to meet cash requirements avoids the need to sell securities on the open market prior to maturity when there is a risk that current market rates could be higher than the rate on the security owned by the City resulting in a loss on the sale.
- B) Concentration Risk - No more than 20% of the entire invested portfolio may be invested in securities of any one issuer. Investments explicitly guaranteed by the U.S. government and investments in government investment pools such as Georgia Fund 1 are excluded from this requirement.
- C) Credit Risk - All financial institutions (banks) and broker/dealers will be pre-qualified and subject to ongoing monitoring to ensure compliance with applicable regulations and requirements. Diversification of the investment portfolio to avoid concentration risk will also alleviate some of the credit risk by limiting deposits with any one issuer.

Liquidity

The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements that might be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). A portion of the portfolio also may be placed in money market mutual funds or the State of Georgia Local Government Investment Pool which offer same-day liquidity for short-term funds.

Investment Maturities

Investments for all operating funds shall be made in maturities consistent with the estimated cash flow of the City. Both short-term (one year or less) and long-term (over one year) will be utilized in order to maximize investment return.

Investment Decisions and Procedures

- A) Competitive Bidding shall be the primary method of soliciting investment opportunities for the City to ensure the best rate of return available. Only those banks and broker/dealers on the City's approved Qualified Bidder list are eligible to participate in bids for City's investments. It is at the discretion of the Finance Director to solicit bids from both banks and broker/dealers, or from just banks or just broker/dealers depending on if there is an obvious and significant differential between rates available in the bond market and those available at depository institutions which would eliminate non-competitive bids.
- B) Local Government Investment Pool – investment deposits to the LGIP can be made at the discretion of the Investment Advisor and without competitive bidding. The City recognizes that the LGIP is a viable investment option with a competitive rate of return and provides liquidity to the portfolio for operating, capital improvement and other cash flow requirements of the City.
- C) Short-term/Small Block Investments - Investment activities involving short investment periods (less than 60 days) or small blocks of funds (\$500,000 or less) can be placed by the City Manager, Finance Director or their designee with the bank which holds the City's primary operating accounts without bids. The City recognizes the inherent cost of executing a bidding process and the relatively low return from short period investments of smaller sums of money.
- D) Unsolicited Offerings - The City Manager, Finance Director or their designee is permitted to periodically acquire investments resulting from unsolicited offerings from any Qualified Bidder.
 - a. Banks - Unsolicited investment opportunities from Qualified Banks shall be considered based on the results of the most recent competitive bid and the City Manager, Finance Director or their designee's working knowledge of the current market conditions.
 - b. Broker/Dealers - Unsolicited investment opportunities from Qualified Broker/Dealers shall be considered based on the results of the most recent competitive bid and the City Manager, Finance Director or their designee's working knowledge of current market conditions. The City recognizes that the

Broker/Dealer may acquire an individual security on the secondary market that suits the current maturity and yield requirements of the City at a price that is competitive. This security would likely not be available from another source and would not be available for any length of time to hold a competitive bid.

- E) New Issues – The new issue of government agency securities are sold at par and therefore a competitive bid process would not be warranted. The City Manager, Finance Director or their designee shall decide on the purchase of a new issue government agency security based on the results of the most recent competitive bid, and the maturity and diversification requirements of the City's portfolio.
- F) Swap Trades – A Swap Trade is the sale of one investment currently in the City's portfolio and the subsequent purchase of another investment. The swap trade would be conducted to increase the yield on the investment, adjust the maturity of the investment per the cash requirements of the City, and/or improve the quality of the investment by selling a security with a perceived higher risk and buying a security with a lower risk (i.e. trading Agencies for Treasuries). On a regular basis, an updated City investment portfolio will be provided to all Qualified Bidders. If a swap opportunity is deemed by the City Manager, Finance Director or their designee to be beneficial to the City's portfolio, and, if the rate quoted on the swap is determined to be in close proximity to the market (within 4/32 of a point) then the swap trade shall be completed. In certain circumstances, the City may incur a loss for accounting purposes by making the swap which will be considered acceptable only if it can be recovered within 90% of the time from date of sale to date of maturity of the security traded away in the swap.
- G) Documentation – All investment decisions and transactions shall be fully documented by the City Manager, Finance Director or their designee. Documentation shall include written description of the investment purchased including yield and term, as well as competitive bid results. Documentation of unsolicited offering, new issue, or swap trade should also be included, if applicable. A description of current market conditions which impacted the decision should also be documented, if applicable. Appropriate documentation is shared and reviewed with the Bank and or Broker/Dealer from whom the investment purchase was made to ensure confirmation and accuracy of the transaction.
- H) Separation of Functions – The wire transfer to complete the City Manager, Finance Director or their designee's settlement of a term deposit with a bank will be completed by the Finance Director or their designee. The City Manager, Finance Director or their designee will review investment purchase documentation and complete the wire per the wiring instructions provided by the receiving bank. Government agency investment security trades are executed via DVP through third party safekeeping so no wire transfers are required for security trades. Money market and other demand accounts shall have the same authorized signers as the City's operating bank account.

Internal control

The City Manager, Finance Director or their designee is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that:

- The cost of a control should not exceed the benefits likely to be derived, and;
- The valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the City Manager, Finance Director or their designee shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures. This process should be part of the external audit.

Performance Standards

The investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles, taking into account the city's investment risk constraints and cash flow needs.

- (1) Investment strategy: The City's investment strategy is active. As a result, securities are purchased and sold as it best meets the needs of the City as determined by the Finance Director or their designee. The Finance Director or their designee will be authorized to trade before maturity if it is in the best interest of the City to do so.

- (2) Market yield (Benchmark): Given this strategy, the basis used by the Finance Director or designee to determine whether market yields are being achieved shall be the Average U.S. Treasury Note Rate which corresponds to the average life of the investments in the portfolio.

Reporting

The City Manager, Finance Director or their designee shall provide the Mayor and City Council, at a minimum, quarterly reports which provide a clear picture of the status of the current investment portfolio. The management report should include comments on the fixed income markets and economic conditions, discussions regarding restrictions on percentage of investment by categories, possible changes in the portfolio structure going forward and thoughts on investment strategies. Schedules in the quarterly report should include the following:

A listing of individual securities held at the end of the reporting period by authorized investment category.

Average life and final maturity of all investments listed.

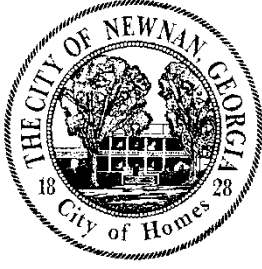
Coupon, discount or earnings rate.

Par value, amortized book value and market value.

Percentage of the portfolio represented by each investment category.

Investment policy adoption

The City's investment policy shall be adopted by City Council. The City Manager, Finance Director or their designee shall review the policy on an annual basis and the City Council must approve any modifications made thereto.



City of Newnan, Georgia - Mayor and Council

Date: February 12, 2019

Agenda Item: Consideration of Resolution Approving and Adopting of the Coweta County Hazard Mitigation Plan Update: 2018-2023

Prepared and Present by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider a Resolution Approving and Adopting of the Coweta County Hazard Mitigation Plan Update: 2018-2023

Background:

The City of Newnan, in August 2015, unanimously approved the participation with Coweta County to update the county's multi-jurisdictional hazard mitigation plan.

The plan update, which began in the fall of 2016, included numerous activities such as the identification and prioritization of hazards, review and analysis of mitigation strategies, update of critical facilities, public meetings and presentation to jurisdictions for adoption.

The purpose of the Coweta County Hazard Mitigation Plan Update: 2018-2023 is to protect life, promote safety and preserve property by reducing the potential for future damages and economic losses that result from natural and technological hazards.

Significant modifications and/or updates to the plan include the addition of tropical cyclone and drought to natural hazards, separation of tornado and severe thunderstorms from wind natural hazards, and the addition of dam failure, transportation incident and terrorism to technological hazards.

The hazard mitigation plan update participant list included members of the City of Newnan's police department, fire department, public works department and information technology department.

Funding: N/A

Recommendation: Newnan City Council may adopt Resolution Approving and Adopting of the Coweta County Hazard Mitigation Plan Update: 2018-2023

Attachments:

1. Resolution Approving and Adopting of the Coweta County Hazard Mitigation Plan Update: 2018-2023

Previous Discussions with Council: Newnan City Council considered and approved participating in the plan update in August 2015.

RESOLUTION – CITY OF NEWNAN, GEORGIA

COWETA COUNTY HAZARD MITIGATION PLAN UPDATE 2018-2023

WHEREAS, Coweta County and its municipalities recognize that it is threatened by a number of different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Coweta County Hazard Mitigation Plan Update 2018 - 2023 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Coweta County, Georgia and the Mayors and Councils of the City of Newnan, City of Grantville, City of Haralson, Town of Moreland, City of Palmetto, City of Senoia, Town of Sharpsburg, and Town of Turin, each meeting in respective session, that:

- 1) Coweta County, Georgia, the City of Newnan, the City of Grantville, the City of Haralson, the Town of Moreland, the City of Palmetto, the City of Senoia, the Town of Sharpsburg, and the Town of Turin have adopted the Coweta County Hazard Mitigation Plan Update 2018 - 2023; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Coweta County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Newnan, Georgia, in regular session this _____ day of _____, 2019.

Mayor

City Clerk



MEMORANDUM TO: Cleatus Phillips, City Manager
Mayor Keith Brady
City Council Members

FROM: Parks Avery, Jr., Chairman
Newnan Convention Center Authority

DATE: February 5, 2019

SUBJECT: REVISED 2019 BUDGET

Attached please find a revised 2019 budget for the Newnan Centre due to the undertaking of an expansion project.

The Newnan Convention Center Authority undertook a strategic planning project mid-year 2018 to consider and rank areas where expansion of our existing facilities could improve growth in revenue. As a result of that work, we have been working with K. A. Oldham Design, Inc. to create an outdoor wedding venue and an expansion to the Pavilion concrete patio to meet growing demands for outdoor weddings and receptions. Attached to this memorandum are renderings that depict the proposed design. This project will be issued as an Invitation to Bid, per the City of Newnan policies and procedures.

While the cost estimate of the project is \$335,000, we are budgeting \$400,000 as the bid process could possibly result in higher than expected costs. The current balance of the Capital Reserve Account for the Newnan Centre is \$600,000 with an estimated additional \$150,000 to be added from the remaining hotel/motel and motor vehicle taxes due from the City from 2018. The remaining balance is sufficient, based on our methodology, to handle any maintenance items on our facilities.

Thank you in advance for your assistance in this matter.

/clm

Attachments: 2019 Budget
Renderings of Project (2)

The Newnan Centre
Profit & Loss Budget Overview
 January through December 2019

12:14 PM
 02/04/2019
 Accrual Basis

	Jan - Dec 19
Ordinary Income/Expense	
Income	
10.0000 · Charges For Services	
10.1000 · Rental Fee	215,000.00
10.1002 · Food & Beverage - Alcohol	6,000.00
10.1003 · Food & Beverage - Catering	21,000.00
10.1004 · Equipment Rent	22,000.00
10.1005 · Personnel Reimbursements	6,000.00
10.1006 · Utility Reimbursements	1,100.00
10.1007 · Miscellaneous Revenues	300.00
Total 10.0000 · Charges For Services	271,400.00
20.0000 · Investment Income	
20.2000 · Interest on Investments	50.00
Total 20.0000 · Investment Income	50.00
30.0000 · Transfers In	
30.2000 · Transfer from H/M & Motor Taxes	370,000.00
Total 30.0000 · Transfers In	370,000.00
49900 Cash Reserve Transfer	400,000.00
Total Income	1,041,450.00
Gross Profit	1,041,450.00
Expense	
50.0000 · Personnel Svc & Emp Benefit	
50.1100 · Salaries and Wages	225,000.00
50.1101 · Overtime Earnings	3,000.00
50.1103 · Part-time Salaries and Wages	6,200.00
50.1104 · Health Insurance Premiums	40,000.00
50.1105 · Workers Comp Insurance Premiums	5,700.00
50.1106 · Social Security & Medicare Expe	18,000.00
50.1107 · Unemployment	500.00
50.1108 · Uniforms	1,000.00
50.1109 · Retirement Contributions	7,800.00
50.1110 · Contract Labor	8,000.00
Total 50.0000 · Personnel Svc & Emp Benefit	315,200.00
51.0000 · Professional & Other Services	
51.2101 · Board Administrative Expenses	1,500.00
51.2102 · Training and Professional Devel	18,000.00
51.2103 · Advertising	30,000.00
51.2104 · Professional Fees - Legal	0.00
51.2105 · Insurance - Liability	5,500.00
51.2106 · Maintenance Contracts	70,000.00
51.2107 · Dues	3,200.00

	<u>Jan - Dec 19</u>
51.2108 · Rent - Equipment	4,000.00
51.2109 · Contractual Services	25,000.00
51.2110 · Event Personnel	7,500.00
51.2111 · Professional Fees - Other	2,000.00
Total 51.0000 · Professional & Other Services	166,700.00
52.0000 · Supplies & Operating Charges	
52.3101 · Printing	1,200.00
52.3102 · Subscriptions and Publications	900.00
52.3103 · Postage and Freight	600.00
52.3104 · Office Supplies	1,500.00
52.3105 · Supplies, Tools & Small Equip	6,000.00
52.3106 · Inventory Items	0.00
52.3107 · Janitorial & Operational Suppli	4,000.00
52.3108 · Utilities - Gas	3,500.00
52.3109 · Utilities - Water	0.00
52.3110 · Utilities - Electric	25,000.00
52.3111 · Telephone Expense	0.00
52.3112 · Other Operational Costs	3,000.00
52.3113 · Bank Service Charges	100.00
52.3115 · Credit Card Fees	5,000.00
Total 52.0000 · Supplies & Operating Charges	50,800.00
53.0000 · Repairs & Maintenance	
53.4101 · Repairs and Maintenance	10,000.00
53.4102 · Equipment Repairs & Maintenance	10,000.00
53.4103 · Vehicle Repairs & Maintenance	1,000.00
53.4104 · Fuel and Lubricants	300.00
Total 53.0000 · Repairs & Maintenance	21,300.00
56.8000 · Depreciation & Amortization	2,200.00
57.9000 · Capital Outlay	400,000.00
60.1000 · Reserve Fund for Future Repairs	0.00
66900 · Reconciliation Discrepancies	0.00
69800 · Uncategorized Expenses	0.00
69810 · Bank Service Charges	0.00
Total Expense	956,200.00
Net Ordinary Income	85,250.00
Net Income	85,250.00

Cash Reserve Beginning Balance:

Anticipated Cash Reserve Increases: 85,250.00

Transfer for Capital Projects: 400,000.00

Ending Cash Reserve Balance:





City of Newnan, Georgia – Mayor and Council

Date: February 12, 2019

Agenda Item: Rezoning Request RZ2019-02: Ascension QOF Partners, LLP for 24.436 +/- acres located on McIntosh Parkway (Tax Parcels # N57-003A and N57-003B

Prepared and Presented by: Dean Smith, Planner

Purpose: To inform Council that RZ2019-022 is before the Planning Commission for consideration and a recommendation on the requested zoning change.

Background: Dennis Drewyer, on behalf of Ascension QOF Partners, LLP, has submitted an application for rezoning of 24.47 +/- acres located on McIntosh Parkway. The request is to rezone the properties from RU-7 (Urban Residential Single-Family Dwelling District-High Density) to MXD (Mixed Use District) for the purpose of developing 125 residential units, consisting of 25 attached villas and 105 cottages. On the frontage of McIntosh Parkway, an area will be reserved for development of uses permitted in OI-1, OI-2, CCS and CGN zoning designations.

Current Zoning

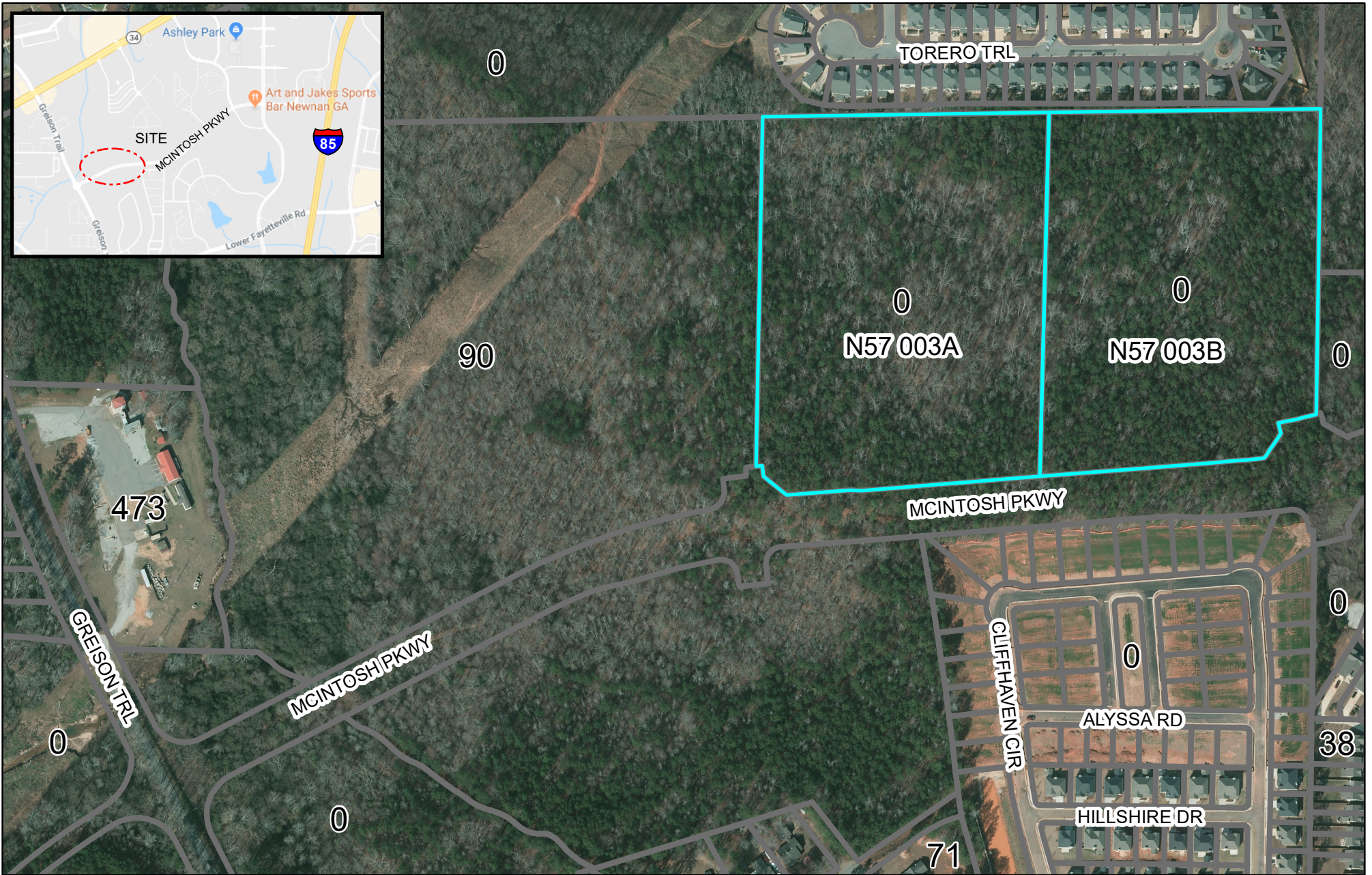
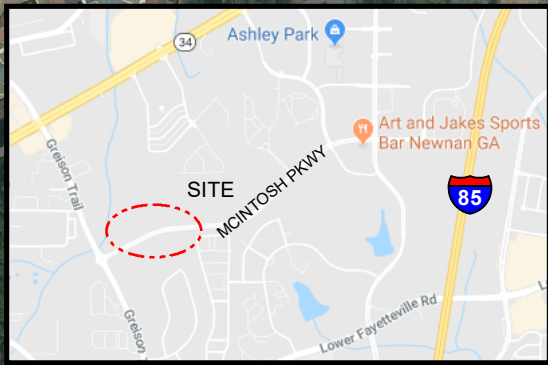
Tax Parcel #	Acres	Zoning	Units/Acre	Units
<u>N57-003A</u> <u>N57-003B</u>	<u>24.47 +/-</u>	<u>RU-7</u>	<u>4</u>	<u>98</u>

Requested Zoning

Tax Parcel #	Acres	Zoning	Units/AC	Units
<u>N57-003A</u> <u>N57-003B</u>	<u>Residential-20.83</u> <u>Commercial-3.64</u>	<u>MXD</u>	<u>6</u>	<u>125</u>

Attachments: Rezoning Application
Location Map


Previous Discussions with Council: None






CITY OF NEWNAN | Project Location



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


 NORTH
 1 inch = 300 feet

LEGEND

-  Project Location
-  PARCELS
-  CITY LIMITS

ADDRESS
 MCINTOSH PKWY
 NEWNAN GA. 30263

SITE LEGEND:

KEY	PROPOSED LAND USE	ACRES
A	MEDICAL-DENTAL OFFICE	± 1.24
B	PROFESSIONAL OFFICES	± 1.10
C	STOREFRONT OFFICE/LOBBY (RESIDENTIAL):	± 1.30 ± 3.64
D	LEASING OFFICE-CLUB AREA	
E	ATTACHED TOWNHOMES (20)	
F	COTTAGE LOTS & GREENSPACE (105)	
	POCKET PARKS & LINC. SYST.:	± 20.83
	GREENSPACE @ 6 UNITS/AC. OR 125 UNITS WITH 2.6 ACRES (2.2%)	TOTAL ACREAGE: 24.474

A REZONING REQUEST FOR "MCINTOSH VILLAGE"

CITY OF NEWNAN COWETA COUNTY, GA.

OWNER: ASCENSION QOF PARTNERS, LLP
 C/O R.M. "BUD" ALLEN, MANAGING MEMBER
 7790 VETERANS PARKWAY, B-100
 COLUMBUS, GA. 31909 (706) 320-0011

APPLICANT/OWNER'S REP: DENNIS G. DREWYER
 LAND PLANNER/ZONING FACILITATOR
 (770) 328-3222 drewyer@numail.org



RETRACEMENT BOUNDARY SURVEY FOR:
BUD ALLEN
 LOCATED IN LAND LOT 23 & 42 | 5TH LAND DISTRICT
 CITY OF NEWNAN
 COWETA COUNTY, GEORGIA

Christopher Brothers
 LAND SURVEYING, L.L.G.
 24 JACKSON STREET
 NEWNAN, GEORGIA 30263
 (770) 253-5195
 LSF #32
 chrisbro@numail.org
 www.christophersurveying.com



DRAWING DATE: 12/27/2018
 LAST FIELD WORK DATE: 12/27/2018
 DISK: 2018-DECEMBER
 DRAWING: #CF=12042-EH_6-19
 #SF=12042-BA
 SCALE: 1" = 100'
 DRAWN BY: CWR

SHEET:
1 OF 1

COLOR ORIGINAL

867.05

Feb. 1, 2019
CityOriginal



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 Dennis G. Drewyer

Mailing Address 15 Woodridge Place · Newnan, GA. 30265

Telephone 770/328-3222 Email: drewyer@numail.org

Property Owner (Use back if multiple names) Ascension QOF Partners, LLP

Mailing Address 7790 Veterans Parkway · B100 · Columbus, 31909

Telephone 706/320-0011

Address/Location of Property (New) McIntosh Pkwy · East of Grieson Trail Roundabout

Tax Parcel No.: _____ Land Lot _____

District/Section _____ Size of Property (Square Feet or Acres) ± 24.47 acs.

Present Zoning Classification: RU-7 Proposed Zoning Classification: MDX

Present Land Use: Existing wooded tract w/2 new entrance aprons...

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 As a former land-locked parcel with high-density zoning/new road!

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 parcel located between existing RU-7 townhome district and commercial; ideal transition area, and..

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? ...this property presents an opportunity to address a City desire for more flexible design and "Mixed-Use" solutions (Live·Work·Play·Shop).

- 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. \$ 867.05
- 12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
 - Single-Family Application..... ~~\$500.00~~/Plus \$15.00 Per Acre
 - Multi-Family Application..... \$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application..... ~~\$500.00~~/Plus \$15.00 Per Acre
 - Commercial Application..... \$500.00/Plus \$25.00 Per Acre
 - Industrial Application..... \$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application..... ~~\$500.00~~/Plus Per Acre fee based upon proposed land use.
 - Planned Development Application..... \$500.00/Plus per Acre fee based upon proposed land use.
 - Overlay Zoning Application..... \$350.00

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

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

Sworn to and subscribed before me this

31 day of January, 2019

[Signature]
Notary Public

Signature of Applicant: [Signature]
 Signature of Notary: Leslie R. Baer
 Notary Seal: LESLIE R. BAER, COMMISSION EXPIRES JANUARY 8, 2022, NOTARY PUBLIC, COWETA COUNTY, GEORGIA
 (Affix Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 2-1-19

FILING FEE RECEIVED: 2-1-19

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



DENNIS GLENN DREWYER
REGISTERED LANDSCAPE ARCHITECT, GA. #382

15 WOODRIDGE PLACE • NEWNAN, GA. 30265
(770) 328-3222 • drewyer@numail.org
LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & CONSULTATION

Name City of Newnan - Planning & Zoning Date Feb. 1, 2019
Address 25 LaGrange Street
Newnan, Georgia 30263 Job Site McIntosh Pkwy.

Atten: Mrs. Tracy Dunnivant

Attached please find our application and all support materials for the re-zoning of the now recently purchased \pm 24.474 acres of land on McIntosh Parkway, as depicted within.

This 24+ acres is currently zoned RU-7, as a high density attached-housing land use; we are asking to employ a relatively new "MDX" zoning application, providing medical and professional office spaces, some attached residences and mostly single-family "cottages". The proposed numbers are 20 attached "villas", \pm 105 "cottages", and an overall site density of less than 5 units/acre (w/over 20% greenspace)!

We have shown three parcels for offices of different types none to exceed a FAR ratio to exceed .30, even if built as 2-story or lofts!

Thank you for your consideration of this innovative transition land use. It will be easily served by city water, sewer, sidewalks, all at the site; w/the new LINC system and "Live-Work-Play-Shop & Dine" location! DGD.

A REZONING REQUEST FOR...


"MCINTOSH VILLAGE."

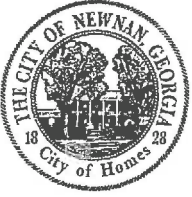
CITY OF NEWNAN — COWETA COUNTY, GA.

OWNER: ASCENSION QOF PARTNERS, LLP
 C/O R.M. "BUD" ALLEN, MANAGING MEMBER
 7790 VETERANS PARKWAY, B-100
 COLUMBUS, GA. 31909 (706) 320-0011

APPLICANT/OWNER'S REP.: DENNIS G. DREMYER
 LAND PLANNER/ZONING FACILITATOR
 (770) 328-3222 • dremyer@numail.org

SITE LEGEND:

KEY	PROPOSED LAND USE	ACRES
A	MEDICAL-DENTAL OFFICE	± 1.24
B	PROFESSIONAL OFFICES	± 1.10
C	STOREFRONT OFFICE/LOFTS	± 1.30: ± 3.64
	(RESIDENTIAL):	
D	LEASING OFFICE-CLUB AREA	
E	ATTACHED TOWNHOMES (20)	
F	COTTAGE LOTS & GREENSPACE (105)	
	POCKET PARKS & LINC SYST:	± 20.83
	GREENSPACE @ 6 UNITS/AC. OR 125 UNITS	
	WITH 5.60 ACS (22.0%)+	TOTAL ACREAGE: 24.474



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:

- Applicant/owner agrees to dedicate ±30' wide access corridor for the City "LINC" path system; rear of property.
- Applicant/owner agrees to provide "interconnectivity to the "LINC" system and McIntosh Pkwy with a central path and greenspace... in discussion with City authorities for permission to employ sidewalks on one side of or private roads

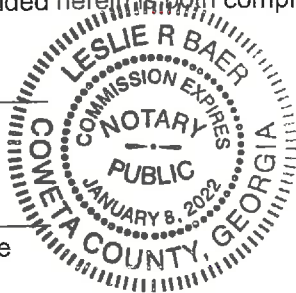
Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

Please refer the Color Concept Plan and sample photos depicting architectural details, materials and "character" elements, landscape and greenspace provisions.

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

Dennis G. Dreyer
Signature of Applicant

n/a
Signature of Applicant's Representative



Dennis G. Dreyer
Type or Print Name and Title

Type or Print Name and Title

Leslie R. Baer 1-31-19
Signature of Notary Public Date

(Affix Raised Seal Here)



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

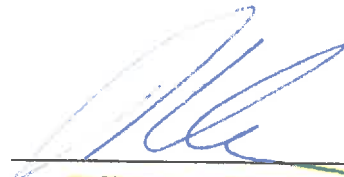
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Ascension QOF Partners, LLP

Telephone Number 706 -320-0011

Address of Subject Property McIntosh Parkway, Newnan Georgia

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
 R.M. BUD ALLEN
 MANAGING MEMBER

Personally appeared before me

R.M. Bud Allen

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

Randolph J. Schmidt
 Notary Public

1/28/19
 Date

(Affix Raised Seal Here)
 Randolph J. Schmidt
 Notary Public
 Muscogee County, Georgia
 My Comm. Expires May 15, 2021



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

"Macintosh Village" mixed-use zoning (MDX)

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

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

land plans... Dennis G. Dreyer, Applicant

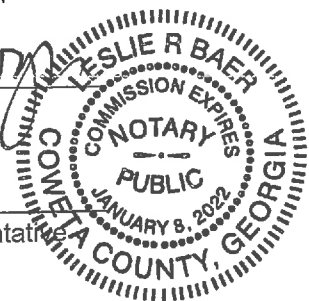
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? Yes 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)
<u>n/a</u>	<u>—</u>	<u>—</u>

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

Dennis G. Dreyer
Signature of Applicant



n/a
Signature of Applicant's Representative

Dennis G. Dreyer
Type or Print Name and Title
Applicant - Land Planner

Type or Print Name and Title

Leslie R. Baer 1-31-19
Signature of Notary Public Date

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lots 23 and 42 of the 5th Land District of Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at a 5/8" aluminum pipe found marking the common corner of land lots 22, 23, 42 and 43 and being the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence S 00°49'02" W a distance of 288.61' along the east line of land lot 23 to a 7/2" iron rebar set on the northerly varying right-of-way of McIntosh Parkway;

(The following 10 courses and distances are along the northerly varying right-of-way of McIntosh Pkwy.)

1. thence with a curve turning to the right with an arc length of 86.32', with a radius of 855.00', with a chord bearing of S 77°10'19" W, with a chord length of 86.29',;
2. thence S 13°17'18" E a distance of 25.12';
3. thence S 34°01'22" W a distance of 67.80';
4. thence with a curve turning to the right with an arc length of 42.03', with a radius of 930.00', with a chord bearing of S 84°10'09" W, with a chord length of 42.03',;
5. thence S 85°27'50" W a distance of 882.97' to a concrete right-of-way monument found;
6. thence N 88°15'32" W a distance of 28.25' to a concrete right-of-way monument found;
7. thence S 85°27'50" W a distance of 144.21' to a point witnessed by a concrete right-of-way monument found 0.52' northeast of said point ;
8. thence N 51°01'12" W a distance of 67.76';
9. thence N 07°16'30" W a distance of 25.04';
10. thence with a curve turning to the left with an arc length of 35.70', with a radius of 1645.00', with a chord bearing of S 83°50'42" W, with a chord length of 35.70', to a 1/2" iron rebar set;

thence N 00°48'43" E a distance of 797.28' leaving said right-of-way of McIntosh Parkway to a 1/2" iron rebar found;

thence N 89°06'42" E a distance of 1300.43' to a 1/2" iron rebar set on the east line of land lot 42;

thence S 00°49'02" W a distance of 408.00' along the east line of land lot 42 to a 5/8" aluminum pipe found and the TRUE POINT OF BEGINNING;

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

Said property having an area of 24.474 acres.

AFTER RECORDING RETURN TO:
JAMES R. MOYE
POSEY, MOYE & CARTLEDGE, LLC
#1 Bradley Park Court, Suite D
Columbus, Georgia 31904

ADMINISTRATOR'S DEED OF SALE

STATE OF GEORGIA:
COUNTY OF COWETA:

THIS INDENTURE, made and entered into this the 15 day of January, in the year of our Lord Two Thousand and Nineteen, by and between **FRANCES ELLIS LUNSFORD and JANET D. ELLIS, AS CO-ADMINISTRATORS WITH THE WILL ANNEXED OF THE ESTATE OF IDA LEE ELLIS, DECEASED**, of the State of Georgia and County of Coweta, hereinafter in this indenture known and designated as Parties of the First Part, and **ASCENSION QOF PARTNERS, LLP, a Georgia Limited Liability Partnership**, of the State of Georgia and County of Muscogee, hereinafter in this indenture known and designated as Party of the Second Part;

WITNESSETH THAT:

WHEREAS, heretofore, to-wit, on February 25, 2006, Ida Lee Ellis, a resident of Coweta County, Georgia, died testate, owning the hereinafter conveyed property; and her Will was probated in solemn form by the Coweta County, Georgia Probate Court on March 16, 2006; and

WHEREAS, said Parties of the First Part filed a Petition for Letters of Administration with Will Annexed (Will Previously Probated) in the Probate Court of Coweta County, Georgia, and said Letters were granted to the said Parties of the First Part by Order of said Court on August 10, 2016; and

WHEREAS, under Item VIII of the Last Will and Testament of said Ida Lee Ellis, deceased, the Co-Administrators with the Will Annexed, as aforesaid, were granted the power to do all things and execute such instruments as may be deemed necessary or proper, including, but not limited to, the power to sell, exchange or otherwise dispose of any property at any time held or acquired under her Will, at public or private sale, for cash or on terms, without advertisement, and all of the above mentioned powers may be exercised without order or report being made to, or bond being set with any court; and

WHEREAS, said Co-Administrators with the Will Annexed ascertained and determined for purposes of administering said estate, of abating expenses, and of distribution of its assets that it was in the best interest of the estate to sell the herein conveyed real property and distribute the proceeds therefrom; and

WHEREAS, all of the debts of the said Ida Lee Ellis, deceased, and of her estate have been paid in full and those remaining unpaid, whether disputed or not, are amply provided for; and

WHEREAS, the valuation of non-probate and probate assets in said estate, together with inter vivos transfers during decedent's lifetime, were not large enough to incur any liability for Federal estate taxes to be due on said estate assets nor any estate tax liability to be incurred by said Parties of the First Part; and

WHEREAS, said Party of the Second Part has offered to purchase said property hereinafter described, from said Parties of the First Part and said Parties of the First Part deem the said offer of said Party of the Second Part to be fair and reasonable, and that said Parties of the First Part desire to accept the offer; and

NOW, THEREFORE, said Parties of the First Part, acting under and by virtue of said powers and authority granted to them in the aforementioned Court Order and Letters of Administration with the Will Annexed and in consideration of the sum of Nine Hundred Forty Five Thousand Five Hundred Sixty One and 80/100 Dollars (\$945,561.80), cash, the receipt of which is hereby acknowledged, has hereunto bargained, granted, sold and conveyed and does by these presents bargain, grant, sell and convey unto said Party of the Second Part, its successors and assigns, the following described property, to-wit:

All that tract and parcel of land situate, lying and being in the State of Georgia, County of Coweta and City of Newnan, and being Part of Land Lots 23 and 42 of the 5th Land District of said County, and being known and designated as ALL OF TRACT 1 as shown on a plat of the property for Wm F. Lee, Sr., dated November 22, 1976, made by John R. Christopher, Registered Land Surveyor, which is recorded in Plat Book 21, Page 195, in the office of the Clerk of the Superior Court of Coweta, Georgia, to which reference is hereby made for a more particular description and location of said tract.

LESS AND EXCEPT: the right-of-way conveyed to the City of Newnan by Right-of-Way deeds dated January 19, 2006, recorded in Deed Book 2920, page 486, Coweta County records, and dated August 12, 2016, recorded in Deed Book 4417, Page 367, Coweta County records.

Said property is conveyed subject to the easements granted in the aforereferenced right-of-way deeds, and also subject to and together with the easements granted in Reciprocal Easement Agreement dated December 12, 2018, by and between Frances Ellis Lunsford and Janet D. Ellis, as Executors of the Estate of Ida Lee Ellis, deceased, and D.R. Horton, Inc., which is recorded in the office of the Clerk of the Superior Court of Coweta County, Georgia.

TO HAVE AND TO HOLD the aforescribed property, together with all the rights, members and appurtenances thereunto belonging, or in any wise appertaining, unto said Party of the Second Part, its successors and assigns, for its own proper use, benefit and behalf, FOREVER, IN FEE SIMPLE, in as full and ample a manner as the same was, or could have been, possessed or enjoyed by the said Parties of the First Part.

IN WITNESS WHEREOF, said Parties of the First Part have hereunto set their hands and seals and delivered these presents, in the capacity as aforesaid on the day and year first above written.

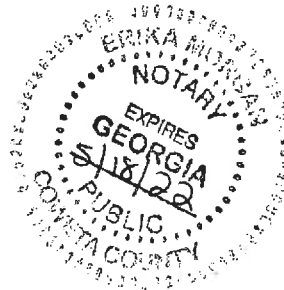
Signed, sealed and delivered in the presence of the undersigned on January 11th 2019:

[Signature]
Unofficial witness

[Signature]
Notary Public, Coweta County, Georgia

My commission expires: May 18, 2022

[Signature] (L.S.)
Frances Ellis Lunsford
As Co-Administrator with the Will Annexed
of the Estate of Ida Lee Ellis, deceased



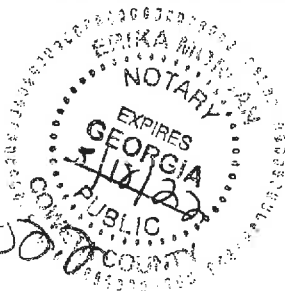
Signed, sealed and delivered in the presence of the undersigned on January 11th 2019:

[Signature]
Unofficial witness

[Signature]
Notary Public, Coweta County, Georgia

My commission expires: May 18, 2022

[Signature] (L.S.)
Janet D. Ellis
As Co-Administrator with the Will Annexed
of the Estate of Ida Lee Ellis, deceased



AFTER RECORDING, PLEASE RETURN TO:

JAMES R. MOYE

POSEY, MOYE & CARTLEDGE, LLC

#1-D Bradley Park Court

Columbus, Georgia 31904

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, made and entered into this the 15 day of January, in the year of our Lord Two Thousand and Nineteen between **WILLIAM F. LEE, JR. (owning a 40% undivided interest)**, **ROBERT L. LEE (owning a 25% undivided interest)** and **MARTHA LEE CHILD (owning a 35% undivided interest)**, of the State of Georgia and County of Coweta, hereafter in this Indenture known and designated as Grantors, and **ASCENSION QOF PARTNERS, LLP, a Georgia Limited Liability Partnership**, of the State of Georgia and County of Muscogee, hereafter in this Indenture known and designated as Grantee:

WITNESSETH: That Grantors, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations to Grantors in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and do by these presents grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns, the following described real estate, to-wit:

All that tract and parcel of land situate, lying and being in the State of Georgia, County of Coweta and City of Newnan, and being Part of Land Lots 23 and 42 of the 5th Land District of said County, and being known and designated as ALL OF TRACT 2 as shown on a plat of the property for Wm F. Lee, Sr., dated November 22, 1976, made by John R. Christopher, Registered Land Surveyor, which is recorded in Plat Book 21, Page 195, in the office of the Clerk of the Superior Court of Coweta, Georgia, to which reference is hereby made for a more particular description and location of said tract.

LESS AND EXCEPT: the right-of-way conveyed to the City of Newnan by Right-of-Way deed dated January 20, 2006, recorded in Deed Book 2920, page 478, Coweta County records.

Said property is conveyed subject to Construction and Maintenance Easement dated August 1, 2016, from William F. Lee, Robert L. Lee and Martha Lee Child to City of Newnan, recorded in Deed Book 4410, Page 210, Coweta County records.

Said property is also conveyed subject to the easement agreement dated December 16, 2016, by and between William F. Lee, Jr., Robert L. Lee and Martha Lee Child with David F. Griffith and The J. Littleton Glover Jr. Family Limited Partnership, which is recorded in Deed Book 4479, Page 112, in the office of the Clerk of the Superior Court of Coweta County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises unto Grantee, and Grantee's successors and assigns, together with all and singular the rights, members and appurtenances thereof to the same in any manner belonging, to the own proper use, benefit and behoof, of Grantee, and Grantee's successors and assigns, forever, IN LEASEHOLD OR FEE SIMPLE; subject, however, to all applicable easements, zoning regulations and enforceable restrictive covenants of record.

And the said Grantors hereby covenant with said Grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby will forever warrant and defend the said premises against lawful claims of all persons owning, holding or claiming by, thru or under the said Grantors; and that said land is free of all encumbrances except easements and restrictions of record.

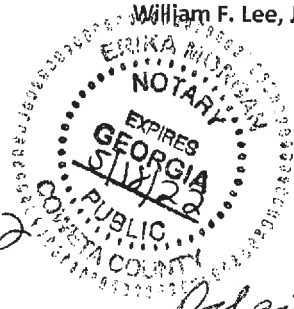
IN TESTIMONY WHEREOF, Grantors have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in the presence of the undersigned on January 11th 2019.

[Signature]
Unofficial witness

[Signature]
Notary Public, Coweta County, Georgia
My commission expires: May 18, 2022

[Signature] (L.S.)
William F. Lee, Jr.



Signed, sealed and delivered in the presence of the undersigned on January 11th 2019.

[Signature]
Unofficial witness

[Signature]
Notary Public, Coweta County, Georgia
My commission expires: May 18, 2022

[Signature] (L.S.)
Robert L. Lee

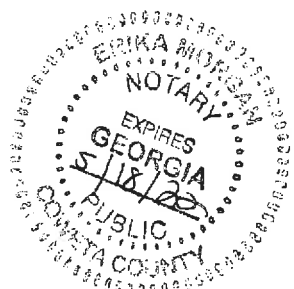


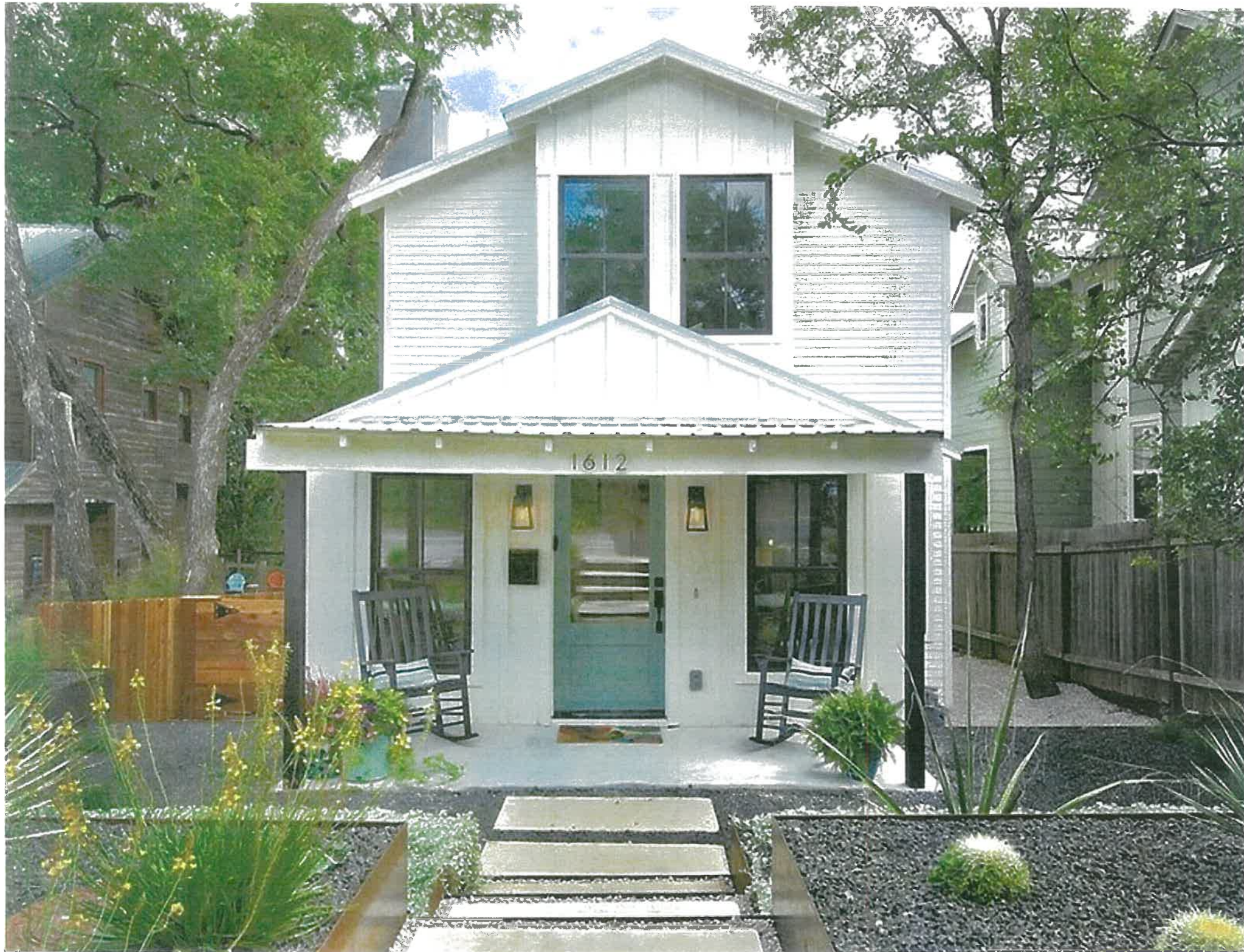
Signed, sealed and delivered in the presence of the undersigned on January 11th 2019.

[Signature]
Unofficial witness

[Signature]
Notary Public, Coweta County, Georgia
My commission expires: May 18, 2022

[Signature] (L.S.)
Martha Lee Child





1612











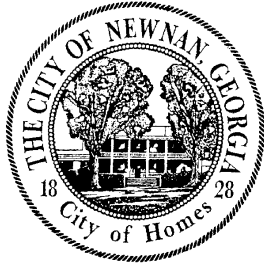












City of Newnan, Georgia - Mayor and Council

Date: February 12, 2019

Agenda Item: Rezoning Request RZ2019-01, Walter Drake for .32 ± acres located at 9 Ellis Street/65 Fair Street (Tax Parcel # N23 0001 005)

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

Purpose: To inform the City Council that RZ2019-01 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Background: Walter Drake has submitted an application for the rezoning of .32 ± acres located at 9 Ellis Street/65 Fair Street. The request is to rezone the property from CHV (Heavy Commercial District) to RU-I (Urban Residential Dwelling District – Historical and Infill) for the purpose of eliminating an existing residential non-conforming use status for the house and allowing the existing commercial building to be used as a duplex with a special exception.

Current Zoning

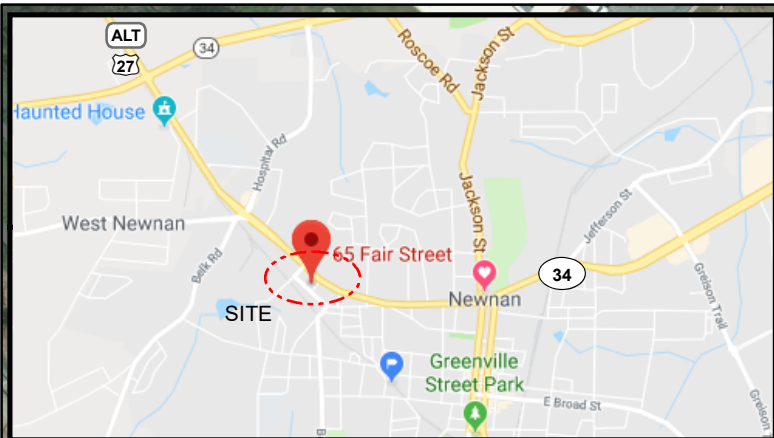
Tax Parcel #	Acres	Zoning	Units/Ac	Units
N23 0001 005	.32±	CHV	N/A	1 Residence and 1 Commercial Structure

Requested Zoning

Tax Parcel #	Acres	Zoning	Units/Ac	Units
N23 0001 005	.32±	RU-I	Varies	3 proposed

Attachments: Application for Rezoning
Location Map

Previous Discussions with Council: None



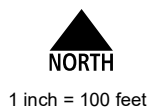
"The information on these maps were derived from digital databases from the City of Newnan GIS. Care was taken in the creation of these maps. No guarantee is given as to the accuracy or currency of any of the data. The City of Newnan shall not be liable for any special, indirect, or consequential damages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



CITY OF NEWNAN | Project Location



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



LEGEND

- Project Location
- PARCELS
- CITY LIMITS

ADDRESS
 65 FAIR ST
 NEWNAN GA. 30263

W.H. DRAKE PROPERTIES LLC
8 Camilla Circle
Newnan GA 30263

January 11, 2019

City of Newnan
Attn: Tracy S. Dunnavant
Planning Director
25 LaGrange Street
Newnan GA 30263

RE: Rezoning 9 Ellis Street

Dear Ms. Dunnavant:

I would like to have the property listed above rezoned from CHV to RU-I. It is currently zoned for commercial use only. The Coweta County Board of Assessors has the property listed as a house in the front portion and a restaurant located in the rear of the property. The house is grandfathered in to be used as residential, but the restaurant is not. The restaurant building has been remodeled for conforming use as residential property. I have been informed since it was not grandfathered in with the house the restaurant portion of the property needs to be rezoned.

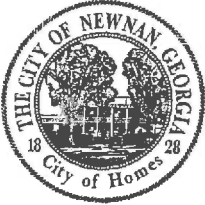
The size of the parcel is 0.32 acres and the number of units proposed is two. The availability of water and sewer already exist on this property.

Should you require any further information, please do not hesitate to contact me at 770.712.8881.

Sincerely,



Walter Drake



**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 WALTER DRAKE
Mailing Address 8 Camellia Circle Newnan 30263
Telephone 770-712-8881 Email: Walter.DRAKE@clowdschools.net
Property Owner (Use back if multiple names) WALTER DRAKE
Mailing Address SAME
Telephone SAME
Address/Location of Property 9 Ellis Street Newnan 30263
Tax Parcel No.: N23 0001 005 Land Lot _____
District/Section Newnan 02 Size of Property (Square Feet or Acres) .32
Present Zoning Classification: CHV Proposed Zoning Classification: RU-1
Present Land Use: Residential

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

9 Ellis is zoned Commercial and the house is grandfathered to residential but the extra building is not.

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 All of the existing housing is grandfathered to residential but the building on 9 Ellis is not able to be used as a resident.

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? I would like for

9 Ellis St. to be in conforming use as to all the other houses on the block to be used for residential purpose.

Please attach all the following items to the completed application:

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

- 11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
- 12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
 - Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

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

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

Sworn to and subscribed before me this

11th day of January, 2019

Signature of Applicant

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 01/09/19

RECEIVED BY: TRACY S DUNNAVANT

DATE OF FILING: 01/11/19

FILING FEE RECEIVED: \$500.⁰⁰

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

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

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

9 Ellis Street

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

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

WALTER DRAKE

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>No</i>	<i>No</i>	<i>No</i>

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

Walter Drake

Signature of Applicant

WALTER DRAKE

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Susan B Bott 01-11-2019
Signature of Notary Public Date



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



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 _____

Telephone Number _____

Address of Subject Property _____

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

Signature of Property Owner

Personally appeared before me

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

Notary Public

(Affix Raised Seal Here)

Date



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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

(Signature of Attorney)

Name of Attorney _____

Address _____

Telephone _____

Date _____

DOCH# 004406
FILED IN OFFICE
3/16/2018 10:35 AM
BK:4675 PG:743-744
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$165.00

AFTER RECORDING RETURN TO:
WALTER W. ARNALL, LLC
75 JACKSON STREET
BUILDING 500
NEWMAN, GA 30263
FILE #180227

STATE OF GEORGIA
COUNTY OF COWETA

PT-61 038-2018-001178

EXECUTORS DEED

This indenture made and entered into this 8th day of March 2018, between CHARLES ELLIOTT KELLEY, JR., the duly constituted and appointed Executor of the estate of EMILY MARIE KELLEY A/K/A MARIE KELLEY, deceased, late of said Coweta County, Georgia, of the first part, and W.H. DRAKE PROPERTIES, LLC, A Georgia Limited Liability Company, of the second part.

Now, therefore, in consideration of the premises, and in the further consideration of the sum of one dollar (\$1.00) purchase money in hand paid at and before the sealing and delivery of these presents receipt whereof is hereby acknowledged, the said party of the first part has sold, bargained, and conveyed, and by these presents does sell, bargain and convey, unto the said W.H. DRAKE PROPERTIES, LLC, a Georgia Limited Liability Company, its heirs and assigns:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 38 OF THE FIFTH LAND DISTRICT AND BEING IN THE CITY OF NEWMAN, COWETA COUNTY, GEORGIA AND BEING KNOWN AS 5 ELLIS STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES NOW IN EFFECT IN SAID CITY AND BEING MORE PARTICULARLY IDENTIFIED AND DESCRIBED ACCORDING TO PLAT OF SURVEY FOR ELLIOTT KELLEY, SR., AND MARIE KELLEY DATED NOVEMBER 26, 1990 MADE BY JOHN R. CHRISTOPHER, REGISTERED LAND SURVEYOR, AS RECORDED IN PLAT BOOK 49, PAGE 302, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.
PROPERTY KNOWN AS 5 ELLIS STREET, NEWMAN, GEORGIA

ALSO CONVEYED:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 5TH LAND DISTRICT, COWETA COUNTY, GEORGIA, AND FACING WESTERLY ON ELLIS STREET IN THE CITY OF NEWMAN, AND BEING PARTS OF LOTS NUMBER 11 AND 12 OF BLOCK "D" OF THE COWETA FAIR ASSN. SUBDIVISION ACCORDING TO PLAT OF RECORD IN CLERK'S OFFICE, COWETA SUPERIOR COURT IN DEED BOOK 33, AT PAGES 592 AND 593 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF ELLIS STREET, SAID POINT BEING 50 FEET NORTH OF THE NORTHEAST CORNER OF THE INTERSECTION OF ELLIS STREET WITH FAIR STREET AND FROM SAID POINT RUN IN AN EASTERLY DIRECTION PARALLEL WITH FAIR STREET 100 FEET, MORE OR LESS, TO THE WEST LINE OF LOT NO. 10, IN BLOCK "D", RUN THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT NO. 10, 50 FEET; THENCE IN A WESTERLY DIRECTION PARALLEL WITH FAIR STREET 100 FEET, MORE OR LESS, TO ELLIS STREET; THENCE IN A SOUTHERLY DIRECTION 50 FEET TO A POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING A PORTION OF THE LAND DEED TO D.W. BOONE, SR., BY H.B. WALKER, AS DESCRIBED ON A DEED OF RECORD IN DEED BOOK 52, PAGE 238, IN THE CLERK'S OFFICE OF COWETA SUPERIOR COURT, REFERENCE TO WHICH IS MADE AND BEING THAT TRACT OF LAND ON WHICH IS LOCATED A 4 ROOM DWELLING HOUSE WHICH WAS CONSTRUCTED IN MAY OR JUNE OF 1948 AND IDENTIFIED AS NO. 8 ELLIS STREET IN THE CITY OF NEWMAN, GEORGIA.
PROPERTY KNOWN AS 8 ELLIS STREET, NEWMAN, GEORGIA

ALSO CONVEYED:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE FIFTH LAND DISTRICT OF COWETA COUNTY, GEORGIA, AND FULLY DESCRIBED AS FOLLOWS: LOT NOS. 1 AND 2 OF BLOCK "C" OF THE COWETA FAIR SUBDIVISION AS IS SHOWN IN PLAT OF RECORD IN DEED BOOK 33, PAGE 593, CLERK'S OFFICE, COWETA SUPERIOR COURT, REFERENCE TO WHICH IS HAD. SAID TRACT OF LAND IS BOUND AS FOLLOWS: SOUTH BY FAIR STREET, ON THE EAST BY ELLIS STREET ON THE WEST BY LOT NO. 3 IN BLOCK "C" ACCORDING TO PLAT, ON THE NORTH BY LOT NOS. 1 AND 2 OF BLOCK "B" OF SAID PLAT. THE TWO TRACTS HEREIN CONVEYED ARE ADJACENT AND FORM A TRACT OF LAND FRONTING FAIR STREET ONE HUNDRED TEN (110) FEET AND RUNNING BACK NORTH EQUAL WIDTH ONE HUNDRED TWENTY-FIVE (125) FEET.
PROPERTY KNOWN AS 65 FAIR STREET, NEWMAN, GEORGIA

ALSO CONVEYED:

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN COWETA COUNTY, GEORGIA, AND BEING LOT NO. 11, BLOCK F OF THE COWETA FAIR SUBDIVISION PLAT AS RECORDED IN DEED BOOK 33, PAGE 593. SAID LOT FRONTS 55 FEET ON FAIR STREET AND EXTENDS BACK TO THE RIGHT OF WAY OF THE CENTRAL OF GEORGIA RAILWAY. REFERENCE IS MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION OF THE METES, COURSES AND DISTANCES OF SAID LOT.
PROPERTY KNOWN AS 66 FAIR STREET, NEWMAN, GEORGIA

2/18

ALSO CONVEYED:

ALL THAT TRACT OR PARCEL OF LAND SITUATED LYING AND BEING IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA AND BEING LOT 3, BLOCK "C" OF THE COWETA FAIR SUBDIVISION, AS SHOWN BY PLAT OF SURVEY MADE BY T.Y. MATTOX IN MAY, 1936, AND RECORDED IN DEED BOOK 33, PAGE 592, IN THE OFFICE OF CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FAIR STREET 110 FEET NORTHWESTERLY FROM THE INTERSECTION MADE BY THE NORTHERLY SIDE OF FAIR STREET WITH THE WESTERLY SIDE OF ELLIS STREET AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK "C", OF SAID SUBDIVISION ONE HUNDRED TWENTY-FIVE (125) FEET; THENCE IN A NORTHWESTERLY DIRECTION FIFTY-FIVE (55) FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK "C", IN SAID SUBDIVISION; THENCE IN A SOUTHWESTERLY DIRECTION ONE HUNDRED TWENTY-FIVE (125) FEET TO THE NORTH SIDE OF FAIR STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FAIR STREET FIFTY-FIVE (55) FEET TO THE BEGINNING POINT. PROPERTY KNOWN AS 69 FAIR STREET, NEWNAN, GEORGIA

together with all the rights, members, and appurtenances thereunto belonging, or in any wise appertaining, to have and to hold the same to the said W.H. DRAKE PROPERTIES, LLC its heirs and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said EMILY MARIE KELLEY A/K/A MARIE KELLEY, deceased, in her lifetime.

The undersigned hereby certifies that the debts of the estate are paid in full.

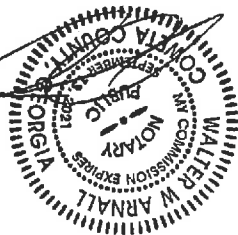
IN WITNESS WHEREOF, the said party of the first part has hereunto sets their hand and affixes their seal, the day and year first above written.

Signed, sealed and delivered in the presence of this: 8th day of March, 2018

Charles Elliott Kelley, Jr.
CHARLES ELLIOTT KELLEY, JR.
AS EXECUTOR OF THE ESTATE OF EMILY MARIE KELLEY A/K/A MARIE KELLEY

[Signature]
Witness

[Signature]
Notary Public





City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.



City of Newnan, Georgia - Mayor and Council

Date: February 12, 2019

Agenda Item: Annexation Request - Annex2019-01

Prepared and Presented by: Tracy S Dunnavant, Planning Director

Purpose: Dennis Drewyer, on behalf of Cathryn and William Sullivan, is requesting the annexation of tax parcel # 073 5088 002 into the city limits. The parcel contains approximately 30.78± acres and is located at 950 North Highway 29. The tract currently is the site of a single-family home.

Land Owner	Tax ID Numbers	Acreage	Location
Cathryn and William Sullivan	073 5088 002	30.78 ± acres	950 North Highway 29

Background: Dennis Drewyer is asking the Council to annex a total of 30.78± acres located at 950 North Highway 29 into the city limits. The parcel currently houses a single-family home and the annexation project would abut the city limits on both its northern and western borders. The petitioner is requesting a zoning designations of RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density) for 30.78± acres. The applicant is seeking to construct a 40 lot residential subdivision.

If Council decides to pursue annexation and zoning of this tract, Staff will contact Coweta County to begin the required mitigation procedures.

Options:

- A. Act to Pursue Annexation/Rezoning
- B. Deny the Annexation/Rezoning petition

Recommendation: Should Council decide that the annexation could be in the best interest of the City of Newnan, this request should be forwarded to the Planning Commission for a zoning recommendation. Otherwise, the application should not be considered.

Attachments: Letter of Intent
Location Map
Application for Annexation

Previous Discussions with Council: None.



CITY OF NEWNAN | Project Location



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



LEGEND

- █ Project Location
- PARCELS
- - - CITY LIMITS

ADDRESS

27 Stones Throw Lane
 Coweta County



Applicant-owners' Representative:

DENNIS GLENN DREWYER

REGISTERED LANDSCAPE ARCHITECT, GA. #382

15 WOODRIDGE PLACE • NEWNAN, GA. 30265

(770) 328-3222 • drewyer@nmail.org

LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & CONSULTATION

Name City of Newnan. Planning & Zoning

Date Tue Feb. 1, 2019

Address 25 LaGrange Street. 2nd Floor

Old Atlanta Hwy &

Newnan, Georgia. 30263

Job Site Hwy 29 North

Attn: Mrs. Tracy Duvavant, Director

Attached please find my request for Annexation into the City of Newnan... for approx. 32 acres of land and ponds former known as the "Pike" home.

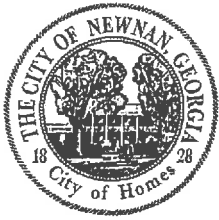
Now owned by direct heirs known as Sullivan's, we would like to be re-zoned as RS-15, accepted into the City Limits, and developed under your codes as a high-end single-family community, with sidewalks, trails, ponds and parks (over 5 times the required Common Area greenspace).

Currently and abandoned but gated house and outbuildings, we would be removing them for the new concept plan, developed under the codes for RS-15. However, we have proffered to only create a maxim number of units allowed in (the lower density) RS-20 and probably even less at 1.25 lots/acre (RS-15 is 2.5 lots/acre!).

Further proffered conditions will provide our entrance on Old Atlanta Hwy, gated emergency only "driveway" on Hwy. 29, and projected home plans & materials that will meet and exceed the city request for quality growth & lifestyle!!

#1,080.00

January 31, 2019



CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

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

Name of Applicant Dennis G. Drewyer

Mailing Address 15 Woodridge Place, Newnan, Ga. 30265

Telephone 770/328-3222 Email: drewyer@numail.org

Property Owner (Use back if multiple names) Cathryn J. Sullivan/William C. Sullivan

Mailing Address 950 Hwy 29 North, Newnan, Ga. 30263

Telephone 678/673-9453 Cathryn Fax 678/590-9554 CAMP

Address/Location of Property #950 Hwy. 29 North, Newnan, Ga. 30263

County Zoning Classification RC Requested Zoning Classification RS-15

Present Land Use Woods, pasture, ponds w/abandoned house & bldgs.

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.
(same, RS-15)

✓ 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.

✓ 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. $\$600 + 32 \text{ ACRES} \times \$15 (\$480) = \$1,080.00$

- 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

✓ 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.

Ann K. Newmyer
Applicant's Signature

January 31, 2019
Date

FOR OFFICIAL USE ONLY	
DATE RECEIVED	<u>2-1-19</u>
RECEIVED BY	<u>Dean Smith</u>

#930.00

Jan. 31, 2019



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 Dennis G. Drewyer

Mailing Address 15 Woodridge Place, Newnan, Ga. 30265

Telephone 770/328-3222 Email: drewyer@numail.org

Property Owner (Use back if multiple names) Cathryn J. Sullivan/William C. Sullivan

Mailing Address 950 Hwy. 29 North, Newnan, Ga. 30263

Telephone 678/673-9453 Cathryn / 678/590-9594 Camp (twins)

Address/Location of Property #950 Hwy. 29 North, Newnan, Georgia 30263

Tax Parcel No.: 073 5088 002 Land Lot 88 & 105

District/Section 5th Size of Property (Square Feet or Acres) ± 32 acs.

Present Zoning Classification: RC (county) Proposed Zoning Classification: RS-15 (city)

Present Land Use: woods, pasture, ponds; abandoned house, out bldgs.

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. We hereby request annexation/zoning into the City... which now abuts the property on two sides, with sewer services.

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. While this site abuts other single-family zonings in the City, we wish to provide a less dense, but "high end" Village as a transition zoning between "Rural"...

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? Both existing City zonings

which abut this property are zoned for high density, as "PD" and "conditional" zonings. We wish to build high-end homes on 35' lots, with only 1.25 units per acre & green-space!

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. *email...copy*
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: *Christopher Bros.*
 - ✓ 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. *n/a* 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. *n/a* 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:

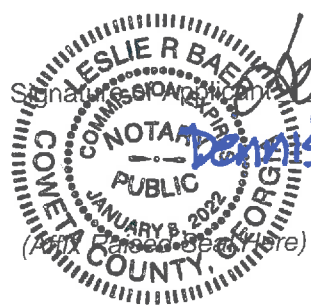
- Single-Family Application..... *# 980.00 (RS.15) >* \$500.00/Plus \$15.00 Per Acre *x32*
- Multi-Family Application..... \$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application..... \$500.00/Plus \$15.00 Per Acre
- Commercial Application..... \$500.00/Plus \$25.00 Per Acre
- Industrial Application..... \$500.00/Plus \$15.00 Per Acre
- Mixed Use Application..... \$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application..... \$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application..... \$350.00

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

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

Sworn to and subscribed before me this 31 day of January, 2019

Leslie R. Bae...
Notary Public



Dennis G. Drenyer, Planner

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Tracy S. Dunnivant

DATE OF FILING: 02/01/19

FILING FEE RECEIVED: \$1,080.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

PAYMENT DATE
 02/04/2019
COLLECTION STATION
 Comm Dev
RECEIVED FROM
 Dennis G. Drewyer
DESCRIPTION
 Annexation Application - 950 Hwy 29 North

City of Newnan
 25 LaGrange Street
 PO Box 1193
 Newnan, Georgia 30264

BATCH NO.
 2019-02000049
RECEIPT NO.
 2019-00000870
CASHIER
 Tina Fronebarger

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																														
REZN	Rezoning/Annexation Fee Annexation Application - 950 Hwy 29 North 100.11.1111 Cash \$1,080.00 100.00.32.2215 Planning & Zoning Regulatory Fees \$1,080.00 Payments: <table border="1" data-bbox="467 655 1185 1012"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>2759</td> <td>\$1,080.00</td> </tr> <tr> <td colspan="2">Total Cash</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Check</td> <td>\$1,080.00</td> </tr> <tr> <td colspan="2">Total Charge</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Wire</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Other</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Remitted</td> <td>\$1,080.00</td> </tr> <tr> <td colspan="2">Change</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Received</td> <td>\$1,080.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	2759	\$1,080.00	Total Cash		\$0.00	Total Check		\$1,080.00	Total Charge		\$0.00	Total Wire		\$0.00	Total Other		\$0.00	Total Remitted		\$1,080.00	Change		\$0.00	Total Received		\$1,080.00	\$1,080.00
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Check	2759	\$1,080.00																														
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Change		\$0.00																														
Total Received		\$1,080.00																														
Total Amount:		\$1,080.00																														

Customer Copy

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lots 88 and 105 of the 5th Land District, Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at the intersection formed by the centerline of Lake Ridge Way and the centerline of U.S. Highway 29; thence N 34°34'21" E a distance of 282.46' to a point on the westerly 20' offset line from U.S. Hwy 29 centerline; thence N 39°01'30" E a distance of 26.22' along said 20' offset line; thence N 39°01'30" E a distance of 251.78' along said 20' offset line to a ½" iron rebar found in concrete and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 84°31'06" W a distance of 576.22' leaving said westerly 20' offset line of U.S. Highway 29 to a ½" iron rebar found ;

thence S 82°02'10" W a distance of 254.00' to a ½" iron rebar found;

thence S 01°15'16" E a distance of 250.00' a ½" iron rebar found on the City Limits of Newnan;

thence S 88°44'44" W a distance of 194.33' along said City Limits Line to a iron rebar set;

thence N 18°56'38" W a distance of 332.26' along said City Limits Line to a iron rebar set;

thence S 89°10'45" W a distance of 120.28' along said City Limits Line to a concrete monument found on the easterly apparent 80' right-of-way of Old Atlanta Highway;

(The following 5 courses and distances are alone the easterly apparent 80' right-of-way of Old Atlanta Highway)

1. thence with a curve turning to the right with an arc length of 346.30', with a radius of 20215.68', with a chord bearing of N 20°27'14" E, with a chord length of 346.30';
2. thence N 21°14'45" E a distance of 313.36';
3. thence with a curve turning to the right with an arc length of 329.51', with a radius of 1244.36', with a chord bearing of N 29°11'53" E, with a chord length of 328.55';
4. thence with a compound curve turning to the right with an arc length of 384.85', with a radius of 15660.42', with a chord bearing of N 37°25'03" E, with a chord length of 384.84';
5. thence N 38°03'55" E a distance of 104.95' to a ½" iron rebar set;

thence S 44°57'05" E a distance of 1167.15' to a ½" iron rebar set;

thence S 03°06'13" E a distance of 190.45' to a point on the westerly 20' offset line from the centerline of U.S. Highway 29;

thence S 38°59'08" W a distance of 454.95' along said westerly 20' offset line to a ½" iron rebar found in concrete and the TRUE POINT OF BEGINNING;

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

Property contains 30.78 acres



ANNEXATION AND RE-ZONING PLAT:

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

SUBJECT RECORD DOCUMENTS:
DEED BOOK 4415 - PAGE 165
PORTIONS OF PLAT BOOK 12 PAGE 43

LEGEND	
P/L = PROPERTY LINE	N/P = NORTH OR FORMERLY
P.B. = PLAT BOOK	R/W = RIGHT-OF-WAY
P.D. = DEED BOOK	OTF = OPEN TOP PIPE FOUND
PG. = PAGE	APF = ALUMINUM PIPE FOUND
AC. = ACRES	IPF = IRON PIN FOUND (RE-BAR)
SO. FEET. = SQUARE FEET	IFB = IRON PIN SET (1/2" RE-BAR)
SL = SECURITY LIGHT	EDC = EDCOR DOG
E.O.C. = ERROR OF CLOSURE	WM = WATER MAIN
N.L.S. = NOT TO SCALE	FI = FIRE HYDRANT
WM = WATER MAIN	PT = POWER POLE (P-P-P = OVERHEAD POWER LINE)
BLDG. = BUILDING	WT = WATER TOWER
C/L = CENTERLINE	CMP = CONCRETE RIGHT-OF-WAY MONUMENT FOUND

SURVEY DATA

PLAT CLOSURE:
E.O.C. PLAT: TRACT 1 & 2 1" IN _____ FEET

FIELD CLOSURE:
E.O.C. FIELD: 1" IN 35,502 FEET
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT

EQUIPMENT USED:
Gemma Z100 3D ROBOTIC TOTAL STATION
Topcon GPS 315 TOTAL STATION

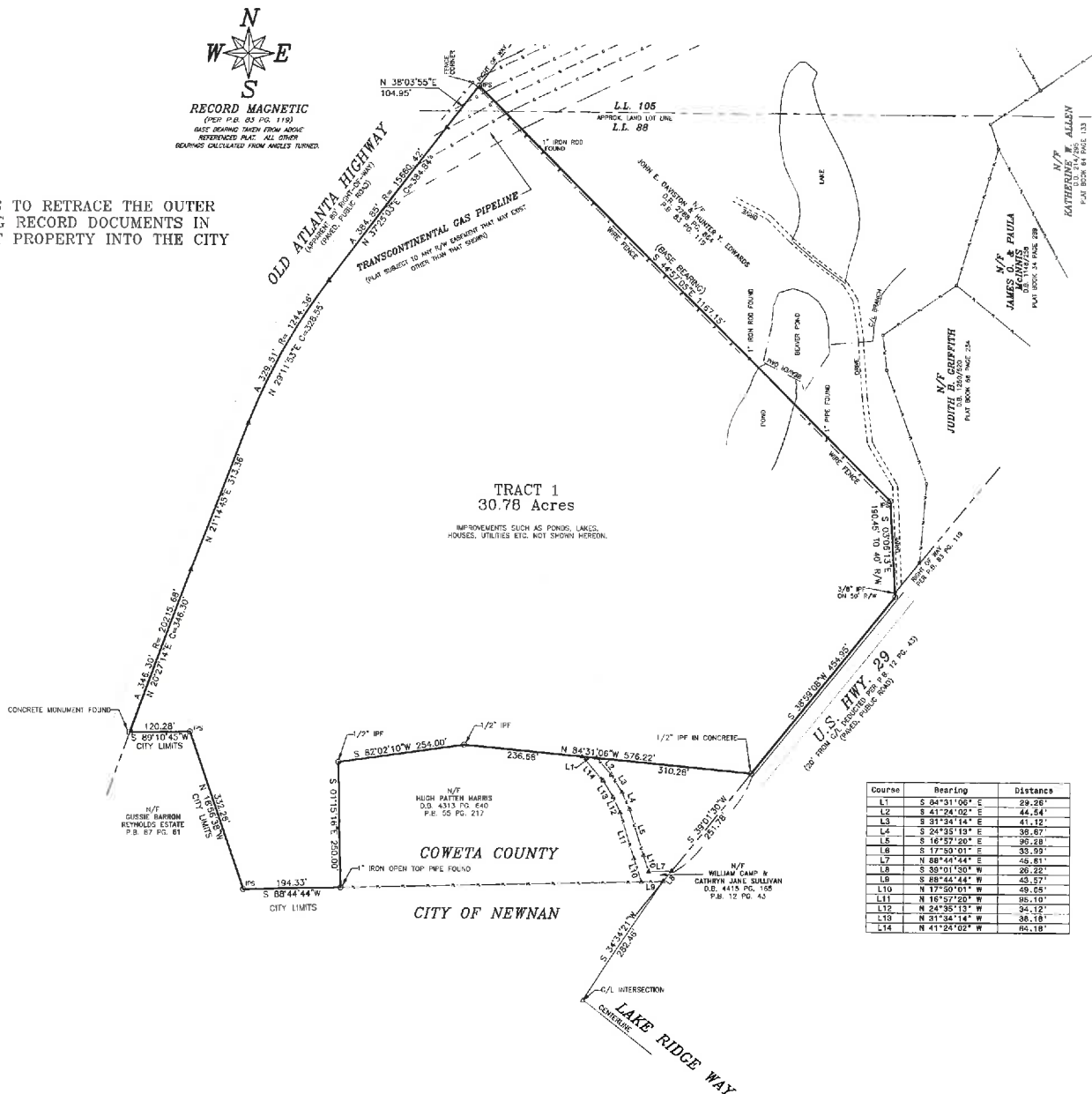
SURVEYORS CERTIFICATION:

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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY 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 15-6-67.

CHRIS W. ROBERTSON (GA RLS #319) DATE: _____

GENERAL NOTES:

1. THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67 AS AMENDED BY RS 75 (2017)), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND ON THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ALONG WITH THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION, THIS PROPERTY IS NOT WITHIN A ZONE A/E SEPTIC FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #1307001A10 WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYING, LLC, MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY NOT LOCATED AT THIS TIME.



Course	Bearing	Distance
L1	S 84°31'06" E	29.26'
L2	S 41°24'02" E	44.54'
L3	S 31°34'14" E	41.12'
L4	S 24°35'19" E	36.02'
L5	S 16°57'20" E	36.02'
L6	S 17°50'01" E	33.99'
L7	N 88°44'44" E	26.81'
L8	S 89°01'30" W	26.22'
L9	S 89°01'30" W	26.22'
L10	N 17°50'01" W	49.05'
L11	N 16°57'20" W	36.10'
L12	N 24°35'13" W	34.12'
L13	N 31°34'14" W	38.18'
L14	N 41°24'02" W	64.18'

DATE: _____

REVISION: _____

RETACEMENT BOUNDARY SURVEY FOR:
WILLIAM CAMP & CATHRYN JANE SULLIVAN
LOCATED IN LAND LOT 68 & 105 | 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

Christopher Brothers
L.A. & J. ROBERTSON, P.L.L.C.
20 JACKSON STREET
NEWNAN, GEORGIA 30263
(770)253-5195
LSF #32
christroses@nmail.org
www.christrosesurveying.com

DRAWING DATE: 02/01/2019
LAST FIELD WORK DATE: 01/21/2019

DISK: 2019-FEBRUARY
DRAWING: #3 = 83089
#SF = B3089 DW
SCALE: 1" = 100'
DRAWN BY: CWP

SHEET:
1 OF 1

FORMER FIRE PROPERTY:

SIGNED / NOTARIZED



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 (S) Cathryn J. Sullivan William C. Sullivan

Telephone Number 678-673-9453 (Cathryn) 678-590-9554 (Camp)

Address of Subject Property 950 Hwy 29N

Newnan, GA 30263

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

Cathryn J. Sullivan
Signature of Property Owner (S)

William C. Sullivan

Personally appeared before me

Cathryn J. Sullivan and
William C. Sullivan

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

Dianne M. Ferrell
Notary Public



(Affix Raised Seal Here)

2/1/2019
Date



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on Feb. 1st, 2019 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

"HILLTOP" ... single-family ±40 lots on Rte. 29 N. (RS-15)

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

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

land plans... Dennis G. Drenyer, Applicant

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):

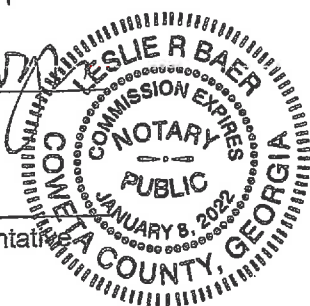
Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
<u>n/a</u>	<u>—</u>	<u>—</u>

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

Dennis G. Drenyer
Signature of Applicant

Dennis G. Drenyer
Type or Print Name and Title
Applicant - Land Planner
Type or Print Name and Title

n/a
Signature of Applicant's Representative



[Signature]
Signature of Notary Public Date

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



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:

- Property (as zoned RS-15) shall be limited to a maximum yield of RS-20 density (1.5 units/ac.) but designed, approved, and developed by RS-15 regulations/lot size.
- The lots fronting Old Atlanta Hwy shall be provided with a parallel (private) access drive with two (2) entries.
- The existing driveway to Hwy. 29 North shall be repaired to emergency vehicle capacity, then gated for access in case of emergency situations where other access is blocked.

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

- Photos of front elevations, character, details, and building materials are presented for consideration...
- Minimum square feet of Living Space shall be proffered at 2000sqft, with approx. 60% of space "down". (This prohibits the 1,000sqft over 1,000sqft square box unit!)
- Garages shall face front or side entry - but must utilize "carriage house" doors w/complimentary colors.

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

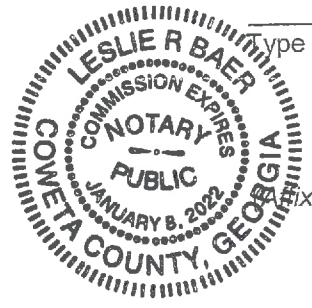
Dennis G. Tremyer
Signature of Applicant

Dennis G. Tremyer
Type or Print Name and Title

n/a
Signature of Applicant's Representative

Type or Print Name and Title

Leslie R. Baer 1-31-19
Signature of Notary Public Date



Notary Public Raised Seal Here)

"HILLTOP" RESIDENTIAL VILLAGE

±40 LOT SUBDIVISION TO BE ZONED RS.15...
ANNEXATION INTO CITY OF NEWNAN (±32 ACS.)
(MAXIMUM DENSITY 1.5 LOT/AC; 15,000 # LOTS)

SITE STANDARDS:

- MINIMUM LOT SIZE: 15,000 SQ' (85'x180')
- MAXIMUM DENSITY: 2.5/ACRE (80 LOTS)
- PROPOSED DENSITY: 1.25/ACRE (40 LOTS)
- BLDG. SETBACKS: 30' FRONT, BLDG. LINE
12'-SIDE; 35'-REAR, 30' SIDE STREET
- MINIMUM LOT WIDTH: 85' WIDE FRONT/BLDG.
ON CUL DE SAC: 35' FRONTAGE R/W
- PRINCIPAL LIVING SPACE: 1,800 SQ'±
- OPEN SPACE REQUIRED: 1,000 SQ'/LOT
OPEN SPACE SHOWN: 5,000 SQ'/LOT (5X)

APPLICANT/OWNERS' REP:

DENNIS G. DREWYER, GA. REG. #382
LANDPLANNER/ZONING FACILITATOR
15 WOODRIDGE PLACE · NEWNAN · 30265
770/328-3222 drewyer@numail.org

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

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT-61 038-2016-004617

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

ASSENT TO DEVISE

STATE OF GEORGIA
COUNTY OF COWETA

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

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

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

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

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

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

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

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

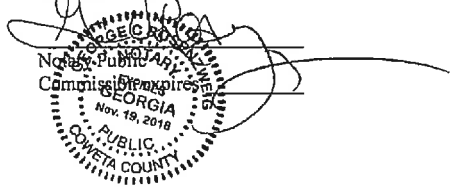
NOW, THEREFORE, the undersigned, as Executor of the Will of the said BETTY JANE P. PIKE hereby assents to the devise of said property under the terms of said Will, so that title thereto is vested in the said WILLIAM CAMP SULLIVAN and CATHRYN JANE SULLIVAN as provided in said Will.

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

Signed, sealed and delivered
this 12 day of August 2016

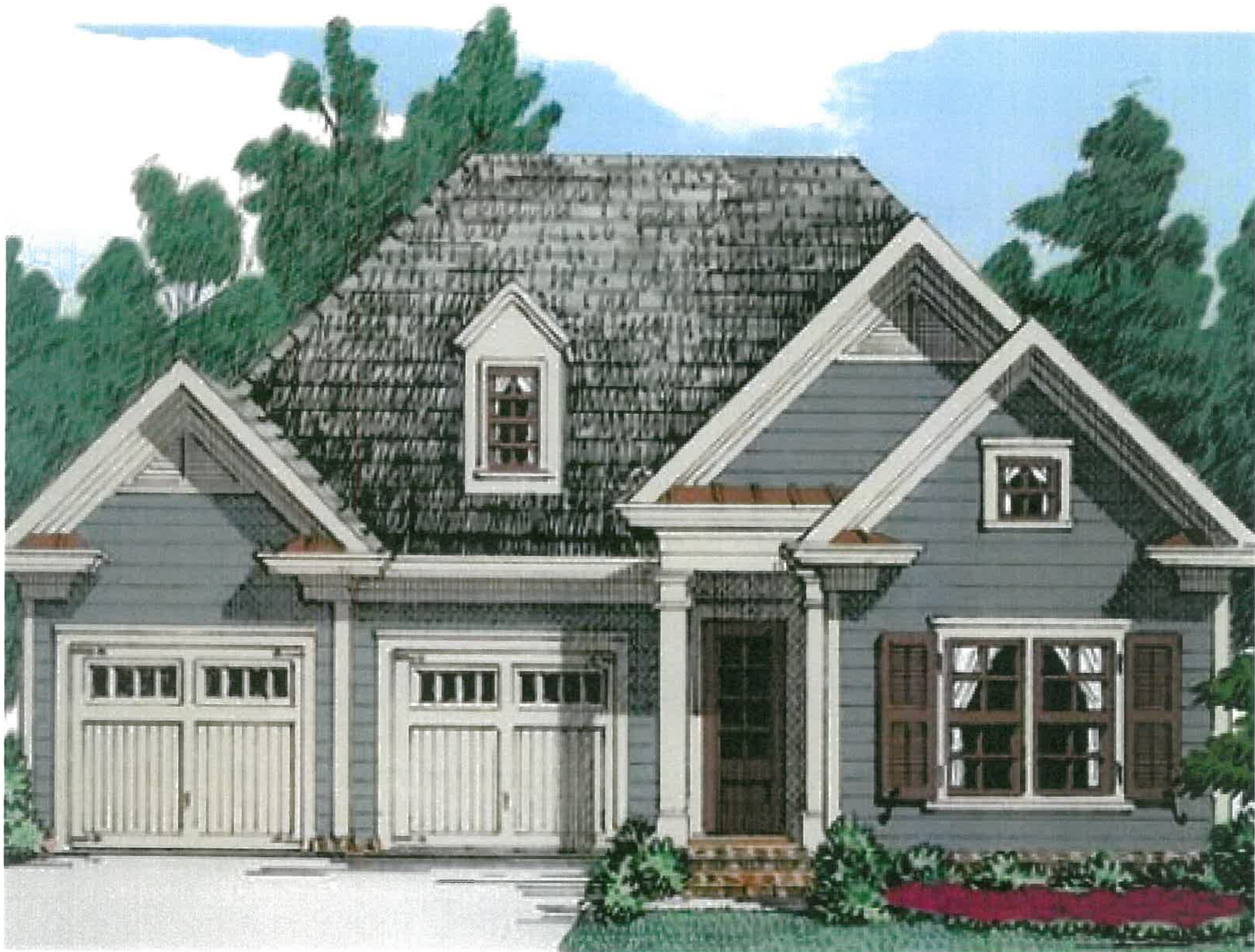
Ginger Groce (SEAL)
GINGER GROCE,
Executor Under the Last Will and Testament
of BETTY JANE P. PIKE, Deceased

Marcy K. Williams
Witness



Ferry





Igar Hill

7 SL-1904





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Frank Betz Associates



Fritz Kepraw
2018



Copyright © 2018
Frank Betz Associates





Copyright © 2018
Frank Betz Associates



"HILLTOP" RESIDENTIAL VILLAGE

140 LOT SUBMISSION TO BE ZONED RS-15
ANNEXATION INTO CITY OF NEWMAN (432 AC)
(MAXIMUM DENSITY 15 LOT/AC, 15,000 PLOTS)

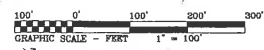
SITE STANDARDS:

- MINIMUM LOT SIZE: 15,000 SQ' (85x180')
- MAXIMUM DENSITY: 2.5/ACRE (40 LOTS)
- PROPOSED DENSITY: 2.5/ACRE (40 LOTS)
- BLDG. SETBACKS: 30' FRONT, BLDG. LINE 12' SIDE, 35' REAR, 30' SIDE STREET
- MINIMUM LOT WIDTH: 85' WIDE FRONT/BLDG. ON CUL-DE-SAC: 35' FRONTAGE F/W
- PRINCIPAL LIVING SPACE: 1,800 SQ'
- OPEN SPACE REQUIRED: 1,000 SQ' LOT
- OPEN SPACE SHOWN: 5,000 SQ' LOT (5%)

land.plans

15 WOODBRIDGE PLACE - NEWMAN, GA 30206
(770) 928-9222 - DENVER@LANDPLANS.COM

DENNIS GLENN DREWYER
REGISTERED LANDSCAPE ARCHITECT, GA #392
APPLICANT - OWNERS' REPRESENTATIVE
LAND PLANNING - LANDSCAPE ARCHITECTURE - LAND MANAGEMENT & SITE SERVICES



GRID NORTH
(FOR WEST ZONE)

File Property @ Hwy 29

1" = 100' feet

0 100 200 300

GRAPHIC SCALE - FEET

1" = 100'

0 100 200 300

GRAPHIC SCALE - FEET

± 1,980 LIN. FT. ROAD (+ DITCH CROSSING)
± 400' EXIST. DRIVEWAY RESTORE
± 850' NEW ALLEYS DRIVE (20' WIDE)





Housing Authority of Newnan

“Meeting the Challenge of Affordable Housing”

February 4, 2019

TO: Mayor and City Council, City of Newnan

FROM: Sandra M. Strozier, President/CEO, Housing Authority of Newnan (HAN)

RE: Neighborhood Stabilization Program (NSP) Proposal

Dear Mayor and Council:

As you recall, at the City Council Meeting on November 13, 2018, we discussed the possibility of the HAN partnering with the NURA to build affordable homes on City owned properties using NSP funds. The NSP is a federally funded program established in 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned residential properties, the goal of the program is being realized. As of 2018, the HAN assisted six families in purchasing their NSP homes and currently has three additional families getting ready to complete the purchasing process. The HAN allows families to lease their homes until they are ready to purchase while providing training opportunities to guarantee a successful transition into home ownership.

Due to the limited number of affordable foreclosures in our target areas, HAN, in conjunction with Newnan Coweta Habitat for Humanity and the City of Newnan requested revisions to the permitted list of NSP eligible uses. As a result, The Department of Community Affairs approved Clearance/Demolition and Redevelopment as two new categories for our program.

In working with the NURA, HAN is proposing the following:

- Possible use of the properties located at 70 and 79 Savannah Street as potential NSP sites. These lots are in the NURA's target area.
- The plan of action would be as follows:
 - Obtain clear title for the two aforementioned properties
 - Subdivide 70 Savannah Street into two lots
 - Seek turnkey bids for the NURA to consider
 - Construct the homes
 - Lease to qualified NSP program participants for future purchase
- We plan to construct three total homes (two on 70 Savannah and one on 79 Savannah).
- We are proposing designs and elevations similar to those included with this proposal.
- Proposed square footage for the home will be around 1,250 square feet with a targeted selling price of roughly \$100,000 or less.
- If successful, the NURA has identified additional city owned lots that could be used under this same program.



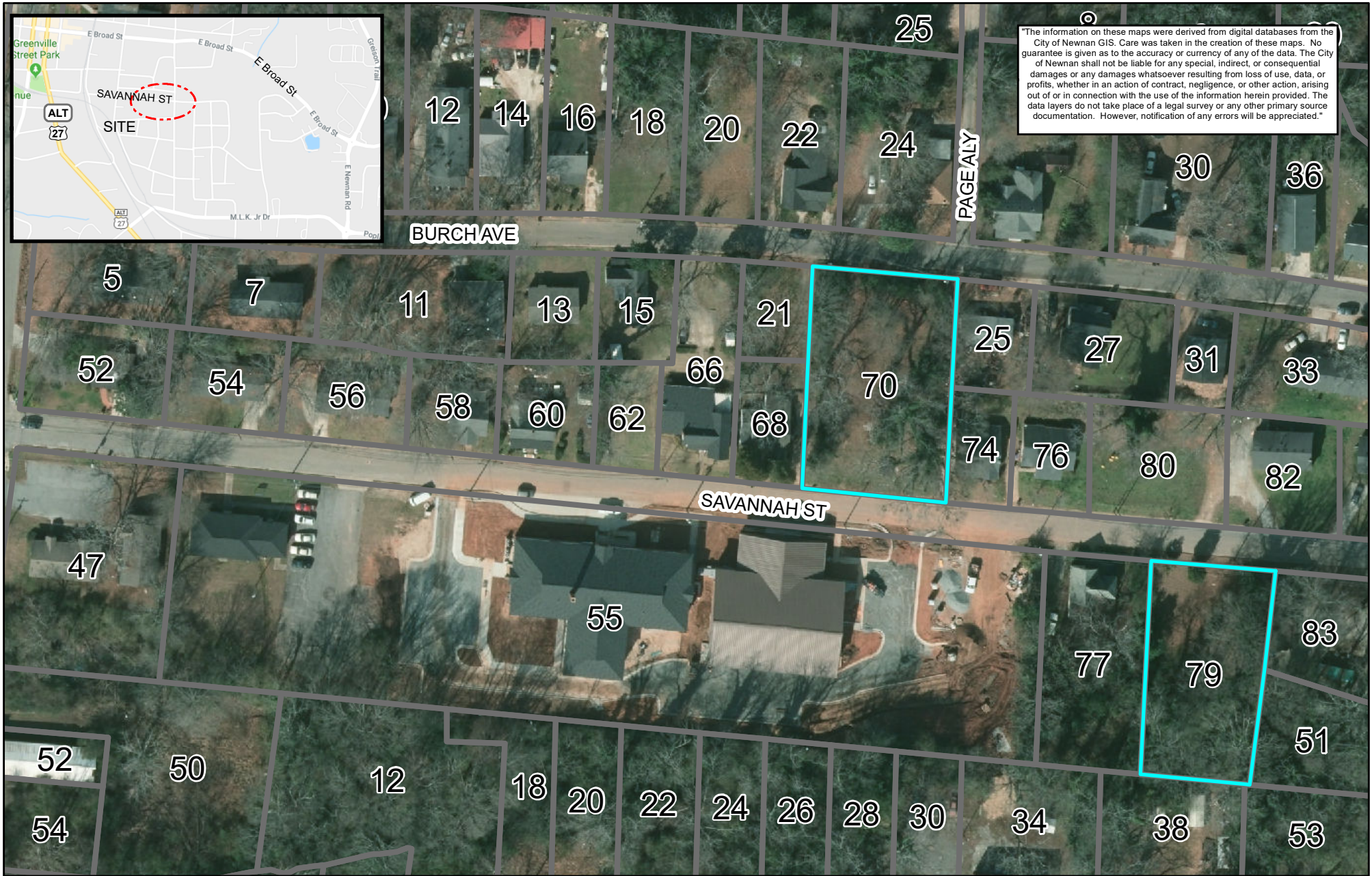
If you are agreeable with this action plan, HAN and the NURA would ask Council to allow the City Attorney to take the necessary steps to gain clear title to the two properties on Savannah Street. By using the NSP program, Council would be assured that the houses would be properly maintained during the leasing period and that the selected tenants would be ready to become permanent home owners in the future.

Thank you for your consideration in this matter. Please let me know if you have additional questions regarding this proposal.

Attachments



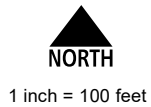
"The information on these maps were derived from digital databases from the City of Newnan GIS. Care was taken in the creation of these maps. No guarantee is given as to the accuracy or currency of any of the data. The City of Newnan shall not be liable for any special, indirect, or consequential damages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



CITY OF NEWNAN | Project Location



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



LEGEND

- █ Project Location
- PARCELS
- - - CITY LIMITS

ADDRESS

70 & 79 SAVANNAH ST
 NEWNAN GA. 30263



Indianapolis HFH



HFH of Greenville County



Catawba Valley HFH



Atlanta HFH



Habitat Choptank



Catawba Valley HFH



Westford HFH



Atlanta HFH



Chattanooga HFH



Pensacola HFH



SCHF



SCHF

City of Newnan, Georgia – Mayor and Council



Date: February 12, 2019

Agenda Item: 10 Burch Ave, 286 West Washington St., 121 Pinson St., and 180 West Washington St.

Prepared and Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To inform Council of the status of 10 Burch St , 286 West Washington St., 121 Pinson St., and 180 West Washington St. having been before Council in Public Hearings.

Background: Date of Status Check: February 5, 2019

<u>Property Address</u>	<u>Owner</u>	<u>Original Hearing</u>	<u>Original # Of Days Allowed</u>	<u>Original Resolution Deadline</u>	<u>Extensions</u>	<u>Updated Resolution Deadline</u>	<u>Status</u>
10 Burch Ave	Abdul Saeed Kader	March 28,2017	45 days	May 12,2017	180 days	June 9,2019	Interior progress
286 West Washington St	Irvin Jones Estate	February 24, 2015	180 Days	August 23, 2015	180 Days	April 6, 2019	Exterior progress
121 Pinson St.	Marcus Beasley	August 26, 2014	180 days	February 22, 2015	180 Days	March 10, 2019	Interior progress
180 West Washington St.	Render Godfrey	September 25, 2017	45 days	November 9, 2017	180 Days	March 10, 2019	No Progress

Options:

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

Funding: Not Applicable

Recommendation: Staff is requesting Council’s approval for Option 1.

Previous Discussions With Council: All have previous history with Council.

Joshua and Kara Cole
10 Buchanan Street
Newnan, GA 30263
(770) 653-0550

Newnan City Council
25 LaGrange Street
Newnan, GA 30263

November 20, 2018

Dear Councilmembers,

My wife Kara and I own and have lived at 10 Buchanan Street (parcel ID N10 0007 016) since 2013. We love the city of Newnan, and we're excited to continue raising our young son here.

Our property has a unique characteristic: Many years past, there was a water tower (parcel ID N10 0007 027) behind our property, and an alley extended from Buchanan St. to LaGrange St. to allow access for utility workers. I am not sure the year in which the water tower was taken down, but it was long enough ago that several large Oak trees have grown in the path of the alley towards the rear of our property.

There was also a water line that ran beneath the alley to serve the water tower. In discussing the alley with the City Manager, Mr. Phillips, I learned that the water line that runs under the alley has been abandoned.

This alley has long served as the sole driveway and vehicular access into our property. It is a paved driveway, and it extends up behind our house and to our barn. Because of our desire to not park on the street, my wife and I also leverage the driveway for parking our vehicles while we are home. When we leave the house together in one vehicle, the other vehicle stays in the driveway.

Considering the extent to which we depend on our driveway for property access, I would like to respectfully submit the following request:

For the Newnan City Council to authorize the transfer of deed of the portion of the alley which serves as our driveway to Joshua M. Cole and Kara W. Cole, current owners of 10 Buchanan Street, Newnan, GA 30263.

We are excited to continue investing in the improvement of our 1937 home, and official ownership of our driveway will create a sense of security and stability for our family.

Please see the following pages for supporting materials, including a copy of the 1911 Plat showing the subdivision of the Buchanan Property (including the alley and water tower), as well as a current Parcel map from the Coweta County Property Record system (retrieved on 11/13/18). On both images, I have shaded red the portion of the alley referenced in the above request.

Please let me know if you have any questions or if I can provide any additional information.

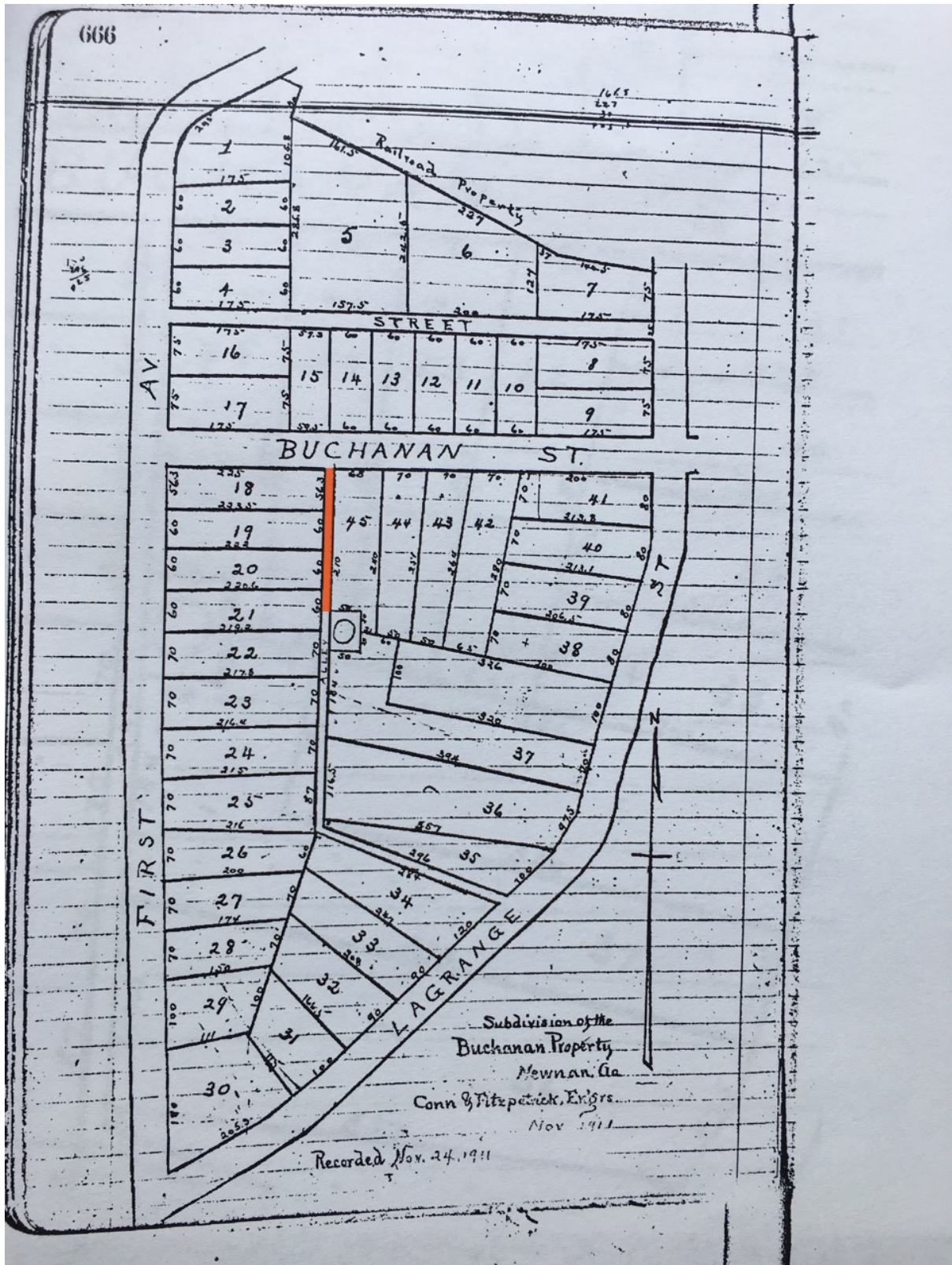
Yours Sincerely,

Joshua Cole

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10 Buchanan Street
Newnan, GA 30263
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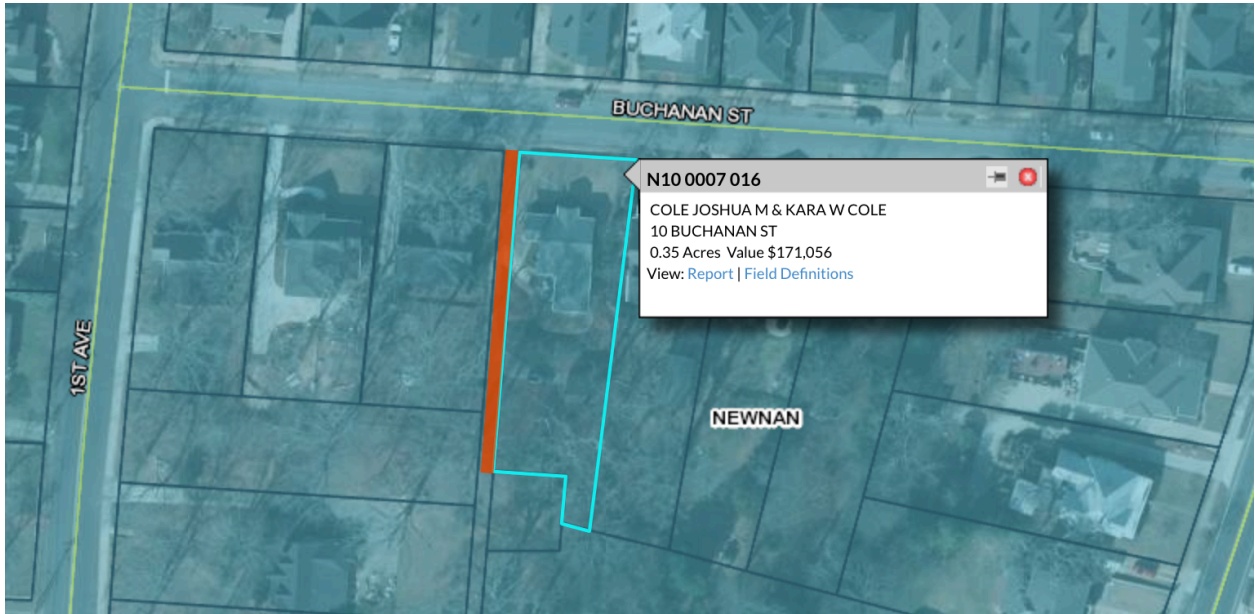
November 20, 2018



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Newnan, GA 30263
(770) 653-0550

Newnan City Council
25 LaGrange Street
Newnan, GA 30263

November 20, 2018



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).