City of Newnan Georgia

Planning Commission

Agenda Book

November 13, 2018

City of Newnan
PLANNING COMMISSION

Agenda for November 13, 2018 Regular Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
	Convene
TAB # 1	Minutes of the October 9, 2018 Planning Commission Meeting
TAB # 2	Public Hearing – Variance Request – 33 Horizon Hill: Michelle Harwell (PD2018-03)
TAB # 3	Public Hearing – Rezoning Request – 18.56 +/- acres on Millard Farmer Industrial Boulevard and Calumet Parkway (A Portion of Tax Parcel # N57A-703): Melissa Griffis, on behalf of Freedom Land Holdings, LLC (RZ2018-06)
TAB # 4	Discuss presentation for Mayor & Council
	Public Comments
	Adjourn

Unless otherwise posted, all Planning Commission Meetings
Are held in the:
Richard A. Bolin Council Chambers, City Hall
25 LaGrange Street, Newnan, Georgia 30263
Any questions prior to the meeting
should be directed to the Planning and Zoning Department.
Phone: 770-254-2354
E-mail: tdunnavant@cityofnewnan.org

CITY OF NEWNAN
Planning Commission
Meeting Minutes

October 9, 2018
7:00 p.m.

Commissioners in Attendance:	Proctor Smith Fred Hamlin Clay McEntire Chris Hunt Robert Coggin
Commissioners Absent:	David Van Drew Greg Gause
Others in Attendance:	Dean Smith, Planner Tina Fronebarger, Administrative Assistant Brad Sears, City Attorney

CALL TO ORDER

Vice Chairman Smith called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall.

READING OF MINUTES

Vice Chairman Smith asked if everyone had reviewed the minutes from the September 11, 2018 meeting. Commissioner Coggin motioned to approve the minutes. Commissioner Hunt seconded the motion.

MOTION CARRIED (5-0)

Public Hearing – Variance Request – 125 Southwind Lane: Kerley Family Homes (PD2018-02)

Vice Chairman Smith opened a public hearing and asked anyone speaking in favor of the request to come forward. Sears swore in Stacy Barnett who represented Kerley Family Homes. Barnett stated the applicant is requesting a variance from the front setback to allow them to move the house to be moved forward in order to maintain a 19-foot driveway. Vice Chairman Smith asked if the house footprint was similar to other homes built in that area. Barnett stated yes. She added that it would keep the order of the neighborhood and mentioned that they are working with a pie shaped lot. Vice Chairman Smith asked about the size of the lot. Dean Smith stated 16,813 square feet. Vice Chairman Smith asked if there was an existing home to the left side and if the proposed house would line up with its building line. Barnett stated yes, there was an existing house and said the building lines would be close. Commissioner McEntire asked if the house just needed to be moved forward. Barnett stated they needed to move it forward to ensure a proper driveway and mentioned how vehicles stick out into the alleys for existing homes with shorter driveways. Dean Smith discussed the previous and current driveways requirements.

Vice Chairman Smith asked if anyone else would like to come forward and speak in favor of the request. With no one coming forward, he asked if anyone would like to speak in opposition of the request. Rashid Choudhary came forward and was sworn in by Sears. Choudhary stated he lives across the street and is not comfortable with what is being proposed, as the house would sit only 8 feet from the road. Commissioner Hamlin asked if there would only be 8 feet left in front, if the variance was approved. Dean Smith stated they have a 15-foot front setback, but are asking for a 7-foot variance. Commissioner McEntire asked if it was aesthetics or just concerns about congestion. Choudhury stated that the house would be very close to the road and not consistent with the other houses' setbacks.

Vice Chairman Smith asked if anyone else would like to speak in opposition. With no one coming forward, he asked if the applicant would like time for rebuttal. Barnett came forward stating he understood what Choudhury was saying, but the congestion is not going to be in the front it will be in the back since it is a rear entry property. He added that the people who live in the neighborhood cause the congestion. A discussion took place amongst the Commissioners, the applicant, and the staff regarding the following: the distance of the front corner of the house to the street; the curve of the street; the porch; the buildings lining up; the driveway requirement being 15 feet in 2015; the lot being rear access; other houses having access off the alley; the 19 foot driveway requirement; if an exception was allowed for the driveway requirement; and not being able to stop visitors from parking on the street. After much discussion, Vice Chairman Smith closed the public hearing and asked staff to give their report.

Dean Smith provided a recap of his agenda item. He stated when this lot was first subdivided and developed, it had a 15-foot setback on the front, 3 foot or 5 foot on the side, and 20 foot in the rear. Dean Smith stated this is a unique lot and there are not many shaped like this. He said the uniqueness of this lot and the 19-foot driveway requirement is the reason they are asking for the encroachment into the front setback. Dean Smith provided more detail and concluded with recommending approval of the variance request. Vice Chairman Smith asked if an irregular shaped lot and change in the ordinance is legitimate reasons to grant the variance. Dean Smith stated Kerley Family Homes are building a substantial number of homes in Stillwood, Phase 1 and Southwind, Phase 2 that have the same setbacks and this is the first time they have made a request. Vice Chairman Smith stated they could make the variance contingent on the orientation of the home presented here tonight. He then asked for a motion.

Commissioner Coggin motioned to approve the variance request for 125 Southwind Lane conditioned upon the orientation and location of the home being consistent with the drawing provided as part of the application. Commissioner McEntire seconded the motion.

MOTION CARRIED (5-0)

New Business

Dean Smith stated there will be a November meeting and added that they will be discussing some of the concerns that the Commission wanted to address in their report before Council.

Adjourn

With no further business, the meeting adjourned at 7:18 p.m. on a motion from Commissioner Hunt and seconded by Commissioner Hamlin.

MOTION CARRIED (5-0)

Vice Chairman Smith

City of Newnan, Georgia – Planning Commission

Date: November 13, 2018

Application Number: PD2018-03

Agenda Item: Variance request – 33 Horizon Hill

Prepared and Presented by: Chris Cole, Planner

Purpose

Michelle Harwell is requesting a variance for an adjustment to the fence orientation requirement, as outlined in Section 3-6(c) of the City of Newnan's Zoning Ordinance. **Note – The applicant updated the following information after submitting her application:**

1) The request is only for the portion of my proposed fence (the left fence segment) that will run the distance of the adjacent neighbor's existing fence (approximately 68 feet +/-). The adjacent neighbor's address is 37 Horizon Hill. Staff Note – The adjacent neighbor at 37 Horizon Hill will hereinafter be referred to as the adjacent neighbor. 2) Please have staff delete my mention of 120 feet and replace it with 68 feet +/-.

Background

Zoning District	PDR-Planned Residential Development
Proposed Land Use	Single-Family Residential
Parcel Size	Approximately 0.247 of an acre

The applicant is seeking relief from City Zoning Ordinance Section 3-6(c) that states *all fences, required or otherwise, shall have their finished face directed toward adjacent or adjoining residential property or streets, where a residential property is adjacent to or across from the subject site*. The applicant is proposing constructing a 6-foot tall wood fence around her entire back yard and is requesting a Variance to orient the finished face inwards for only 68 feet +/- of the approximate 112 feet of the proposed "Left" or southern fence line (only the portion that will "run the distance" of the adjacent neighbor's existing fence). The remainder of the proposed fencing will meet the finished face criteria. After meeting with four fence contractors, the applicant was told the only way to have the 68-foot +/- section meet the fence orientation requirement would be to have that segment built 2 to 3 feet off the property line because a worker would have to fit in the area between the neighbor's existing fence and the applicant's fence structure to nail the pickets. Staff also discussed this issue with the Building Department and was told the contractors' advice was in keeping with best practices. *Note- Please see the attached depictions with the yellow highlighted segment titled Variance request. As pointed out above, the applicant is now only requesting that the 68 foot +/- segment be under consideration.*

Basis for Granting Variance

The Planning Commission shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
- ✓ Such conditions are peculiar to the particular piece of such property involved; and,

- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,

- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,

- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Planning Commission shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

- ✓ The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Options

A. Approve the variance request
B. Deny the variance request

Recommendation

Staff believes that it is rational in this special circumstance to allow the property owner to orient this 68 foot +/- finished face inwards, in light of the construction limitations and the factor of the neighbor's existing fence. In addition, staff believes that requiring finished face orientation in this case would produce a particular hardship that is unique to the subject property. As the applicant points out, the Ordinance requirement would "render up to 3 feet wide by 68 feet +/- long useless."

The desire of the owner to deviate a portion of the proposed fence from the fence orientation standards is not unreasonable and should present no impact upon her neighbors. Furthermore, alleviation of the required fence orientation standards will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit fence orientation considerations when existing factors such as construction limitations and an existing neighbor's fence affect an applicant's desire to construct a fence. After reviewing all the information presented by the applicant and comparing it to the basis for granting variances, as outlined in the Zoning Ordinance, staff recommends approval of the variance request based on the following reasons. The strict application of the terms of the Ordinance would *unreasonably* restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Attachments

Application
Photographs

Previous Discussions with Commission

None

CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR A PD VARIANCE Date Received 10-12-18

Name of Applicant Michelle Harwell

Mailing Address 33 Horizon Hill Newnan GA 30265

Telephone 678-850-5043 E-Mail: mharwell@numail.org

Property Owner (Use back if multiple names) Michelle Harwell

Mailing Address 33 Horizon Hill Newnan GA 30265

Telephone 678-850-5043

Address/Location of Property 33 Horizon Hill Newnan, GA 30265

Tax Parcel No.: SGS-201

Present Zoning Classification: PDR (cc)

Present Land Use residential (cc)

Intended Use _____

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline *will not be accepted.*

I (We) hereby request the following variance from the provisions of section(s) 3-6 of the Zoning Ordinance/Subdivision Regulations: ALL fences must have their finished face directed towards adjacent residential property or streets

In order for the Commission to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property? See attachment

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers? Residential

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
See attachment

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
It would potentially render up to 3 feet wide by 120 feet long useless.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
Allowing one side (left side) to be built with the smooth or finished side on inside.

The Planning Commission shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

Included with the application, the following information is required:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (**$250.00 Per Each Request**).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Michelle Harwell

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cobb

DATE OF FILING 10-12-18

PC MEETING DATE 11-13-18

DATE OF NOTICE PUBLICATION 10-25-18

ACTION TAKEN (DATE) _____

City of Newnan, Georgia

ATTACHMENT

Question 1

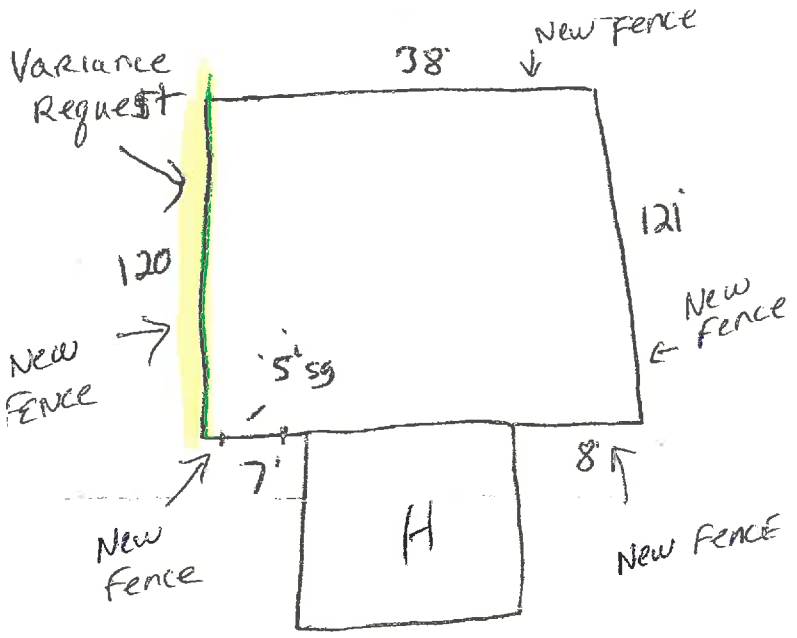
What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of the property?

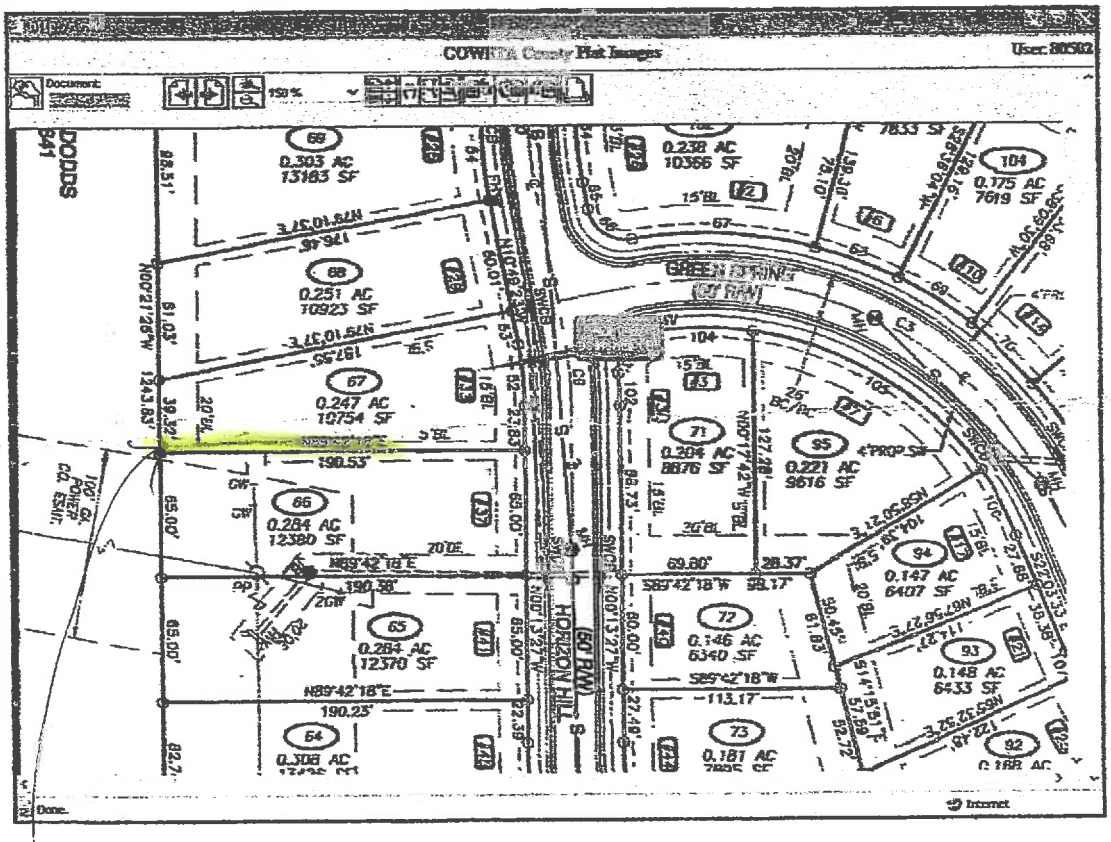
Neighbor on left side of property already has a four foot fence near the property line. I am unable to have a six foot privacy built near the property line to delineate property lines. The fence would have to be built 2-3 feet off the property. The fence would need to be built with the finished side facing inward on the **LEFT** side of the property only to build it near property line. The other three sides would be built under the zoning ordinance regulations.

Question 3

What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the ordinance?

After speaking with four fence contractors, the construction of the fence on the left-hand side is a factor because there is already a four foot fence there. A grown man would need to be able to fit between the two fences to nail up the pickets. If the fence is built in accordance with the Ordinance, the fence would need to be built between 2-3 feet off the property line (left side only) and it would render up to 3 feet wide by 120 feet long useless.


Variance Request
38'
New Fence
121'
120'
New Fence
New Fence
5'5g
7'
8'
H
New Fence
New Fence



VARIANCE Request

length of this segment is 120 feet

Attachment A

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 variance for property.

Name of Property Owner Michelle Harwell

Telephone Number 678- 850- 5043

Address of Subject Property 33 Horizon Hill
Newnan GA 30265

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.

Michelle

Signature of Property Owner

Personally appeared before me

MICHELLE ~~HARTWELL~~ HARWELL

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

L Lavine

Notary Public

L LAVINE NOTARY PUBLIC COWETA COUNTY, GEORGIA COMMISSION EXPIRES AUGUST 10, 2019

(Affix Raised Seal Here)

October 12, 2018

Date

City of Newnan, Georgia
Attachment B

APPEARANCE STATEMENT

Public Hearing Attendance Requirements

To process an application for an item requiring a Public Hearing, the applicant or applicant's designated representative must be present and in attendance at said hearing. This includes any items to be presented to the Board of Zoning Appeals; Mayor and City Council; and the Planning Commission.

Failure to appear at a Public Hearing may result in denial of the request, or an extended waiting period before the next available meeting. Certain requests, i.e. variances or special exceptions, if denied cannot be re-submitted for consideration for a term not less than one (1) year from the date of denial by that particular governing body.

The Board of Zoning Appeals will hear your request on _____ at 10:00 AM

The Mayor and City Council will hear your request on _____ at _____ PM

The Planning Commission will hear your request on 11-13-18 at 7:00 PM

IMPORTANT

A zoning sign will be affixed and posted on the property in question. Owner/applicant shall notify the Planning & Zoning Department immediately if the sign is removed, defaced, incorrect, etc. After the Public Hearing date, City personnel will remove the zoning sign.

Applicant's Name: Michelle Harwell
(Please Print)

Applicant's Signature: Michelle Harwell

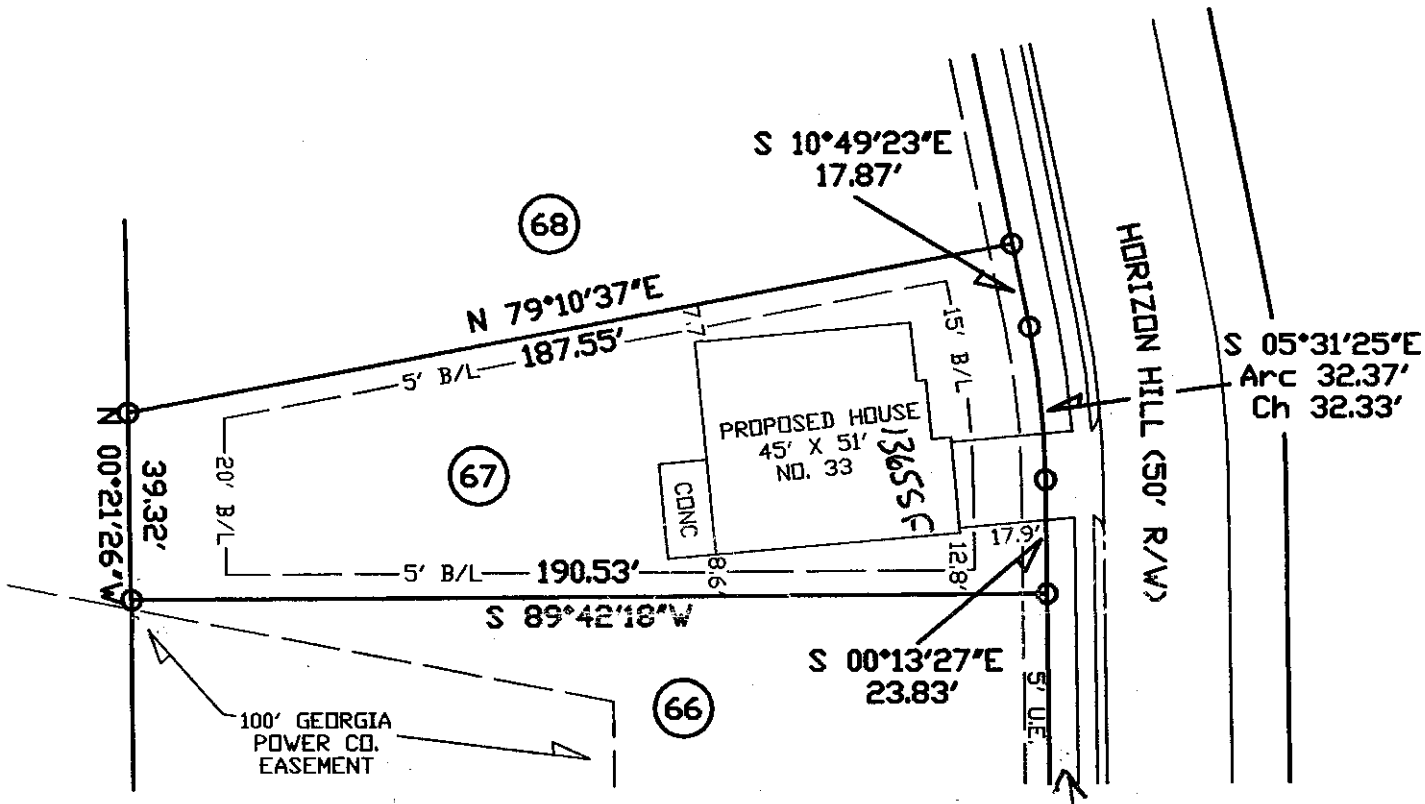
Date: 10-12-18

All meetings are held in the Richard A. Bolin Council Chambers located at 25 Lagrange Street, Newnan, GA 30263, unless otherwise stated.

NORTH

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
R.B.F.	= RE-BAR FOUND
R.B.S.	= RE-BAR SET
O.T.	= OPEN TOP
C.T.	= CRIMPED TOP
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
P.P.	= POWER POLE
-P-	= POWER LINE
-X-	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.E.	= SEWER EASEMENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
C.B.	= CATCH BASIN
999.0 E.	= EXISTING SPOT ELEVATION
999.0 F.	= FINISHED SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
——→	= SURFACE DRAINAGE FLOW



CALL (770) 253-0327
FOR CURB CUT AND BEFORE
POURING DRIVEWAY AND SIDEWALK
APPROVED 1/20/04

N5.4

Must plant 9 - 2" Shade trees

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (OPEN) FEET AND AN ANGULAR ERROR OF (-) SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED: TOPCON GTS 300

I HAVE ON THIS DATE, EXAMINED THE "F.E.M.A. OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
COMMUNITY PANEL NO.: 130298 0230 B
ZONE: X
EFFECTIVE DATE: SEPTEMBER 8, 1999

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

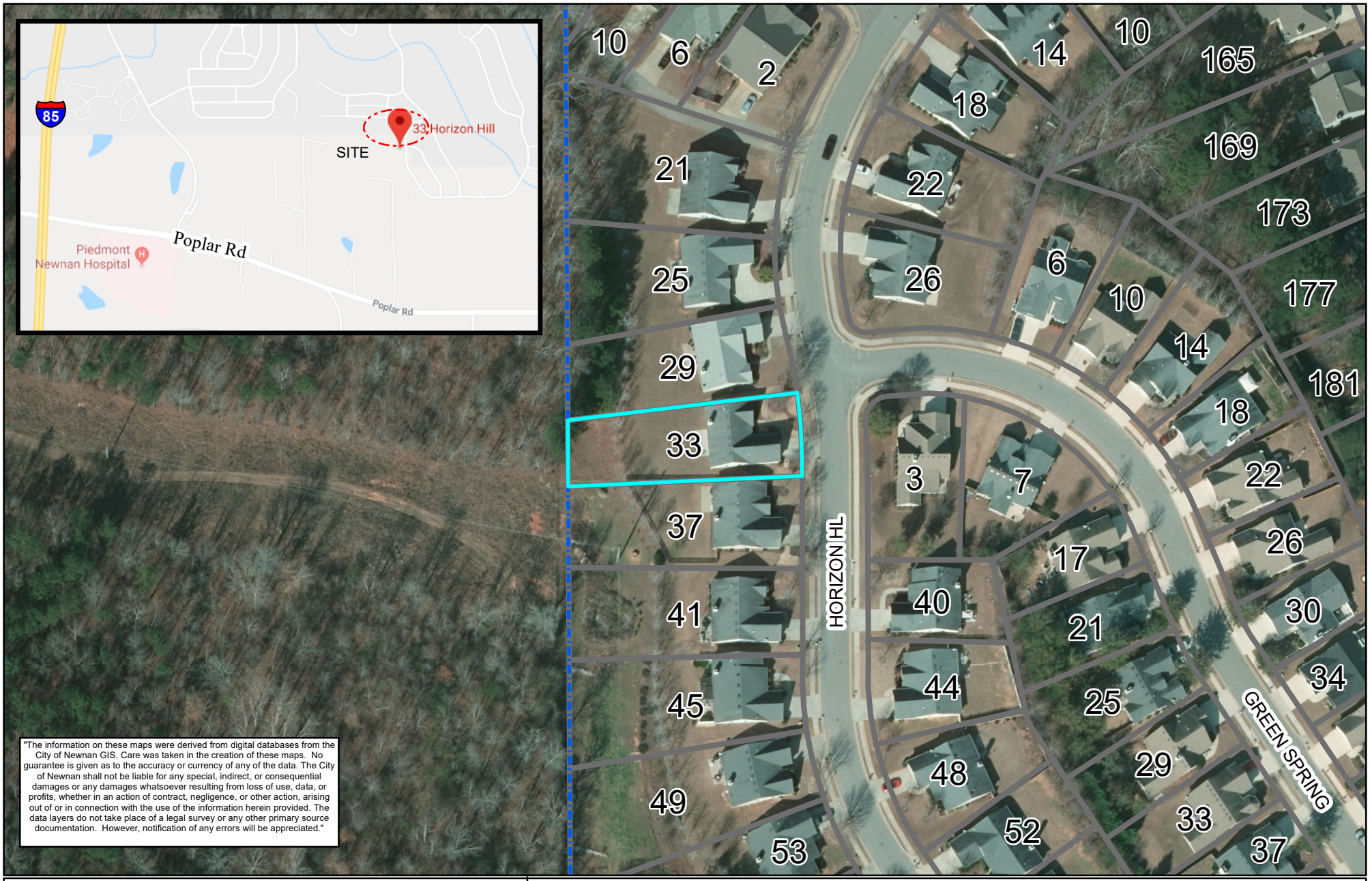
RICKY C. BUSBEE, GA. R.L.S. NO. 2497

BUSBEE SURVEYING CO., INC.
3348 HIGHWAY 120
DULUTH, GA. 30096
PHONE: (770) 497-9866
FAX: (770) 497-9881

40 0 40 80 120
GRAPHIC SCALE – FEET

SURVEY FOR: H.L.P.
LIFESTYLE HOMES
P.O. BOX 490970
LAWRENCEVILLE, GA. 30049
LOT 67
ASHTON AT SUMMERGROVE, (A.K.A. POD 8)
PLAT BOOK 80, PAGE 5-10
LAND LOT 3, 2ND DISTRICT
COWETA COUNTY, GEORGIA
DATE: JANUARY 12, 2004 JOB NO. 29770/LIFESTYLE

1/29 moved off EE



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

CITY OF NEWNAN | Project Location

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

NORTH

1 inch = 100 feet

LEGEND

- Project Location
- PARCELS
- CITY LIMITS

ADDRESS

33 HORIZON HL
NEWNAN GA. 30263

33 Horizon Hill - Variance

View of Subject Property

View of adjacent house to the south

33 Horizon Hill - Variance

View to the south on Horizon Hill

View across Horizon Hill

33 Horizon Hill - Variance

View to the north on Horizon Hill

View of adjacent house to the north

33 Horizon Hill - Variance

View of portion of property line between subject property (to the left) and the adjacent neighbor to the south (to the right)

View of subject property's rear facade

33 Horizon Hill - Variance

View towards applicant's home (to the left) and the adjacent neighbor's existing fence. The proposed fence segment in question will be constructed directly next to the neighbor's existing fence along the side property line.

View of subject property's rear yard - with the adjacent neighbor to the south (to the left) and an unincorporated County parcel to the west (beyond the tall tree line)

33 Horizon Hill - Variance

Alternate view of adjacent neighbor's fence

Alternate view of adjacent neighbor's fence

33 Horizon Hill – Variance

Examples of fences the applicant is considering

City of Newnan, Georgia – Planning Commission

Date: November 13, 2018

Agenda Item: Rezoning Request – RZ2018-06
18.56± acres on Millard Farmer Industrial Boulevard and Calumet Parkway (A Portion of Tax Parcel # N57A 703)

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose:

Melissa Griffis, on behalf of Freedom Land Holdings, LLC, is seeking to change the zoning on an 18.56 ± acre tract located on Millard Farmer Industrial Boulevard and Calumet Parkway (A Portion of Tax Parcel # N57A 703). The applicant is proposing the development of a 47 single-family homes. The property is currently zoned PDO (Planned Office and Institutional District) and PDC (Planned Commercial Development District) and the applicant is seeking a PDR (Planned Residential Development District) zoning designation.

Background:

The subject property is currently vacant and is located in the Calumet Planned Development. The master plan for the site shows the subject property as primarily PDO with a small portion being PDC. The applicant is seeking a PDR zoning to allow for 47 single-family homes. The Calumet Master Plan shows an approved total of 884 residential units, which equates to a 5 unit per acre density. Currently, 814 total units have been built within the development; therefore, construction of an additional 47 homes will not exceed the overall approved residential unit total which would move to 861.

Present Zoning District	PDO & PDC
Proposed Zoning District	PDR
Current Land Use	Vacant
Parcel Size	18.56 ± acres

Surrounding Zoning Classifications

North	PDR
East	ILT & IHV
South	PDC & IHV
West	PDC & PDR

Surrounding Land Use Pattern

North	The Commonwealth - Quads
East	Coweta County Bd of Education; AgPro
South	AgPro; Industrial Buildings; Old Pizza Inn Building

West	Calumet Pkwy; Lullwater Apartments; vacant land

Summary:

Staff analyzed the following criteria prior to formulating a recommendation:

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

The subject property has been vacant since Calumet was approved in 2001. It was originally targeted for primarily office development which would serve as a buffer between the existing and proposed industrial/commercial zoned properties and the Commonwealth's quadraplex development. However, there has not been a high demand for large tracts of office land and therefore, Staff has seen numerous requests to find alternative uses for office and institutional zoned sites throughout the City.

The single-family units would be consistent with residential uses to the north and west. In addition, the proposed site plan shows open space along the southern boundary that would serve as a buffer between the subdivision lots and the existing industrial properties. There is also a fair amount of trees along the rear of the industrial developments that will also help buffer the new residential homes from the more intense uses.

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

The single-family units would be a less intense use for the quads than an office or commercial development. In addition, the traffic generated by the residences would be much less than what would currently be anticipated once the property was developed as PDO. In terms of the adjacent industrial sites, they would have a larger buffer due to the change in use, but since the tracts are already developed, that requirement would only impact any future improvements along the rear of the property.

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

The property is currently zoned for office and commercial uses. It could be used as currently zoned, but it has sat vacant since 2001 and Staff has not seen a great deal of enthusiasm for office development in the area.

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

The following reflects the comments Staff received from the various departments regarding service provision:

Engineering:

Environmental Concerns:

- The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.

- All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.

Access, Layout, and Road Concerns:

1. The Georgia DOT will have review and permit authority for the entrance and improvements along the Newnan Crossing Bypass (SR 34)

2. ADA compliant five (5) foot sidewalks shall be provided on both sides of all streets within the community.

3. All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.

4. All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.

Trip Generation Existing Zoning:

This existing site is zoned for PDO and PDC containing a total of 18.56 acres. Trip generation from this site was calculated using ITE Trip Generation Manual, 9th edition.

Business Park: 18.56 Acres

a. Weekday: 149.79 /ACRE = 2,780 vpd
b. Weekday peak AM hour: 18.86/ACRE = 350 vph
c. Weekday peak PM hour: 16.84/ACRE = 313 vph
d.. Sunday: 16.78/ACRE = 311 vpd
f. Saturday 32.61/ACRE = 605 vpd

Trip Generation Proposed Zoning:

This proposed project includes 47 single family residential homes on 18.56 acres. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 47 homes

a. Weekday : 9.52/unit = 447 vpd
b. Weekday peak AM hour: .77/unit = 36 vph
c. Weekday peak PM hour: 1.02 /unit = 48 vph
d. Sunday: 8.62/unit = 405 vpd
e. Saturday 9.91/ unit = 466 vpd

TRAFFIC GENERATION SUMMARY

DAY	EXISTING TRIPS	PROPOSED TRIPS	DIFFERENCE
WEEKDAY (vpd)	2,780	447	-2333
WEEKDAY AM PEAK (vph)	350	36	-314
WEEKDAY PM PEAK (vph)	313	48	-265
SUNDAY (vpd)	311	405	+94
SATURDAY (vpd)	605	466	-139

The anticipated traffic generation from this zoning change is a decrease on all days except Saturday. On Sunday, trips from the Single Family Home development would outpace a business center by 94 vehicles per day. The overall trend would be less vehicular traffic onto local roads as a result of this rezoning.

Police:

In reviewing historical information concerning number of calls for service, response time, and number of officers, following is the impact to the police department services.

The numbers are projected with 41 Officers being used to determine calls per officers. These 41 officers are patrol officers who will normally be the first responders to any call for service.

Annual Calls for service	Estimated Population	Calls per citizen	Calls per Officer	Estimated occupants each new resident	Calls per additional resident	Additional calls per Officer	Estimated time on each call	Response time increase from/to
54,000	34,000	1.59	1,317	2.5	187	5	1 hour	4.2 min to 5 min.

While these numbers may appear to be low in number, it does take and officer off of the street longer than just taking information, and filing a report. We would be able to service this development, but it would require a longer response time.

Newnan Utilities: Scott Tolar has indicated that Newnan Utilities does not have any issues with the project. They have ample water, electricity and sewer capacity to serve the proposed development. The developer will be responsible for all upgrade costs necessary to serve the property. A list of those potential costs for water and sewer upgrades has been provided In Tolar's November 5th service provision letter that is included as part of this report.

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

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

Fire: Fire Chief, Stephen Brown, has indicated that his department would be able to service the development with their existing personnel and equipment.

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

The Future Land Use Map shows the property as future Office and Professional. The single-family development would not be consistent with this designation; however, the future designation was based on the master plan that has been adopted for this area. By going through the rezoning process, the developer is seeking a major plan amendment which is allowable per the Zoning Ordinance. In addition, the overall residential unit count will still be below the approved number of units even with the development of the 47 lots.

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

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

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

As specified above, the Future Land Use map shows this property as being office and professional. Since this designation was just assigned in October of 2017, there are no new or changing conditions that would impact the designation shown in the Comprehensive Plan.

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

Staff feels the proposed use for the property does reflect a reasonable balance. The PDR designation will be a less intense use for the existing quadraplexes. Also, there is ample open space on the southern border of the property to buffer the proposed residences from the existing industrial uses.

Proffered Conditions:

The applicant has agreed to proffer the following conditions:

- Fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; 12’ x 12’ patio; lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants.

- Applicant agrees to develop the project consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application.

Options:

A. Approve the rezoning request and major plan amendment as submitted
B. Approve the rezoning request and major plan amendment, with conditions
C. Deny the rezoning request and major plan amendment

Staff Recommendation:

After reviewing the application and the rezoning criteria, Staff feels that the impact from the single-family development will be much less on the surrounding area than a developed office park. The subdivision will typically generate less traffic and will be a less intense use for the adjacent quads. In addition, the subject property has remained vacant since the Calumet Master Plan was adopted in 2001 and the change in use will have a minor impact on service provision. Therefore, if the Commission no longer envisions this area as a mixture of future office and professional uses, Staff would recommend Option "B", approve the rezoning request and major plan amendment with the following conditions:

1) The development of the property will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application package.

2) The development will be limited to 47 single-family lots.

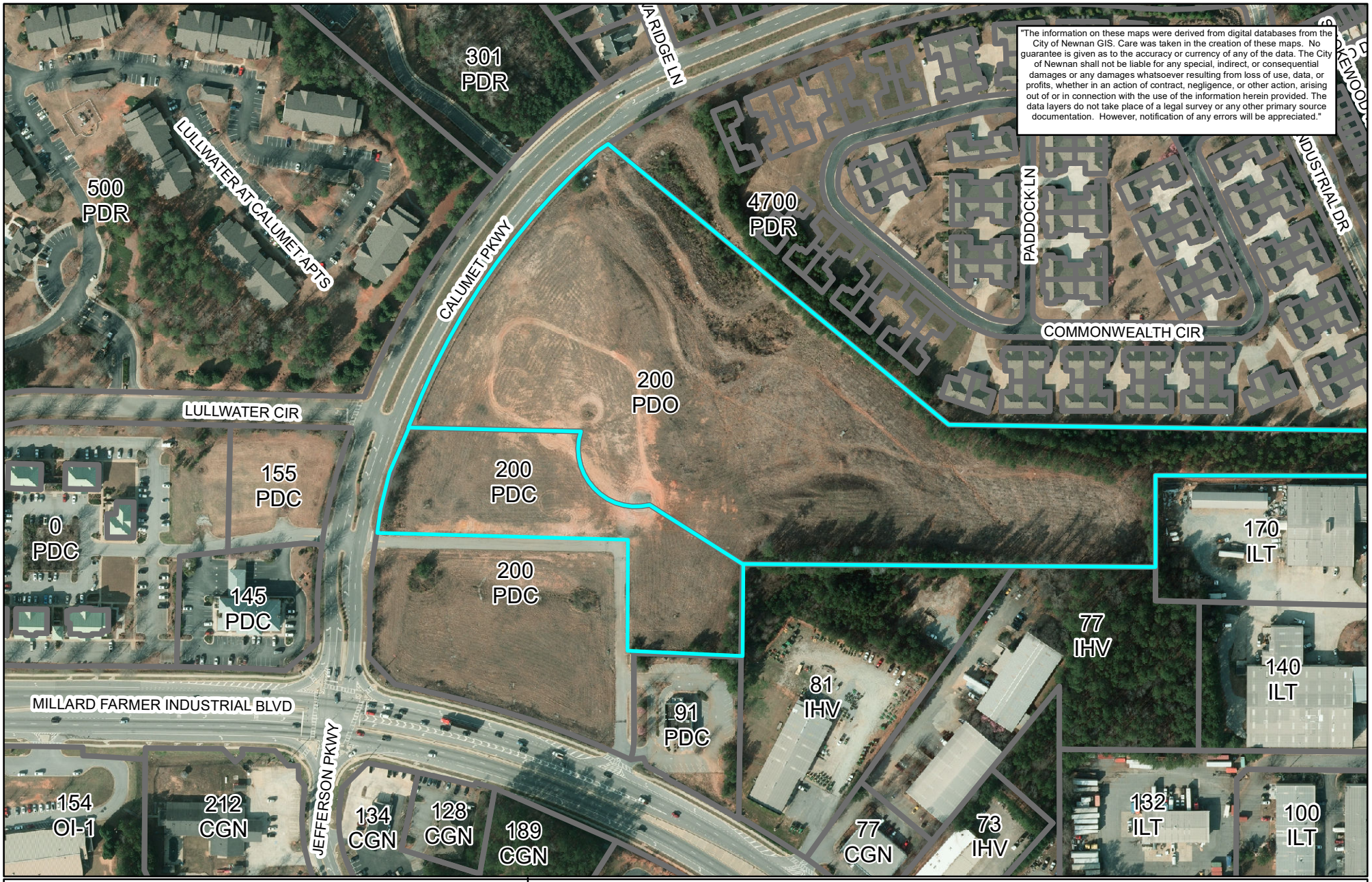
3) The developer agrees to use fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on the front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; a 12' x 12' patio; a lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants per the proffered conditions.

4) All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.

5) The existing and proposed detention ponds shall be landscaped to enhance their appearance from the public street system as approved by the City Engineer and City Landscape Architect.

Attachments: Application for Rezoning
Location Map
Service Provision Responses

Previous Discussions with Commission: 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 = 250 feet

LEGEND

- Project Location
- PARCELS
- CITY LIMITS

ADDRESS

200 CALUMET PKWY
NEWNAN GA. 30263

ROSENZWEIG, JONES, HORNE & GRIFFIS, P.C.
ATTORNEYS AT LAW
32 South Court Square
PO Box 220
NEWNAN, GEORGIA 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

October 10, 2018

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

RE: Application of Freedom Land Holdings LLC to Amend the Zoning Ordinance
Approximately 18.56± Acres located on Millard Farmer Industrial Blvd., Newnan, Georgia

Dear Ms. Dunnavant:

Freedom Land Holdings LLC, the applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 18.56 +/- acres to be rezoned from PDO and PDC to PDR.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a PDR zoning as it is adjacent to currently zoned PDR and would allow for a transition of Millard Farmer Industrial Blvd. With the continued population growth, a need exists for greater variety in housing choices to accommodate the increased employment opportunities. The PDR zoning will be beneficial to the residents not only at The Property, but also the surrounding area.

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

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

Freedom Land Holdings LLC has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional

information, please do not hesitate to contact me. Freedom Land Holdings LLC, as Applicant and myself as counsel for Freedom Land Holdings LLC, look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,

Melissa D. Griffis
For Freedom Land Holdings LLC

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Freedom Land Holdings LLC

Mailing Address 140 Village Circle, Senoia, GA 30276

Telephone (770) 599.8700 Email:

Property Owner (Use back if multiple names) North Bay Avalon, LLLP

Mailing Address 6701 John Tyler Memorial Hwy., Charles City, VA 23030

Telephone

Address/Location of Property Millard Farmer Industrial Blvd./200 Calumet Parkway

Tax Parcel No.: N57A 703 Land Lot 75

District/Section 5 Size of Property (Square Feet or Acres) 18.56 acres

Present Zoning Classification: PDO and PDC Proposed Zoning Classification: PDR

Present Land Use: Undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Property is currently zoned PDO and PDC, but is adjacent to PDR zoning. As the population continues to grow in the city, a need exists for greater variety in housing choices to accommodate the increased employment opportunities.

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 A need for additional housing options currently exists in the city. Extending the PDR zoning on the Property advances the intent of the zoning ordinance by allowing smart growth and development in the city.

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions?

Please 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
   - ✓ Adjourning 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
☐	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

4th day of October, 20 18

Signature of Applicant

Karen Rebeor

Notary Public

KAREN REBEOR NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Dec. 20, 2019

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE 10/18/18

RECEIVED BY Dean Smith

DATE OF FILING 10/10/18

FILING FEE RECEIVED #778.40

DATE OF NOTICE TO NEWSPAPER

DATE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION (DATE)

DATE OF TRANSMITTAL TO CITY COUNCIL

CITY COUNCIL DECISION (DATE)

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

84 West Properties, LLC
283 Ivy Manor Drive NW
Marietta, GA 30064

AG-Pro Real Estate Investments, LLC
1547 GA Hwy. 33
Boston, GA 31626

Allen Living Trust
Kenneth Allen & Neva J. Allen, Trustees
903 Commonwealth Drive
Newnan, GA 30263

Dwayne C. and Drew Ann Anderson
904 Commonwealth Circle
Newnan, GA 30263

Susan A. Bell
2002 Paddock Lane
Newnan, GA 30263

William McDowell and Jane Marschalk Berry
703 Commonwealth Drive
Newnan, GA 30263

Board of Education of Coweta County
PO Box 280
Newnan, GA 30264

Calumet Builders, Inc.
22 Hillwood Circle
Newnan, GA 30263

Sharon W. Cape
2601 Commonwealth Circle
Newnan, GA 30263

CharterBank
c/o Property Tax Counselors, LLC
PO Box 3075
McKinney, TX 75070

Carol Chatham
1903 Commonwealth Circle
Newnan, GA 30263

Clark Properties, LLC
5515 Cameron Forest Pkwy.
Alpharetta, GA 30022

Commonwealth at Calumet Condominium Association Inc.
c/o Heritage Properties
Bldg. B, Suie 200
500 Sugar Mill Road
Atlanta, GA 30350

Coweta County School System

Mary Cumbie and Tuyet Parham
173 Fairgreen Trace
Newnan, GA 30265

Daniel Elsie
2603 Commonwealth Circle
Newnan, GA 30263

Diversified Industries, Inc.
212 Jefferson Pkwy.
Newnan, GA 30263

Sam H. and Jean R. Dorcheus
2104 Commonwealth Circle
Newnan, GA 30263

Patsy Driver Living Trust
Vicki S. Peal and Mitzi Rae Wood & Kris Kay Sacks as Trustees
1102 Commonwealth Circle
Newnan, GA 30263

Irene J. Ferris
1303 Commonwealth Circle
Newnan, GA 30263

Harriet S. Fields and Grady Howard
1905 Commonwealth Circle
Newnan, GA 30263

Forest at York LP
PO Box 166
1544 S. Main Street
Fyffe, AL 35971

Jo Ann C. Freeman
1904 Commonwealth Circle
Newnan, GA 30263

GA MCRE LP
Suite 100
4311 W. Lovers Lane
Dallas, TX 75209

Arthur E. Gooselaw
604 Commonwealth Circle
Newnan, GA 30263

Charles & Elizabeth Gordon
1101 Commonwealth Circle
Newnan, GA 30263

Chungang Guo and Zhenrong Zhang
752 Bradberry Creek
Evans, GA 30809

Harian L. Hammack and Lisa M. Messate Sta
902 Commonwealth Circle
Newnan, GA 30263

Herndon & Herndon Companies, LLC
PO Box 1048
Dalton, GA 30722

Housing Authority of the City of Newnan

Elane C. Jackson
901 Commonwealth Circle
Newnan, GA 30263

Helvi Jalonen
1302 Commonwealth Circle
Newnan, GA 30263

Jack Johnson
1902 Commonwealth Circle
Newnan, GA 30263

Elmer R. Kendall Irrevocable Trust
Deborah K. Marchman and Kathleen K. Binion
as Trustees
1901 Commonwealth Circle
Newnan, GA 30263

Kerley-Steverson Properties, Inc.
40 Hospital Road
Newnan, GA 30263

William J. & Sherry H. Lloyd
1304 Commonwealth Circle
Newnan, GA 30263

Connie Sue Lucas
2103 Commonwealth Circle
Newnan, GA 30263

Richard L. & Deborah K. Marchman
Unit 1905
1504 Commonwealth Circle
Newnan, GA 30263

Marin Properties, LLC
54 Stonebridge Blvd.
Newnan, GA 30265

Lynn M. McCubbin
1503 Commonwealth Circle
Newnan, GA 30263

Rena C. McMichael
1906 Commonwealth Circle
Newnan, GA 30263

Edward McParland
704 Commonwealth Circle
Newnan, GA 30263

Joseph & Julie A. Messatesta
2101 Commonwealth Circle
Newnan, GA 30263

Joseph T. & Martha T. Moore
1702 Commonwealth Circle
Newnan, GA 30263

Alan David Muir
2102 Commonwealth Circle
Newnan, GA 30263

Newnan By-Pass Associates, Inc.
PO Box 1832
Newnan, GA 30264

Newnan MOB, LP
c/o Altus Group
PO Box 92129
Southlake, TX 76902

North Bay Avalon, LLLP
6701 John Tyler Memorial Hwy.
Charles City, GA 23030

Sara T. Phillips
1502 Commonwealth Circle
Newnan, GA 30263

Debra Rabideaux
702 Commonwealth Circle
Newnan, GA 30263

Douglas M. & Emily T. Stearns
1701 Commonwealth Circle
Newnan, GA 30263

Luther H. Strickland, Jr.
1703 Commonwealth Circle
Newnan, GA 30263

T. Jeffreys & Associates, LLC
PO Box 71667
Newnan, GA 30271

Fred & Sheila Thomas
500 Greenwood Lake Drive
Franklin, GA 30217

Lillie L. Trammell
1604 Commonwealth Circle
Newnan, GA 30263

Tu Duc Truong & Lisa How
Po Box 2477
Newnan, GA 30264

Rebecca Wallace
1501 Commonwealth Circle
Newnan, GA 30263

TAB 3

Legal Description of the Property

LEGAL DESCRIPTION - Tract B - 18.56 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point (Concrete Monument Found) located at the northerly end of the mitered right-of-way margin of the northerly right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) and the easterly right-of-way margin of Calumet Parkway (100' right-of-way); Thence following said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the left a distance of 90.32 feet, said arc having a radius of 850.00 feet and being subtended by a chord bearing North 03°18'51" East a distance of 90.28 feet to a point; Thence proceed North 00°16'13" East a distance of 23.55 feet to a point; Thence proceed along a curve to the right a distance of 81.61 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 03°22'59" East a distance of 81.57 feet to a point (1/2 inch Capped Iron Pin Set) , said point being the TRUE POINT OF BEGINNING;

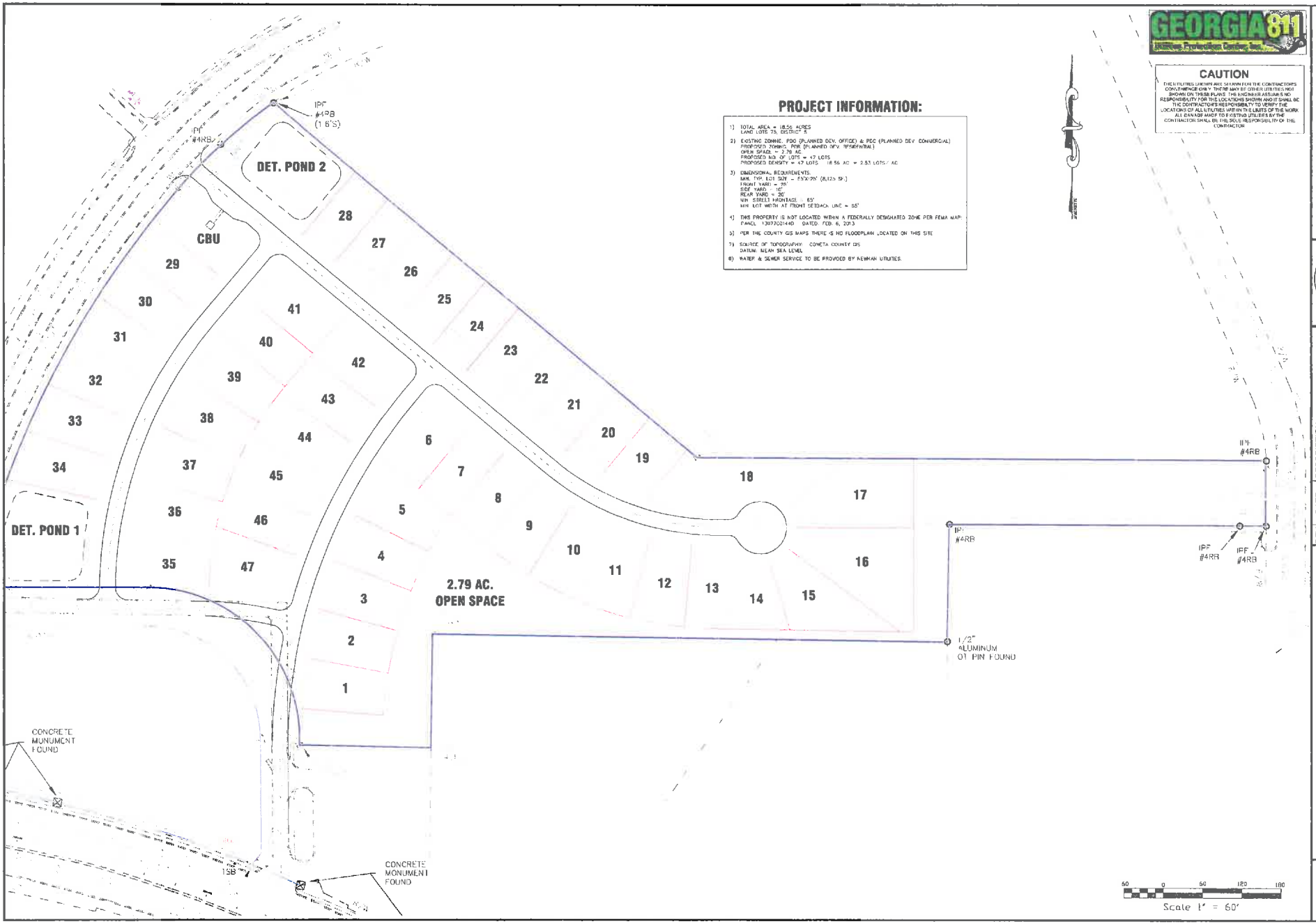
Thence continuing to follow said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the right a distance of 60.72 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 08°49'38" East a distance of 60.71 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed along an arc to the right a distance of 64.00 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 13°35'29" East a distance of 63.98 feet to a point; Thence proceed along an arc to the right a distance of 627.86 feet, said arc having a radius of 1460.00 feet and being subtended by a chord bearing North 28°22'10" East a distance of 623.03 feet to a point (1/2 inch Capped Iron Pin Set); Thence leaving said easterly right-of-way margin of Calumet Parkway, proceed South 50°04'27" East a distance of 841.52 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 89°41'58" East a distance of 868.78 feet to a point (1/2 inch Iron Pin Found), said point being located on the westerly right-of-way margin of Werz Industrial Boulevard (60' R/W); Thence following said westerly right-of-way margin of Werz Industrial Boulevard, proceed along an arc to the right a distance of 11.91 feet, said arc having a radius of 270.00 feet and being subtended by a chord bearing South 00°58'50" East a distance of 11.91 feet to a point; Thence proceed South 00°16'59" West a distance of 88.29 feet to a point (1/2 inch Iron Pin Found); Thence leaving said westerly right-of-way margin of Werz Industrial Boulevard, proceed North 89°45'13" West a distance of 483.49 feet to a point (1/2 Iron Pin Found); Thence proceed South 01°05'06" West a distance of 179.45 feet to a point (1/2 inch Aluminum Open Top Pin Found); Thence proceed North 89°09'54" West a distance of 155.19 feet to a point; Thence proceed North 89°08'52" West a distance of 630.33 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°49'04" West a distance of 172.87 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed North 88°55'22" West a distance of 200.00 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°20'16" East a distance of 213.91 feet to a point (Concrete Monument Found), said point being on the northerly right-of-way margin of said Millard Farmer Industrial Boulevard (aka State Route 34 Bypass); Thence following said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed along an arc to the left a distance of 80.14 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing North 66°31'40" West a distance of 80.14 feet to a point (1/2" Capped Iron Pin Set); Thence leaving said northerly right-of-way margin of

said Millard Farmer Industrial Boulevard, proceed North 36°58'42" East a distance of 21.96 feet to a point; Thence proceed North 00°20'16" West a distance of 175.20 feet to a point; Thence proceed along an arc to the left a distance of 265.73 feet, said arc having a radius of 170.00 feet and being subtended by a chord bearing North 45°09'08" West a distance of 239.49 feet to a point; Thence proceed North 89°56'02" West a distance of 273.62 feet to a point (1/2 inch Capped Iron Pin Set), said point being the POINT OF BEGINNING.
Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 18.56 acres of land (808,357 Square feet), described on an ALTA/ACSM survey by Frontline Surveying & Mapping, Inc., job number 49192, dated 11/07/2013, being shown as Tract B, and being known as 400 Calumet Parkway according to the current system of numbering in Coweta County, Georgia.

TAB 4

Certified Plat
(Submitted Separately)


PROJECT INFORMATION:
1) TOTAL AREA = 18.56 ACRES
LAND LOTS 75, DISTRICT 5
2) EXISTING ZONING: PDO (PLANNED DEV. OFFICE) & PDC (PLANNED DEV. COMMERCIAL)
PROPOSED ZONING: PDR (PLANNED DEV. RESIDENTIAL)
OPEN SPACE = 2.79 AC.
PROPOSED NO. OF LOTS = 47 LOTS
PROPOSED DENSITY = 47 LOTS / 16.56 AC = 2.83 LOTS / AC
3) DIMENSIONAL REQUIREMENTS:
MIN. TYP. LOT SIZE = 65'X125' (8,125 SF.)
FRONT YARD = 25'
SIDE YARD = 10'
REAR YARD = 30'
MIN. STREET FRONTAGE = 65'
MIN. LOT WIDTH AT FRONT SETBACK LINE = 65'
4) THIS PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED ZONE PER FEMA MAP: PANEL 13077C0114D DATED: FEB. 6, 2013
5) PER THE COUNTY GIS MAPS THERE IS NO FLOODPLAIN LOCATED ON THIS SITE
7) SOURCE OF TOPOGRAPHY: COWETA COUNTY GIS
DATUM: MEAN SEA LEVEL
8) WATER & SEWER SERVICE TO BE PROVIDED BY NEWNAN UTILITIES.
GEORGIA 811
CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THEY'RE MAY BY OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
IPF #4RB (1 B'S)
IPF #4RB
DET. POND 2
CBU
DET. POND 1
2.79 AC. OPEN SPACE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47
IPF #4RB
IPF #4RB
IPF #4RB
IPF #4RB
1/2" ALUMINUM OT PIN FOUND
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT FOUND
ISB
Scale 1" = 60'
Paramount ENGINEERING, LLC
111 E. BROAD ST
NEWNAN, GA. 30263
PH: (770)-473-9576
georgia@paramountengineering.com
GEORGIA REGISTERED No. 28411 PROFESSIONAL ENGINEER GEORGE P. HARPER III
GSWCC NO. 09374
REV. DATE: DESCRIPTION:
DRAWING NO: CALUMET
PROJECT: CALUMET ESTATES
SHEET: CONCEPTUAL SITE PLAN- 60' LOTS
LL 75 5TH DISTRICT CITY OF NEWNAN
DATE: 08-28-18 DRAWN BY: GPH SCALE: 1" = 60'
SHEET
C1

TAB 5

Proferred Conditions

City of Newnan, Georgia
Attachment A

Proffered Conditions

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

Please list any written proffered conditions below:

Fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on front; architectural roof shingles; master planned landscape packages - including sodded front law up to 15 pallets; 12' x 12' patio; lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants.

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

All attached plans, profiles, elevations, pictures and other demonstrative materials submitted are also proffered conditions.

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

Signature of Applicant

James Nicholson
Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

10/4/18
Date

KAREN REBEOR NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Dec. 20, 2019

(Affix Raised Seal Here)

TAB 6

Disclosure of Campaign Contributions And Gifts

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 10, 2018 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

Approximately 18,56+/- acres located on Millard Farmer Industrial Blvd.

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

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

Land Holdings, LLC, North Bay Avalon, LLLP

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 x No

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

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

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

Signature of Applicant — James Nicholson, Type or Print Name and Title

Signature of Applicant's Representative — Melissa D. Griffis, Attorney, Type or Print Name and Title

Karen Rebeor 10/4/18

Signature of Notary Public — Date

KAREN REBEOR NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Dec. 20, 2019

(Affix Raised Seal Here)

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

TAB 7

Property Owner's Authorization

City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner North Bay Avalon, LLLP

Telephone Number 770-968-1900

Address of Subject Property Parcel # N57A703 LEASE PORTION being Approx 18.42 AC.

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.

by: [signature]
Signature of Property Owner

Personally appeared before me

James M. Bracer

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

[signature]
Notary Public

10-9-2018
Date

LISA M BARFIELD NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES JULY 15, 2021

(Affix Raised Seal Here)

TAB 8

Authorization of Attorney

City of Newnan, Georgia
Attachment D

Attorney's Authorization

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

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

(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, Georgia 30263

Telephone (770) 253-3282

Date 10/4/18

TAB 9

Community Impact Study
(Not Applicable)

TAB 10

Filing Fee

($778.40 to the City of Newnan)

PAYMENT DATE
10/11/2018

COLLECTION STATION
Comm Dev

RECEIVED FROM
Rosenzweig, Jones, Horne & Griffis, P.C.

DESCRIPTION
Rezoning - Freedom Land Holdings - Tax Parcel N57A-703

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

BATCH NO.
2018-10000292

RECEIPT NO.
2018-00007051

CASHIER
Tina Fronebarger

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
REZN	Rezoning/Annexation Fee Rezoning - Freedom Land Holdings - Tax Parcel N57A-703 100.11.1111 Cash $778.40 100.00.32.2215 Planning & Zoning Regulatory Fees $778.40	$778.40

Payments:

Type	Detail	Amount
Check	1706	$778.40

Total Cash	**$0.00**
Total Check	**$778.40**
Total Charge	**$0.00**
Total Wire	**$0.00**
Total Other	**$0.00**
Total Remitted	**$778.40**
Change	**$0.00**
Total Received	**$778.40**

Total Amount: **$778.40**

Customer Copy

Tab 11

Photos/Renderings

FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,673
SECOND FL- 974
TOTAL SQ. FT.- 2,647

JEFF LINDSEY COMMUNITIES
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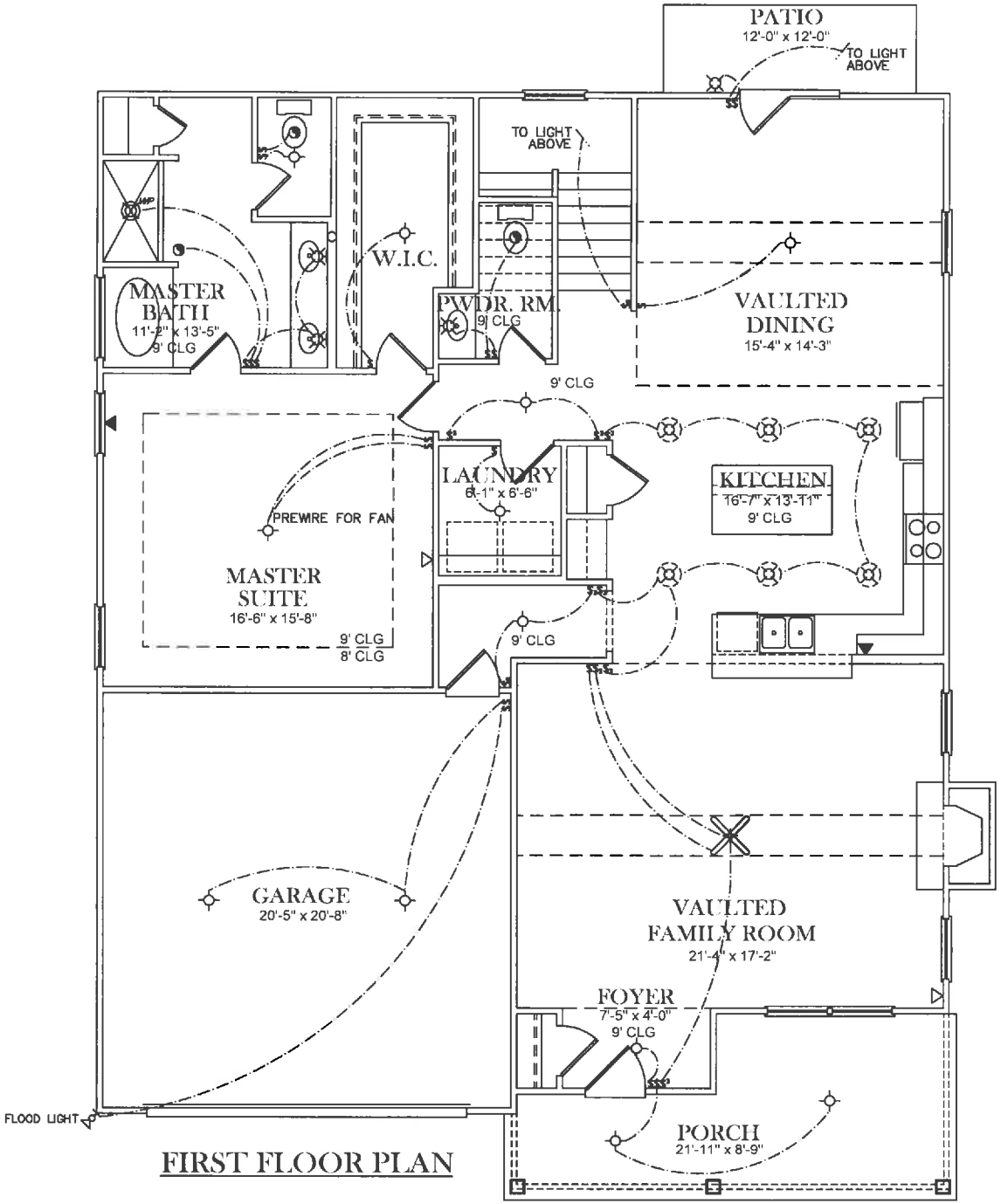
AARON A



FIRST FLOOR PLAN

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

JEFF LINDSEY COMMUNITIES
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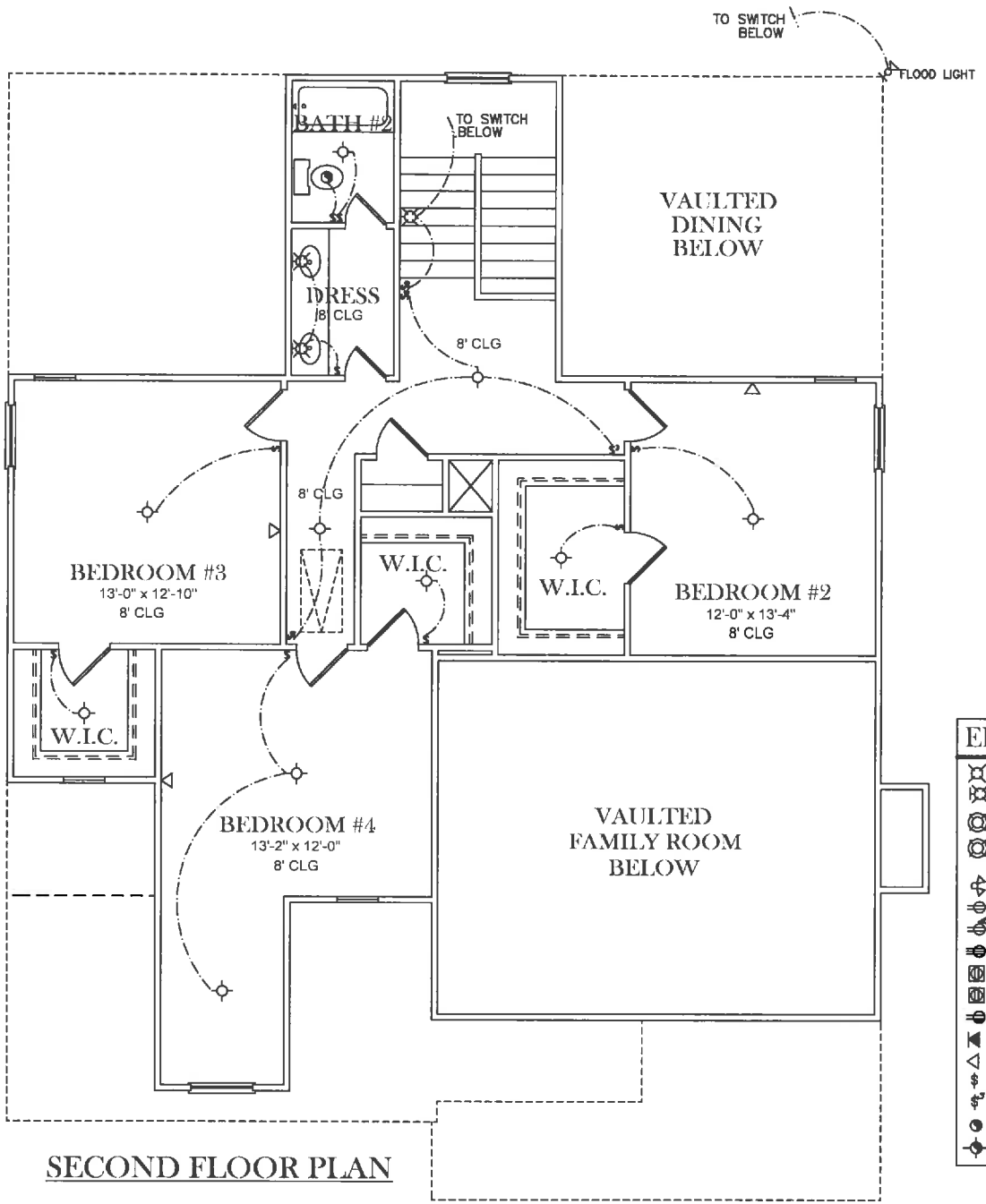
AARON A



SECOND FLOOR PLAN

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,455
SECOND FL- 1,048
TOTAL SQ. FT.- 2,103

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CALLAWAY A

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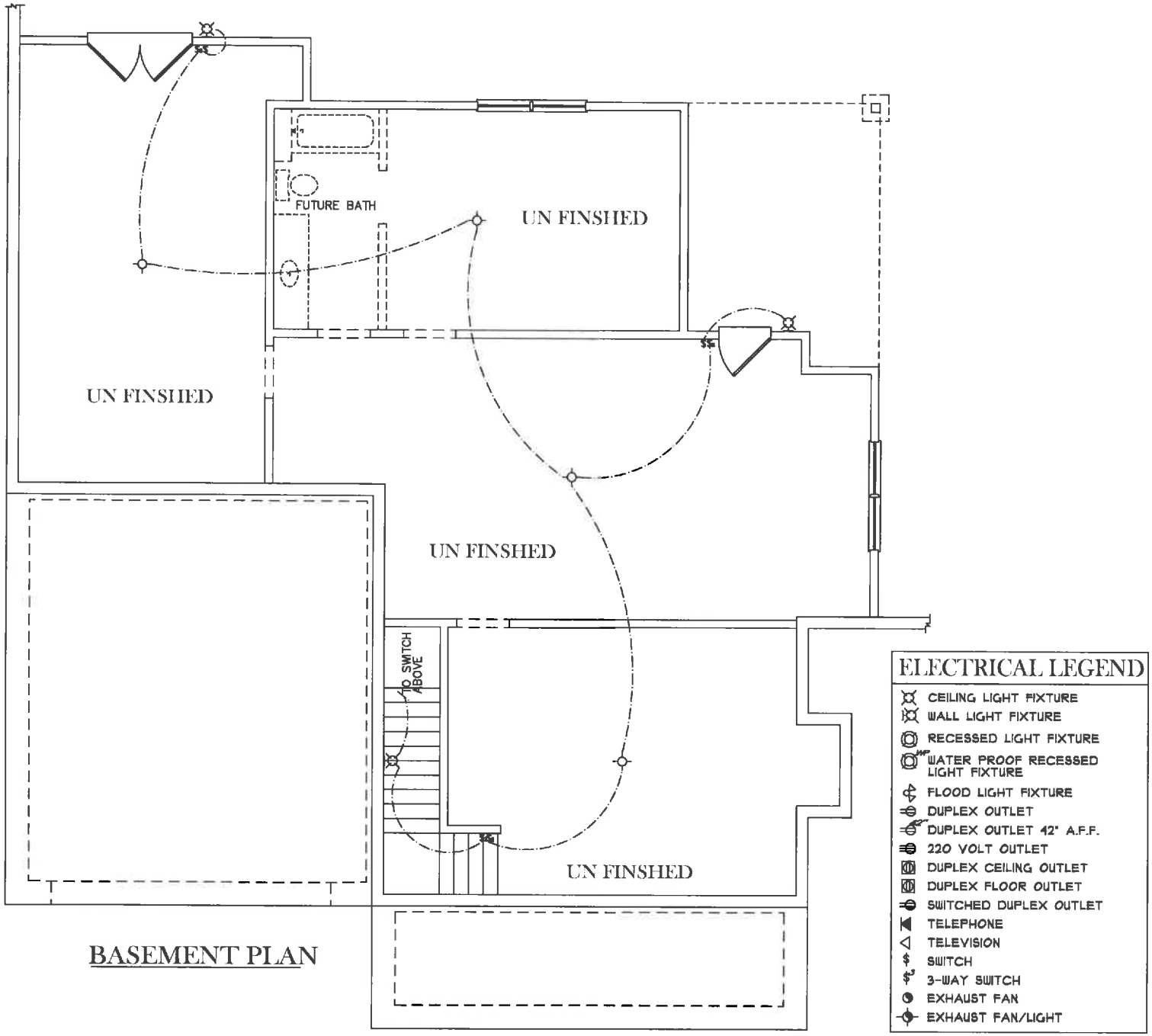

BASEMENT PLAN

JEFF LINDSEY COMMUNITIES
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CALLAWAY A

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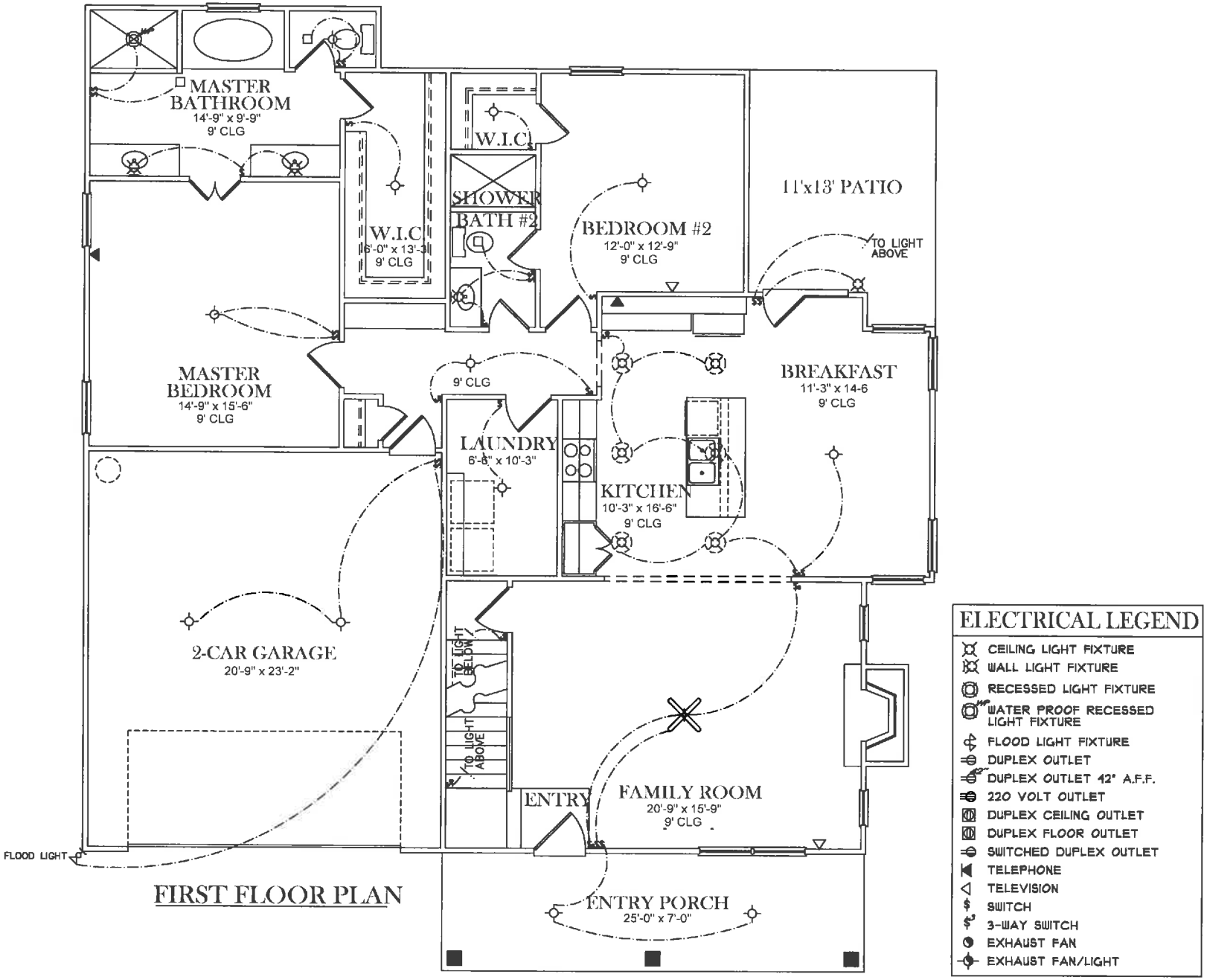

FIRST FLOOR PLAN

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

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CALLAWAY A

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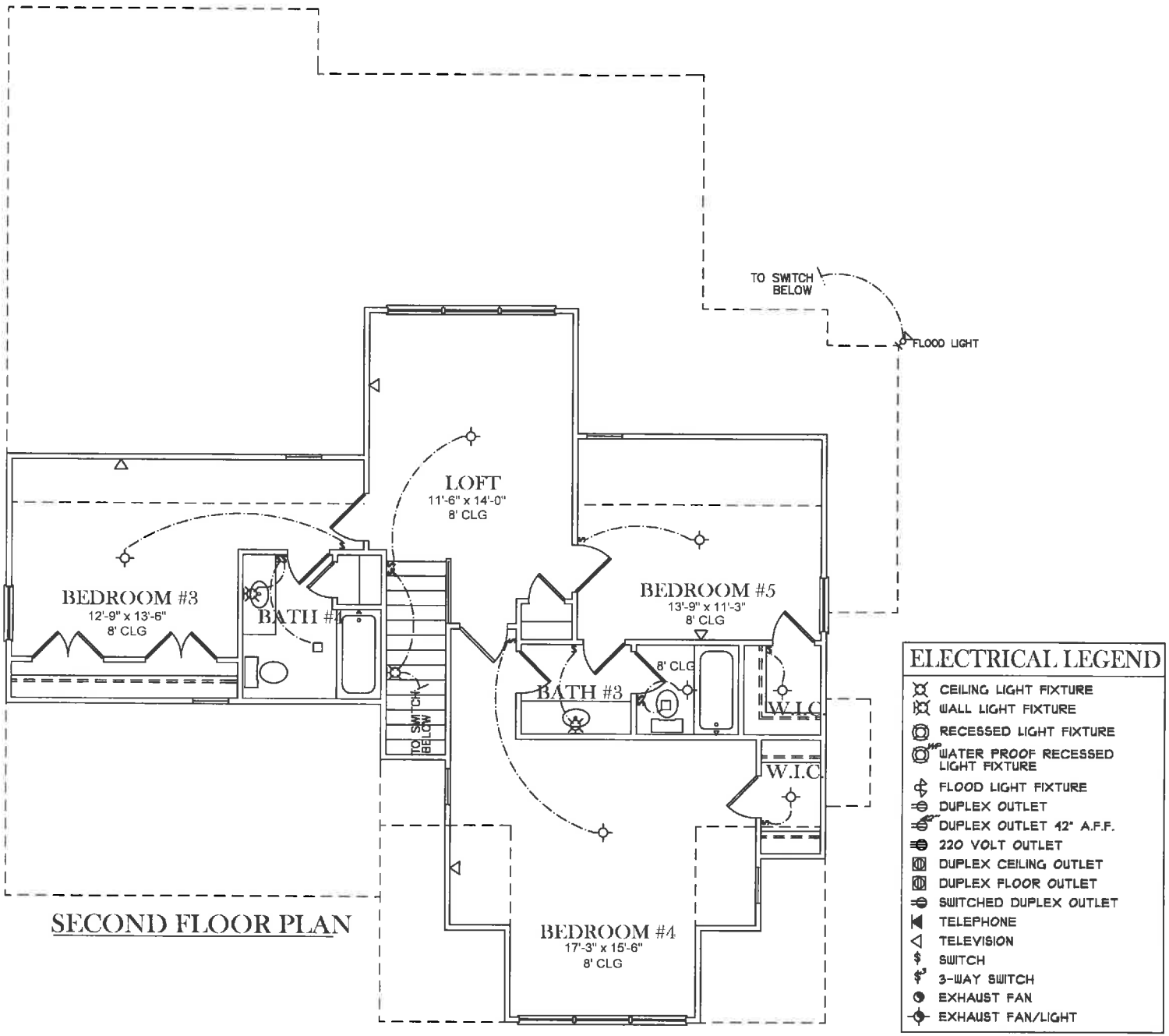

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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CALLAWAY A

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FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,230
SECOND FL- 1,642
TOTAL SQ. FT.- 2,872

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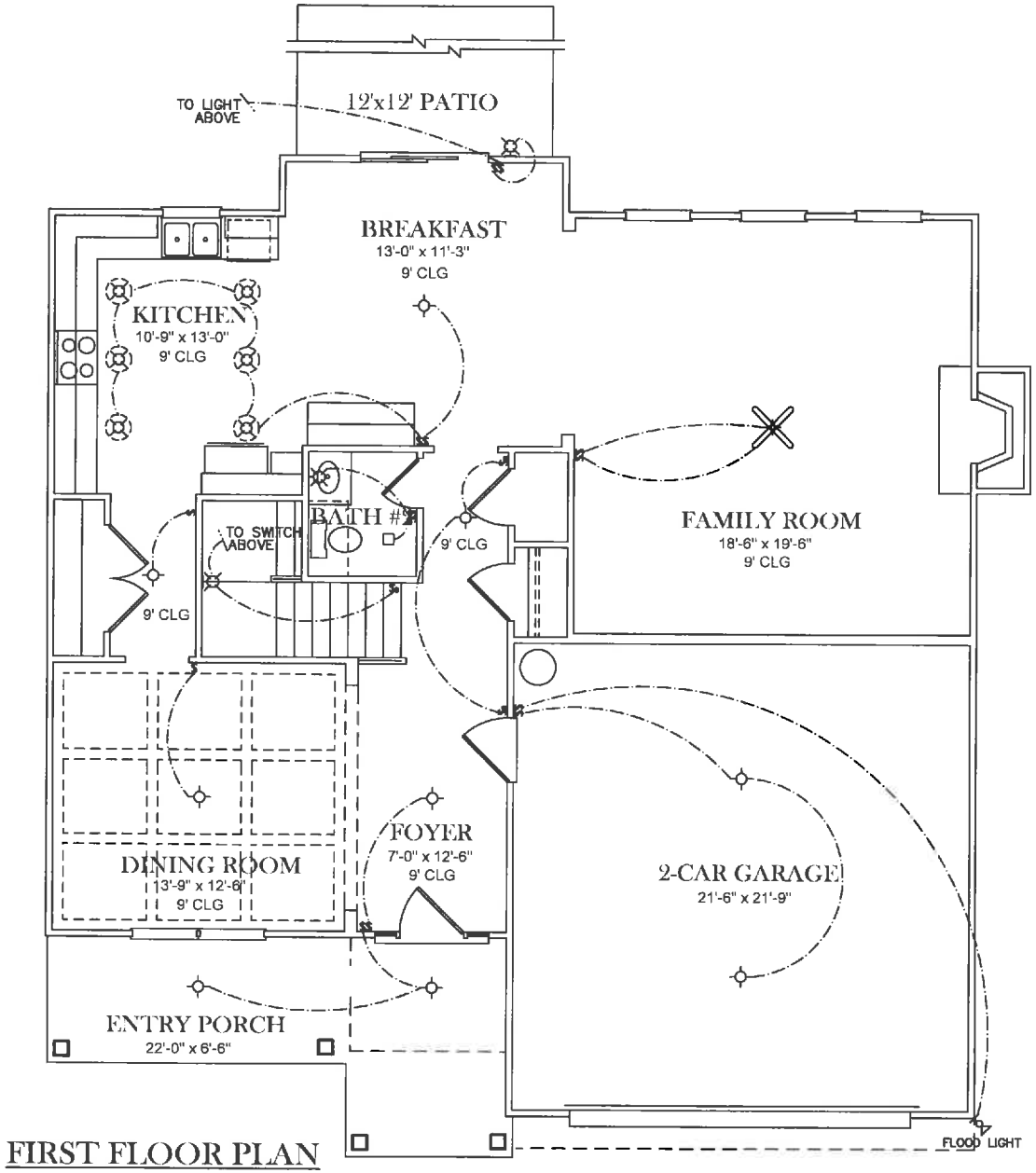
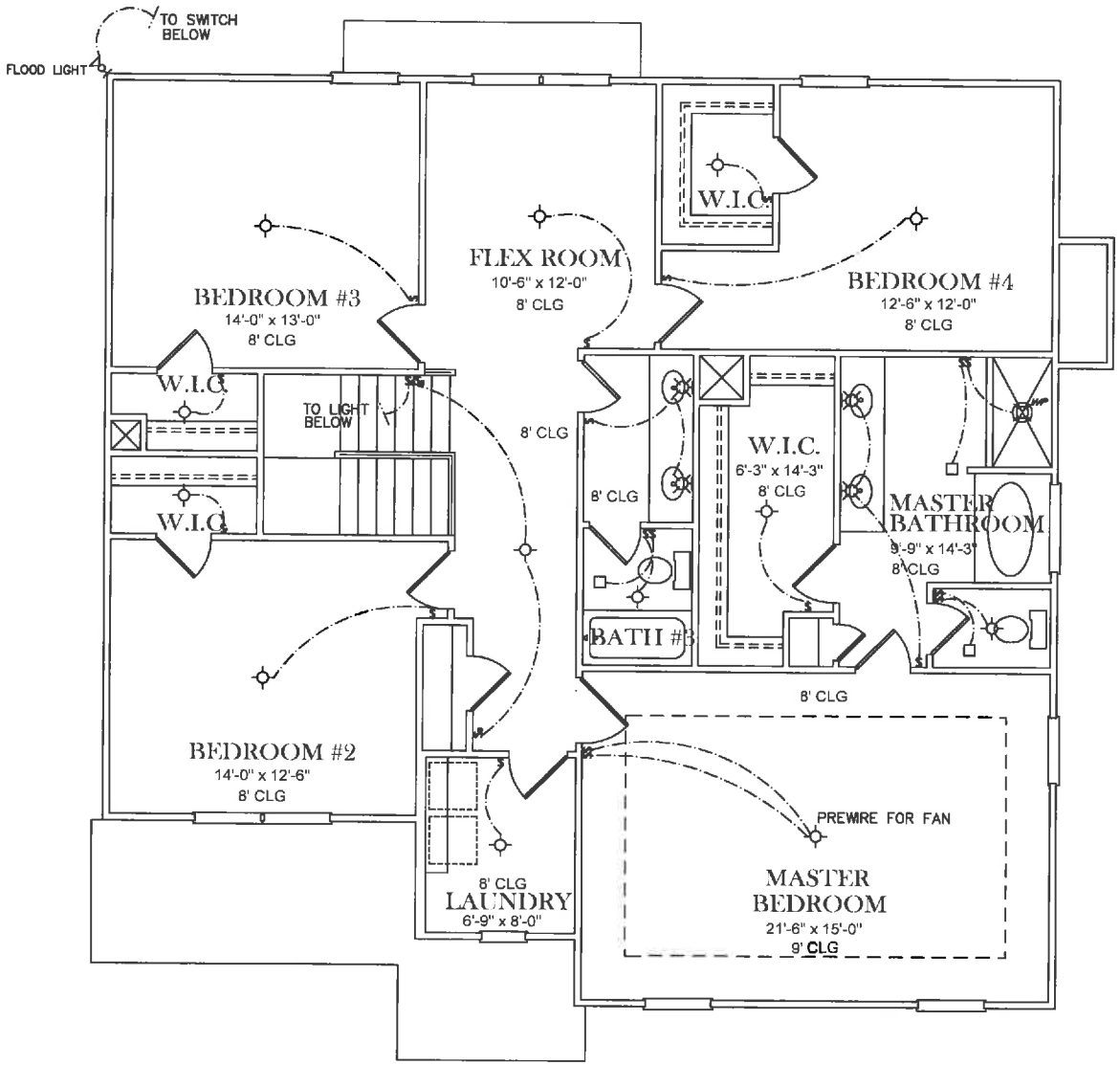
CAMERON A



FIRST FLOOR PLAN

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,948
SECOND FL- 701
TOTAL SQ. FT.- 2,649

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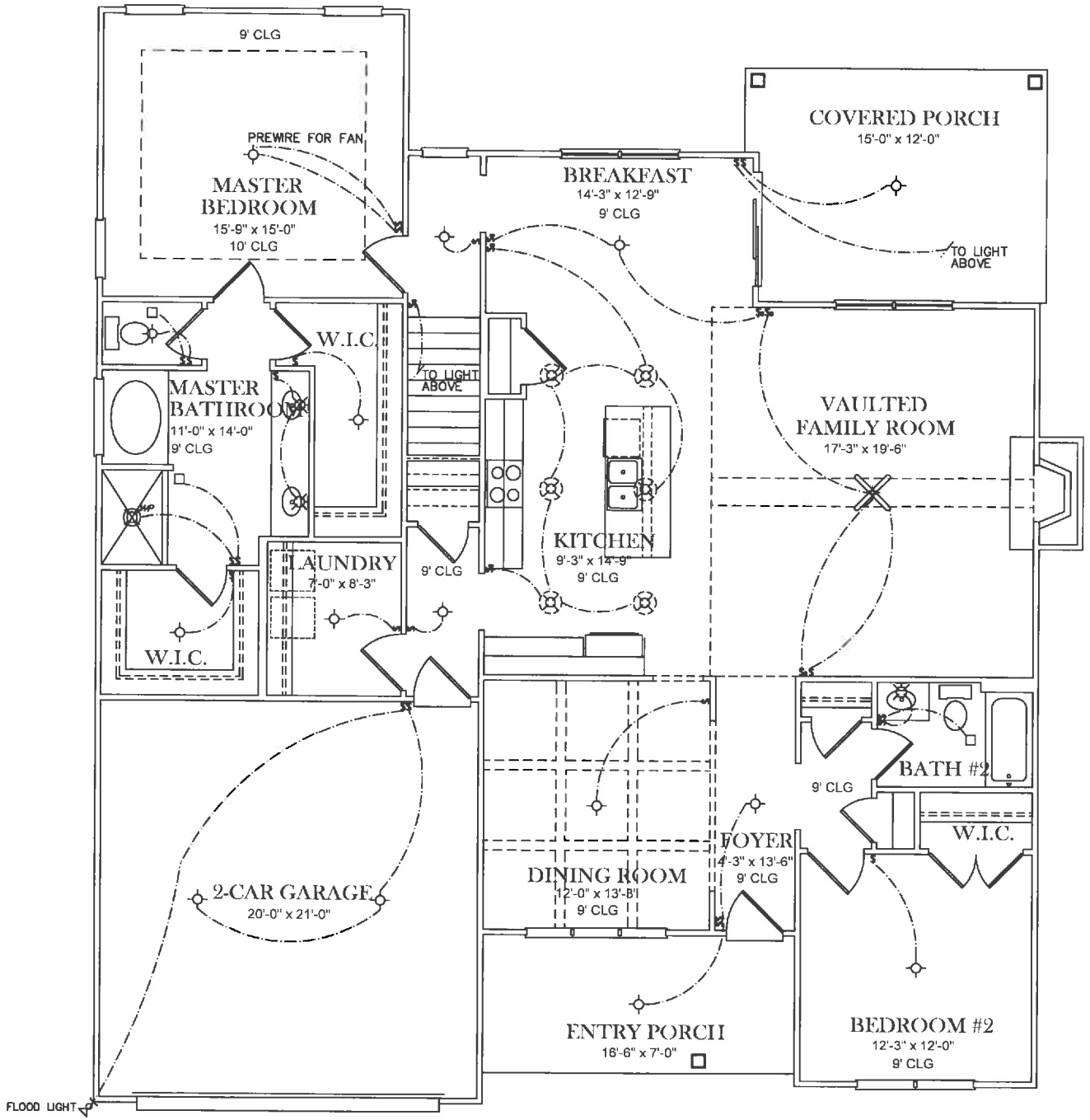
DANSBY A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WP WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- $ SWITCH
- $3 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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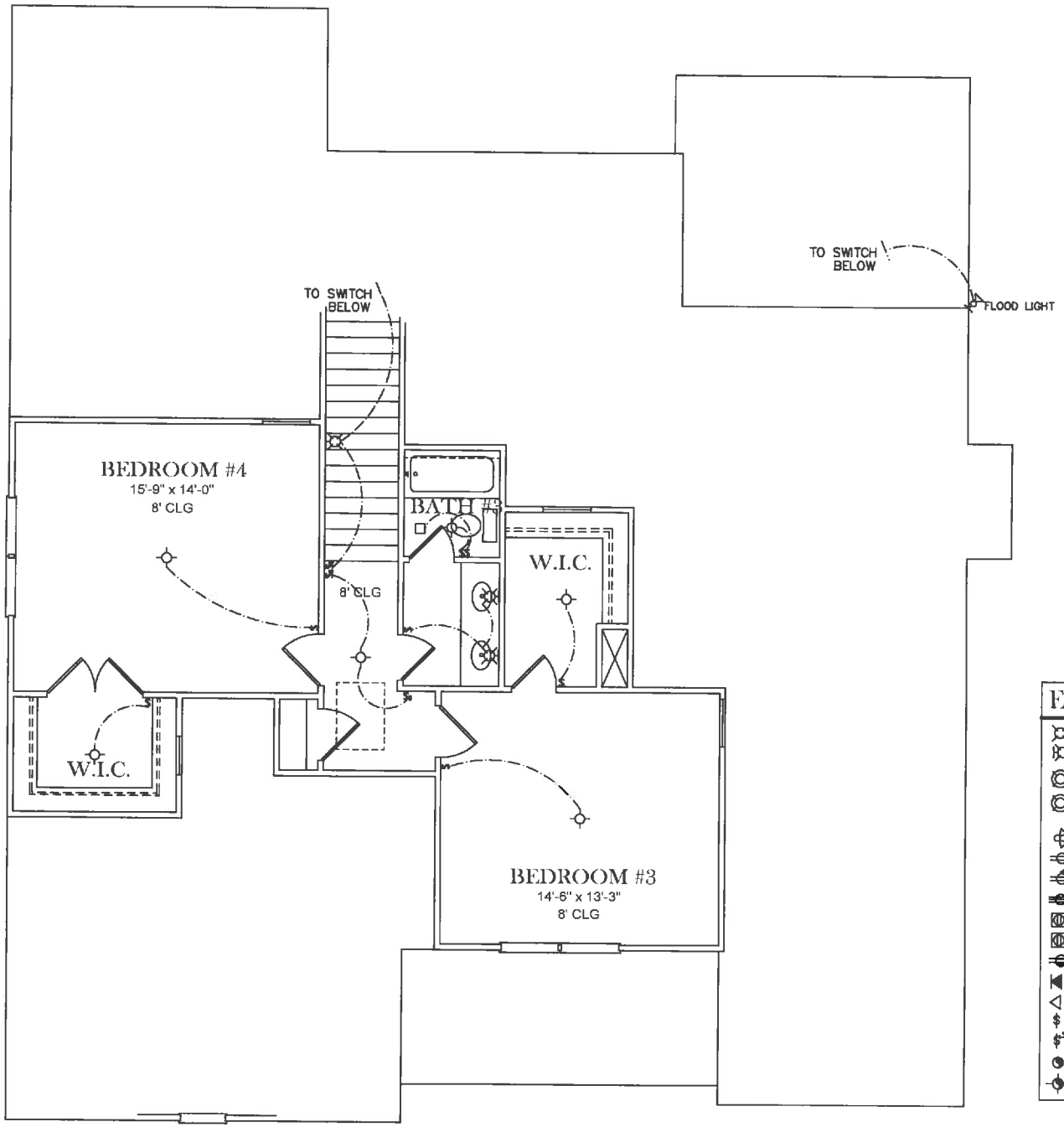
DANSBY A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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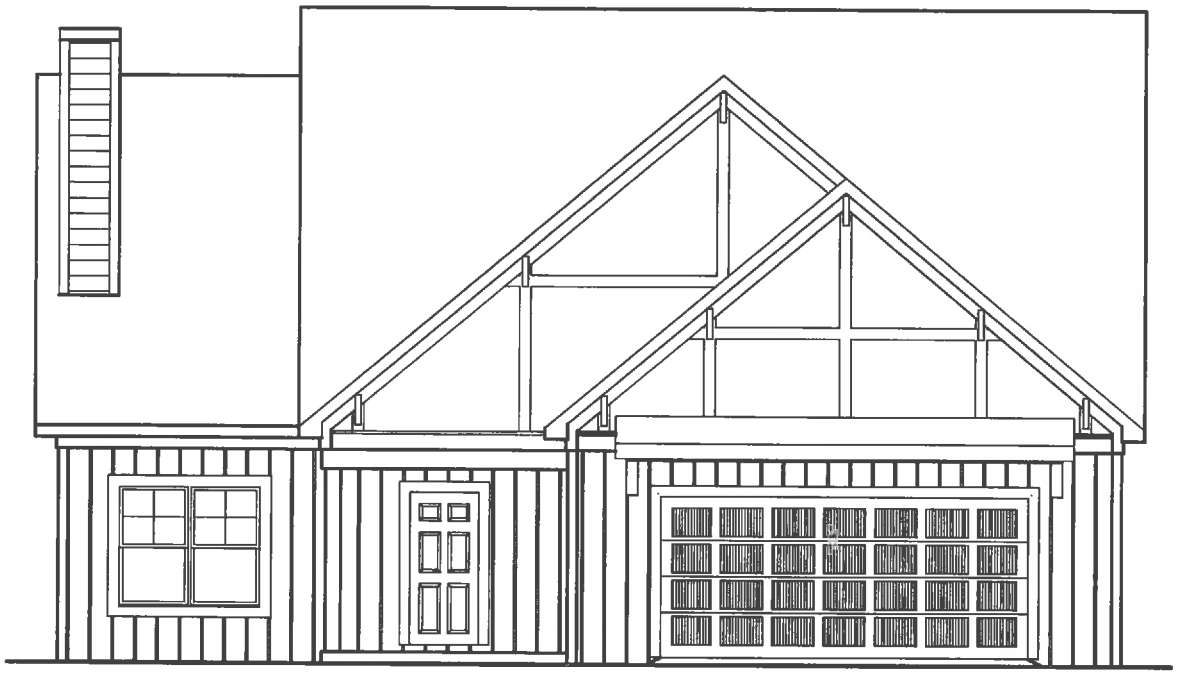
DANSBY A



FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,510
SECOND FL- 908
TOTAL SQ. FT.- 2,418

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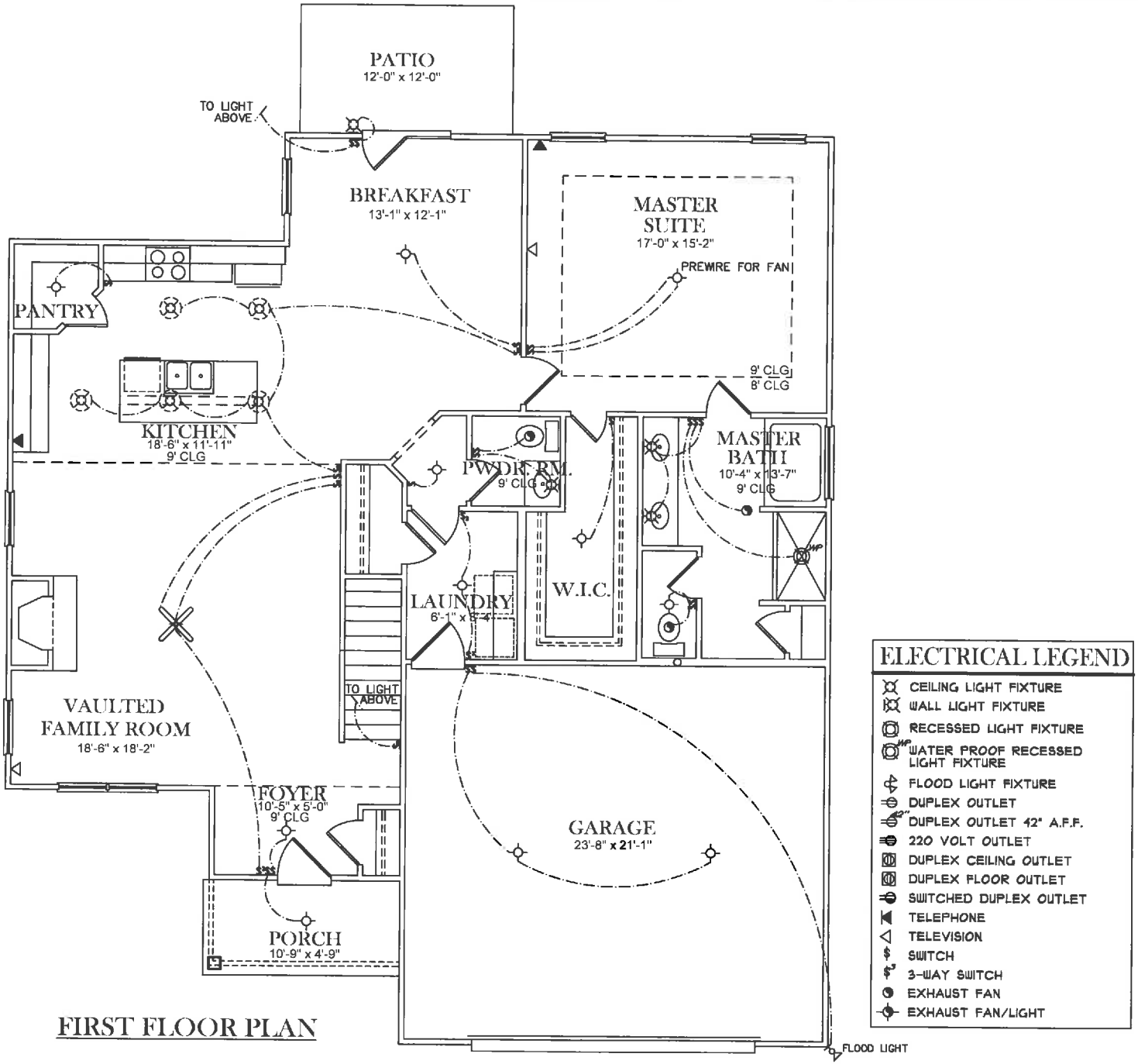
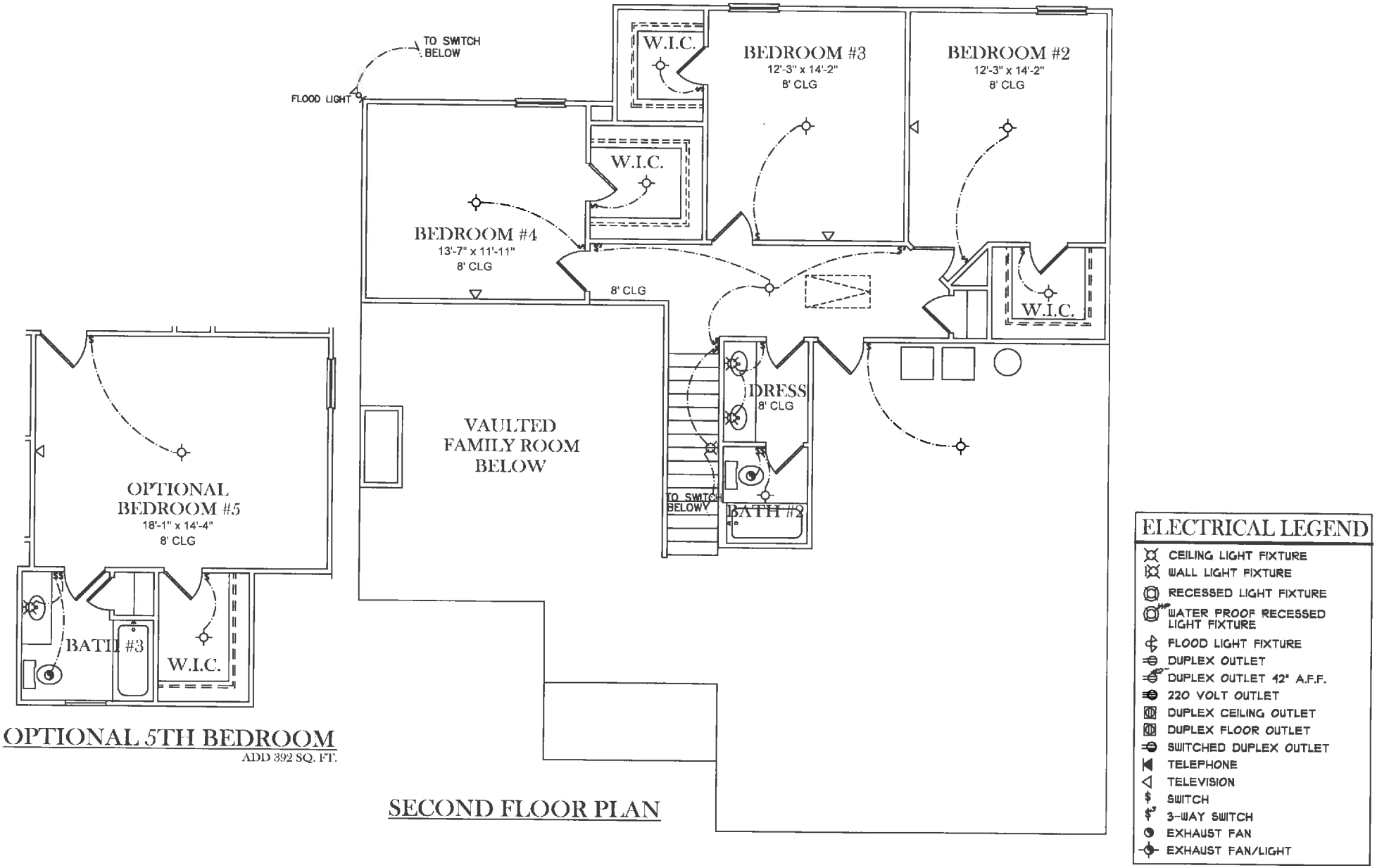
FREEMAN A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FIRST FLOOR PLAN


TO SWITCH BELOW
FLOOD LIGHT
W.I.C.
BEDROOM #3
12'-3" x 14'-2"
8' CLG
BEDROOM #2
12'-3" x 14'-2"
8' CLG
W.I.C.
BEDROOM #4
13'-7" x 11'-11"
8' CLG
8' CLG
W.I.C.
DRESS
8' CLG
VAULTED
FAMILY ROOM
BELOW
TO SWITCH BELOW
BATH #2
OPTIONAL
BEDROOM #5
18'-1" x 14'-4"
8' CLG
BATH #3
W.I.C.
OPTIONAL 5TH BEDROOM
ADD 392 SQ. FT.
SECOND FLOOR PLAN
ELECTRICAL LEGEND
CEILING LIGHT FIXTURE
WALL LIGHT FIXTURE
RECESSED LIGHT FIXTURE
WATER PROOF RECESSED LIGHT FIXTURE
FLOOD LIGHT FIXTURE
DUPLEX OUTLET
DUPLEX OUTLET 12" A.F.F.
220 VOLT OUTLET
DUPLEX CEILING OUTLET
DUPLEX FLOOR OUTLET
SWITCHED DUPLEX OUTLET
TELEPHONE
TELEVISION
SWITCH
3-WAY SWITCH
EXHAUST FAN
EXHAUST FAN/LIGHT

FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,674
SECOND FL- 769
TOTAL SQ. FT.- 2,443

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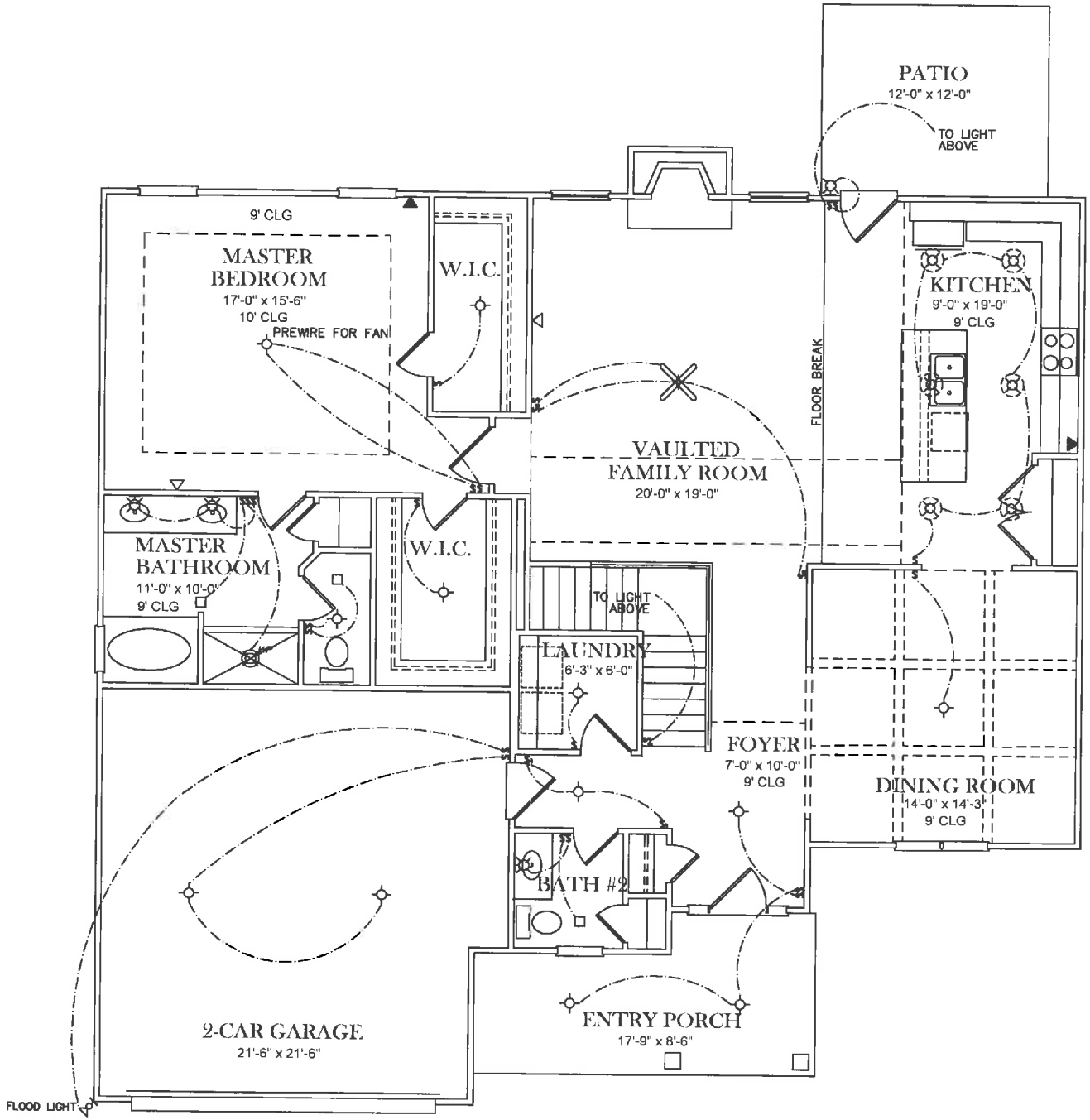
HANLEY B - MASTER PLAN



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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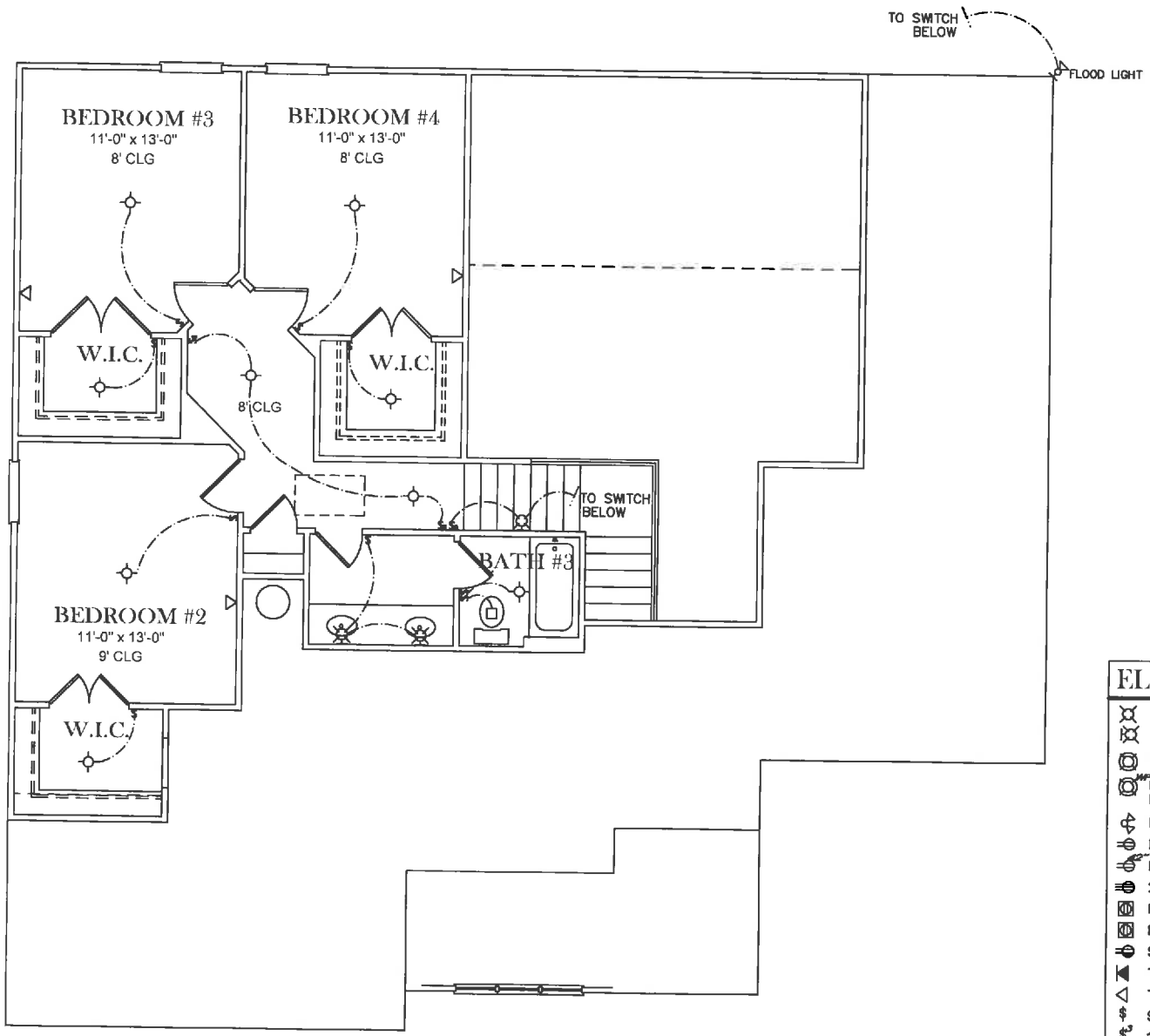

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

FRONT ELEVATION

SQUARE FOOTAGES
FIRST FLOOR- 1,901
SECOND FLOOR- 435
TOTAL- 2,336

JEFF LINDSEY COMMUNITIES
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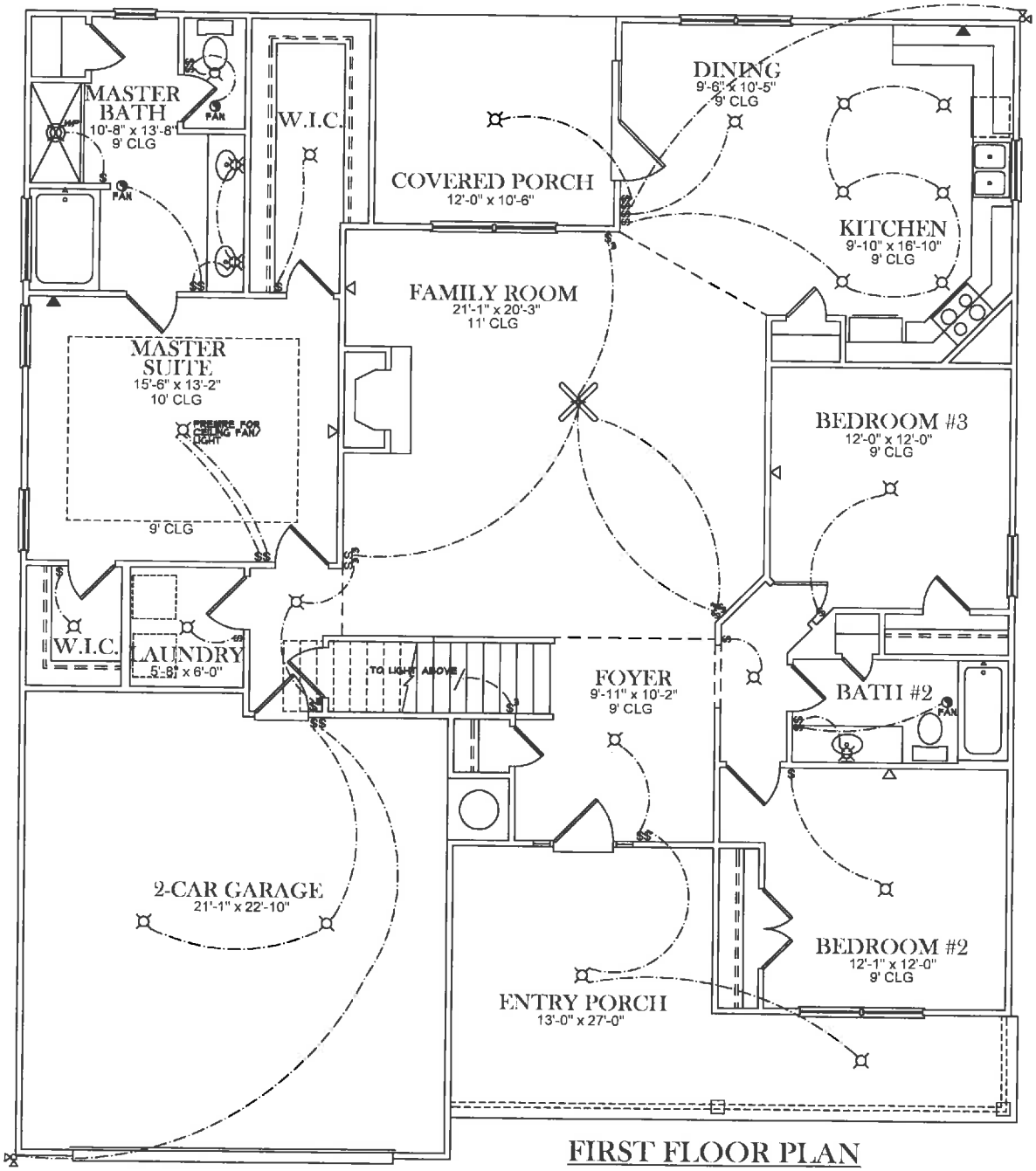
MATTHEWS A



FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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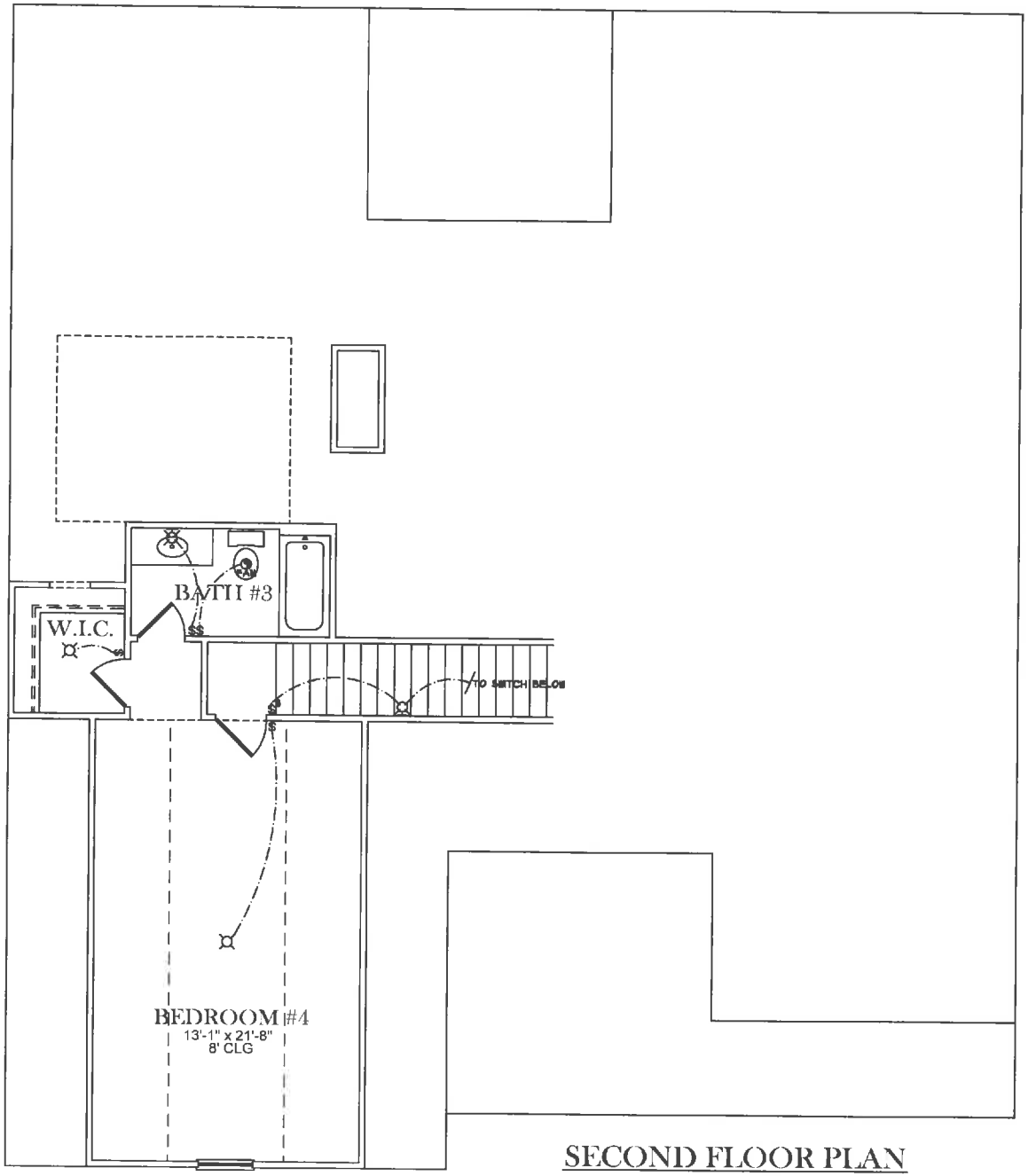
MATTHEWS A



SECOND FLOOR PLAN

ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- CEILING FAN
- DUPLEX FLOOR OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FRONT ELEVATION

SQUARE FOOTAGES
IST FL- 1,668
SECOND FL- 865
TOTAL SQ. FT.- 2,533

JEFF LINDSEY COMMUNITIES
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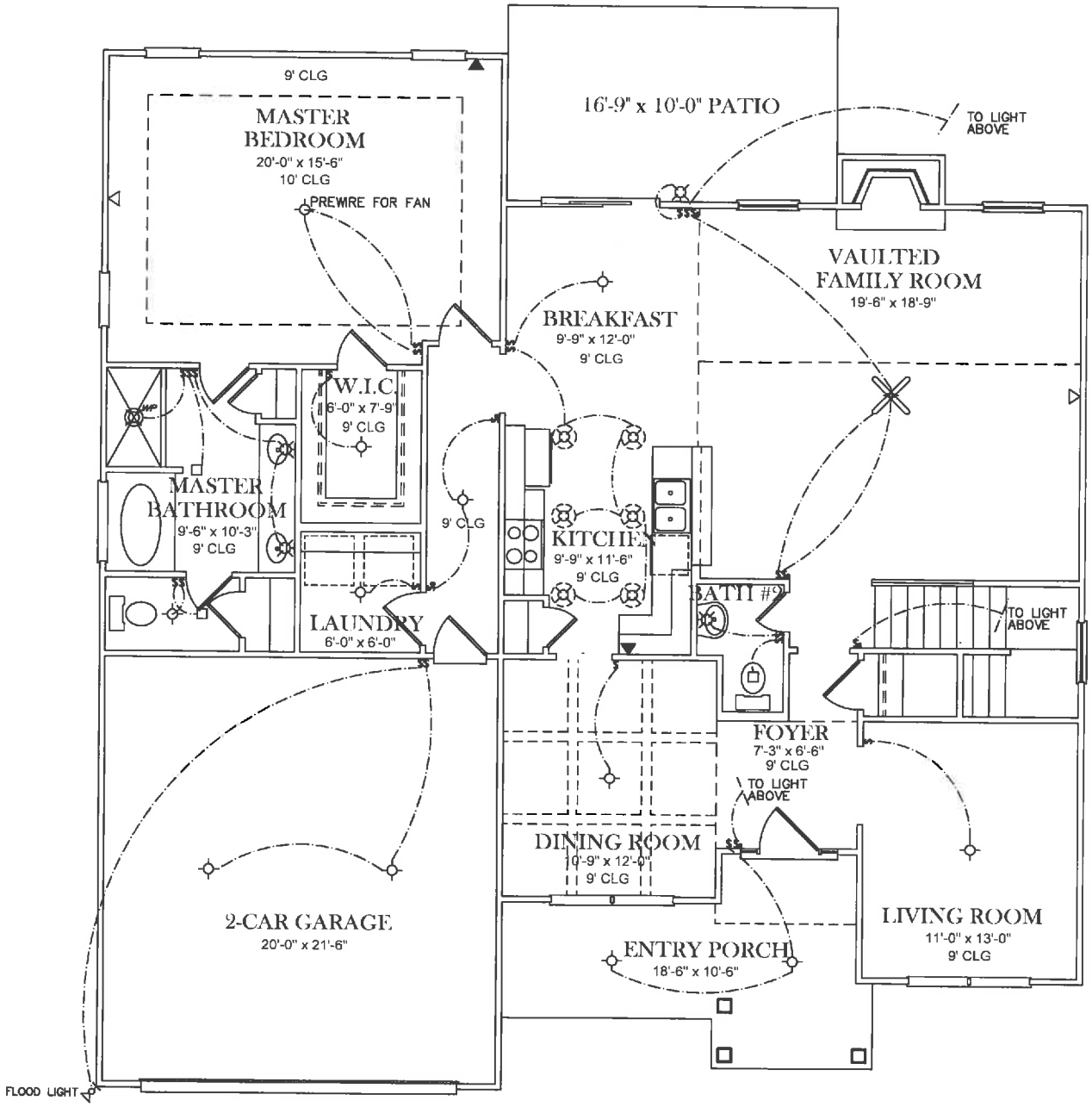
STANTON A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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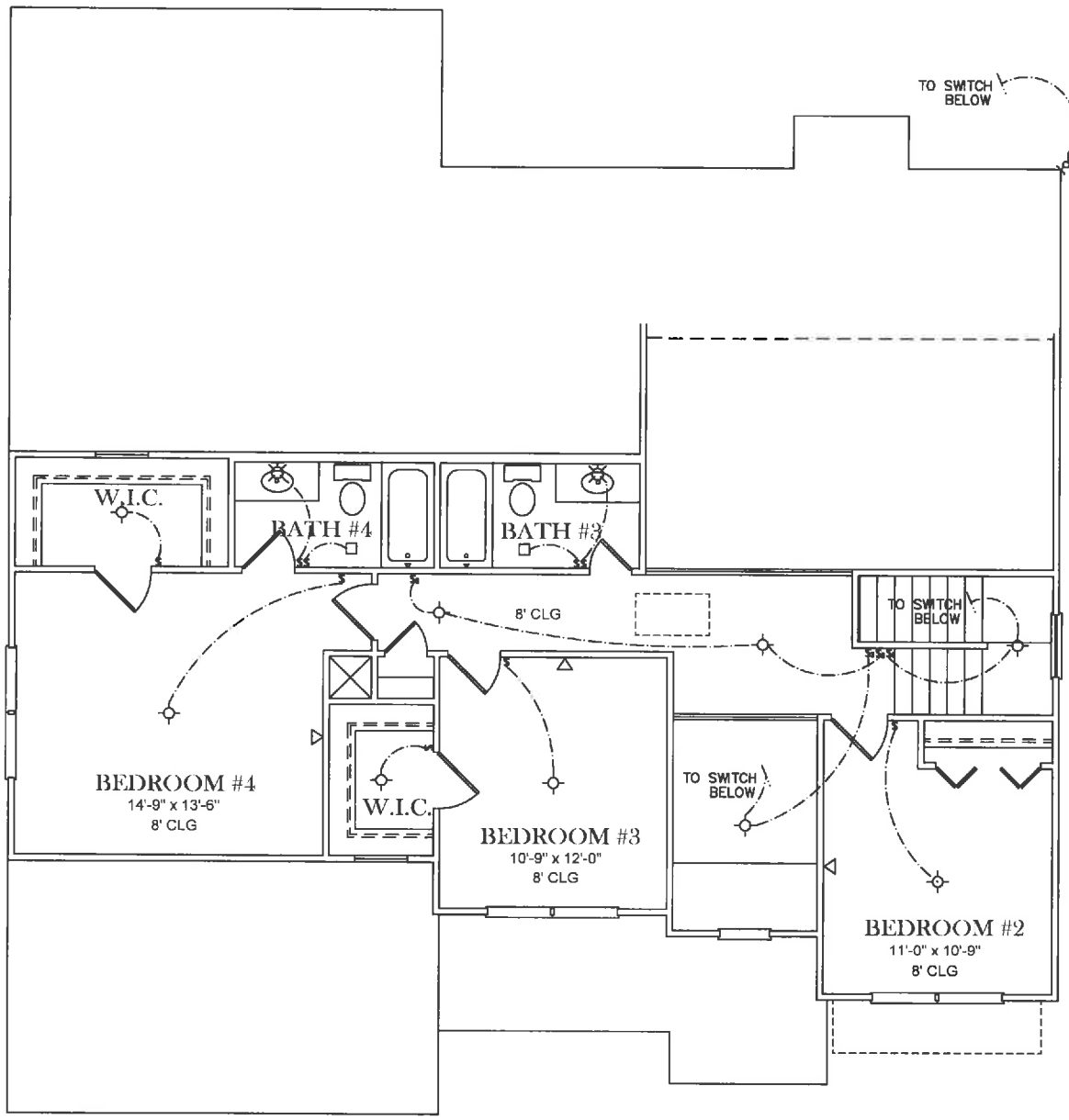
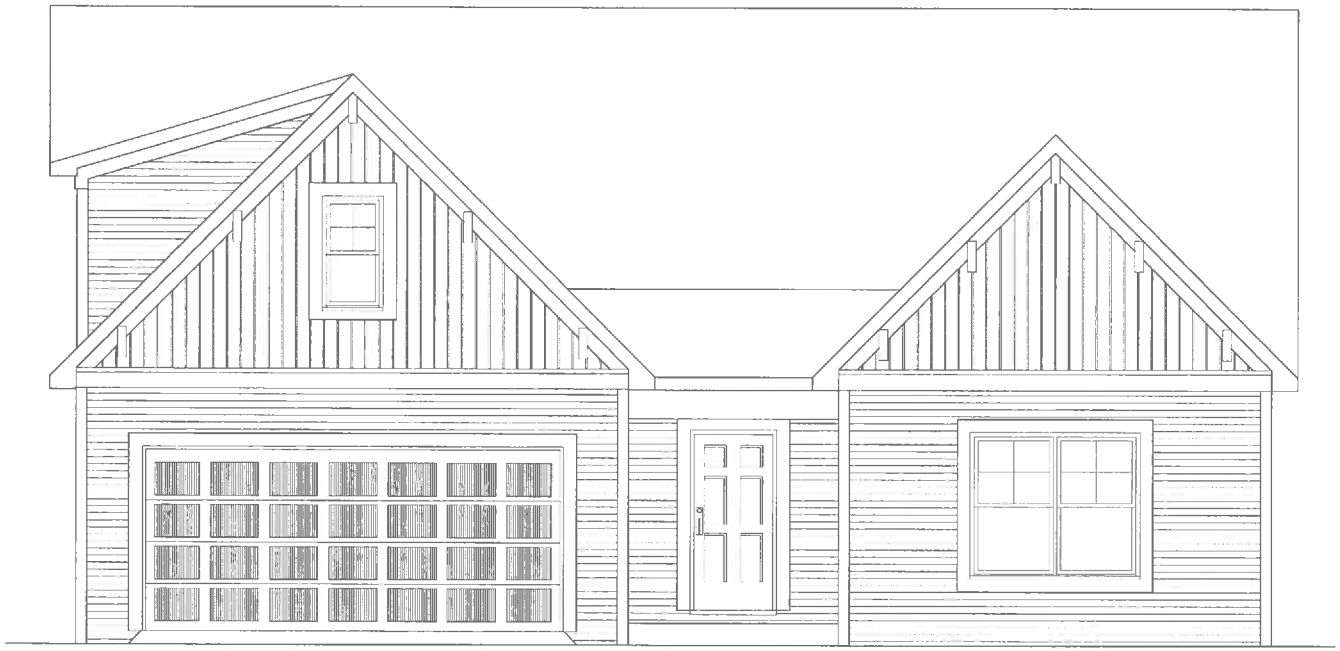
STANTON A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

SECOND FLOOR PLAN



FRONT ELEVATION

SQUARE FOOTAGES
1ST FL- 1,052
SECOND FL- 304
TOTAL SQ FT - 2,058

JEFF LINDSEY COMMUNITIES
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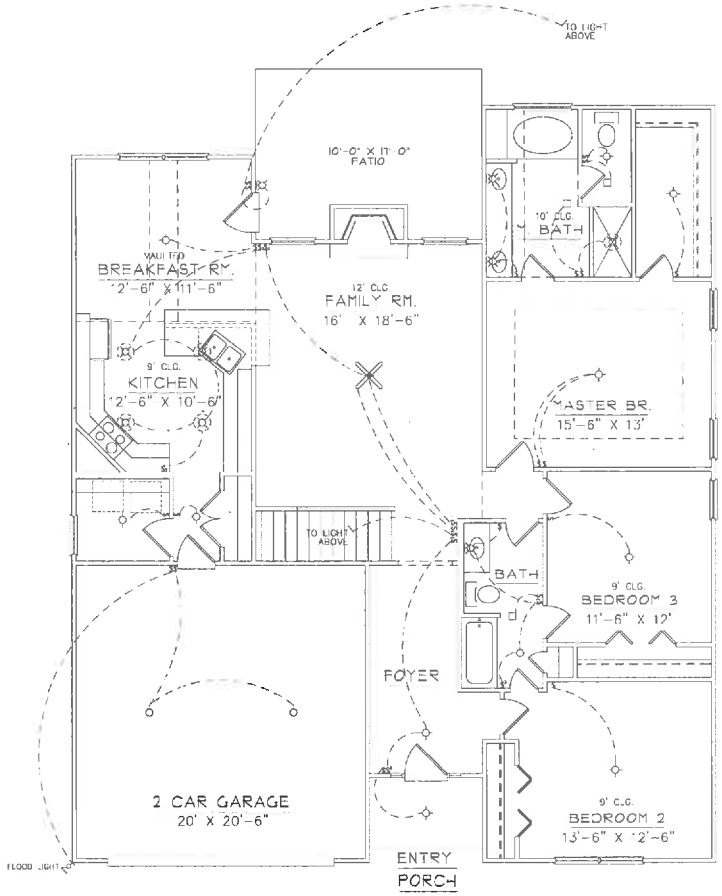
WESTPARK A



ELECTRICAL LEGEND

- CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET 42" A.F.F.
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- SWITCHED DUPLEX OUTLET
- TELEPHONE
- TELEVISION
- SWITCH
- 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

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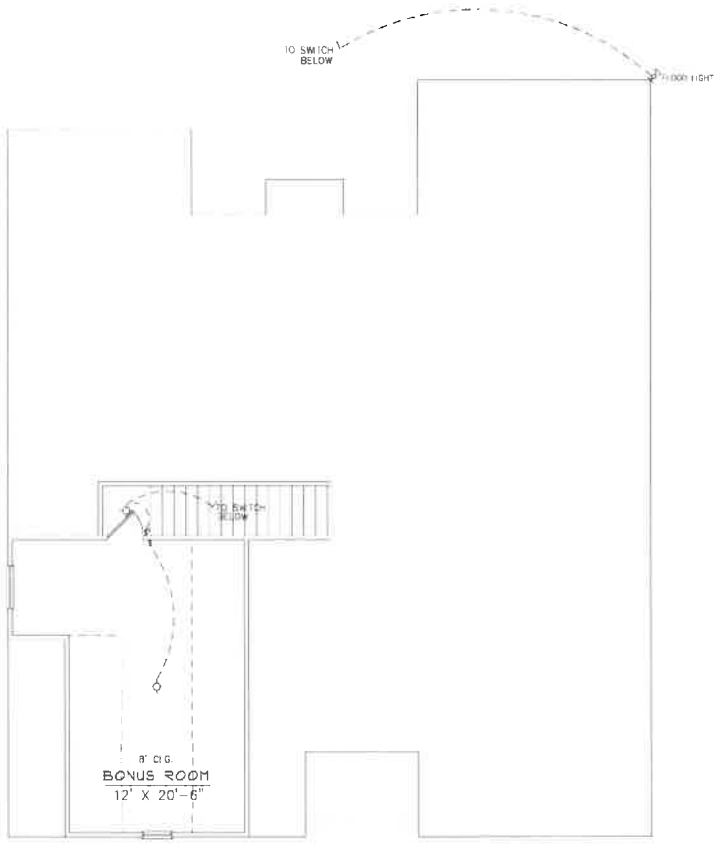
WESTPARK A



ELECTRICAL LEGEND

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- TELEVISION
- $ SWITCH
- $3 3-WAY SWITCH
- EXHAUST FAN
- EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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TAB 12

Rezoning Checklist

City of Newnan, Georgia
Attachment E

Rezoning Checklist

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

__X__ Completed application form

__X__ Letter of intent

__X__ Names and addresses of all owners of all property within 250 feet of the subject property

__X__ Legal description of property

__X__ Certified plat

__X__ Completed Attachment A — Proffered Conditions (if applicable)

__X__ Completed Attachment B — Disclosure of Campaign Contributions & Gifts (if applicable)

__X__ Completed Attachment C — Property Owner's Authorization (if applicable)

__X__ Completed Attachment D — Attorney's Authorization (if applicable)

__N/A__ Community Impact Study (if applicable)

__X__ Filing Fee in the form of a check payable to the ***City of Newnan***

Note: Please attach this form to the filing application.

The City of Newnan, Georgia

Public Works Department

11/2/2018

Engineering Department Review

Rezoning Request RZ2018-06, Freedom Land Holdings, LLC for 18.56 ± acres located on Millard Farmer Industrial Boulevard (A Portion of Tax Parcel # N57A 703)

Tax Parcel #	Acres	Zoning	Units/Ac	Units
A Portion of N57A 703	18.56±	PDR	6	47 requested

Environmental Concerns:

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located on open space.

2. All streams, wetlands and other environmentally sensitive areas such as, floodplain, and cemeteries shall be determined and located within open space to the extent practically possible.

Access, Layout, and Road Concerns:

1. The Georgia DOT will have review and permit authority for the entrance and improvements along the Newnan Crossing Bypass (SR 34)

2. ADA compliant five (5) foot sidewalks shall be provided on both sides of all streets within the community.

3. All open spaces shall be ADA compliant with sidewalk access and connectivity to the public street system.

4. All streets including the private connector street shall be improved to public road standards and dedicated to the City.

Trip Generation Existing Zoning:

This existing site is zoned for PDO and PDC containing a total of 18.56 acres. Trip generation from this site was calculated using ITE Trip Generation Manual, 9th edition.

Business Park: 18.56 Acres

a. Weekday: 149.79 /ACRE = 2,780 vpd
b. Weekday peak AM hour: 18.86/ACRE = 350 vph
c. Weekday peak PM hour: 16.84/ACRE = 313 vph
d.. Sunday: 16.78/ACRE = 311 vpd
f. Saturday 32.61/ACRE = 605 vpd

Trip Generation Proposed Zoning:

This proposed project includes 47 single family residential homes on 18.56 acres. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

Single-Family Detached Housing: 47 homes

a. Weekday : 9.52/unit = 447 vpd
b. Weekday peak AM hour: .77/unit = 36 vph
c. Weekday peak PM hour: 1.02 /unit = 48 vph
d. Sunday: 8.62/unit = 405 vpd
e. Saturday 9.91/ unit = 466 vpd

TRAFFIC GENERATION SUMMARY

DAY	EXISTING TRIPS	PROPOSED TRIPS	DIFFERENCE
WEEKDAY (vpd)	2,780	447	-2333
WEEKDAY AM PEAK (vph)	350	36	-314
WEEKDAY PM PEAK (vph)	313	48	-265
SUNDAY (vpd)	311	405	+94
SATURDAY (vpd)	605	466	-139

The anticipated traffic generation from this zoning change is a decrease on all days except Saturday. On Sunday trips from the Single Family Home development would outpace a business center by 94 vehicles per day. The overall trend would be less vehicular traffic onto local roads as a result of this rezoning.

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

November 2, 2018

To: Tracy Dunnavant
Planning and Zoning Director

Reference: Rezoning RZ2018-06 Calumet

Dear Mrs. Dunnavant,

In reviewing historical information concerning number of calls for service, response time, and number of officers, following is the impact to the police department services.

The numbers are projected with 41 Officers being used to determine calls per officers. These 41 officers are patrol officers who will normally be the first responders to any call for service.

Annual Calls for service	Estimated Population	Calls per citizen	Calls per Officer	Estimated occupants each new resident	Calls per additional resident	Additional calls per Officer	Estimated time on each call	Response time increase from/to
54,000	34,000	1.59	1,317	2.5	187	5	1 hour	4.2 min to 5 min.

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

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

Respectfully,

Douglas L. Meadows
Chief of Police

NEWNAN FIRE DEPARTMENT

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

Stephen R. Brown, Fire Chief

October 25, 2018

To: Tracy Dunnavant

Ref: Rezoning Request RZ2018-06, Freedom Land Holdings, LLC for 18.56 ± acres located on Millard Farmer Industrial Boulevard (A Portion of Tax Parcel # N57A 703)

Dear, Tracy,

I have reviewed your request on concerning of, Rezoning Request RZ2018-06, Freedom Land Holdings, Rezoning Request RZ2018-06, Freedom Land Holdings, LLC for 18.56 ± acres located on Millard Farmer Industrial Boulevard (A Portion of Tax Parcel # N57A 703).

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

Thank you,

Chief Stephen Brown
Newnan Fire Department

Coweta County School System

Ronald C. Cheek, Director of Facilities

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

October 26, 2018

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

Re: Rezoning Request RZ2018-06 / Calumet Estates

We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided:

This application is requesting a change in zoning from Planned Commercial Development District/Planned Office and Institutional District to Planned Residential Development District zoning. This rezoning may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity.

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

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

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek
Director of Facilities
Coweta County School System

NEWNAN UTILITIES
Committed To Excellence

November 5, 2018

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

Subject: Parcel # N57A 703, 18.56 Ac, Calumet, Newnan Georgia

Ms. Dunnavant,

I am writing per your request to confirm that Newnan Utilities shall be the electric, water, and sewer service provider for the above referenced project. At this time, Newnan Utilities has no issues with the rezoning request.

The Owner/Developer shall be aware of the following, as it relates to the rezoning request:

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

NEWNAN UTILITIES
Committed To Excellence

2. Water:

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

If you have any questions please feel free to contact me at (770) 683-6210.

Sincerely,

Scott Tolar, P.E.
Engineer
Newnan Utilities