City of Newnan Georgia

Planning Commission

Agenda Book

May 8, 2018

City of Newnan
PLANNING COMMISSION

Agenda for May 8, 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 April 10, 2018 Planning Commission Meeting
TAB # 2	Public Hearing – Annexation Request – 28.6 +/- acres located off Shenandoah Boulevard by Melissa Griffis on behalf of the Legends at Newnan Crossing, LLC (Annex2018-01)
TAB # 3	Public Hearing – Rezoning Request – 5.64 +/- acres off Newnan Crossing Court by Melissa Griffis on behalf of Legends at Newnan Crossing, LLC (RZ2018-01)
TAB # 4	Public Hearing – Amendments to the Zoning Ordinance
	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

April 10, 2018
7:00 p.m.

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

CALL TO ORDER

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

READING OF MINUTES

Chairman Gause asked if everyone reviewed the minutes from the March 13, 2018 meeting. Commissioner Coggin motioned to approve the minutes. Commissioner Hamlin seconded the motion.

MOTION CARRIED (5-0)

Certificate of Appropriateness – 9 West Broad Street: James Thomasson

Chairman Gause opened the discussion on the certificate of appropriateness for 9 West Broad Street. Chris Cole showed a photo of the property location and explained that the building and adjoining parking area are currently on one parcel He stated the property owner received a variance at the February 6, 2018 Board of Zoning Appeals meeting that allows for the subdividing of the property into two separate tracts. He read through the background information, reviewed the photos of the property and surrounding area, and concluded by recommending approval of the certificate of appropriateness. Chairman Gause asked if the applicant would like to speak regarding the request. Misty Smith stated she would like to submit a drawing to replace what was provided. Chris Cole confirmed that what she is currently providing would replace the drawing that had been included in the report. Misty Smith provided details on the changes. Chairman Gause asked if there were any questions.

Commission Van Drew motioned to approve the certificate of appropriateness with the changes reflected in the drawing presented to the Commissioners during the meeting. Commissioner McEntire seconded the motion.

MOTION CARRIED (5-0)

Certificate of Appropriateness – 91 Millard Farmer Industrial Boulevard: Robert Beluk

Chairman Gause opened the discussion on a certificate of appropriateness for 91 Millard Farmer Industrial Boulevard. Chris Cole showed the location map. He stated the applicant is asking for a certificate of appropriateness regarding the design changes to the existing building. He mentioned the property lies within the Quality Development Corridor and the proposal is for improvements to exterior walls covering more than 25% of the total wall area that do not meet all QDC requirements. Cole read over the background information, mentioned previous discussions with the Commission from July 2011, reviewed the photos and surrounding area, and concluded with a recommendation to approve the certificate of appropriateness. Chairman Gause asked if the applicant would like to add anything. Commissioner McEntire asked if it was going to be brick. Robert Beluk said that they are going to be cleaning up the brick and tying it to the façade. He said it is going to be an equal combination of what is existing and fiber board to give it a different dimension and look.

Commissioner Coggin motioned to approve the certificate of appropriateness for 91 Millard Farmer Industrial Boulevard. Commissioner Van Drew seconded the motion.

MOTION CARRIED (5-0)

Adjourn

With no further business, the meeting was adjourned at 7:17 p.m. on a motion from Commissioner Hamlin and seconded by Commissioner Coggin.

MOTION CARRIED (5-0)

_____

Chairman Gause

City of Newnan, Georgia – Planning Commission

Annexation Review Form

Date: May 8, 2018

Agenda Item: Annexation Request - Annex2018-01
28.6 ± acres located off Shenandoah Boulevard by Melissa Griffis on behalf of the Legends at Newnan Crossing, LLC

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

Purpose: A request by Melissa Griffis on behalf of the Legends at Newnan Crossing, LLC to annex tax parcel # W02 393 located off Shenandoah Boulevard into the City limits to accommodate a 236 unit apartment complex.

Background:

Zoning District	County – R-2; Multifamily Residential District
Requested Zoning	RML (Residential Multiple Family Dwelling – Low Density District)
Current Land Use	Vacant
Parcel Size	A total of 28.6 ± acres

Melissa Griffis, on behalf of the Legends at Newnan Crossing, LLC, is requesting the annexation of a total of 28.6 ± acres located off Shenandoah Boulevard into the city limits. The requested zoning is RML (Residential Multiple Family Dwelling District – Low Density District) which would accommodate a 236 unit apartment complex. It should be noted, that the applicant is also seeking a rezoning of 5.64± acres to the west of the subject property that will be combined with this parcel (if annexed) to accommodate one apartment building, the clubhouse, and the complex's dog park.

In October of 2017, the Council considered a request from the apartment complex developer to allow access to his development through a 5.64± acre parcel (mentioned above) located in the City. The County requires two points of access for apartment complexes over a certain number of units to meet the fire code and the developer was unable to provide two given the environmental constraints associated with the land. The access request was denied by Council due to the project's impact on the City's transportation system with no taxes being paid by the applicant since the project was located in the County. At that time, the possibility of annexing the tract was mentioned for consideration. The developer had originally applied for a variance from the County to have only one entrance, but decided to seek annexation before the variance could be acted upon.

RML is a district designed to provide for medium density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities. RML districts are appropriately located adjacent to existing RML districts or in areas of transition between denser residential neighborhoods and commercial development. The designation would be consistent with the County's current zoning

for this area and the County's Future Land Use Plan. The County's Future Development Map for 2016-2036 shows the property to be future Infill Neighborhood Medium Density.

Surrounding Zoning Classifications

The tract to be annexed is adjacent to the following:

North: R-2 (Multi-family Residential District)
West: CCS (Community Shopping Center District)
South: R-2 (Multi-family Residential District)
East: R-2 (Multi-family Residential District)

Surrounding Land Use Pattern

North: Lake; Creekside Apartments
West: Hotel; Tract seeking rezoning to RML to be used as part of the development
South: Bridgewater and Windsong Subdivisions
East: Bridgewater and Windsong Subdivision)

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 is primarily surrounded by existing residential subdivisions, an apartment complex, and a hotel. An apartment complex would serve as a transition between denser residential neighborhoods and commercial development. Staff views the proposed use of the property as an appropriate designation given the surrounding zonings and uses of the neighboring properties and with the existing environmental constraints that will serve as buffers between the development and the existing subdivisions.

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

Due to the two tributaries of White Oak Creek, a portion of the lake including its dam, and the large amount of floodplain on the property, the subdivisions will be well buffered from the proposed development. The greatest impact will be additional traffic; however, Newnan Crossing Boulevard East is a four lane road and the Engineering Department will ensure that all improvements are made to minimize impact.

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

The property is currently zoned R-2 (Multifamily Residential District) in the County, which is consistent with the requested zoning designation of RML in terms of use.

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?

Fire: Fire Chief Stephen Brown indicated that the City of Newnan Fire Department would be able to service this property with his department's existing manpower and equipment. In addition, there is also a mutual aid agreement with the County in place, if needed.

Police: Buster Meadows, Police Chief, indicated that after reviewing the request and figuring call volume increases for officers and extended response times, his department could furnish services to the location with existing personnel and equipment.

Water and Sewer: Scott Tolar has indicated that Newnan Utilities does have ample water and sewer capacity to serve the proposed facility based on the preliminary concept plan provided. The developer will be responsible for all upgrade costs necessary to serve the property.

Engineering:

Environmental Concerns:

- The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.

- All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.

- State waters buffers along the lake and the stream existing the lake shall be 25 feet as measured from the point of wrested vegetation and shall be delineated in the field as per a previous grandfather status determination that the City has agreed to honor as requested by the applicant and shown on this proposed site plans. On the other stream that flows through the southern portion of the tract a larger buffer and impervious surface setback (50' undisturbed/25' impervious) will be maintained. The streams also have mapped regulatory and future floodplain and no development is proposed within the floodplain.

- All runoff from the building along the lake and stream will be directed to the pond for water quality treatment prior to entering the stream or it will be discharged into a vegetated strip before entering the lake or stream.

- Applicant has proposed pervious pavers for 46 parking spaces to help alleviate runoff and to allow an increase in parking per our ordinance.

Access, Layout, and Road Concerns:

1. This project includes 236 units with a club house and swimming pool and 400 parking spaces. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

    a. Weekday : 6.65 /unit = 1,569 vehicles trips
    b. Weekday peak AM hour: .55/unit = 130 vehicles

c. Weekday peak PM hour: .67/unit = 158 vehicles
d. Saturday : 6.39/unit = 1,508 vehicles

The applicant is proposing a full median cut at Newnan Crossing Court. The City will required the applicant to fully accommodate left turns into and out of Newnan Crossing Court as well as right turn lanes at each entrance.

A traffic study is pending at this time for additional modeling of the traffic patterns and how they may affect the intersections north to Bullsboro Drive and south at Diplomat Parkway. This detailed traffic study will be used to determine the true impact of this additional traffic on our existing system and any necessary improvements needed to accommodate this additional traffic. This may include but is not limited to: improvements to allow safe U-turns at the southernmost Walmart intersection or possible physical changes to restrict U-turns at intersections affected as well as signals or signal upgrades if warranted.

The City Engineering Department will be coordinating with the Engineer of Record and Traffic Engineer to determine what improvements are required prior to the civil plan approval or any Land Disturbance permits being issued

School System:

Ronnie Cheek reviewed the application and stated the following:

In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for student 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 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 targeted market, e.g., senior citizens?

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

The City of Newnan's Comprehensive Plan does not address this particular parcel, as it is presently in the County. However, the County's Future Development Map (2016-2036) places all but the northern tip of the subject property within an Infill Neighborhood Medium Density Designation This character area is defined as residential neighborhoods and subdivisions comprised primarily of single-family detached homes in two density classifications – with or without public sewer. The Plan defines medium residential density as more than 1.2 units per acre up to eight (8) units per acre. The developer is requesting just under 8 units per acre.

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

The applicant is proposing that the property be developed as an apartment complex, which would be consistent with the purpose and intent of the proposed zoning designation.

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

As this property is in the County, it is not addressed by the City of Newnan Comprehensive Plan; however, the County Comprehensive Plan shows this area as appropriate for the proposed use.

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 does feel the proposed use of the property reflects a reasonable balance since there will be no change from what was being proposed in the County.

Coweta County Response to the Annexation:

The Coweta County Board of Commissioners was provided information on the annexation and considered the request at their April 24, 2018 meeting. They voted to file "no objection" to the petition, but requested that the City consider and incorporate the following areas of concern:

1) The subject property is located within the White Oak Watershed Protection District which requires both a 100 ft. undisturbed buffer and an additional 50 ft. impervious setback from water's edge or the top of the stream bank.
2) Stormwater management should meet the requirements of the Metropolitan North Georgia Water Planning District.

Conditions Proffered as Part of the Annexation:

The applicant proffered a condition of no more than two unrelated individuals per unit and no more than two individuals per bedroom for the rezoning application for the tract that will become a part of this development.

Options:

A. Recommend approval of the applicants' request to annex the subject properties into the corporate limits of Newnan and rezone the property to RML
B. Recommend approval of the annexation and rezoning request with conditions
C. Recommend denial of the annexation and rezoning request

Recommendation:

Staff has reviewed the application and recommends Option "B"; approve the annexation and rezoning requests with the following conditions:

1) The development will be limited to 236 units.

2) The project will be consistent with the concept plan and elevations provided as part of the application.

3) The amenities package will include all items listed as “community amenities” and “apartment amenities” that were submitted as part of the rezoning application.

4) Traffic improvements shall include full accommodation of left turning movements into and out of Newnan Crossing Court and right turning movements at each of the proposed entrances, as well as any other recommended improvements resulting from a traffic study (underway, but not submitted for review at this time), at the discretion of the City Engineer. The limits for the traffic study shall extend from SR 34 (Bullsboro Dr) to Diplomat Parkway.

5) The apartment complex will abide by the proffered condition that was stated in the rezoning application agreeing to no more than two unrelated individuals per unit and no more than two individuals per bedroom.

Attachments:

Letter from Applicant
Annexation Application
Location Map
County Staff Report
County Decision Not to Object
Responses on Service Provision

Previous Discussions with Commission:

None

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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

February 27, 2018

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

RE: Annexation Application of Legends at Newnan Crossing, LLC Approx. 28.64+/- Acres Located at Newnan Crossing, Blvd., Newnan, Georgia

Dear Ms. Dunnavant:

Legends at Newnan Crossing, LLC, the applicant of the above-described property ("the Property") in Newnan, Georgia, hereby makes this application to annex the Property from "Multi-Family Residential" in Coweta County, Georgia to "RML" in the City of Newnan. The Property provides a suitable environment for the RML zoning at this site and is a very desirable use at this location. The applicant is requesting that the Property be annexed into the City of Newnan.

Legends at Newnan Crossing, LLC has its mailing address at 3095 Vineville Ave., Macon, GA 31204 and telephone number at (478) 405-6100. The address for the Property is Newnan Crossing Blvd., Newnan, Georgia 30263. The tax map numbers of the Property include: W02 393.

The Property is the most appropriate site for the zoning designation requested insofar as it is located in the City of Newnan in close proximity to other similar uses. The proposed annexation will facilitate the smart growth and development that is expected in the City of Newnan.

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

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

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

Yours Truly,

Melissa D. Griffis
For Legends at Newnan Crossing, LLC

MDG/kr
Enclosures

TAB A

Application for Annexation

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 Legends at Newnan Crossing, LLC

Mailing Address 3095 Vineville Ave., Macon, GA 31204

Telephone (478) 405-6100 Fax _____

Property Owner (Use back if multiple names) See attached sheet

Mailing Address See attached sheet

Telephone See attached sheet Fax _____

Address/Location of Property Newnan Crossing Blvd.

County Zoning Classification Multi-Family Residential Requested Zoning Classification RML

Present Land Use undeveloped land

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

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

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

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

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

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

PROPERTY OWNERS

Georgia Retail Investments, LLC
47W210 Route 30
Big Rog, IL 60511

Legends at Newnan Crossing, LLC
3095 Vineville Ave.
Macon, Georgia 31204

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

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

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

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

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

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

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

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

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

Building Permits

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

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

Applicant's Signature

2/26/2018
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED 02/27/18

RECEIVED BY

TAB B

Property Owners Authorization Form

City of Newnan, Georgia
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 an annexation of the property.

Name of Property Owner Legends at Newnan Crossing, LLC

Telephone Number (478) 405-6100

Address of Subject Property Newnan Crossing Blvd.

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

Henry P. Persons, III

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

Notary Public

Sharon Andrews
NOTARY PUBLIC
Bibb County, Georgia
My Commission Expires
May 24, 2021

(Affix Raised Seal Here)

2/26/18

Date

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. Owner hereby reserves the right to withdraw its authorization at any time prior to the final zoning hearing in order to maintain the current zoning of the property.

Name of Property Owner Georgia Retail Investments, LLC

Telephone Number 630-556-3731

Address of Subject Property Newnan Crossing Blvd.

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.

GEORGIA RETAIL INVESTMENTS, LLC,
a Delaware limited liability company

By: Executive Affiliates, Inc., an Illinois corporation, Its Manager

By: _____
Steven M. Rayman, Not individually but as President

(Signature of Property Owner)

Personally appeared before me

KARLA M. NASH

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

"OFFICIAL SEAL"
KARLA M. NASH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/2019

Karla M. Nash
Notary Public

(Affix Raised Seal Here)

March 12, 2018
Date

TAB C

Warranty Deed

Prepared By/Return To:
Duncan D. Walker, III
Hall, Bloch, Garland & Meyer, LLP
Post Office Box 5088
Macon, Georgia 31208
5300.34252

DOC# 000893
FILED IN OFFICE
1/18/2017 01:57 PM
BK:4489 PG:657-661
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

REAL ESTATE TRANSFER TAX
PAID: $2100.00

PT-61 038-2017-000204

LIMITED WARRANTY DEED

This Limited Warranty Deed is dated January 17, 2017 and is signed by **GEORGIA MULTIFAMILY INVESTORS, LLC**, an Illinois limited liability company, authorized to transact business in Georgia ("**Grantor**"), in favor of **LEGENDS AT NEWNAN CROSSING, LLC**, a Georgia limited liability company ("**Grantee**").

For and in consideration of $10 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor and Grantee acknowledge, Grantor grants, bargains, sells, remises, releases, aliens, conveys, and confirms to Grantee, the land in Coweta County, Georgia described in **Exhibit "A"** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights, including any portion of the land within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land.

TO HAVE AND TO HOLD the property, subject to the matters described in **Exhibit "B"** to this deed, forever **IN FEE SIMPLE FOREVER.**

AND Grantor agrees to warrant and forever defend the right and title to the property to Grantee against the lawful claims of all persons who claim by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed this Limited Warranty Deed the day and year first above written.

GRANTOR:

Georgia Multifamily Investors, LLC,
an Illinois limited liability company

By: RAN Lakeside Corporation, an Illinois corporation, its Manager

By:_____
Steven M. Rayman, Not Individually, but as President

Signed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public
commission expiration date: 2-20-19
(Notary Seal)

"OFFICIAL SEAL"
KARLA M. NASH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/2019

1159225v.2

5/18
BL

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 46 & 51 LAND DISTRICT 5 COWETA COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: /

BEGIN AT THE SOUTHWEST CORNER OF LAND LOT 51 AND RUN THENCE NORTH ALONG THE WEST LINE OF LAND LOT 51 FOR A DISTANCE OF 589.63 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

THENCE North 00 degrees 49 minutes 46 seconds East for a distance of 589.63 feet ALONG THE WEST LINE OF LAND LOT 51 TO AN ALUMINUM PIPE FOUND;

THENCE North 00 degrees 11 minutes 10 seconds West for a distance of 1020.24 feet ALONG THE WEST LINE OF LAND LOT 51 TO A POINT:

THENCE South 31 degrees 07 minutes 52 seconds East for a distance of 955.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE North 86 degrees 42 minutes 03 seconds East for a distance of 420.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE South 21 degrees 55 minutes 01 seconds East for a distance of 267.35 feet TO AN ALUMINUM PIPE FOUND;

THENCE South 64 degrees 00 minutes 22 seconds West for a distance of 178.65 feet TO AN IRON PIPE FOUND;

THENCE South 01 degrees 11 minutes 52 seconds East for a distance of 305.00 feet TO AN IRON PIN FOUND;

THENCE South 14 degrees 36 minutes 04 seconds East for a distance of 134.19 feet TO AN IRON PIN FOUND;

THENCE South 00 degrees 37 minutes 22 seconds East for a distance of 175.00 feet TO AN IRON PIN FOUND;

THENCE South 35 degrees 21 minutes 37 seconds East for a distance of 382.12 feet TO AN IRON PIN FOUND;

THENCE South 08 degrees 02 minutes 40 seconds East for a distance of 70.71 feet TO AN IRON PIPE FOUND;

THENCE South 62 degrees 59 minutes 35 seconds East for a distance of 279.33 feet TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF SHENANDOAH BLVD;

THENCE along a curve to the left having a radius of 1984.32 feet and an arc length or 420.31 feet, being subtended of South 30 degrees 01 minutes 46 seconds West for a distance of 419.52 feet ALONG SAID RIGHT-OF-WAY TO A POINT LOCATED IN THE CENTERLINE OF A CREEK;

THENCE. North 12 degrees 02 minutes 07 seconds East for a distance of 122.19 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 13 degrees 33 minutes 15 seconds West for a distance of 54.60 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 70 degrees 12 minutes 23 seconds West for a distance of 53.73 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 15 degrees 31 minutes 23 seconds West for a distance of 125.38 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 34 degrees 36 minutes 30 seconds West for a distance of 163.69 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 47 degrees 26 minutes 02 seconds West for a distance of 39.90 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 75 degrees 28 minutes 34 seconds West for a distance of 62.50 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 41 degrees 57 minutes 21 seconds West for a distance of 104.61 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 38 degrees 13 minutes 44 seconds West for a distance of 78.75 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 25 degrees 38 minutes 11 seconds West for a distance of 123.44 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 29 degrees 14 minutes 30 seconds West for a distance of 83.72 feet ALONG CENTERLINE OF CHEEK TO A POINT;

THENCE North 08 degrees 00 minutes 12 seconds West for a distance of 106 76 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 51 degrees 27 minutes 32 seconds West for a distance of 151.65 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 76 degrees 23 minutes 50 seconds West for a distance of 130.18 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 04 degrees 36 minutes 18 seconds East for a distance of 20 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 33 degrees 46 minutes 26 seconds West for a distance of 64.22 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 58 degrees 31 minutes 18 seconds West for a distance of 117.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 35 minutes 23 seconds West for a distance of 126.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 52 minutes 58 seconds West for a distance of 69.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 57 degrees 51 minutes 18 seconds West for a distance of 78.92 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 70 degrees 19 minutes 21 seconds West for a distance of 40.51 feet ALONG CENTERLINE OF CREEK TO A POINT LOCATED ON WEST LINE OF LAND LOT 51 AND TRUE POINT OF BEGINNING.

Said property contains 28.6391 acres more or less.

TOGETHER WITH easement rights contained in Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement

dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records.

TOGETHER WITH easement rights contained in Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records.

EXHIBIT "B"

1. Rights of parties in possession of the subject premises.

2. (a) Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc., dated August 14, 1984 and recorded in Deed Book 370, Page 134, aforesaid records.

   (i) First Amendment dated December 17, 1985, filed December 17, 1985, recorded in Deed Book 393, Page 466, aforesaid records.

   (ii) Second Amendment dated May 23, 1986, filed May 27, 1986, recorded in Deed Book 403, Page 158, aforesaid records.

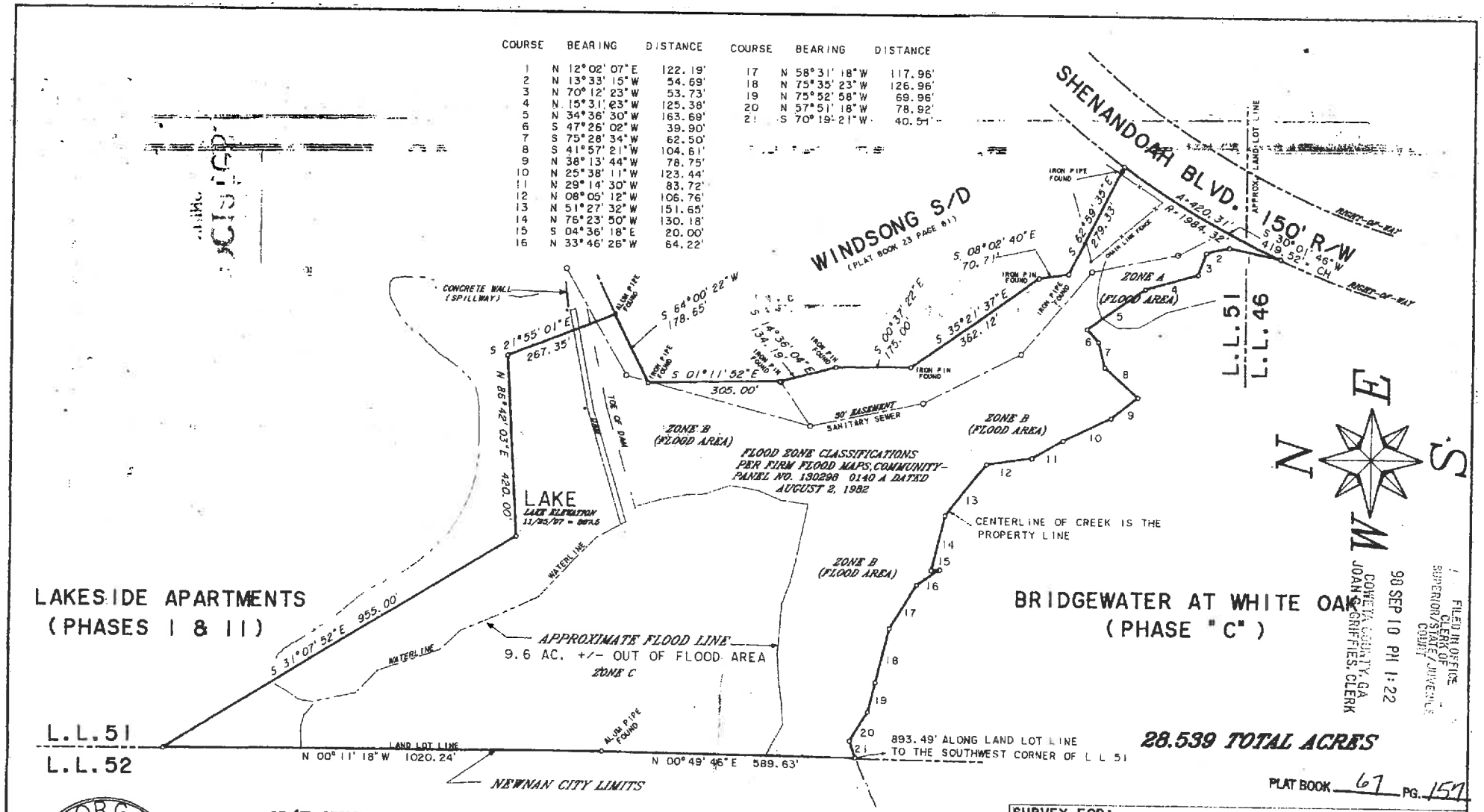
   (iii) Third Amendment dated January 16, 1990, filed November 14, 1990, recorded in Deed Book 558, Page 401, aforesaid records; and

   (iv) Fourth Amendment dated August 27, 1996, filed September 19, 1996, recorded in Deed Book 1060, Page 575, aforesaid records.

   (b) Second Amended, Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc. dated June 7, 2006, filed June 7, 2006, recorded in Deed Book 2980, Page 376, aforesaid records, with Amendment dated October 25, 2006, filed October 26, 2006, recorded in Deed Book 3071, Page 255, aforesaid records.

3. Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefitting the subject property. Title to the easement tracts has not been examined.)

4. Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefitting the subject property. Title to the easement tracts has not been examined.)



28.539 TOTAL ACRES

FILED IN OFFICE CLERK OF SUPERIOR/STATE/JUVENILE COURT
98 SEP 10 PM 1:22
COWETA COUNTY, GA
JOAN GRIFFIES, CLERK

PLAT BOOK 61 PG. 151

N/F NEWNAN CROSSING PARTNERSHIP

GEORGIA REGISTERED NO. 1766 JOHN R. CHRISTOPHER LAND SURVEYOR

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

JOHN R. CHRISTOPHER
GEORGIA R.L.S. NO. 1766

CHRISTOPHER BROTHERS SURVEYORS
24 JACKSON STREET
NEWNAN, GEORGIA 30263
JOHN R. CHRISTOPHER
REGISTERED LAND SURVEYOR NO. 1766
(770) 253-5195

SURVEY FOR: EXECUTIVE CAPITAL CORP.

SCALE: 1" = 200'	APPROVED:	DRAWN BY:
DATE: 11/25/97	DISK LAKE PH. 5	REVISED:

LOCATED IN LAND LOTS 51 & 46 LAND DISTRICT 5
COWETA COUNTY, GEORGIA

SURVEY BY: J. R. Christopher

DRAWING NUMBER 89026P5

TAB D

Legal Description of Property

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 46 & 51 LAND DISTRICT 5 COWETA COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LAND LOT 51 AND RUN THENCE NORTH ALONG THE WEST LINE OF LAND LOT 51 FOR A DISTANCE OF 589.63 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

THENCE North 00 degrees 49 minutes 46 seconds East for a distance of 589.63 feet ALONG THE WEST LINE OF LAND LOT 51 TO AN ALUMINUM PIPE FOUND;

THENCE North 00 degrees 11 minutes 10 seconds West for a distance of 1020.24 feet ALONG THE WEST LINE OF LAND LOT 51 TO A POINT:

THENCE South 31 degrees 07 minutes 52 seconds East for a distance of 955.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE North 86 degrees 42 minutes 03 seconds Fast for a distance of 420.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE South 21 degrees 55 minutes 01 seconds East for a distance of 267.35 feet TO AN ALUMINUM PIPE FOUND;

THENCE South 64 degrees 00 minutes 22 seconds West for a distance of 178.65 feet TO AN IRON PIPE FOUND;

THENCE South 01 degrees 11 minutes 52 seconds East for a distance of 305.00 feet TO AN IRON PIN FOUND;

THENCE South 14 degrees 36 minutes 04 seconds East for a distance of 134.19 feet TO AN IRON PIN FOUND;

THENCE South 00 degrees 37 minutes 22 seconds East for a distance of 175.00 feet TO AN IRON PIN FOUND;

THENCE South 35 degrees 21 minutes 37 seconds East for a distance of 382.12 feet TO AN IRON PIN FOUND;

THENCE South 08 degrees 02 minutes 40 seconds East for a distance of 70.71 feet TO AN IRON PIPE FOUND;

THENCE South 62 degrees 59 minutes 35 seconds Fast for a distance of 279.33 feet TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF SHENANDOAH BLVD;

THENCE along a curve to the left having a radius of 1984.32 feet and an arc length or 420.31 feet, being subtended of South 30 degrees 01 minutes 46 seconds West for a distance of 419.52 feet ALONG SAID RIGHT-OF-WAY TO A POINT LOCATED IN THE CENTERLINE OF A CREEK;

THENCE. North 12 degrees 02 minutes 07 seconds East for a distance of 122.19 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 13 degrees 33 minutes 15 seconds West for a distance of 54.60 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 70 degrees 12 minutes 23 seconds West for a distance of 53.73 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 15 degrees 31 minutes 23 seconds West for a distance of 125.38 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 34 degrees 36 minutes 30 seconds West for a distance of 163.69 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 47 degrees 26 minutes 02 seconds West for a distance of 39.90 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 75 degrees 28 minutes 34 seconds West for a distance of 62.50 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 41 degrees 57 minutes 21 seconds West for a distance of 104.61 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 38 degrees 13 minutes 44 seconds West for a distance of 78.75 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 25 degrees 38 minutes 11 seconds West for a distance of 123.44 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 29 degrees 14 minutes 30 seconds West for a distance of 83.72 feet ALONG CENTERLINE OF CHEEK TO A POINT;

THENCE North 08 degrees 00 minutes 12 seconds West for a distance of 106 76 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 51 degrees 27 minutes 32 seconds West for a distance of 151.65 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 76 degrees 23 minutes 50 seconds West for a distance of 130.18 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 04 degrees 36 minutes 18 seconds East for a distance of 20 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 33 degrees 46 minutes 26 seconds West for a distance of 64.22 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 58 degrees 31 minutes 18 seconds West for a distance of 117.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 35 minutes 23 seconds West for a distance of 126.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 52 minutes 58 seconds West for a distance of 69.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 57 degrees 51 minutes 18 seconds West for a distance of 78.92 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 70 degrees 19 minutes 21 seconds West for a distance of 40.51 feet ALONG CENTERLINE OF CREEK TO A POINT LOCATED ON WEST LINE OF LAND LOT 51 AND TRUE POINT OF BEGINNING.

Said property contains 28.6391 acres more or less.

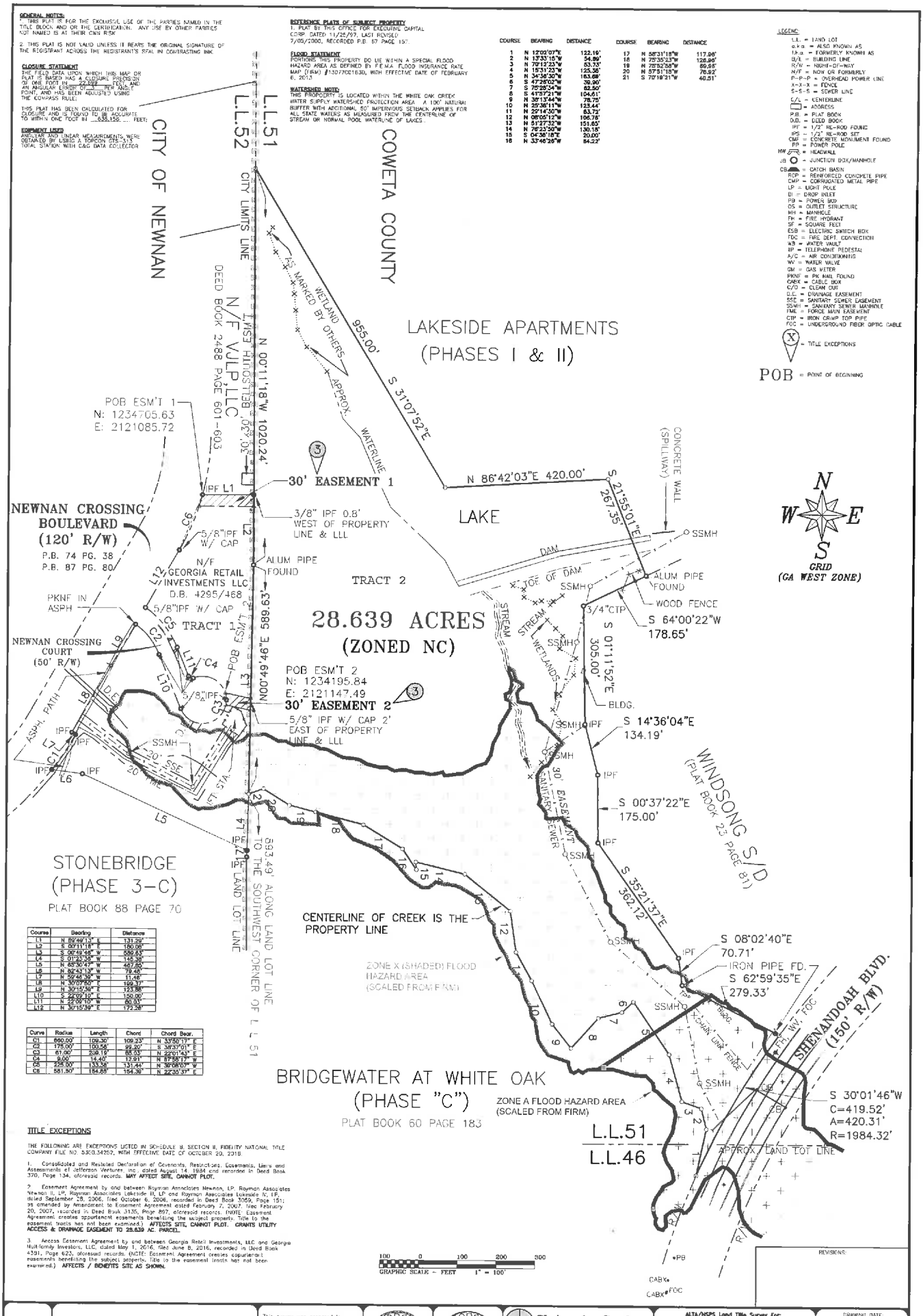
TOGETHER WITH easement rights contained in Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records.

TOGETHER WITH easement rights contained in Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records.

TAB E

Survey

(To Be Submitted Separately)



Course	Bearing	Distance
L1	N 89°49'13" E	131.29'
L2	S 00°11'18" E	180.08'
L3	S 00°49'46" W	580.63'
L4	S 01°43'38" W	145.38'
L5	N 88°30'42" W	467.80'
L6	N 82°43'13" W	79.46'
L7	N 39°48'38" W	11.46'
L8	N 30°07'00" E	199.37'
L9	N 30°15'36" E	123.88'
L10	S 88°09'10" E	150.00'
L11	N 22°09'10" W	80.01'
L12	N 30°15'36" E	172.28'

Curve	Radius	Length	Chord	Chord Bear.
C1	660.00'	109.30'	109.23'	N 33°50'17" E
C2	175.00'	100.56'	99.20'	S 38°37'01" E
C3	61.00'	208.19'	88.53'	N 22°01'43" E
C4	9.00'	14.40'	12.91'	N 87°58'17" W
C5	225.00'	133.36'	131.44'	N 39°08'07" W
C6	581.50'	184.88'	184.39'	N 22°39'37" E

TITLE EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS LISTED IN SCHEDULE B, SECTION II, FIDELITY NATIONAL TITLE COMPANY FILE NO. 5300.34252, WITH EFFECTIVE DATE OF OCTOBER 20, 2016

1. Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc., dated August 14, 1984 and recorded in Deed Book 370, Page 134, aforesaid records. **MAY AFFECT SITE, CANNOT PLOT.**

2. Easement Agreement by and between Royman Associates Newnan, LP, Royman Associates Newnan II, LP, Royman Associates Lakeside III, LP and Royman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3069, Page 151; as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 867, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefiting the subject property. Title to the easement tracts has not been examined.) **AFFECTS SITE, CANNOT PLOT. GRANTS UTILITY ACCESS & DRAINAGE EASEMENT TO 28.639 AC. PARCEL.**

3. Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4391, Page 623, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefiting the subject property. Title to the easement tracts has not been examined.) **AFFECTS / BENEFITS SITE AS SHOWN.**

REVISIONS:

2 OF 2

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR No. 3195 CURTIS W. ROBERTSON

GEORGIA REGISTERED No. 1788 LAND SURVEYOR JOHN R. CHRISTOPHER

Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWNAN, GEORGIA 30263
(770)253-5185
LSF #332
chrisbros@numail.org
www.christophersurveying.com

ALTA/NSPS Land Title Survey For:
WALDEN CAPITAL GROUP, LLC,
FIDELITY NATIONAL TITLE COMPANY

LOCATED IN LAND LOT 46 & 51
5TH LAND DISTRICT, PORTION IS IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA.

DRAWING DATE: 12/15/2016
LAST FIELD WORK DATE: 12/01/2016
DISK: 2016-DECEMBER
DRAWING #: CF=8902695 SF=15635SP
SCALE: 1" = 100'

TAB F

Check payable to The City of Newnan ($1,325.00)

PAYMENT DATE
02/27/2018

COLLECTION STATION
Comm Dev

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

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

BATCH NO.
2018-02000065

RECEIPT NO.
2018-00001631

CASHIER
Tina Fronebarger

DESCRIPTION
Annexation - Legends at Newnan Crossing - 28.64+/- acres Newnan Crossing Boulevard

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
REZN	Rezoning/Annexation Fee Annexation - Legends at Newnan Crossing - 28.64+/- acres Newnan Crossing Boulevard 100.11.1111 Cash $1,325.00 100.00.32.2215 Planning & Zoning Regulatory Fees $1,325.00	$1,325.00

Payments:

Type	Detail	Amount
Check	22370	$1,325.00

Total Cash	**$0.00**
Total Check	**$1,325.00**
Total Charge	**$0.00**
Total Wire	**$0.00**
Total Other	**$0.00**
Total Remitted	**$1,325.00**
Change	**$0.00**
Total Received	**$1,325.00**

Total Amount: **$1,325.00**

Customer Copy

TAB G

Names and Addresses of All Property Owners Within 250' Feet

A & P HOLDINGS LLC
2620 BENEFIELD RD
CUMMING GA 30041

ACOSTA VICENTE
259 BRIDGEWATER LN
NEWNAN GA 30265

AYERS JEFFERY L
8547 FORREST RD
GRANTVILLE GA 30220

BAILEY W C & BETTY JEAN BAILEY
17 SILVERWOOD DR
NEWNAN GA 30265

BEACH ROBERT W & DEBORAH L BEAC
103 GREEN TREE DR
NEWNAN GA 30265

BOWLES MARY A
20 BROOKFIELD DR
NEWNAN GA 30265

CABRERA DIANE
25 TIMEBERIDGE DR
NEWNAN GA 30263

CARECTOR RONALD C & PREMELLA I C/
15 SILVERWOOD DR
NEWNAN GA 30265

CC WHITE OAK LLC
P O BOX 790830
SAN ANTONIO TX 78279

CHAMPEAU HILDA B
16 BROOKFIELD DR
NEWNAN GA 30265

CREEKSIDE AT WHITE OAK LLC
SUITE 400
400 GALLERIA PKWY
ATLANTA GA 30339

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

DUNCAN PEGGY H
16 SILVERWOOD DR
NEWNAN GA 30265

DUNLAP JOHNSIE L
18 BROOKFIELD DR
NEWNAN GA 30265

GEORGIA RETAIL INVESTMENTS LLC
47W210 ROUTE 30
BIG ROCK IL 60511

HALE IVORY J
P O BOX 72852
NEWNAN GA 30271

HUNTER EDWARD & ANGELA WILLIAMS
9 SILVERWOOD DR
NEWNAN GA 30265

JACOME OSCAR SANCHEZ & CINTHYA E ESQUIVEL
11 SILVERWOOD DR
NEWNAN GA 30265

JDN DEVELOPMENT COMPANY INC
% DEVELOPERS DIVERSIFIED REALTY C
PROPERTY TAX DEPT
3300 ENTERPRISE BLVD
BEACHWOOD OH 44122

JEFFCOAT VERNON A
10 MISTLETOE LN
NEWNAN GA 30265

JK ONE PROPERTY HOLDINGS LLC
320 EDDIE ALLEN RD
GRANTVILLE GA 30220

LEE CHIEN SHU
19 BROOKFIELD DR
NEWNAN GA 30265

LEGENDS AT NEWNAN CROSSING LLC
3095 VINEVILLE AVE
MACON GA 31204

LIN WEN
941 HWY 34E
SUITE B
NEWNAN GA 30265

MURRAY FREDERICK WADE JR & ALEXI
MURRAY
278 BRIDGEWATER LN
NEWNAN GA 30265

NEWNAN CROSSING HOMEOWNERS ASSOCIATION INC
C/O COMMUNITY MANAGEMENT ASSOC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318

NEWNAN LODGING LLC
SUITE 305
401 HARRISON OAKS BLVD
CARY NC 27513

NORTON CANDACE D
15 BROOKFIELD DR
NEWNAN GA 30265

OJEDA SAMANTA VIVANCO
10 SILVERWOOD DR
NEWNAN GA 30265

OSBORNE DAVID K & CONNIE A OSBOR
60 PEACHTREE LN
NEWNAN GA 30265

PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANA
STE 2100
120 S SIXTH ST
MINNEAPOLIS MN 55402

QU XIUMIN
12 SILVERWOOD DR
NEWNAN GA 30265

REESE WAYNE
785 HWY 154
SHARPSBURG GA 30277

RUDDY KENNETH J & LINDA SHIRAR RUI
281 BRIDGEWATER LN
NEWNAN GA 30265

RUPNOW CARL F & BETH A RUPNOW
249 BRIDGEWATER LN
NEWNAN GA 30265

SHENANDOAH COMMUNITY ASSOCIATIC
P O BOX 712
NEWNAN GA 30264

SMITH RUBY N
9 MISTLETOE LN
NEWNAN GA 30265

STAR PREMIER PROPERTIES LLC
668 BOONE RD
NEWNAN GA 30263

STEARNS DORENE A
263 BRIDGEWATER LN
NEWNAN GA 30265

TROUTMAN LEE
185 GOLFVIEW CLUB DR
NEWNAN GA 30263

V J L P LLC
1125 NEWNAN CROSSING BLVD E
NEWNAN GA 30265

VR NEWNAN HOLDINGS LIMITED PARTNI
SUITE 201
1725 16 AVE
RICHMOND HILL

W & W REALTY CO LLP
PO BOX 127
FAIRBURN GA 30213

WADE WILLIAM J & TERESA P WADE
275 BRIDGEWATER LN
NEWNAN GA 30265

WALMART REAL ESTATE BUSINESS TRU
WAL MART PROPERTY TAX DEPT
PO BOX 8050
MS 0555
BENTONVILLE AR 727128050

WHATLEY MICHELLE M & BARRY K WHA
17 BROOKFIELD DR
NEWNAN GA 30265

WILLIAMS ANGELA
7 SILVERWOOD DR
NEWNAN GA 30265

WYCHE JOSIE
21 BROOKFIELD DR
NEWNAN GA 30265

Newnan Crossing

Community Amenities

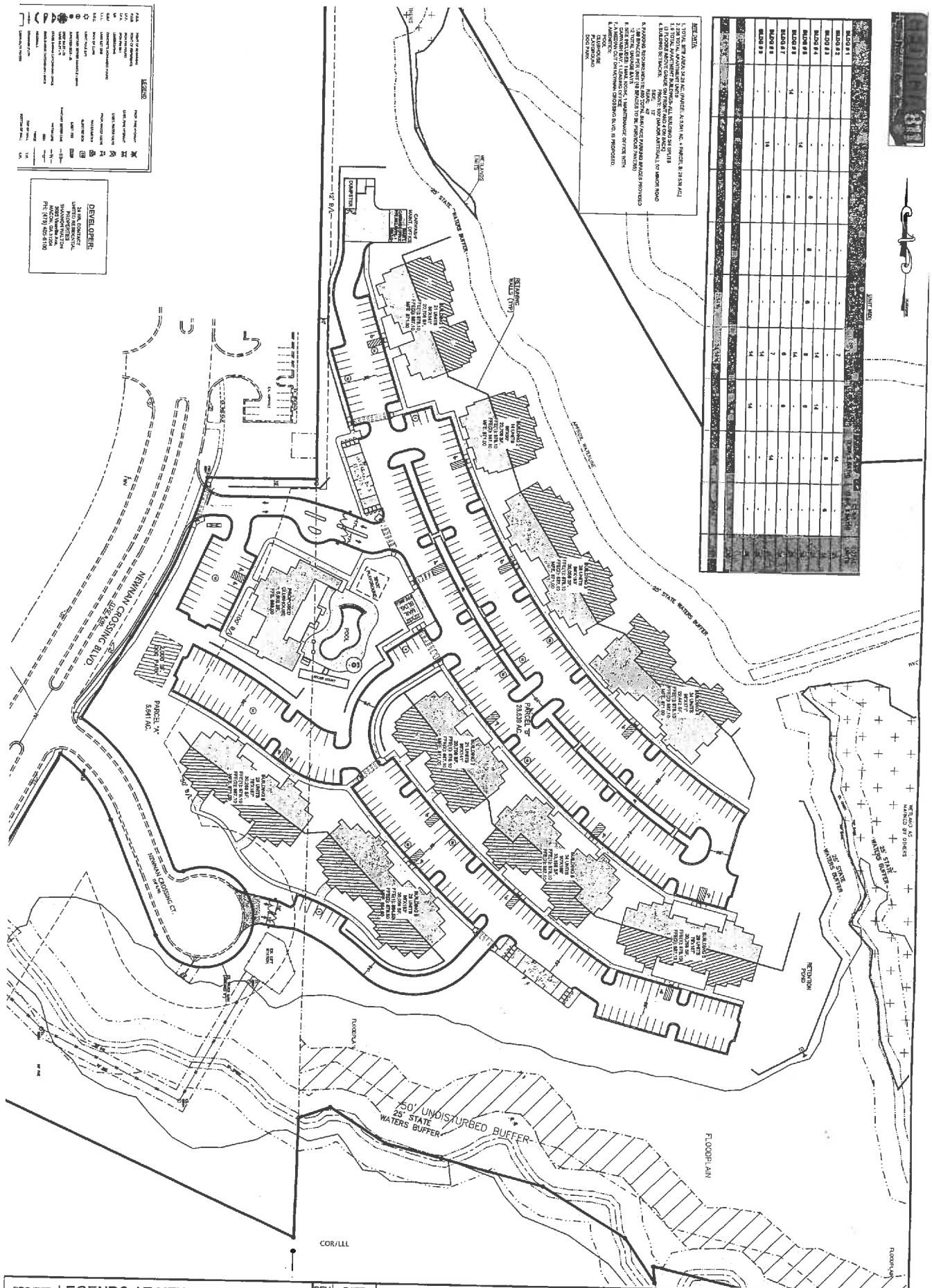
- Gated Access Community
- Resort Style Salt Water Swimming Pool
- Club House and Poolside WIFI
- Poolside Entertainment Area with Kitchen
- Grilling and Picnic Areas
- Outdoor Gathering Area with Firepit
- Social Room with Billards Area
- Cyber Cafe with Kitchen and Coffee Bar
- Executive Business Center
- Fully Equipped Fitness Center
- Clothes Care Facility
- Community Playground
- Car Care Center
- Leash Free Pet Park
- Pampering Pet Spa
- Garages and Storage Units Available
- Free-Standing Garages and Storage Units Available
- Flexible Lease Terms
- Fully Furnished Guest Suite
- On-site Maintenance
- Award Winning Professional Onsite Management
- Bike Racks
- Fiber Internet Technology

Apartment Amenities

- Energy-Efficient Construction
- Gourmet Kitchen with Island
- Granite Countertops
- Stainless Steel Whirlpool Appliances
- Built in Microwaves
- Linen and Pantry Closets
- Crown Moulding and Chair Railing
- Ceiling Fans in All Bedrooms & Living Room
- Garden Tubs
- Washer/Dryer Connections in Every Home
- Screened in Patio or Balcony
- Pre-Wired Fiber-Optic for High Speed Internet Access
- Optional Spacious Sunrooms*
- Unique Cottage Home Floor Plan Available
- Additional Storage
- 9 Foot Ceilings
- Centralized Heating and Air

LifeFitness

EXIT
EXIT

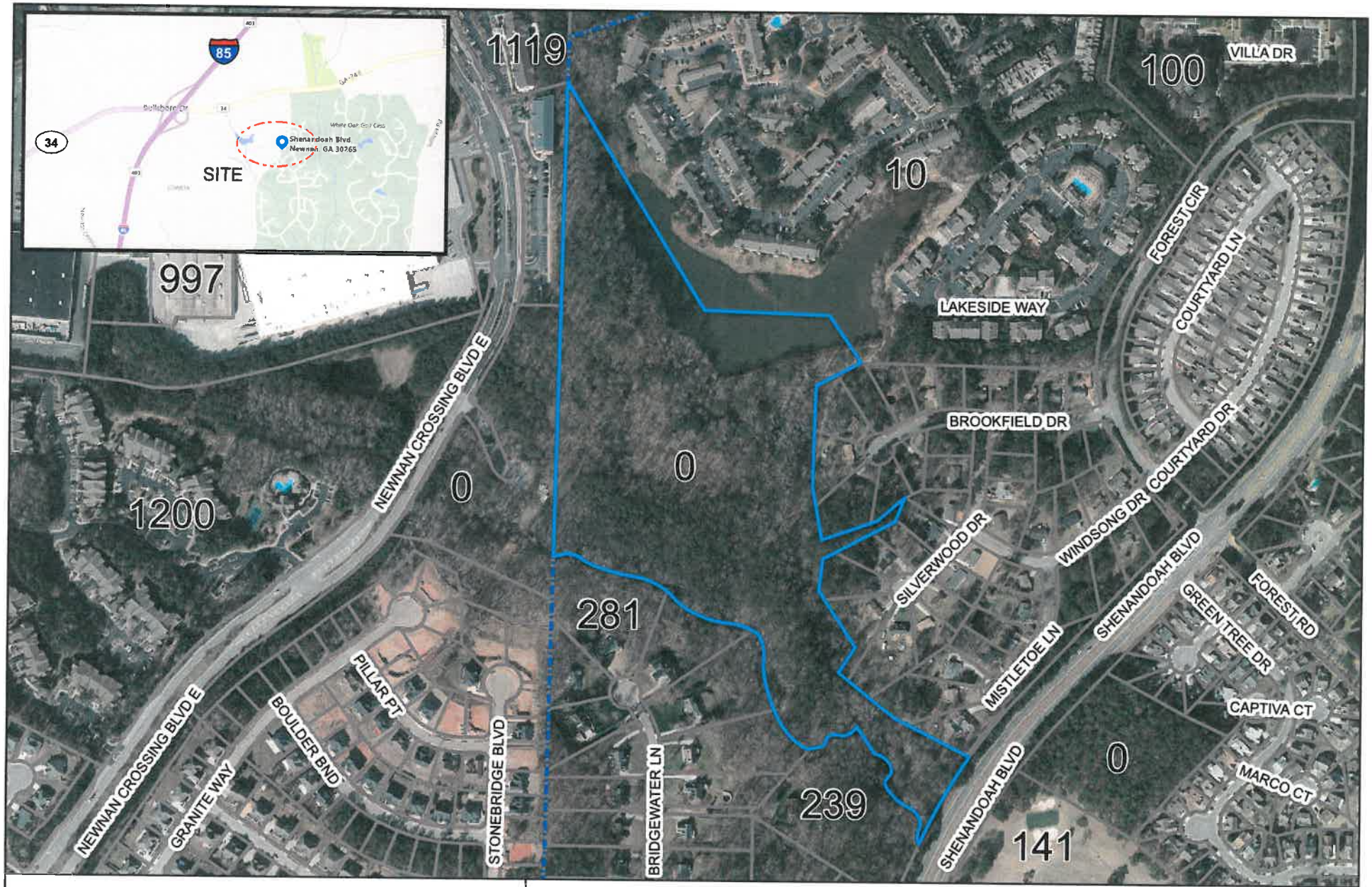


PROJECT: LEGENDS AT NEWNAN CROSSING			REV.	DATE:	DESCRIPTION:
SHEET:	SITE PLAN				
LL 46,51,52	5TH DISTRICT	COWETA COUNTY			
DATE: 02-27-18	DRAWN BY: GPH	SCALE: 1" = 40'	DRAWING NO: 260218- LEGENDS @ NEWNAN CROSSING		

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 29411 GEORGE P. HARPER III

GSWCC NO. 09374

paramount ENGINEERING, LLC
11 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770)-473-9576
george@paramountengineering.com



CITY OF NEWNAN | Annexation Request

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

NORTH
1:5,000
1 inch = 417 feet

LEGEND

- Annexation Request
- PARCELS
- CITY LIMITS

ADDRESS
SHENANDOAH BLVD
GRANTVILLE GA. 30220

COWETA COUNTY
PLANNING & ZONING

22 East Broad Street
Newnan, GA 30263
www.coweta.ga.us
770-254-2635
Fax - 770-254-2606

April 24, 2018

Tracy S. Dunnavant
Planning Director
City of Newnan
P.O. Box 1193
Newnan, GA 30264

RE: Annexation– HB2 - City of Newnan

Applicant: Legends at Newnan Crossing, LLC
28.6 ±acres
Property Located Between Newnan Crossing Blvd East & Shenandoah Blvd, Newnan
Tax ID# W02 393
Petition # AN 002-18

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on April 24, 2018 to file no objection to the above referenced annexation petition. However, the Board of Commissioners request your consideration and incorporation of the following area of concern:

1) The subject property is located within the White Oak Creek Watershed Protection District which requires both a 100 ft. undisturbed buffer and an additional 50 ft. impervious setback from water's edge or the top of the stream bank.
2) Stormwater management should meet the requirements of the Metropolitan North Georgia Water Planning District.

A copy of the report that was submitted to the BOC for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved at the May 8, 2018 meeting. .

Please forward a copy of your official minutes in which you formalize the annexation so that we may have that for our records.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Angela B. White
Assistant Director

C: Michael Fouts, County Administrator
Cleatus Phillips, City Manager
Brad Sears, City Attorney
Jerry Ann Conner, County Attorney

The City of Newnan, Georgia

Public Works Department

Engineering Department Review

ANNEXATION REQUEST
Legends at Newnan Crossing
Tax ID: W02-393

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.

2. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.

3. State waters buffers along the lake and the stream existing the lake shall be 25 feet as measured from the point of wrested vegetation and shall be delineated in the field as per a previous grandfather status determination that the City has agreed to honor as requested by the applicant and shown on this proposed site plans. On the other stream that flows through the southern portion of the tract a larger buffer and impervious surface setback (50' undisturbed/25' impervious) will be maintained. The streams also have mapped regulatory and future floodplain and no development is proposed within the floodplain.

4. All runoff from the building along the lake and stream will be directed to the pond for water quality treatment prior to entering the stream or it will be discharged into a vegetated strip before entering the lake or stream.

5. Applicant has proposed pervious pavers for 46 parking spaces to help alleviate runoff and to allow an increase in parking per our ordinance.

Access, Layout, and Road Concerns:

1. This project includes 236 units with a club house and swimming pool and 400 parking spaces. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

    a. Weekday : 6.65 /unit = 1,569 vehicles trips
    b. Weekday peak AM hour: .55/unit = 130 vehicles
    c. Weekday peak PM hour: .67/unit = 158 vehicles
    d. Saturday : 6.39/unit = 1,508 vehicles

The applicant is proposing a full median cut at Newnan Crossing Ct. **The City will required the applicant to fully accommodate left turns into and out of Newnan Crossing Ct as well as right turn lanes at each entrance.**

A traffic study is pending at this time for additional modeling of the traffic patterns and how they may affect the intersections north to Bullsboro Drive and south at Diplomat Parkway. This detailed traffic study will be used to determine the true impact of this additional traffic on our existing system and any necessary improvements needed to accommodate this additional traffic. This may include but is not limited to: improvements to allow safe U-turns at the southernmost Walmart intersection or possible physical changes to restrict U-turns at intersections affected as well as signals or signal upgrades if warranted.

The City Engineering Department will be coordinating with the Engineer of Record and Traffic Engineer to determine what improvements are required prior to the civil plan approval or any Land Disturbance permits being issued.

Coweta County School System

Ronald C. Cheek, Director of Facilities

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

May 3, 2018

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

Re: Legends at Newnan Crossing Apartments

Tracy:

We have reviewed the application for annexation/rezoning for the above-referenced 236-unit apartment development and offer the following comments based on the information provided:

In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

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

Thank you for the opportunity to provide feedback.

Ronald C. Cheek
Director of Facilities

cc: Steve Barker, Superintendent
Vince Bass, Assistant Superintendent

Newnan Fire Department

23 Jefferson Street ● Newnan, GA 30263
770-253-1851 (P) ● 770-638-8678 (F)

Stephen R. Brown, Fire Chief

May 3, 2018

To: Tracy Dunnavant

Ref: Annexation for Newnan Crossing Court

Dear Tracy,

I have reviewed your request on concerning the annexation of Newnan Crossing Court, and I have determined that we have the adequate personnel and equipment to service this location.

Thank you,

Chief Stephen Brown

Newnan Fire Department

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

May 1, 2018

To: **Tracy Dunnavant**

Reference: **Annexation for Newnan Crossing Court**

Dear Tracy,

After reviewing the request and figuring call volume increasing for Officers and extended response times, we have determine that we can furnish services to this location with existing personnel and equipment.

If you need any further, please let me know.

Sincerely,

D.L. "Buster" Meadows
Chief of Police
Newnan Police Department

NEWNAN UTILITIES
Committed To Excellence

March 8, 2018

George P. Harper, III, P.E.
Paramountengineering
11 East Broad Street
Newnan, GA 30263

Subject: Parcel # W02 393, Legends at Newnan Crossing, LLC, 236 Unit Apartment, Newnan Georgia

Mr. Harper,

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

1. The City of Newnan and Newnan Utilities approves current design plan, Exhibit "A".
2. Parcel Number W02 393
3. 28.64Acres
4. Sanitary Sewer:
    a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
    b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
        i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
        ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
        iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
        iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
        v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
        vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

NEWNAN UTILITIES
Committed To Excellence

5. Water:

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

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

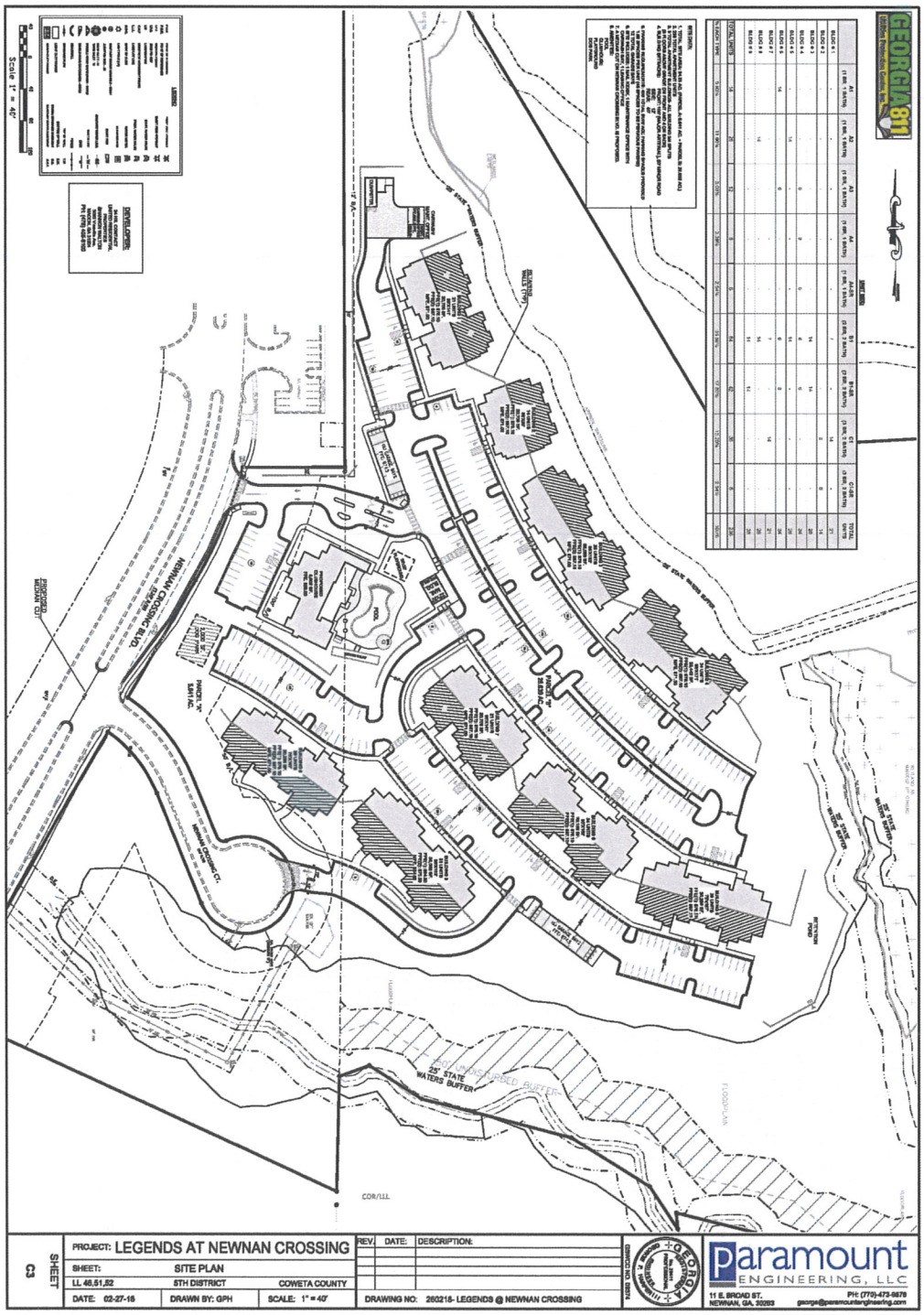
Sincerely,

Scott Tolar, P.E.
Newnan Utilities

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

NEWNAN UTILITIES
Committed To Excellence

EXHIBIT "A"



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

City of Newnan, Georgia – Planning Commission

Date: May 8, 2018

Agenda Item: Rezoning Request – RZ2018-01
5.64± acres off Newnan Crossing Court

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose:

Melisa Griffis, on behalf of Legends at Newnan Crossing, LLC, is seeking to change the zoning on a 5.64 ± acre tract located off Newnan Crossing Court (Tax Parcel #098 5052 022). The request is to allow the property to be used in conjunction with the development of a 236 unit apartment complex that is seeking annexation for an adjacent tract to the east of the site. The developer is proposing access to the complex via Newnan Crossing Court and plans to use the subject property for one apartment building, the amenities area, and a dog park. The 5.64± acres are currently zoned CCS (Community Shopping Center District) and the applicant is seeking an RML (Residential Multi-Family Dwelling – Lower Density District) zoning designation.

Background:

In October of 2017, the Council considered a request from the apartment complex developer to allow access through this parcel. Like the City, the County requires two points of access for apartment complexes with this many units to meet the fire code. The developer could provide access off Shenandoah Boulevard, but did not have a second access point without going through the subject tract. That request was denied due to the project's impact on the city's transportation system with no taxes being paid by the applicant since the project was located in the County. At that time, the possibility of annexation was discussed.

Present Zoning District	CCS
Proposed Zoning District	RML
Current Land Use	Vacant
Parcel Size	5.64 ± acres

Surrounding Zoning Classifications (See Attached Zoning Map)

North	CCS
East	County R-2 for Multi-Family
South	RU-7
West	RMH

Surrounding Land Use Pattern

North	Hotel
East	Vacant Land Seeking Annexation

South	Residential Development
West	Apartment Complex

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 is primarily bordered by a mixture of commercial and residential uses. It lies between an existing hotel to the north and a residential subdivision (Stonebridge) to the south. Across Newnan Crossing Boulevard East (NCBE) is an existing apartment complex and to the east is the proposed site that will be combined with this tract if the annexation is approved.

Staff feels that the apartments would be a good transition between the commercial development and the residential lots. In addition, the plan shows that the portion of the property on the east side of Newnan Crossing Court will not be developed due to the existing creek and floodplain. This will ensure a buffer continues to exist between Stonebridge and the development on the subject tract.

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

In Staff's opinion, the proposed use will not adversely affect the usability of adjacent and nearby properties. The adjacent property to the north is the site of a hotel and property across NCBE to the west is developed with the same use. In addition, the residential property to the south will be buffered by the existing lift station land and floodplain that lies to the south of Newnan Crossing Court. The greatest impact will be in terms of additional traffic; however, NCBE is a four lane road and the Engineering Department will ensure that all improvements are made to minimize impact.

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

The property is currently zoned for a commercial development and Staff feels the property could be used as currently zoned.

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

It should be noted that in looking at service provision, responses are for the project as a whole since the tract will be part of an apartment complex if the annexation and rezoning are successful.

Engineering:

Environmental Concerns:

- The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.

- All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.

- State waters buffers along the lake and the stream existing the lake shall be 25 feet as measured from the point of wrested vegetation and shall be delineated in the field as per a previous grandfather status determination that the City has agreed to honor as requested by the applicant and shown on this proposed site plans. On the other stream that flows through the southern portion of the tract a larger buffer and impervious surface setback (50' undisturbed/25' impervious) will be maintained. The streams also have mapped regulatory and future floodplain and no development is proposed within the floodplain.

- All runoff from the building along the lake and stream will be directed to the pond for water quality treatment prior to entering the stream or it will be discharged into a vegetated strip before entering the lake or stream.

- Applicant has proposed pervious pavers for 46 parking spaces to help alleviate runoff and to allow an increase in parking per our ordinance.

Access, Layout, and Road Concerns:

1. This project includes 236 units with a club house and swimming pool and 400 parking spaces. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

   a. Weekday : 6.65 /unit = 1,569 vehicles trips
   b. Weekday peak AM hour: .55/unit = 130 vehicles
   c. Weekday peak PM hour: .67/unit = 158 vehicles
   d. Saturday : 6.39/unit = 1,508 vehicles

   The applicant is proposing a full median cut at Newnan Crossing Ct. The City will required the applicant to fully accommodate left turns into and out of Newnan Crossing Ct as well as right turn lanes at each entrance.

   A traffic study is pending at this time for additional modeling of the traffic patterns and how they may affect the intersections north to Bullsboro Drive and south at Diplomat Parkway. This detailed traffic study will be used to determine the true impact of this additional traffic on our existing system and any necessary improvements needed to accommodate this additional traffic. This may include but is not limited to: improvements to allow safe U-turns at the southernmost Walmart intersection or possible physical changes to restrict U-turns at intersections affected as well as signals or signal upgrades if warranted.

The City Engineering Department will be coordinating with the Engineer of Record and Traffic Engineer to determine what improvements are required prior to the civil plan approval or any Land Disturbance permits being issued

School: Ronnie Cheek reviewed the application and stated the following:

> In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for student 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 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 targeted market, e.g., senior citizens?

Police: Buster Meadows, Police Chief, indicated that after reviewing the request and figuring call volume increasing for officers and extended response times, his department could furnish services to the location with existing personnel and equipment.

Newnan Utilities: Scott Tolar has indicated that Newnan Utilities does have ample water and sewer capacity to serve the proposed facility based on the preliminary concept plan provided. The developer will be responsible for all upgrade costs necessary to serve the property.

Fire: Fire Chief, Stephen Brown, has indicated that his department would be able to service the development with the 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 transportation, communications and utilities due to the existing lift station. An apartment complex would not be compatible with the use specified in the comprehensive plan; however, the property is zoned CCS and only a portion of the property houses the lift station.

Also, in the City's **Needs and Opportunities** assessment, it states (in part) that the "City needs to encourage a mixture of housing." We also identify "Encouraging higher densities in appropriate locations as a means for continued growth and development" as part of the City's **Vision, Goals, and Policies.**

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 an apartment complex would be allowable in an RML 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 future transportation, communications and utilities. While that is true for the portion of the property that houses the

lift station, the remainder of the tract is usable land that is privately owned and can currently be used for commercial uses.

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 and zoning designation for the property does reflect a reasonable balance. The property is well buffered and RML is an appropriate zoning designation to serve as a transition between residential and commercial properties. In addition, NCBE is an urban collector and therefore, should be able to handle the additional traffic with any needed improvements identified in the traffic study being addressed by the developer.

Proffered Conditions:

The applicant has agreed to no more than two unrelated individuals per unit and no more than two individuals per bedroom.

Options:

A. Approve the rezoning request as submitted
B. Approve the rezoning request, with conditions
C. Deny the rezoning request

Staff Recommendation:

Staff feels that the site being used in conjunction with the proposed apartment complex would be an acceptable use for the property. The adjacent land is already zoned for apartments in the County, and if access is going to be provided through this parcel, the City should at least collect tax dollars to offset cost of service provision. An apartment complex is an acceptable transitional use between the commercial business to the north and the residential subdivisions to the south. In addition, there is a large amount of floodplain and a creek that will serve as additional buffers between the apartments and the existing homes.

Although there will be some impact on public services, the existing departments have indicated that they will be able to serve the development. In addition, NCBE is a four lane urban collector that is designed to handle large volumes of traffic. The traffic improvements resulting from the traffic study currently being conducted will help deal with any traffic flow issues generated by the complex.

As the City continues to attract retail and service jobs, there is a need to provide housing for the workers who are either unable or not ready to purchase a home. The apartments will provide an affordable option which the comprehensive plan supports. Therefore, Staff recommends Option B: approve the request for the change in the zoning condition based on the following:

1) The development will be limited to 236 units.

2) The project will be consistent with the concept plan and elevations provided as part of the application.

3) The amenities package will include all items listed as “community amenities” and “apartment amenities” that were submitted as part of the rezoning application.

4) Traffic improvements shall include full accommodation of left turning movements into and out of Newnan Crossing Court and right turning movements at each of the proposed entrances, as well as any other recommended improvements resulting from a traffic study (underway, but not submitted for review at this time), at the discretion of the City Engineer. The limits for the traffic study shall extend from SR 34 (Bullsboro Dr) to Diplomat Parkway.

5) The apartment complex will abide by the proffered condition agreeing to no more than two unrelated individuals per unit and no more than two individuals per bedroom.

Attachments: Application for Rezoning
Concept Plan
Location Map
Service Provision Responses

Previous Discussions with Commission: None

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

February 27, 2018

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

RE: Application of Legends at Newnan Crossing, LLC to Amend the Zoning Ordinance
Approximately 28.64± Acres located on Newnan Crossing Boulevard, Newnan, Georgia

Dear Ms. Dunnavant:

Legends at Newnan Crossing, 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 the front tract of Newnan Crossing Blvd. along with the 28.64 +/- tract being annexed into the City to be rezoned to RML from the present County Multi-Family and CCS zoning on this site.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an RML development with numerous amenities through the project. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan. The Applicant plans to have up to 20% of 3 or more bedroom units. The Applicant plans to mitigate the buffer area by piping to a water quality pond. The median cut shown on the plan is supported by a Traffic Study Report prepared by Vern Wilburn at Wilburn Engineering and previously submitted to the City.

For the reasons set above, Legends at Newnan Crossing, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan's Zoning Ordinance.

Legends at Newnan Crossing, 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. Legends at Newnan Crossing, LLC, as applicant and myself as counsel for Legends at Newnan Crossing, 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

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 Legends at Newnan Crossing, LLC

Mailing Address 3095 Vineville Ave., Macon, Georgia 31204

Telephone (478) 405-6100

Property Owner (Use back if multiple names) See attached sheet

Mailing Address See attached sheet

Telephone See attached sheet

Address/Location of Property Newnan Crossing Blvd.

Map # N_____ Block #_____ Parcel # W02 393, 098 5052 022 Land Lot 46,51 52

District/Section 5th Size of Property (Square Feet or Acres) 33.91 +/- acres

Present Zoning Classification: County Multi-Family and CCS Proposed Zoning Classification: RML

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 front tract on Newnan Crossing Blvd. should be rezoned to match the multi-family zoning on combining these parcels to allow for smart development in the City.

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? Those parcels together are the best location for an RML development with numerous amenities throughout the project.

PROPERTY OWNERS

Georgia Retail Investments, LLC
47W210 Route 30
Big Rog, IL 60511

Legends at Newnan Crossing, LLC
3095 Vineville Ave.
Macon, Georgia 31204

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 five (5) copies of the plat in a 16" x 24" format minimum and one (1) copy in an 11" x 17" 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 §40.060 (2)(b)(8) on page 40-5 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 10TH 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

26th day of February, 2018.

Signature of Applicant

Sharon Andrews
Notary Public

(Affix Raised Seal Here)

SHARON ANDREWS NOTARY PUBLIC BIBB COUNTY, GEORGIA

Sharon Andrews
NOTARY PUBLIC
Bibb County, Georgia
My Commission Expires
May 24, 2021

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE 02/16/18

RECEIVED BY Tracy S. Dunnavant

DATE OF FILING 02/27/18

FILING FEE RECEIVED #1,325.00

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

A & P HOLDINGS LLC
2620 BENEFIELD RD
CUMMING GA 30041

ACOSTA VICENTE
259 BRIDGEWATER LN
NEWNAN GA 30265

AYERS JEFFERY L
8547 FORREST RD
GRANTVILLE GA 30220

BAILEY W C & BETTY JEAN BAILEY
17 SILVERWOOD DR
NEWNAN GA 30265

BEACH ROBERT W & DEBORAH L BEAC
103 GREEN TREE DR
NEWNAN GA 30265

BOWLES MARY A
20 BROOKFIELD DR
NEWNAN GA 30265

CABRERA DIANE
25 TIMEBERIDGE DR
NEWNAN GA 30263

CARECTOR RONALD C & PREMELLA I C/
15 SILVERWOOD DR
NEWNAN GA 30265

CC WHITE OAK LLC
P O BOX 790830
SAN ANTONIO TX 78279

CHAMPEAU HILDA B
16 BROOKFIELD DR
NEWNAN GA 30265

CREEKSIDE AT WHITE OAK LLC
SUITE 400
400 GALLERIA PKWY
ATLANTA GA 30339

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

DUNCAN PEGGY H
16 SILVERWOOD DR
NEWNAN GA 30265

DUNLAP JOHNSIE L
18 BROOKFIELD DR
NEWNAN GA 30265

GEORGIA RETAIL INVESTMENTS LLC
47W210 ROUTE 30
BIG ROCK IL 60511

HALE IVORY J
P O BOX 72852
NEWNAN GA 30271

HUNTER EDWARD & ANGELA WILLIAMS
9 SILVERWOOD DR
NEWNAN GA 30265

JACOME OSCAR SANCHEZ & CINTHYA E ESQUIVEL
11 SILVERWOOD DR
NEWNAN GA 30265

JDN DEVELOPMENT COMPANY INC
% DEVELOPERS DIVERSIFIED REALTY C
PROPERTY TAX DEPT
3300 ENTERPRISE BLVD
BEACHWOOD OH 44122

JEFFCOAT VERNON A
10 MISTLETOE LN
NEWNAN GA 30265

JK ONE PROPERTY HOLDINGS LLC
320 EDDIE ALLEN RD
GRANTVILLE GA 30220

LEE CHIEN SHU
19 BROOKFIELD DR
NEWNAN GA 30265

LEGENDS AT NEWNAN CROSSING LLC
3095 VINEVILLE AVE
MACON GA 31204

LIN WEN
941 HWY 34E
SUITE B
NEWNAN GA 30265

MURRAY FREDERICK WADE JR & ALEXI
MURRAY
278 BRIDGEWATER LN
NEWNAN GA 30265

NEWNAN CROSSING HOMEOWNERS ASSOCIATION INC
C/O COMMUNITY MANAGEMENT ASSOC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318

NEWNAN LODGING LLC
SUITE 305
401 HARRISON OAKS BLVD
CARY NC 27513

NORTON CANDACE D
15 BROOKFIELD DR
NEWNAN GA 30265

OJEDA SAMANTA VIVANCO
10 SILVERWOOD DR
NEWNAN GA 30265

OSBORNE DAVID K & CONNIE A OSBOR
60 PEACHTREE LN
NEWNAN GA 30265

PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANA
STE 2100
120 S SIXTH ST
MINNEAPOLIS MN 55402

QU XIUMIN
12 SILVERWOOD DR
NEWNAN GA 30265

REESE WAYNE
785 HWY 154
SHARPSBURG GA 30277

RUDDY KENNETH J & LINDA SHIRAR RUI
281 BRIDGEWATER LN
NEWNAN GA 30265

RUPNOW CARL F & BETH A RUPNOW
249 BRIDGEWATER LN
NEWNAN GA 30265

SHENANDOAH COMMUNITY ASSOCIATIC
P O BOX 712
NEWNAN GA 30264

SMITH RUBY N
9 MISTLETOE LN
NEWNAN GA 30265

STAR PREMIER PROPERTIES LLC
668 BOONE RD
NEWNAN GA 30263

STEARNS DORENE A
263 BRIDGEWATER LN
NEWNAN GA 30265

TROUTMAN LEE
185 GOLFVIEW CLUB DR
NEWNAN GA 30263

V J L P LLC
1125 NEWNAN CROSSING BLVD E
NEWNAN GA 30265

VR NEWNAN HOLDINGS LIMITED PARTNI
SUITE 201
1725 16 AVE
RICHMOND HILL

W & W REALTY CO LLP
PO BOX 127
FAIRBURN GA 30213

WADE WILLIAM J & TERESA P WADE
275 BRIDGEWATER LN
NEWNAN GA 30265

WALMART REAL ESTATE BUSINESS TRU
WAL MART PROPERTY TAX DEPT
PO BOX 8050
MS 0555
BENTONVILLE AR 727128050

WHATLEY MICHELLE M & BARRY K WHA
17 BROOKFIELD DR
NEWNAN GA 30265

WILLIAMS ANGELA
7 SILVERWOOD DR
NEWNAN GA 30265

WYCHE JOSIE
21 BROOKFIELD DR
NEWNAN GA 30265

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

D R HORTON INC
1371 DOGWOOD DR SW
CONYERS GA 30012

GEORGIA RETAIL INVESTMENTS LLC
47W210 ROUTE 30
BIG ROCK IL 60511

JDN DEVELOPMENT COMPANY INC
% DEVELOPERS DIVERSIFIED REALTY C
PROPERTY TAX DEPT
3300 ENTERPRISE BLVD
BEACHWOOD OH 44122

LEGENDS AT NEWNAN CROSSING LLC
3095 VINEVILLE AVE
MACON GA 31204

MURRAY FREDERICK WADE JR & ALEXI
MURRAY
278 BRIDGEWATER LN
NEWNAN GA 30265

NEWNAN CROSSING HOMEOWNERS
ASSOCIATION INC
C/O COMMUNITY MANAGEMENT ASSOC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318

RUDDY KENNETH J & LINDA SHIRAR RUI
281 BRIDGEWATER LN
NEWNAN GA 30265

V J L P LLC
1125 NEWNAN CROSSING BLVD E
NEWNAN GA 30265

VR NEWNAN HOLDINGS LIMITED PARTNI
SUITE 201
1725 16 AVE
RICHMOND HILL

WALMART REAL ESTATE BUSINESS TRU
WAL MART PROPERTY TAX DEPT
PO BOX 8050
MS 0555
BENTONVILLE AR 727128050

RVT NEWNAN CROSSING LLC
3300 ENTERPRISE PARKWAY
BEACHWOOD OHIO 44122

TAB 3

Warranty Deed

Prepared By/Return To:
Duncan D. Walker, III
Hall, Bloch, Garland & Meyer, LLP
Post Office Box 5088
Macon, Georgia 31208
5300.34252

DOC# 000893
FILED IN OFFICE
1/18/2017 01:57 PM
BK:4489 PG:657-661
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

REAL ESTATE TRANSFER TAX
PAID: $2100.00

PT-61 038-2017-000204

LIMITED WARRANTY DEED

This Limited Warranty Deed is dated January 17, 2017 and is signed by **GEORGIA MULTIFAMILY INVESTORS, LLC**, an Illinois limited liability company, authorized to transact business in Georgia ("**Grantor**"), in favor of **LEGENDS AT NEWNAN CROSSING, LLC**, a Georgia limited liability company ("**Grantee**").

For and in consideration of $10 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor and Grantee acknowledge, Grantor grants, bargains, sells, remises, releases, aliens, conveys, and confirms to Grantee, the land in Coweta County, Georgia described in **Exhibit "A"** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights, including any portion of the land within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land.

TO HAVE AND TO HOLD the property, subject to the matters described in **Exhibit "B"** to this deed, forever **IN FEE SIMPLE FOREVER**.

AND Grantor agrees to warrant and forever defend the right and title to the property to Grantee against the lawful claims of all persons who claim by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed this Limited Warranty Deed the day and year first above written.

GRANTOR:

Georgia Multifamily Investors, LLC,
an Illinois limited liability company

By: RAN Lakeside Corporation, an Illinois corporation, its Manager

By: _____
Steven M. Rayman, Not Individually, but as President

Signed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public
commission expiration date: 2-20-19
(Notary Seal)

"OFFICIAL SEAL"
KARLA M. NASH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/2019

1159225v.2

5/18
BL

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 46 & 51 LAND DISTRICT 5 COWETA COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LAND LOT 51 AND RUN THENCE NORTH ALONG THE WEST LINE OF LAND LOT 51 FOR A DISTANCE OF 589.63 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

THENCE North 00 degrees 49 minutes 46 seconds East for a distance of 589.63 feet ALONG THE WEST LINE OF LAND LOT 51 TO AN ALUMINUM PIPE FOUND;

THENCE North 00 degrees 11 minutes 10 seconds West for a distance of 1020.24 feet ALONG THE WEST LINE OF LAND LOT 51 TO A POINT:

THENCE South 31 degrees 07 minutes 52 seconds East for a distance of 955.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE North 86 degrees 42 minutes 03 seconds East for a distance of 420.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE South 21 degrees 55 minutes 01 seconds East for a distance of 267.35 feet TO AN ALUMINUM PIPE FOUND;

THENCE South 64 degrees 00 minutes 22 seconds West for a distance of 178.65 feet TO AN IRON PIPE FOUND;

THENCE South 01 degrees 11 minutes 52 seconds East for a distance of 305.00 feet TO AN IRON PIN FOUND;

THENCE South 14 degrees 36 minutes 04 seconds East for a distance of 134.19 feet TO AN IRON PIN FOUND;

THENCE South 00 degrees 37 minutes 22 seconds East for a distance of 175.00 feet TO AN IRON PIN FOUND;

THENCE South 35 degrees 21 minutes 37 seconds East for a distance of 382.12 feet TO AN IRON PIN FOUND;

THENCE South 08 degrees 02 minutes 40 seconds East for a distance of 70.71 feet TO AN IRON PIPE FOUND;

THENCE South 62 degrees 59 minutes 35 seconds East for a distance of 279.33 feet TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF SHENANDOAH BLVD;

THENCE along a curve to the left having a radius of 1984.32 feet and an arc length or 420.31 feet, being subtended of South 30 degrees 01 minutes 46 seconds West for a distance of 419.52 feet ALONG SAID RIGHT-OF-WAY TO A POINT LOCATED IN THE CENTERLINE OF A CREEK;

THENCE. North 12 degrees 02 minutes 07 seconds East for a distance of 122.19 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 13 degrees 33 minutes 15 seconds West for a distance of 54.60 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 70 degrees 12 minutes 23 seconds West for a distance of 53.73 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 15 degrees 31 minutes 23 seconds West for a distance of 125.38 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 34 degrees 36 minutes 30 seconds West for a distance of 163.69 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 47 degrees 26 minutes 02 seconds West for a distance of 39.90 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 75 degrees 28 minutes 34 seconds West for a distance of 62.50 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 41 degrees 57 minutes 21 seconds West for a distance of 104.61 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 38 degrees 13 minutes 44 seconds West for a distance of 78.75 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 25 degrees 38 minutes 11 seconds West for a distance of 123.44 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 29 degrees 14 minutes 30 seconds West for a distance of 83.72 feet ALONG CENTERLINE OF CHEEK TO A POINT;

THENCE North 08 degrees 00 minutes 12 seconds West for a distance of 106 76 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 51 degrees 27 minutes 32 seconds West for a distance of 151.65 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 76 degrees 23 minutes 50 seconds West for a distance of 130.18 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 04 degrees 36 minutes 18 seconds East for a distance of 20 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 33 degrees 46 minutes 26 seconds West for a distance of 64.22 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 58 degrees 31 minutes 18 seconds West for a distance of 117.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 35 minutes 23 seconds West for a distance of 126.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 52 minutes 58 seconds West for a distance of 69.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 57 degrees 51 minutes 18 seconds West for a distance of 78.92 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 70 degrees 19 minutes 21 seconds West for a distance of 40.51 feet ALONG CENTERLINE OF CREEK TO A POINT LOCATED ON WEST LINE OF LAND LOT 51 AND TRUE POINT OF BEGINNING.

Said property contains 28.6391 acres more or less.

TOGETHER WITH easement rights contained in Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement

dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records.

TOGETHER WITH easement rights contained in Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records.

EXHIBIT "B"

1. Rights of parties in possession of the subject premises.

2. (a) Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc., dated August 14, 1984 and recorded in Deed Book 370, Page 134, aforesaid records.

   (i) First Amendment dated December 17, 1985, filed December 17, 1985, recorded in Deed Book 393, Page 466, aforesaid records.

   (ii) Second Amendment dated May 23, 1986, filed May 27, 1986, recorded in Deed Book 403, Page 158, aforesaid records.

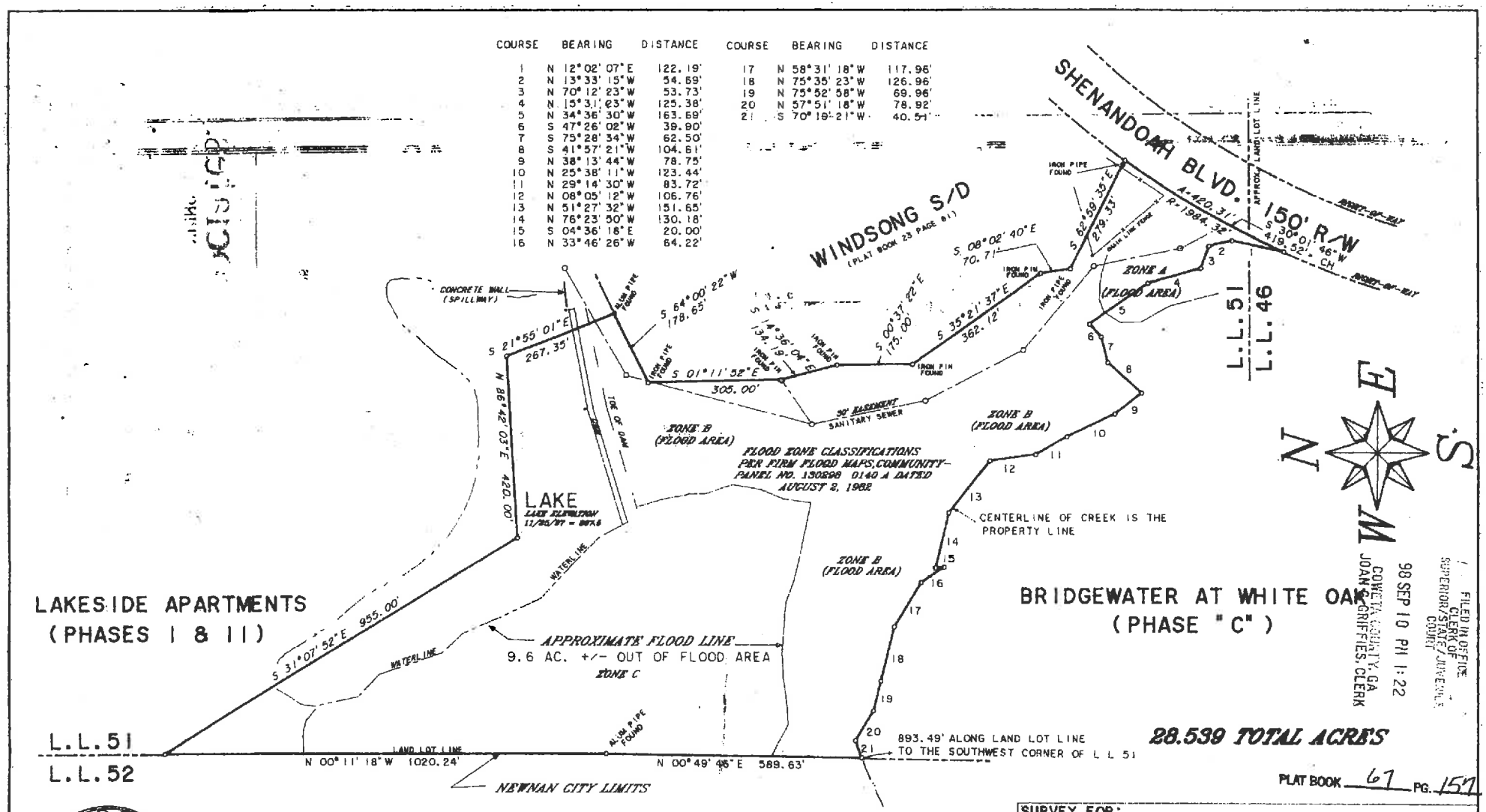
   (iii) Third Amendment dated January 16, 1990, filed November 14, 1990, recorded in Deed Book 558, Page 401, aforesaid records; and

   (iv) Fourth Amendment dated August 27, 1996, filed September 19, 1996, recorded in Deed Book 1060, Page 575, aforesaid records.

   (b) Second Amended, Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc. dated June 7, 2006, filed June 7, 2006, recorded in Deed Book 2980, Page 376, aforesaid records, with Amendment dated October 25, 2006, filed October 26, 2006, recorded in Deed Book 3071, Page 255, aforesaid records.

3. Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefitting the subject property. Title to the easement tracts has not been examined.)

4. Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefitting the subject property. Title to the easement tracts has not been examined.)



COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 12° 02' 07" E	122.19'	17	N 58° 31' 18" W	117.96'
2	N 13° 33' 15" W	54.69'	18	N 75° 35' 23" W	126.96'
3	N 70° 12' 23" W	53.73'	19	N 75° 52' 58" W	69.96'
4	N 15° 31' 23" W	125.38'	20	N 57° 51' 18" W	78.92'
5	N 34° 36' 30" W	163.69'	21	S 70° 19' 21" W	40.54'
6	S 47° 26' 02" W	39.90'			
7	S 75° 28' 34" W	62.50'			
8	S 41° 57' 21" W	104.61'			
9	N 38° 13' 44" W	78.75'			
10	N 25° 38' 11" W	123.44'			
11	N 29° 14' 30" W	83.72'			
12	N 08° 05' 12" W	106.76'			
13	N 51° 27' 32" W	151.65'			
14	N 76° 23' 50" W	130.18'			
15	S 04° 36' 18" E	20.00'			
16	N 33° 46' 26" W	84.22'			

98 SEP 10 PM 1:22
COWETA COUNTY, GA
JOAN GRIFFIES, CLERK

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

28.539 TOTAL ACRES

PLAT BOOK 67 PG. 157

GEORGIA
NO. 1766
JOHN R. CHRISTOPHER
LAND SURVEYOR

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

JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1766

N/F NEWNAN CROSSING PARTNERSHIP

CHRISTOPHER BROTHERS SURVEYORS
24 JACKSON STREET
NEWNAN, GEORGIA 30263
JOHN R. CHRISTOPHER
REGISTERED LAND SURVEYOR NO. 1706
(770) 253-5196

SURVEY FOR: *EXECUTIVE CAPITAL CORP.*		
SCALE: 1" = 200'	APPROVED:	DRAWN BY:
DATE: 11/25/97	DISK LAKE PH. 5	REVISED:
LOCATED IN LAND LOTS 51 & 46 LAND DISTRICT 5 COWETA COUNTY, GEORGIA		
SURVEY BY: J. R. Christopher		DRAWING NUMBER 89026P5

DOC# 019899
FILED IN OFFICE
11/10/2015 11:53 AM
BK:4295 PG:464-467
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

REAL ESTATE TRANSFER TAX
PAID: $450.00

PT-15-5577

(Above Reserved for Recording)

After recording return to:

William J. Wright
Ganek Wright Minsk PC
4170 Ashford Dunwoody Road, Suite 285
Atlanta, Georgia 30319

LIMITED WARRANTY DEED
(Newnan, 5.641 Tract)

This Limited Warranty Deed is dated this 30th day of October, 2015 and is signed by **REO FUNDING SOLUTIONS III, LLC**, a Georgia limited liability company ("**Grantor**"), in favor of **GEORGIA RETAIL INVESTMENTS, LLC, an Delaware limited liability company** ("**Grantee**").

For and in consideration of $10.00 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor acknowledges, Grantor hereby grants, bargains, sells, remises, releases, aliens, conveys, and confirms unto Grantee, the land in Coweta County, Georgia, that is described in **Exhibit A** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights including, without limitation, any portion of the land that is within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, subject to the matters described in **Exhibit B** to this deed, forever IN FEE SIMPLE FOREVER.

AND Grantor agrees to warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons who claim by, through, or under Grantor.

Signature Page Follows

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth above.

GRANTOR:
REO FUNDING SOLUTIONS III, LLC
By: Castlelake II GP, L.P.
Its: Managing Member

Signed, sealed and delivered
this 30th day of October, 2015,
in the presence of:

Unofficial Witness

Notary Public

By: Kim Gualtieri
Name: ~~Judd Gilets~~ Kim Gualtieri
Title: Vice President Vice President

[NOTARIAL SEAL]

LINDSAY JUNE MARY TSCHIDA
NOTARY PUBLIC
MINNESOTA
My commission exp. Jan 31, 2019

EXHIBIT A BK:4295 PG:466

5.641 Acre Tract

All that tract or parcel of land lying and being located in Land Lot 52, Land District 5, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

Begin at a 5/8" rerod found located at the intersection of the Easterly 120' right of way of Newnan Crossing Boulevard East and the Northerly 50' right of way of Newnan Crossing Court, said point being the TRUE POINT OF BEGINNING of the property herein described;

THENCE North 29 degrees 35 minutes 47 seconds East for a distance of 172.28 feet along the said Easterly right of way of Newnan Crossing Boulevard East to a 5/8" rerod found; THENCE along a curve to the left having a radius of 581.50 feet and an arc length of 154.85 feet, being subtended by a chord of North 21 degrees 55 minutes 45 seconds East for a distance of 154.39 feet continuing along said easterly right of way of Newnan Crossing Boulevard East to a 3/8" rerod found; THENCE North 89 degrees 09 minutes 22 seconds East for a distance of 131.00 feet to a point located on the East line of Land Lot 52; THENCE South 00 degrees 56 minutes 44 seconds East for a distance of 180.08 feet along said East line of Land Lot 52 to a ½" aluminum pipe found; THENCE South 00 degrees 09 minutes 27 seconds West for a distance of 589.63 feet along said East line of Land Lot 52 to a point; THENCE South 00 degrees 45 minutes 36 seconds West for a distance of 145.38 feet along said East line of Land Lot 52 to a 3/8" rerod set; THENCE North 66 degrees 10 minutes 38 seconds West for a distance of 467.85 feet to a 3/8" rerod set; THENCE North 83 degrees 23 minutes 04 seconds West for a distance of 79.48 feet to a 3/8" rerod set on the Easterly 120' right of way of Newnan Crossing Boulevard East; THENCE along a curve to the left having a radius of 660.00 feet and an arc length of 109.30 feet, being subtended by a chord of North 33 degrees 10 minutes 26 seconds East for a distance of 109.23 feet along said Easterly right of way of Newnan Crossing Boulevard East to a 3/8" rerod set; THENCE North 60 degrees 26 minutes 30 seconds West for a distance of 11.48 feet continuing along said right of way of Newnan Crossing Boulevard East to a 3/8" rerod set; THENCE North 29 degrees 27 minutes 59 seconds East for a distance of 199.37 feet continuing along said Easterly right of way of Newnan Crossing Boulevard East to a point; THENCE North 29 degrees 35 minutes 47 seconds East for a distance of 123.88 feet continuing along said Easterly right of way of Newnan Crossing Boulevard East to a PK nail set in an asphalt path at the intersection of said Easterly right of way of Newnan Crossing Boulevard East and the Southerly 50 feet right of way of Newnan Crossing Court; THENCE along a curve to the right having a radius of 175.00 feet and an arc length of 100.58 feet, being subtended by a chord of South 39 degrees 16 minutes 53 seconds East for a distance of 99.20 feet along said Southerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE South 22 degrees 49 minutes 02 seconds East for a distance of 150.00 feet along said Southerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the left having a radius of 61.00 feet and an arc length of 289.19 feet, being subtended by a chord of North 21 degrees 21 minutes 51 seconds East for a distance of 85.03 feet along the cul-de-sac right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the right having a radius of 9.00 feet and an arc length of 14.40 feet, being subtended by a chord of North 68 degrees 38 minutes 09 seconds West for a distance of 12.91 feet continuing along said cul-de-sac right of way to a 5/8" rerod found on the Northerly right of way of Newnan Crossing Court; THENCE North 22 degrees 49 minutes 02 seconds West for a distance of 80.03 feet along said Northerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the left having a radius of 225.00 feet and an arc length of 133.39 feet, being subtended by a chord of North 38 degrees 47 minutes 59 seconds West for a distance of 131.44 feet along said Northerly right of way of Newnan Crossing Court to a 5/8" rerod found located at the intersection of the said Northerly right of way of Newnan Crossing Court and the Easterly right of way of Newnan Crossing Boulevard East and the TRUE POINT OF BEGINNING.

Said property contains 5.641 acres more or less.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes for the year 2016 and subsequent years, not yet due and payable. Taxes or special assessments which are not shown as existing liens by the public records.

2. The exact amount of acreage contained in the property described herein.

3. Riparian rights incident to the premises.

4. Reservations as contained in that certain Warrant Deed from Mrs. Catherine M. Farmer, Individually and as Executrix under the Last Will and Testament of Millard C. Farmer, deceased to Millard C. Farmer, Jr., Catherine F. Bozeman and Elizabeth F. Crain, dated October 1, 1971, filed for record October 5, 1971, recorded in Deed Book 200, Page 400, aforesaid Records.

5. Easement from Newnan Crossing Partnership, a Georgia general partnership to City of Newnan, a municipal corporation, dated June 15, 1995, filed for record July 27, 1995, recorded in Deed Book 949, Page 23, aforesaid Records.

6. Easement from Newnan Crossing Partnership, a Georgia general partnership to Newnan Water Sewage and Light Commission and/or City of Newnan, a municipality, dated July 20, 1998, filed for record November 4, 1998, recorded in Deed Book 1314, Page 623, aforesaid Records.

7. Easement from Newnan Crossing Partnership, a Georgia general partnership to Newnan Water Sewage and Light Commission and/or the City of Newnan, a municipality, undated, recorded in Deed Book 1314, Page 632, aforesaid Records.

8. Drainage Easements and related access and maintenance rights only as contained in that certain Road Deed from JDN Development Company, Inc., a Georgia corporation, JDN Realty Corporation, a Maryland corporation, and Newnan Crossing Partnership, a Georgia general partnership to The City of Newnan, a political subdivision of the State of Georgia, dated June 14, 2001, filed for record July 6, 2001, recorded in Deed Book 1699, Page 70, aforesaid Records.

9. Declaration of Easements by Newnan Crossing Partnership, a Georgia general partnership, dated June 19, 2003, filed for record June 20, 2003, recorded in Deed Book 2232, Page 632, aforesaid Records.

10. Declaration of Easements by Newnan Crossing Partnership, a Georgia general partnership, dated June 10, 2003, filed for record June 20, 2003, recorded in Deed Book 2232, Page 643, aforesaid Records.

11. All those matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey For: REO Funding Solutions III, LLC, Calloway Title and Escrow, LLC, First American Title Insurance Co.", prepared by Chastain & Associates, P.C., bearing the seal and certification of Mark E. Chastain, Georgia Registered Land Surveyor No. 2718, dated November 29, 2012, last revised December 5, 2012.

TAB 4

Legal Description of the Property

LEGAL DESCRIPTION

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 46 & 51 LAND DISTRICT 5 COWETA COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LAND LOT 51 AND RUN THENCE NORTH ALONG THE WEST LINE OF LAND LOT 51 FOR A DISTANCE OF 589.63 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

THENCE North 00 degrees 49 minutes 46 seconds East for a distance of 589.63 feet ALONG THE WEST LINE OF LAND LOT 51 TO AN ALUMINUM PIPE FOUND;

THENCE North 00 degrees 11 minutes 10 seconds West for a distance of 1020.24 feet ALONG THE WEST LINE OF LAND LOT 51 TO A POINT:

THENCE South 31 degrees 07 minutes 52 seconds East for a distance of 955.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE North 86 degrees 42 minutes 03 seconds Fast for a distance of 420.00 feet TO A POINT LOCATED IN THE CENTER OF A LAKE;

THENCE South 21 degrees 55 minutes 01 seconds East for a distance of 267.35 feet TO AN ALUMINUM PIPE FOUND;

THENCE South 64 degrees 00 minutes 22 seconds West for a distance of 178.65 feet TO AN IRON PIPE FOUND;

THENCE South 01 degrees 11 minutes 52 seconds East for a distance of 305.00 feet TO AN IRON PIN FOUND;

THENCE South 14 degrees 36 minutes 04 seconds East for a distance of 134.19 feet TO AN IRON PIN FOUND;

THENCE South 00 degrees 37 minutes 22 seconds East for a distance of 175.00 feet TO AN IRON PIN FOUND;

THENCE South 35 degrees 21 minutes 37 seconds East for a distance of 382.12 feet TO AN IRON PIN FOUND;

THENCE South 08 degrees 02 minutes 40 seconds East for a distance of 70.71 feet TO AN IRON PIPE FOUND;

THENCE South 62 degrees 59 minutes 35 seconds Fast for a distance of 279.33 feet TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF SHENANDOAH BLVD;

THENCE along a curve to the left having a radius of 1984.32 feet and an arc length or 420.31 feet, being subtended of South 30 degrees 01 minutes 46 seconds West for a distance of 419.52 feet ALONG SAID RIGHT-OF-WAY TO A POINT LOCATED IN THE CENTERLINE OF A CREEK;

THENCE. North 12 degrees 02 minutes 07 seconds East for a distance of 122.19 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 13 degrees 33 minutes 15 seconds West for a distance of 54.60 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 70 degrees 12 minutes 23 seconds West for a distance of 53.73 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 15 degrees 31 minutes 23 seconds West for a distance of 125.38 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 34 degrees 36 minutes 30 seconds West for a distance of 163.69 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 47 degrees 26 minutes 02 seconds West for a distance of 39.90 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 75 degrees 28 minutes 34 seconds West for a distance of 62.50 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 41 degrees 57 minutes 21 seconds West for a distance of 104.61 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 38 degrees 13 minutes 44 seconds West for a distance of 78.75 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 25 degrees 38 minutes 11 seconds West for a distance of 123.44 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 29 degrees 14 minutes 30 seconds West for a distance of 83.72 feet ALONG CENTERLINE OF CHEEK TO A POINT;

THENCE North 08 degrees 00 minutes 12 seconds West for a distance of 106 76 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 51 degrees 27 minutes 32 seconds West for a distance of 151.65 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 76 degrees 23 minutes 50 seconds West for a distance of 130.18 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 04 degrees 36 minutes 18 seconds East for a distance of 20 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 33 degrees 46 minutes 26 seconds West for a distance of 64.22 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 58 degrees 31 minutes 18 seconds West for a distance of 117.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 35 minutes 23 seconds West for a distance of 126.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 75 degrees 52 minutes 58 seconds West for a distance of 69.96 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE North 57 degrees 51 minutes 18 seconds West for a distance of 78.92 feet ALONG CENTERLINE OF CREEK TO A POINT;

THENCE South 70 degrees 19 minutes 21 seconds West for a distance of 40.51 feet ALONG CENTERLINE OF CREEK TO A POINT LOCATED ON WEST LINE OF LAND LOT 51 AND TRUE POINT OF BEGINNING.

Said property contains 28.6391 acres more or less.

TOGETHER WITH easement rights contained in Easement Agreement by and between Rayman Associates Newnan, LP, Rayman Associates Newnan II, LP, Rayman Associates Lakeside III, LP and Rayman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3059, Page 151; as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records.

TOGETHER WITH easement rights contained in Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 8, 2016, recorded in Deed Book 4381, Page 623, aforesaid records.

TRACT 1:

ALSO, All that tract or parcel of land lying and being located in Land Lot 52, Land District 5, City of Newnan, Coweta County, Georgia and being more particularly described as follows;

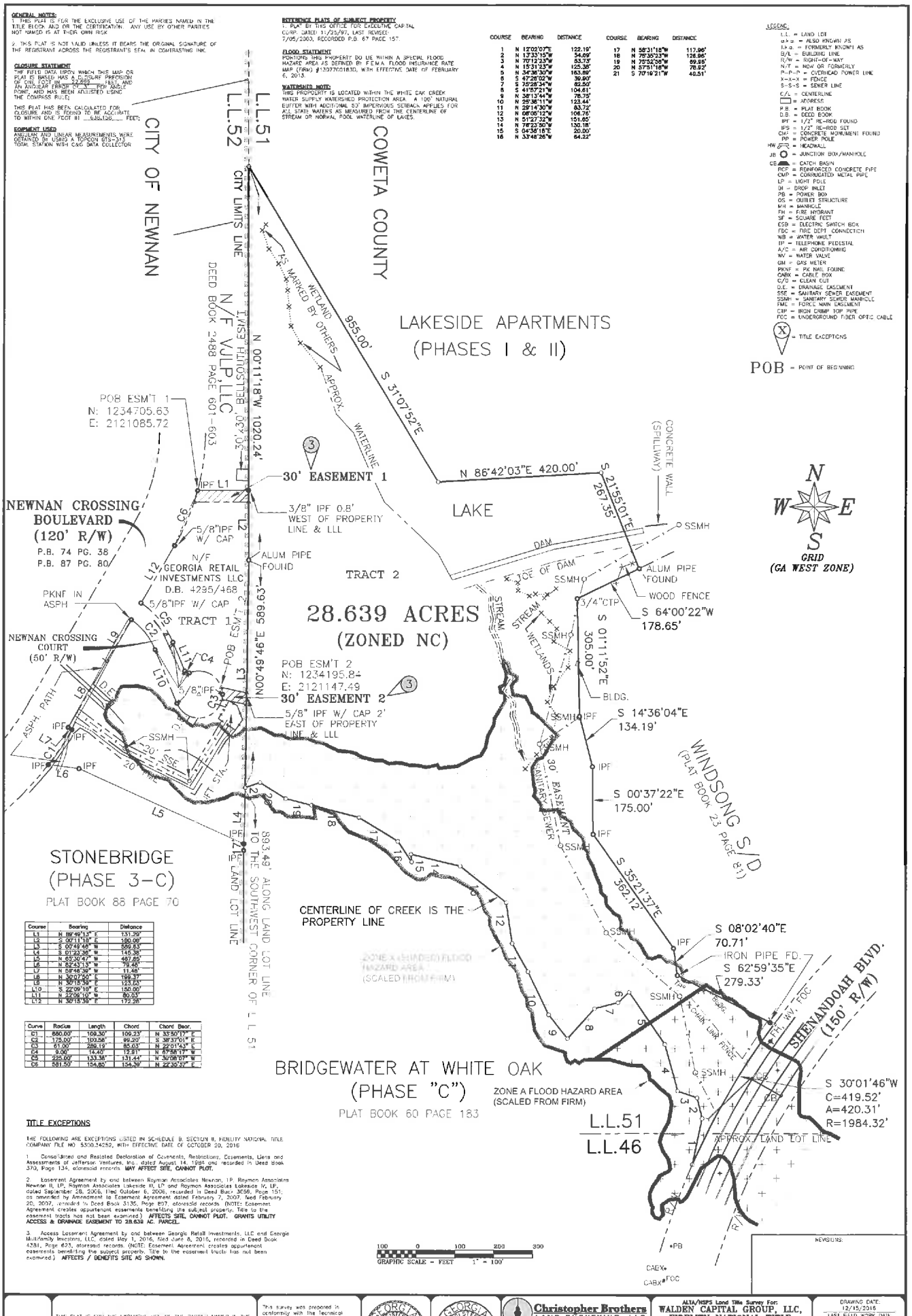
Begin at a 5/13" rerod found located at the intersection of the Easterly 120' right of way of. Newnan Crossing Boulevard East and the Northerly 50' right of way of Newnan Crossing Court, said point being the TRUE POINT OP BEGINNING of the property herein described;

THENCE North 29 degrees 35 minutes 47 seconds East for a distance of 172.28 feet along the said Easterly right of way of Newnan Crossing Boulevard East to a 5/8" rerod found; THENCE along a curve to the left having a radius of 581.50 feet and an arc length of 154.85 feet, being subtended by a chord of North 21 degrees 55 minutes 45 seconds East for a distance of 154.39 feet continuing along said easterly right of way of Newnan Crossing Boulevard East to a 3/8" rerod found; THENCE North 89 degrees 09 minutes 22 seconds East for a distance of 131.00 feet to a point located on the East line of Land Lot 52; THENCE South 00 degrees 56 minutes 44 seconds East for a distance of 180.08 feet along said East line of Land Lot 52 to a ½" aluminum pipe found; THENCE South 00 degrees 09 minutes 27 seconds West for a distance of 589.63 feet along said East line of Land Lot 52 to a point; THENCE South 00 degrees 45 minutes 36 seconds West for a distance of 145.38 feet along said East line of Land Lot 52 to a 3/8" rerod set; THENCE North 66 degrees 10 minutes 38 seconds West for a distance of 467.85. feel to a 3/8" rerod set; THENCE North 83 degrees 23 minutes 04 seconds West for a distance of 79.48 feet to a 3/8" rerod set on the Easterly 120' right of way of Newnan Crossing Boulevard East; THENCE along a curve to the left having a radius of 660.00 feet and an arc length of 109.30 feet, being subtended by a chord of North 33 degrees 10 minutes 26 seconds East for a distance of 109.23 feet along said Easterly right of way of Newnan Crossing Boulevard East to a 3/8" rerod set; THENCE North 60 degrees 26 minutes 30 seconds West for a distance of 11.48 feet continuing along said right of way of Newnan Crossing Boulevard East to a 3/8" rerod set; THENCE North 29 degrees 27

minutes 59 seconds East for a distance of 199.37 feet continuing along said Easterly right of way of Newnan Crossing Boulevard East to a point; THENCE North 29 degrees 35 minutes 47 seconds East for a distance of 123.88 feet continuing along said Easterly right of way of Newnan Crossing Boulevard East to a PK nail set in an asphalt path at the intersection of said Easterly right of way of Newnan Crossing Boulevard East and the Southerly 50 feet right of way of Newnan Crossing Court; THENCE along a curve to the right having a radius of 175.00 feet and an arc length of 100.58 feet, being subtended by a chord of South 39 degrees 16 minutes 53 seconds East for a distance of 99.20 feet along said Southerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE South 22 degrees 49 minutes 02 seconds East for a distance of 150.00 feet along said Southerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the left having a radius of 61.00 feet and an tut length of 289.19 feet, being subtended by a chord of North 21 degrees 21 minutes 51 seconds East for a distance of 85.03 feet along the cul-de-sac right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the right having a radius of 9.00 feet and an arc length of 14.40 feet, being subtended by a chord of North 68 degrees 38 minutes 09 seconds West for a distance of 12.91 feet continuing along said cul-de-sac right of way to a 5/8" rerod found on the Northerly right of way of Newnan Crossing Court; THENCE North 22 degrees 49 minutes 02 seconds West for a distance of 80.03 feet along said Northerly right of way of Newnan Crossing Court to a 5/8" rerod found; THENCE along a curve to the left having a radius of 225.00 feet and an are length of 133.39 feet, being subtended by a chord of North 38 degrees. 47 minutes 59 seconds West for a distance of 131.44 feet along said Northerly right of way of Newnan Crossing Court to a 5/8" rerod found located at the intersection of the said Northerly right of way of Newnan Crossing Court and the Easterly right of way of Newnan Crossing Boulevard East and the TRUE POINT OF BEGINNING. Said property contains 5.641 acres more or less.

TAB 5

Certified Plat
(Submitted Separately)


GENERAL NOTES:
1. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK
2. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN COMTRASTING INK.
CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ____22,899____ FEET, AND AN ANGULAR ERROR OF ___0___ PER ANGLE POINT, AND WAS BEEN ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ____0.00436____ FEET.
EQUIPMENT USED
ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION WITH CAD DATA COLLECTOR
REFERENCE PLATS OF SUBJECT PROPERTY
1. PLAT BY THIS OFFICE FOR EXECUTIVE CAPITAL CORP. DATED 11/25/97, LAST REVISED 7/05/2000, RECORDED P.B. 67 PAGE 157.
FLOOD STATEMENT
PORTIONS THIS PROPERTY DO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13097C0180D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
WATERSHED NOTE:
THIS PROPERTY IS LOCATED WITHIN THE WHITE OAK CREEK WATER SUPPLY WATERSHED PROTECTION AREA. A 100' NATURAL BUFFER WITH ADDITIONAL 53' IMPERVIOUS SETBACK APPLIES FOR ALL STATE WATERS AS MEASURED FROM THE CENTERLINE OF STREAM OR NORMAL POOL WATERLINE OF LAKES.
COURSE BEARING DISTANCE
1 N 12°02'07"E 122.19'
2 N 13°33'15"W 54.69'
3 N 70°12'23"W 53.73'
4 N 15°31'23"W 125.38'
5 N 34°36'30"W 163.89'
6 S 47°28'02"W 30.80'
7 S 75°28'34"W 82.50'
8 S 41°57'21"W 104.61'
9 N 28°13'44"W 76.75'
10 N 25°36'11"W 123.44'
11 N 29°14'30"W 83.72'
12 N 08°05'12"W 106.76'
13 N 51°27'32"W 151.65'
14 N 78°23'50"W 120.18'
15 S 04°38'18"E 20.00'
16 N 33°48'26"W 64.22'
17 N 58°31'18"W 117.96'
18 N 75°35'23"W 126.96'
19 N 75°52'38"W 99.55'
20 N 57°51'18"W 78.82'
21 S 70°19'21"W 40.51'
LEGEND:
L.L. = LAND LOT
a.k.a. = ALSO KNOWN AS
f.k.a. = FORMERLY KNOWN AS
B/L = BUILDING LINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
P-P-P = OVERHEAD POWER LINE
x-x-x = FENCE
S-S-S = SEWER LINE
C/L = CENTERLINE
= ADDRESS
P.B. = PLAT BOOK
D.B. = DEED BOOK
IPF = 1/2" RE-ROD FOUND
IPS = 1/2" RE-ROD SET
CM = CONCRETE MONUMENT FOUND
PP = POWER POLE
HW = HEADWALL
JB = JUNCTION BOX/MANHOLE
CB = CATCH BASIN
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
LP = LIGHT POLE
DI = DROP INLET
PB = POWER BOX
OS = OUTLET STRUCTURE
MH = MANHOLE
FH = FIRE HYDRANT
SF = SQUARE FEET
ESB = ELECTRIC SWITCH BOX
FDC = FIRE DEPT CONNECTION
WB = WATER VAULT
TP = TELEPHONE PEDESTAL
A/C = AIR CONDITIONING
WV = WATER VALVE
GM = GAS METER
PKNF = PK NAIL FOUND
CABX = CABLE BOX
C/O = CLEAN OUT
D.E. = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
FME = FORCE MAIN EASEMENT
CIP = IRON CRIMP TOP PIPE
FOC = UNDERGROUND FIBER OPTIC CABLE
X = TITLE EXCEPTIONS
POB = POINT OF BEGINNING
CITY OF NEWNAN
COWETA COUNTY
L.L.52
L.L.51
CITY LIMITS LINE
N/F WJLP,LLC
DEED BOOK 2488 PAGE 601-603
LAKESIDE APARTMENTS
(PHASES I & II)
WETLAND AS MARKED BY OTHERS
APPROX. WATERLINE
955.00'
S 31°07'52"E
N 86°42'03"E 420.00'
S 21°55'01"E
267.35'
CONCRETE WALL (SPILLWAY)
LAKE
DAM
TOE OF DAM
ALUM PIPE FOUND
WOOD FENCE
S 64°00'22"W
178.65'
3/4"CTP
S 01°11'52"E
305.00'
BLDG.
S 14°36'04"E
134.19'
S 00°37'22"E
175.00'
S 35°21'37"E
362.12'
S 08°02'40"E
70.71'
IRON PIPE FD.
S 62°59'35"E
279.33'
POB ESM'T 1
N: 1234705.63
E: 2121085.72
N 00°11'18"W 1020.24'
IPF L1
30' EASEMENT 1
3/8" IPF 0.8' WEST OF PROPERTY LINE & LLL
NEWNAN CROSSING BOULEVARD
(120' R/W)
P.B. 74 PG. 38
P.B. 87 PG. 80
5/8"IPF W/ CAP
N/F GEORGIA RETAIL INVESTMENTS LLC
D.B. 4295/468
PKNF IN ASPH
ALUM PIPE FOUND
TRACT 2
28.639 ACRES
(ZONED NC)
TRACT 1
N 00°49'40"E 389.63'
POB ESM'T 2
N: 1234195.84
E: 2121147.49
30' EASEMENT 2
5/8" IPF W/ CAP 2' EAST OF PROPERTY LINE & LLL
NEWNAN CROSSING COURT
(50' R/W)
ASPH. PATH
STREAM
WETLANDS
SSMH
IPF
WINDSONG S/D
(PLAT BOOK 23 PAGE 81)
30' SANITARY SEWER EASEMENT
CENTERLINE OF CREEK IS THE PROPERTY LINE
ZONE X (SHADED) FLOOD HAZARD AREA (SCALED FROM FIRM)
88.49' ALONG LAND LOT LINE TO THE SOUTHWEST CORNER OF L.L. 51
STONEBRIDGE
(PHASE 3-C)
PLAT BOOK 88 PAGE 70
BRIDGEWATER AT WHITE OAK
(PHASE "C")
PLAT BOOK 60 PAGE 183
ZONE A FLOOD HAZARD AREA (SCALED FROM FIRM)
L.L.51
L.L.46
APPROX. LAND LOT LINE
SHENANDOAH BLVD.
(150' R/W)
FFL, WV, FDC
CHAIN LINK FENCE
S 30°01'46"W
C=419.52'
A=420.31'
R=1984.32'
CAEX
CABX
FOC
Course Bearing Distance
L1 N 89°49'14" E 131.29'
L2 S 00°11'18" E 100.06'
L3 S 00°49'46" W 599.63'
L4 S 01°23'36" W 145.38'
L5 N 65°30'47" W 487.65'
L6 N 82°43'13" W 79.48'
L7 N 58°48'36" W 11.48'
L8 N 30°07'50" E 198.37'
L9 N 59°15'59" E 123.65'
L10 S 22°09'16" E 100.00'
L11 N 22°09'10" W 80.03'
L12 N 30°15'39" E 172.28'
Curve Radius Length Chord Chord Bear.
C1 660.00' 109.30' 109.23' N 33°50'17" E
C2 175.00' 100.58' 99.20' S 38°37'01" E
C3 61.00' 289.19' 85.03' N 22°01'43" E
C4 9.00' 14.40' 12.91' N 67°58'17" W
C5 225.00' 133.38' 131.44' N 30°08'07" W
C6 581.50' 154.85' 154.39' N 22°35'37" E
TITLE EXCEPTIONS
THE FOLLOWING ARE EXCEPTIONS LISTED IN SCHEDULE B, SECTION II, FIDELITY NATIONAL TITLE COMPANY FILE NO. 5330.34252, WITH EFFECTIVE DATE OF OCTOBER 20, 2016
1. Consolidated and Restated Declaration of Covenants, Restrictions, Easements, Liens and Assessments of Jefferson Ventures, Inc. dated August 14, 1986 and recorded in Deed Book 370, Page 134, aforesaid records. MAY AFFECT SITE, CANNOT PLOT.
2. Easement Agreement by and between Royman Associates Newnan, LP, Royman Associates Newnan II, LP, Royman Associates Lakeside III, LP and Royman Associates Lakeside IV, LP, dated September 28, 2006, filed October 6, 2006, recorded in Deed Book 3058, Page 151, as amended by Amendment to Easement Agreement dated February 7, 2007, filed February 20, 2007, recorded in Deed Book 3135, Page 897, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefiting the subject property. Title to the easement tracts has not been examined.) AFFECTS SITE, CANNOT PLOT. GRANTS UTILITY ACCESS & DRAINAGE EASEMENT TO 28.639 AC. PARCEL.
3. Access Easement Agreement by and between Georgia Retail Investments, LLC and Georgia Multifamily Investors, LLC, dated May 1, 2016, filed June 6, 2016, recorded in Deed Book 4381, Page 623, aforesaid records. (NOTE: Easement Agreement creates appurtenant easements benefiting the subject property. Title to the easement tracts has not been examined.) AFFECTS / BENEFITS SITE AS SHOWN.
100 0 100 200 300
GRAPHIC SCALE - FEET 1" = 100'
N
W E
S
GRID
(GA WEST ZONE)
REVISIONS:
2 OF 2
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67
GEORGIA REGISTERED No. 3195 LAND SURVEYOR CURTIS W. ROBERTSON
GEORGIA REGISTERED No. 1766 LAND SURVEYOR JOHN M. CHRISTOPHER
Christopher Brothers LAND SURVEYING, LLC
24 JACKSON STREET
NEWNAN, GEORGIA 30263
(770)253-5185
LSF #32
chrisbros@numail.org
www.christophersurveying.com
ALTA/NSPS Land Title Survey For:
WALDEN CAPITAL GROUP, LLC, FIDELITY NATIONAL TITLE COMPANY
LOCATED IN LAND LOT 46 & 51 5TH LAND DISTRICT, PORTION IS IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA.
DRAWING DATE: 12/15/2016
LAST FIELD WORK DATE: 12/01/2016
DISK: 2016-DECEMBER
DRAWN BY: JF
CF=8B9265 SF=1506SP
SCALE 1" = 100'

TAB 6

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 §40.130 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

The Applicant agrees to no more than two unrelated individuals per unit and no more than two individuals per bedroom

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

Henry P. Peeples III Managing Member
Type or Print Name and Title

Signature of Applicant's Representative

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

Sharon Andrews 2/26/18
Signature of Notary Public Date

(Affix Raised Seal Here)

Sharon Andrews
NOTARY PUBLIC
Bibb County, Georgia
My Commission Expires
May 24, 2021

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 §40.130 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

The Applicant agrees to no more than two unrelated individuals per unit and no more than two individuals per bedroom

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

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

Karen Rebeor 2-26-18
Signature of Notary Public Date

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

(Affix Raised Seal Here)

TAB 7

Disclosure of Campaign Contributions And Gifts

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 27 20 18 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
33+/- acres on Newnan Crossing Blvd., Newnan, Georgia

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[1] having a property or other interest in said property subject of this application are as follows:

Legends at Newnan Crossing, LLC and Georgia Retail Investments Investments, LLC

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

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

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

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

Signature of Applicant

Henry P. Persons III Managing Member
Type or Print Name and Title

Signature of Applicant's Representative

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

Sharon Andrews 2/26/18
Signature of Notary Public Date

SHARON ANDREWS NOTARY PUBLIC BIBB COUNTY, GEORGIA

Sharon Andrews
NOTARY PUBLIC
Bibb County, Georgia
My Commission Expires
May 24, 2021
(Affix Raised Seal Here)

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

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 27 20 18 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
33+/- acres on Newnan Crossing Blvd., Newnan, Georgia

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[1] having a property or other interest in said property subject of this application are as follows:

Legends at Newnan Crossing, LLC and Georgia Retail Investments Investments, LLC

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Melissa D. Griffis

Signature of Applicant's Representative

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

Karen Rebeor 2-26-18
Signature of Notary Public Date

KAREN REBEOR NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Dec. 20, 2018

(Affix Raised Seal Here)

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

TAB 8

Property Owner's Authorization

City of Newnan, Georgia
Attachment 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 an annexation of the property.

Name of Property Owner Legends at Newnan Crossing, LLC

Telephone Number (478) 405-6100

Address of Subject Property Newnan Crossing Blvd.

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

Henry P. Persons, III

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

Notary Public

Sharon Andrews
NOTARY PUBLIC
Bibb County, Georgia
My Commission Expires
May 24, 2021

(Affix Raised Seal Here)

2/26/18

Date

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. Owner hereby reserves the right to withdraw its authorization at any time prior to the final zoning hearing in order to maintain the current zoning of the property.

Name of Property Owner Georgia Retail Investments, LLC

Telephone Number 630-556-3731

Address of Subject Property Newnan Crossing Blvd.

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.

GEORGIA RETAIL INVESTMENTS, LLC,
a Delaware limited liability company

By: Executive Affiliates, Inc., an Illinois corporation, Its Manager

By: _____

Steven M. Rayman, Not individually but as President

(Signature of Property Owner)

Personally appeared before me

KARLA M. NASH

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

"OFFICIAL SEAL"
KARLA M. NASH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/2019

Karla M. Nash
Notary Public

(Affix Raised Seal Here)

March 12, 2018
Date

TAB 9

Authorization of Attorney

City of Newnan, Georgia
Attachment D

Attorney's Authorization

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

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

Melissa D. Griffis

(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square, Newnan, GA 30263

Telephone (770) 253-3282

Date 2-27-2018

TAB 10

Community Impact Study
(Not Applicable)

TAB 11

Filing Fee

($1,350.00 to the City of Newnan)

PAYMENT DATE
02/27/2018

COLLECTION STATION
Comm Dev

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

DESCRIPTION
Annexation - Legends at Newnan Crossing - 28.64+/- acres Newnan Crossing Boulevard

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

BATCH NO.
2018-02000065

RECEIPT NO.
2018-00001631

CASHIER
Tina Fronebarger

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
REZN	Rezoning/Annexation Fee Annexation - Legends at Newnan Crossing - 28.64+/- acres Newnan Crossing Boulevard 100.11.1111 Cash $1,325.00 100.00.32.2215 Planning & Zoning Regulatory Fees $1,325.00	$1,325.00

Payments:

Type	Detail	Amount
Check	22370	$1,325.00

Total Cash	**$0.00**
Total Check	**$1,325.00**
Total Charge	**$0.00**
Total Wire	**$0.00**
Total Other	**$0.00**
Total Remitted	**$1,325.00**
Change	**$0.00**
Total Received	**$1,325.00**

Total Amount: **$1,325.00**

Customer Copy

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)

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

Note: Please attach this form to the filing application.

Newnan Crossing

Community Amenities

- Gated Access Community
- Resort Style Salt Water Swimming Pool
- Club House and Poolside WIFI
- Poolside Entertainment Area with Kitchen
- Grilling and Picnic Areas
- Outdoor Gathering Area with Firepit
- Social Room with Billards Area
- Cyber Cafe with Kitchen and Coffee Bar
- Executive Business Center
- Fully Equipped Fitness Center
- Clothes Care Facility
- Community Playground
- Car Care Center
- Leash Free Pet Park
- Pampering Pet Spa
- Garages and Storage Units Available
- Free-Standing Garages and Storage Units Available
- Flexible Lease Terms
- Fully Furnished Guest Suite
- On-site Maintenance
- Award Winning Professional Onsite Management
- Bike Racks
- Fiber Internet Technology

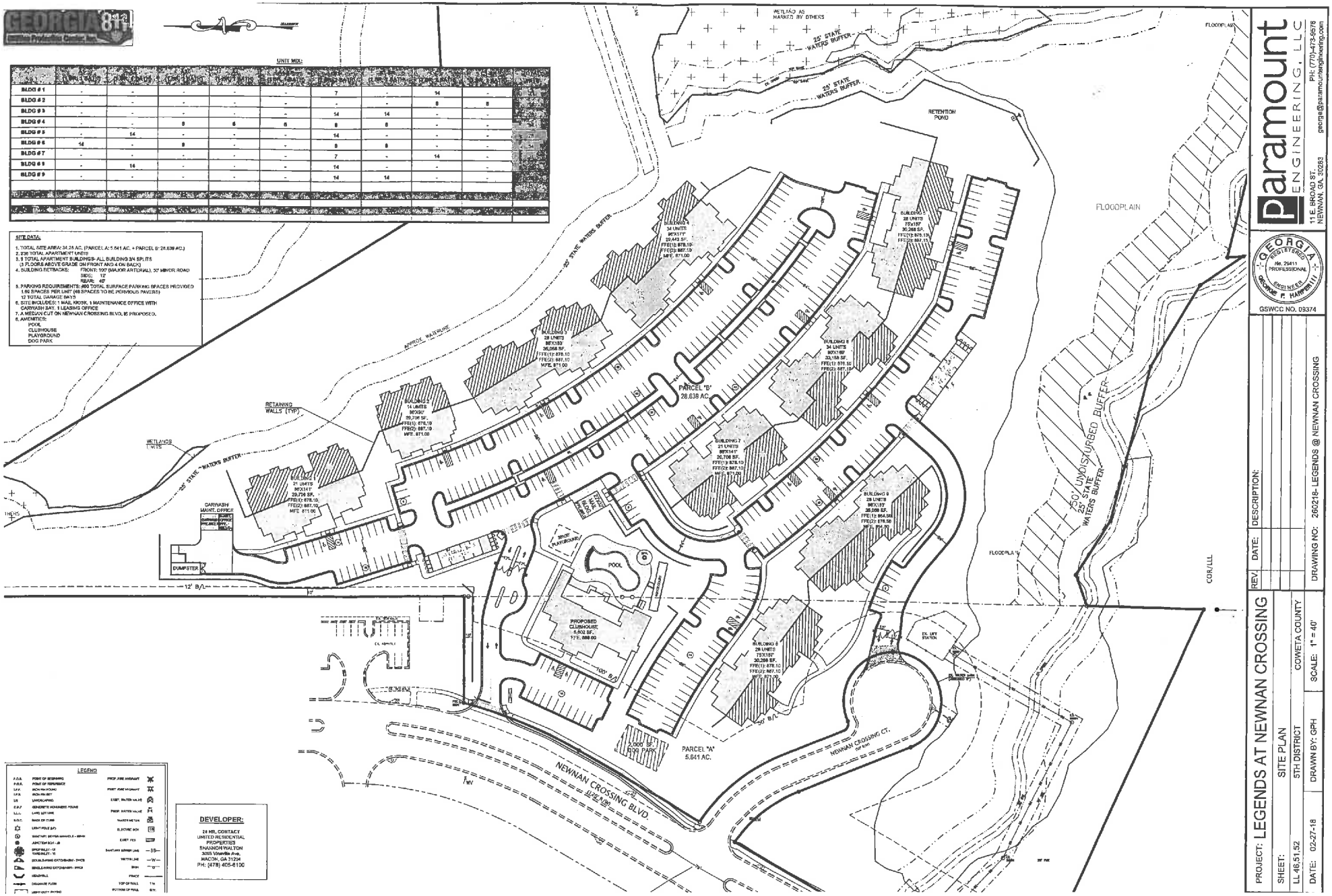
Apartment Amenities

- Energy-Efficient Construction
- Gourmet Kitchen with Island
- Granite Countertops
- Stainless Steel Whirlpool Appliances
- Built in Microwaves
- Linen and Pantry Closets
- Crown Moulding and Chair Railing
- Ceiling Fans in All Bedrooms & Living Room
- Garden Tubs
- Washer/Dryer Connections in Every Home
- Screened in Patio or Balcony
- Pre-Wired Fiber-Optic for High Speed Internet Access
- Optional Spacious Sunrooms*
- Unique Cottage Home Floor Plan Available
- Additional Storage
- 9 Foot Ceilings
- Centralized Heating and Air

Life Fitness

TAC
TAC

EXIT
EXIT



Paramount ENGINEERING, LLC
11 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770)-473-9578
georgia@paramountengineering.com

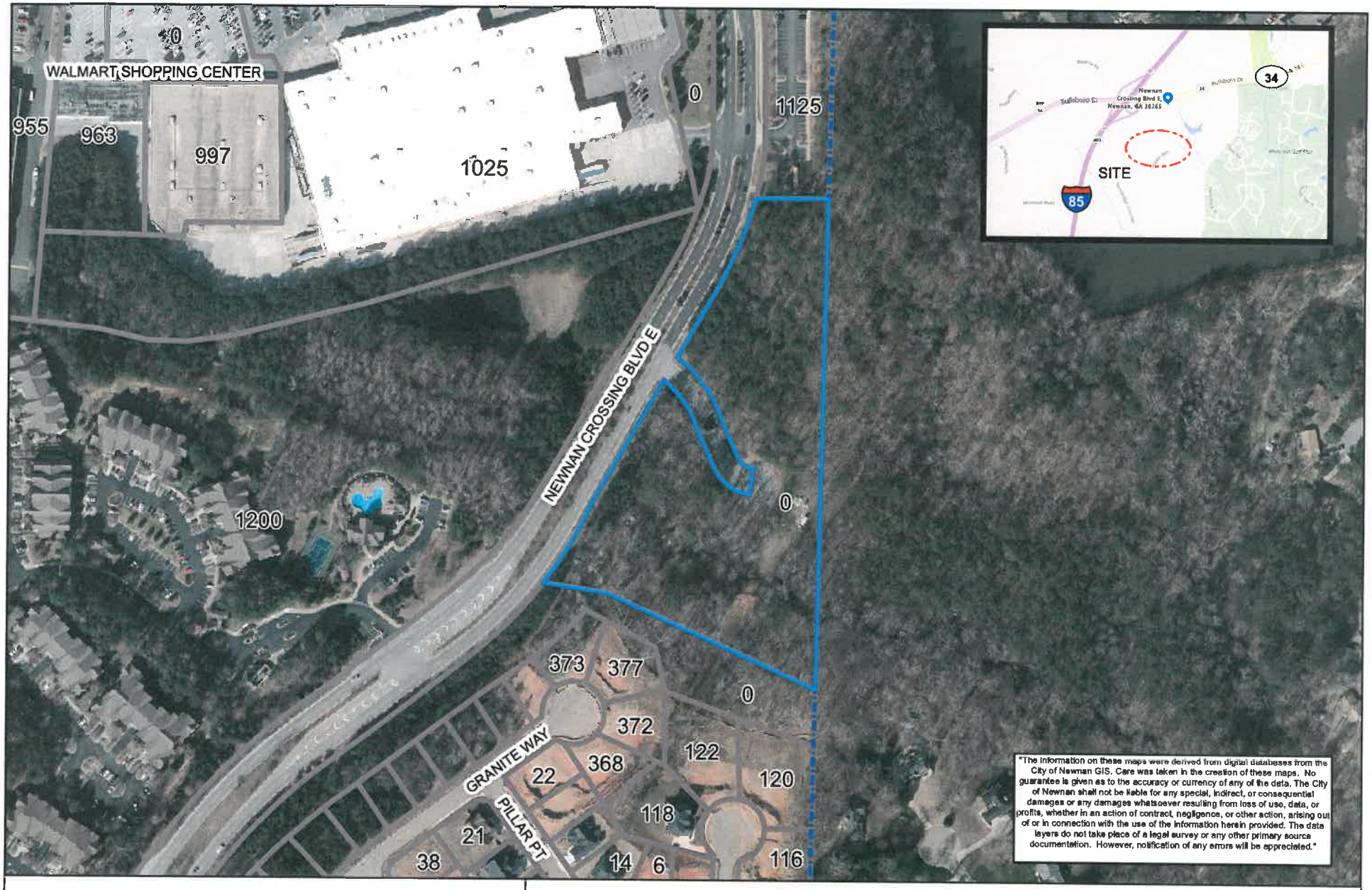
GEORGIA REGISTERED No. 29411 PROFESSIONAL GEORGE F. HAPPER

GSWCC NO. 09374

REV	DATE:	DESCRIPTION:

DRAWING NO: 260218- LEGENDS @ NEWNAN CROSSING

PROJECT: LEGENDS AT NEWNAN CROSSING
SHEET: SITE PLAN
LL 46.51.52 5TH DISTRICT COWETA COUNTY
DATE: 02-27-18 DRAWN BY: GPH SCALE: 1" = 40'



CITY OF NEWNAN | Project Location

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

NORTH

1:3,000

1 inch = 250 feet

LEGEND

- ReZoning Request
- PARCELS
- CITY LIMITS

ADDRESS

NEWNAN CROSSING BLVD E
NEWNAN GA. 30263

Coweta County School System

Ronald C. Cheek, Director of Facilities

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

May 3, 2018

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

Re: Legends at Newnan Crossing Apartments

Tracy:

We have reviewed the application for annexation/rezoning for the above-referenced 236-unit apartment development and offer the following comments based on the information provided:

In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

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

Thank you for the opportunity to provide feedback.

Ronald C. Cheek
Director of Facilities

cc: Steve Barker, Superintendent
Vince Bass, Assistant Superintendent

Newnan Fire Department

23 Jefferson Street ● Newnan, GA 30263
770-253-1851 (P) ● 770-638-8678 (F)

Stephen R. Brown, Fire Chief

May 3, 2018

To: Tracy Dunnavant

Ref: Annexation for Newnan Crossing Court

Dear Tracy,

I have reviewed your request on concerning the annexation of Newnan Crossing Court, and I have determined that we have the adequate personnel and equipment to service this location.

Thank you,

Chief Stephen Brown

Newnan Fire Department

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

May 1, 2018

To: **Tracy Dunnavant**

Reference: **Annexation for Newnan Crossing Court**

Dear Tracy,

After reviewing the request and figuring call volume increasing for Officers and extended response times, we have determine that we can furnish services to this location with existing personnel and equipment.

If you need any further, please let me know.

Sincerely,

D.L. "Buster" Meadows
Chief of Police
Newnan Police Department

The City of Newnan, Georgia

Public Works Department

Engineering Department Review

ANNEXATION REQUEST
Legends at Newnan Crossing
Tax ID: W02-393

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.

2. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.

3. State waters buffers along the lake and the stream existing the lake shall be 25 feet as measured from the point of wrested vegetation and shall be delineated in the field as per a previous grandfather status determination that the City has agreed to honor as requested by the applicant and shown on this proposed site plans. On the other stream that flows through the southern portion of the tract a larger buffer and impervious surface setback (50' undisturbed/25' impervious) will be maintained. The streams also have mapped regulatory and future floodplain and no development is proposed within the floodplain.

4. All runoff from the building along the lake and stream will be directed to the pond for water quality treatment prior to entering the stream or it will be discharged into a vegetated strip before entering the lake or stream.

5. Applicant has proposed pervious pavers for 46 parking spaces to help alleviate runoff and to allow an increase in parking per our ordinance.

Access, Layout, and Road Concerns:

1. This project includes 236 units with a club house and swimming pool and 400 parking spaces. Anticipated trips generated from this project using ITE Trip Generation Manual, 9th edition.

    a. Weekday : 6.65 /unit = 1,569 vehicles trips
    b. Weekday peak AM hour: .55/unit = 130 vehicles
    c. Weekday peak PM hour: .67/unit = 158 vehicles
    d. Saturday : 6.39/unit = 1,508 vehicles

The applicant is proposing a full median cut at Newnan Crossing Ct. **The City will required the applicant to fully accommodate left turns into and out of Newnan Crossing Ct as well as right turn lanes at each entrance.**

A traffic study is pending at this time for additional modeling of the traffic patterns and how they may affect the intersections north to Bullsboro Drive and south at Diplomat Parkway. This detailed traffic study will be used to determine the true impact of this additional traffic on our existing system and any necessary improvements needed to accommodate this additional traffic. This may include but is not limited to: improvements to allow safe U-turns at the southernmost Walmart intersection or possible physical changes to restrict U-turns at intersections affected as well as signals or signal upgrades if warranted.

The City Engineering Department will be coordinating with the Engineer of Record and Traffic Engineer to determine what improvements are required prior to the civil plan approval or any Land Disturbance permits being issued.

NEWNAN UTILITIES
Committed To Excellence

March 8, 2018

George P. Harper, III, P.E.
Paramountengineering
11 East Broad Street
Newnan, GA 30263

Subject: Parcel # W02 393, Legends at Newnan Crossing, LLC, 236 Unit Apartment, Newnan Georgia

Mr. Harper,

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

1. The City of Newnan and Newnan Utilities approves current design plan, Exhibit "A".
2. Parcel Number W02 393
3. 28.64Acres
4. Sanitary Sewer:
    a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
    b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
        i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
        ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
        iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
        iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
        v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
        vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

NEWNAN UTILITIES
Committed To Excellence

5. Water:

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

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

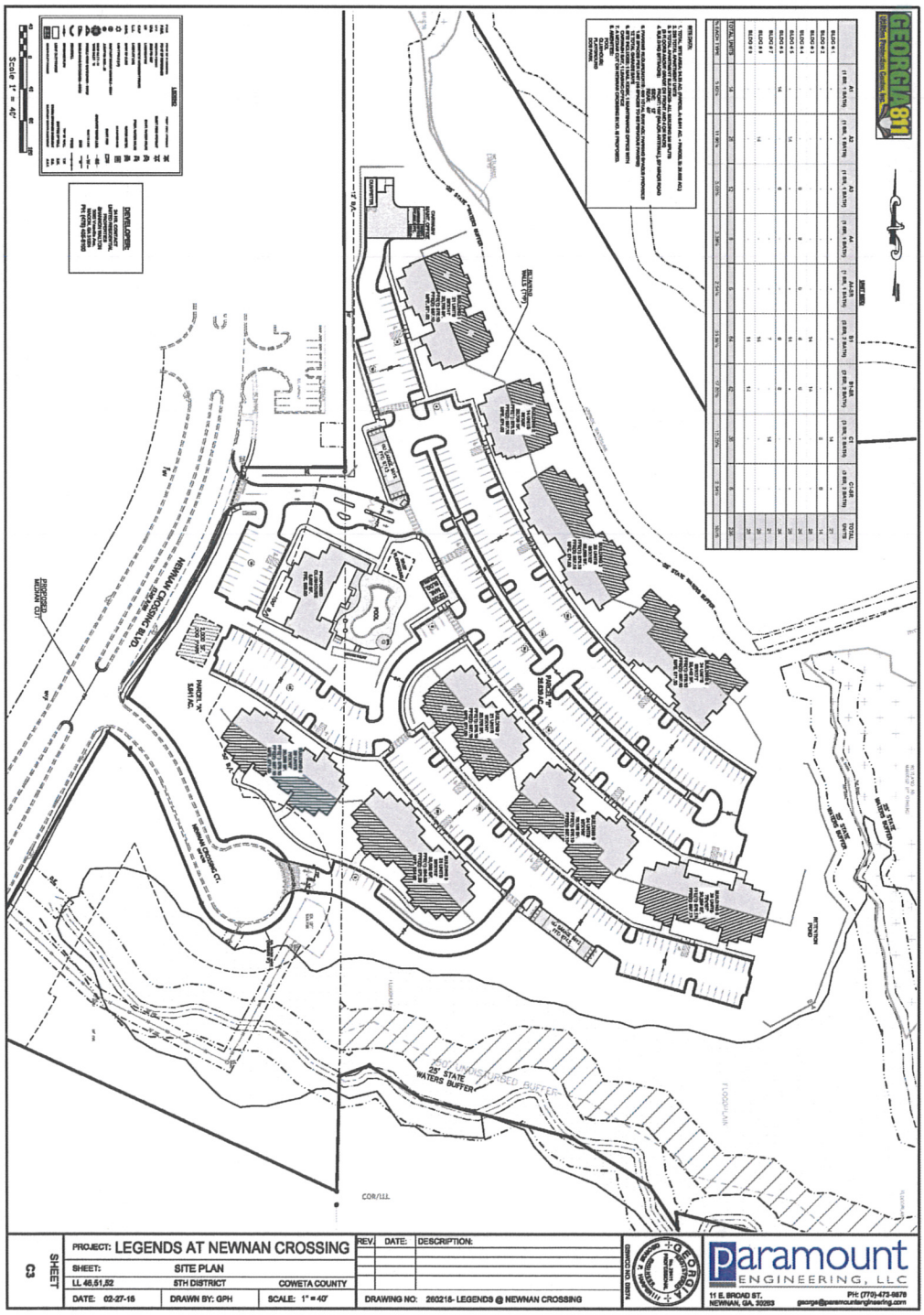
Sincerely,

Scott Tolar, P.E.
Newnan Utilities

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

NEWNAN UTILITIES
Committed To Excellence

EXHIBIT "A"



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

City of Newnan, Georgia – Planning Commission

Date: May 8, 2018

Agenda Item: Public hearing on amendments to the Zoning Ordinance

Prepared and Presented by: Dean Smith, Planner

Purpose: To consider several amendments to the Zoning Ordinance, particularly in Articles 2, 3, 4, 6 & 7.

Background:

Since the adoption of the zoning ordinance in September, 2017, staff has been noting some items that, in staff's opinion, need to be changed in the Zoning Ordinance. On March 13, 2018, several of these items were discussed with the Planning Commission. After receiving feedback on the items, Staff have pared down the list to the following amendments:

Article 2

1. Section 2-24, Table 2-B: Principal Uses Allowed by Zoning District

   Add the use "Retail Sales-Miscellaneous" back to the Use Table as "A"-Allowed Use in the CBD, CUN, CGN, CHV, PDC, ILT and IHV zoning districts

2. Section 2-24, Table 2-C: Accessory and Temporary Uses allowed by Zoning District

   Under the Use Group "Automobile Repair and Maintenance, Light" – Add that they are allowed in CGN zoned districts as an accessory use

Article 3

1. Section 3-6 – Standards for Fences and Walls. Sub-section c – Orientation. Remove "However, the unfinished face may be oriented toward an alley"

2. Section 3-7, Sub-section, e, 4, Table 3-A: Multifamily Unit Size Criteria: Increase maximum percentage for three bedroom or more apartment units from 10% to 33%

Article 4

1. Table 4-A: Residential Dimensional Requirements: Under the RU-I column, change "Minimum Principal Living Space" from "None" to "Average of units existing on block"

2. Table 4-A: Residential Dimensional Requirements: Add a row back to the table for Accessory Building Heights

3. Table 4-B: Commercial Dimensional Requirements: Under the CBD column, change "Distance Between Buildings" from 20 feet to "None".

Article 6

1. Table 6-A: Planned Development District Dimensional Requirements

Change the dimensional requirements under the PDR column heading to “None”

Article 7

1. Section 7-5, Sub-section C – Adjustment to the Number of Parking Spaces. currently reads “Parking lots with 20 or more spaces may substitute up to 40% of all required parking spaces to be designed and designated for compact cars.” We would like to delete this sub-section in its entirety.

Options:

A. Approve the amendments as proposed with a favorable recommendation to Council.
B. Approve the amendments with conditions or exclusions with a favorable recommendation to Council.
C. Deny the amendments with a unfavorable recommendation to Council.

Recommendation:

Staff hopes that the Planning Commission will view these proposed changes favorably and approve with a favorable recommendation to Council.

Previous Discussions with Commission: March 13, 2018