City of Newnan Georgia

Planning Commission

Agenda Book

December 18, 2018

City of Newnan
PLANNING COMMISSION

Agenda for December 18, 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 November 13, 2018 Planning Commission Meeting
TAB # 2	Public Hearing – Special Exception & Variances – Dependent Community – Tax Parcel 086-5022-001 within Madison Park @ Newnan Lakes: The Claiborne at Newnan Lakes, LLC (PD2018-04)
TAB # 3	Discuss and accept meeting dates for 2019 calendar year
	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

November 13, 2018
7:00 p.m.

Commissioners in Attendance:	Greg Gause Proctor Smith Clay McEntire Chris Hunt Robert Coggin
Commissioners Absent:	David Van Drew Fred Hamlin
Others in Attendance:	Tracy Dunnavant, Planning & Zoning Director Chris Cole, City Planner Tina Fronebarger, Administrative Assistant Clay Hudson, Acting 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 had reviewed the minutes from the October 9, 2018 meeting. Commissioner Coggin motioned to approve the minutes. Commissioner Hunt seconded the motion.

MOTION CARRIED (5-0)

Public Hearing – Variance Request – 33 Horizon Hill: Michelle Harwell (PD2018-03)

Chairman Gause opened a public hearing and asked anyone speaking in favor of the request to come forward. Hudson swore in Michelle Harwell. Harwell urged the Commission to approve the variance request. She stated that she has discussed this with four different fence companies and facing the finished side inward seems to be the only remedy to the issue. Harwell concluded with “fences make good neighbors”. Chairman Gause asked if anyone else would like to speak in favor of the request. With no one coming forward, he asked if anyone would like to speak in opposition. With no one coming forward, he closed the public hearing.

Chairman Gause asked if only a short section of the fence would be impacted. Chris Cole stated yes and provided photos. He mentioned the fence running toward the road is the segment in question. Cole said the variance would only apply to approximately 68 feet and the remaining portion of the fence around the property will be in compliance. The Commission and Cole discussed if the City had received any comments from the adjoining property owner. Harwell stated her neighbor had come over after Cole placed the required notification sign in the yard and asked if they could save some property for them. Commissioner McEntire asked if the property owner mentioned any issues. Harwell stated

no, but added they did not discuss it. Chairman Gause asked if there were any other questions. With none, he asked for a motion.

Commissioner Smith motioned to approve the variance request for 33 Horizon Hill allowing approximately 68 feet of the fence to be oriented so that the unfinished side would face the neighbor's fence as proposed in the application. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

Public Hearing – Rezoning Request – 18.56 +/- acres on Millard Farmer Industrial Boulevard and Calumet Parkway (A Portion of Tax Parcel # N57A-703): Melissa Griffis, on behalf of Freedom Land Holdings, LLC (RZ2018-06)

Chairman Gause opened a public hearing on the rezoning request and asked anyone speaking in favor to come forward. Melissa Griffis, Rosenzweig, Jones, Horne & Griffis, came forward on behalf of Freedom Land Holdings. Griffis said James Nicholson was present along with George Harper of Paramount Engineering. She wanted to make sure the Commission received the proffered conditions, photo renderings, and video as well as the constitutional letter that was provided as part of the application. Griffis stated the property is 18.56 acres with part of it zoned PDO and part of it zoned PDC. She said they are requesting to rezone it to PDR for the construction of 47 single-family homes. Griffis mentioned this property has had a commercial/office zoning since 2001, but there has been no interest from developers. She said this is a perfect location for PDR.

James Nicholson came forward stating he was Vice President of Freedom Land Holdings and Jeff Lindsey Communities. He said they have been a local builder for 12 years. Nicholson showed a video of a model home that is similar to the product that they would like to build on the site. He discussed the upgrades that would be available including solid surface countertops, stainless steel appliances, a farmhouse sink, custom cabinets with no slam doors, hardwood floors, master on main, covered back patios, and sod all the way around the house. He thanked staff for their assistance throughout the application process.

Chairman Gause asked if anyone else would like to speak regarding the rezoning request. With no one coming forward, he asked if anyone would like to speak in opposition of the rezoning request. With no one coming forward, he closed the public hearing. Tracy Dunnavant reviewed the request and background information. She discussed if the proposed use was suitable in view of the zoning and development of adjacent and nearby property; if the proposed use adversely affected the existing use or usability of adjacent or nearby property; if there are substantial reasons why the property cannot or should not be used as currently zoned; if the proposed use will cause an excessive or burdensome use of public facilities or services; environmental concerns; access, layout, and road concerns; trip generation; if the proposed use is compatible with the purpose and intent of the comprehensive plan; if the use will be consistent with the purpose and intent of the proposed zoning district; if the proposed use is supported by new or changing conditions not anticipated by the comprehensive plan; and, if the proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property. Dunnavant reviewed the conditions that the applicant has proffered and concluded her report by recommending approval of the rezoning request and major plan amendment with the following conditions:

1. The development of the property will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application package.
2. The development will be limited to 47 single-family lots.
3. Fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on front; architectural roof shingles; master planned landscape packages –including sodded front

lawn up to 15 pallets; 12'x12' patio; lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants per the proffered conditions.

4. All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.
5. The existing and proposed detention ponds shall be landscaped to enhance their appearance from the public street system as approved by the City Engineer and City Landscape Architect.

Chairman Gause asked if there was any undeveloped residential zoned property. Dunnavant stated some at the quads but those units were already included in the count. Commissioner Smith asked if it was the 814 number with Dunnavant stating 814 are built/planned and this would bring the unit count to 861 with 884 approved. The Commission, staff, and the applicant discussed unaccounted for residential units, the density being 5 units per acre, the price range being from the high 200's to the mid-300's, and the square footage ranging from 2,200 up to 2,800. Commissioner Smith and Nicholson discussed the proposed building materials, the accent stone and brick below the water table, homes being built as spec or custom, and having varied elevations and not side-by-side elevations.

Commissioner Smith asked about the open space being undisturbed or planted. George Harper explained the grade difference. He stated it would be landscaped and added there is existing vegetation on the quad property that will remain. Harper stated they would plant the backyards and provide typical screening as needed.

Commissioner Smith voiced his concern that it is already zoned for a certain number of units and by approving additional units, they would be infringing upon a few undeveloped lots remaining in the overall development. He said he wants to make sure that no one else is going to come, finish their project, and the overall development end up with more units than was originally approved. Dunnavant stated the unit count included those that have not been built. Commissioner McEntire asked if that was the maximum number. Dunnavant explained the major and minor amendment processes and stated the reason they are here is they are changing the PDO and PDC to PDR and need a rezoning. Commissioner Smith asked if the applicant was in agreement with the proffered conditions and Griffis stated yes. Commissioner Smith asked if the video was a part of the materials presented tonight. Griffis stated yes as long as everyone understands that the model home had all of the upgrades. Commissioner McEntire asked about exteriors. Griffis stated the exteriors will be the same and explained the range of square footages.

Commissioner Smith began to make a motion when Jo Freeman interrupted and asked if she could voice her concerns. Chairman Gause explained they just held a public hearing. Freeman asked if that was a no. Chairman Gause said she could speak with Griffis stating the public hearing was closed and technically, he could not allow her to speak without reopening the public hearing. Chairman Gause reopened the public hearing.

Jo Freeman, 1904 Commonwealth, stated the subject property has an underground drainage ditch that is not sufficient. She said it could not take the drainage from the Coweta Maintenance Building and added there is a high bank on Wertz. Freeman stated that her concern is flooding. She said the city might know her as she tried to address the issue in 2009 and the school system did some maintenance on Wertz. Dunnavant stated the open space is not going to be developed and her suggestion would be to contact the Engineering Department regarding any existing issues. Freeman stated she made everyone aware of it in 2009. Dunnavant stated this land is zoned office and commercial right now and they are looking to build residential and leave the area she was referring to open. Freeman said that is where the water comes from. Dunnavant stated the area would be green space with Freeman stating it is not green; it is washed away. Dunnavant explained that the engineering department would have to go through the site plan review to ensure that the water will not run off at a rate higher than it already does. Chairman Gause closed the public hearing.

Commissioner Smith motioned to approve the rezoning request for approximately 18.56 +/- acres off Millard Farmer Industrial Boulevard and Calumet Parkway with the five-proffered conditions that was recommended by Staff. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

Chairman Gause asked Freeman if she knows how to contact her Councilmember. Dunnavant asked her to leave her contact information so that they could put her in touch with the engineering department.

Presentation for Mayor & Council

A discussion occurred regarding issues to include in the presentation before the Mayor and City Council.

ADJOURN

With no further business, the meeting adjourned at 8:02 p.m. on a motion from Commissioner Coggin and seconded by Commissioner Hunt.

MOTION CARRIED (5-0)

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Chairman Gause

City of Newnan, Georgia – Planning Commission

Date: December 18, 2018

Application Number: PD2018-04 (Special Exception & Variances)

Agenda Item: Special Exception and Variances – Dependent Community – Tax Parcel 086-5022-001 within Madison Park @ Newnan Lakes

Prepared and Presented by: Dean Smith, Planner

Purpose: A request by The Claiborne at Newnan Lakes, LLC for approval to build a Dependent Community along Newnan Lakes Boulevard within pod 14 of the Newnan Lakes planned development, which is a portion of tax parcel number 086 5022 001.

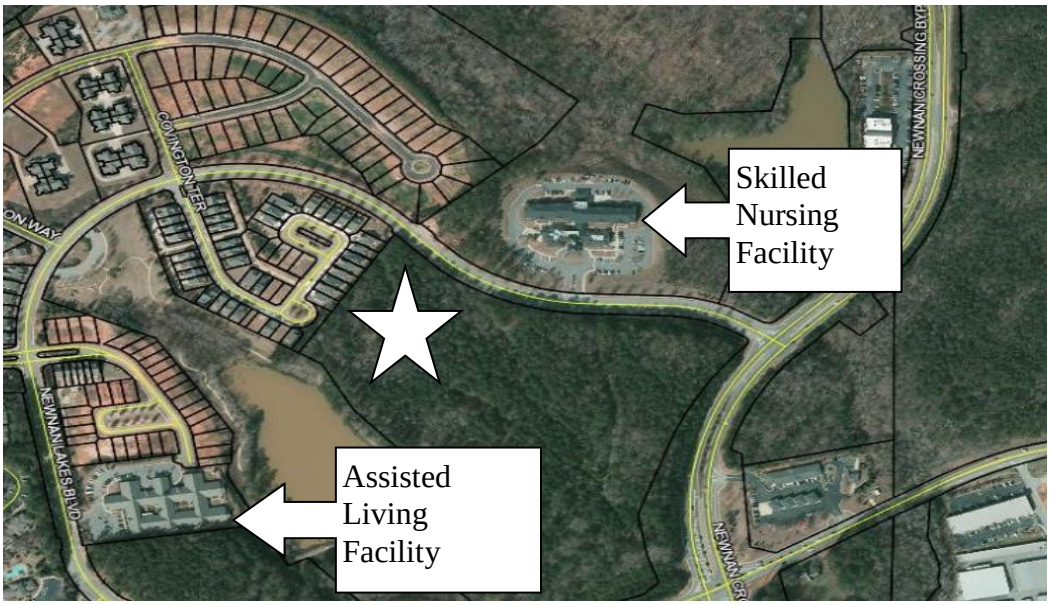
Background:

Zoning District	PDC
Proposed Land Use	Dependent Living Community
Parcel Size	9.9 acres (as part of tax parcel showing 49.98 acres)
Number of Lots	1 lot

Special Exception:

As defined in the City's Zoning Ordinance, Dependent Communities are, "… to provide suitable housing options for elderly residents in a variety of living environments and arrangements…Dependent Communities shall consist of a minimum of two of the following three (3) types of living arrangements; congregate elderly housing, adult assisted living facilities, and nursing homes…." Congregate Elderly Housing are age-targeted residential facilities providing living and sleeping facilities, meal preparation as well as transportation for routine social and medical appointments as may be necessary by residents.

The property is zoned PDC and allows for this use with special exception approval from the Planning Commission. The property is vacant. To the north of the subject site is a combination of single-family residences and a Skilled Nursing Facility (approved by Planning Commission in August, 2008). On the west side of the subject site, are single family residences and an Assisted Living Facility (approved by the Planning Commission in August, 2007).



Certain conditions are provided for Dependent Communities in Article 3, Sec. 3-79, (f) of the City of Newnan Zoning Ordinance. The conceptual site plan submitted demonstrates compliance with those conditions, which are:

- All developments containing congregate elderly housing shall, at a minimum, contain 12 such units.
- A development shall be a minimum of 5 acres.
- Walk areas and/or paths shall be designed as part of this project.
- All requirements of congregate elderly housing, adult assisted living facilities, and skilled nursing facilities…must be met.

The applicant's letter of intent stipulates that the prospective project will consist of 75 independent living units, 40 assisted living units and 20 memory support units. In this aspect, the Dependent Community requirement is satisfied, meeting two of three requirements, congregate elderly housing (independent living units) and assisted living units, also incorporating memory care units.

Variances:

In addition to the special exception, the applicant is requesting 3 variances:

1. Section 3-78: Specifies that a Dependent Community can be no closer than 1,000 feet from any other facility regulated similarly, i.e., the Skilled Nursing Facility and Assisted Living Facility that were previously approved. The request is to eliminate the distance requirement.
2. Section 4-30: Specifies the maximum height for a structure in PDC at 35 feet. The request seeks approval to increase the height to 45 feet.
3. Section 9-11, (h), (2): This pertains to the Water Supply Watershed Protection District which stipulates a no impervious surface buffer restriction within a 150-foot setback on both sides of all perennial stream corridors. The request seeks permission to encroach within the 150 foot no impervious surface buffer, as illustrated on the concept plan, for the parking spaces and traffic lanes only.

The issues for consideration for special exceptions and the standards for granting variances are listed below. Staff has made comments as appropriate. These comments are designated by *italicized* font.

§10-39 Special Exception - Issues for Consideration

In considering a special exception application, the following factors shall be given reasonable consideration by the Planning Commission. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed special exception is consistent with the Comprehensive Plan.
   The future land use map shows this area as mixed commercial. Since this type of facility is allowed via special exception in many commercial zonings, this use would be compatible with the Comprehensive Plan.

2. Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.
   The Building Department and Fire Marshall would ensure that all applicable fire safety regulations are met.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
   The level of noise emanating from this site should not be any greater than what would have existed if this area was developed for some other commercial or office use.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
The proper location and type of signage would be ensured during the sign permitting process.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
The proposed use is compatible, as this facility would offer a natural shift for older citizens from nearby single-family houses or condominiums to alternative and/or special care residential accommodations. Also, this use will offer a good transition between surrounding commercial uses and existing and proposed single-family residential units.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
The concept plan submitted has been initially reviewed and appears to be in compliance and within scale of the existing developments.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
Landscaping requirements will be handled during review of the construction documents.

9. The timing and phasing of the proposed development and the duration of the proposed use.
The use is proposed indefinitely.

10. Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
The height variance, if approved, should potentially allow for a smaller footprint and less impervious surface.

11. Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.
The proposed project should not cause a detriment to the surrounding area. In terms of traffic generation, an adult assisted living and skilled nursing facility should be more convenient to the public in terms of traffic generation than multiple commercial and office uses.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
See number 11 above.

13. Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of the City of Newnan.

14. Whether the proposed special exception will be served adequately by essential public facilities and services.
This site is serviced by public facilities and services. The City's Engineer and Fire Marshall would work together during review of the construction documents to make sure all appropriate needs of the Fire Department were met.

15. The effect of the proposed special exception on groundwater supply.

16. The effect of the proposed special exception on the structural capacity of the soils.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

18. The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
See number 10 above.

19. Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
The applicant's representative postulates approximately 50 full-time employees for the proposed project. Desirable employment and enlargement of the tax base would be recognized by this project; although, they may not be as large as what would have been created by multiple other commercial and office uses allowed in these zoning districts.

20. Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

21. The effect of the proposed special exception use in enhancing affordable shelter opportunities for residents of the City.

22. The location, character, and size of any outdoor storage.

23. The proposed use of open space.
Recreational space, including open space, will have to be provided at 100 square feet per concurrent participant.

24. The location of any major floodplain and steep slopes.

25. The location and use of any existing non-conforming uses and structures.

26. The location and type of any fuel and fuel storage.

27. The location and use of any anticipated accessory uses and structures.

28. The area of each use; if appropriate.

29. The proposed days/hours of operation.

30. The location and screening of parking and loading spaces and/or areas.
See number 8 above.

31. The location and nature of any proposed security features and provisions.

32. A description of any features above the roof line of any structures.

33. The number of employees.
See number 19 above.

34. The location of any existing and/or proposed adequate on and off-site infrastructure.

35. Any anticipated odors which may be generated by the uses on site.

36. Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.
The applicant's representative claims this project will have no impact upon neighbors for several reasons, including:
a. a lack of improvements on adjoining properties
b. most construction would take place on the interior of the site
c. the City's ordinances would be followed during construction
d. major infrastructure is currently in place

§11-9 Standards for Variances

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

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

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,

Such conditions are peculiar to the particular piece of such property involved; and,

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

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

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

In addition, the hearing authority considering the variance request shall affirmatively determine that:

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

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

Options:

A. Approve the special exception and variance.
B. Deny the special exception and variance.
C. Approve the special exception and variance with conditions.
D. Approve the special exception and deny the variance.
E. Approve the special exception with conditions and deny the variance.

Recommendation:

Staff feels the dependent community use would not adversely affect adjacent property owners, as a planned development consists of a multitude of various residential, commercial and office uses. This would be a predominantly residential use; however, it is along a major road and in close proximity to

arterial roadways so the impact on the subdivision traffic flow should be less than a traditional single-family subdivision or a commercial facility, i.e., a restaurant, gas station, etc.
The location of the property lends itself to the necessity of the variances for the viability of the project. The land slopes away from the road towards the lake. Engineering personnel for the City of Newnan have examined the concept plan are not opposed to allowing the encroachment into the water supply watershed protection buffer as illustrated on the plan.

The height variance request is justifiable, given the particulars of the lot and its dimensions, along with the scope and size of the project. It should be noted that the Planning Commission granted the same variance request to the Skilled Nursing Facility located across the street from the proposed project.

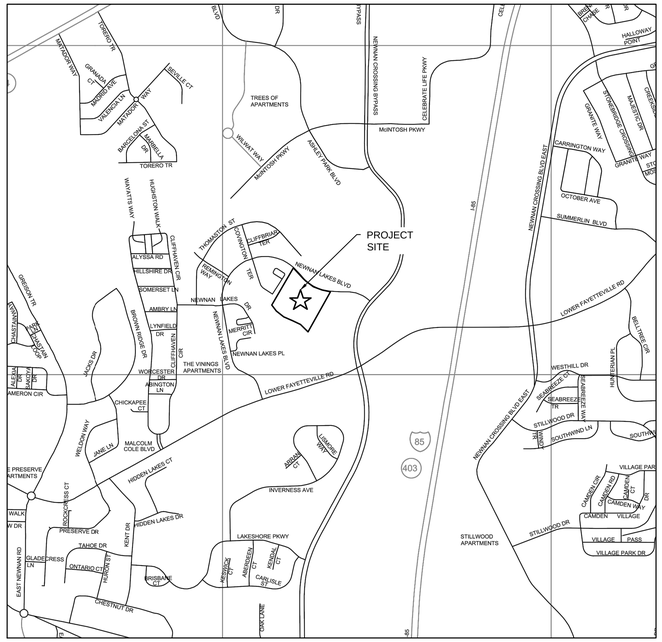
The request to eliminate the 1,000-foot distance requirement is reasonable. This requirement was added to our zoning regulations to discourage non-compatible uses. A dependent community is compatible with both a Skilled Nursing facility and an Assisted Living facility.

In terms of the variance requests, staff is supportive of all three requests and it is our analysis that the variance request meets all of the standards for granting a variance as outlined in our zoning ordinance. Staff would recommend option C, with the condition that the development be consistent with both the elevation renderings and conceptual site plan submitted herein.

Attachments:
Applications
Plat
Concept Plan
Renderings

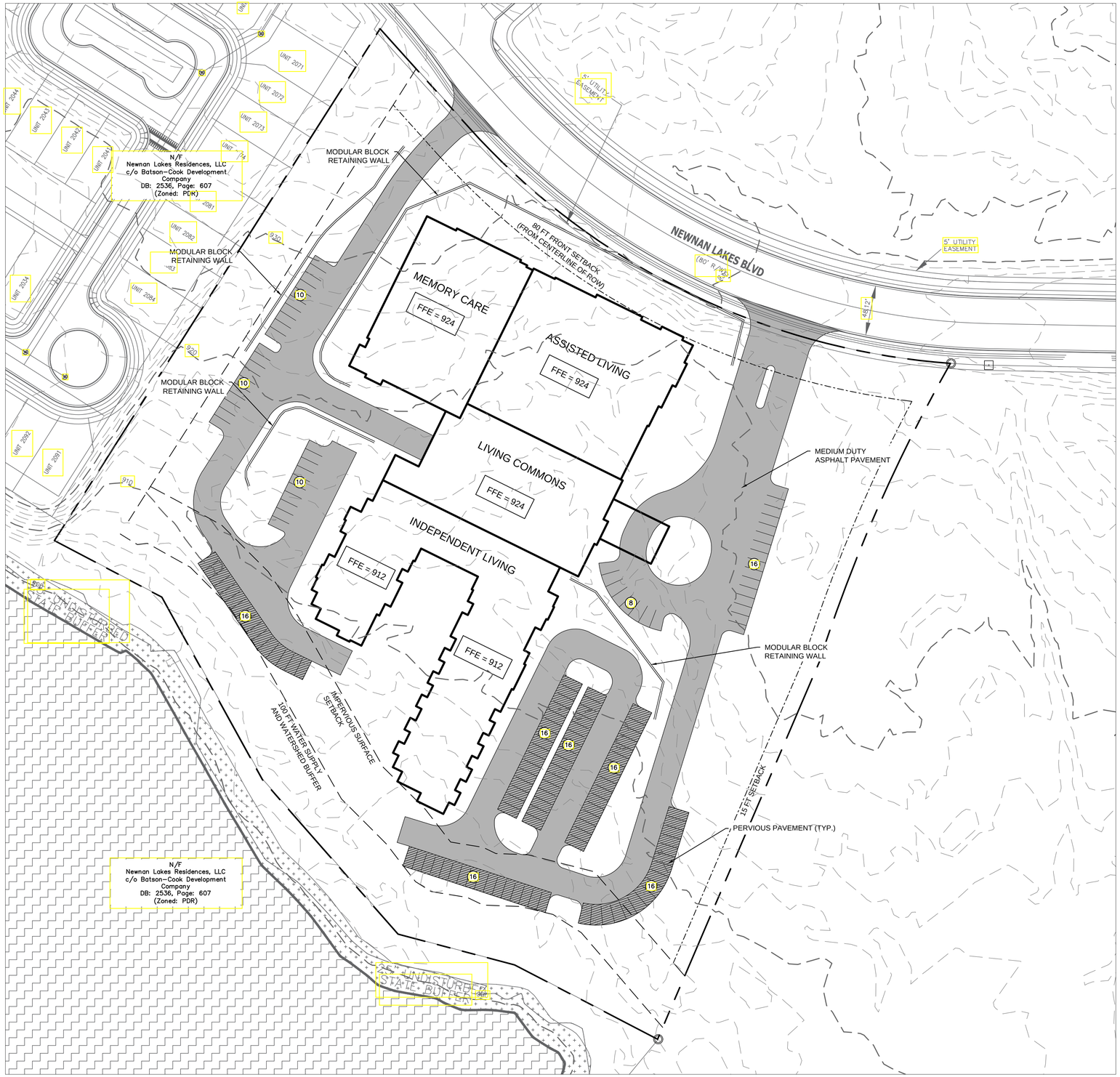
Previous Discussions with Commission: None

VICINITY MAP (n.t.s.)



SITE PLAN NOTES:

1. OWNER/DEVELOPER:
   THE CLAIRBORNE AT NEWNAN LAKES
   11 PARKPLACE BLVD
   HATTIESBURG, MS 39401
   CONTACT: ROBERT TATUM (601) 336-5050
2. ARCHITECT:
   D2 ARCHITECTURE
   2001 NORTH LAMAR STREET, SUITE 300
   DALLAS, TEXAS 75202
   CONTACT: JAMES G. KENDRICK, AIA (214) 220-1800
3. ENGINEER/SURVEYOR:
   INTEGRATED SCIENCE & ENGINEERING, INC.
   1039 SULLIVAN ROAD, STE. 200
   NEWNAN, GA 30265
   CONTACT: JASON WALLS, P.E.
   PHONE: 678-552-2106
4. SITE DATA:
   PARCEL ID NUMBER: 086 5022 001
   SITE AREA: 9.9 ACRES
   ZONING: PDC (PLANNED COMMERCIAL DEVELOPMENT DISTRICT)
   USE: RETIREMENT COMMUNITY
   SPECIAL EXCEPTION: RETIREMENT COMMUNITY - DEPENDENT
   VARIANCE (SECTION 3-78): DISTANCE WITHIN 1,000 LF FROM OTHER REGULATED FACILITIES
   VARIANCE (SECTION 4-30): MAXIMUM BUILDING HEIGHT FROM 35 FEET TO 45 FEET
5. PROPOSED SETBACKS:
   FRONT: 80 FEET FROM CENTERLINE OF ROW
   REAR: 0 FEET
   SIDE: 15 FEET
6. PROPOSED BUFFERS (REQUIRED BY ZONING):
   50 FT UNDISTURBED BUFFER ALONG EASTERN PROPERTY LINE
7. BUILDING AREA: 160,000 SF
   3-STORY INDEPENDENT LIVING (75 UNITS)
   2-STORY ASSISTED LIVING (40 UNITS)
   1-STORY MEMORY CARE (20 UNITS)
8. TOTAL SITE PARKING SUMMARY:
   REQUIRED: **136 SPACES**
   INDEPENDENT LIVING (1.5 PER BED)
   ASSISTED/MEMORY CARE (1 PER 3 BEDS)
   PROVIDED : **150 SPACES (110%)**
9. ALL ADJACENT AND SURROUNDING PROPERTIES ARE ZONED PDR/PDC.
10. NO PORTION OF THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0091E DATED SEPTEMBER 26, 2008
11. STATE WATERS ARE PRESENT WITHIN 200 FEET OF THE PROPERTY BOUNDARY, HOWEVER, WILL NOT BE EFFECTED BY THIS DEVELOPMENT.
12. STORMWATER MANAGEMENT TO BE PROVIDED OFFSITE BY REGIONAL DETENTION POND LOCATED NORTHWEST OF THE PROJECT PROPERTY.
13. WATER AND SEWER SERVICE PROVIDED BY NEWNAN UTILITIES.



INTEGRATED Science & Engineering
1039 Sullivan Road, Suite 200, Newnan, Georgia 30265
(p)678.552.2106 (f)678.552.2107
Atlanta | Savannah

GEORGIA REGISTERED No 26360 PROFESSIONAL ENGINEER JASON L. WALLS

Date: 11/12/18	Drawn by: RKA	Check by: JLW	50' 25' 0 50'
Project #: ---	Design by: RKA	Reviewed by: JLW	SCALE: 1" = 50'

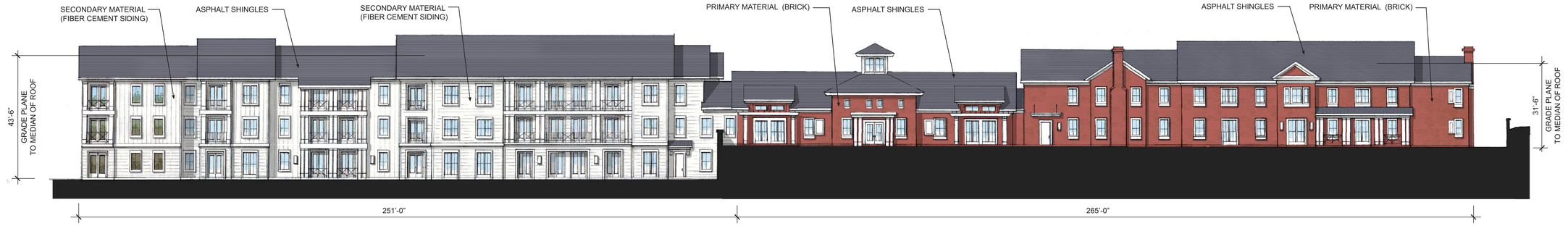
Rev.	Description	Date
1	--	--

CONCEPTUAL SITE PLAN FOR
THE CLAIRBORNE AT NEWNAN LAKES
LAND LOT 22 OF THE 5th DISTRICT
CITY OF NEWNAN, COWETA COUNTY GA

CONCEPTUAL SITE PLAN

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

DRAWING NO.
C-200



EAST SIDE EXTERIOR ELEVATION

SCALE AS SHOWN

MATERIAL PERCENTAGE SUMMARY

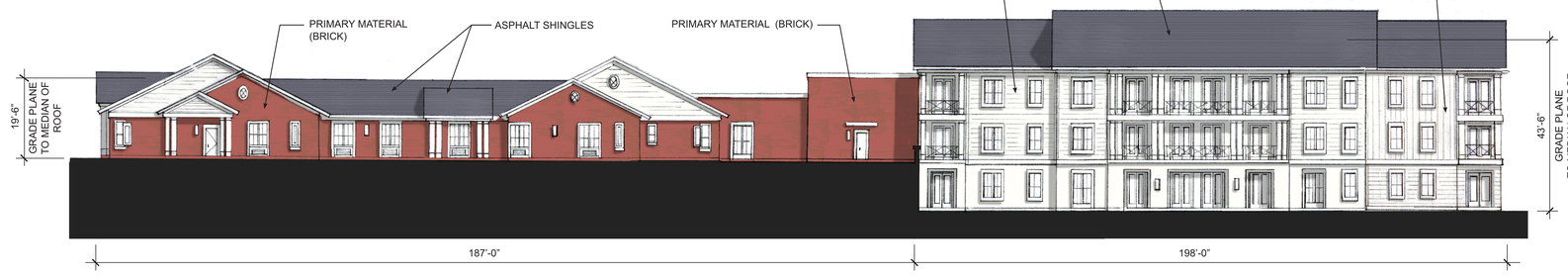
PRIMARY MATERIAL (BRICK)	42%	6,182 SF
SECONDARY MATERIAL (FIBER CEMENT BOARD)	58%	8,537 SF
TOTAL AREA OF THE ELEVATION	100%	14,719 SF

NORTH SIDE EXTERIOR ELEVATION

SCALE AS SHOWN

MATERIAL PERCENTAGE SUMMARY

PRIMARY MATERIAL (BRICK)	100%	5,433 SF
SECONDARY MATERIAL (FIBER CEMENT BOARD)	0%	0 SF
TOTAL AREA OF THE ELEVATION	100%	5,433 SF

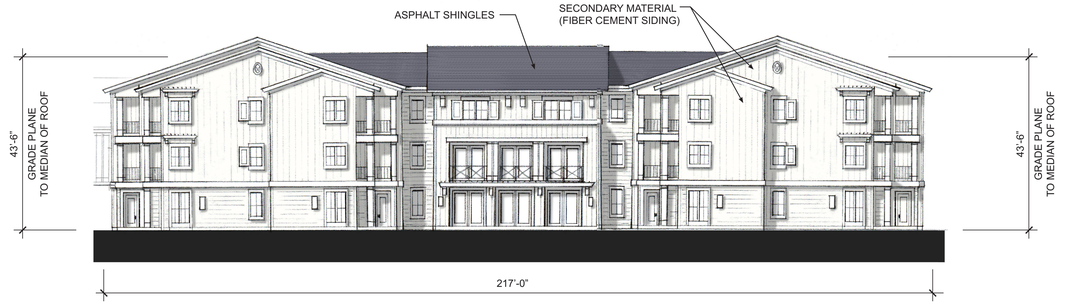


WEST SIDE EXTERIOR ELEVATION

SCALE AS SHOWN

MATERIAL PERCENTAGE SUMMARY

PRIMARY MATERIAL (BRICK)	41%	3,691 SF
SECONDARY MATERIAL (FIBER CEMENT BOARD)	59%	5,312 SF
TOTAL AREA OF THE ELEVATION	100%	9,003 SF

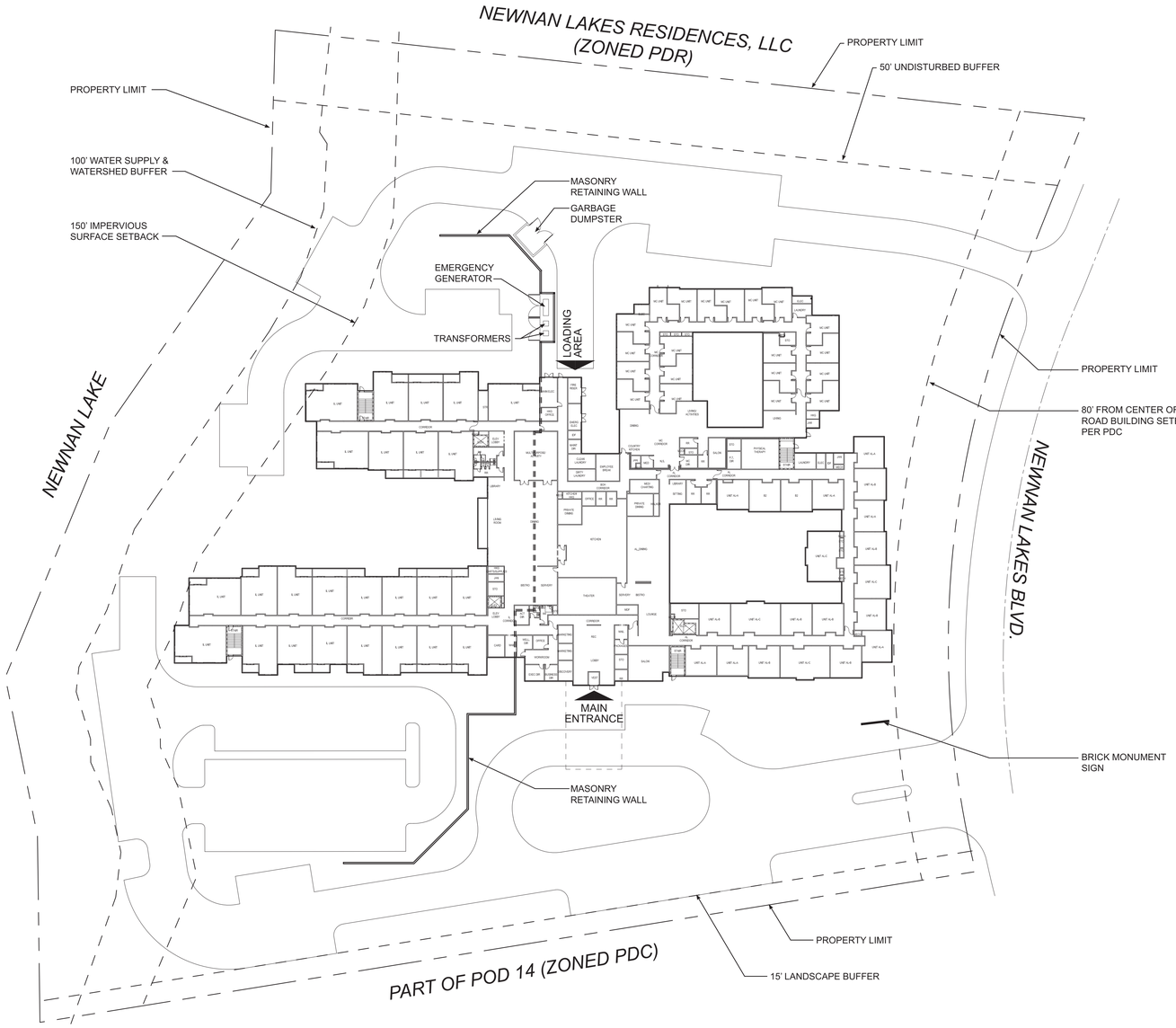


SOUTH SIDE EXTERIOR ELEVATION

SCALE AS SHOWN

MATERIAL PERCENTAGE SUMMARY

PRIMARY MATERIAL (BRICK)	0%	0 SF
SECONDARY MATERIAL (FIBER CEMENT BOARD)	100%	9,114 SF
TOTAL AREA OF THE ELEVATION	100%	9,114 SF



SITE PLAN

0 10 50 100'

LEVEL 3 - FLOOR PLAN

0 10 50 100'

LEVEL 2 - FLOOR PLAN

0 10 50 100'

LEVEL 1 - FLOOR PLAN

0 10 50 100'

ARCHITECTURE

CR PROPERTIES, LLC

The Claiborne at Newnan Lakes

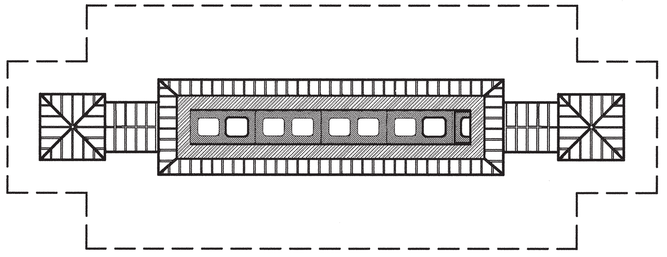
Newnan, GA

2 of 3

Multi-Family Development -Application for Certificate of Approval

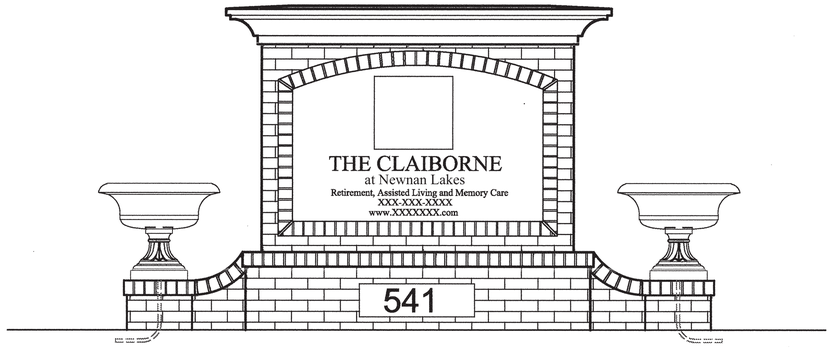
Site Plan & Floor Plans

12/06/2018



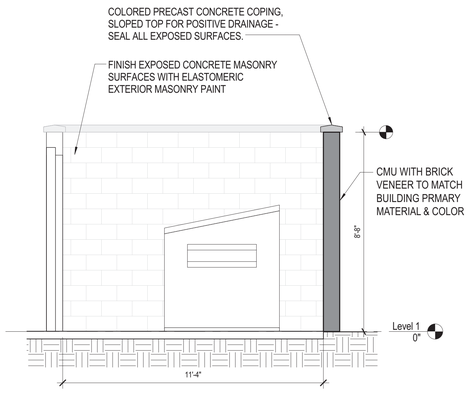
BRICK MONUMENT SIGN PLAN

N.T.S.



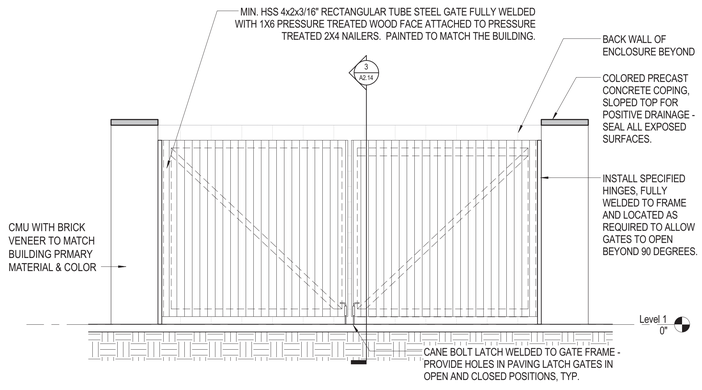
BRICK MONUMENT SIGN ELEVATION

N.T.S.



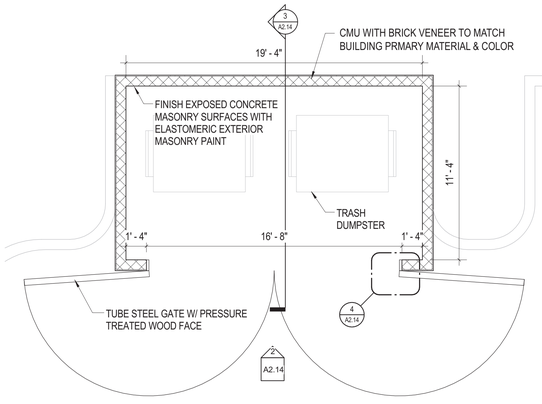
DUMPSTER ENCLOSURE SECTION

N.T.S.



DUMPSTER ENCLOSURE EXTERIOR ELEVATION

N.T.S.



DUMPSTER ENCLOSURE FLOOR PLAN

N.T.S.

ARCHITECTURE

CR PROPERTIES, LLC

The Claiborne at Newnan Lakes

Newnan, GA

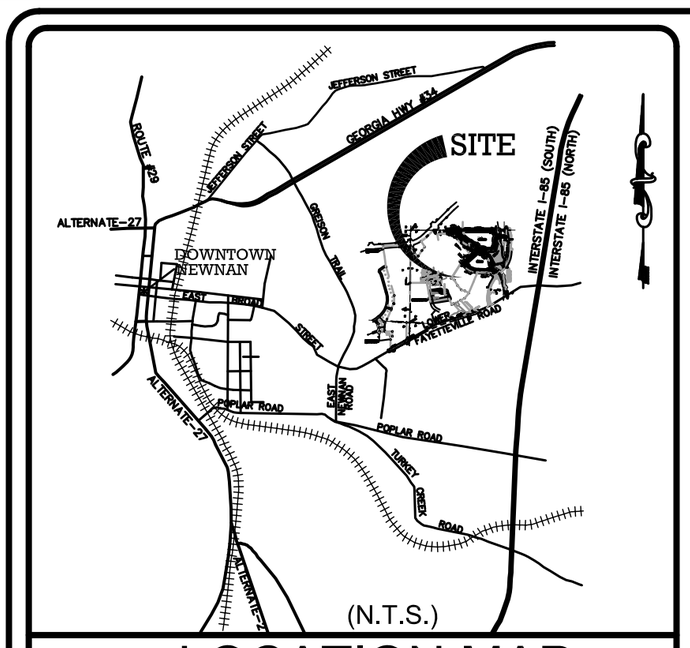
3 of 3

Multi-Family Development -Application for Certificate of Approval

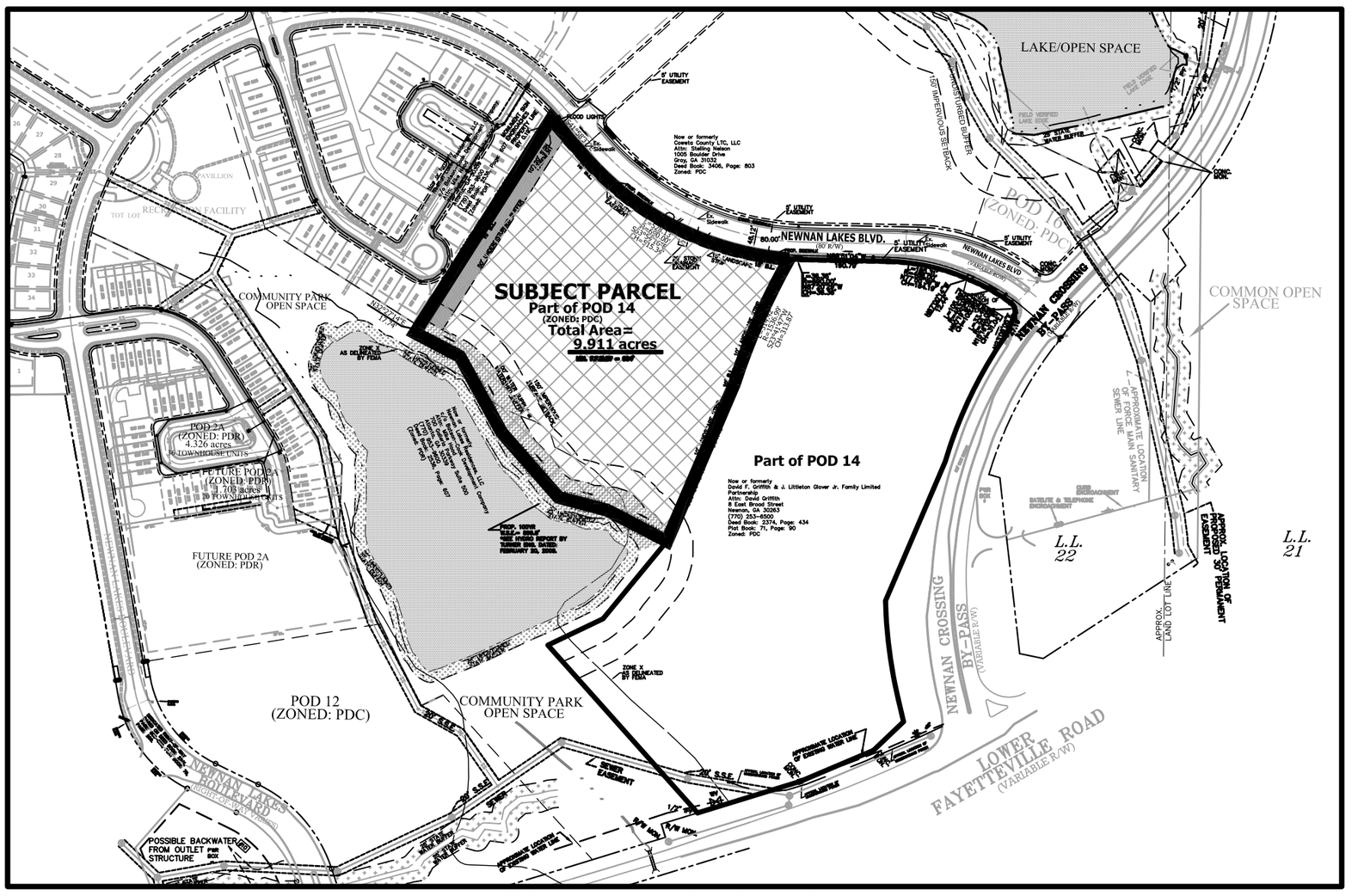
Dumpster Enclosure & Sign Detail

12/06/2018

THIS PLAT RECORDED IN PLAT BOOK: _____, PAGE:_____.



LOCATION MAP



OWNER OF RECORD AND DEVELOPER:

Coweta County LTC LLC.
Attention: Stelling Nelson
1005 Boulder Drive
Gray, Ga. 31032
478-314-1560

COWETA COUNTY
CITY OF NEWNAN
Tax map number is 086-5022-009

OVERVIEW MAP

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.

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811
MORE INFORMATION: HTTP:/WWW.CALL811.COM

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF COWETA

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

_____ _____
PROPERTY OWNER DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY _____ REGISTERED LAND SURVEYOR No.2457
GARY J. SINGLETON DATE: _____

GEORGIA REGISTERED No. 2457 LAND SURVEYOR GARY J. SINGLETON

DIRECTOR OF THE PLANNING DEPARTMENTS CERTIFICATE

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON _____, 20____.

_____ _____
DIRECTOR OF THE PLANNING DEPARTMENT DATE

DRAINAGE EASEMENT NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF NEWNAN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF THE CITY OF NEWNAN. THE PUBLIC WORKS DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF NEWNAN NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEE REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

FINAL PLAT
OF
COWETA COUNTY LTC, UNIT#2
AT
MADISON PARK AT NEWNAN LAKES

LOCATED IN: LAND LOT: 22, 5th DISTRICT
CITY OF NEWNAN
COWETA COUNTY, GEORGIA

DATE: AUGUST 26, 2011 SCALE: 1" =300'

*NOTE: THE ORIGINAL BOUNDARY SURVEY OF SAID PROPERTY WAS COMPLETED AUGUST 27, 2008 AS DIRECTED. THIS FINAL PLAT IS BEING PREPARED TO COMPLY WITH CURRENT SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN AND TO SHOW CURRENT ZONING REGULATION SETBACKS AND BUFFERS FOR SAID ZONING OF PROPERTY FOR DEVELOPMENT.

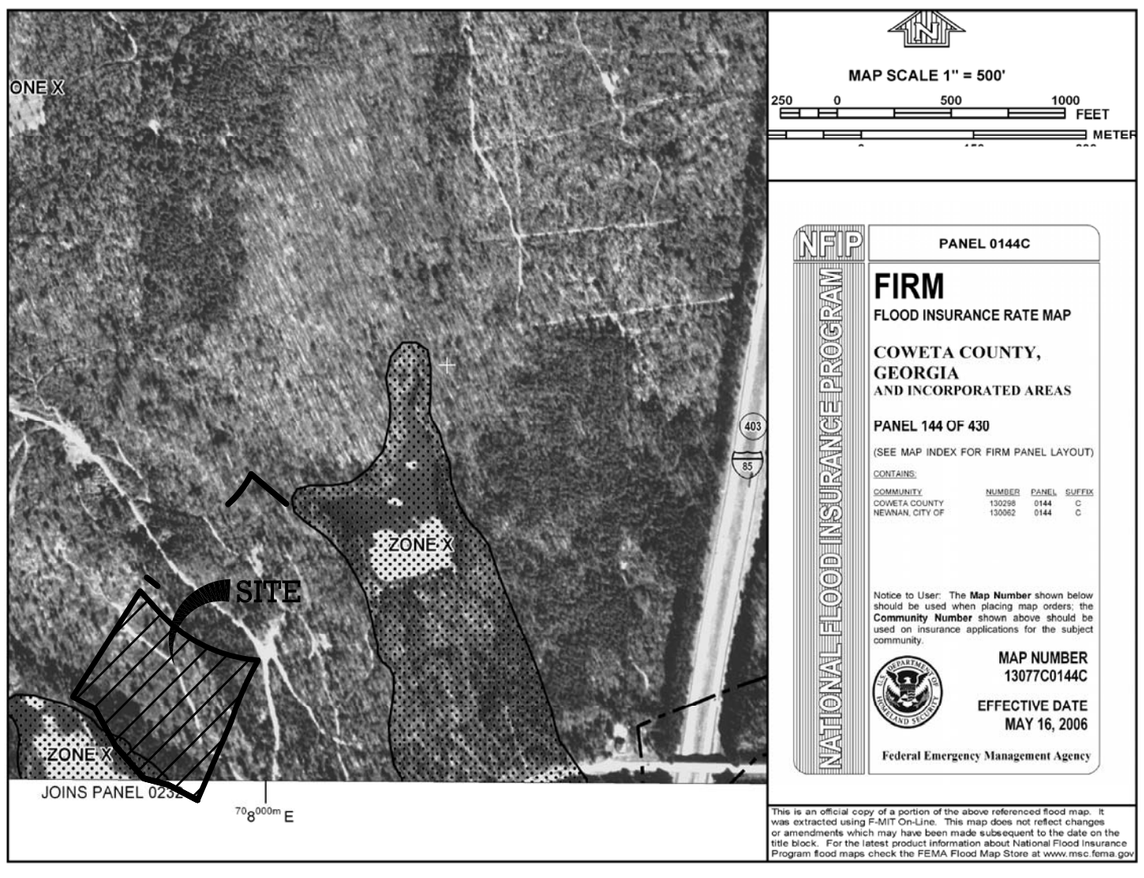
GENERAL NOTES

1. THE FIELD DATA UPON WHICH THE BOUNDARY OF THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FT.
2. THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 176,339 FEET.
3. TYPE OF EQUIPMENT USED: TOPCON GTS-313/C&G WORKABOUT
4. ALL LOT CORNERS ARE MARKED BY 1/2" RE-BARS EXCEPT AS OTHERWISE NOTED ON PLAT.
5. TOTAL ACREAGE: 9.911 ACRES.
6. LOTS WILL BE SERVICED BY PUBLIC SANITARY SEWER SYSTEM.
7. LOT TO BE SERVICED BY PUBLIC WATER.
8. PARCEL ZONED : PDC
   BUILDING SETBACKS
   FRONT SETBACK = 15' B.L. FROM R/W
   SIDE SETBACK = 10' B.L.
   REAR SETBACK = 10' B.L.
   STREET SIDES = 15' FROM R/W
   MINIMUM FRONTAGE = 50'
   MINIMUM LOT SIZE= 10,000 sq.ft.
9. A 5 ft. UTILITY EASEMENT WILL BE PROVIDED OUTSIDE OF ALL R/W AND STREET EASEMENTS.
10. ALL DRAINAGE EASEMENTS TO CONFORM TO ACTUAL LOCATION OF DRAINAGE STRUCTURES AND STREAMS.
11. ALL SANITARY SEWER EASEMENTS TO CONFORM TO ACTUAL LOCATION OF SEWER STRUCTURES AND PIPES.
12. ALL FINISH FLOOR ELEVATIONS SHALL BE 4' ABOVE 100-YEAR FLOOD (100-YEAR W.S.E.).
13. ALL POWER EASEMENTS WILL CONFORM TO THE ALIGNMENT OF THE POWER LINE ONCE THE POWER LINE HAS BEEN INSTALLED.
14. THE PARCEL OF LAND IS LOCATED IN A QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT (QDC). SAID PARCELS MUST COMPLY WITH QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT (QDC) REGULATIONS.
15. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NEWNAN LAKES BUSINESS CENTER ARE RECORDED IN DEED BOOK: 2304, PAGE: 259; DEED BOOK: 2456, PAGE: 734; DEED BOOK: 2536, PAGE: 598; DEED BOOK: 2536, PAGE: 602; DEED BOOK: 2727, PAGE: 487; DEED BOOK: 2727, PAGE: 493; DEED BOOK: 2727, PAGE: 499; DEED BOOK: 3384, PAGE: 162 OF THE COWETA COUNTY CLERKS OFFICE, WHICH HEREBY BECOMES A PART OF THIS PLAT.

REFERENCES:
DEED BOOK: 3406, PAGE: 826-830

FLOOD HAZARD STATEMENT:

BASED ON GRAPHICAL SCALING, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE, AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 130062-0144C& 0232C(CITY OF NEWNAN), DATED: MAY 16, 2006. THE CORRESPONDING MAP NUMBERS ARE 13077C0144C & 13077C0232C. SAID MAPS DEPICT A PORTION OF THE PROPERTY BEING IN A SHADED ZONE X AND THE REMAINING BEING IN AN UN-SHADED ZONE X. PLEASE NOTE: A DETAILED HYDROLIC ANALYSIS WAS PERFORMED ON THE LAKE ADJOINING THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY BY TURNER ENGINEERING, P.C. SAID HYDROLOGY REPORT CAN BE FOUND ON FILE WITH THE CITY OF NEWNAN ENGINEERING DEPARTMENT. THE 100 YEAR BASE FLOOD ELEVATION IS SHOWN BASED UPON THE RESULTS OF SAID HYDROLIC ANALYSIS.



PREPARED BY

Singleton Land Surveying Company, Inc.
LAND SURVEYORS LAND PLANNERS
8641 DORRIS ROAD, SUITE 140C, DOUGLASVILLE, GEORGIA 30134 (770) 577-7001

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MORE INFORMATION:
HTTP:/WWW.CALL811.COM

LEGEND:

ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
I.P.F.	IRON PIN FOUND
I.P.P.	IRON PIN PLACED
B.L.	BUILDING LINE
W	WATER LINE
W.V.	WATER VALVE
W.M.	WATER METER
TELE	TELEPHONE LINE
P	POWER LINE
C.B.	CATCH BASIN
J.B.	JUNCTION BOX
M.H.	MANHOLE
	FENCE
	BORING
POB	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
	FIRE HYDRANT
S	SEWER MANHOLE
W	WATER VALVE

GEORGIA REGISTERED No. 2457 LAND SURVEYOR GARY J. SINGLETON

Part of POD 14
(ZONED: PDC)
Total Area=
9.911 acres
MIN. F.F.ELEV = 904'

Now or formerly
Coweta County LTC, LLC
Attn: Stelling Nelson
1005 Boulder Drive
Gray, GA 31032
Deed Book: 3406, Page: 803
Zoned: PDC

Now or formerly
Newman Lakes Residences, LLC
c/o Batson-Cook Development Company
Attn: Mike Hood
700 Galleria Parkway Suite 500
Atlanta, GA 30339
(770) 953-9600
Deed Book: 2536, Page: 607
(Zoned: PDR)

Now or formerly
David F. Griffith & J. Littleton Glover Jr. Family Limited Partnership
Attn: David Griffith
8 East Broad Street
Newnan, GA 30263
(770) 253-6500
Deed Book: 2374, Page: 434
Plat Book: 71, Page: 90
Zoned: PDC

Part of POD 14

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PREPARED BY
Singleton Land Surveying Company, Inc.
LAND SURVEYORS LAND PLANNERS
8641 DORRIS ROAD, SUITE 140C, DOUGLASVILLE, GEORGIA 30134 (770) 577-7001

FINAL PLAT
OF
COWETA COUNTY LTC, UNIT#2
AT
MADISON PARK AT NEWNAN LAKES

LOCATED IN: LAND LOT: 22, 5th DISTRICT
CITY OF NEWNAN
COWETA COUNTY, GEORGIA
DATE: AUGUST 26, 2011 SCALE: 1" =100'

DISCLAIMER:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE SEARCH, THEREFORE ANY COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD ARE TO BE INCORPORATED WITH THIS PLAT.

C:\LAND PROJECTS 2008\S08009\dwg\Final Plat of PARTOF POD 14(9.911ACRES)(8-21-2011).dwg 8/26/2011 3:23:21 PM EDT

November 12, 2018

LETTER OF INTENT
The Claiborne at Newnan Lakes
A Senior Living Community

PROEPRTY LOCATION AND CONDITIONS
Lot 14A of Madison Park at Newnan Lakes. The property consists of 9.9 acres and is situated south of Newnan Lakes Boulevard between the road and the lower lake. The property is currently wooded with small to medium pine growth. Buffers around the lake are 100 feet undisturbed with an additional 50-foot impervious surface setback. There is also a 50-foot residential buffer to the west separating the adjacent single family residential development.

ZONING CLASSIFICATION
The property is zoned PDC (Planned Commercial Development District) with a Principal Use Classified as Retirement Community – Dependent being requested for Special Exception.

PROJECT DESCRIPTION
The Claiborne is a proposed retirement community designed to house varying ability levels of senior citizens. It will include three primary groups:

- *Independent Living (IL):* The facility includes 75 independent living units. Individuals and couples occupying these units are over the age of 55-years and capable of most day-to-day skills but enjoy living in a community of similar age individuals where common activities are available to them and staff are available to assist should they need it. They are often still active participants in the communities. Some have cars and shop and dine in the area. IL apartments include kitchens, but kitchens generally see limited use. Most residents choose to eat meals prepared and served by the facility.
- *Assisted Living (AL):* The facility includes 40 assisted living units. Individuals and couples occupying these units need a little more help with day-to-day activities. They are generally still ambulatory. A small percentage have cars and have the ability to come and go, but generally stay within the assisted living facility for dining and community activities. Care givers are on duty 24/7 to assist individuals with day-to-day activities as needed. Apartments will include a kitchenette (sink, refrigerator and microwave), but do not provide individuals with cooking equipment for their safety.
- *Memory Support (MS):* The facility includes 20 memory support units. Individuals that occupy these units suffer from Alzheimer's and Dementia and due to their illness, have become a risk to themselves and must be confined to a safe place. Their abilities vary greatly depending on what stage of their illness they are in. Care givers are on duty 24/7 to assist individuals with day-to-day activities as needed. These individuals are not permitted to leave the facility without being accompanied by family, friend or staff. For safety reasons, apartments do not include kitchens or kitchenettes.

The facility is not planned to include Skilled Nursing nor have the staff and capability of caring for individuals requiring this level of care. Individuals requiring skilled nursing will be transferred to another facility.

Numerous building services will be shared. All meals are prepared in a single kitchen and served in a variety of venues. Laundry, trash, electrical, I/T, maintenance are all common functions. Further, entrance, reception, administration are shared functions. Physical Therapy will be a shared function with direct outside access to serve as a resource for the neighboring community as well. Memory Support residents are confined to a specific area within the facility for their safety, but management has the discretion to determine the extent of other cross-over functions such as multipurpose spaces, theater, game rooms, courtyards and site amenities.

It is expected that The Claiborne will add 50 full-time jobs to the community. It will be staffed 24/7 but staffing at night will be greatly reduced from daytime and evening shifts. The facility is expected to be approximately 160,000 square feet with an anticipated project cost of approximately $30 million and will require approximately 20-months to complete. IL is expected to be 3-story, AL is expected to be 2-story and MS is expected to be 1-story. The maximum building height at the 3-story IL building will be 45 feet. The facility will be planned for 140-surface parking spaces (including 1 bus space), which meets the number required for zoning.

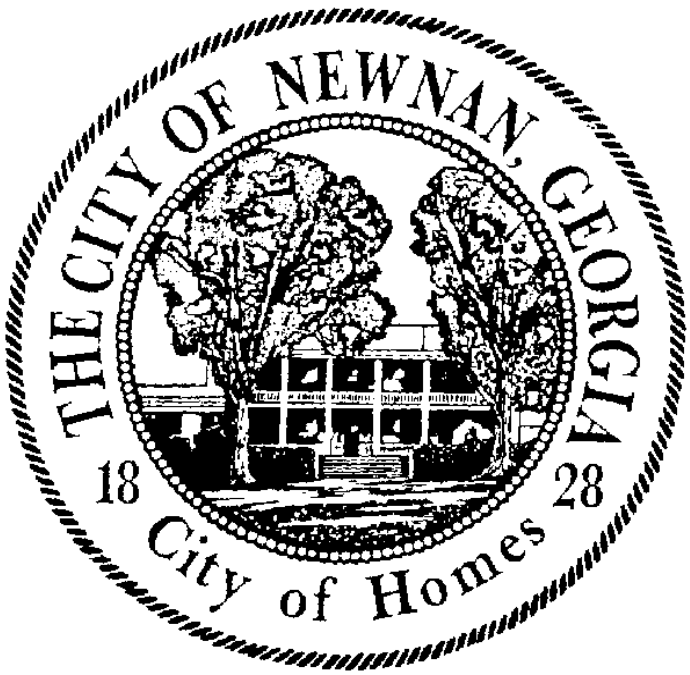
PROJECT UTILITIES

Both water and sewer service are provided to the site by Newnan Utilities. Water service consists of an 8-inch water main at Newnan Lakes Boulevard. Sewer services can be connected to the east on Lot 14 near Lower Fayetteville Road or to the west at Covington Terrace, approximately 100 feet away. Power is provided by Georgia Power along Newnan Lakes Boulevard, along with other private utilities.

Thank you,

Robert O. Tatum, Jr.
The Claiborne at Newnan Lakes, LLC

CITY OF NEWNAN, GEORGIA



Application Form

For

Special Exception
within Planned Developments

July, 2000
Revised June, 2003
Application created July, 2007

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR SPECIAL EXCEPTION Date Received _____

Name of Applicant The Claiborne at Newnan Lakes, L.L.C. / Rob Tatum

Mailing Address 11 Parkway Boulevard, Hattiesburg, MS 39401

Telephone office 601-336-5050 E-Mail: rtatum@crpropertiesllc.com

Property Owner (Use back if multiple names) Griffith, David F & Glover J Littleton JR Family Limited partnership

Mailing Address 10 Brown Street, Newnan, Georgia 30263

Telephone _____

Address of Property Lot 14A of Madison Park at Newnan Lakes

Tax Parcel No.: 086 5022 001

Present Zoning Classification: PDC

Proposed Special Exception Use Retirement Community - Dependant

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?
   The proposed use as a Retirement Community - Dependent is appropriate for the PDC Zoning District because the site and surrounding area consist of both similar and complimentary uses. The location is also situated near the bypass and other major roadways with easy access to medical facilities as well as local shopping and dining alternatives.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?
   The proposed development as a Retirement Community - Dependent would certainly compliment the surrounding neighborhoods and City in general by providing an additional level of care opportunities for the elderly in the immediate area and surrounding community. The site was selected based on surrounding density and amenities; and not considering current owner privileges.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?
   The existing zoning regulations would not allow all three senior care uses in one shared facility and managed by one owner/operator. By allowing all three uses - Independent Living, Assisted Living, and Memory Support - within one facility though the approval of this Special Exception, unique opportunities with the necessary care for the growing elderly demographic needs in our community can be provided at the varying levels of care and support needed.

4. What is the proposed period of time the special exception is requested for?
The requested Special Exception is requested in perpetuity as necessary to operate as a retirement community.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?
The facility will offer a van/bus service to residents to minimize impacts on location traffic and gridlock. Likewise, certain amenities will be offered on site, such as dining, laundry, physical therapy, central trash collection, and meeting rooms to accommodate the residents and lessen those impacts on the community. Buffers to adjacent developments will be maintained with this specific use. Water quality treatment through the use of pervious pavement areas will also be provided prior to allowing stormwater to enter the nearby lake..

The following information must be attached to the completed application:

a) 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
- ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
- ✓ The zoning classification which exists at the time of the filing of this application
- ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
- ✓ Dwelling unit size (if applicable)
- ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
- ✓ The number of parking spaces to be provided
- ✓ The height of buildings
- ✓ Any proposed buffers and modification to existing buffers
- ✓ Availability of water and sewer facilities including existing distance to property

b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.

c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which 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.

d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes the following information:

- Boundary survey showing property lines with lengths and bearings
- Adjoining streets, existing and proposed, showing right-of-way
- Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- Lakes, ponds, streams, and other watercourses
- Floodplain, wetlands, and slopes equal to or great than 20 percent
- Cemeteries, burial grounds, and other historic or culturally significant features
- Required and/or proposed setbacks and buffers
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

e) Completed Disclosure of Campaign Contributions and Gifts form.

f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.

g) For multiple owners, an attached sheet with signatures duly notarized may be attached.

h) A community impact study must be submitted if the development meets any of the following criteria:

- Office proposals in excess of 2000,000 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

Note: This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.

i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-253-2682.

j) Filing fee payable to the *City of Newnan* (**$250.00 Per Each Request**)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

_____

REVIEW OF APPLICATION

An application for a special exception shall be filed with the Planning Department to be considered by the Planning Commission and shall contain such material and be processed pursuant as described below.

If you have any questions concerning this process, you may call The Planning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline *will not be accepted.*

1. **Pre-Application Conference**

   Prior to filing an application, an applicant shall meet with the Planning Department and discuss his/her intentions with regard to a given application and questions regarding the procedures. A request for a pre-application conference shall be made in writing to the Planning Department and shall be accompanied by a sketch map of the site, a description of the proposed project or use, and a list of the issues to be discussed at the conference. No matters discussed at meeting shall be binding on either the applicant or the City. The Planning Department shall respond to each written request for a pre-application conference within fifteen (15) calendar days.

2. **Review of Application for Completeness**

   No application shall be accepted and reviewed unless determined by the Planning Department to be complete.

3. **Acceptance of Completed Application**

   Within seven (7) calendar day of receipt of an application, the Planning Department shall either accept the application if it is complete and forward to the applicant a notice of acceptance or reject the application if it is incomplete and forward to the applicant a notice of incompleteness specifying those areas of additional information necessary for review.

   a) If neither a notice of acceptance nor incompleteness is sent, the application shall be deemed accepted for the purposes of beginning the time limits of the Ordinance twenty-one (21) calendar days after the filing of the application.

   b) If notice of incompleteness is sent, the applicant may resubmit the application with the additional data required.

   c) If the application is not resubmitted, the Planning Department shall notify the applicant that the original application has been rejected as incomplete.

NOTE: The applicant may withdraw an application any time prior to the action on the request by the Planning Commission.

After the official denial of an application, substantially the same application concerning any or all of the same property shall not be filed within twelve (12) months of the date of denial.

CITY OF NEWNAN, GEORGIA

Application Form

For

Variance Requests
within Planned Developments

Revised October, 2002
Application revised July, 2007

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received _____

Name of Applicant The Claiborne of Newnan Lakes, L.L.C. Robert Tatum

Mailing Address 11 Parkway Boulevard, Hattiesburg, MS 39401

Telephone office 601-336-5050 E-Mail: rtatum@crpropertiesllc.com

Property Owner (Use back if multiple names) Griffith, David F & Glover J Littleton JR Family Limited Partnership

Mailing Address 10 Brown Street, Newnan, Georgia 30263

Telephone _____

Address/Location of Property Lot 14A of Madison Park at Newnan Lakes

Tax Parcel No.: 086 5022 001

Present Zoning Classification: PDC

Present Land Use Medium Density Residential

Intended Use Retirement Community - Dependant

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

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

I (We) hereby request the following variance from the provisions of section(s) 3-78 of the Zoning Ordinance/Subdivision Regulations: General Provisions.

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

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
   Section 3-78 - General Provisions, (a) Classification of Facilities, (4) Class IV states that "No facility shall be closer than 1,000 feet, as measured from the property line in all directions, from any other facility regulated in this Division".

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
   The existing zoning of the property is PDC (Planned Commercial Development District.

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

The proposed Retirement Community - Dependant to be developed including IL, AL, and MS units will be less than 1,000 feet from similar uses, including Ansley Park Health & Rehabilitation and The Benton House.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

Without a variance to Section 3-78 of Article 3 of the City of Newnan Code of Ordinances, the Retirement Community - Dependant cannot be constructed on the property.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

The request is to decrease the requirement for regulated facilities in this district from 1,000 feet to 0 feet.

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

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

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

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

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

Included with the application, the following information is required:

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

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

PC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

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CITY OF NEWNAN, GEORGIA

Application Form

For

Variance Requests
within Planned Developments

Revised October, 2002
Application revised July, 2007

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received _____

Name of Applicant The Claiborne of Newnan Lakes, L.L.C. Robert Tatum

Mailing Address 11 Parkway Boulevard, Hattiesburg, MS 39401

Telephone office 601-336-5050 E-Mail: rtatum@crpropertiesllc.com

Property Owner (Use back if multiple names) Griffith, David F & Glover J Littleton JR Family Limited Partnership

Mailing Address 10 Brown Street, Newnan, Georgia 30263

Telephone _____

Address/Location of Property Lot 14A of Madison Park at Newnan Lakes

Tax Parcel No.: 086 5022 001

Present Zoning Classification: PDC

Present Land Use Medium Density Residential

Intended Use Retirement Community - Dependant

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

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

I (We) hereby request the following variance from the provisions of section(s) 4-30 of the Zoning Ordinance/Subdivision Regulations: Building and Structure Heights.

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

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
   Section 4-30 - Building and Structure Heights states that "No building or structure may exceed the height limitations as provided under the regulations of the districts..." which per Article 6 for Master Planned Developments, Table ^a limits Principal Building Height to 35 feet.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
   The existing zoning of the property is PDC (Planned Commercial Development District.

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

The land slopes significantly away form Newnan Lakes Boulevard, with a distance of over 30 feet from the front of the building to the rear. The Independent Living Facility will have 3 stories, 2 up from the front view and only three story height from the rear lake view.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

A project of this nature (senior living and care) requires ADA compliance for all sidewalks adn parking surfaces surrounding the facility. With the significant slope falling away from the road to the lake, multi story structure is necessary with primary access from two different elevations.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

The request is to increase the minimum Principal Building Height from 35 feet to 45 feet. Please note that a majority of the building will remain under the 35 foot requirement, specifically as viewed from Newnan lakes Boulevard.

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

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

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

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

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

Included with the application, the following information is required:

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

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Signature of Property Owner(s)

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CITY OF NEWNAN, GEORGIA

Application Form

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Revised October, 2002
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CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE

Date Received _____

Name of Applicant The Claiborne of Newnan Lakes, L.L.C. Robert Tatum

Mailing Address 11 Parkway Boulevard, Hattiesburg, MS 39401

Telephone office 601-336-5050 E-Mail: rtatum@crpropertiesllc.com

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Mailing Address 10 Brown Street, Newnan, Georgia 30263

Telephone _____

Address/Location of Property Lot 14A of Madison Park at Newnan Lakes

Tax Parcel No.: 086 5022 001

Present Zoning Classification: PDC

Present Land Use Medium Density Residential

Intended Use Retirement Community - Dependant

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

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

I (We) hereby request the following variance from the provisions of section(s) 9-11, (h) (2) of the Zoning Ordinance/Subdivision Regulations: Impervious Surface Requirements.

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

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
   Section 9-11 - Water Supply Watershed Protection District, (h) Impervious Surface Requirements, (2) states that "no impervious surface shall be constructed within a 150-foot setback area on both sides of all perennial stream corridors".

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
   The existing zoning of the property is PDC (Planned Commercial Development District)

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
The land slopes significantly away form Newnan Lakes Boulevard, with a distance of over 30 feet from the front of the building to the rear. The Independent Living Facility will have 3 stories, 2 up from the front view and only three story height from the rear lake view. ADA requirements for the exterior portions of the facility for the elderly patrons requires flatter spaces taking up more graded area.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
Without a variance to Section 9-11 (h) (2) of Article 9 the City of Newnan Code of Ordinances, the Retirement Community - Dependent cannot be constructed on the property with the necessary parking and suitable fire protection lanes.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
The request is to allow some impervious surfaces as shown on concept plan within the 150 Impervious Surface Setback area with an equal amount of pervious areas to compensate for the encroachment in areas outside of the setback area. Minor grading will also accompany the encroachments to accommodate the design.

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

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

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

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

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

Included with the application, the following information is required:

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I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

PC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

_____

City of Newnan, Georgia

Planning Commission Schedule/Submittal Deadline

Month 2019	Date	Application Submittal Deadline	Send Legal Ad and letter by	Legal Ad Publication Date	Sign Posting Deadline
January	**8**	12/7/2018	12/13/2018	12/20/2018	12/21/2018
February	**12**	1/11/2019	1/17/2019	1/24/2019	1/25/2019
March	**12**	2/8/2019	2/14/2019	2/21/2019	2/22/2019
April	**9**	3/8/2019	3/21/2019	3/28/2019	3/29/2019
May	**14**	4/12/2019	4/18/2019	4/25/2019	4/26/2019
June	**11**	5/10/2019	5/16/2019	5/23/2019	5/24/2019
July	**9**	6/7/2019	6/13/2019	6/20/2019	6/21/2019
August	**13**	7/12/2019	7/18/2019	7/25/2019	7/26/2019
September	**10**	8/9/2019	8/15/2019	8/22/2019	8/23/2019
October	**8**	9/6/2019	9/12/2019	9/19/2019	9/20/2019
November	**12**	10/11/2019	10/17/2019	10/24/2019	10/25/2019
December	**17**	11/15/2019	11/21/2019	11/28/2019	11/27/2019