

Chapter 4—Annexation Zoning Policy

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§4.010 Purpose

The purpose of this chapter 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.

§4.020 Annexation Zoning Process

Upon receipt of an application for annexation of property to the City, such application shall be placed on an agenda of City Council meeting within sixty (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.

1. Procedure for Annexation, Specifically.

Petitioners for annexation must present to the City Manager the following:

- a. A petition for annexation into the City of Newnan, Georgia (which shall be in the form of a letter and include the petitioners name, mailing address, contact telephone number, and the address or tax map number of the property proposed for annexation).
- b. A legal description of the property.
- c. 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). Nineteen (19) plats shall be submitted with the application for annexation.

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 the time frame specified in §4.030 below. 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 procedure for rezoning of the property is identical to that of a conventional rezoning except that 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:

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

§4.030 Notice to County

All Annexations into the City of Newnan shall further be subject to the provisions of O.C.G.A. §36-36-110 et seq, Procedure for Resolving Annexation Disputes.

Upon receipt by the City of Newnan of a petition for annexation, notice shall be given to the Coweta County Commission in accordance with the provisions of O.C.G.A. §36-36-111 whereupon receipt of an objection to the annexation by the Coweta County Commission pursuant to the provisions of O.C.G.A §36-36-113, the applicant shall be notified of the County's objection and proposed action to be taken by the City Council with regard to the objection.

§4.040 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.