

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 10, 2019 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Paul Guillaume; Dustin Koritko; Rhodes Shell; George Alexander and Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnavant; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Deputy Police Chiefs, Jay LaChance and Mark Cooper.

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 26, 2019

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting for November 26, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

PRESENTATION – BEHALF OF ROTARY

Garnett Reynolds, President, on behalf of the Rotary Club, noted this is their 95th Birthday. They want to uphold growth and give back to the Community. We have a thirty (30) year relationship with the City. Without their support we would not be able to have the July 4th Fireworks. He thanked the City for their partnership with the Rotary Club and presented a plaque to Mayor Brady.

RECOGNITION – 2019 NEWNAN CITIZEN ACADEMY GRADUATES

The Assistant City Manager recognized 10 members that attended the “Newnan Citizen Academy” that the City provides to educate and inform them about all aspects of City government in Newnan. The participants are given the opportunity to tour City facilities and hear directly from department managers, professional staff and elected officials. We look forward to have them volunteer in the future. He thanked Ashley Copeland for her hard work on the program.

APPOINTMENT – EXPLORE NEWNAN-COWETA, INC

Mayor Brady volunteered to serve the first three (3) year term for Explore Newnan-Coweta, Inc. After the first term allow Council members to rotate. Others on the committee are Cleatus Phillips and Michael Fouts.

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to appoint Mayor Brady to Explore Newnan-Coweta, Inc for a three-year term.

MOTION CARRIED. (7 – 0)

PINNING/ PROMOTION - LIEUTENANT – SGT. DAVID SCHREPFER

Deputy Police Chief Jay LaChance indicated Sgt Schrepfer has 21 years of experience in public safety, 15 years are with the City. He brings knowledge and dedication to the team. His Mom, Debbie and wife Amanda pinned his badge.

RESOLUTION –2020 NEWNAN CITY COUNCIL MEETING SCHEDULE

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the Resolution for the 2020 Newnan City Council meeting schedule.

MOTION CARRIED. (7 – 0)

ANNUAL AUDIT – RECOMMENDATION AND SELECTION FOR VENDOR

Motion by Councilman Alexander, seconded by Councilman Koritko to award the contract as presented for the Audit to Clifton, Lipford, Hardison and Parker.

MOTION CARRIED. (7 – 0)

INFORMATION ONLY – REZONING REQUEST RZ2019-10 ADEVCO CORPORATION FOR 2.65 ACRES LOCATED ON ASHLEY PARK BLVD. (PLANNING COMMISSION)

No Action.

ORDINANCE – REVISION – SECTION 3-28 – ALCOHOL CATERING LICENSE

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the revision to the Ordinance, section 3-28 Alcohol Catering License as presented.

MOTION CARRIED. (7 – 0)

CONSIDERATION – AUTHORIZING THE EXECUTION OF DOCUMENTS RELATED TO APPROVED REAL ESTATE AUCTION AND THE RELEASE OF KNOWN LIENS

Motion by Councilman Shell, seconded by Councilman Koritko to authorize the Mayor to Execute the documents related to approved Real Estate Auction for property and release of known liens. Funds are to be dedicated to Urban Redevelopment Commission.
Opposed: Jenkins.

MOTION CARRIED. (6 – 1)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE - CVS PHARMACY #7216

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for transfer of Licensee and License Representative for CVS Pharmacy #7216 located at 239 Temple Avenue.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License to transfer the Licensee and License Representative for CVS Pharmacy #7216 located at 239 Temple Avenue.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – CVS PHARMACY #8907

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for transfer of Licensee for CVS Pharmacy #8907 located at 395 Jackson Street.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for transfer of Licensee for CVS Pharmacy #8907 located at 395 Jackson Street.

MOTION CARRIED. (7 - 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – CVS #962

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for a transfer of Licensee for CVS Pharmacy #962 located at 1035 Lower Fayetteville Road.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Guillaume, seconded by Councilman Shell to approve the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for transfer of Licensee for CVS Pharmacy # 962 located at 1035 Lower Fayetteville Road.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – ALDI, INC. #8

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for a transfer of Licensee for ALDI, Inc. #8 located at 1064 Highway 34 E.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverage and Wine License for a transfer of Licensee for ALDI, Inc #8 located at 1064 Highway 34 E.

MOTION CARRIED. (7 – 0)

SECOND AND FINAL READING – ORDINANCE TO AMEND ZONING MAP LOCATED AT THE INTERSECTION OF BULLSBORO DRIVE AND ASHLEY PARK DRIVE, CONTAINING 22.456± ACRES

Mayor Brady turned the meeting over to Mayor Pro Tem Jenkins his firm has a broker representing the buyer.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt an Ordinance to amend the Zoning map for property located at the Intersection of Bullsboro Drive and Ashley Drive containing 22.456± acres on second reading. Recuse: Brady. Opposed: Alexander and Koritko.

MOTION CARRIED. (4 – 2 - 1)

PUBLIC HEARING – RZ2019-08 BY EDWARDS 6 LLC. 2.15± ACRES LOCATED ON SUMMERLIN BOULEVARD – ORDINANCE

Mayor Brady open a public hearing on the rezoning of 2.15 acres located on Summerlin Boulevard.

The Planning Director stated this is a request by John Edwards on behalf of Edwards6, LLC to rezone 2.15 acres located on Summerlin Boulevard from OI-1 (Low Density Office and institutional District) to CCS (Community Shopping Center District) for the purpose of constructing a restaurant (Palmers). The tract is currently vacant and sits just north of the

new gastroenterology business on Lower Fayetteville Road. There are several site constraints including a private drive, a stream buffer, and utility easements. (show concept plan). The entrance to the restaurant will be from the private drive running through the property which allows access via both Summerlin Boulevard and Lower Fayetteville Road. The proposed use would be primarily surrounded by commercial and office uses with CCS and OI-1 zoning designations. Staff feels a restaurant would be a suitable use for the tract. The greatest impact resulting from the rezoning would be additional traffic. The existing trips reflected in the traffic generation summary are based on a general office use. The property could be used as currently zoned. The Police Chief and Fire Chief indicated their departments will be able to service the development. Newnan Utilities will provide water and sewer for the project. Since the project is commercial, the development will have no impact on the Coweta County School System. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual latest edition. ADA compliant five (5) foot sidewalks shall be provided along all street frontage both public and private streets. Since this property would be a "single service use" in the Lower Fayetteville Road area and the future land use map shows the tract as future commercial, it would be compatible with the purpose and intent of the Comprehensive Plan. This subject property was given a commercial designation by the City Council in the update of its Comprehensive Plan in 2016. Both the Comprehensive Plan and the Zoning Map show this area as a commercial center designed to serve the neighboring communities. Even though additional traffic will be generated, the Engineering Department has indicated that the adjacent roads can handle this traffic but could see an increased delay. After assessing the project based on the standards to be considered for rezoning request, Staff found that the development meets 7 of the 8 standards. The Planning Commission at their November 12, 2019 meeting held a public hearing regarding the request and voted unanimously to recommend approval with the following conditions:
The final site plan must be consistent with the conceptual site plan that was submitted as part of the application specifically with regards to the relationship of the way the building and parking lot will be positioned on the site.

Applicant

George Harper, representing John Edwards, informed Council they are planning to build an upscale restaurant (Palmers). There will be a covered secluded outdoor area. There is about one-half acre or more stream buffer.

No Opposition

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the report from the Planning Commission.

MOTION CARRIED. (7 – 0)

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt an Ordinance to rezone 2.15 acres located on Summerlin Boulevard with conditions as presented.

MOTION CARRIED. (7 – 0)

STATUS REPORTS – 33 HARDAWAY STREET, 280 W WASHINGTON STREET, 18 BERRY AVENUE, 15 ELM CIRCLE, 6 GLENN STREET AND 8 GLENN STREET

The Code Enforcement Officer stated these properties have been before Council with public hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
33 Hardaway Street	Annie Cook Est	For Sale	01/13/2020
280 W Washington	Irvin Jones Estate	Progress Made	03/23/2020
18 Berry Ave	Dan Moten	No Progress	02/24/2020
15 Elm Circle	Doug Frost	Progress made	01/13/2020
6 Glenn	D Free Mgt LLC	Progress made	02/25/2020
8 Glenn	D Free Mgt LLC	Completed	12/27/2019

No action required

REQUEST – SOUTHERN RIDERS RC - HOLD A “TOY RUN” – THROUGH DOWNTOWN NEWNAN

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request from Southern Riders RC to hold a “Toy Run” from Harley Davidson on Hwy 16 through downtown Newnan to Department of Family and Children Services on Hwy 29 on Sunday December 15, 2019 beginning at 1:00 pm.

MOTION CARRIED. (7 – 0)

COUNCIL REMARKS

Councilman Alexander asked Staff to look at upgrading ordinance regarding prospective homes being demolished that were constructed prior to 1940. We need clarifications on additions made to those homes after 1960.

Mayor Pro Tem Jenkins feels we need a work shop or retreat on the Cottage ordinance. She would like an updated map on the Zoning changes.

Councilman Koritko thanked Staff for the outstanding job running the City. The Fire and Police Department did an outstanding job on house fire last week there were no lives lost.

MOTION EXECUTIVE SESSION

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

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Alexander to adjourn the Council meeting at 8:00 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor