

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 26, 2021 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: Rhodes Shell, George Alexander; Ray DuBose, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 12, 2021

Motion by Councilman Koritko, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Council meeting on October 12, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES- WORK SESSION- OCTOBER 12, 2021

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session held on October 12, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENTS- DEVELOPMENT AUTHORITY, 4 YEAR TERM

Mayor Brady asked that Councilwoman Jenkins and Councilman Koritko's appointments for the Development Authority be placed on the next agenda.

APPOINTMENT- FARMER STREET CEMETERY COMMISSION, 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Quincy Hill to the Farmer Street Cemetery Commission.

MOTION CARRIED. (7-0)

ANNUAL REPORT- PARKS COMMISSION

Beth Barnett presented the report. She thanked Mike Furbush and his beautification staff for their hard work maintaining the parks. She discussed objectives of 2021 including great use at the dog park, LINC progress, outdoor venue at Veterans park and upgrades to Pickett Field. CJ Smith Park has been a great addition, as well as Pickleball which is already seeing great use. Looking ahead to next year, the commission will continue to monitor the various parks and evaluate future needs.

YOUTH COUNCIL ATTENDING

Councilwoman Jenkins introduced the members of Newnan Youth Council in attendance; Lauren Vanden Heuvel (Senior, Northgate), Caleb Griffis (Senior, Central), Danny Blanco (Junior, East Coweta), Belinda Ramirez Ocampo (Sophomore, East Coweta). Councilman Koritko introduced his son, Will Koritko (Junior, Home School).

ANNUAL REPORT- NEWNAN YOUTH ACTIVITIES

Katie Frost presented the report. She thanked Mike Furbush as staff liaison and Councilwoman Jenkins for her support. The past year was hampered by COVID but they remained committed to the students and their learning about government. They volunteered in community events such as LINC Fun Run and Halloween Pet Parade. There was a site selection project where students had to pick a project to pitch to Council. There were several different trainings with different departments within the City. Looking ahead there will be site visits and tours and a state capital retreat.

CONSIDERATION TO APPROVE STORYWALK SIGNS ON LINC

Susan Crutchfield, Carnegie Director, explained that storywalk is a project designed to combine outdoor time, family time, literacy and movement. Laminated pages from a children's book would be attached to wooden signs and placed along an outdoor walkway. They would be up about 2 months.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the request as presented.

MOTION CARRIED. (7-0)

PUBLIC HEARING- REQUEST BY OWNER TO DEMOLISH STRUCTURE AT 115 TEMPLE AVE.

Mayor Brady opened the public hearing.

Bill Stephenson, Chief Building Official explained that the owner of this property wanted to save the newer portion of the building and demolish the remaining structure under the old ordinance. They started building and decided to not keep the newer portion and at that

time the ordinance had changed for structures built more than 50 years ago. This is not in a historic district and no records were found to indicate that it has historical significance.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve the request to demolish as presented.

MOTION CARRIED. (7-0)

**DISCUSSION ON EFFORTS TO BEGIN CODE ENFORCEMENT PROCEDURES
AGAINST STORM DAMAGED STRUCTURES**

Mayor Brady explained that it has been 216 days since the tornado and there are a lot of structures in the community that have not been touched. Council will always support owners that are trying to make repairs. The concern is investor owned properties and some cases of estate owned properties that are sitting.

Bill Stephenson stated that there was a correction to the information in the agenda packet. Third summary bullet point should state 12 yellow tagged properties. Down to 20 red tags, so 32 properties total with no work done as of yet. Per the City ordinance, options are to proceed with court action or to bring the owners before Council.

Spencer Lewis spoke stating that he was concerned for homeowners but as long as Council is targeting investment properties then he is not concerned.

Councilwoman Jenkins shared concerns regarding people who might be struggling with insurance. Mayor Brady stated that this is to start the process, some of these people haven't even contacted the Building department yet.

There was clarification that the investors/owners will have to discuss the property with the Building Department and if they begin plans and are making progress then they will not come before Council.

Motion by Mayor Brady, seconded by Councilman DuBose to instruct staff to proceed using sub-standard housing criteria. Opposed: Jenkins

MOTION CARRIED. (6-1)

**CONSIDERATION OF RESOLUTION TO ADOPT THE 2021 UPDATE TO THE
CAPITAL IMPROVEMENTS ELEMENT (CIE), INCLUDING SHORT-TERM WORK
PROGRAM (STWP)**

Motion by Councilman DuBose, seconded by Councilman Alexander to adopt the resolution as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO ADOPT THE CITY OF NEWNAN
COMPREHENSIVE PLAN 2021-2041

Chris Cole, Planner stated that after the adoption of this plan there will be two public hearings held regarding proposed changes to the impact fee ordinance and the adoption of the ordinance will be scheduled for the November 23rd City Council meeting. Mr. Cole thanked all the people who helped with putting the Comprehensive Plan together.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO STATE THE ADMINISTRATIVE
RESPONSIBILITIES AND ACCEPTANCE OF THE FIRST TRANCHE OF AMERICAN
RESCUE PLAN ACT (ARPA) FUNDS

Andrew Moody, ARPA Special Projects Manager, explained that after the work session, the resolution was pieced together from the feedback and discussion. There was an error in the resolution that was in the agenda packet. There was one section that was a carryover from a previous version that needed to be taken out. Mr. Moody gave a brief overview of the responsibilities outlined in sections 1-3 of the resolution. Then section 4 states the City is accepting the funds and will expend those funds with Treasury guidance.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to adopt the resolution as presented. Opposed: Guillaume

MOTION CARRIED. (6-1)

PUBLIC HEARING- ANNEXATION REQUEST FOR ANNEX2021-01 BY POPLAR 20-20,
LLC FOR 42.20+ ACRES ON POPLAR RD.

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, presented the report from Planning Commission. The request is to annex in 42.20 ± acres off Poplar Rd. with an MXD zoning. The development would consist of 350 multi-family units, 155 active adult senior units, 101 townhomes, 672,800 square feet of office space, a 140-key hotel, 75,200 square feet of retail/restaurant space and 4 parking decks. If approved, the project will be developed in two phases with the majority in phase 1 and amenities will include a 7,000 sq. ft club house, central event plaza and a natural pond.

Due to the size of the development, the applicant was required to go through a Development of Regional Impact (DRI) process, looking at potential impacts with an emphasis on traffic. The review is conducted by GRTA and TRRC. DOT has advised that a right-in-right-out will not be permitted on Poplar Rd. and master plan has been revised.

The property is currently zoned RC (Rural Conservation) in the County but Staff feels it is suitable in view of zoning and development of adjacent properties based on future development visions of both the County and TRRC. Overall staff found that the development met 8 of the 8 required standards.

The Planning Commission held a public hearing and voted 4-2 to recommend approval with the following conditions:

- The project will be consistent with the concept plan, density, project area, amenities, proffered conditions and elevations provided as part of the application that was amended on July 29, 2021 to include the overall master plan and all corresponding information provided in the Concept Design presentation dated August 24, 2021.
- The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA dated August 11, 2021.
- The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of September 7, 2021.
- The front lots will not be used as gas station or convenience store.

Applicant:

Melissa Griffis for Hal Berry and Jimmy Berry on behalf of Berry Properties and others present representing the project. Ms. Griffis stated that at the Planning Commission meeting they added the proffered condition to not have a gas station or convenience store on the front lots, as traffic was the main concern discussed. This was not in the packet but it has been added.

John Shoop discussed the guiding principles for the project. They wanted to develop a walkable, multi-generational community. It is not intended to be stand alone but to be fully integrated with the community. There will be 3 residential opportunities, multi-family with parking deck, active over 55 community and townhome community. There will not just be one way in or out, designed to have alternative ways through the community. There will be a connection with the LINC trails as well.

Craig Gerhardt explained that they have built 20 communities in metro Atlanta. The 350 conventional units will be mostly studios and one-bedrooms (about 50-60%), 35% will be two-bedrooms and 5% for three-bedrooms. They will average 900 sq. ft. and feature stainless steel appliances and granite countertops. Active 55+ adult units will be 1 and 2 bedrooms, averaging 1,000 sq. ft. Townhomes will be 2 and 3 bedrooms, averaging 1,300 sq. ft. They will all be rentals, no fee simple ownership.

Mr. Shoop discussed the office component to the project. Office communities these days look for more than just parking. Employers look for what can they offer to their employees, options for eating and meeting.

Brian West, Civil Engineer on the project spoke to the traffic concerns. The location has a high capacity interchange that can serve this type of mixed-use development. This project will create about 12,000 net new trips throughout the day.

Mr. Dennis McEntire spoke as a member of the community and not as the General Manager of Newnan Utilities in favor of the project. He stated that this project would be great for our community. No one likes traffic but that shows forward progress.

Opposition:

Dr. Anne Short Scherhardt, lives in the Parks of Olmstead along Poplar Rd. She stated she is not opposed to development, she knows it is going to happen but this project does not have curb appeal. She doesn't feel this is a special or unique design that will bring anything to our community. There is plenty of retail and restaurants in the area already. There is vacant office space and traffic is increasing on Poplar Rd.

Mr. Tim Ross, lives in Stonebridge. Traffic is a major concern. Growth is going to happen but we need to build up our infrastructure first. There should be further planning for roads and turnarounds before a development like this goes up.

Mayor Brady stated that there is more to this project and more questions that Council has. He proposed to not close the public hearing but extend it until November 9th for work session prior to the scheduled City Council meeting. Council discussed other information they would like to have presented at the work session from both the developer and staff.

Motion by Councilman DuBose, seconded by Councilman Alexander to continue the public hearing to November 9th at 1pm.

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN THEATRE COMPANY TO CONSIDER AMENDING
ALCOHOL ORDINANCE CREATING AN EXCEPTION TO SELL BEER AND WINE AT
PERFORMING ARTS VENUES

Hasco Craver, Assistant City Manager, explained that he met with Ms. Mary Caroline Moore from the Newnan Theatre Company and Mr. Higgins to discuss the potential for the theater to have a retail on-site consumption beverage license. Currently, you are only allowed to serve alcohol if you serve food, are a golf club or private club. Staff is supportive and is willing to work with City Attorney to create a condition in the ordinance to allow performing arts venues to be treated similarly to a golf club or private club.

Council asked that staff look at other organizations that may come forward and be affected by this.

Motion by Councilman DuBose, seconded by Mayor Pro Tem Shell to instruct staff to move ahead with drafting an ordinance amendment.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:42pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor