

The special called work session of the City Council of the City of Newnan, Georgia was held on Thursday, August 4, 2021 at 5:30 p.m. at the Carnegie Library 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; Cynthia E. Jenkins, Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Planning Director, Tracy Dunnavant and City Attorney, Brad Sears.

COMPREHENSIVE PLAN UPDATE 2021-2041

Tracy Dunnavant, Planning Director, stated that she would be providing an update on the draft of the comprehensive plan and highlight the major changes and give an overview of the chapters.

Chapter 1- Intro and Overview, this gives the demographics of the city and history. It also explains the role of the steering committee that was put together to go through the comp plan and make suggestions.

Chapter 2- Community Involvement Plan, this included a lot of community participation. There were 2 public hearings, website, social media, events/pop-ups and a survey that was sent out which generated 1,037 responses. Common themes that were found were the love for the downtown area, parks and the LINC. Some of the common themes for things that need to be improved included traffic, too much growth and greater diversity of businesses.

Chapter 3- Needs & Opportunities, looking at 5 major areas of focus- land use, capital improvements, economic development, transportation and housing. The steering committee went through each of these focus areas and decided what to keep, remove, add or change. Ms. Dunnavant went through each of the 5 areas of focus, seeking feedback from Council.

In the Land Use category, food deserts were commented on by the public as far as no healthy options. Possible incentives for providers of fresh groceries were discussed. The use of "small town" versus "hometown" was debated amongst Council. Since there is an ongoing need to preserve the "small town" feel and atmosphere as Newnan continues to grow, it was agreed to change that in the draft. They also decided to craft something regarding the incentives for providers of fresh groceries.

In the Economic Development category, the alleys in downtown were discussed. This had been removed but Council requested it be added back in. Then in the Transportation category pedestrian safety was discussed, the need for a generalized statement to address this issue.

In the Housing category, a need for high-end housing as more professional level employment opportunities develop was originally remove and council decided to add it back in as this is need in the community. Investments in diversifying affordable housing solutions were discussed. Council decided to add in considering the adoption of incentives for developments that address specific housing needs within targeted areas of the City.

The tornado housing needs were discussed and how are those addressed. While that won't be a 20 year need it will be a 5-year need. Council wanted to add in that the City will work to re-establish the neighborhoods impacted by the tornado. The historic districts were addressed and "protecting residential historic districts" was added.

Chapter 4- Vision, Goals and Policies, looked at the same 5 major areas of focus and what will drive the needs and opportunities of those focus areas. With land use, higher density developments were discussed. This means 12 units per acre but that does not mean just apartments, it can be duplex or townhome as well. Higher density can be a variety of things even office space, not just apartments. Council decided to say balancing more intense uses with usable greenspace and amenities in appropriate locations.

For economic development, the film industry was discussed. The requests the City is getting are not what it was pre-covid and it may be hard to know what the next few years will look like. Council decided to take this out of the plan specifically addressing the film industry.

In the Transportation category, integrated sidewalks/paths were discussed and helping small business development. There are opportunities for this not just in the central business district, council changed to say city-wide. Charging stations were discussed as they are a consideration with new parking decks or lots being built. Council decided to remove this point because it seems more private sector. It was considered to add in encouraging the rail line to link Newnan and Senoia and Council chose to add it in to the plan.

Chapter 5- Community Work Program, it was brought up that Farmer Street Cemetery was no on the list for the short-term work program, it will be added.

Chapter 6- Capital Improvement Element, there will be a minor reduction in the impact fee. It was decided to add exploring grant opportunities for housing. Resurfacing of streets program was also added to ensure it is kept up with.

Chapter 7, Land Use and Future Land Use Map, looked at more character areas. Historic neighborhoods need to keep certain look/character. Missing Middle need, 4-7 units that allows for a variety of housing products. Redevelopment Opportunity Areas designed to

spur additional growth and be repurposed. Need to identify the type of housing wanted. Some of these areas have properties that are under-developed for many different reasons, highway strip centers, vacated healthcare facilities and they will need incentives to encourage the redevelopment. Still need to refine these areas. This is a tool for Council when looking at applications for re-zoning, also shows the community where there are potential opportunities.

Next steps are to make changes and bring to Council for transmittal.

PROPOSED ORDINANCE TO REGULATE THE SALE OF DISTILLED SPIRITS

City Manager stated that he spoke to other communities and operators/distributors and regulators. Since the last council meeting there have been several versions of the ordinance. The first change made was to the minimum square footage, did it include certain spaces such as breakrooms etc. 5,000 sq ft will not include other spaces so will probably be 7,500 sq ft with all that included. Inventory was actually low initially, based on research. Inventory initially proposed was low. Proposing \$750,000 and this is consistent with what Coweta County is going to propose.

The square footage was discussed, should it be a flat number, 8,000 all inclusive? For comparison, the Kedron Word of Beverage in Peachtree City is 8,700 sq ft. Decided to leave as drafted for minimum 5,000 with additional areas square footage outlined.

There were concerns voiced about stores being too close to residential. The CUN (neighborhood community district) has been removed. Also, the CHV has been removed. They are close to residential and are the highest intense use. Tried to target just to major highway areas, commercial/shopping district areas within the CGN, CCS or PDC zoning.

Some distances can't be changed such as college campus, that is set in the law. Did add that it must be 300 feet from a residential zoned single-family dwelling. If it's too restrictive it will make it hard to find locations. The difference between 600 to schools and 300 to churches was discussed. The school distance is set by state statute. Current alcohol license states front door to property line and this ordinance is drafted as following the road way.

Added no person, group or entity with similar members, including family members, shall have an interest in more than one license. Then the number of licenses was changed from 4 to 3. For operators to be successful there can't be saturation. County will also propose 3 and Senoia is not drafting an ordinance until after election.

Defined the application process more. If this is adopted now people may start to submit applications. States in the ordinance the applications will not be accepted until after the effective date of the ordinance which is after election results. Then a 60-day application window to receive all applications. Also clarified the time of sales. If Sunday sales were wanted it would have to be a ballot question and not going to do that at this time.

Atlanta Regional Commission versus Census numbers was discussed. Census is only every 10 years so more frequent numbers from ARC. Ordinance also states selection of applications conducted by lottery system by independent third party.

ADJOURNMENT

Meeting was adjourned at 7:42pm.

Megan Shea, City Clerk

Keith Brady, Mayor