

The Special Called Work Session of the Mayor and Council of the City of Newnan, Georgia was held on Tuesday March 10, 2020 at 1:30 p.m. at the Richard A. Bolin Council Chambers 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; Ray DuBose; Paul Guillaume and Georgia Alexander. Council members absent: Cynthia E. Jenkins and Dustin Koritko. City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney Brad Sears; Planning Director, Tracy Dunnavant; City Planner, Dean Smith and Police Chief, Douglas (Bister) Meadows.

Purpose of the Special Called Work Session is to continue discussion on the Ordinance of adopting an amendment to Article 6, Section 6-14 of the Zoning Ordinance pertaining to Mixed Use Development District that was continued from the Council meeting on February 25, 2020.

The City Planner presented some background on the Mixed Use Development District. He stated in 2000 complete rewrite was done. The Mixed Use Development District was very restrictive. Only one project was approved during that time – Newnan Lofts, a redevelopment of existing buildings with mixture of apartments and commercial.

In 2017, Staff looked at Mixed Use again and amendments to Article 6 of the Ordinance were made. More changes for design and creativity were made. The second application - Springs of Newnan located at Newnan Crossing Bypass was approved which was a split use not so much a mixture. This was residential and a petition for commercial at some point.

The third application is pending which will go before Planning Commission tonight. Why change now. The applications received are less than mixed Use design.

Our goals for the Mix Use District is not intended to encourage density it is to facilitate compatible commercial not just apartments. Must be built as single ownership over whole project. To promote different type of uses not just residential with apartments and commercial that may or may not be built. To provide examples in ordinance of designs. The Mayor and Council along with Staff may require changes or alterations in the master concept plan during the

approval process in order to further promote the intent and standards of the MXD District.

Mayor Brady indicated he would like to see true mixed use applications and not just an attempt to increase density. He thinks residential applications for a Mixed Uses Development District should have a component requiring commercial that must be permitted at same time or close together. The applicant will not be given a CO until all of mixes included commercial component for Mixed Use District are started.

Councilmembers shared various concerns regarding the Mixed Use ordinance. Comments related to better mix of uses, concurrent construction progress, utility requirements, sidewalk and landscape design, parking requirements, noise complaints, and trash pickup.

After receiving input, the City Planner recapped the suggestions from Council.

- The primary concerns with the Mixed Use Development ordinance is to make sure we address in form that when a MXD is presented that the applicant knows that progress will be required on all components of the development, not just a single use such as multi-family. for commercial and residential is requested at the same time that progress is made on all diverse uses.
- Make sure the correct type of plants and trees are planted, especially along streets and sidewalks.
- Make sure an appropriate number of parking spaces are provided.
- Make sure the developments are consistent with other regulatory items such as noise and trash requirements.

Staff will make these adjustments and bring back a revised ordinance to Council at the March 24, 2020 meeting.

Motion by Councilman Alexander, seconded by Councilman Shell to continue the Ordinance adopting amendments to Article 6, Section 6-14 of the Zoning Ordinance pertaining to Mixed Use Development District until March 24, 2020.

MOTION CARRIED. (5- 0)

CITY OF NEWNAN, GEORGIA
SPECIAL CALLED WORK SESSION
ADJOURNMENT

MARCH 10, 2020

Motion by Councilman Guillaume, seconded by Councilman Shell to adjourn the meeting at 2:17 pm.

MOTION CARRIED. (5 - 0)

Della Hill, City Clerk

Keith Brady, Mayor