

**CITY OF NEWNAN, GEORGIA**  
**REGULAR COUNCIL MEETING**

**NOVEMBER 9, 2021**

---

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday November 9, 2021 at 2:30 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: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; and City Attorney, Brad Sears.

**MINUTES – REGULAR COUNCIL MEETING – OCTOBER 26, 2021**

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on October 26, 2021 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**AMEND AGENDA**

Mayor Brady requested that the agenda be amended to include further discussion of the proposed annexation on Poplar Rd. that had been discussed in the work session.

Motion by Councilman Alexander, seconded by Councilman Koritko to amend the agenda.

**MOTION CARRIED. (7-0)**

**APPOINTMENTS- DEVELOPMENT AUTHORITY, 4 YEAR TERM**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Tamarkus Cook to the Development Authority.

**MOTION CARRIED. (7-0)**

Mayor Brady asked the City Manager to place Councilman Koritko's appointment on the next agenda.

**APPOINTMENT- KEEP NEWNAN BEAUTIFUL, INTERIM TERM**

Mayor Brady asked the City Manager to place Councilman Alexander's appointment on the next agenda.

**APPOINTMENT- CHRISTMAS COMMISSION, INTERIM TERM**

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Charlotte DuBose Lunsford to the Christmas Commission.

**MOTION CARRIED. (7-0)**

**ANNUAL REPORT- NEWNAN URBAN REDEVELOPMENT AGENCY**

Gerald Walton presented the report. Members serve dual capacity with GICH (Georgia Initiative for Community Housing) as well. The agency is moving ahead with a Chalk Level National District Nomination and was asked by the Historic Preservation Division to include the Farmer Street Cemetery. They finally accepted a bid from Energy Construction Solutions, Inc. for the 100 E. Washington St. project and hope to have that completed in April 2022.

In 2022 the agency hopes to get Paint Day projects back on track. They will be completing recertification training for GICH, which they have to do yearly. They also want to apply for ARPA funds to further develop the affordable housing program.

Mr. Walton thanked Council for their support.

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – KARVELAS PIZZA COMPANY**

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Karvelas Pizza Company, 7 LaGrange St.

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 Koritko, seconded by Mayor Pro Tem Shell to approve the application for a Retail On Premise (Pouring) Sales Malt Beverages and Wine License.

**MOTION CARRIED. (7-0)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V,  
SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR  
REVOCATION OF BEVERAGE LICENSE #B-4893 RED SPOT, INC. DBA LITTLE  
PEACH; ATIQUL ISLAM, OWNER, LICENSEE**

City Attorney explained that all 4 of the following hearings scheduled are based on an operation conducted by the Sheriff's department. They were all found to sell alcohol to an underage undercover officer. Council can decide to either place revoke, suspend or put the license on probation. None of the licensees were the ones who made the sales. These are first violations for each of these licensees.

Bryant Smith, Sargent with the Coweta County Sheriffs Department was sworn in. He verified that on July 23, 2021 at 8:16pm an undercover underage officer was sent in to Little Peach and sold alcohol. He stated he was present when the sale took place, he could not see the sale but it was recorded. ID was asked for however, the license indicated that the person was under 21.

Mayor Brady asked Mr. Islam what training is in place for his employees. He stated he instructs all employees to check ID's and not sell to underage customers. He said this has never happened before, it was a mistake. Mayor Brady asked Mr. Islam to develop a manual and have employees sign and keep a copy on file.

Bob Trammel, counsel for Mr. Islam stated Mr. Islam has operated this location for 14 years and this is the first blemish on his record. This is a teachable moment and Mr. Islam is happy to develop the written manual.

Council discussed with City Attorney what has been done in the past with underage sale violations. Councilwoman Jenkins recalled giving probation in the past when training was in place. She urged the need for consistency and there was discussion about suspending the license or not.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week suspension of the license, 12-month probation and require mandatory training and quarterly reporting. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V,  
SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR  
REVOCATION OF BEVERAGE LICENSE #B-7109 NEWNAN LAKES BUSINESS INC.  
DBA NEWNAN LAKES CHEVRON; SANIYA MASAMI, OWNER, LICENSEE**

City Attorney stated that Mr. Masami was not represented by Counsel. Mr. Masami admitted guilt to the charge. Sargent Smith testified to the underage sale on July 23, 2021 at 7:45pm. ID was asked for but it clearly showed the person was under 21. Mr. Masami

stated he does have a training manual but he does not get anything signed. The register requires the date of birth to be keyed in for an alcohol purchase.

Mayor Brady stated that going forward the expectation is for employee training with signed copies so everyone knows expectations. Mr. Masami agreed and explained that this employee who made the sale was a temporary employee who is no longer there.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week suspension of license, 12-month probation and mandatory training with quarterly reporting. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V, SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR REVOCATION OF BEVERAGE LICENSE #B-7014 MAA INVESTMENT GROUP, INC. BP FOOD MART; PAVA JAIDI, OWNER, LICENSEE**

City Attorney had Sargent Smith testify to the underage sale on July 24, 2021 at 11:50pm. Sargent Smith stated that no ID was asked for and the sale was recorded. Mr. Jaide explained that he has been in business for 15 years and he does have a training manual that is signed and dated. The employee is no longer working there. He stated it was closing time not that that is an excuse.

Councilman Alexander made a motion for one-week suspension, 12-month probation and quarterly reporting.

Councilman Guillaume stated that given that Mr. Jaide has a training manual in place a year probation is excessive. Councilwoman Jenkins commented that in the past with the same violation the license was not suspended and there was a training manual in that case as well. City Attorney stated the alcohol ordinance does state that training is mandatory but having a signed copy is not specified.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week license suspension, 3-month probation and one reporting period. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**HEARING REGARDING CITY OF NEWNAN CODE OF ORDINANCES, ARTICLE V, SECTION 3-110, ALCOHOLIC BEVERAGES, ACTION FOR SUSPENSION OR REVOCATION OF BEVERAGE LICENSE #B-7025 BP FOOD MART; HAMIDA ALI, OWNER, LICENSEE**

Sargent Smith testified to the underage sale on July 23, 2021 at 8pm. ID was asked for and showed under 21. Ms. Ali stated there is a training manual and it is signed and copied. They have also added a camera to scan ID's.

Motion by Councilman Alexander, seconded by Councilman Guillaume for one-week license suspension, 3-month probation and one reporting period. Opposed: Jenkins

**MOTION CARRIED. (6-1)**

**CONSIDERATION OF JOINT RESOLUTION WITH COWETA COUNTY AND THE COWETA COUNTY BOARD OF EDUCATION TO WAIVE PROPERTY TAX FEE PENALTIES FOR CERTAIN PROPERTIES IMPACTED BY THE TORNADO**

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

**MOTION CARRIED. (7-0)**

**1<sup>st</sup> PUBLIC HEARING- INFORM THE PUBLIC OF AN UPDATE TO THE DEVELOPMENT IMPACT FEE ORDINANCE**

Mayor Brady opened the public hearing.

Chris Cole, planner explained this is the first of two hearings regarding this ordinance. Staff report shows how the fee schedule has changed. The only change is to single-family residences, a decrease of 2.2%.

Mayor Brady closed the public hearing.

**21 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION**

Matt Murray, Code Enforcement Officer explained that this property was before Council in the Summer and owner was given 90 days which is set to expire. The owner has addressed some of the issues such as siding, painting, weeding and trash clean-up. The owner is requesting another 90-day extension and has submitted a schedule of repairs to the Building department.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve a 90-day extension.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF CONTRACT AWARD FOR CALDWELL TANKS DEMOLITION AND REMEDIATION PROJECT**

Assistant City Manager explained there was great interest in this project and interviews were conducted. Staff is recommending Sabre Demolition for \$2,083,000.

Motion by Councilman Alexander, seconded by Councilman Koritko to award the contract to Sabre Demolition.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF CONTRACT AWARD FOR LINC PHASE C CONSTRUCTION**

Assistant City Manager recommended awarding the contract in the amount of \$1,296,851.56 to Hasbun Construction, LLC. This is funded with SPLOST 2019 funds.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to award the contract to Hasbun Construction, LLC.

**MOTION CARRIED. (7-0)**

**REQUEST TO CLOSE MADISON ST. BETWEEN JEFFERSON ST. AND JACKSON ST.  
ON NOVEMBER 14, 2021 FOR RPM CRAFTS & BREWS FAIR**

Request withdrawn.

**REQUEST FOR PARKING SPACES ON THE SQUARE ON NOVEMBER 26, 2021**

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request.

**MOTION CARRIED. (7-0)**

**AMENDED AGENDA ITEM: POPLAR PLACE ANNEXATION REQUEST**

John Schupp addressed the concerns from Councilwoman Jenkins regarding the height of the project. Piedmont Hospital is 9 stories tall, 160 ft in height. Phase 1 buildings do not come close to that height, looking at 4-5 stories. The townhomes that are now for sale would be 4 story walkup w/ roof deck, similar in layout to the Newnan Lofts. Phase 2 can be 8 stories but this is just a placeholder and not designed yet. Parking decks will be as high or lower than the office buildings.

Tracy Dunnivant, Planning Director explained that the I-85 corridor allows for up to 85 ft in height. CTCA is about 85 ft. Ms. Dunnivant verified that outside the I-85 corridor the max height is 45ft. Councilwoman Jenkins asked about the office space trend and how the trend is going toward remote work from home, has this been researched? Mr. Schupp stated that an office environment fosters spontaneity. Mr. Berry stated that in the tech world offices are here to stay. There is a movement to relocate out of center city.

Councilwoman Jenkins asked about the parking decks and how they will look coming down the interstate? It is quintessential Buckhead Atlanta to see the parking decks as you are driving down the interstate. That visual is not Newnan. Mr. Schupp explained that the plan is to screen the sides of the parking decks with architectural features.

Councilman Guillaume asked about Phase 2 occupancy. Mr. Berry stated that the main street retail is about 55,000 ft and office space above that. They would want that leased shortly after completion. Mr. Berry stated that he has mostly done all office and some

hotel which is why he brought in a partner, Graystar, to do the multi-family units and active adult units.

Graystar is the nation's largest owner/operator, managing over 500,000 units across the country and they also build and invest in the units. The 350 residential units are on average 950 sq ft, 1 bed, 2 bed and some 3 beds. Active adult units on average 1,000 sq ft, only 1 and 2 beds. Rents are all market driven.

Councilman Koritko expressed further traffic concerns with pedestrians crossing Poplar Rd. Mr. Schupp understands it does need to be looked at and is not sure if it's a bridge or tunnel etc. Councilman Guillaume asked what types of jobs will be created by this project and can those people afford to live in this community themselves? Mr. Schupp stated there would be 4,000 construction jobs during the 2 years of the project, those are temporary. 3,670 full time jobs, office workers, food and beverage and maintenance of the property and they can definitely afford it.

The watershed was discussed and Mr. West stated that they are very familiar with the Stillwood watershed. They helped build The Promenade at Newnan Crossings and know the requirements. They would have to show no rise in the 100-year flood stages.

Mayor Brady closed the public hearing.

Motion by Mayor Pro Tem Shell, seconded by Councilman DuBose to accept the annexation. Councilwoman Jenkins expressed concerns to support this project in its current form. She proposed giving the developer a chance to make revisions. Councilman Guillaume stated the need to look at what we really want Newnan to look like going forward, the characteristics. Mayor Brady agreed, this project does not look like what Newnan looks like but it could. There are concerns about the tax abatement structure and all the office space. There is an opportunity for the City to be involved.

Melissa Griffis stated that the developer would like the opportunity to take the concerns and come back. Proposed to table until the December 14<sup>th</sup> meeting. There was discussion regarding the time frame to bring this back and the desire to have this property in the County or City.

Councilman DuBose withdrew his second and Mayor Pro Tem Shell withdrew his original motion.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to re-open the public hearing.

**MOTION CARRIED. (7-0)**

Motion by Mayor Pro Tem Shell, seconded by Councilman DuBose to continue the public hearing to the December 14<sup>th</sup> meeting.

**MOTION CARRIED. (7-0)**

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:20pm.

**MOTION CARRIED. (7-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Keith Brady, Mayor