

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 27, 2019

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 27, 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, Cynthia E. Jenkins; Paul Guillaume; Dustin Koritko; Rhodes Shell and George Alexander. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – AUGUST 13, 2019

Motion by Councilman DuBose, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Council meeting for August 13, 2019 and adopt them as amended.

MOTION CARRIED. (7 – 0)

APPOINTMENTS - CULTURAL ARTS COMMISSION

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Jaami Rutledge to replace John Thrasher on the Cultural Arts Commission for a three-year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins appointment on the agenda for the next meeting.

APPOINTMENTS – KEEP NEWNAN BEAUTIFUL

Mayor Brady asked the City Manager to place Councilman DuBose and Councilman Shell's appointments to the Keep Newnan Beautiful Commission on the agenda for the next meeting.

APPOINTMENTS – NEWNAN CULTURAL ARTS COMMISSION

Mayor Brady asked the City Manager to place Councilman Koritko's appointments to the Newnan Cultural Arts Commission on the agenda for the next meeting.

CHRISTMAS COMMISSION – HOLIDAY SEASON

Ms. Norma Haynes, Chairman, thanked Council and staff for all of their support to the commission. She presented the recommendations from the committee for the upcoming holiday season for new decorations, repairs and replacements indicating this year we are over budget.

Remove the current lighting from the 31 laurel oaks in downtown and replace lighting on eight of those trees. Removal of the existing lights for a total of \$6800.

Restrunging the eight suggested trees on the square, estimated cost for \$11,192.

Purchase new garland with attached lights for 16 of the posts around the courthouse on the square for \$1,540.60.

Purchase 16 bows estimated cost \$1280.

Repairs to the sleigh cost \$1000.

Replacement ornaments for Christmas tree cost \$800.

Continue to decorate City parks and buildings at cost estimate of \$1079.95.

The total cost for this Holiday season for repairs and new purchases is \$23,692.50.

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to approve the request by the Christmas Commission as presented for the Holiday Season 2019 at a cost of \$23,692.50.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to submit an amended budget request for the next meeting for the additional costs for the Christmas Commissions expenses for the 2019 Holiday season.

ANNUAL REPORT – NEWNAN CULTURAL ARTS COMMISSION

Ms. Phyllis Graham, Chairman, stated there are several vacancies on the Commission. A list of the members was presented. The members support each other and work together well. She gave an update on some of the events for 2019 and several events are planned for later this year. Jazz in the Park at Greenville Street Park has been a big hit and no rain makeup dates were needed. She thanked staff for their support with the events and said they are looking forward to next year.

SWEARING IN NEWNAN YOUTH COUNCIL STUDENTS

Mayor Brady and Mayor Pro Tem Jenkins introduced and presented certificates to the new members of the Newnan Youth Council. City Attorney Brad Sears swore in the new members to the Youth Council.

REQUEST – NEWNAN UTILITIES TO HARVEST TIMBER ON 300 ACRES OF FOREST LAND HELD BY THE CITY OF NEWNAN

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request by Newnan Utilities to harvest timber on 300 acres of forest land located on property held by the City of Newnan and purchased through funding provided by Newnan Utilities.

MOTION CARRIED. (7 – 0)

CONTRACT – PROPOSALS (RFPS) ENGINEERING AND/OR ARCHITECTURAL SERVICES RELATED TO CITY’S 2020 CDBG APPLICATION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to continue the contract to September 10, 2019 for Falcon Design Consultants, LLC for preliminary engineering services (including a PER/PAR) not to exceed \$3,000 and for design and construction management services, if the grant is awarded, not to exceed 10% of the cost of construction.

MOTION CARRIED. (7 – 0)

CONTINUE PUBLIC HEARING – THE RESIDENTIAL GROUP – REZONE 5.603± ACRES – E BROAD STREET (CALDWELLTANKS PROPERTY) FROM CENTRAL BUSINESS DISTRICT (CBD) TO MIXED USE DEVELOPMENT DISTRICT (MXD)

Mayor Brady indicated this is a public hearing continued by the Residential Group seeking a rezoning for 5.603± acres located on East Broad Street known as the Caldwell Tanks site. The 5.603 ± acres are currently zoned CBD (Central Business District) and the applicant is seeking a MXD (Mixed Use Development District) zoning designation.

Kurt Alexander, The Residential Group, stated the revised project matches the housing study, LCI Study and protects the historical neighborhoods that make Newnan a special place. The one-acre tract across from the railroad tracks will be removed from the rezoning request along with the LINC proffer for that site. There will be 256,136 square feet of mixed-use development on the site. The project will be limited to 285 luxury apartment units. There will be 5,600 square feet of adaptive reuse – RD Cole office and an additional 13,500 square feet of adaptive reuse – existing warehouse.

The project will provide 503 total parking spaces (residential: 1 space/bedroom +23% guest) with a breakdown as follows: 165 studio/1 bedroom = 165 spaces, 120 – 2 bedroom = 240 spaces, and guest/commercial = 98 spaces.

With the removal of the one-acre tract, there will be no need for a buffer variance on that property. The request has been withdrawn. He mentioned the height of the buildings on East Broad Street would be reduced from 4 stories to 3 and would have flat roofs to maintain the character of downtown area. The LINC easement could be located on the 5.6 acres and could run from East Broad Street all the way to Salbide. The total cost of the project will be \$58 million.

Gary Bernstein, resident Perry Street, likes the revised look. He welcomes the addition of the project and feels it will help the businesses downtown. This will enrich the city and business owners.

OPPOSITION

Katie Chapman, representing Chapman family, thanked Mayor and Council, Staff, and community on both sides even if we disagree we can all agree Newnan is a great place to live. The City is bound to grow but do not need to lose our identify. She has spoken to businesses downtown who are opposed to the project. This has never been a judgement about apartments. It is about the location, parking, design, density, mixed use and protecting the historical district. We are all members of City of Homes. We are asking you to vote no on this project.

Chuck Lamdrum, Patrol Sergeant, gave a report on the difficulties of paroling apartment complexes. Hallways place officers in increased danger by eliminating visual contact. Elevators and stairways cause delays and more danger for officers. They can also be trapped. This is happening less than 30 miles away. He is asking for a no vote for the apartment project.

Stan Topal resident, the builder needs to make the project look like the City of Newnan. It will cause more traffic. The real key is to make it look like a part of everything. Read the sign City of Homes.

Lily Goodson, E. Broad Street, stated she will be getting her drivers permit in the fall and there are some concerns about backing out of her driveway. It is difficult for older drivers also. With more traffic there will be less parking in downtown. Please preserve the downtown charm. Don't put the future generation at risk.

Shahla Wyche stated she has also talked to business owners as a customer and a lot of them are against the project. Some people are taking the attitude if we build the project they will come. Ask yourself the question who are they?

Eve Olslen, 35 Ashley Creek Drive, stated she has been following this issue. If the community came out in record numbers and can't as a community work this out then why would we care about community buying power?

Jocelyn Palmer, 19 Alpine Drive, thanked the Planning and Zoning Board, Residents of Cole Town and Mill Village. She also thanked Keith and Lynn Chapman and family for all of their work during this process. The City Council received a lot of input on this project. If everyone worked together it would be so much better. She urges Council to vote in opposition.

Melissa Griffis, on behalf of the Residential Group, thanked Mayor and Council, Citizens and Staff for all of the input on this project. The variance request has been removed since

the one acre track was removed from the request. The traffic study was done by Vern Wilburn and shows less traffic with MXD than the current zoning. She received a letter from the Coweta Chamber Board indicating they are in favor of the project.

Kurt Alexander thanked Council for the opportunity to make this proposal. We are passionate about what we do. We feel this is the right project for this location that will increase property value, support to businesses and is smart growth.

Mayor Brady closed the public hearing.

Mayor Brady on behalf of Council thanked everyone involved in this project. This process started not with the application being presented but when the City drafted the Comprehensive Land Use Plan and a grant was awarded for writing the Livable Centers Initiative in the City. These two documents are used to make our zoning decisions. In the most recent rewrite to our zoning ordinance the City added a Mixed Use classification that encourages a residential component along with appropriate mix of retail, office and restaurants thereby creating livable space, employment and providing amenities enjoyed in everyday life. I believe the Caldwell Tank proposal limits itself to this zoning classification, as many of you feel. All of the components need to be achieved in order to approve this zoning classification. I do not believe the Caldwell Tank project achieves that goal. The applicant company is an apartment company and does a great job developing apartments. I think there should be a better plan that provides mixed use development for the Caldwell Tanks property. There is more work to be done.

Mayor Pro Tem Jenkins emphasized she is not opposed to the idea of apartments but with the density.

Motion by Councilman DuBose, seconded by Councilman Alexander to deny the request as originally submitted and amended to amend the Zoning Map for property located on East Broad Street being Tract I, containing 5.603 acres based on the scale and density and mix of proposed uses not being consistent with the City's Comprehensive Plan and Livable Centers initiative.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING –RESOLUTION - 6 GLENN STREET

Mayor Brady opened a public hearing on the substandard structure located at 6 Glenn Street.

The Code Enforcement Officer indicated an inspection was conducted on the structure located at 6 Glenn Street. The cost to bring this structure into compliance by means of repair does exceed 50% of the structure's assessed tax value. This property is in foreclosure and has been sold, (closing scheduled for August 30, 2019)

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt a resolution directing the property owner to either repair or demolish the structure located at 6 Glenn Street within thirty (30) days.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – RESOLUTION – 8 GLENN STREET

Mayor Brady opened a public hearing on the substandard structure located at 8 Glenn Street.

The Code Enforcement Officer informed Council the property has been sold and would like to continue until September 24, 2019 due to recent change in ownership.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to continue the public hearing for 8 Glenn Street until September 24, 2019 meeting due to recent change in ownership.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – RESOLUTION – 100 SPRAYBERRY ROAD

Mayor Brady opened a public hearing on the substandard structure located at 100 Sprayberry Road.

The Code Enforcement Officer informed Council the Building Department conducted an inspection of the premises. The cost to bring this structure into compliance by means of repair does exceed 50% of the structure's assessed tax value. He is making progress.

The owner is requesting forty five (45) days to complete the repairs.

Mayor Brady closed the public hearing.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to adopt a resolution directing the property owner to either repair or demolish the substandard structure located at 100 Sprayberry Road within sixty (60) days.

MOTION CARRIED. (7 – 0)

CONTINUE RESOLUTION – 15 ELM CIRCLE

The Code Enforcement Officer indicated the owners are requesting an extension to either repair or demolish the structure located at 15 Elm Circle. A new executor has been named Mike Sumner.

Mr. Sumner informed Council he would like to have forty five (45) days to come up with a plan to either repair or demolish the structure located at 15 Elm Circle.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the request by the executor for an extension of forty (45) days to either repair or demolish the structure at 15 Elm Circle.

MOTION CARRIED. (7 – 0)

SUBSTANDARD STRUCTURE – 180 WEST WASHINGTON STREET

The Code Enforcement Officer informed Council the owner, Render Godfrey, is requesting an extension to complete the repairs on the substandard structure located at 180 West Washington Street. No progress has been done on the property. The resolution deadline is September 7, 2019. He stated there are liens on the property.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the request by owner, Render Godfrey, for an extension on the substandard structure located at 180 West Washington for thirty (30) days.

MOTION CARRIED. (7– 0)

REQUEST – TRACY LEWIS –DELTA SIGMA THETA SORORITY, INC – HOST 5K FUNDRAISER FOR STUDENTS OF TROUP AND COWETA COUNTIES

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request by Tracy Lewis-Delta Signa Theta Sorority, Inc to host 5K fundraiser in the City of Newnan on March 28, 2020 for scholarships for students of Troup and Coweta Counties.

MOTION CARRIED. (7 – 0)

REQUEST – SUMMERGROVE HOA – TO POST SIGNS/BANNERS AT THEIR ENTRANCES AT SHENANDOAH, EAST LAKE ON LOWER FAYETTEVILLE AND EAST LAKE ON MARY FREEMAN ON SEPTEMBER 5TH – 7TH FOR NEIGHBORHOOD YARD SALE AND NOVEMBER 9TH – 12TH FOR MILITARY HEROES

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the request by Summergrove HOA to post signs/banners at their entrances at Shenandoah, East Lake on Lower Fayetteville and East Lake on Mary Freeman on September 5th - 7th for Neighborhood Yard Sale and November 9th – 12th for Military Heroes.

MOTION CARRIED. (7 – 0)

REQUEST – ATHLETIC DIRECTOR-NEWNAN HIGH SCHOOL – HOLD NHS
HOMEcomings PARADE

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request from Athletic Director-Newnan High School to hold the NHS Homecoming Parade on Thursday October 10, 2019 beginning at 5:30 pm followed by a Pep Rally.

MOTION CARRIED. (7 – 0)

EXECUTIVE SESSION

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 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 7:40 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 Koritko to adjourn the Council meeting at 7:51 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor