

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

**JANUARY 24, 2023**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 24, 2023 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, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

**MINUTES – SPECIAL CALLED MEETING – JANUARY 9, 2023**

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Special Called meeting on January 9, 2023 and adopt them as presented.

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

**MINUTES – REGULAR COUNCIL MEETING – JANUARY 10, 2023**

Motion by Councilman DuBose, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Council meeting on January 10, 2023 and adopt them as presented.

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

**NEWNAN YOUTH COUNCIL ATTENDEES**

Councilwoman Jenkins introduced the members of Youth Council who were in attendance. Isabella Scarano, Anna Beth Shelnett and Sam Knight.

**BOY SCOUT IN ATTENDANCE**

Mayor Brady introduced Boy Scout Will Barnett who was in attendance. He is with Troop 57 out of Heatherwood Baptist Church working on his Communication Badge. Mayor Brady wished him luck on his road to Eagle.

**APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM**

Continue to next agenda.

**APPOINTMENT – KEEP NEWNAN BEAUTIFUL, INTERIM APPOINTMENT**

Continue to next agenda.

**APPOINTMENTS – PARKS COMMISSION, 3 YEAR TERMS**

Continue to next agenda.

**APPOINTMENTS – PLANNING COMMISSION, 3 YEAR TERMS**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Alton West to the Planning Commission.

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

Motion by Councilman Shell, seconded by Mayor Pro Tem Koritko to re-appoint Fred E. Hamlin to the Planning Commission.

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

**APPOINTMENTS – TREE COMMISSION, 3 YEAR TERMS**

Continue to next agenda.

**APPOINTMENT – NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM**

Continue to next agenda.

**CITY MANAGER**

Mr. Phillips stated that the development team working on the 57 East Project is nearing completion with their due diligence, market analysis and plan proposals. They have requested a special meeting before Council.

Mayor Brady called a special Work Session for February 22<sup>nd</sup> at 5:30pm and notified the press.

**PUBLIC HEARING – REZONING REQUEST RZ2022-13; 34.497 + ACRES AT 60 HOSPITAL RD (PORTION OF TAX PARCEL #N41A-001 & N41A-002) FROM OI-1 TO PDR – REQUEST TO CONTINUE TO MARCH 28, 2023 COUNCIL MEETING**

Mayor Brady recused himself due to a business relationship with the seller. He turned the meeting over to Mayor Pro Tem Koritko. Councilwoman Jenkins also recused herself due to being on the Piedmont Newnan Hospital board.

Mayor Pro Tem Koritko explained that the applicant submitted a letter requesting to withdraw the item altogether and asking for a waiver of the 12-month time limitation set forth in the City Ordinance.

Councilman Alexander asked when the applicant thought they might bring this back to Council? Melissa Griffis on behalf of the applicant stated that they are not sure right now, things have been taking longer than anticipated after the holidays. Hopefully in the next 30-60 days but not sure.

Motion by Councilman Guillaume, seconded by Councilman Alexander to accept the withdrawal and waive the 12-month time limitation to return to Council.

**MOTION CARRIED. (5-0)**

**PRESENTATION OF INTERIM REPORT FROM THE FARMER STREET CEMETERY COMMISSION**

Assistant City Manager, Hasco Craver introduced Jocelyn Palmer, acting Chair of the commission.

Ms. Palmer explained that this was to provide an update on progress. There is currently an RFP out to find a programming person to assist the commission with the final phase of recommendations regarding preservation efforts and improvements.

There are some less than wholesome activities going on at the cemetery and the commission is looking to City Staff to help deal with that to ensure the site is protected. The commission discovered there is a black cemetery network organization out of The University of South Florida. There are 4 sites in Georgia already that are part of the group and the commission would like to join the group.

Mr. Craver stated that the commission is looking for guidance from Council to instruct Staff and the City Attorney. There are some fences erected along Washington St. that the commission believes are on cemetery property. That needs to be looked at more closely to help protect the cemetery. The commission would also like to establish visiting hours for not just this cemetery but all City cemeteries.

Mayor Pro Tem Koritko asked about the fences encroaching on City property. Mr. Craver stated that they are not sure but that is why they are looking for direction to confirm if that is the case or not.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to direct Staff to follow the recommendations of the Farmer Street Cemetery Commission and bring back to Council.

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

**REQUESTS FOR STREETS AND SIDEWALK CLOSURES FOR MAIN STREET EVENTS 2023**

Assistant City Manager, Hasco Craver stated that there have been some tweaks and additions this year. Jesse Branch, Special Events Coordinator, explained that an additional Market Day date has been added in March. There will also be a new event this year, the Downtown Newnan Restaurant Week and they are still figuring out all the details for that.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the requests as presented.

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

**CONSIDERATION TO EXERCISE OPEN CONTAINER AMEMDMNT TO CHAPTER 3, ALCOHOLIC BEVERAGES DURING MAIN STREET NEWNANIGHTS CONCERT SERIES 2023**

Mayor Pro Tem Koritko asked if this is just for Greenville Street Park? Mr. Craver explained that it is just for the park and that this section of the ordinance allows for brown bagging as it's commonly called so people can bring alcohol to the park for the concert. This is the same as they do for Jazz in the Park.

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

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

**CONTINUANCE OF PUBLIC HEARING – RZ2022-12; 3.3 + ACRES AT 420 JEFFERSON ST. (TAX PARCEL #N57D-096) FROM RS-15 TO CGN**

Mayor Brady explained that there was a letter similar to the previous item, asking for the item to be withdrawn and for a waiver of the 12-month limitation.

Motion by Councilman Shell, seconded by Councilman DuBose to accept the letter as presented.

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

**REQUEST FROM HOUSING AUTHORITY OF NEWNAN TO CONTINUE TO STORE TRAILERS AT 10 JORDAN ST.**

Councilman DuBose asked how long this will be for? There was not a specific date given. Ms. Sandra Strozier, President and CEO of the Housing Authority of Newnan explained that the trailers were donated and they are made available for use when needed. This will continue as long as the Housing Authority owns the property.

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

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

**REQUEST FROM BRENT WALKER AND M.O.V.E REAL ESTATE GROUP**  
**REGARDING PROPERTIES ON RAY ST.**

Mayor Brady explained that this request is for the City to sell these properties on Ray St. to the real estate group. Mr. Craver further explained that the subject property is 25 Ray St. The City does not own or have an interest in 23 or 26 Ray St. During the 2019 Council Retreat there was a discussion about City owned lots. At that time 25 Ray St. was deemed to be something for the Urban Redevelopment Agency to handle.

Mr. Brent Walker explained that they want to buy 25 Ray St. to build a single-family home. He is just starting his business and is from Coweta County. Mayor Brady said that this lot is dedicated to the Newnan Urban Redevelopment Agency to build on, unless Council wants to change that. Council agreed that they were not inclined to change that and not at the point where they want to sell that lot.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to deny the request.

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

**VISITOR**

Marcus Rosser signed the sign-in sheet to speak but was not present in Council Chambers when that time came.

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to adjourn the Council meeting at 6:55pm.

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

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Megan Shea, City Clerk

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Keith Brady, Mayor