



Newnan City Council Meeting

MAY 25, 2021

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

NO OFF-AGENDA ITEMS OR COMMENTS WILL BE CONSIDERED AT TONIGHTS MEETING

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on May 11, 2021

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Urban Redevelopment Agency, 3 year term
- C. 1 Appointment- Board of Zoning Appeals, Interim Appointment until August 2023

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [D.](#) Consideration of an Ordinance to Amend the 2020 Fiscal Year Budget
- [E.](#) Consideration of Annual Controlled Assets & Capital Assets Surplus Property Declaration and Disposition
- [F.](#) Consideration of a Contract Award for Traffic Sign Installations
- [G.](#) Consideration of Contract Award for Emergency Concrete Repair Services

UNFINISHED BUSINESS

- [H.](#) Public Hearing- Consideration of Zoning Regulation Text Amendments

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- [I.](#) Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 11, 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; 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; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – APRIL 27, 2021

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on April 27, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Alexander to appoint Madeline Barrow to the Youth Activities Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Guillaume, seconded by Councilman Koritko to reappoint Sara Arnall to the Youth Activities Commission.

MOTION CARRIED. (7-0)

APPOINTMENT- NEWNAN URBAN REDEVELOPMENT AGENCY- 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Koritko's appointment to the Urban Redevelopment Agency on the agenda for the next meeting.

APPOINTMENT- BOARD OF ZONING APPEALS, INTERIM APPOINTMENT UNTIL AUGUST 2023

Mayor Brady asked the City Manager to place Councilman DuBose's appointment to the Board of Zoning Appeals on the agenda for the next meeting.

MAYOR

JOINT RESOLUTION OF THE COWETA COUNTY BOARD OF COMMISSIONERS AND THE MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN SUPPORTING THE DECLARATION OF INDIVIDUAL ASSISTANCE

The Mayor explained that this is to state our case for individual assistance (IA) to be granted to our community. This is going to be a process. The State of Georgia, the Governor's office has approved making the appeal. The appeal will be all about data collection, so we are stepping through that process and make sure we collect every bit of information we can from everyone who was affected.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF NEWNAN AND EXPLORE NEWNAN-COWETA, INC. TO PROVIDE HEALTH INSURANCE COVERAGE AND BENEFITS FOR EXPLORE NEWNAN-COWETA, INC. EMPLOYEES

City Manager stated that the group is ramping up staffing wise and they are not able to offer group insurance to individuals, although they may be able to do that in the future. Since the City is self-insured now, there is the opportunity to offer competitive package to perspective ENCI employees. This does not make the ENCI employee a City employee, it just makes our health insurance platforms available to them. ENCI will pay to the City the Cobra cost which is the premium established on an annual basis. The City is not footing the bill.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the agreement as presented.

MOTION PASSED (7-0)

The Mayor gave a brief update on ENCI. There is another board meeting scheduled for Thursday, May 13th. There are 6 candidates to discuss in executive session then pair that down to 2 or 3 to hire an Executive Director.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal 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. Section 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 2:35pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, 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 was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 2:45pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: May 25, 2021

Agenda Item: Ordinance to Amend 2020 Budget

Prepared By: Katrina Cline, Finance Director

Presented By: Cleatus Phillips, City Manager

Purpose: To obtain Council approval to amend the 2020 Budget, per the attached worksheet. The General Fund revenue and expense budgets are being amended by \$1,126,775 each.

Background: This budget amendment will not change the actual revenues or expenditures for 2020. This is a requirement of GASB - to ensure that Council has approved all appropriations for the year indicated, regardless of the funding source. The General Fund revenue budget amendment totals \$1,126,775 and consists of an additional \$1,126,775 budgeted for local option sales tax collections. Additionally, the General Fund expense budget was amended by the same amount to include the expenditure of funds for the City of Newnan branding, property purchases, COVID expenses, traffic-related expenses, pickleball facility expenses and various other expenditures related to operations and council approved projects during the year. The attached budget amendments worksheet provides the reason for the increased expenses by department and line item in the comments column.

Funding: N/A.

Recommendation: N/A.

Options:

1. Approve the 2020 Budget Amendment as submitted.
2. Other action as directed by Council.

Attachments: 2020 Budget Amendment worksheet by department and account.

Previous Discussion with Council: N/A.

AN ORDINANCE TO AMEND THE 2020 FISCAL YEAR BUDGET

BE IT ORDAINED, and it is hereby ordained that the City Council has authorized an amendment to the 2020 General Fund revenue and expense budgets in the amount of \$1,126,775 each. This amendment ensures that all appropriations for 2020 have been approved by Council. Therefore, the 2020 Budget is hereby amended to include the additional appropriations, per the attached 2020 Budget Amendment worksheet.

DONE, RATIFIED AND PASSED in regular session this the _____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

George M. Alexander, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan 2020 Budget Amendments

Account	Account Description	Adopted Budget	Budget - YTD Transactions	2020 Budget Amendment	Comments
Fund 100 - General Fund					
REVENUE					
31.3100	Local Option Sales Tax	\$ 7,500,000	\$ (1,630,645)	\$ 1,126,775	Increase in actual sales tax receipts
General Fund Revenue Totals		\$ 27,145,600	\$ (5,095,818)	\$ 1,126,775	
EXPENSE					
Function / Activity 1320 - City Manager					
Department 11 - City Manager					
52.1300	Other Contractual Services	\$ 10,050	\$ (118,916)	\$ 119,000	CoN Branding, Race/Eq/Justice Prog, Caldwell Survey
53.1708	Other Boards & Commissions	\$ 5,000	\$ (44,438)	\$ 38,500	NURA Funds provided
54.1100	Land Purchases	\$ -	\$ (90,292)	\$ 90,300	Purchase of 28 Westgate Park Lane
54.1101	Caldwell Tanks Property	\$ -	\$ (89,292)	\$ 89,300	Expenses related to Property Acquisition
Function / Activity 1320 - City Manager Totals		\$ 15,050	\$ (342,938)	\$ 337,100	
Function / Activity 1530 - City Attorney					
Department 12 - City Attorney					
52.1200	Professional Services	\$ 80,000	\$ (13,547)	\$ 6,000	Higher than expected legal fees
53.1111	COVID-19 Pandemic Expenses	\$ -	\$ (11,772)	\$ 11,775	Legal fees for COVID-19 Issues
Function / Activity 1530 - City Attorney Totals		\$ 80,000	\$ (25,319)	\$ 17,775	
Function / Activity 1535 - Information Technology					
Department 21 - Information Technology					
53.1111	COVID-19 Pandemic Expenses	\$ -	\$ (44,433)	\$ 2,000	Purchases related to COVID-19
Function / Activity 1535 - Information Tech Totals		\$ -	\$ (44,433)	\$ 2,000	
Function / Activity 1575 - City Engineer					
Department 22 - City Engineer					
52.1200	Professional Services	\$ -	\$ (61,960)	\$ 45,200	Traffic Eng Svcs; Recruitment Svcs; Traffic Studies
Function / Activity 1575 - City Engineer Totals		\$ -	\$ (61,960)	\$ 45,200	
Function / Activity 3200 - Police					
Department 40 - Police Department					
51.1100	Wages - Full Time Employees	\$ 5,077,842	\$ (292,827)	\$ 250,000	Wages higher than projected
51.1300	Wages - Overtime	\$ 73,300	\$ (221,203)	\$ 201,000	Excess OT due to COVID-19

Account	Account Description	Adopted Budget	Budget - YTD Transactions	2020 Budget Amendment	Comments
	Function / Activity 3200 - Police Totals	\$ 5,151,142	\$ (514,030)	\$ 451,000	
	Function / Activity 3500 - Fire				
	Department 50 - Fire Department				
51.1100	Wages - Full Time Employees	\$ 3,321,314	\$ (194,571)	\$ 110,000	Wages higher than projected
	Function / Activity 3500 - Fire Totals	\$ 3,321,314	\$ (194,571)	\$ 110,000	
	Function / Activity 4950 - Cemetery				
	Department 69 - Cemetery				
54.2201	Vehicles/Equipment	\$ 12,500	\$ (63,000)	\$ 40,000	Backhoe/Loader purchase
	Function / Activity 4950 - Cemetery Totals	\$ 12,500	\$ (63,000)	\$ 40,000	
	Function / Activity 6200 - Parks & ROW				
	Department 61 - Beautification				
54.1215	Parks & Recreation	\$ -	\$ (248,299)	\$ 95,000	Expenses for Pickleball Facility
	Function / Activity 6200 - Parks & ROW Beaut Totals	\$ -	\$ (248,299)	\$ 95,000	
	Function / Activity 7500 - Business Dev & MS				
	Department 82 - Keep Newnan Beautiful				
53.1100	Materials and Supplies	\$ 4,500	\$ (21,927)	\$ 23,300	KNB Annual Expenses
53.1708	Other Boards & Commissions	\$ 10,000	\$ (5,332)	\$ 5,400	Downtown Lights, Wreaths, Ornaments
	Department 82 - Keep Newnan Beautiful Totals	\$ 14,500	\$ (27,260)	\$ 28,700	
	Fund 100 - General Fund Expense Totals	\$ 27,145,600	\$ (793,832)	\$ 1,126,775	



City of Newnan, Georgia - Mayor and Council

Date: May 25, 2021

Agenda Item: Annual Controlled Assets & Capital Assets Surplus
Property Declaration and Disposition Enter Text Here

Prepared By: Ronda Helton, Program Manager

Purpose:

Newnan City Council may consider the approval of the disposal of the City's surplus and/or obsolete property per attached inventory schedule.

Background:

Surplus inventory items submitted by various departments.

Funding: N/A

Recommendation:

Staff recommends that Council declare as surplus the equipment/vehicles listed on the attached Surplus Property Schedule and grant authorization for the disposal of such.

Attachments:

1. Surplus Property Schedule

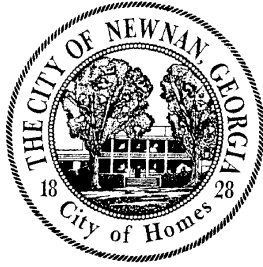
Previous Discussion with Council: N/A

<u>Asset Tag</u>	<u>Asset Description</u>	<u>Disposal Method</u>
200482	Hustler Mower	Auction
200123	2002 Chevy Silverado	Auction
200091	2006 Ford F150	Auction
20079	John Deere Gator	Auction
200433	John Deere Gator	Auction
200475	2009 Crown Vic	Auction
200405	2006 Dodge Charger	Auction
200440	2007 Chevy Impala	Auction
200515	2011 Crown Vic	Auction
200429	2007 Dodge Charger Magnum	Auction
200024	2008 Dodge Charger	Auction
No tag	John Deere Tractor	Auction
103606	Land Pride Flail Mower	Auction
200204	New Holland TC55DA tractor	Auction
200086	Toro Twister 1600	Auction
100663	John Deer Bagger Mower	Parted out - Dispose
100995	Toro Bagger Mower	Parted out - Dispose
	PB247 72" Bush Hog	Parted out - Dispose
	BEA 59 Bush Hog Auger	Parted out - Dispose
	Troy Built Pressure Washer	Parted out - Dispose
	Stihl Auger	Parted out - Dispose
	Husquavarner Weedeater	Parted out - Dispose
	Husquavarner Weedeater	Parted out - Dispose
	Husquavarner Weedeater	Parted out - Dispose
	Stihl Weedeater	Parted out - Dispose
	Stihl Edger	Parted out - Dispose
	Stihl Edger	Parted out - Dispose
	Stihl Edger	Parted out - Dispose
	Stihl Edger	Parted out - Dispose
101395	Husquavarner Blower	Parted out - Dispose
100897	John Deere Push mower	Parted out - Dispose
100196	Office Chair	Dispose - Broken
	Office Chair	Dispose - Broken
	GE Washing Machine	Dispose - Not repairable
101413	DataRadio Gemini G3 Modem	Recycle
101408	DataRadio Gemini G3 Modem	Recycle
101409	DataRadio Gemini G3 Modem	Recycle
101410	DataRadio Gemini G3 Modem	Recycle
101411	DataRadio Gemini G3 Modem	Recycle
101414	DataRadio Gemini G3 Modem	Recycle
101402	DataRadio Gemini G3 Modem	Recycle
103776	AS US Ci7-4770 Desktop Computer	Recycle
102470	Asus Ci7-4770	Recycle
103775	AS US Ci7-4770 Desktop Computer	Recycle
101463	Fujitsu Lifebook	Recycle
101461	Fujitsu Lifebook	Recycle

103776	ASUS Desktop Computer	Recycle
102470	ASUS Desktop Computer	Recycle
103775	ASUS Desktop Computer	Recycle
102470	Asus Workstation	Recycle
103775	Asus Workstation	Recycle
103776	Asus Workstation	Recycle
	AOC Monitor	Recycle
	AOC Monitor	Recycle
	Acer Monitor	Recycle
	Acer Monitor	Recycle
	Acer Monitor	Recycle
	Asus Monitor	Recycle
101591	Dell Workstation	Recycle
100740	Dell Laptop	Recycle
101594	Dell Workstation	Recycle
101365	Dell Workstation	Recycle
101453	Dell Workstation	Recycle
102336	Dell Workstation	Recycle
101233	Dell Workstation	Recycle
102260	Dell Workstation	Recycle
10654	Dell Workstation	Recycle
	Dell Workstation	Recycle
102409	Dell Workstation	Recycle
101592	Dell Workstation	Recycle
102752	Ipad Air	Recycle
	Ipad Air	Recycle
	Ibuy power	Recycle
102292	Asus Workstation	Recycle
102791	Asus Workstation	Recycle
101595	Dell Workstation	Recycle
102542	Asus Workstation	Recycle
	Asus Workstation	Recycle
102933	Lenovo Thinkcenter	Recycle
	Asus Workstation	Recycle
101296	Drobo	Recycle
	Hans G Monitor	Recycle
102467	LG 42" TV	Recycle
200468	17" LCD Monitor or Security System Camera	Recycle
101318	Camera Surveillance	Recycle
101459	Fujitsu Lifebook	Recycle
1838	Fujitsu Lifebook	Recycle
200452	Watchguard Camera	Recycle
101170	Watchguard Camera	Recycle
101165	Watchguard Camera	Recycle
	Mega Phones	Recycle
	13 Havis Laptop	Recycle
	1 Havis Laptop	Recycle

6 Joto Desk laptop	Recycle
8 Laptop Platform	Recycle
3 Whelen Light bar	Recycle
Code 3 Light bar	Recycle
2 Joto Desk Consoles	Recycle
2 Havis car Consoles	Recycle
Motorola radio	Recycle
4 Kenwood radios	Recycle
Kenwood Radio	Recycle
Kenwood Radio	Recycle
101420 Kenwood Radio	Recycle
101432 Kenwood Radio	Recycle
101431 Kenwood Radio	Recycle
Kenwood Radio	Recycle
Kenwood Radio	Recycle
Kenwood Radio	Recycle
101430 Kenwood Radio	Recycle
102441 Watchguard Camera	Recycle
102439 Watchguard Camera	Recycle
102434 Watchguard Camera	Recycle
Watchguard Camera	Recycle
Watchguard Camera	Recycle
Watchguard Camera	Recycle
200452 Watchguard Camera	Recycle
101170 Watchguard Camera	Recycle
101165 Watchguard Camera	Recycle
Watchguard Camera	Recycle
3 Watch Guard Video Screens	Recycle
Watch Guard Cameras	Recycle
2 Screens Setima	Recycle
Pros Undr	Recycle
Watch Guard Video	Recycle
Siren Control Box Whelen	Recycle
Siren Control Box Whelen	Recycle
Siren Control Box Whelen	Recycle
Siren Control Box Whelen	Recycle
Siren Control Box Galls	Recycle
Siren Control Box Galls	Recycle
Siren Control Box Galls	Recycle
Light Control Box - Whelen	Recycle
Light Control Box Lionheart	Recycle
Light Control Box Federal	Recycle
4 Lightcontrol Boxes Galls	Recycle
Lightcontrol Box Breo - King	Recycle
5 Sirens Galls	Recycle
2 Sirens Federal	Recycle
Siren Whelen	Recycle

	Siren - Unknown	Recycle
1013577	Tyuneec Typhoon H Drone	Recycle
101902	Dell Desktop	Recycle
101904	Dell Desktop	Recycle
103283	Lenovo Desktop	Recycle
101226	Dell Desktop	Recycle
100237	Dell Laptop	Recycle
101734	Dell Desktop	Recycle
NA	AOC monitor	Recycle
NA	Dell Monitor	Recycle
101643	Dell Desktop	Recycle
101542	Dell Desktop	Recycle
102803	ASUS Desktop Computer	Recycle
NA	Toshiba Laptop	Recycle
102106	ASUS Desktop Computer	Recycle
NA	Dell Desktop	Recycle
102713	ASUS Desktop Computer	Recycle
102717	ASUS Desktop Computer	Recycle
102707	ASUS Desktop Computer	Recycle
102711	ASUS Desktop Computer	Recycle
NA	ASUS Desktop Computer	Recycle
101596	Dell Desktop	Recycle
102410	Dell Desktop	Recycle
103061	Lenovo Desktop	Recycle
102259	Lenovo Desktop	Recycle
	(58 Qty) Taser X26	Donation - Bowden, GA
	PD 381 - Wheelen Siren	Recycle
	PD 381 - Kenwood VHF FM	Recycle
	Sennheiser Headset	Damaged - Disposed
103340	Electrolux Washer/Dryer combo	Not Repairable



City of Newnan, Georgia - Mayor and Council

Date: May 25, 2021

Agenda Item: Contract Award
Traffic Sign Installations

Prepared by: Michael Klahr, Director of Engineering

Purpose: Council may consider a contract award for the above referenced project

Background: Separate sealed bids were received at the office of the City Manager, May 11, 2021. The low bid, submitted by **Safety Signal Co., Inc.**, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The work includes the replacement and installation of traffic signs, including regulatory, warning, and street name signs, due to recent storm damage.

The contract will be quantity based.

Options: A. Award a contract to **Safety Signal Co., Inc.** for a base bid amount of **\$68,355.00**

B. Other action as directed by Council

Funding: GF/ FEMA PA

Recommendation: Option A

Attachments: Bid Tabulations



City of Newnan, Georgia

BID OPENING: Traffic Sign Installations Tuesday May 11, 2021- 10am

BIDDER	BID AMOUNT	COMMENTS
Big Apple Services 2146 West Park Ct. Suite E Stone Mountain, GA 30087	\$90,420	
Safety Signal Co., Inc. P.O Box 488-5077 Sunset Strip Union City, GA 30291	\$108,355	

BIDS OPENED BY



City of Newnan, Georgia - Mayor and Council

Date: May 25, 2021

Agenda Item: Consideration of Contract Award for Emergency Concrete Repair Services

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and award an Emergency Concrete Repair Services contract to a qualified firm.

Background: At 12:05am on Friday, March 26, 2021 an EF4 tornado, carrying 170 mph winds, struck the City of Newnan resulting in an unprecedented and extraordinary emergency. The event resulted in damage to countless structures, loss of transportation facilities and various other public facilities.

Certain damaged public facilities, such as segments of existing concrete sidewalk, driveway aprons, curb/ gutter, curb ramps and street repairs were damaged during the March 26, 2021 event. In an effort to engage a qualified contractor to assist the City in rebuilding certain public facilities, City staff issued an Invitation to Bid (ITB) for Emergency Concrete Repair Services.

The City of Newnan desires to contract for the reconstruction of certain that is to be identified once a contract has been executed. All sidewalk and curb ramp construction shall be in compliance with current ADA standards and constructed to Georgia Department of Transportation standards.

City staff, in following adopted procurement guidelines, prepared and released an Invitation to Bid (ITB) for Emergency Concrete Repair Services on May 7, 2021.

The City of Newnan received bids on Friday, May 14, 2021.

The City of Newnan received one bid from the following firm:

Piedmont Paving, Inc.
1226 Highway 16 East
Newnan, Georgia 30263

City staff reviewed the received bid for the firm's competency, responsiveness as well as for competitive pricing, understanding that only one bid was received. City staff believes that the pricing provided is appropriate.

Funding: General Fund/Federal Emergency Management Agency Public Assistance

Attachments:

1. Bid Tabulation

Recommendation: City staff in an effort to provide responsive and reliable Emergency Concrete Repair Services, recommends that the Newnan City Council award the dib to the listed firm.

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event.



City of Newnan, Georgia

BID OPENING: Concrete Repair for Tornado Impacted Areas May 14, 2021- 10am

BIDDER	BID AMOUNT	COMMENTS
Piedmont Paving, Inc. 1226 Highway 16 East Newnan, GA 30263		

BIDS OPENED BY



City of Newnan, Georgia - Mayor and Council

Date: May 25, 2021

Agenda Item: Public Hearing – Zoning Regulations Text Amendments to Articles 2, 3, 5, 11 and 13

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To conduct a public hearing to consider adopting text amendments to Articles 2, 3, 5, 11 and 13 of the City of Newnan's Zoning Regulations.

Background: This item is a continuation of a prior hearing in March 2021, wherein staff presented several text amendments of zoning regulations to City Council. This item is the second of three text amendment presentations. Council previously approved a text amendment to the Mixed Use Development District ordinance in April 2021.

A few highlights of these particular text amendments are the introduction of a new use category, Micro-Producers, and a definition for this use which, if approved, will allow microbreweries, microdistilleries and Microwineries to operate in certain zoning districts within the City. Several other amendments are housekeeping items pertaining to use categories and districts. Some other changes include improving development aesthetics for detention ponds and dumpster areas.

Other changes are to the Downtown Design Overlay District which reaffirms a recently adopted ordinance governing demolition of structures 50 years of age or older.

Removal of the neon sign prohibition in overlay districts.

Modifying the Historic Residential Design Overlay District (HRDO) map to correct a recently discovered error. The Farmers Cemetery tract was originally included in HRDO; however, this area is not included in the Newnan Cotton Mill and Mill Village District national register, which was used as the basis for developing the HRDO map. This amendment seeks to correct that error.

Another change is adding to the previously approved administrative variance section to provide administrative variances for residential additions of less than 250 square feet that may need setback reduction not to exceed 33% of the minimum building setback for that particular residential zoning district.

Funding: N/A

Recommendation: Approve the text amendments to the Zoning Regulations.

Previous Discussion with Council: March 23, 2021, April 27, 2021.

. Proposed new language is **bold and highlighted in yellow**. Proposed language to be removed in ~~red and strikethrough~~.

Article 2 – Use of Land and Structures

Sec. 2-13, (e), (1) - Correcting a mistake by adding that all uses in the Central Business District (CBD) are required to utilize public water and sewer infrastructure. This same requirement is stipulated in the other zoning districts enumerated in Article 2.

(e) CBD, Central Business District.

(1) General Purpose and Description.

The CBD, Central Business District, is intended to accommodate the commercial, office, service, residential, public activities and uses commonly found in a central business district. There shall be only one contiguous CBD, Central Business District. **Allowed uses are required to utilize public water and sewer infrastructure.**

Sec. 2-24, Table 2-B – Principal Uses Allowed by Zoning District

- Apartments Above Commercial Storefronts as allowed with restrictions in PDC, OI-1, OI-2, PDO, CUN, CCS, CBD, CGN and CHV.
- Medical, Dental and Diagnostic Laboratories as allowed uses in PDC, OI-1, OI-2, PDO, CUN, CCS, CBD, CGN and CHV.
- Direct Mail Advertising Services as an allowed use in CUN.
- Bank or other depository financial institution, excluding drive-through facilities as an allowed use in PDO.
- Bank or other depository financial institution, including drive-through facilities as allowed uses in OI-1, OI-2, PDO and CUN.
- Laundry and dry cleaning establishments as an allowed use in PDC.
- Laundry and dry cleaning establishments (no on-site plant) as allowed use in PDC.
- Truck rental and leasing as an allowed use in CHV.
- Dance studios, schools and halls as an allowed use in PDO.
- Automobile repair and maintenance, light as allowed uses in PDC and CGN.
- Automobile repair and maintenance, heavy as an allowed use in CGN.
- Automobile sales, new vehicles as allowed uses in ILT and IHV.
- Automobile sales used vehicles as allowed uses in ILT and IHV.
- Boat Dealers, new and used as allowed use in CHV and ILT.
- Recreational Vehicle Dealers, new vehicles as allowed uses in CHV and ILT.
- Agricultural Supply Stores as allowed uses in PDO, CBD and CGN.
- Drug store or pharmacy as allowed uses in OI-1 and OI-2.
- Convenience stores with fuel pumps (a.k.a gas station, no repair or service) as an allowed use with restrictions in CCS.
- Flea Market as allowed uses in CHV, ILT and IHV.
- Office service and supply establishments as an allowed use in CUN.

- Pawn shops as allowed uses in ILT and IHV.
- Pet stores as allowed uses in PDC and CUN.
- New category added– MICRO-PRODUCERS as special exception uses in PDC, CCS and CGN. Allowed uses in CBD, CHV, ILT and IHV.
- Restaurants, drive-in and fast food as an allowed use in CUN.
- Archery range, indoor (principal use) as special exception uses in PDC, CBD, CGN and CHV.
- Skating rinks, ice or roller, indoor as allowed uses in ILT and IHV.
- Shooting ranges, indoor as special exception use in CBD.
- Coliseums, stadiums, amphitheaters, arenas, etc. as special exception uses in all zoning districts.
- Brewers, Malt Manufacturing as a special exception use in CBD as an allowed use in CHV.
- Automobile salvage, wrecker yards, etc. being removed from CHV zoning districts.
- Mining, quarrying and other mineral extraction changed to a special exception use in IHV.
- Paper Mills changed to a special exception use in IHV.
- Paperboard mills changed to a special exception use in IHV.
- Vehicle for hire, etc. changed to allowed with restrictions in CBD.

Use Groups ↓	Zoning Districts →	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec. 1	See also Accessory Use Table
* = Residual Zoning Districts																						
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
1.000 Residential Uses																						
1.100 Single-Family Residences																						
Single-family detached: Site-Built or Modular Home		A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Manufactured Home		--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Zero lot line residence		--	--	A	--	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Ground Floor Residential		--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--		
Townhouse		--	--	A	A	A	A	A	A	--	--	--	--	--	--	A	--	--	--	--	3-7	
1.200 Two-Family Residences																						
Duplex		--	--	--	S	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
1.300 Multifamily Residences																						
Triplex and Quadplex		--	--	--	--	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
Apartment		--	--	--	--	--	A	A	A/R	--	--	--	--	--	--	--	--	--	--	--		
Apartments above commercial properties		--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	3-73	
1.400 Group Living Uses																						
Dormitories, fraternity houses, and sorority houses		--	S	S	--	--	A/R	A/R	--	--	--	--	--	--	--	--	--	--	--	--	3-38	
Rooming or boarding houses		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Adult assisted living facilities (Class I)		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-79	
Adult assisted living facilities (Class II)		--	--	--	--	--	--	--	S	S	S	--	--	S	--	S	--	--	--	--	3-79	
Adult assisted living facilities (Class III)		--	--	--	--	--	--	--	S	S	S	S	S	S	--	S	S	--	--	--	3-79	
Adult assisted living facilities (Class IV)		--	--	--	--	--	S	S	S	S	S	S	S	S	--	S	S	--	--	--	3-79	
Retirement Community – Independent		--	--	S	--	S	S	S	A/R	S	S	--	--	--	--	--	--	--	--	--	3-79	
Retirement Community – Dependent		--	--	S	--	S	S	S	A/R	S	S	S	--	S	--	--	--	--	--	--	3-79	
Nursing Home (Class II & III)		--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	S	S	--	--	3-79	
Nursing Home (Class IV)		--	--	--	--	--	S	S	S	S	S	S	S	S	--	--	S	S	--	--	3-30	
Juvenile detention home (Class I)		--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	--	--	3-81	

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec. 3-36	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																		
3.300 Credit and Financial Offices																		
Credit intermediation and related activities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Funds, trusts, and other financial vehicles	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Holding offices	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Investment offices	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Securities, commodity contracts, and other intermediation and related activities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
3.400 Medical Offices																		
Medical offices of dentists, physicians, and other health practitioners	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Medical, dental, and diagnostic laboratories	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
4.000 Commercial Services																		
4.100 Advertising, Public Relations and Related Services																		
Advertising and related services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Agents and managers for artists, athletes, and other public figures	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Direct mail advertising services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Promoters of arts, sports, and similar events	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Public relations services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Radio, television, and publishers advertising representatives	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
4.200 Business Support Services																		
Adjustment and collection agencies	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Business service centers (including mailing center, photocopying shops, etc.)	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
Miscellaneous business services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	
4.300 Other Business Services																		
Conference or training center	--	--	--	--	--	--	--	--	S	A/R	A/R	--	--	A/R	A/R	A/R	A/R	3-36
Convention, meeting, and banquet facilities	--	--	--	--	--	--	--	--	A	A	A	--	--	A	A	A	A	

Use Groups ↓	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table		
* = Residual Zoning Districts	RS-20	RS-15	RU-7	RU-1	RU-2 *	RA/L	RMH	PDR	POC *	OH-1	OH-2	PDO	CUN	CS	CBD	CGN			CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Laundry and dry cleaning establishments	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	
Laundry and dry cleaning pick-up establishments (no on-site plant)	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	✓
4.700 Other Personal Services																				
Automobile parking lots and structures primary use	--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S	
Bail bonding	--	--	--	--	--	--	--	--	A	--	--	--	--	--	A	A	A	A	A	
Cemeteries and mausoleums	--	--	--	--	--	--	--	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-30
Crematories, human or domestic animal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-37
Funeral home or mortuaries, without crematories	--	--	--	--	--	--	--	--	S	S	S	S	S	A	A	A	A	A	A	
Kennels, boarding or breeding, & animal shelters (excluding non-domestic or wild and exotic animals)	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	A/R	A/R	A/R	3-48
Pet grooming establishment	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Photo-finishing laboratories	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	✓
Shoe shine parlors	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
4.800 Rental and Leasing Services																				
Automobile rental and leasing	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Equipment rental and leasing	--	--	--	--	--	--	--	--	S	--	--	--	--		S	S	A	A	A	
Consumer goods rental	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Rental centers, commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A	
Truck rental and leasing	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	A	A	A	
4.900 Transient Lodging																				
Bed and breakfast inns	S	S	S	S	S	S	S	--	S	--	--	--	S	--	S	--	--	--	--	3-25
Campgrounds and Recreational Vehicle (RV) Parks - Commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	
Camps, day or boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	
Hotels, membership-based organization facilities	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A	
Hotels, motels, and other similar traveler's accommodations (excluding travel trailer or RV parks)	--	--	--	--	--	--	--	--	A/R	--	A/R	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-47

Use Groups ↓	Zoning Districts →																For Restrictions, see Sec. 1	See also Accessory Use Table
* = Residual Zoning Districts																		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																		
4.110 Private Schools: Job Training or Personal Enrichment																		
Beauty schools	--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A
Dance studios, schools, and halls	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A
Sports or other physical activity instruction	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A
Technical and trade schools	--	--	--	--	--	--	--	--	S	S	S	--	--	A	A	A	A	A
4.120 Repair Services																		
4.121 Automotive Repair and Maintenance Services																		
Automobile repair and maintenance, light	--	--	--	--	--	--	--	--	A	--	--	--	--	S	A	A	A	A
Automobile repair and maintenance, heavy	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	A	A	A
Car wash (self-operated , full-service, or accessory to gas station)	--	--	--	--	--	--	--	--	A/R	--	--	--	--	A/R	A/R	A/R	A/R	A/R
4.122 Other Repair Services																		
Light repair services (small appliance, electronics and precision equipment, jewelry and watch, shoe and other leather goods), excluding light automobile repair	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A
Personal and household goods repair (large appliances, lawn and garden equipment, furniture and upholstery, tools, and similar uses)	--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	A	A
5.000 Public and Institutional Uses																		
5.100 Schools																		
Branch campus of college, university, or technical school	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S
Business schools and computer and management training	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S
Colleges, universities or other Post-secondary educational institution	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S
Educational support services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A
Junior colleges	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S
Other schools and instruction	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S
Schools, Private, parochial or other elementary or secondary schools not part of the public school system	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Use Groups ↓	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RWH	POR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
	* = Residual Zoning Districts																					
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Individual and family social services and social advocacy organizations		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
6.000 Retail Trade																						
6.100 Motor Vehicle and Parts Dealers																						
Automobile sales, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Automobile sales, used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A		✓
Sales of motorcycles and similar light vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Boat dealers, new and used		--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	A	A	A		
Recreational Vehicle Dealers, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A	A		
Sales, storage and service of heavy equipment, trucks, and machinery		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	3-43	
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tire Sales and Installation		--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-64	
Towing Service-Office Only-No storage or parking of vehicles		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.200 Furnishings, Electronics and Appliance Stores																						
Appliance store, home		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
China and pottery store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Electronics and small appliance stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Furniture, furnishings (draperies, curtains, paint, floor coverings, etc.), and equipment stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Media store (compact discs, cassette tapes, videotapes, computer games, etc.)		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Camera and photographic supplies store including film developing and film printing facilities		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
6.300 Building Material and Garden Equipment and Supplies Dealers																						
Agricultural supply stores		--	--	--	--	--	--	--	--	A	--	--	--	--	--	A	A	A	A	A		
Hardware stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

Use Groups ↓	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RWH	POR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
	* = Residual Zoning Districts																					
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Catering service		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Micro-Producers		--	--	--	--	--	--	--	--	S	--	--	--	--	S	A	S	A	A	A		✓
Restaurant, dinner theater or other live entertainment		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Restaurant, carry-out only		--	--	--	--	--	--	--	--	A	S	S	--	A	A	A	A	A	A	A	3-57	
Restaurants, drive-in and fast food		--	--	--	--	--	--	--	--	A	S	S	--	A	A	--	A	A	A	A	3-57	
Restaurants, delicatessens, cafes, grills, coffee shops and other eating and drinking establishments		--	--	--	--	--	--	--	--	A	S	S	--	A	A	A	A	A	A	A	3-57	
7.000 Arts, Recreation and Entertainment Facilities																						
Adult Entertainment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S		
Artists studios		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Community centers – Noncommercial / Non-Profit		--	--	--	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-34	
Motion picture theaters, excluding drive-in		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Motion picture theaters, drive-in		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Performing arts companies		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
7.100 Museums, Historical Sites, and Similar Institutions																						
Arboretum, Botanical Gardens and Other Outdoor Gardens		S	S	S	S	S	S	S	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-19	
Arts and Cultural Facility Uses		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Art galleries		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Museums		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
7.200 Amusement or Recreation Uses																						
Amusement parks, including but not limited to, water parks, theme parks, and specialty attractions		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
Archery Range, indoor (principal use)		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	S	A	A		
Batting cages		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Bowling centers		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Fairgrounds		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	S	S		
Game rooms and billiard parlors		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →										PS-20	PS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																															
Go-kart tracks, ATV tracks & outdoor tracks or courses	--	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	--	--	--	S	--	--	--	S	--	S	S	S	S		
Golf courses and country clubs	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	S	S	S	--	S	S	S	S	S	S	S			
Golf driving ranges	S	S	S	S	S	S	S	S	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-42		
Miniature golf course	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Recreation or entertainment facilities, commercial (indoor excluding game rooms)	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Recreation or entertainment facilities, commercial (outdoor)	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Recreational centers or clubs, private and noncommercial	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Skating rinks, ice or roller, indoor	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Shooting ranges, indoor	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	S	S	A	A								3-60		
Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-61	
Skating rinks, ice or roller, outdoor	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
Recreational Sports Facilities (including amateur sports teams/leagues, and youth sports teams/leagues)	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A											
7.300 Spectator Sports																															
Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly with a special exception (including semi-professional and professional sports teams)	S	S	S	S	--	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S									3-33		
Drag strips and race tracks (including tracks for motor vehicle racing and dog or horse racing)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-54	
Other spectator sports, NEC	--	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S											
8.000 Industrial Uses																															
8.100 Light Industrial Uses																															
Brewers Malt Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	A	A	A											
Bus terminals and repair shops	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A			
Carting, express, or hauling establishments but exclusive of truck terminals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A			
Carting, waste collection	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A			

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →										RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																															
Freon removal services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Leather curing, tanning, and finishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, rubber and miscellaneous plastics products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, chemicals and allied products, dry or liquid	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, primary metal industries	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, non-clay refractories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, minerals: ground or treated	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, mineral wool	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Mining, quarrying, and other mineral extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Paper mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Paperboard mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Poultry slaughtering and processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Pulp mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Remediation and other waste management services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Sanitary or inert landfills and incinerators	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Waste Transfer Station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Wholesaling of petroleum and coal and allied products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Wholesaling of chemicals and allied products, dry or liquid	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
8.400 Very Heavy Industrial Uses																															
Biomedical waste disposal facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Hazardous or toxic waste incinerator or transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Manufacturing, asbestos products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Manufacturing, ordnance and accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OH-1	OH-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Manufacturing, batteries (storage and primary, dry and wet)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, carbon black	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, storage, transport, and sale of explosives	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
9.000 Transportation, Communications and Utilities																					
Electric Transformer Station, Gas Regulator Station, or Telephone Exchange	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Heliports, helistops, and vertiports	--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S		
Radio and television broadcasting studios & stations	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-55	
Telecommunications	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
Telecommunications Antennas, Micro-Cells and Repeater Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-62	
Telecommunications Towers and Monopoles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	3-62	
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc.)	--	--	--	--	--	--	--	--	S	--	--	--	A/R	--	A/R	--	A/R	A/R	A/R	3-66	

Sec. 2-24, Table 2-C – Accessory and Temporary Uses Allowed by Zoning District

- Office of religious organizations accessory to a church as an allowed use in PDO.
- Parking Lots and garages, private and commuter (more than 50 spaces) as allowed with restrictions in CUN.
- Vehicle for Hire as allowed with restrictions in CBD.

Use Groups ↓	Zoning Districts →																			See Also Sec.:
* = Residual Zoning Districts	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OH-1	OH-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																				
10.000 Accessory Uses																				
10.100 Residential Accessory Uses																				
Accessory apartments	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72
In-home occupation	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	--	A/R	A/R	A/R	A/R	--	--	3-14
Residences for domestic help	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72
Recycling, designated collection center, neighborhood	--	--	--	--	--	A/R	A/R	A/R	S	S	S	--	S	S	S	S	S	--	--	3-12, 3-50
Residential accessory structures	See Article 3																			
10.200 Non-Residential Accessory Uses																				
Car wash, accessory to a gas station	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	
Cemeteries and mausoleums, accessory to a funeral home or church	A	A	A	A	A	A	A	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-30
Offices of religious organizations, accessory to a church	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Outdoor dining	--	--	--	--	--	--	--	--	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-51
Parking Lots and Garages, Private & Commuter (50 spaces or less)	S	S	S	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A	A	A	A	A	A	3-52
Parking Lots and Garages, Private & Commuter (more than 50 spaces)	--	--	--	--	--	--	--	--	S	S	S	S	A/R	S	S	S	S	S	S	3-52
Permanent Makeup/Cosmetic Tattoo-beauty/barber and nail facilities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Retail-Internet Sales	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Retail uses within a principal building, accessory	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--	--	--	
Service uses within a principal building, accessory	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A	
Unattended/Attended collection centers – charity or commercial	--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	--	A/R	A/R	A/R	A/R	3-05
Nonresidential accessory structures	See Article 3																			
10.201 Customary Accessory Uses to Commercial and Industrial Uses (not within a principal building)																				
Advertising and related services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Archery Range, Indoor	--	--	--	--	--	--	--	--	A	--	--	--	--	A	--	A	A	A	A	

Article 3 – Restrictions on Particular Uses

Sec. 3-7, (e), (2)

(e) Multifamily Development.

(1) Entrances Separated.

Common residential building entrances shall be physically separated and distinct from commercial or other nonresidential building entrances except that apartment buildings may provide an internal connection between residential areas and retail designed primarily to serve those residences.

(2) Storage of Refuse.

Residential units shall maintain a separate refuse storage container from that used by nonresidential uses. It shall be clearly marked for residential use only and use by nonresidential tenants is strictly prohibited. **Dumpster and/or compactor locations shall be in rear or non-street side yards.**

(3) Design.

Section 3-7, (h)

(h) When developing a residential development, priority will be to design Detention/Retention ponds and basins in such a manner that they are not adjacent to a major street or highway either providing access to, or abutting the residential development. In the event that a detention/retention pond or basin must be located adjacent to a main street based upon the topography of the development site, then the pond or basin must be adequately screened from view from the street with landscaping subject to approval by the City's Landscape Architect. Fencing, compliant with this Ordinance, shall also be used as part of the screening.

Section 3-12, Table 3-C

Table 3-C: Setback Requirements for Residential Accessory Building, Structure, or Use

Permitted Residential Accessory Building, Structure, or Use	Yard(s) Permitted R=Rear; S=Side SS=Street Side F=Front; A=All	Minimum Distance (In Feet) From:*											
		Side Setback			Street Side or Front Setback			Rear Setback			Principal Building		
		A	B	C	A	B	C	A	B	C	A	B	C
Arbor or Trellis	R, S	5	5	5	15	10	10	5	5	5	0	0	0
Awnings or Canopies	A	5	5	5	5	5	5	5	5	5	0	0	0
Balconies	A	5	5	5	5	5	5	5	5	5	0	0	0
Clothesline	R	---	---	---	---	---	---	5	5	5	0	0	0
Communications Tower for Public Agencies	R	See Sec. 3-62											
Dog Houses and Pens	R	---	---	---	---	---	---	5	5	5	0	0	0
Fallout or Emergency Shelter	R	---	---	---	---	---	---	10	5	5	0	0	0
Fences and Walls	See Vision Clearance section in Lot and Building Standards Article	0	0	0	0	0	0	0	0	0	0	0	0
Fire Escape	R, S	5	5	5	---	---	---	0	0	0	0	0	0
Flag Poles	A	5	5	5	15	10	10	5	5	5	0	0	0
Freestanding Air-Conditioning Equipment	R, S	6	1	1	---	---	---	10	5	5	0	0	0
Garage, Carport, or Carriagehouse, Detached **	R, S	5	5	5	---	---	---	5	5	5	5	5	5
Gazebo	R, S	5	5	5	15	10	10	5	5	5	5	5	5
Greenhouse, Private	R	---	---	---	---	---	---	5	5	5	5	5	5
Hot Tubs and Hydros spas	R, S	5	5	5	---	---	---	5	5	5	5	5	5
Patios, Paved Terraces, and Decks—at or above ground	A	5	5	5	15	10	10	5	5	5	0	0	0
Play Equipment and Playhouses	R	---	---	---	---	---	---	5	5	5	5	5	5
Radio or Satellite/TV Antennas	R, S or Roof	15	15	15	---	---	---	15	15	15	0	0	0
Recycling Areas	R, S	10	5	5	15	10	10	10	5	5	0	0	0
Residential Outbuildings, Except Detached Private Garage, Carport, or Carriagehouse	R, S	5	5	5	---	---	---	5	5	5	5	5	5
Solar Panels or Other Passive or Silent Energy Conserving Facilities	R, S, or Roof	10	5	5	---	---	---	10	5	5	0	0	0
Swimming Pool Decks or Outbuildings	R, S	5	5	5	---	---	---	5	5	5	0	0	0

Sec. 3-12. – Residential Accessory Structures.

Swimming Pools, Hot Tubs, and Hydrospas	R, S	10	10	10	---	---	---	10	10	10	10	10	10
Tennis, Handball, Squash, or Badminton Courts	R, S	10	10	10	---	---	---	10	10	10	10	10	10
Utility Substation, Dedicated	R	---	---	---	---	---	---	40	40	40	40	40	40

Sec. 3-31:

Sec. 3-31. - Churches and Other Religious Institutions.

(a) Church Use Only.

- (1) If located in a residential district, any building or structure established in connection with these uses shall be required to have a 75-foot setback from all side and rear property lines.
- (2) That if located in any residential district these uses shall be permitted only on a lot which abuts a major or minor thoroughfare or a collector street.
- (3) The site must contain at least 1 acre, have frontage of at least 125 feet on a public street, and comply with all applicable setback and buffer requirements. **One exception is that churches may be established in shopping centers, storefront space and in the Central Business District (CBD) without having to meet this requirement.**
- (4) No parking areas or driveways shall be established within 20 feet of another lot in a residential zoning district, and all parking areas and driveways shall be paved. The location of all curb cuts must be approved by the City Engineer.
- ~~(5) A Type "A" Buffer, as specified in the City's Tree Preservation and Landscaping Ordinance, shall be established along the side and rear property lines.~~

Article 5 – Design Review Standards and Procedures

Sec. 5-4, (e), (6) – Removing the following language, “*There shall be no visible neon tubing sign(s), or any sign emulating neon tubing permitted on wall or freestanding signs within the overlay district.*”

(6) Sign Requirements.

Signs shall conform to the Sign Regulations Article. In addition, the following requirements shall apply:

- ~~a. There shall be no visible neon tubing sign(s) or any sign emulating neon tubing permitted on wall or freestanding signs within the overlay district.~~
- A Signs shall be of wood, stone or other similar materials and shall complement the material and color of the building. Sign supports shall be faced with the primary material used on the primary structure. The primary structure material shall be used to frame the sign in such a way as to completely surround the sign a maximum of eight inches (8”) on the top and sides of the sign. No part of a metal can shall be left exposed, except as required for maintenance of the sign and/or its components.

Sec. 5-6 (c), (6) – Downtown Design Overlay District

In this section, we were proposing to add language that would support and affirm the recent change to the Code of Ordinances on the age of structures that have to receive approval from City Council before being demolished. The current language that talks about what type of activity triggers a Certificate of Appropriateness within the Downtown Design Overlay District exclusively to come before the Planning Commission mentions demolition. It states, “...Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section...”

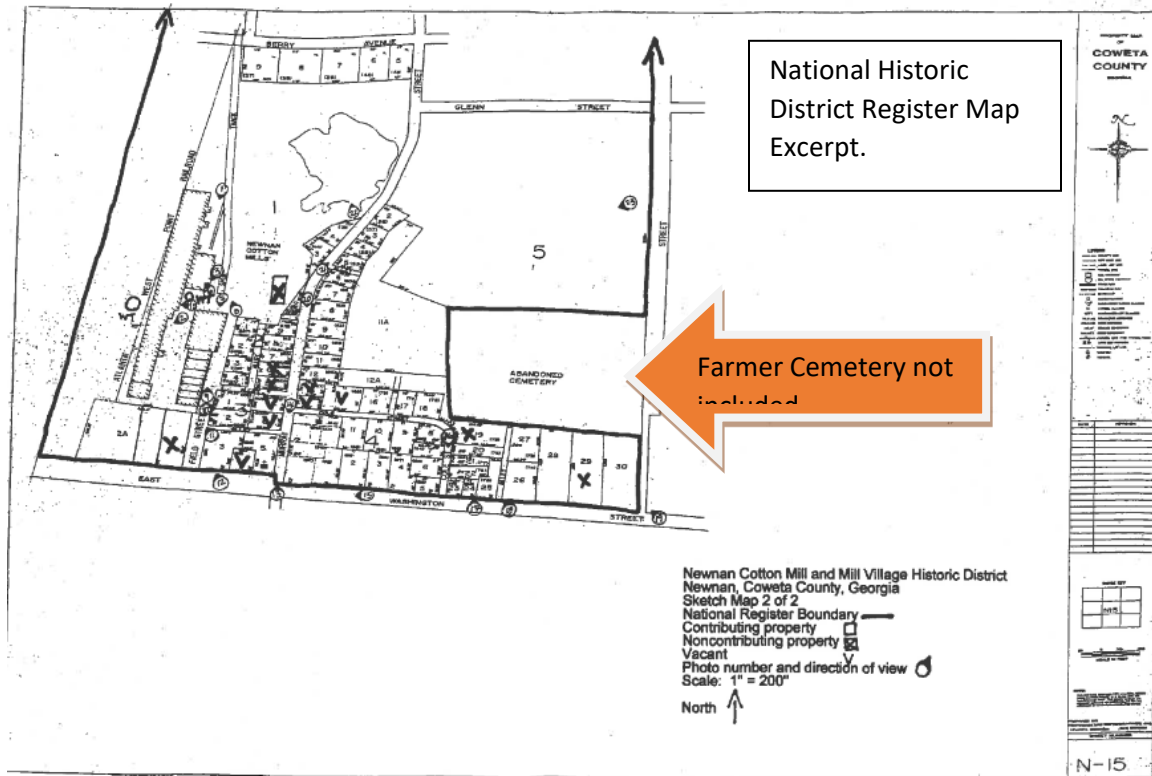
What we proposed would be to add the following:

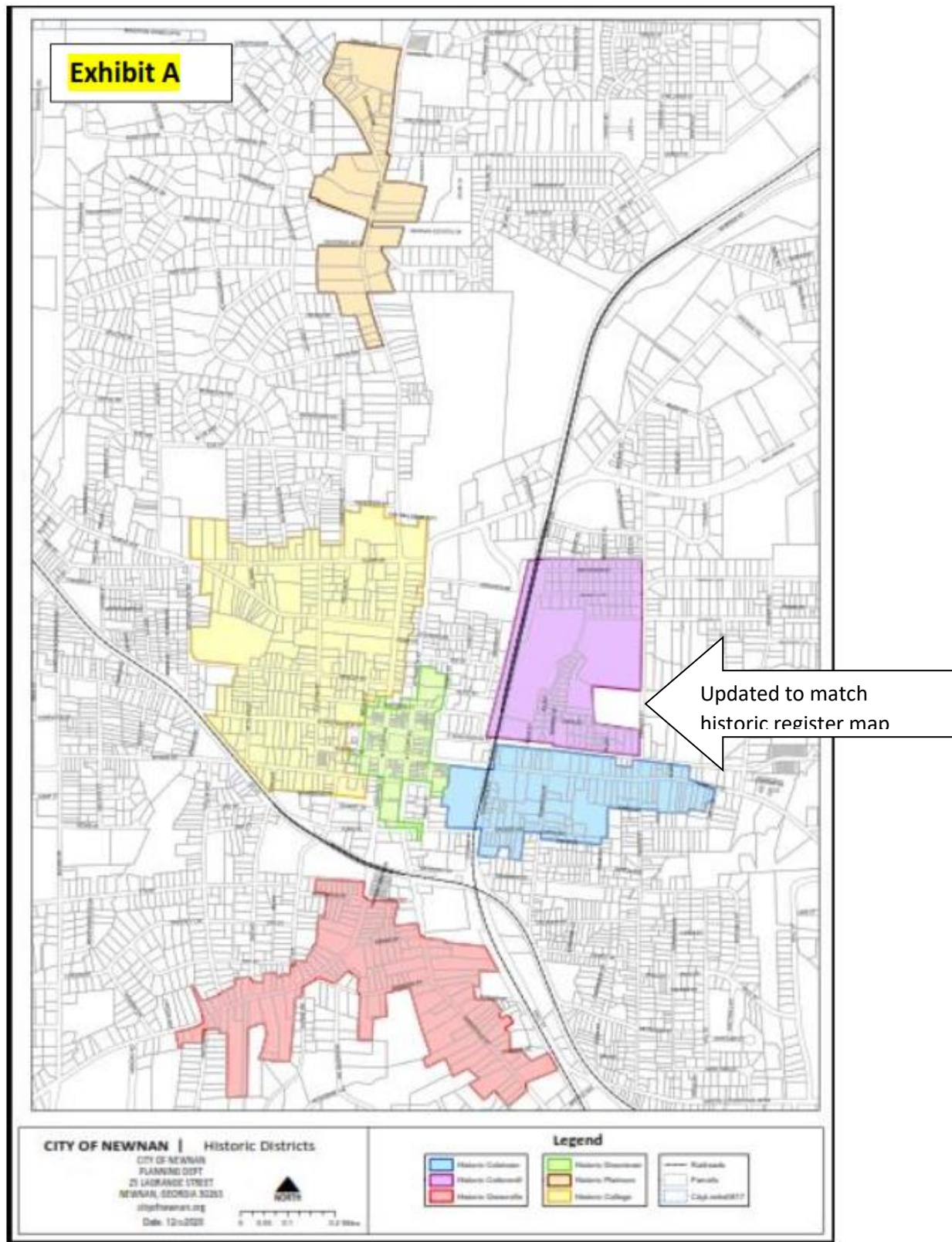
(6) Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section, regardless of the age of the structure. For structures that are 50 years old or older, approval for demolition requires a public hearing before the Newnan City Council and not the Newnan Planning Commission.

This process only involves commercial, office, or any non-residential structure and does not involve any homes or residential properties.

Section 5-7, (b) Exhibit A

A related amendment has to do with the map for the Historic Residential Design Overlay Districts (HRDO). Each HRDO mirrors the properties designated in national register districts. The old map incorporated the Farmer Street Cemetery property; however, that property was not included in the boundary for Newnan Cotton Mill and Mill Village District national register. This amendment just proposes to correct the HRDO zoning map to match the national register. This map amendment does not change anything with respect to the City’s ordinance on demolitions for structures over 50 years old.





Article 11 – Appeals:

Propose to create a new administrative variance provision. This was based upon the number of cases that were coming before the Board of Zoning Appeal and/or Planning Commission that were routinely being approved. Instead of having a citizen wait 30 days for a decision on a small residential addition project (less than 250 square feet) that may need a minor setback reduction (33%), our goal is to allow that type of variance to be handled by the Planning and Zoning Director to expedite the project.

Sec. 11-6, (e), (4)

(e) All applications for administrative variances shall be submitted to the Planning and Zoning Department. The application for an administrative variance shall be subject to the standards in Sec. 11-9 of the Zoning Ordinance and Section 10-114 (b) of the City of Newnan Code of Ordinance pertaining to Stream Buffers. The authority to grant such administrative variances shall be limited to variance from the following requirements:

(1) Principal Building Front, Side, Street Side and Rear Setbacks.

A variance shall not exceed 15% of the footage deducted from the required setback. Factors to be considered include the average of principal building setbacks of adjoining and contiguous properties.

(2) Principal Living Space.

A variance shall not exceed 25% of the square footage deducted from the required principal living space. Factors to be considered include the average of principal living space square footage calculations of adjoining and contiguous properties.

(3) Stream Buffer.

For lots established prior to the 2008 adoption of the City of Newnan's Stream Buffer Regulations, consideration may be given to modify the City's stream buffers. Final authorization shall be contingent upon a favorable recommendation from the City of Newnan's Engineering Department of the site development plan specific to the property that is the subject of the variance application.

(4) Residential Additions

A variance shall not exceed 33% of the footage deducted from the required setback for a residential addition, and the size of the proposed residential addition shall not exceed 250 square feet.

Article 13 – Interpretation and Definitions

Sec. 13-6 (M) – adding new definition for Micro-Producers

MICRO-PRODUCERS. This is an overarching category that will include microbreweries, micro-wineries and micro-distilleries.

Motion to Enter into Executive Session

I move 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

And that we, in open session, 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.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we 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).