



Newnan City Council Meeting

JUNE 15, 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 25, 2021

REPORTS OF BOARDS AND COMMISSIONS

- B. 2 Appointments- Convention Center Authority, 3 year term
- C. 4 Appointments- Cultural Arts Commission, 3 year term
- D. 4 Appointments- Keep Newnan Beautiful, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

- E. Updates Related to Tornado Clean Up Efforts and Assistance
- F. Pinning Ceremony- New Police Chief, Brent Blankenship
- G. Comments from Retiring Police Chief, Buster Meadows

REPORTS AND COMMUNICATIONS FROM MAYOR

- H. Creation of a private non-profit organization to oversee the reforestation efforts due to the EF4 Tornado on March 26, 2021

NEW BUSINESS

- I. Public Hearing- Application for Alcohol Beverage License- Viet's Cuisine- Retail On Premise (Pouring) Sales, Malt Beverages & Wine- 30 Bullsboro Dr. - Reason: New Business
- J. Consideration of an Ordinance to Amend the 2020 Budget for Special Revenue Funds
- K. Request for street closures for Sunrise on the Square Road Race 5K on Saturday, September 4th
- L. Consideration of Support for Downtown Traffic Safety Study regarding speed limits in downtown Newnan
- M. Consideration of an Intergovernmental Agreement between the City of Newnan and the Coweta County Board of Commissioners for Master Planning of Caldwell Tanks and the Coweta County Administration Building
- N. Consideration of an Amended Resolution for Waiving Permit Fees for structures impacted by the Tornado on March 26, 2021
- O. Consideration of a Resolution Setting the Date for the General Election and Qualification Period for Candidates in the 2021 General Election

- P. Consideration of a Resolution Appointing an Election Superintendent for the 2021 General Election
- Q. Consideration of a Resolution Calling for a Special Referendum Election Authorizing the City of Newnan to Issue Licenses for Package Sales of Distilled Spirits

UNFINISHED BUSINESS

- R. 2nd and Final Reading- Ordinance to Amend the 2020 Fiscal Year Budget
- S. 2nd and Final Reading- Consideration of Zoning Regulation Text Amendments, Sections 2, 3, 5, 11 and 13
- T. Public Hearing - Consideration of Zoning and Subdivision Regulation Text Amendments, Sections 7, 8, 9 and 10
- U. Consideration of Acceptance of FY2021 Community Home Investment Program (CHIP) Grant and Authorization for the Mayor to execute all documents and assurances on behalf of the City
- V. 29 Westgate Park Ln - Schedule Public Hearing for July 20, 2021 regarding structure
- W. 62 Murray St - Schedule Public Hearing for July 20, 2021 regarding structure

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- X. Request from Corner Arts Gallery to Close North and South Court Square for Labor Day Festival, 9am-4pm on Monday, September 6th
- Y. Presentation from Dr. Brendan Kelly, UWG President

MOTION TO ENTER INTO EXECUTIVE SESSION

- Z. 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 25, 2021 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: Rhodes Shell, George Alexander; Ray DuBose, and Dustin Koritko. Council members absent: Cynthia E. Jenkins and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; City Engineer, Michael Klahr; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – MAY 11, 2021

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on May 11, 2021 and adopt them as presented.

MOTION CARRIED. (5-0)

APPOINTMENT- NEWNAN URBAN REDEVELOPMENT AGENCY- 3 YEAR TERM

Motion by Councilman Koritko, seconded by Councilman Alexander to reappoint Tanya Tyson to the Urban Redevelopment Agency.

MOTION CARRIED. (5-0)

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

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Skin Edge V to the Board of Zoning Appeals.

MOTION CARRIED. (5-0)

CONSIDERATION OF AN ORDINANCE TO AMEND THE 2020 FISCAL YEAR BUDGET

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt the ordinance as presented. 2nd and Final Reading next agenda.

MOTION CARRIED. (5-0)

**CONSIDERATION OF ANNUAL CONTROLLED ASSETS & CAPITAL ASSETS
SURPLUS PROPERTY DECLARATION AND DISPOSITION**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the declaration and disposition.

MOTION PASSED (5-0)

CONSIDERATION OF A CONTRACT AWARD FOR TRAFFIC SIGN INSTALLATIONS

City Manager explained that this in response to the recent storm. Hoping to get the contractor engaged soon as there are a lot of signs that need fixing. From a public safety standpoint and citizens concerns this is a pressing issue.

Motion by Councilman DuBose, seconded by Councilman Koritko to award the contract to Safety Signal as recommended by City Staff.

MOTION CARRIED. (5-0)

**CONSIDERATION OF CONTRACT AWARD FOR EMERGENCY CONCRETE REPAIR
SERVICES**

Assistant City Manager explained that this is also in response to the tornado. This was a unit-based bid and not lump sum. There was only one bid received and City Staff did check for competitive pricing and staff believes the pricing given is competitive.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Shell to accept the recommendation and award the contract to Piedmont Paving.

MOTION CARRIED. (5-0)

**PUBLIC HEARING- CONSIDERATION OF ZONING REGULATION TEXT
AMENDMENTS**

Mayor Brady opened the public hearing.

Dean Smith, Planner explained that this is part 2 of a 3-part process. These are text amendments in Articles 2, 3, 5, 11 and 13. This includes the introduction of a new category, micro producers such as microbreweries, microdistilleries and microwineries. Other changes include the removal of neon sign prohibition in the overlay district, looking at correcting the historic residential design overlay district map, and to allow an administrative variance for residential additions over a certain size not to encroach beyond a certain threshold in building setbacks.

Mayor Brady closed the public hearing.

Motion by Mayor Pro Tem Shell, seconded Councilman Alexander to adopt the amendments as presented. 2nd and Final Reading next agenda.

MOTION CARRIED. (5-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Shell to adjourn the Council meeting at 6:37pm.

MOTION CARRIED. (5-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Viet's Cusine**

Licensee: **Peter Hong**

License Representative: **Thi Quynh NGA Hong**

Type License: **Retail On Premise (Pouring) Sales of Malt Beverages & Wine**

Location: **30 Bullsboro Dr.**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

If not, reasons file prior to hearing

Respectfully submitted,

Megan Shea
City Clerk



City of Newnan, Georgia - Mayor and Council

Date: June 15, 2021

Agenda Item: Ordinance to Amend 2020 Budget – Special Revenue Funds

Prepared By: Katrina Cline, Finance Director

Presented By: Cleatus Phillips, City Manager

Purpose: To obtain Council approval to amend the 2020 Budgets for Special Revenue Funds, per the attached worksheet. The Confiscated Assets expense budget is being amended by \$41,332; the Rental Motor Vehicle Tax expense budget is being amended by \$3,675.

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 attached budget amendments worksheet provides the reason for the increased expenses by department and line item in the comment's column.

Funding: N/A.

Recommendation: N/A.

Options:

1. Approve the 2020 Budget Amendments for Special Revenue Funds as submitted.
2. Other action as directed by Council.

Attachments: 2020 Budget Amendment worksheet by department and account.

Previous Discussion with Council: N/A.



City of Newnan 2020 Budget Amendments - Special Revenue Funds

Account	Account Description	Adopted Budget	Budget - YTD Transactions	2020 Budget Amendment	Comments
Fund 210 - Confiscated Assets Fund					
EXPENSE					
Function / Activity 3200 - Police					
Department 40 - Police Department					
35.1322A	DOT Expenditures	\$ 72,600.00	\$ (41,331.97)	\$ 41,332.00	Expenditures higher than anticipated.
Fund 210 - Confiscated Assets Fund Totals		\$ 72,600.00	\$ (41,331.97)	\$ 41,332.00	
Fund 280 - Rental Mtr Vehicle Excise Taxes					
EXPENSE					
Function / Activity 7540 - Tourism					
Department 81 - Tourism					
52.1200	Professional Services	\$ -	\$ (1,483.99)	\$ 1,500.00	Expenditures not budgeted originally.
53.1220	Natural Gas	\$ -	\$ (2,172.50)	\$ 2,175.00	Expenditures not budgeted originally.
Fund 280 - Rental Motor Vehicle Taxes Totals		\$ -	\$ (3,656.49)	\$ 3,675.00	

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 Special Revenue Funds expense budgets for Confiscated Assets and Hotel/Motel Taxes in the amount of \$41,332 and \$3,675 respectively. 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:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

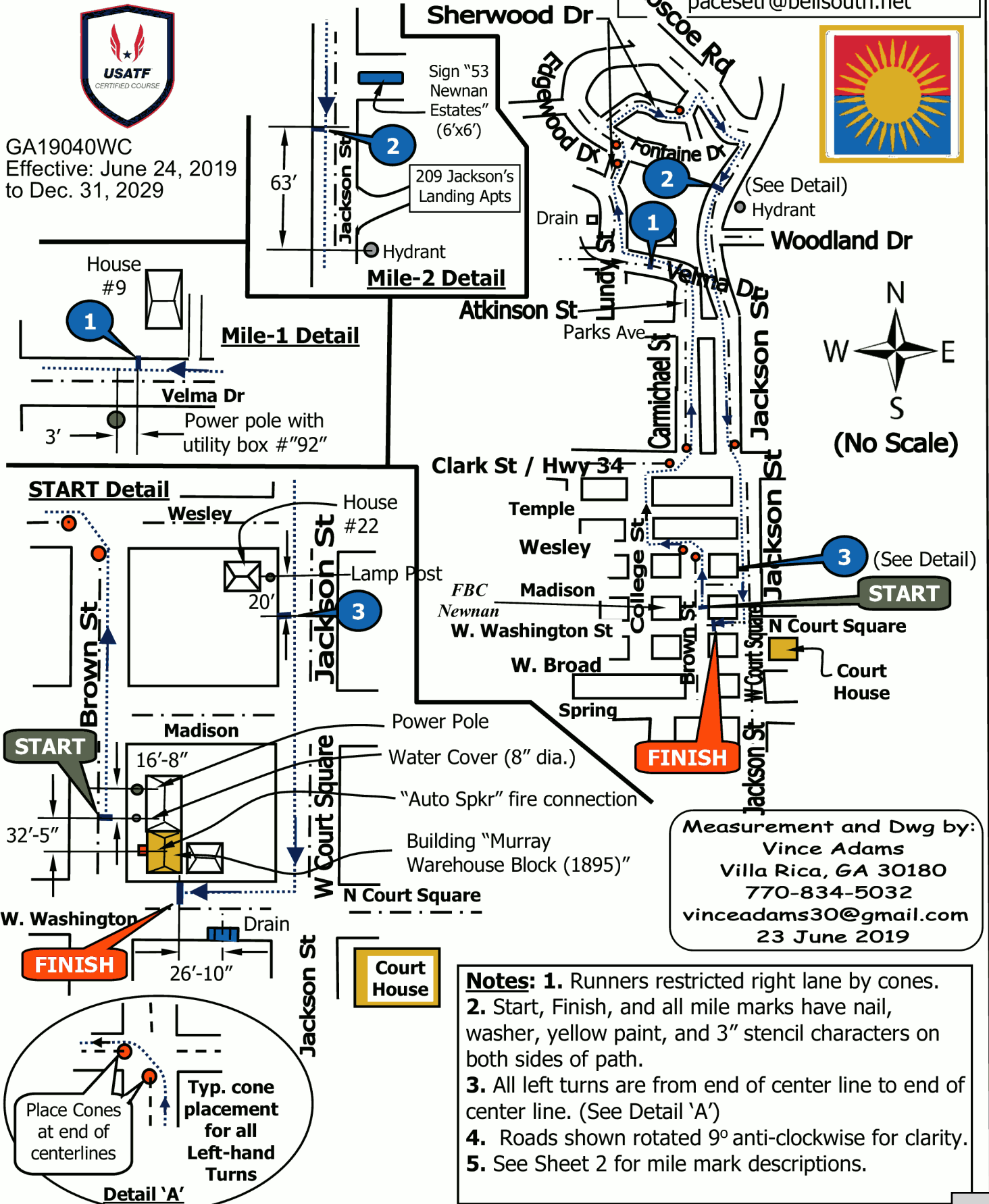
SUNRISE ON THE SQUARE 5K

Newnan, GA

Gary Jenkins, Race Dir.,
P.O. Box 81777, Atlanta, GA 30366,
404-313-7710
pacesetr@bellsouth.net



GA19040WC
Effective: June 24, 2019
to Dec. 31, 2029



SUNRISE ON THE SQUARE 5K

Newnan, GA



GA19040WC
Effective: June 24, 2019
to Dec. 31, 2029

5K Start: On Brown St. Aligned with 8" dia. water cover, in front of "The Warehouse" First Baptist Church of Newnan building.
16'-8" S of Power Pole in front of "The Warehouse" doors.
Ref. 32'-5" N of red "Auto Spkr" fire connection, 3" dia. Siamese pipe connections on the side of building.
Nail and washer (with yellow paint hash marks) at curb, and also at centerline of road.

Mile 1: On Velma Dr. 3' E of Power pole with utility box #92" across the road in front of House #9.
Nail and washer (with yellow paint hash marks) at curb, and also at centerline of road.

Mile 2: On Jackson St. 63' N of Hydrant that is south of Driveway to Jackson's Landing Apartments.
Ref. South of Sign "53 Newnan Estates".
Nail and washer (with yellow paint hash marks) at curbs on either side of road.

Mile 3: On Jackson St. 20' S of Lamp post in front of House #22.
Nail and washer (with yellow paint hash marks) at curbs on either side of road.

Finish 5K: At address 7 W. Washington St. Aligned with east exterior wall of Building "Murray Warehouse Block (1895)". 26'-10 W of centerline of metal drain grate (2' x 3').
Nail and washer (with yellow paint hash marks) at curbs on either side of road, and on centerline of road.



**Road Running Technical Council
USA Track & Field**

Measurement Certificate

recognized by



Name of the course Sunrise on the Square 5K Distance 5 km
Location (state) Georgia (city) Newnan
Type of course: road race ☒ calibration course ☐
Measuring method: bicycle ☒ steel tape ☐ electronic distance meter ☐
Measured by (name, address, phone & e-mail) Vince Adams vinceadams30@gmail.com
770-834-5032 3044 Ridgeview Ct., Villa Rica, GA 30180
Race contact (name, address, phone & e-mail) Gary Jenkins pacesetr@bellsouth.net
404-313-7710 P.O. Box 81777, Atlanta, GA 30366
Date(s) when course measured: June 23, 2019
Number of measurements of entire course: 2 Course Configuration: Loop
Elevation (meters above sea level) Start 307m Finish 307m Highest 308m Lowest 285m
Straight line distance between start & finish 49m Drop 0 m/km Separation 1 %
Type of surface: paved 100 % dirt % gravel % grass % track %
Effective date of certification: June 24, 2019 Certification code: GA19040WC

Notice to Race Director: Use this Certification Code
in *all* public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If *any* changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

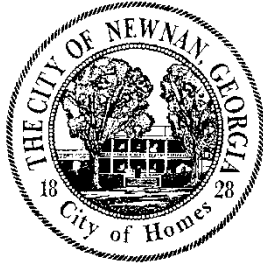
This certification expires on December 31 in the year

2029

AS NATIONALLY CERTIFIED BY:

Date: June 25, 2019

Woody Cornwell – USATF/RRTC Certifier - Phone 803-405-1525
1532 Harrington St., Newberry SC - E-Mail: woody.cornwell@gmail.com



City of Newnan, Georgia - Mayor and City Council

Date: June 15, 2021

Agenda Item: Consideration of Support for **Downtown Traffic Safety Study** regarding speed limits in downtown Newnan

Prepared by: Michael Klahr, Director of Engineering

Purpose: The Council may consider support for a **Downtown Traffic Safety Study**, recommending lower posted speed limits for State Route 14 through town; Jackson Street, West Court Square, LaGrange Street, Greenville Street, East Court Square, and Jefferson Street.

Background: In conjunction with representatives with Bike Coweta, the Safe Routes to School program of the Georgia Department of Transportation (GDOT), and others, a *Safety Walk* was conducted on several streets in Newnan.

From the *Safety Walk*, observations were made and recommendations presented to officials with GDOT and the City of Newnan.

Engineer, Vern Wilburn, Maldino & Wilburn, agreed to expand upon the recommendations and conduct a traffic safety study, primarily in the downtown area, to determine existing traffic conditions. Speeds and volumes, vehicular, pedestrian, and bike were a focus.

From the study, it was determined the 85th percentile speeds ranged from 21 MPH to 28 MPH for Jackson Street, Jefferson Street, and Greenville Street. The posted speed limit for these streets is 35 MPH.

This would support lowering the posted speed limit for these streets to 25 MPH.

It would ultimately be a decision by the GDOT to change the posted speed limits, however, staffs believe an indication of support from the City Council for doing so will be useful in accomplishing this change.

Options:

- A. Forward the **Downtown Traffic Safety Study** to GDOT, as presented
- B. Other action as directed by Council

Recommendation: Option A

Attachments: **Downtown Traffic Safety Study**



Downtown Traffic Safety Study

Preliminary Report

May 7, 2021



May 7, 2021

Downtown Traffic Safety Study

Prepared For:

City of Newnan
Mr. Cleatus Phillips, City Manager
25 LaGrange St
Newnan, GA 30263
770.253.2682

cphillips@cityofnewnan.org

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
1864 Lower Fayetteville Rd
Newnan, GA 30265
770.362.6184
vern@mwtraffic.com



Prepared on Behalf of:

Bike Coweta
Mr. Chris Doane
678.378.3562
Chris.doane@southerncrecentsolutions.com

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1. Introduction

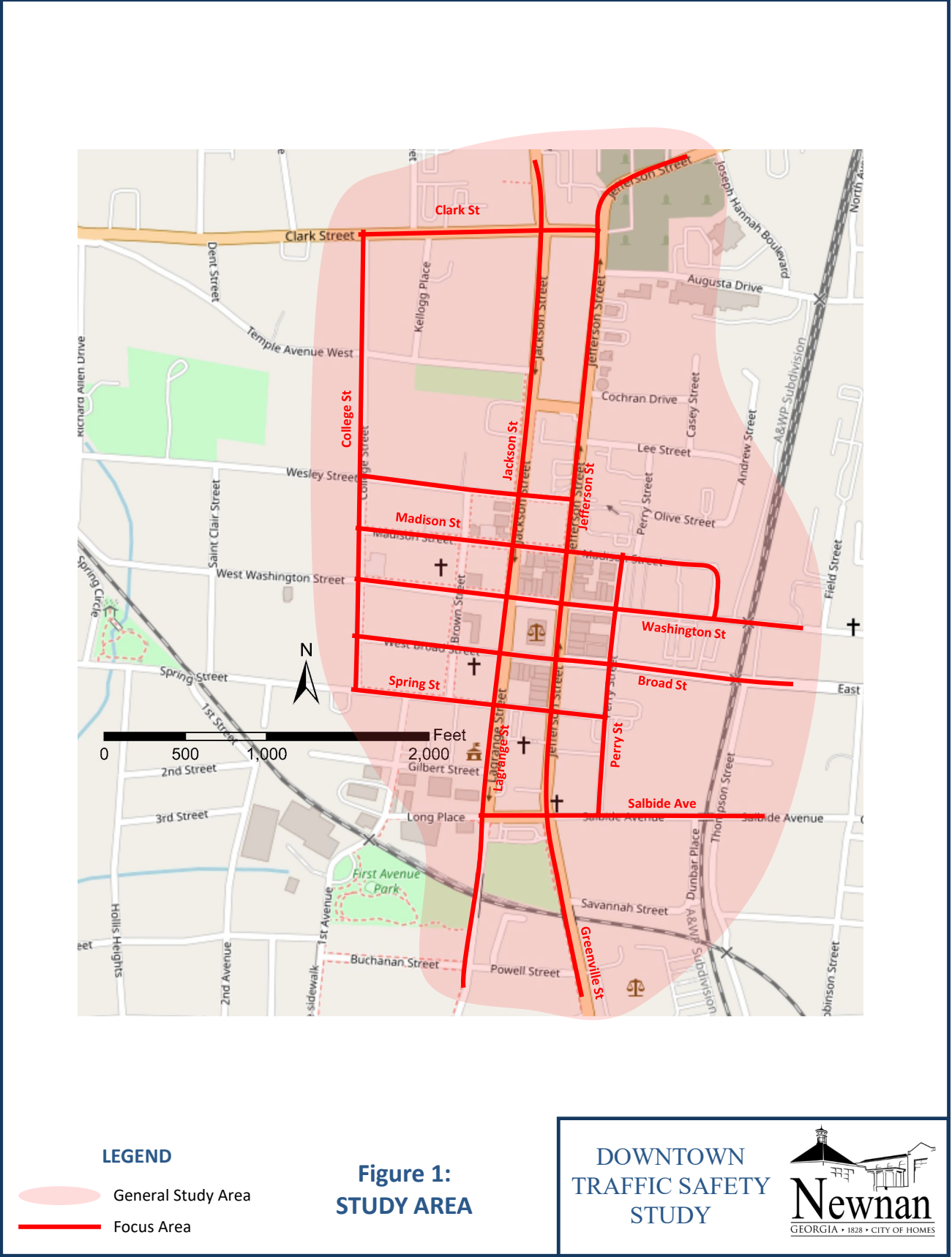
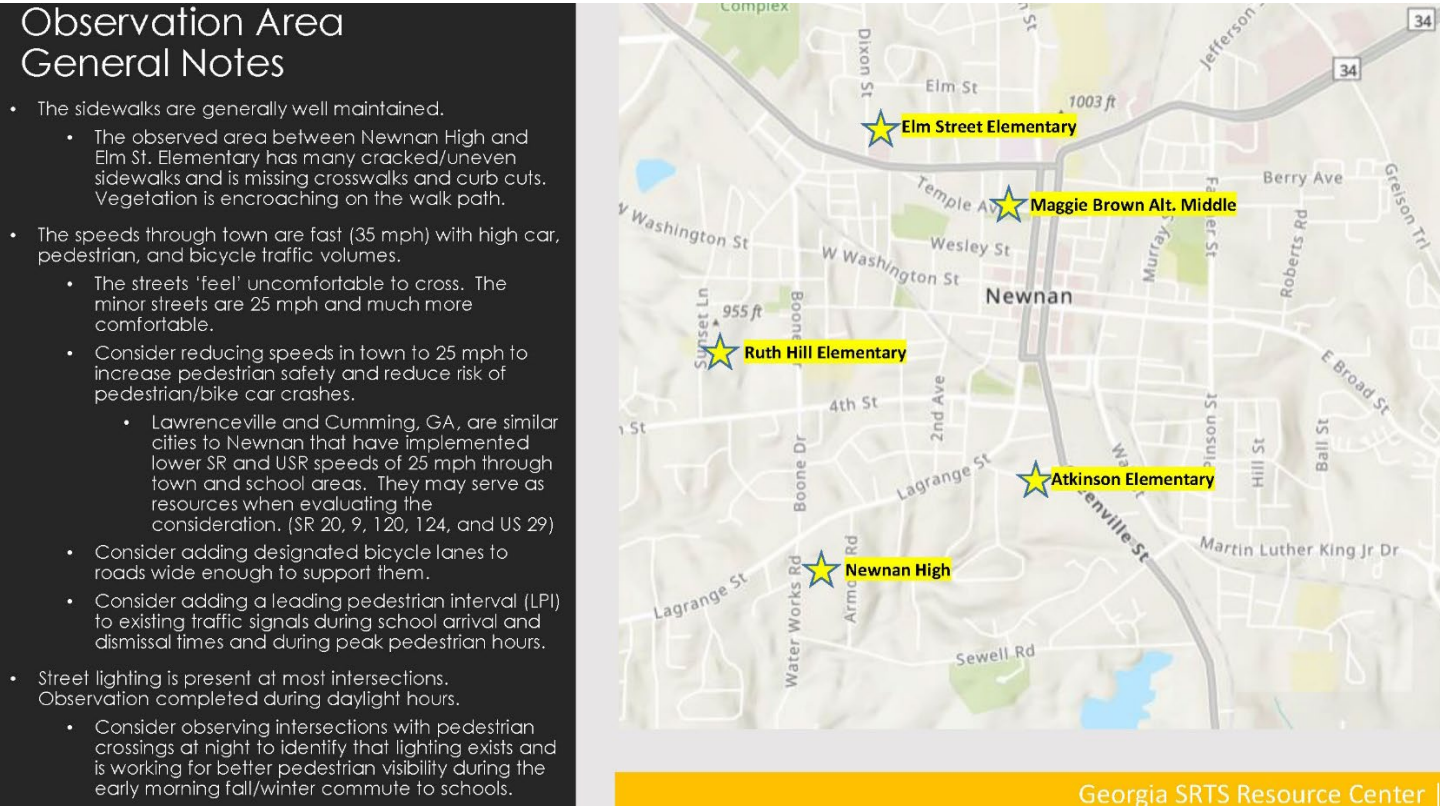
The report will document the work conducted to assist the City of Newnan in evaluating traffic safety in the Downtown Area. The study will address vehicular as well as other modes of travel including bicycles and pedestrians.

Study Area

Figure 1 illustrates the extent of the study. The shaded areas on the map were included in the field evaluation. More detailed data analysis was conducted on the highlighted streets in the focus area.

Background

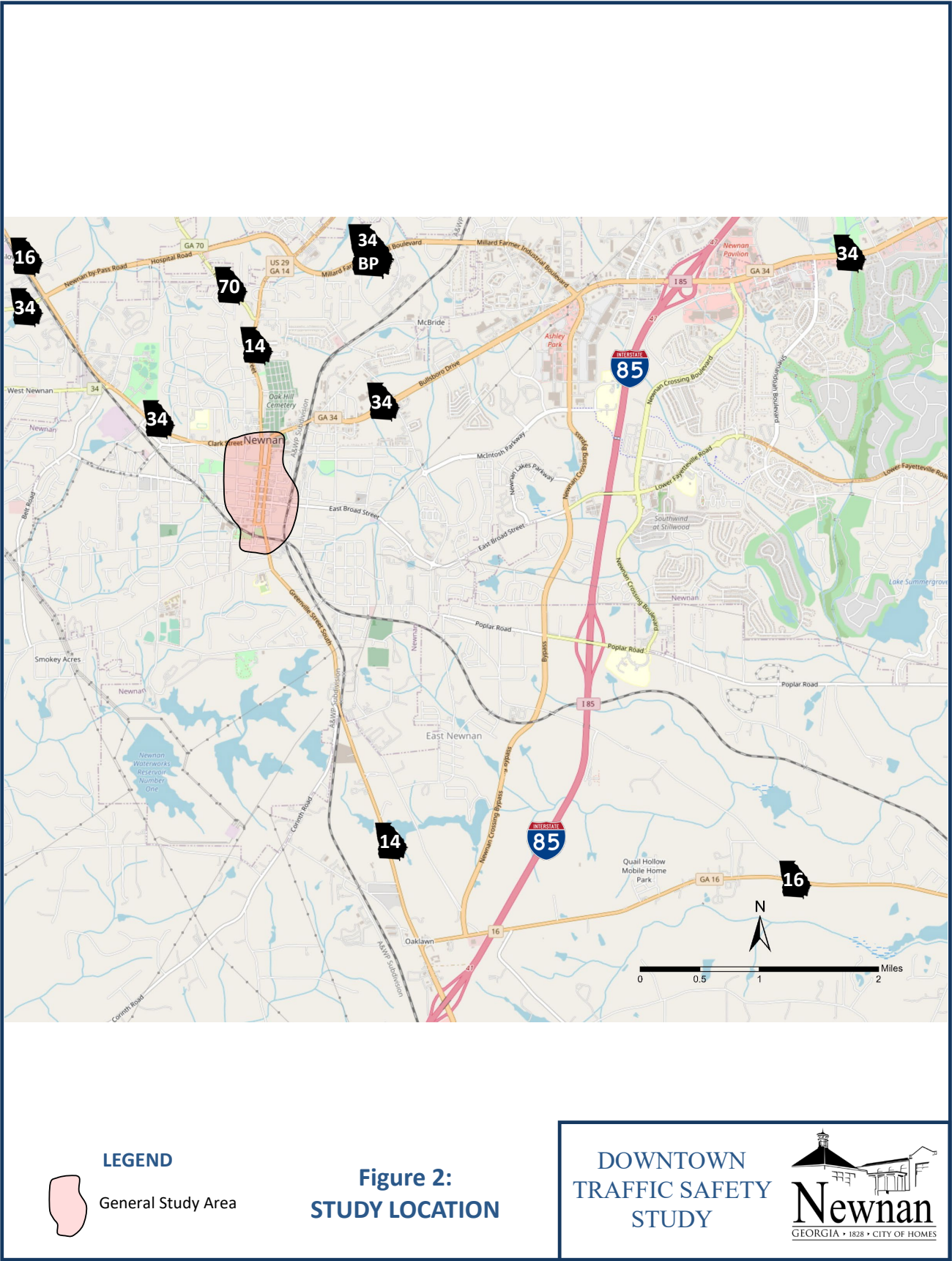
A *Safety Walk* was conducted on several streets in Newnan by Patti Pittman of the Safe Routes To School program of the Georgia DOT. The walk was conducted on August 26, 2020. Ms. Pittman reported that the streets through town feel uncomfortable to cross and recommended consideration be given to lowering the speeds in town to 25 MPH. The graphic below is an expert from the report.



2. Location

Figure 2 shows the location of the study area with respect to the major roadway network. As shown, the City of Newnan is directly served by State Routes 14 and 34. State Route 14 is comprised of a one-way pair of streets through the downtown area (Jefferson and Jackson Streets). SR 34 (Clark Street) runs along the northern boundary of the study area.

Interstate 85 is located about 2.5-3 miles from the study area, depending on which route is used. Three interchanges serve the study area including: SR 34, Poplar Road, and SR 14.



3. Existing Traffic Conditions

This chapter summarizes existing conditions data that was collected in the study area.

Daily Traffic Volumes as Reported by GDOT

Figure 3 is a screen capture from the Georgia DOT *Traffic Analysis and Data Application* (TADA) which shows the daily traffic volumes in the study area.

Observed Daily Volumes and Operating Speeds

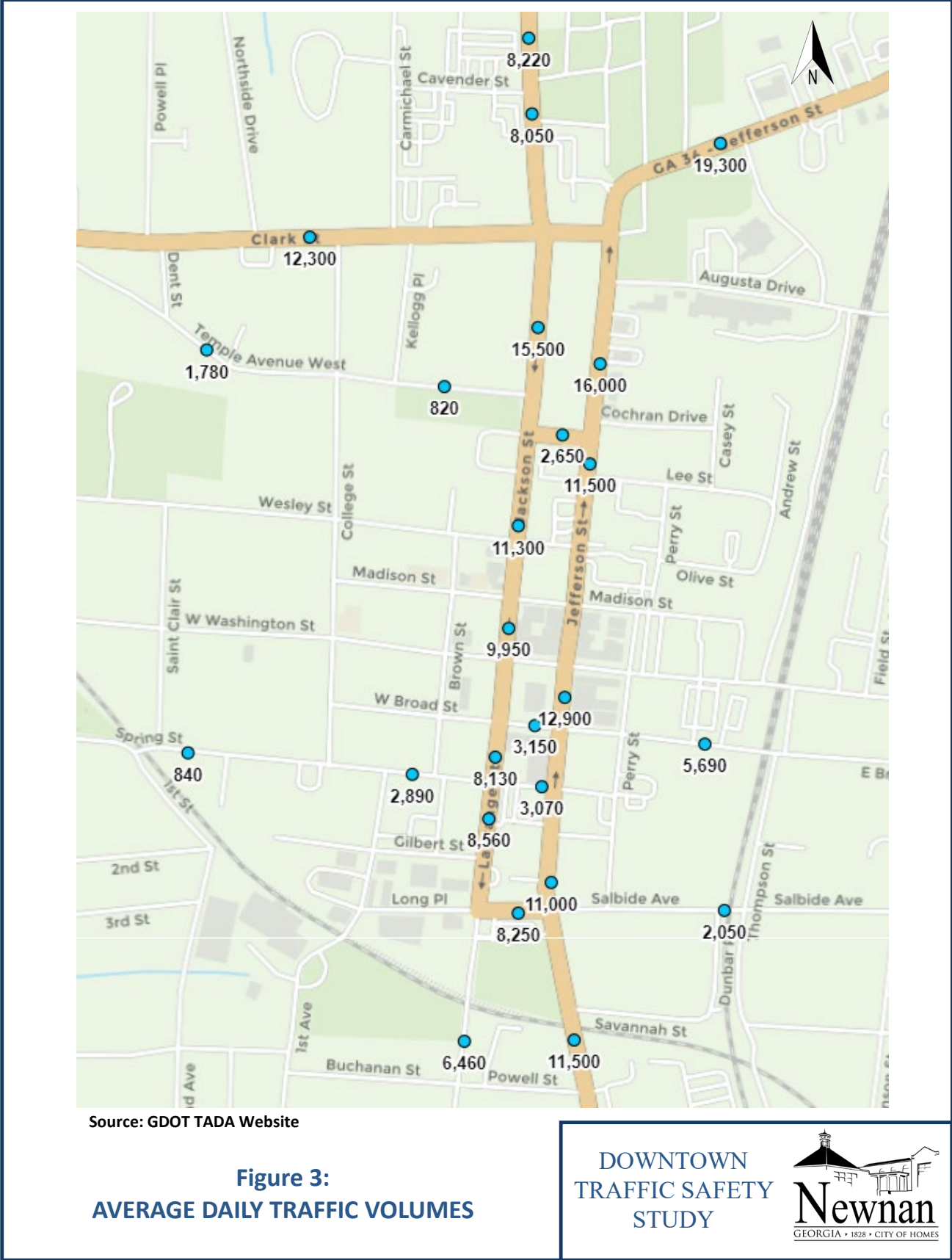
Speed and classification counts were conducted at six (6) locations on Tuesday, February 23, 2021. Figure 4, on the following page, summarizes the daily volume and 85th percentile speeds measured at these locations. The full ADT data is provided in Appendix A and the speed data is in Appendix B.

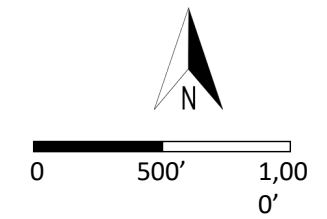
An inspection of the operating speeds shown in Figure 4 indicates that 85th percentile speeds are lower than the posted speed limits at all locations except for College Street, which is very close to the posted speed limit.

Comparison of the daily volumes observed for this study to the daily volumes reported by GDOT indicate that the current volumes are very close to what they were prior to the COVID outbreak. Therefore, there was no need to normalize the data.

Existing Peak Hour Volumes

Turning movement counts (TMCs) were conducted at the four intersections on the square on Tuesday, February 23, 2021. Figure 5, on Page 5, summarizes the AM and PM Peak Hour Volumes. The full data from the TMCs is provided in Appendix C.





COUNT LOCATION # 2 Jackson St	
Direction	SB
Daily Volume	11,180
85 th %tile Speed, mph	28

COUNT LOCATION # 3 Jackson St	
Direction	NB
Daily Volume	10,792
85 th %tile Speed, mph	27

COUNT LOCATION # 1 College St		
Direction	NB	SB
Daily Volume	895	807
85 th %tile Speed, mph	26	26

COUNT LOCATION # 4 Jackson St	
Direction	SB
Daily Volume	9,217
85 th %tile Speed, mph	21

COUNT LOCATION # 6 E Broad St		
Direction	EB	WB
Daily Volume	3,190	2,313
85 th %tile Speed, mph	24	23

COUNT LOCATION # 5 Jackson St	
Direction	NB
Daily Volume	7,821
85 th %tile Speed, mph	21



LEGEND



24-Hour Speed and Class
Count Location
(Directional)



Posted Speed Limit

Figure 4:
EXISTING DAILY TRAFFIC VOLUMES AND SPEEDS

**DOWNTOWN
TRAFFIC SAFETY
STUDY**



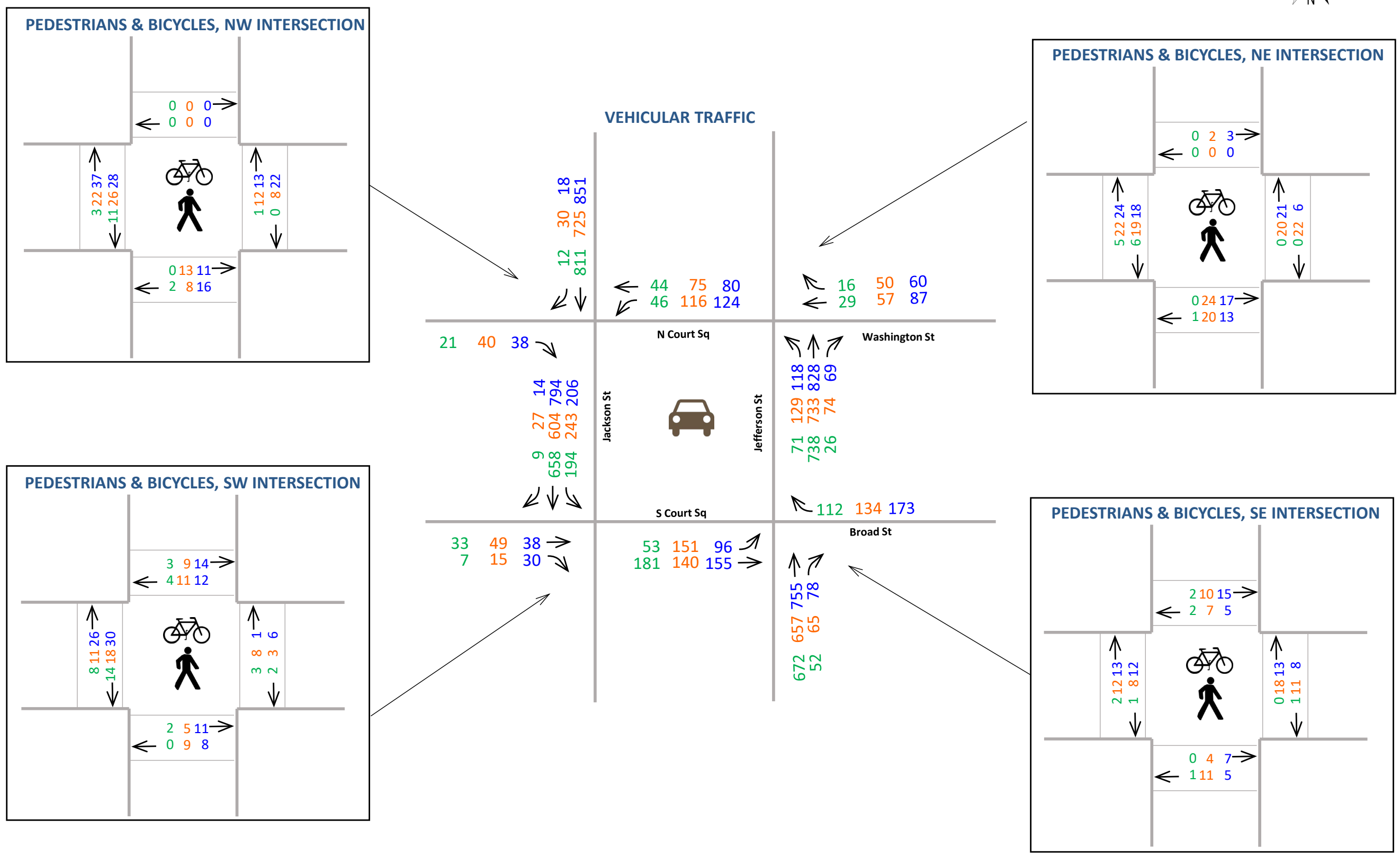


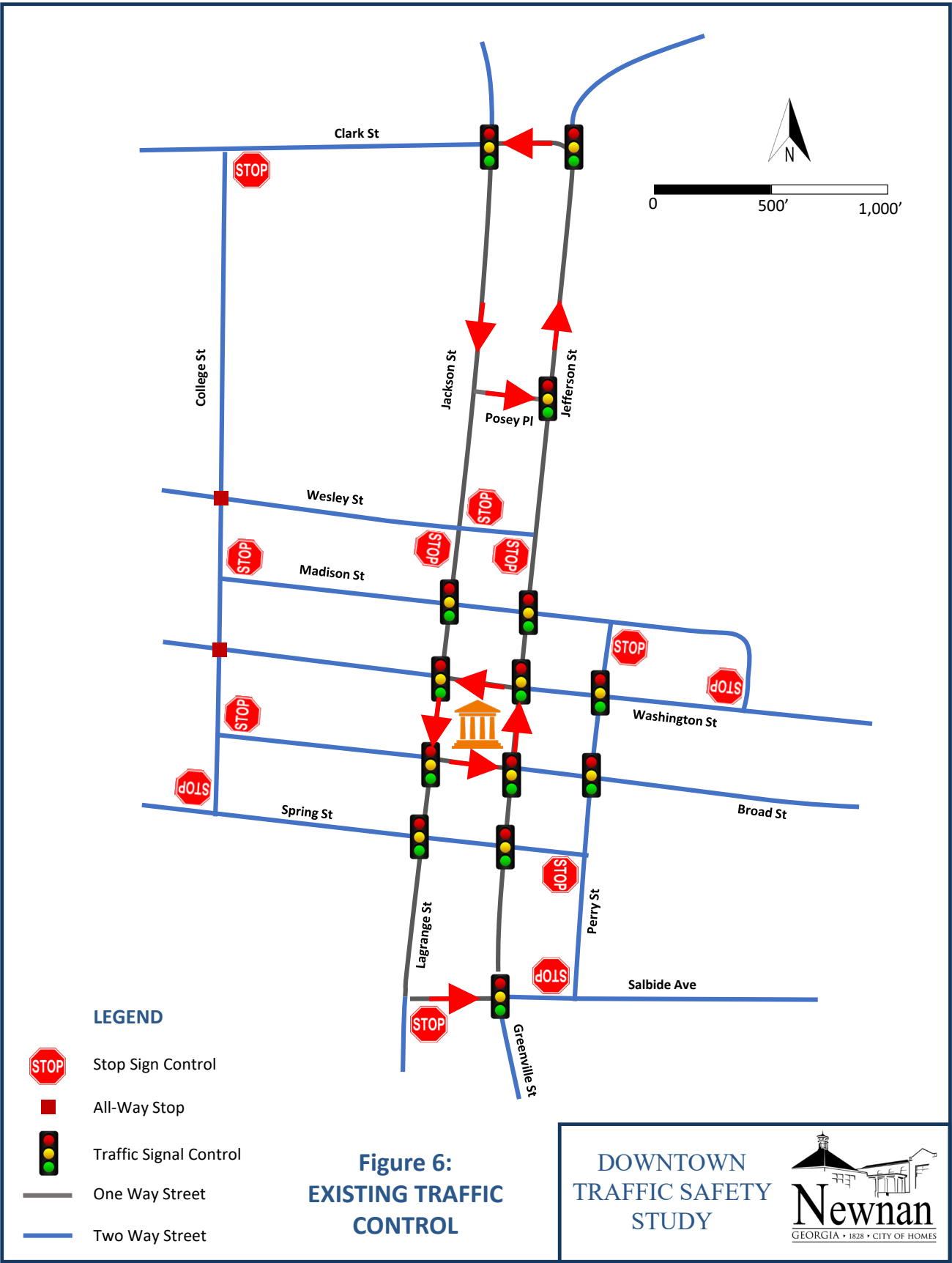
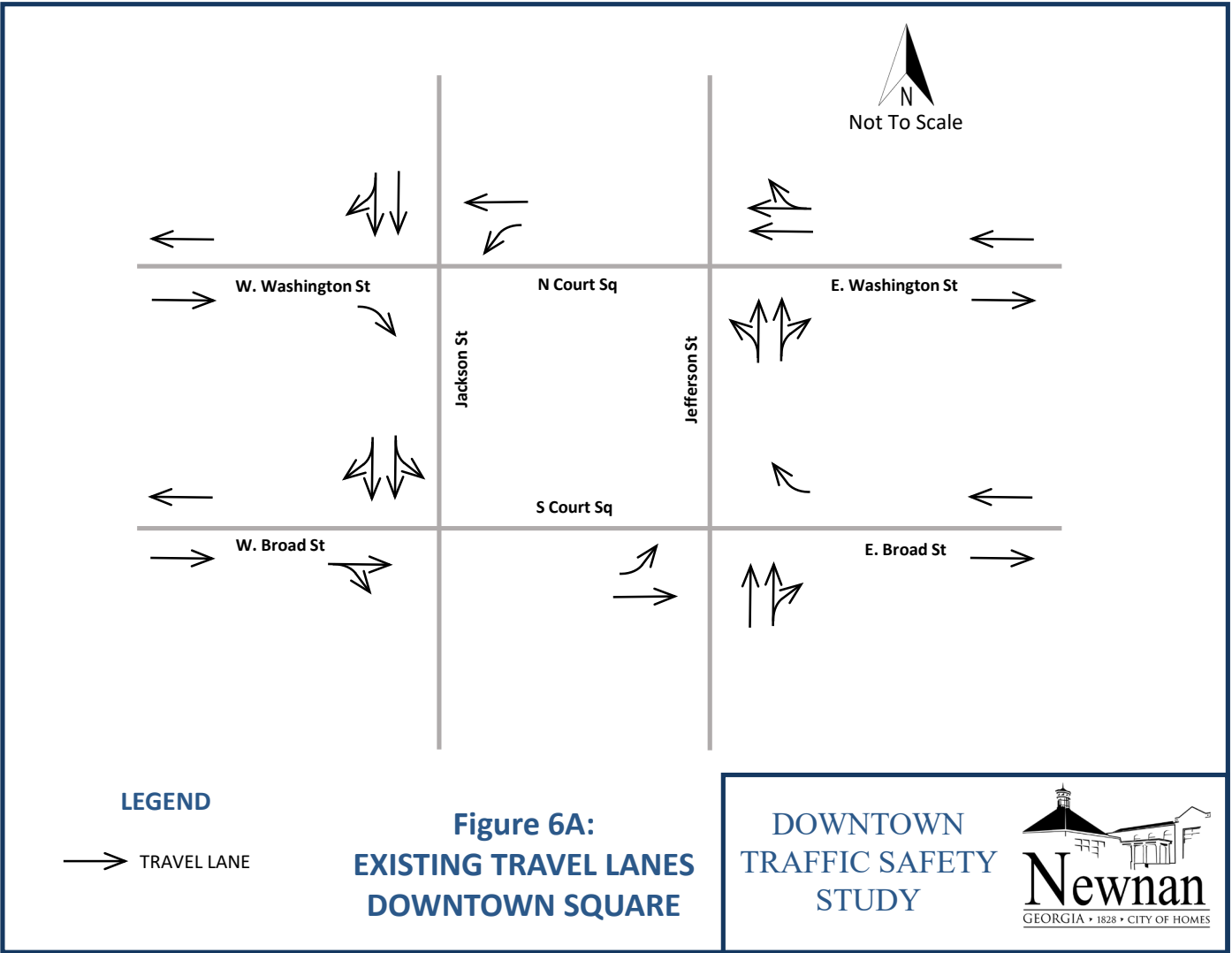
Figure 5:
EXISTING PEAK HOUR VOLUMES

Traffic Control

The existing traffic control on the streets within the study area is illustrated in Figure 6 to the right. Figure 6A below also illustrates the existing travel lanes on the downtown square.

State Route 14 is comprised of a one way pair of streets through the downtown area (Jefferson and Jackson Streets). There is a section of SR 34 (Clark Street) along the northern boundary of the study area that has one-way flow westbound.

There are also two local streets in the study area that have one way flow on a single block. North Court Square is one way westbound, while South Court Square is one way eastbound.



Road Classification

Figure 7 is a screen capture from the street classification map found on Georgia DOT’s website.

On-Street Parking

On-street parking is allowed on most streets in the Downtown Area. Table 1, on the following page, lists the streets in the focus area and provides the basic parking and geometric information for each street.

Street and Land Use Inventory

Figure 8, on Pages 9-11, summarizes the infrastructure, on the streets within the study area, in terms of street width. The adjacent land use is also indicated on Figure 8.

Pedestrian Facilities

All signalized intersections withing the study area have marked crosswalks with pedestrian signals and pushbutton detectors. It was observed that pedestrian recalls are apparently programmed.

There is a mid-block pedestrian crossing on Jackson Street at Temple Avenue that has a Rectangular Rapid Flashing Beacon. Bulb-outs have been installed at this crossing. Bulb-outs are also in place at several other intersections. These reduce the distance that pedestrians must walk to cross streets, thereby limiting exposure and increasing safety.

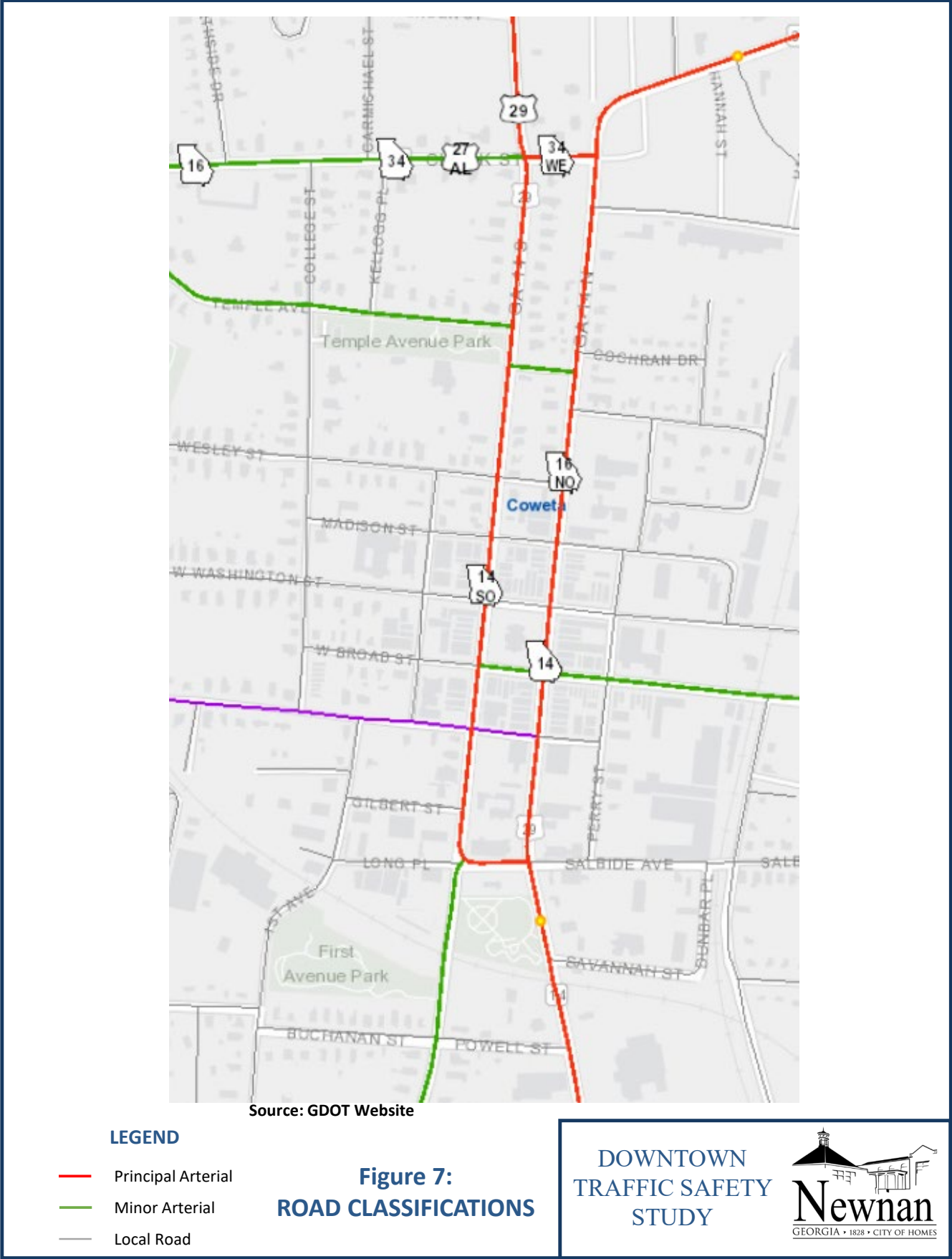


Table 1: ON-STREET PARKING INVENTORY					
STREET	PARKING	CURB-CURB WIDTH, Ft	ANGLE, Degrees	STALL WIDTH, Ft	TRAVEL-WAY, Ft.
Broad St					
College St-Brown St	Parallel	30		N/A	See Note
Brown St-Perry St	Head-In	59	45	8.5	26
Perry St-Railroad (North Side)	Parallel	49		7	23
Perry St-Railroad (South Side)	Head-In	49	45	8.5	23
Clark St					
College St-Jackson St	None	30			30
Jackson St-Jefferson St	None	46			46
College St					
Clark St-Spring St	Parallel	24			See Note
Jackson St/Lagrange St					
Long Pl-Gilbert St	None	39			39
Gilbert St-Spring St	Parallel	49		8	32
Spring St-Madison St	Head-In	58	45	8.5	25
Madison St-Clark St	Parallel	43		9	25
Jefferson St					
Long Pl-Westley St	Head-In	58	45	8.5	25
Westley St-Lee St	Parallel	36		8	28
Madison St					
College St-Brown St	Parallel	26		N/A	See Note
Brown St-Jackson St	Parallel	31		7	17
Jackson St-Beaupel St	Parallel	38		9.5	19
Perry St					
Salbide Ave-Spring St	None	35			35
Spring St-Washington St	Parallel	36		8	20
Washington St-Madison St (West Side)	Parallel	46		8	23
Washington St-Madison St (East Side)	Head-In	46			23
Salbide Ave	None	25			
Spring St					
College St-Jackson St	Parallel	31			
Jackson St-Jefferson St	Parallel	35			26
Jefferson St-Perry St	Parallel	38		8	21
Washington St					
College St-Brown St	Combination	58			20
Brown St-Perry St	Head-In	56			25

Note:

Parking is allowed within travel lane. No separate parking bay is available. Resulting travel way can be severely limited when vehicles are parked.



MATCH LINE A
(See Figure 7B)



SCALE IN FEET

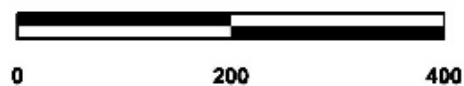


Figure 8A
STREET AND LAND USE INVENTORY
(Sheet 1 of 3)

DOWNTOWN
TRAFFIC SAFETY
STUDY





SCALE IN FEET

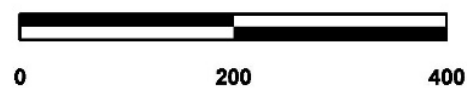




Figure 8C
STREET AND LAND USE INVENTORY
 (Sheet 3 of 3)

DOWNTOWN
TRAFFIC SAFETY
STUDY



4. Crash History

Crash data for each roadway segment included in the study was obtained from the Georgia Electronic Accident Reporting System (GEARS). Data for the last full year that data is available (2019) is presented in Table 1.

The crash frequency is very high for all streets evaluated except for College Street.

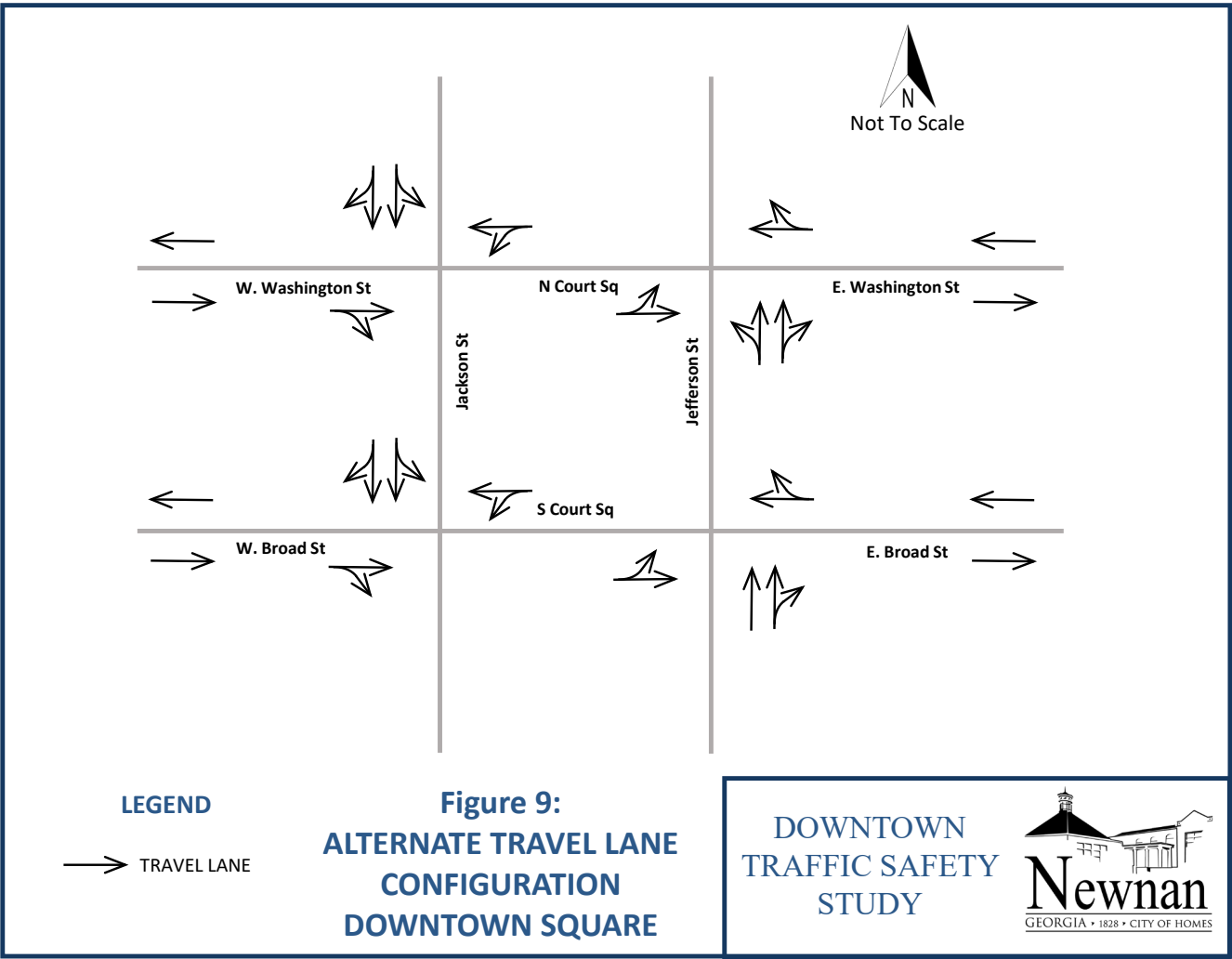
It was concluded that parking related crashes are very significant. The frequency of crashes related to parking is shown in the last column of Table 2.

Table 2: CRASH DATA, YEAR 2019										
STREET	LENGTH	ADT	TOTAL CRASHES	REAR END	RIGHT ANGLE	HEAD ON	SIDESWIPE	FIXED OBJECT	PEDESTRIAN	PARKING RELATED
Broad St	0.38	5690	31	6	8	0	1	2	1	13
Clark St	0.23	12300	41	20	14	2	4	1	0	0
College St	0.44	1700	2	0	2	0	0	0	0	0
Jackson St	0.72	11300	81	28	25	1	11	4	3	9
Jefferson St	0.72	12900	76	18	16	0	17	3	1	21
Madison St	0.39	1500	58	14	12	1	5	3	0	23
Perry St	0.25	2800	5	0	1	0	0	0	0	4
Salbide Ave	0.17	1820	16	3	6	0	2	3	0	2
Spring St	0.24	2890	57	9	23	1	8	3	0	13
Washington St	0.4	1570	25	4	3	0	2	1	3	12
TOTAL			392	102	110	5	50	20	8	97

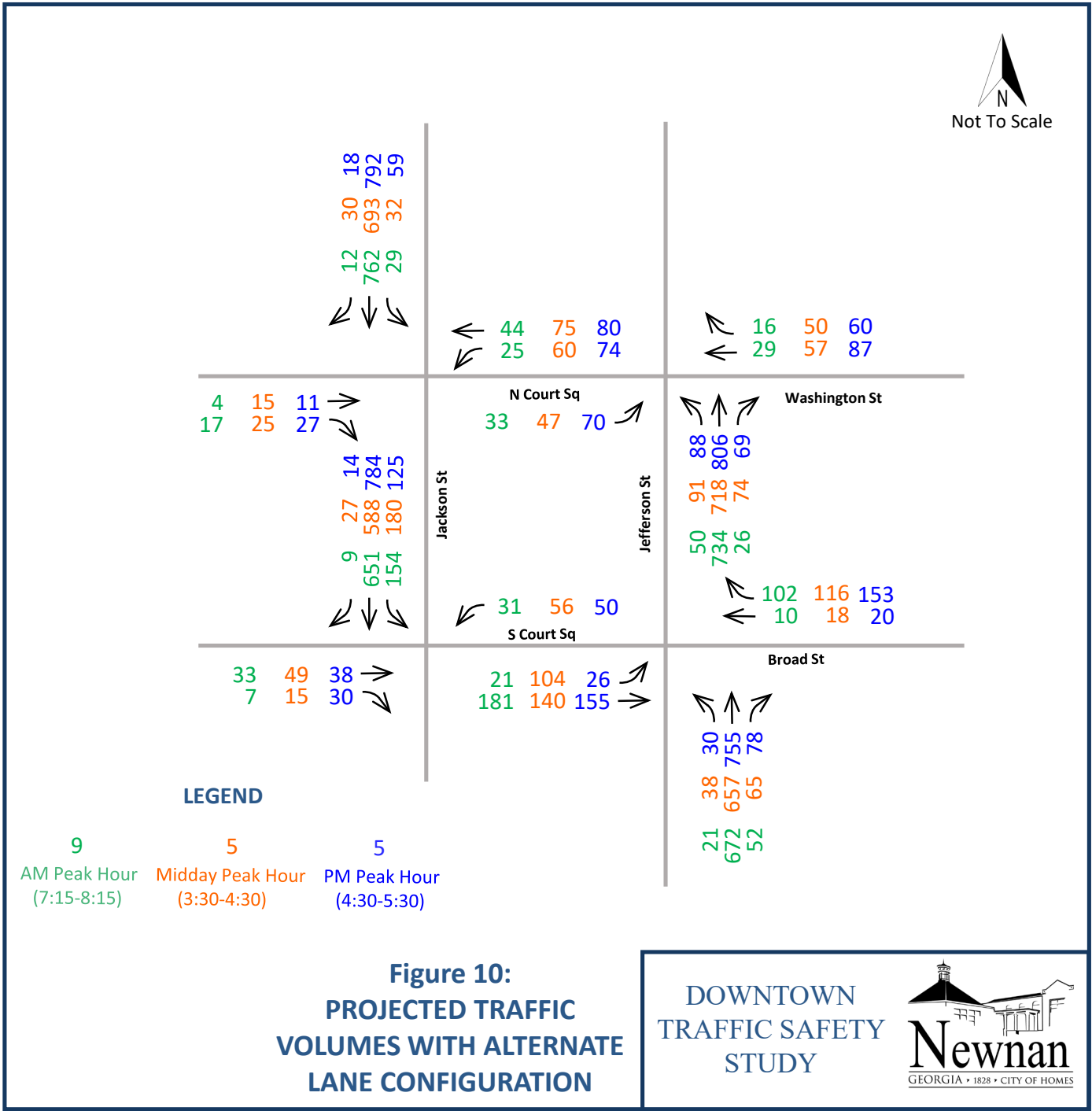
5. Alternate Lane Configuration

During the field review, operational issues were observed at the intersection of Jefferson Street and Broad Street. Significant conflicts between pedestrians and turning vehicles were also observed on the north leg. The one-way flow on the west side of the intersection flows eastbound, requiring all approaching westbound traffic to turn right.

Due to the operational issues created by having only one block of the Washington Street and Broad Street corridors operating as one-way flow, an evaluation was performed to estimate the impacts of converting these two blocks to two-way flow. Figure 9 illustrates the resulting travel lane configuration of the Alternate Flow Pattern.



The traffic diversions that would result from implementing the Alternate Lane Configuration was estimated by analyzing the existing flow patterns around the square. The estimated traffic volumes with the Alternate Lane Configuration are illustrated in Figure 10.



Capacity Analysis

Capacity analysis was performed for existing conditions and for the projected conditions with the Alternate Lane Configuration using *Synchro 10* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service, which is a function of average delay per vehicle, in seconds. The level of service scale according to the Highway Capacity Manual (HCM) is shown in Table 3.

Table 3: HCM LEVEL OF SERVICE SCALE		
LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	STOP CONTROL	SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

The results of the capacity analysis are summarized in Table 4. Capacity analysis reports are provided in Appendix D for existing conditions and Appendix E for the Alternate Lane Configuration.

Table 4: CAPACITY ANALYSIS RESULTS						
INTERSECTION	AM PEAK HOUR		NOON PEAK HOUR		PM PEAK HOUR	
	EXISTING.	ALTERNATE	EXISTING.	ALTERNATE	EXISTING.	ALTERNATE
Jackson St & N. Court Sq	A (9.4)	B (10.8)	B (10.6)	B (13.8)	B (11.8)	B (15.4)
Jackson St & S. Court Sq B	A (2.4)	A (4.3)	A (3.6)	A (6.2)	A (3.3)	A (5.5)
Jefferson St & N. Court Sq C	A (2.9)	A (4.3)	A (5.4)	A (6.4)	A (6.9)	A (8.1)
Jefferson St & S. Court Sq C D	B (12.8)	B (14.3)	B (11.1)	B (18.3)	B (12.4)	B (13.2)

The results indicate that intersection operations with the Alternate Configuration would be almost identical to the existing conditions. These results are as expected because the Alternate Configuration would have left turns occurring at some intersections where they do not currently occur. However, it should be noted that the Alternate Configuration would allow motorists to take more direct routes to their desired destination. There would also be less travel on the network.

Another benefit of the Alternate Configuration is that it would reduce the vehicular/pedestrian conflict on the north leg of the intersection of Jefferson Street and S. Court Square/E. Broad Street.

The Alternate Configuration would require modifications to the traffic signals and parking configurations. A rough cost estimate for these modifications is approximately \$500,000. It is recommended that further analysis and a Benefit/Cost Study be performed to determine if the Alternate Configuration would provide benefits that outweigh the costs.

6. Bicycle Facilities

Newnan’s Multi-Use Trail System, known as the LINC, has recently been extended. What began as a segment between the Newnan Centre and Newnan Crossing Boulevard, now crosses Interstate 85 and ends at McIntosh Parkway and Ashley Park Boulevard. Another segment is planned that will extend the LINC system to end near the Old Railroad Depot.

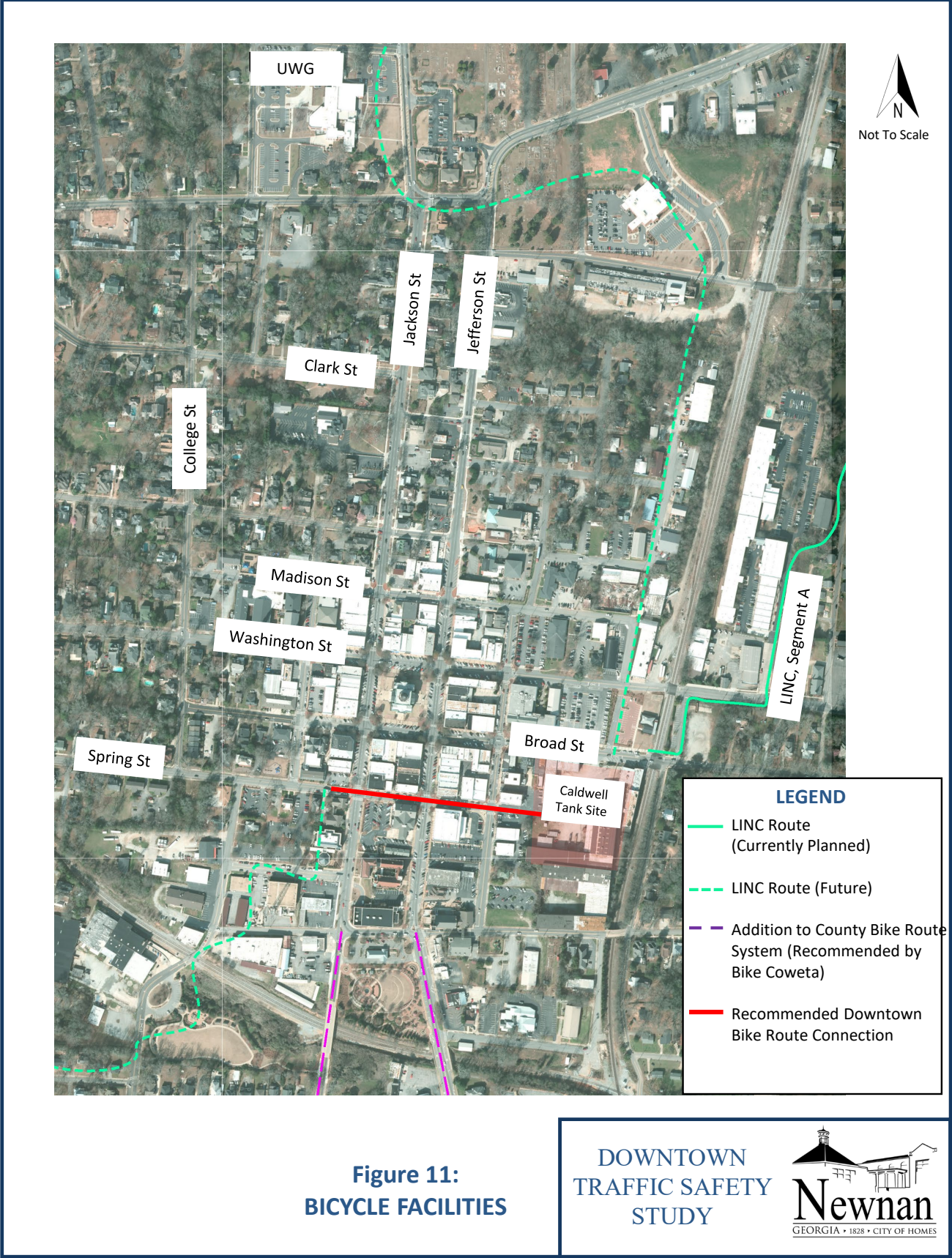
Downtown Bicycle Connector

Figure 11 illustrates the LINC system that is currently planned as well as future segments that will connect northward to the University of West Georgia, Newnan Campus and southward to Newnan High School. It is important for a safe bicycle route to be provided that would connect the present and future LINC routes. Figure 11 shows a recommended bicycle route for such a connection that would allow safe bicycling through the Downtown Study Area.

Figure 11 also shows the old Caldwell Tank site that has recently been purchased by the City of Newnan. The design of this site presents an opportunity for providing a LINC Trailhead and a connection to the intersection of Perry Street and Spring Street, where the recommended Bicycle Connector could begin.

Figure 12 on the following page schematically illustrates how a Bicycle Connector could be installed along the south side of Spring Street between the Caldwell Tank Site and the rear entrance into City Hall (future LINC Segment). This connector could be designed as a Cycle Track rather than a bike lane, whereby there is some type of physical separation between vehicular traffic.

It is recommended that a multi-way stop be instituted at the intersection of Perry Street and Spring Street. This change would enhance the safety of a future bicycle crossing of Perry Street which does not currently have to stop at this intersection. This change is recommended even if the bicycle facility is not accomplished due to the limited sight distance for motorists stopped on Spring Street attempting to turn onto Perry Street. Sight is obstructed by parked vehicles near the intersection.





N
Not To Scale

Figure 12:
BICYCLE CONNECTOR

DOWNTOWN
TRAFFIC SAFETY
STUDY



7. Summary of Findings

The following summarizes the findings of this study:

1. Jefferson and Jackson Street are a pair of one-way streets that comprise SR 14 through the Downtown Area of Newnan.
2. SR 14 carries approximately 17,000 vehicles per day through the central part of the Downtown Area.
3. There is significant pedestrian activity in the Downtown Area. The crosswalks typically handle 20-30 pedestrians per hour with some over 60.
4. Operational issues were observed resulting from the conflict between turning vehicles and pedestrian crossings. This was most pronounced at the intersections of N. Court Square and S. Court Square with Jefferson and Jackson Street where two-way flow changes to one-way flow for a single block along these east-west corridors. These are the four intersections on the perimeter of the Downtown Square.
5. An Alternate Configuration was evaluated whereby N. Court Square and S. Court Square would be converted to two-way flow. The intersection levels of service would remain unchanged with only a slight increase in delay. However, a detailed evaluation was not done to quantify resulting travel time benefits from motorists being able to travel more directly to their destinations.
6. The posted speed limit on the streets within the study area is 35 MPH except for College Street, which is 25 MPH.
7. Speed studies indicated that 85th percentile speeds are as follows:
 - North end of Jefferson and Jackson Street – 27 MPH NB and 28 MPH SB
 - Jefferson and Jackson Street between Spring Street and Madison Street – 21 MPH
 - E. Broad Street - 23 MPH
 - College Street – 26 MPH
8. On-street parking is allowed on most streets in the study area. The parking is mostly head-in with a 45 degree angle. The parking and lane markings are such that the remaining street width for vehicular travel is less than standard 12 foot lanes in many cases.
9. It is difficult for drivers of parked vehicles who are backing out to see on-coming vehicles, since their sight distance is blocked by adjacent parked vehicles.
10. Evaluation of crash data for the Year 2019 indicated that crash frequencies are very high. Parking related crashes accounted for 57 of the total 392 crashes (14.5%). There were 8 reported pedestrian involved crashes in the study area during 2019.
11. Newnan's Multi-Use Trail system (LINC) will soon be extended to the eastern edge of the Downtown Area near the Old Railroad Station. There are also future plans to install LINC segments that extend from the western edge of Downtown Newnan. With the City's purchase of the Caldwell Tank Site, there are opportunities for incorporating LINC.

8. Recommendations

The recommendations of this study are shown graphically in Figure 13 on the following page and are summarized by immediate actions and others that will require further study, design, and consideration.

Immediate Actions:

- 1. Reduce speed limit from 35 MPH to 25 MPH on the following streets:
 - Jackson St – From Clark St to N. Court Sq
 - W. Court Sq – From N. Court Sq to S. Court Sq
 - LaGrange St – From S. Court Sq to Salbide Ave
 - Greenville St – From Salbide Ave to S. Court Sq
 - E. Court Sq – From S. Court Sq to N. Court Sq
 - Jefferson St – From N. Court Sq to Clark St
- 2. Program traffic signals to operate Advanced Pedestrian Intervals (APIs) for the side street phases at the following 4 intersections on the Courthouse Square:
 - Jackson St & N. Court Sq
 - Jackson St & S. Court Sq
 - Jefferson St & N, Court Sq
 - Jefferson St & S, Court Sq

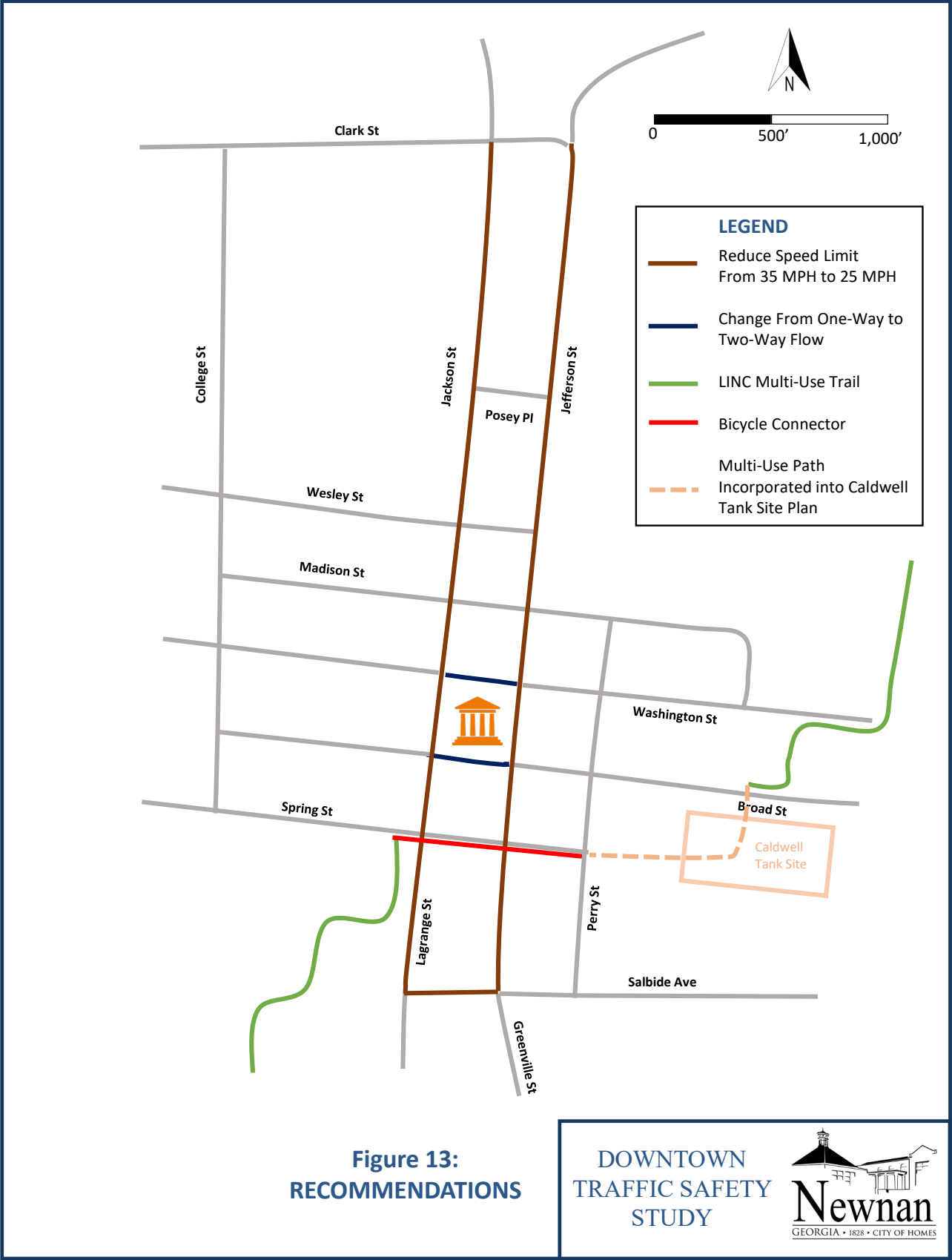
It is recommended that these APIs be programmed for 3 seconds (just enough time to allow pedestrians to enter the crosswalk before turning vehicles but not to cause significant vehicular delay. If this action is taken, the pedestrian recalls should be removed.

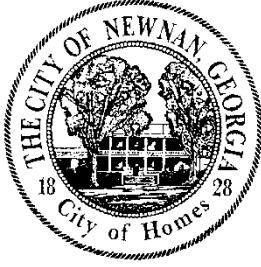
- 3. Install signs (R10-15) to inform turning motorists to yield to pedestrians. These should be installed at the 4 intersections in Item 2 above.



Future Actions:

- 1. Consider changing the following streets from One-Way flow to Two-Way flow:
 - N. Court Sq
 - S. Court Sq
- 2. Provide a safe route for bicycles between the planned LINC segments on the eastern and western portions of Downtown Newnan (see suggestions in Figures 11 and 12).
- 3. In conjunction with Item 2 above, include pedestrian and bicycle considerations in the design of the Caldwell Tank Site.





City of Newnan, Georgia - Mayor and Council

Date: June 15, 2021

Agenda Item: IGA – Caldwell Tanks Master Planning

Prepared by: Cleatus Phillips, City Manager

Purpose: Consideration of an Intergovernmental Agreement (IGA) between the City of Newnan and the Coweta County Board of Commissioners for the purpose of Master Planning Caldwell Tanks and the Coweta County Administration Building

Background: In early 2021, the City of Newnan purchased the property commonly referred to Caldwell Tanks and has more recently began the process of Master Planning the property. During the early input sessions from stakeholders it was determined that involving Coweta County in the process could prove to be very beneficial all parties. The IGA as written forms a Joint Planning Committee that will be directed to prepare a conceptual masterplan and develop a recommendation that will be presented to each governing body to determine a potential path forward.

The Joint Planning Committee will consist of two (2) elected officials and one (1) staff person from each entity. If the IGA is approved, Council will need to appoint these three (3) members.

Recommendation: Approve the IGA as presented.

Attachments: IGA

Previous Discussions with Council: N/A

STATE OF GEORGIA
COUNTY OF COWETA

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN COWETA COUNTY,
GEORGIA AND THE CITY OF NEWNAN, GEORGIA, RELATING
MASTERPLANNING AND POTENTIAL REDEVELOPMENT OF CERTAIN
BLOCKS ON THE EASTSIDE OF DOWNTOWN NEWNAN, GEORGIA**

THIS AGREEMENT (hereinafter “Agreement”), made and entered into this ____ day of _____, 2021, by and between COWETA COUNTY, GEORGIA, a political subdivision of the State of Georgia (hereinafter “County”) and the CITY OF NEWNAN, a political subdivision of the State of Georgia (hereinafter “City”).

WHEREAS, the County is the owner of property in Downtown Newnan commonly referred to as the Coweta County Administration Building located in the block bounded by Perry Street, East Broad Street, and East Washington Street; and

WHEREAS, the County is also the owner of other properties in the eastern portion of Downtown Newnan, collectively with the Administration Building referred to hereinafter as “County Properties”; and

WHEREAS, the City is the owner of two (2) properties in Downtown Newnan formerly referred to as Caldwell Tanks or Brown Steel, located along East Broad Street; and

WHEREAS, the City is also the owner of other properties in the eastern portion of Downtown Newnan, collectively with the Caldwell Tanks property referred to hereinafter as “City Properties”; and

WHEREAS, the County and the City have determined that it is in the best interest of the parties and the community to consider joint master planning efforts and redevelopment opportunities in and around the above referenced properties; and

WHEREAS, in consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the entire County, which benefits are hereby expressly acknowledged, the County and the City, as authorized by Art. IX, Sec. III, Para. I, of the Constitution of the State of Georgia, enter into this intergovernmental agreement for the following purposes; and

NOW, THEREFORE, the Parties hereto mutually agree as follows:

Section 1. Representations of the Parties. Each party hereto makes the following representations and warranties, which are specifically relied upon by all of the other parties as a basis for entering this Agreement:

- (a) The City is a municipal corporation as defined by statutory law and judicial interpretation that has validly adopted this Agreement at a public meeting pursuant to the Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*; and
- (b) The County has validly adopted this Agreement at a public meeting pursuant to the Open Meetings Act, O.C.G.A § 50-14-1, *et seq.*

Section 2. Obligations of the Parties.

- (a) The County and City each shall:
 - a. Agree to the creation of a Joint Planning Committee, hereinafter “Committee”, which shall have the following directives and responsibilities:
 - i. To conceptually masterplan the City Properties and County Properties;
 - ii. To analyze the potential use of Project Delivery Methods, including, but not limited to, public partnerships, public/private partnerships, real estate agreements, financing mechanisms, and related matters;
 - iii. To develop a recommendation (hereinafter “Final Report”) to the Coweta County Board of Commissioners and the Newnan City Council regarding the feasibility of moving the joint project forward.
 - b. Appoint two (2) elected officials and one (1) staff person to serve on the Committee;
 - c. Provide design professionals, at the cost of each party, to assist the members of the Committee and to represent the interests of each party;
 - d. Mutually agree upon a financial advisor, at a 50/50 cost share, to assist the members of the Committee and the interests of both parties;

Section 3. Term of Agreement. The term of this Agreement shall commence upon execution and shall continue until the Final Report is presented or twelve (12) months from the date of execution, whichever event occurs first.

Section 4. Termination. This Agreement may be terminated at any time, with or without cause, by either party upon sixty (60) days written notice.

Section 5. Modification. The parties may modify this Agreement only in writing by having a modification signed by all parties and adopted pursuant to the Open Meetings Act, O.C.G.A. 50-14-1 *et seq.*

Section 6. Entire Agreement. This Agreement is a full and complete statement of the agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

Section 7. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Section 8. Governing Law. This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

Section 9. Severability. Should any provision of this agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this agreement, or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Section 10. Notices. All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited in the United States mail, postage prepaid and registered, or certified with return receipt requested to the addresses appearing on the executed page hereof, or when delivered by hand to the addresses shown below or when transmitted to any telex number appearing below; provided, however, in those cases where a telex number is stated on the execution page for any particular party, notice to such party must be given by telex message to such number to be an effective notice hereunder:

- (a) Coweta County – County Administrator Michael Fouts, Coweta County Board of Commissioners, 22 East Broad Street, Newnan, Georgia 30263.
- (b) City of Newnan – City Manager Cleatus Phillips, City of Newnan, 25 LaGrange Street, Newnan, Georgia 30263.

All notices shall be sent to the successors in office to any of the foregoing.

Intentionally left blank - Signatures follow

SO AGREED this ____ day of _____, 2021.

COWETA COUNTY, GEORGIA

By: _____

Chairman

ATTEST: _____

Clerk

[SEAL]

CITY OF NEWNAN, GEORGIA

Acting by and through the Mayor
And Council

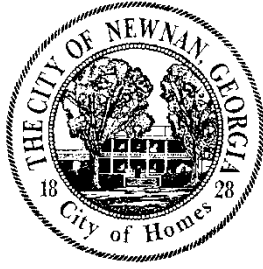
By: _____

Mayor

ATTEST: _____

Clerk

[SEAL]



City of Newnan, Georgia - Mayor and Council

Date: June 15, 2021

Agenda Item: Amendment to April 13 Tornado Resolution

Prepared by: Cleatus Phillips, City Manager

Purpose: Consideration of an amended resolution for waiving permit fees for structures impacted by the tornado on March 26, 2021.

Background: On April 13, 2021, Council adopted a resolution regarding the waiver of certain policy(s) pertaining to the rebuilding of structures damaged by the tornado. One of those was the waiver of permit fees when property owners were uninsured or had received financial assistance to help with the payment of the deductible.

This amendment waives permit fees for all structures in the tornado path provided the ownership has not changed since the storm. The amendment also established a refund process for previously paid fees.

Recommendation: Approve the amended resolution as presented.

Attachments: Amended Resolution

Previous Discussions with Council: April 13, 2021

**RESOLUTION TO AMEND A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF NEWNAN, GEORGIA
ESTABLISHING A POLICY FOR STRUCTURES IMPACTED
BY THE TORNADO AND SEVERE STORM WHICH BEGAN ON
MARCH 25, 2021 AND CONTINUED INTO MARCH 26, 2021
AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan, Georgia adopted a resolution dated April 13, 2021 with regard to City regulations governing the repair or restoration of buildings and structures including buildings and structures which were damaged by the tornado and severe storm which impacted certain properties in the City on the evening of March 25, 2021 and the early morning of March 26, 2021 (the “Disaster”); and

WHEREAS, the City Council of the City of Newnan, Georgia finds it in the best interests of the health, safety, and welfare of the public to adopt an amendment to the policy established by the resolution referenced herein above.

NOW THEREFORE, be it ordained by the City Council of the City of Newnan, Georgia and it is hereby ordained by the authority of the same that:

1.

This amended policy and the authority delegated by the City Council of the City of Newnan, Georgia herein shall still only apply to the property owners of buildings and structures located in the Tornado Zone as delineated and described in Paragraph 2 hereinbelow at the time of the Disaster (the “Qualified Property Owner”). If ownership of the impacted property changes, the development and zoning regulations set forth in the City’s Code of Ordinances and Zoning Ordinance shall be enforced.

2.

The City Council of the City of Newnan, Georgia hereby amends the policy established by the resolution adopted April 13, 2021 by further waiving all Building Permit Fees set forth in *Chapter 5. Buildings and Building Regulations, Appendix. Permit Fee Schedule of the City of Newnan Code of Ordinances* for structures damaged by the Disaster which are listed in the Joint GEMA and FEMA Preliminary Damage Assessment and located in the tornado storm path delineated and designated by (NOAA/NWS for March 25, 2021/March 26, 2021) (the “Tornado Zone”) and for which property owners can submit documentation of the subject impacted property being damaged by the Disaster.

3.

Any Qualified Property owner who had previously paid a permit fee or previously had a permit fee paid on his behalf by a 3rd Party after March 26, 2021 may seek a refund from the City of the permit fee paid by filing a claim for refund with the City

Building Department within 60 days from the date of adoption of this amended resolution.

4.

This amended policy and the provisions contained herein will expire April 12, 2023 unless it is extended or terminated by the City Council of the City of Newnan, Georgia.

SO RESOLVED, in lawfully assembled open session this ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

SANDERS, HAUGEN, & SEARS, P.C.
Attorneys at Law
11 Perry Street
P. O. Box 1177
Newnan, Georgia 30264-1177
(770) 253-3880
FAX (770) 254-0093

C. BRADFORD SEARS, JR.
E-MAIL: bsears@sandershaugen.com

WALTER D. SANDERS
(1909- 1989)

TO: The City Council of the City of Newnan

CC: Cleatus Phillips, City Manager
Jane Scoggins, Election Superintendent
Megan Shea, City Clerk

FROM: C. Bradford Sears, Jr., City Attorney
Sanders, Haugen & Sears, P.C.

DATE: May 26, 2021

RE: 2021 General Election

MEMORANDUM

At your request, this is to provide you with the information and time schedules for the November 2, 2021 General Election.

The Official Code of Georgia Annotated Section 21-2-131 provides that each candidate or his designee shall file a notice of his or her candidacy at the office of the City Clerk during the qualifying period of three (3) days to start on Monday, August 16, 2021, at 8:30 a.m. and closing on Wednesday, August 18, 2021 at 4:30 p.m., with an hour for lunch permitted.

O.C.G.A. Code Section 21-2-224 provides that the registration books be closed on the 5th Monday prior to the election unless the Monday is a recognized holiday, then on the next Tuesday. This year that will be Monday, October 4, 2021 at 4:30 p.m.

I call your attention to O.C.G.A. Section 21-2-131(a)(1) providing for the setting of qualification fees. The qualification fees were set and published in the newspaper prior to February 1, 2021. The fees are set by law at three percent (3%) of the annual salary of the office, in this case of the Mayor, said fees shall be \$300.00 and for Councilmembers for Election District Two, Post A and Post B said fees shall be \$165.00.

I am enclosing herewith resolutions setting the opening and closing dates of the qualification of candidates and a copy of the Notice of Call of Election for the General Election.

These resolutions should be adopted no later than July 13, 2021. I would suggest the June 15, 2021 meeting.

RESOLUTION

WHEREAS, the Charter of the City of Newnan provides for a General Election to be held on the first Tuesday following the first Monday in November, 2021, to elect the Mayor for the City of Newnan and to elect Councilmembers for Election District Two, Post A and Election District Post B for the City of Newnan, said date being November 2, 2021; and

WHEREAS, Section 21-2-132 of the Official Code of Georgia Annotated provides for the governing authority to set the opening and closing dates for the qualifying of candidates for said office.

THEREFORE, BE IT RESOLVED that the opening qualifying date for the election of the Mayor of the City of Newnan and the election of Councilmembers for Election District Two, Post A and Post B for the City of Newnan shall be opened at 8:30 a.m., Monday, August 16, 2021, and the closing of the qualification time shall be 4:30 p.m. on Wednesday, August 18, 2021, with an hour for lunch being permitted. Candidates desiring to qualify shall file a notice of his or her candidacy and paying the qualifying fee to Megan Shea, City Clerk, at the Office of the City Clerk, City Hall, 25 LaGrange Street, in the City of Newnan, Georgia.

BE IT FURTHER RESOLVED that the fee for qualifying for election for Mayor shall be Three Hundred Dollars (\$300.00) and the qualifying for election for Councilmembers for the City of Newnan shall be One Hundred Sixty Five Dollars (\$165.00).

IT IS SO RESOLVED this ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

RESOLUTION

WHEREAS, the City of Newnan, Georgia shall hold a general election for the election of the Mayor of the City of Newnan and for the election of Councilmembers for Election District Two, Post A and Post B for the City of Newnan, Georgia on November 2, 2021; and

WHEREAS, O.C.G.A. §21-2-70 requires the election by the governing authority of an election superintendent who shall conduct the municipal election in accordance with requirements of the Georgia Municipal Elections Code and an assistant election superintendent and absentee ballot clerk who shall have such powers and shall perform such duties as proscribed by O.C.G.A. §21-2-70 and O.C.G.A. §21-2-70.1.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Newnan and it is hereby resolved by the authority of same that Jane Scoggins is hereby appointed election superintendent for the November 2, 2021 general election and further resolved that the election superintendent shall conduct the election in accordance with the Georgia Municipal Election Code and who shall have such powers and shall perform such duties as set forth therein.

Adopted in open session regularly assembled this ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**RESOLUTION CALLING FOR A SPECIAL REFERENDUM ELECTION
AUTHORIZING THE CITY OF NEWNAN, GEORGIA
TO ISSUE LICENSES FOR THE PACKAGE SALE OF DISTILLED SPIRITS**

WHEREAS, Section 3-4-41 of the Official Code of Georgia Annotated provides that in the event the governing authority of any municipality desires to exercise the powers authorized by Section 3-4-41 of the Official Code of Georgia Annotated, which section provides that a municipality may authorize, through proper resolution or ordinance, the issuance of licenses for the package sale of distilled spirits within the City limits of the City of Newnan; and

WHEREAS, Section 3-4-41(a) of the Official Code of Georgia Annotated provides that such authorization is conditioned upon a special referendum election wherein the voters of the municipality vote on the question of whether or not the governing authority of the municipality shall be authorized to issue licenses for the package sale of distilled spirits within the City limits of the City of Newnan; and

WHEREAS, the City Council of the City of Newnan has determined that it is desirable to exercise the powers authorized by Section 3-4-41(a) of the Official Code of Georgia Annotated within the City limits of the City of Newnan; provided more than one-half of the votes cast in the special referendum election are in favor of issuing licenses for the package sale of distilled spirits.; and

WHEREAS, Section 21-2-540 of the Official Code of Georgia Annotated designates the first Tuesday following the first Monday in November, 2021; said date being November 2, 2021, as a date on which a special referendum election may be held for the purpose of a referendum called under Section 3-4-41(a) of the Official Code of Georgia Annotated; and

WHEREAS, there has been no special referendum election held by the City of Newnan to determine whether its governing authority shall be authorized to issue licenses for the package sale of distilled spirits within the City limits of the City of Newnan within the two (2) year period immediately preceding the date of this resolution.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEWNAN that the Election Superintendent for the City of Newnan be and is hereby authorized to issue a notice of the call of a special referendum election to be held on Tuesday, November 2, 2021, for the purpose of submitting to the voters of the City of Newnan, the question of whether or not the City Council of the City of Newnan shall be authorized to issue licenses for the package sale of distilled spirits within the City limits of the City of Newnan.

FURTHER RESOLVED, that the following notice of special referendum election be published once a week for two (2) weeks, immediately preceding the date of the election in the official organ of Coweta County, Georgia:

NOTICE OF ALL OF SPECIAL REFERENDUM ELECTION

Notice is hereby given that the City of Newnan, Georgia, will hold a Special Referendum Election on Tuesday, November 2, 2021, for the purpose of voting on the question of whether or not the governing authority of the City of Newnan, Georgia, shall be authorized to issue licenses for the package sale of distilled spirits.

The ballot will read as follows:

“☐ YES Shall the issuance of licenses for the package
sale of distilled spirits be approved?”

☐ NO

Those desiring to vote in favor of the issuance of licenses shall vote “yes”. Those desiring to vote against the issuance of the licenses shall vote “no”.

Only those voters registered in City of Newnan elections shall be allowed to vote in the Referendum Special Election.

Jane Scoggins
Election Superintendent
City of Newnan

FURTHER RESOLVED, that a copy of this Resolution as the notice of the call of the special referendum election be published on Wednesday, September 15, 2021, in the official organ of Coweta County, Georgia, pursuant to O.C.G.A. 21-2-540.

FURTHER RESOLVED, that the City Clerk is directed to notify the City Election Superintendent of the referendum by forwarding to the Superintendent a copy of this resolution.

BE IT FURTHER RESOLVED that the registration books to register voters to vote in the special referendum election are to be held open until 4:30 p.m. on the 4th day of October, 2021.

IT IS SO RESOLVED this _____ day of _____, 2021, by
the City Council of the City of Newnan, Georgia.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

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:

Rhodes Shell, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember

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

ATTEST:

Megan Shea, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes Shell, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 25th day of May, 2021; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance to amend the regulations and requirements of the City's Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Zoning Ordinance be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 2 Amendments.

Article 2. Section 2-24, Table 2-b is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof and Article 2 is hereby adopted in its entirety as amended.

Article 2. Section 2-24, Table 2-c is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof and Article 2 is hereby adopted in its entirety as amended.

Article 2, Section 2-13, (e), (1) is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof and Article 2 is hereby adopted in its entirety as amended.

Section II. Zoning Ordinance, Article 3 Amendments.

Article 3, Section 3-7 (3) and (2) is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-7 (e), (2) is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-7 (h) is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-9, Table 3-c is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-31 is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Section III. Zoning Ordinance, Article 5 Amendments.

Article 5. Section 5-4, (e), (6) is hereby amended as set forth in Exhibit "C" attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Article 5. Section 5-6, (c), (6) is hereby amended as set forth in Exhibit "C" attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Article 5. Section 5-7, (b). Exhibit A, is hereby amended as set forth in Exhibit "C" attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Section IV. Zoning Ordinance, Article 11 Amendments.

Article 11, Section 11-6, (e), (4) is hereby amended as set forth in Exhibit "D" attached hereto and made a part hereof and Article 11 is hereby adopted in its entirety as amended

Section V. Zoning Ordinance, Article 13 Amendments.

Article 13. Section 13-6 (M) is hereby amended as set forth in Exhibit "E" attached hereto and made a part hereof and Article 13 is hereby adopted in its entirety as amended.

Section VI. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section VII. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.


Section VIII. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this 25th day of may, 2021 in regular session assembled.


ATTEST:

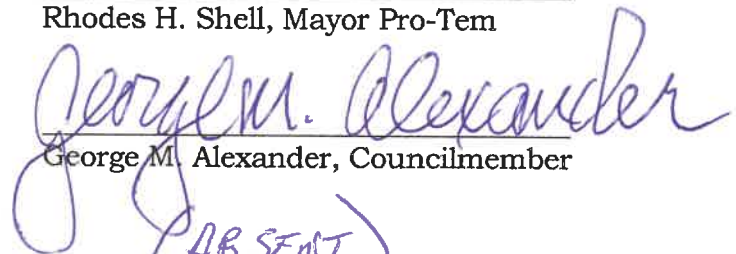

Megan Shea, City Clerk


L. Keith Brady, Mayor


Rhodes H. Shell, Mayor Pro-Tem


REVIEWED AS TO FORM:

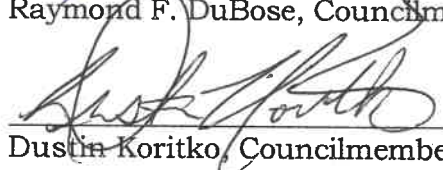

C. Bradford Sears, Jr., City Attorney



George M. Alexander, Councilmember


Cleatus Phillips, City Manager


(ABSENT)
Cynthia E. Jenkins, Councilmember


Raymond F. DuBose, Councilmember


Dustin Koritko, Councilmember


(ABSENT)
Paul Guillaume, Councilmember

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

ATTEST:

Megan Shea, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes Shell, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: June 15, 2021

Agenda Item: Public Hearing – Zoning Regulations Text Amendments to Articles 7, 8, 9 and 10 and Subdivision Regulations Multiple Sections

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To conduct a public hearing to consider adopting text amendments to Articles 7, 8, 9 and 10 of the City of Newnan's Zoning Regulations and several sections of the Subdivision 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 last of three text amendment presentations. Council previously approved a text amendment to the Mixed Use Development District ordinance in April 2021 and to Zoning Ordinance Articles 2, 3, 5, 11 and 13 in May, 2021

A few highlights of these particular text amendments are: Allowing for an increase in drive-through menu signs; change in the parking space calculations for restaurants; relaxing the distance between digital monument signs; allowing the City to administratively approve new streets and some housekeeping issues clarifying the water protection zone map and simplifying the local ordinance requirements pertaining to compliance with the State of Georgia Department of Community Affairs Development of Regional Impact requirements.

Funding: N/A

Recommendation: Approve the text amendments to the Zoning Regulations and Subdivision Regulations

Previous Discussion with Council: March 23, 2021, April 27, 2021 and May 25, 2021

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

Article 7 – Parking and Loading Requirements

The amendment in this article is to change Fast Food Restaurants parking calculations. This change comes from an analysis of current and proposed new fast food restaurants and to accommodate the need for this type of restaurant to have adequate parking.

Table 7-A: Minimum Off-Street Parking Spaces Required by Use		
USE	NUMBER OF OFF-STREET PARKING SPACES	REQUIRED FOR EACH*:
Tennis or Racquetball Court	3	Court
Bowling Alley	3	Lane
Shooting Range	1.25	Lane, plus 1 per 250 square feet of retail and office area
Other Indoor Recreation Uses	1	200 square feet of GFA
Recreation, Outdoor:		
Golf Course	12	Hole
Driving Range	1.2	Tee
Riding Academy and Stables	1	Horse Stall
Swimming Pool	1	75 square feet of water
Tennis or Other Racquet Court	3	Court
Restaurant-Dine-In	1	75 square feet of seating area + 1 for each employee on the greatest shift
Restaurant-Fast Food	1	space per 3 seats + 1 for each employee on the greatest shift
Shopping Centers, Less than 20,000 square feet	5	1,000 square feet NLS minimum
	6.5	1,000 square feet NLS maximum
Shopping Centers, 20,000 to 400,000 square feet	5	1,000 square feet NLS minimum
	6.5	1,000 square feet NLS maximum
Shopping Centers, 400,001 to 600,000 square feet	5	1,000 square feet NLS minimum
	6.5	1,000 square feet NLS maximum
Shopping Centers, Greater than 600,000 square feet	5	1,000 square feet NLS minimum
	6.5	1,000 square feet NLS maximum
Wholesale and Outlet Centers	0.25	1,000 square feet for the wholesaling or retail portion plus additional spaces for other associated uses pursuant to this Article
INDUSTRIAL		
All Industrial Uses Not Listed Below	1	400 square feet of GFA
Manufacturing and Warehousing	0.25	1,000 square feet for the manufacturing or warehousing floor area plus
	1	400 square feet for accessory offices
Research and Other Laboratories	1	400 square feet

Article 8 – Sign Regulations

Proposed changes in this article germinated from the results of past variance cases. We took a look at our ordinance and current trends and determined that what we currently have was too restrictive. Drive-throughs have grown in the past year and will continue to grow. To allow for more menu boards based upon drive-through lanes instead of drive-through windows made sense to us. Also, to the reduce the distance requirement for digital monument signs from 1 mile (5,000 feet) to 100 feet on the same side of the road was consistent with several other jurisdictions. The 5,000 foot criteria originally came from the digital billboard (interstate signs) separation requirements which makes sense when you are looking a billboard on the interstate, but not always applicable off of the interstate.

Sec. 8-5. - Restrictions on Changeable Copy Signs.

(a) Manual Changeable Copy Signs.

A manual changeable copy sign on which the message is changed more than eight times per day shall be considered an animated sign and not a manual changeable copy sign for purposes of this Article.

(b) Multiple Message Signs.

- (1) Each display surface of a multiple message sign shall remain fixed for at least 10 seconds.
- (2) When a display surface is rotated to the next display surface, it shall be accomplished in three seconds or less.
- (3) No such multiple message sign shall be placed within ~~5,000~~ 100 feet of another multiple message sign or a variable message sign on the same side of a street or highway **and 100 feet from any residentially zoned property.**
- (4) The multiple message sign shall contain a default design that will freeze the display surface in one position if a malfunction occurs.

(c) Variable Message Signs.

- (1) Variable message signs shall only be freestanding, monument or highway signs as defined by this Article.
- (2) No variable message sign shall be placed within ~~5,000~~ 100 feet of another variable message sign or a multiple message sign on the same side of a street or highway **and 100 feet from any residentially zoned property.**
- (3) The message shall remain fixed for at least 10 seconds and when a message is changed, it shall be perceived as instantaneous within the capability of the technology employed (generally about 1/10th of a second).
- (4) Any sign that utilizes lighting to simulate or gives an illusion of movement, or utilizes frame effects, flashing or bursting illuminations, scrolling, or other variation in the static image during the display of a single image is not allowed and shall be considered an animated sign.

- (2) Miscellaneous freestanding signs located farther from the street than the minimum building setback from that street right-of-way line on the property, shall be allowed as follows:

- a. On a property occupied by a multi-family or nonresidential use, one miscellaneous sign not to exceed 32 square feet in sign face area or more than 6 feet in height may be located on the property for each principal building on the lot. **Nonresidential uses are permitted two miscellaneous freestanding signs or** for each drive-through ~~service window on the building,~~ **lane per business establishment.**
- b. Other miscellaneous freestanding signs are allowed beyond the minimum building setback, provided that such signs are no more than 4 square feet in sign face area nor more than 6 feet in height.

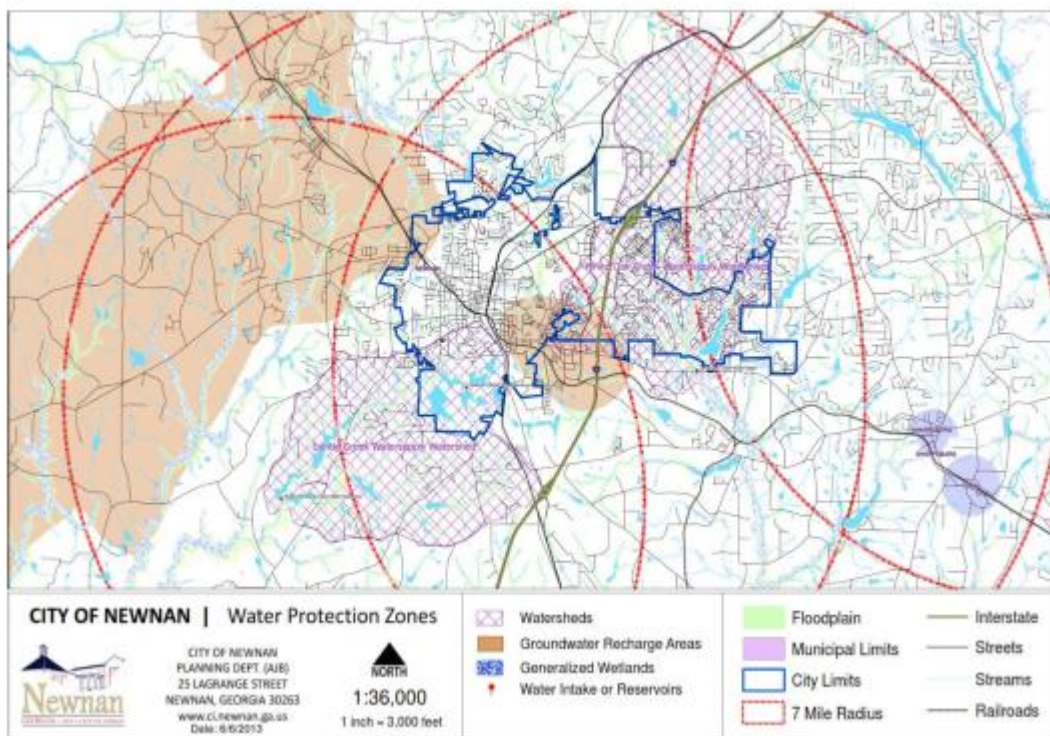
Article 9 – Environmental Protection

This change is a housekeeping issue and clarifies the boundaries of the Water Resource Protection District and adding a clearer map of the water protection zones.

Sec. 9-8. - Types of Water Resource Protection Districts.

- (a) The Water Resource Protection Districts shall include the following:
- (1) Groundwater Recharge Area Protection District.
 - (2) Wetlands Protection District.
 - (3) Water Supply Watershed District.
- (b) The boundaries of these Water Resource Protection Districts are ~~shown~~ on a **Water Resource District Map**, referred herein as **"Exhibit A"**, ~~set of maps designed as "Overlay District" and are included as part of the Official Zoning Map,~~ which is on file with the City Clerk's office.

Exhibit A



Article 10 – Procedures and Permits

This amendment seeks to streamline our ordinance when it involves the Development of Regional Impact (DRI) process. Instead of having to modify our local ordinance to keep up with changing State guidelines, simplifying it to the Department of Community Affairs's guidelines helps us not to create any conflicting local ordinances.

- h. A completed Development of Regional Impact (DRI) form shall be submitted by the applicant to the City of Newnan if the development meets ~~any of the criteria in this Subsection~~ **the DRI requirements promulgated by the Department of Community Affairs**. The City may provide comment on the proposed project and shall submit the document to the Three Rivers Regional Commission for review and comment. The City may not take final action on any application related to the DRI until the DRI review process has been completed in accordance with the procedures adopted by the Georgia Department of Community Affairs. ~~A DRI form is required if the development meets any of the following criteria:~~

- ~~1. Office—Greater than 400,000 gross square feet.~~
- ~~2. Commercial—Greater than 300,000 gross square feet.~~
- ~~3. Wholesale Distribution—Greater than 500,000 gross square feet.~~
- ~~4. Hospitals and Health Care Facilities—Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day.~~
- ~~5. Housing—Greater than 400 new lots or units.~~
- ~~6. Industrial—Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres.~~

- ~~7. Hotels—Greater than 400 rooms.~~
- ~~8. Mixed Use—Total gross square feet greater than 400,000 (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by this Zoning Ordinance); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein.~~
- ~~9. Airports—All new airports, runways, and runway extensions.~~
- ~~10. Attractions & Recreational Facilities—Greater than 1,500 parking spaces or a seating capacity of more than 6,000.~~
- ~~11. Post-Secondary Schools—New school with a capacity of more than 2,400 students, or expansion by at least 25% of capacity.~~
- ~~12. Waste Handling Facilities—New facility or expansion of use of an existing facility by 50% or more.~~
- ~~13. Quarries, Asphalt & Cement Plants—New facility or expansion of existing facility by more than 50%.~~
- ~~14. Wastewater Treatment Facilities—New major conventional treatment facility or expansion of existing facility by more than 50%; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein.~~
- ~~15. Petroleum Storage Facilities—Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels.~~
- ~~16. Water Supply Intakes/Reservoirs—New facilities.~~
- ~~17. Intermodal Terminals—New Facilities.~~
- ~~18. Truck Stops—A new facility with more than 3 diesel fuel pumps; or containing a half-acre of truck parking or 10 truck parking spaces.~~
- ~~19. Correctional/Detention Facilities—Greater than 200 new beds; or generating more than 375 peak hour vehicle trips per day.~~
- ~~20. Any Other Development Types Not Identified Above (Including Parking Facilities)—1,000 Parking Spaces or, if available, more than 5,000 daily trips generated.~~

- i. Filing fee payable to the City of Newnan according to the fees as established by City Council.

Subdivision Regulations

The changes being proposed have evolved over time as we have made other changes in our subdivision approval processes, including expanding the City's Engineering Department which has enhanced our plat review process. Several Georgia jurisdictions have moved the procedure of accepting streets into their public right-of-way systems to an administrative function. The language proposed was borrowed from other jurisdictions. This language is also recommended by the GDOT whenever we notify them of local road activity.

Section 3. Jurisdiction and Applicability.

1. Jurisdiction

These regulations shall govern the subdivision or resubdivision of land within the territorial limits of the City of Newnan.

2. Applicability

The requirements herein established shall apply to any subdivision of land in the City of Newnan except those exempted below. Where there is a conflict between the terms and/or requirements contained in this section and another section contained in these regulations, as amended or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more restrictive shall apply.

3. Delegation of Authority

Mayor and Council of the City of Newnan hereby delegates to the appropriate City officers, the authority to administratively approve, conditionally approve, or disapprove preliminary plats, final plats, lot combination plat, boundary line adjustments and street dedication plats.

a. Planning and Zoning Director: This official and/or their designee shall have final authority with regard to review and approval of lot combinations, boundary line adjustments, herein referred to as minor final plats and preliminary plats.

b. Public Works Director/City Engineer: This official and/or their designee shall review and authority to approve land development plans, reviews of streets, utility and non-utility public improvements. This official is further authorized to promulgate additional technical standards and construction specifications including, but not limited to, streets, street dedications, storm drainage systems, sidewalk and other public improvements.

c. City Manager: This official and/or their designee shall have the authority to approve, conditionally approve or disapprove final plats involving the acceptance of public improvements, i.e., street and public right-of-way dedication.

7. Review of Final Plat

- a. Review of Final Plat—The Director of the Planning Department shall review the final plat for conformance with the approved preliminary plat and with the rules and regulations of these regulations.
- b. Action By Director of the Planning Department—Thereafter, the Director of the Planning Department shall approve or disapprove the final plat. A notation of the action shall be made on the original ~~and two (2) prints of the final plat,~~ including a statement of the reasons therefore if the final plat is disapproved.

8. Recording of Final Plat

- a. Required—Upon approval of a final plat and acceptance of streets by the ~~City Council,~~ **authorized City official,** the subdivider or his agent shall have the final plat recorded in the Office of the Clerk of the Superior Court of Coweta County. The subdivider or his agent shall be responsible for the payment of the recording fee.
- b. Duty Upon Recordation—Upon recording of the approved final plat, a digital copy of the final plat, in a format approved by the City of Newnan, with all certificates endorsed thereon shall be provided by the subdivider for the records of the Planning Department.

12. Acceptance of Streets and Infrastructure

~~Upon approval of the final plat, the Planning Director shall place the plat on the next available City Council meeting for acceptance of the streets and related infrastructure. The final plat will be presented to City Council only after field inspections have verified satisfactory completion of the necessary infrastructure.~~
Upon acceptance of the streets and infrastructure, building permits may be obtained but maintenance of the streets and infrastructure remains the responsibility of the developer until satisfactory completion of the maintenance period.



City of Newnan, Georgia – City Council

Date: June 15, 2021

Agenda Item: Acceptance of a FY2021 Community Home Investment Program (CHIP) grant award and authorization for the Mayor to execute all necessary documents and assurances on behalf of the City

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose: To accept the CHIP grant award and authorize the Mayor to execute all necessary documents and all assurances on behalf of the City.

Background: The City of Newnan has been awarded a CHIP grant to benefit low- and moderate-income persons in the amount of \$400,000. As part of the process, the City must determine whether or not to accept the award and authorize the Mayor to sign the pertinent documentation and all assurances on behalf of the City. The funds will be used to rehab the homes of qualified homeowners within the Chalk Level area. The grant award period will begin on August 1, 2021 and run for a two-year period.

Funding: N/A

Recommendation: Authorize acceptance of the CHIP funds and the execution of all necessary documents and assurances on behalf of the governing body by the Mayor.

Previous Discussion with Council: September 21, 2020; December 8, 2020; January 12, 2021

Tracy Dunnavant

To: Tracy Dunnavant
Subject: RE: 2021 CHIP Awards

Good afternoon,

The Georgia Department of Community Affairs (DCA) has awarded \$7 million in grant funds to 15 local communities around the state through the DCA 2021 Community HOME Investment Program (CHIP). The CHIP funds are part of an annual allocation of HOME Investment Program (HOME) funds received from the US Department of Housing and Urban Development (HUD). These funds assist the efforts of local governments, nonprofit organizations, and public housing authorities with providing safe and affordable housing within our Georgia communities. In addition to HOME funds, the selected communities will contribute over \$4.6 million in matching funds to the grant awards. New construction applicants received an award of \$600,000 to provide single-family homes for very low to low income-eligible homebuyers. This year the CHIP award for housing rehabilitation was increased to \$400,000 to better serve our communities across the state. Also, a new set aside of funding was made available for applicants that showcased community-wide improvements through innovative and supportive activities and had not received CHIP within the last ten years.

The 2021 CHIP grants are awarded to:

Cities	CHIP Funds Awarded	Activity
Americus	\$ 400,000.00	Owner-occupied Rehabilitation
Byron	\$ 400,000.00	Owner-occupied Rehabilitation
Cochran	\$ 400,000.00	Owner-occupied Rehabilitation
Centerville	\$ 400,000.00	Owner-occupied Rehabilitation
Gainesville	\$ 600,000.00	New Construction
Douglas	\$ 400,000.00	Owner-occupied Rehabilitation
Newnan	\$ 400,000.00	Owner-occupied Rehabilitation
Vienna	\$ 400,000.00	Owner-occupied Rehabilitation
Nonprofits	CHIP Funds Awarded	Activity
Atlanta Neighborhood Development Partnership (ANDP) (South Dekalb County)	\$ 600,000.00	New Construction
Family Community Housing Association (FCHA)(Covington)	\$ 400,000.00	Owner-occupied Rehabilitation
Habitat for Humanity of Conyers Rockdale	\$ 600,000.00	New Construction
Jackson Habitat for Humanity	\$ 600,000.00	New Construction
New Foundations Development, Inc (NFD) (Calhoun, GA)	\$ 400,000.00	Owner-occupied Rehabilitation
PUSH Ministry (South Atlanta)	\$ 400,000.00	Owner-occupied Rehabilitation
Rabun County Habitat for Humanity	\$ 600,000.00	New Construction

Awardees will receive additional information by email in the following weeks.

If you have any questions, please contact DaTonya Lewis at datonya.lewis@dca.ga.gov.

Thank you for your applications and continued support of CHIP.



Learn more about our commitment to [fair housing](#).

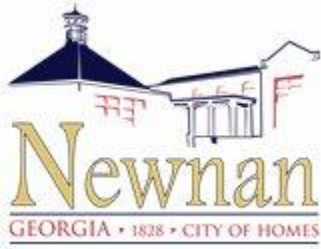


DaTonya Lewis

Community Housing Program Manager
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct +14048522160
datonya.lewis@dca.ga.gov

Sub-standard City of Newnan, Georgia - Mayor and Council



Date: June 7, 2021

Agenda Item: 62 Murray St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 62 Murray St.

Background: Owner: A&C Renovations LLC
Permits: Interior Demo 10/20
Date Sub-Standard housing file was opened: January 27, 2020.

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above mentioned property on January 28, 2020.

Options:

1. Set Public Hearing Date for July 20, 2021.
2. Other direction from Council.

Funding: Not Applicable

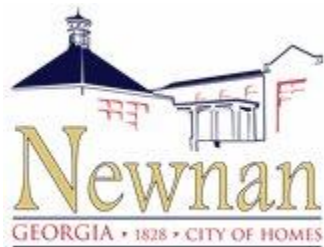
Recommendation: Staff is requesting Council's approval to proceed with Option 1.

Previous Discussions with Council:

January 28, 2020 - Council informed of conditions.



City of Newnan, Georgia - Mayor and Council



Date: June 7, 2021

Agenda Item: 29 Westgate Park Ln

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose:

To schedule the public hearing concerning the dilapidated structure located at 29 Westgate Park Ln.

Background:

Owner: Najarian Capital LLC

Permits: none

Date Sub-Standard housing file was opened: May 28, 2020

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above mentioned property on May 27, 2021.

Options:

1. Set Public Hearing Date for July 20, 2021.
2. Other direction from Council.

Funding:

Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option 1.

Previous Discussions with Council:

May 27, 2021 - Council informed of conditions.





GUIDELINES FOR USING THE DOWNTOWN NEWMAN SQUARE OR ANY CITY STREETS

NAME OF AGENCY	Corner Arts Gallery
NAME OF PERSON IN CHARGE OF EVENT	Jenny Jones
ADDRESS OF PERSON IN CHARGE	30 S. Ct Sq
CELL PHONE NUMBER OF PERSON IN CHARGE	678-793-9380
TYPE OF EVENT	Labor Day Arts Festival
PURPOSE OF EVENT	Community Event (Arts & Crafts)
DATE OF EVENT	Sept 6, 2021
TIME OF EVENT	10-4pm

CONDITIONS OF PERMIT

If permit is for any type utilizing streets of the city other than just the square area, a map shall be submitted to indicate routes of the event. If road race, walk or similar event, a fee will be charged based on number of police officers required to provide safety for the event; and all events of this type should be scheduled to end by 10:00 AM. If officers are required for other events, a fee will be charged based on number of officers requested by agency sponsoring event.

Applicants for permits for the square area only which require the setting of booths or selling goods should be aware that homegrown or handmade goods are preferred and that other goods sold should not be in conflict with goods that merchants on the square have for sale, excluding restaurant style prepared food items. Personal information from those attending the event should not be solicited. Subscription based businesses, home improvement companies, insurance companies, etc., that approach those attending the event for solicitation for future services are not allowed. It is recommended that a 10x10 booth space be assigned to each participant with the participants name written in chalk at each sidewalk location. Permanent marking on the square is not allowed. You must provide your own tent, chairs and tables. If your event requires electricity, it must be requested in advance. If it is used from the light poles, then the cover must be put back on after the event. If a cover is lost the event coordinator and vendor are liable for the cost of replacing the lost cover. All cords must be duct taped down to the sidewalks to prevent accidents.

EVENT STAFFING

The coordinator of the event on the square must remain on site throughout the set up and clean up of the event. The event coordinator must make sure that the square is returned to normal after the event is over.

GARBAGE

Additional rolling trash cans by the City of Newnan Sanitation Department need to be around the court square. Contact Sanitation Services at 770-253-0327 to coordinate and determine the number of cans needed for your event. We recommend that you cover the permanent cans surrounding the square and use the rolling cans. If the decorative cans are overflowing at the end of the event, they should be emptied into the rolling cans. Cost of Sanitation cans are \$10.00 per can during normal business hours and \$25.00 per can after hours. *(Costs are subject to change)*

PUBLIC NOTICE SIGNAGE

The coordinator of the event is responsible for obtaining and displaying Special Event Notice signs as provided by City staff. Public notice along/near the event location shall be provided at least 72 hours in advance of the event.

BATHROOMS

A portable restroom, or more depending on the size of the event, must be provided for the public to use. Downtown shops only allow restroom facilities to be used by paying customers. Main Street can assist with contact information on a Main Street member that provides port-a-potties for a fee. We recommend these be placed on the side of NuLink on West Washington Street.

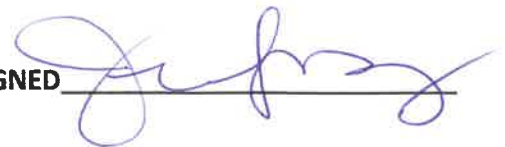
PARKING

Vendors can park on the square to unload, but once unloaded they will need to move their vehicles to a city lot. Parking on the square or in front of stores is prohibited. This includes on side streets. Parking is for customers and event attendees.

AGREEMENT

I, Jenny Jones, agree to these guidelines for use of the Newnan Square and/or city streets.

SIGNED



DATE

5/22/2021

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).