

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

JANUARY 28, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 28, 2025 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Jim Thomasson, Rhodes Shell, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on January 7, 2025

Motion by Councilman Koritko, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Meeting on January 7, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from Special Called Work Session on January 7, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on January 7, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

Amend Agenda

Mayor Brady asked Council to amend the agenda and to flip items O and N, due to him having to recuse himself for both items N and P.

Motion by Councilman Koritko, seconded by Councilman DuBose to amend the agenda and move item O in front of item N.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. 1 Appointment – Christmas Commission, 3-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Candice Martin to the Christmas Commission for a three-year term.

MOTION CARRIED. (7-0)

D. 1 Appointment – Planning Commission, 3-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to re-appoint Joe Crain Jr. for another term.

MOTION CARRIED. (7-0)

E. 1 Appointment – Three Rivers Regional Commission

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Councilman Guillaume to the Three Rivers Regional Commission.

MOTION CARRIED. (7-0)

F. 1 Appointment – Tree & Parks Commission, 3-year term

Continue to next agenda.

Off Agenda Appointments

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Arden Avery to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Shell to appoint Darrell Earnhart to Trees & Parks Commission.

MOTION CARRIED. (7-0)

Youth Council Attendees

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Dominic Chafardon, Davis Markham, Mary Lois Griffis, Laci Johnson, Isabella Scarano and Ashlynn Jones.

G. Request to Dissolve the Farmer Street Cemetery Commission

Motion by Councilman Guillaume, seconded by Councilman Koritko to accept the request from the Farmer Street Cemetery Commission as stated in their submitted letter.

Councilwoman Jenkins asked if Staff feels that the commission is no longer needed to do anything else? Mr. Craver said no, unless Council wanted to give them a new charge. The 2025 budget included funding for Phase 3 of the Farmer Street Cemetery improvements. City Manager then asked for clarification, if Council maybe didn't want to remove them completely from the code of ordinances but maybe pass a resolution stating where they are at and making them inactive.

Mayor Brady said he would rather see the word 'inactive' as opposed to 'dissolve', that way they don't have to recreate the commission if they are needed again. City Attorney stated that a resolution could be drafted for Council that would state that the commission completed their initial tasks.

Motion by Councilman Guillaume, seconded by Councilman Koritko to withdraw the earlier motion.

NEW BUSINESS

H. Consideration of Supplemental Agreement #1 for Project Framework Agreement between Georgia Department of Transportation and City of Newnan for Transportation Facilities Improvements – Sprayberry Rd at Jefferson St and Jefferson St at Greison Trail

Michael Klahr, City Engineer, stated that there was an original project framework agreement and then the City had the opportunity to go back to the Atlanta Regional Commission and obtain additional funding.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the agreement as presented.

MOTION CARRIED. (7-0)

I. Request for Various Closures for 2025 Main Street Newnan Events

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to approve the request as presented.

MOTION CARRIED. (7-0)

J. Consideration to Exercise Open Container Amendment to Chapter 3, Alcoholic Beverages during 2025 Main Street Summer NewnaNights Concert series

Councilwoman Jenkins asked if this is just for NewnaNights and not Jazz in the Park? Mr. Craver explained this is just for NewnaNights which has been moved to First Avenue Park due to construction that will be going on in Greenville Street Park. Jazz in the Park will be moved to the Newnan Centre's amphitheater.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to approve the request as presented.

MOTION CARRIED. (7-0)

K. Consideration of Option for NURA Loan at 100 E. Washington Street

Andrew Moody, Special Projects Manager, introduced Gerald Walton, Chairman of NURA. Mr. Walton stated that they have two recommendations, one is cancellation of the promissory note and complete forgiveness of the loan or call the loan balance in full and the lot will have to be sold.

Councilwoman Jenkins made a motion to cancel the promissory note, deed to secure debt and complete forgiveness of the loan balance. Motion died for lack of second.

Motion by Councilman Guillaume, seconded by Councilman Shell to call the loan in full, issue a debt to NURA which would require the sale of the lot. City Attorney commented that this would mean the City will foreclose on the lot and it would be sold on the courthouse steps. Mr. Sears said the other option is to authorize NURA to sell the lot and pay the money back to the City and forgive any balance, if there is one. Councilman Guillaume stated his motion as selling the lot, remitting the money back to the City and forgiving the balance.

Councilwoman Jenkins asked if the land was purchased with loan funds? Mr. Phillips stated it was due to a right-of-way acquisition and damage that occurred, so SPLOST funding was used to buy the entire lot. Then the City sold the lot to NURA. Councilwoman Jenkins stated she was in opposition, as the point of NURA is to bring affordable home ownership opportunities to the City and the biggest challenge to that is land.

Motion by Councilman Guillaume, seconded by Councilman Koritko to sell the property and the funds from that are returned to the City and forgive the remainder of the loan and the City would not foreclose on the lot. Opposed: Jenkins.

MOTION CARRIED. (6-1)

L. Consideration of Proposals from On-Call Engineering Firms related to Potential Design and Construction of Public Improvements along Woodlane Drive

Mr. Craver explained that this was brought to Staff's attention at a previous meeting. The City has 2 engineering firms that are employed on an on-call basis, Columbia Engineering and Integrated Science & Engineering. Both were asked to submit proposals for the stormwater improvements on Woodlane Dr. One quote was for \$58,337.50 and one at \$55,200 for design only, estimated cost to construct is about \$172,000.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to engage Columbia Engineering at \$55,200 and proceed with the project as presented.

MOTION CARRIED. (7-0)

M. Consideration of a Resolution Supporting the Introduction of local legislation to create a Base Year (Freeze) Homestead Exemption in the City of Newnan

City Manager explained that this was discussed at retreat. If Council wants to proceed then the resolution gets adopted and goes to the local delegation, advertisement must run then delegation can introduce the legislation and if approved it would be put on a referendum for the November election to be voted on.

The base year freeze means that the taxable value is set at the year of the freeze. This does provide relief to property owners for tax relief. Other options would be to wait to see what happens in the legislative session, as there may be changes to HB581 and some communities are opting out of HB581. If the freeze is voted for then it would trump HB581 and be of greater value. Another option is to wait and see if no local entity opts out then there may be a one cent sales tax called for also in referendum in November.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the resolution as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

O. Public Hearing – Rezoning Request RZ2024-03, 0.186 + acres at 51 Robinson St. (Tax Parcel #N12 004 003A); From IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District- Historical and Infill) for the purpose of constructing a duplex

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, stated that this is a request by Terrence Forbes Taylor to rezone from IHV to RU-I. The site is currently vacant with a significant amount of ground vegetation. The applicant wants to construct a duplex, with each unit about 1,250 sq ft. They will be priced around \$321,000.

Ms. Dunnavant went through the 8 standards. Staff felt that the duplex proposed is a suitable use for the property. A duplex would have much less of an adverse impact on the adjacent properties than constructing something heavy industrial. The property could not be used as currently zoned due to setback requirements which limit the room to build and would require variances. There would be a very limited impact on service provision. The future land use map shows this property as future historic neighborhood and this use would be compatible with that. The proposed use is consistent with the proposed zoning district. There are no new or changing conditions since the comprehensive plan was last updated that would affect this. Staff feels this project shows a reasonable balance between public health, safety, morality and general welfare and the right to unrestricted use of property. Overall, it met 8 of the 8 standards. Planning Commission voted

unanimously to recommend approval with the condition that the duplex be consistent with the renderings and specifications provided by the applicant as part of the rezoning application.

Mayor Brady asked to clarify that the intent is to sell the units but how would they be fee simple when they are not townhomes? Ms. Dunnivant said it would be like condos. Councilwoman Jenkins asked if it is fee simple then is it a rental? Mr. Phillips said it would either be a duplex that is rented, or they would build a single-family home as it would be hard to have a condo association for two units.

Applicant:

Mr. Terrence Forbes Taylor, the owner of the property, explained that this is a project he's been working on for a few years. He is working with his partner Ms. Gayle Bickham and feels this is the best option given the size of the lot. He wants to have it be affordable housing and help contribute to the City. Council discussed accepting the rezoning of RU-I and taking away the Planning Commission recommendations, then the applicant would have to go before the Board of Zoning Appeals for variances. Ms. Bickham clarified that if they accepted the zoning with the recommendations then the units cannot be sold to two separate parties as two separate units, but it could be sold to one person to owner occupy then they can rent the other side. She said they can work with that.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Koritko to accept the report and recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the ordinance to rezone as presented with conditions from Planning Commission. Opposed: Jenkins.

MOTION CARRIED. (6-1)

Mayor Brady recused himself from the remainder of the meeting due to business conflicts with the next two items.

N. Public Hearing – Rezoning Request RZ2024-04, 7.06 + acres at 147 Temple Ave (Tax Parcel #n21-0001-001) from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential District)

Mayor Pro Tem Thomasson stated that the applicant has submitted a request to withdraw this item and for Council to waive the 12-month resubmittal restriction.

Motion by Councilman Guillaume, seconded by Councilman Shell to accept the request to withdraw rezoning RZ2024-04 and waive the 12-month resubmittal restriction as provided in section 10-14 of the Zoning Ordinance.

MOTION CARRIED. (6-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

P. Consideration of Petition from Turnstone Group for Consent to Property Owner's Authorization as part of an Application for Rezoning

Motion by Councilman Guillaume, seconded by Councilman Shell to approve the petition from Turnstone Group for consent to property owner's authorization as part of an application for rezoning. Opposed: Jenkins.

MOTION CARRIED. (5-1)

Q. Request from Foundation Church to Close South Court Sq from 12pm-10pm on Friday, April 18, 2025 for Good Friday Event

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

MOTION CARRIED. (6-0)

Council Comments

Councilwoman Jenkins thanked staff for their handling of the recent snow storms.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 7:23pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor