



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on February 11, 2025

REPORTS OF BOARDS AND COMMISSIONS

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

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- C. Consideration of Contract Award for Newnan Crossing Bypass Turn Lanes
- D. Consideration of Resolution to Support FY 2026 Georgia Department of Transportation, Transportation Alternative Program (TAP) Funding
- E. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 3, Alcoholic Beverages, to provide for Regulation of Distilleries and Manufacturers
- F. Consideration of initiating a text amendment to the zoning ordinance on language used to describe alcoholic beverage manufacturers

UNFINISHED BUSINESS

- G. Public Hearing-Zoning Ordinance Text Amendments-Articles 2, 3 and 13, pertaining to regulations on vape shops, car dealerships, boat dealerships, motorcycle sales facilities, ATV/UTV and similar vehicles sales facilities, used automobile sales facilities and extended stay hotels.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- H. Request from SummerGrove POA to post banners at the entrances for 2025 events

MOTION TO ENTER INTO EXECUTIVE SESSION

- I. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING
2025

FEBRUARY 11,

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 11, 2025 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: 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 28, 2025

Motion by Councilman Shell, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on January 28, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Ethics Commission, 2-year term

Motion by Councilman Guillaume, seconded by Councilman Koritko to re-appoint John Pirro for another term.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

D. Consideration of a Resolution to Declare the Farmer Street Cemetery Commission Inactive

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

MOTION CARRIED. (7-0)

NEW BUSINESS

E. Consideration of a Request to Connect to the Municipal Sewer System at 423 Jefferson Street

Mr. Van Mottola with Cornerstone Rentals explained that when they bought this property, they were unsure if it was City or County. It is an island of County property surrounded by City, there is a sewer line in front, and they do plan on requesting to annex the property into the City at some point. In the meantime, the septic system that it is on has failed. They are requesting to tie the single-family residence onto the sewer system with the intention of annexing in the future.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to begin the process for annexation and to allow the owner to hook up to the Newnan Utilities sewer system.

City Attorney stated that since the statute predates the zoning procedures so it's hard to look at the requirements. There was a similar case in the City of Fayetteville and they referred it to their Planning Commission as an annexation request.

Mr. Mottola said that the current zoning designation in the County is R2, which is multi-family. They don't see that for the property and have met with City staff about some concepts that would fall under the RU-7 zoning. They do want to do something residential, that is congruent with the surrounding area. Mayor Brady asked how much time they would have once this is referred to Planning Commission. Tracy Dunnivant, Planning Director, said that once it's referred to Planning Commission then there is a 15-day advertising period, so possibly April depending on discussions. Councilman Thomasson asked if they could just grant the sewer tap for the current resident only? Mr. Sears commented that the County still must be notified and that could add to the timeline. Mr. Mottola said that the timeline would not be a burden for them.

Mayor Brady reiterated that the motion is to initiate the annexation process but not to wait on the sewer connection for the property. Councilman Thomasson asked to add 'for the existing owner'.

Amended Motion by Councilman Shell, seconded by Councilwoman Jenkins to initiate the annexation process and allow sewer connection to proceed with the current owner.

MOTION CARRIED. (7-0)

F. Rezoning Request RZ2025-01 by Melissa Griffis, on behalf of Oxford Properties, LLC for 29.626 + acres at 3000 McIntosh Parkway (Tax Parcel #086-5043-002) from CGN to MXD for the purpose of developing 70 townhomes, 329 apartments and 26,760 square feet of non-residential/commercial space – For Information Only

No action needed.

G. Rezoning Request RZ2025-02 by Steven L. Jones on behalf of GHV Newnan, LLC for 8.30 + acres on Newnan Crossing Blvd E (Tax Parcel #098A-295) from OI-1 to RU-7 for the purpose of developing a townhouse community – For Information Only

No action needed.

H. Rezoning Request RZ2025-03 by Brett Sledge on behalf of The Turnstone Group for 63.09 + acres off Newnan Crossing Blvd E and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 044; 098 5052 001; 086 5044 015) from OI-1, CGN and OCR to MXD for the purpose of developing 258 townhome units, 52 single-family rear load lots, 36 single-family front load lots, 28 condo units and 36,000 square feet of commercial space – For Information Only

No action needed.

I. Consideration of a text amendment to the zoning ordinance to reduce the distance requirement for Child Day Care Facilities from certain other uses as delineated in Article 3, Division V – deny or refer to Planning Commission

Dean Smith, Senior Planner, stated that this is a petition from Sonya Adams, to consider a legislative text amendment to the zoning ordinance to permit child day care facilities to be closer than 1,000 ft from certain other uses. This was an item previously presented for discussion. This petition requests reducing from 1,000ft to 300ft and this is similar to the distance used for alcohol sales.

Mayor Brady proposed that they refer this to the Planning Commission.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman DuBose to refer this item to the Planning Commission.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

J. Consideration of a Recommendation from Ad Hoc Council Committee related to the Facility Use Policy and Fee Schedule

Motion by Councilwoman Jenkins, seconded by Councilman Shell to accept the recommendation from the Ad Hoc Committee as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 2:46pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council
Date: February 25, 2025
Agenda Item: Consideration of Contract Award for Newnan Crossing Bypass Turn Lanes
Prepared By: Michael Klahr, City Engineer

Purpose:

Council may consider a contract award for the above referenced project

Background:

Separate sealed bids were received at the office of City Manager, January 28, 2025. The low bid, submitted by **Summit Construction & Development, LLC**, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The work consists of construction extending the left turn lane of Newnan Crossing Bypass at Lower Fayetteville Road and extending the right turn lane of Newnan Crossing Bypass at SR 34, Bullsboro Dr. This project includes but is not limited to erosion and sediment control; traffic control including signage and striping; roadway and stormwater structure demolition; utility relocation; grading; installation of a gravity retaining wall; installation of reconstructed catch basins; reconstruction of roadway sidewalks and medians; and all related appurtenances. The project is designed to enhance traffic operations, improving peak hour traffic flow on Newnan Crossing Bypass.

The contract will be unit priced.

Funding:

SPLOST

Recommendation:

Award a contract to **Summit Construction & Development, LLC**, for a base bid amount of **\$955,617.94**

Attachments:

1. NCB Turn Lanes Contractor Selection Memo
2. Bid Tabs 2025.01.28
3. NB Right Turn Lane
4. SB Left Turn Lane

Previous Discussion with Council:



MEMORANDUM

To: Michael Klahr, City Engineer - City of Newnan

From: Kyle Wilcox, Project Manager - Heath & Lineback

CC: Warren Dimsdale; Allen Krivsky

Date: 02/05/2025

Re: Newnan Crossing Bypass Bypass at Lower Fayetteville Rd SB Left Turn Lane and at SR 34 Right Turn Lane – Contractor Selection

Bids were received for this project on January 28, 2025. A cursory review of all bids was performed and no items of concern were noted. Contact was made with the lowest bidder's references. Reference feedback spoke highly on their quality, communication, and staying within budget. Based on feedback Heath & Lineback takes no exception awarding to the lowest bidder, Summit Construction.

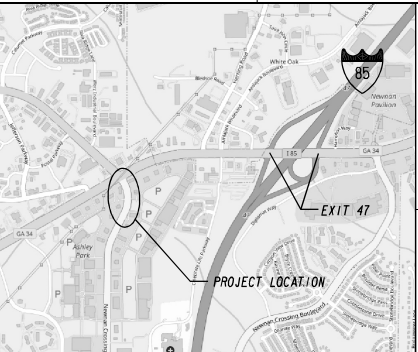


City of Newnan, Georgia

BID OPENING: Newnan Crossing Bypass Turn Lanes Improvement Project 2025
Tuesday, January 28th 2025 – 2pm

BIDDER	BID AMOUNT	COMMENTS
Excellere Construction, LLC	\$1,160,000. ⁰⁰	
FS Scarborough, LLC	\$1,210,000. ⁰⁰	
McCoy Grading, Inc.	\$1,268,160. ⁹⁰	
McLeroy, Inc.	\$971,196. ⁶⁵	
Wilson Construction Management	\$1,004,047. ⁰⁰	
Summit Construction & Development	\$955,617. ⁹⁴	
Piedmont Paving	\$1,137,947. ⁸⁰	

BIDS OPENED BY



LOCATION SKETCH

DESIGN DATA:
TRAFFIC A.D.T.: N/A
TRAFFIC D.H.V.: N/A
DIRECTIONAL DIST.: N/A
% TRUCKS: N/A
24 HR. TRUCKS %: N/A
SPEED DESIGN: 45 MPH

LOCATION & DESIGN
APPROVAL DATE: N/A
FUNCTIONAL CLASS:
MINOR ARTERIAL

THIS PROJECT IS 100% IN
CONETA COUNTY AND IS
100% IN CONG. DIST. NO. 3.

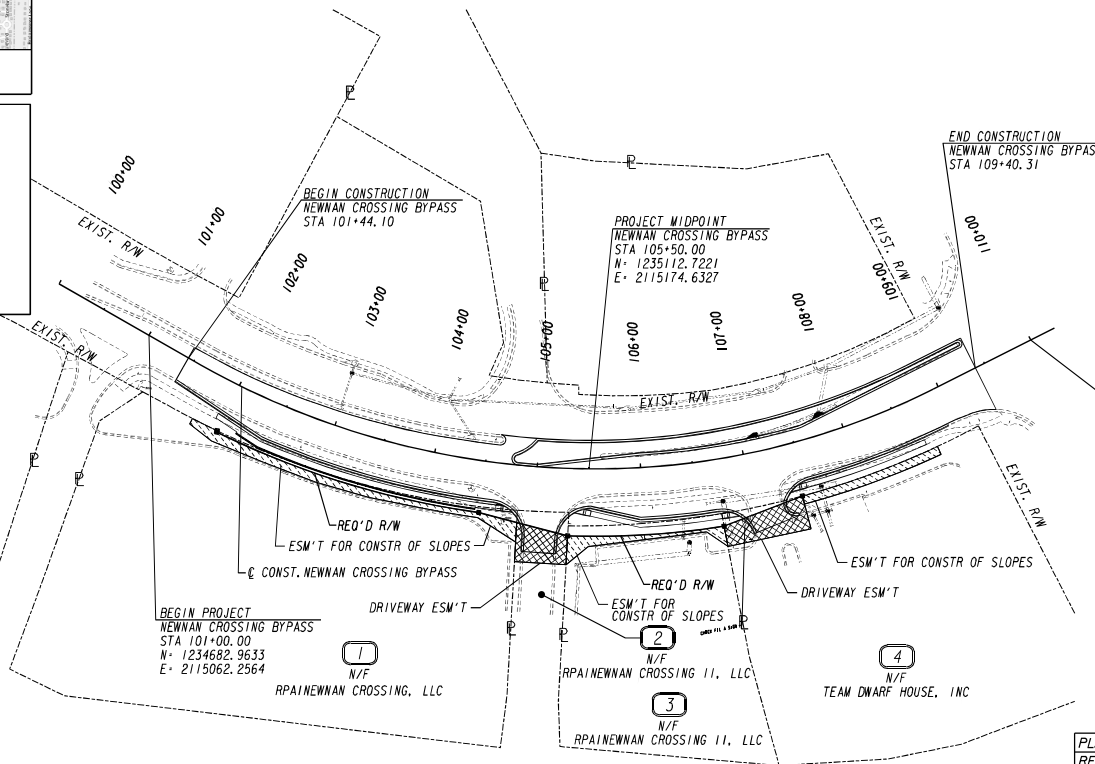
PROJECT DESIGNATION: LOCALLY FUNDED
DESIGNED IN ENGLISH UNITS.

THIS PROJECT HAS BEEN PREPARED
USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD
1983) 2011 WEST ZONE, AND THE NORTH
AMERICAN VERTICAL DATUM (NAD
OF 1988.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY
INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON
FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE
SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT
OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO
SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

CITY OF NEWNAN PUBLIC WORKS

PLAN AND PROFILE OF PROPOSED NEWNAN CROSSING BYPASS AT SR 34 RIGHT TURN LANE



NOTE :
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS,
DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION
WITH THIS DOCUMENT, TO "STATE HIGHWAY DEPARTMENT OF GEORGIA", "STATE
HIGHWAY DEPARTMENT", "GEORGIA STATE HIGHWAY DEPARTMENT", "HIGHWAY
DEPARTMENT", OR "DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE
STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN
THE DEPARTMENT OF TRANSPORTATION.

Heath & Lineback Engineers
INCORPORATED
2390 CANTON ROAD • BUILDING 200
MARIETTA, GEORGIA 30066-5393
(770) 424-1668

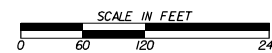
PREPARED BY:

DESIGN

LENGTH OF PROJECT	
NET LENGTH OF ROADWAY	0.70
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.70
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.70

COUNTY No. 077
CONETA

MILES



PLANS COMPLETED	REVISIONS

DRAWING No.

01-0001



LOCATION SKETCH (N.T.S.)

DESIGN DATA:
TRAFFIC A.D.T.: N/A
TRAFFIC A.D.T.: N/A
TRAFFIC D.H.V.: N/A
DIRECTIONAL DIST: N/A
% TRUCKS: N/A
24 HR. TRUCKS %: N/A
SPEED DESIGN: 45 MPH

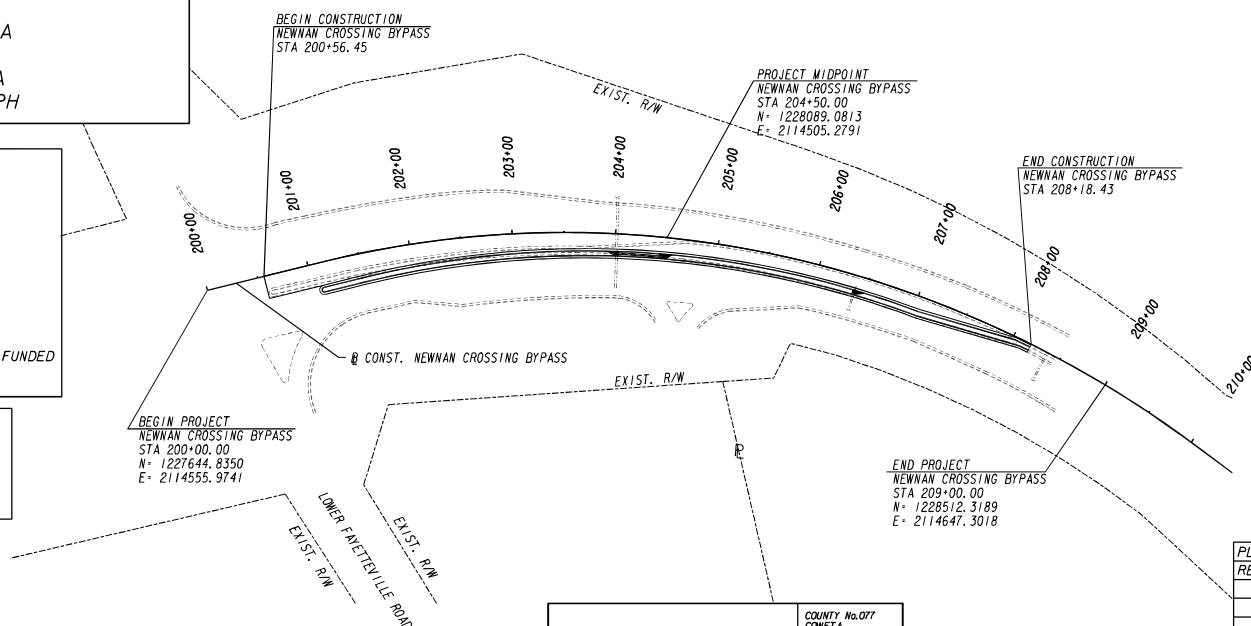
LOCATION & DESIGN
APPROVAL DATE: N/A

FUNCTIONAL CLASS:
MINOR ARTERIAL

THIS PROJECT IS 100% IN
COWETA COUNTY AND IS
100% IN CONG. DIST. NO. 3.

PROJECT DESIGNATION: LOCALLY FUNDED
DESIGNED IN ENGLISH UNITS.

THIS PROJECT HAS BEEN PREPARED
USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD
1983)/2011 WEST ZONE, AND THE NORTH
AMERICAN VERTICAL DATUM (NAVD)
OF 1988.



LENGTH OF PROJECT	COUNTY No. 077 CONETA
	MILES
NET LENGTH OF ROADWAY	0.170
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.170
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.170

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

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INCORPORATED
2390 CANTON ROAD • BUILDING 200
MARIETTA, GEORGIA 30066-5393
(770) 424-1668

PREPARED BY:

DESIGN

[illegible]

DRAWING No.

01-0001



To: Mayor and Council

Date: February 25, 2025

Agenda Item: Consideration of Resolution to Support FY 2026 Georgia Department of Transportation, Transportation Alternative Program (TAP) Funding

Prepared By: Hasco Craver, Assistant City Manager, Michael Klahr, City Engineer

Purpose:

Newnan City Council may consider a resolution supporting the City of Newnan's submission of an application to receive Transportation Alternative Program (TAP) funding for FY 2026 to support the design and construction of LINC facilities along Newnan Crossing Boulevard East.

Background:

Newnan City Council, in 2017, adopted a LINC Master Plan to provide a roadmap for the design, construction and maintenance of a multi-use trail system throughout the community. Over time, the City has constructed nearly five (5) miles of trail connecting the historic downtown commercial district through public parks to established and burgeoning commercial and residential neighborhoods, across Interstate 85 and to additional public gathering spaces. The Newnan LINC has been a resounding success enjoyed by citizens and visitors alike.

The Newnan City Council, as part of the Special Purpose Local Option Sales Tax (SPLOST) 2025 program, allocated certain funds to be used to design and construct additional trail facilities. With City Council input, City staff has identified two sections of trail that will move in a westward direction from the historic downtown commercial district towards and around Newnan High School and interact with Carl Miller Park.

Recently, the Georgia Department of Transportation made funds available to communities for alternative transportation facilities. The call for applications is currently open (application deadline is February 28, 2025). Eligible projects include multi-use trails. City staff, in consultation with Columbia Engineering (City's on-call engineering firm), reviewed the solicitation and has determined that the trail sections, as previously enumerated in the 2017 Master Plan, that appear most eligible and likely for funding are sections #5 and #7 (find attached document detailing certain sections).

City staff is recommending that the Newnan City Council consider making application for TAP funds for sections #5 and #7 due to the following:

1. Receiving and dispersing funds will likely take two to four years; and
2. Likely to be less right-of-way required; and
3. Connection to elementary school, hospital, existing neighborhoods and existing trail will likely result in a more competitive application; and
4. Decreased likelihood of major project impediments (environmental, historical, archaeological, etc.)

City staff intends on working to realize LINC sections #12 and #13 in advance of sections #5 and #7 (if funded).

Please note that if the application for TAP funds for LINC sections #5 and #7 is unsuccessful, the conceptual layout and cost estimating currently underway will remain a valuable tool/asset for future

LINC section design and construction.

Funding:

SPLOST 2025

Recommendation:

City staff is supportive of the resolution as presented.

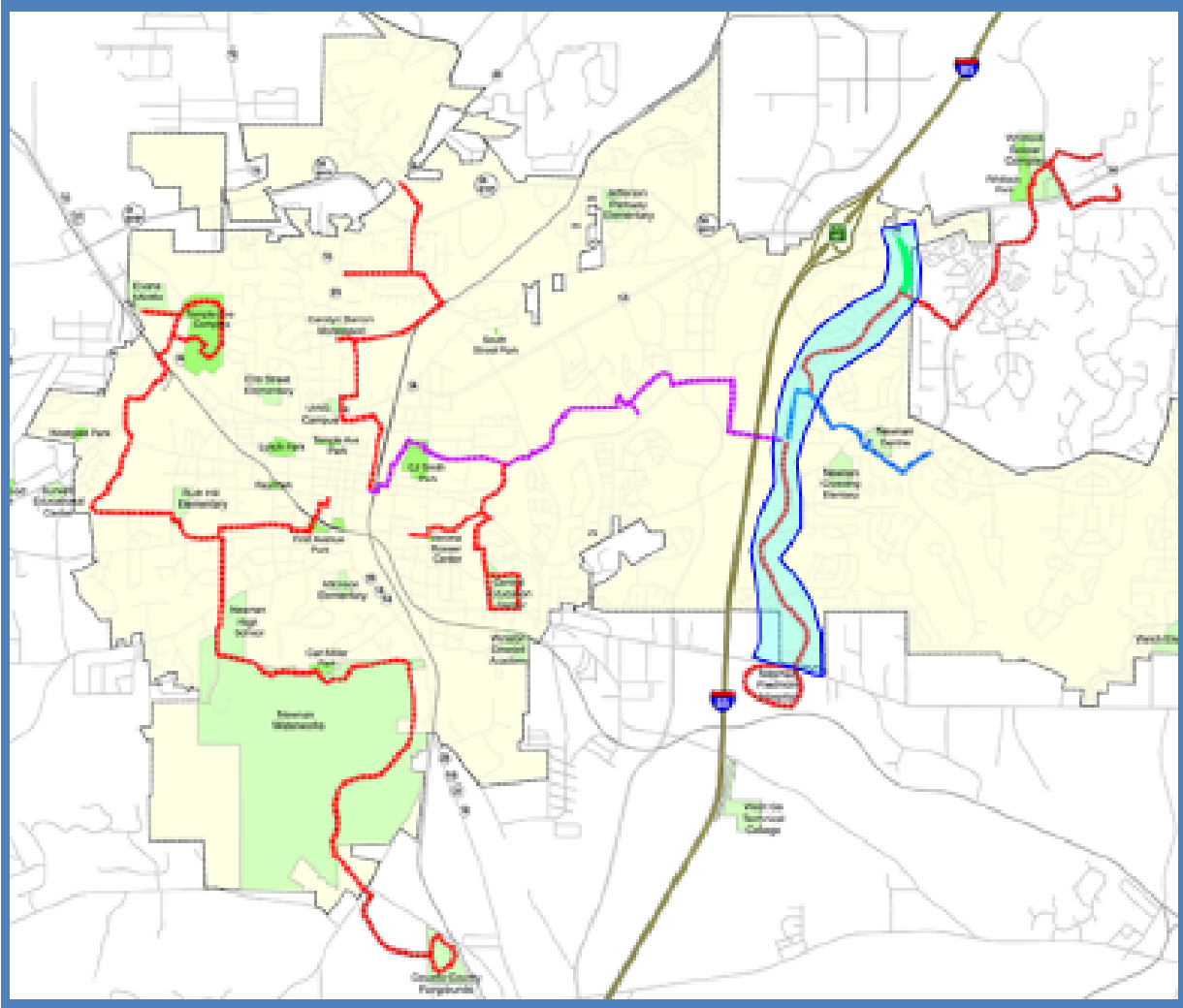
Attachments:

1. Proposed LINC Section to be considered for FY 2026 Georgia Department of Transportation
2. LINC #5 and LINC #7
3. Resolution for FY2026 TAP Funding

Previous Discussion with Council:

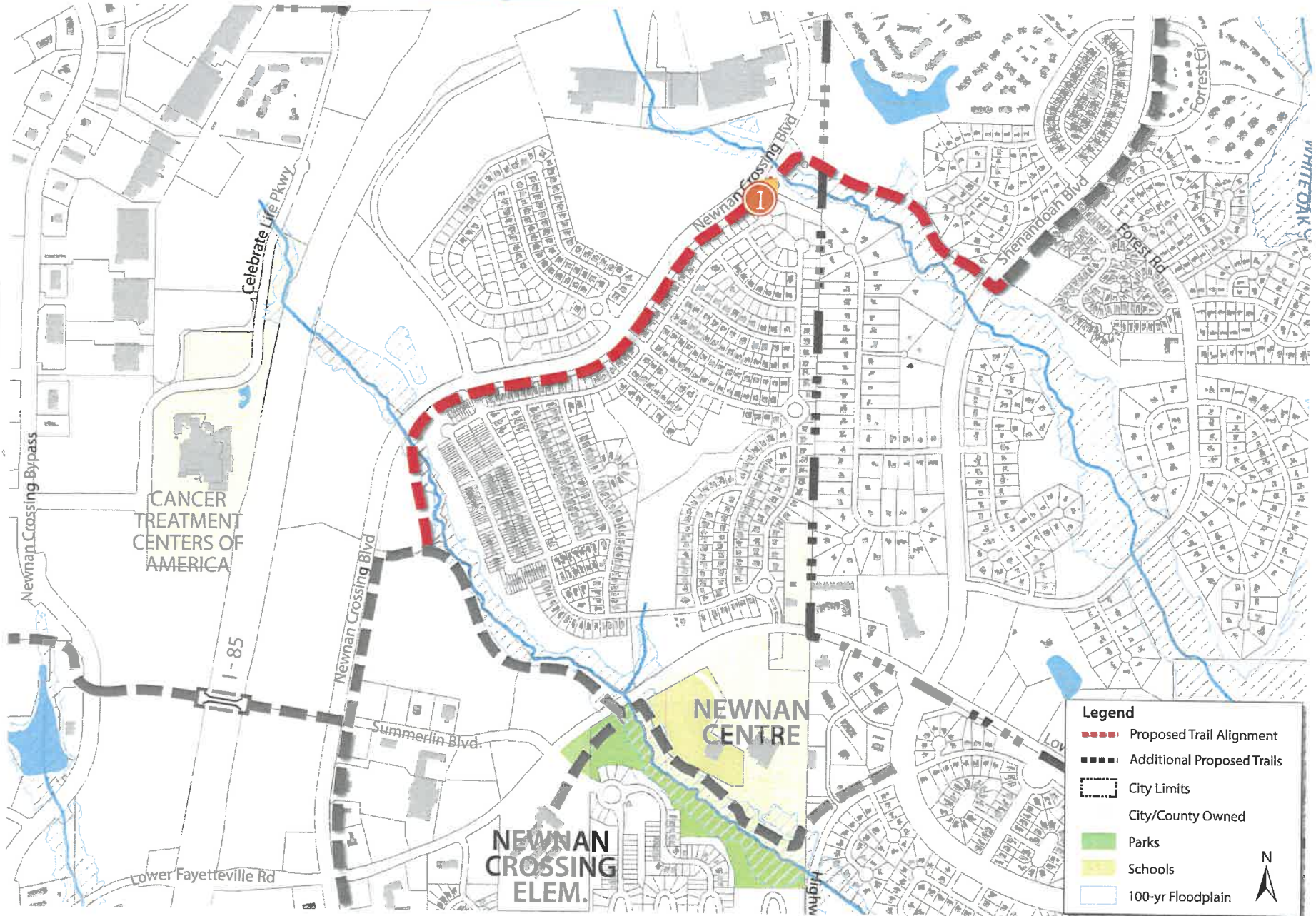
None

Transportation Alternative Program Funding (TAP)



LINC #5 | Newnan Crossing Blvd

Master Plan



LINC #5 | Newnan Crossing Blvd

Description:

The Newnan Crossing Blvd *LINC* will connect to the Newnan Centre Connection along the creek and extend to the existing side path along the east side of Newnan Crossing Blvd. The road currently has an asphalt walking path which will be widened to 10' wide and improved to insure a safe buffer from the travel lanes of the road. The trail will provide spurs to the adjacent neighborhood and invite easy access to the *LINC Trail System*.

A trailhead is proposed along undeveloped private property off of Newnan Crossing Blvd. where the trail will leave the road and follow a creek to Shenandoah Blvd. The trail will cross at-grade to the east side of Shenandoah Blvd. with a rapid flashing beacon proposed for the crossing. This section will provide a neighborhood connection for all living in the neighborhoods off Shenandoah Blvd.

Overview:

Connecting Destinations: Newnan Crossing Commercial shopping area to residential neighborhoods

Begins: Newnan Centre Connection along the creek

Ends: Shenandoah Blvd

Distance: 7,266 LF (1.4 miles)

Opportunities and Benefits:

- Improvement to the existing asphalt walkway along Newnan Crossing Blvd.
- Greenway trail connection along creek between Newnan Crossing Blvd. and Shenandoah Blvd.

Potential Obstacles:

- Acquisition required for trailhead and greenway trail connection between Newnan Crossing Blvd. and Shenandoah Blvd.
- Limited right-of-way and challenging topography along Newnan Crossing Blvd. to improving the existing asphalt walkway.

Estimated Cost for Implementation:

LINC #5 Newnan Crossing Blvd	
Planning & Engineering	\$ 159,889.00
Construction Cost (2017)	\$ 1,264,890.00
Contingency @15%	\$ 225,100.86
Construction Management	\$ 75,893.40
Total Cost to Implement	\$ 1,725,773.26

Estimated costs based on material and labor pricing from 1st quarter 2017. An estimated cost for easement and property acquisition is not included but should be considered prior to beginning implementation..



① Proposed trail along Newnan Crossing Boulevard

Left: Existing condition looking north on Newnan Crossing Boulevard.

Below: Proposed pedestrian bridge crossing White Oak Creek tributary to the north side. Existing trail along Newnan Crossing Blvd to be demolished and created as greenspace.



LINC #7 | Piedmont Newnan Hospital Connection

Description:

The Piedmont Newnan Hospital *LINC* will improve and extend the existing side-path along the east side of Newnan Crossing Blvd. from the Summerlin Blvd. south to the Newnan Piedmont Hospital campus. Entrance into the hospital campus is proposed at the signalized intersection of Poplar Road and Newnan Crossing Blvd. Once on the Newnan Piedmont Hospital property, the trail is proposed as a loop trail for the hospital to offer as an amenity to their wellness programs.

Overview:

Connecting Destinations: Newnan Crossing Commercial shopping area, residential neighborhoods, and Newnan Piedmont Hospital.

Begins: Newnan Crossing Blvd at Summerlin Blvd.

Ends: Newnan Piedmont Hospital Campus

Distance: 12,948 LF (2.5 miles)

Opportunities and Benefits:

- Provides a wellness trail within the hospital's campus
- Improves the existing asphalt walkway along Newnan Crossing Blvd

Potential Obstacles:

- Coordination with Newnan Piedmont Hospital for loop trail on their campus.

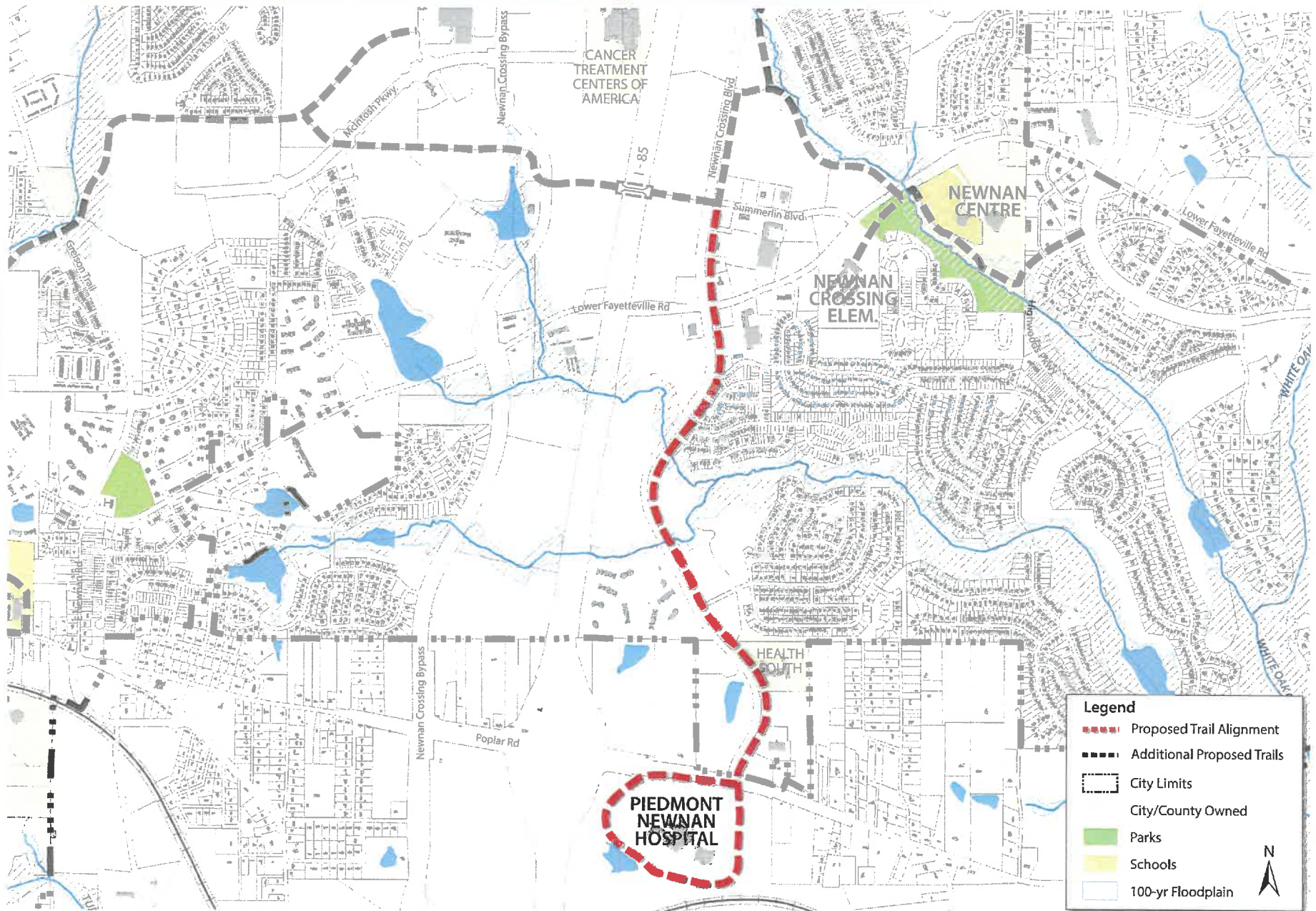
Estimated Cost for Implementation:

LINC #7 Piedmont Newnan Hospital	
Planning & Engineering	\$ 263,620.00
Construction Cost (2017)	\$ 1,942,200.00
Contingency @15%	\$ 348,352.80
Construction Management	\$ 116,532.00
Total Cost to Implement	\$ 2,670,704.80

Estimated costs based on material and labor pricing from 1st quarter 2017. An estimated cost for easement and property acquisition is not included but should be considered prior to beginning implementation.

LINC #7 | Piedmont Newnan Hospital Connection

Master Plan



RESOLUTION

IN SUPPORT OF CITY OF NEWNAN'S APPLICATION IN RESPONSE TO THE GEORGIA DEPARTMENT OF TRANSPORTATION'S FY 2026 SOLICITATION FOR TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUND PROGRAM

WHEREAS, the City of Newnan has adopted a Comprehensive Plan recommending the installation of multi-purpose LINC trail facilities; and

WHEREAS, in 2017 the City of Newnan adopted a LINC Master Plan recommending the installation of multi-purpose trail facilities, including sections along Newnan Crossing Boulevard totaling approximately 15,000 linear feet; and

WHEREAS, the City of Newnan has completed the design of a realignment of Newnan Crossing Boulevard East at Stillwood Drive with a roundabout intersection, which accommodates for LINC facilities; and

WHEREAS, the proposed LINC sections will provide alternative transportation connectivity from Newnan Crossing Elementary School, the Newnan Centre, the Nixon Centre, Piedmont Newnan Hospital, existing LINC facilities and commercial shopping and employment centers to more than 40,000 residents of the City of Newnan; and

NOW, THEREFORE BE IT RESOLVED that the Mayor & Council of the City of Newnan hereby support the City of Newnan's application to the Georgia Department of Transportation for funding to implement the installation of LINC facilities along Newnan Crossing Boulevard.

DONE, RATIFIED AND PASSED in regular session, this the _____ day of _____, 2025.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED:

James J. Thomasson III, Mayor Pro Tem

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilwoman

Brad Sears, City Attorney

Rhodes H. Shell, Councilman

Ray DuBose, Councilman

Dustin Koritko, Councilman

Paul Guillaume, Councilman



To: Mayor and Council

Date: February 25, 2025

Agenda Item: Consideration of Ordinance to Amend the Code of Ordinances, Chapter 3, Alcoholic Beverages, to provide for Regulation of Distilleries and Manufacturers

Prepared By: Hasco Craver, Assistant City Manager, Meg Kelsey, Assistant City Manager

Purpose:

To amend Chapter 3, Alcoholic Beverages to provide for the regulation of distilleries and manufacturers.

Background:

City staff was recently approached by a local brewery regarding its intent to manufacture distilled spirits. The current code doesn't seek to approve or regulate such manufacturing licenses. The proposed amendment adds two new sections to Chapter 3 to address both Distilleries and Manufacturers.

Distilleries are added to include its definition, requirement of a license, application fee and exceptions. A distiller's license authorizes the holder of such license to sell directly to the public on its premises up to 500 barrels per year (state law). Exception for distilleries include: consumption on premises and consumption off premises provided that sales by the package not exceed a maximum of 2,250 milliliter per day (state law).

Manufacturing was also added to include its definition, license fee and regulatory guidelines.

Guidelines include: requiring license; payment of fees; allowing for tastings and direct to consumer sales for both on-premise and off-premise sales; brewer may furnish or sale growlers directly to consumers; and limits Sunday hours from 12:30 pm to 1:59 am, without any food sales requirement.

Funding:

Not applicable.

Recommendation:

Staff recommends adoption of the ordinance.

Attachments:

1. Ordinance to Amend Chapter 3 Alcoholic Beverages

Previous Discussion with Council:

Not applicable

AN ORDINANCE TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO PROVIDE FOR THE REGULATION OF THE SALE AND POSSESSION OF ALCOHOLIC BEVERAGES IN THE CITY OF NEWNAN BY ADDING A NEW SEC. 3-102, REGULATION OF DISTILLERIES; DEFINITIONS ET SEQ; AND ADDING A NEW SEC. 3-107 MANUFACTURER; DEFINITIONS,ET SEQ, TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

WHEREAS, it has been determined that certain changes are necessary in the text of Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan to provide for the regulation of sale and possession of alcoholic beverages in the City of Newnan by adding sections regulating sales and service of alcoholic beverages.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I: A new Sec. 3-102, Regulation of Distilleries, Definitions; Sec.3-103, Distiller's license; Sec. 3-104, Application, license fee; Sec. 3-105, Unlawful to Manufacture distilled spirits without license; and Sec. 3-106- Exemption for distilleries. to Chapter 3, Alcoholic Beverages be and are hereby adopted to read as follows:

Sec. 3-102.-Regulation of Distilleries; Definitions.

As used in this article:

Distiller means a manufacturer of distilled spirits.

Distillery means a facility where distilled spirits are manufactured (distilled, rectified or blended).

Sec. 3-103.- Distiller's license authorized.

The manufacturing of distilled spirits in the city is authorized pursuant to the issuance of a distiller's license by the city council; provided, however, that no person shall be permitted to own or operate a distillery or otherwise manufacture distilled spirits in the city without first obtaining a proper distiller's license from the city council pursuant to the procedures set forth in Article II of this chapter, and each holder of a distiller's license shall comply with the provisions of the provisions of this chapter and all other applicable state and local statues, ordinance, resolutions and regulations, including, but not limited to, rules and regulations promulgated by the department of revenue.

Sec. 3-104- Application; license fee.

Application for the distiller's license shall be made in the manner and in accordance with the procedures set forth in Article II of this chapter. Each applicant

shall pay an annual license fee and any investigative and administrative fees in accordance with Sec. 3-31 herein:

Sec 3-105- Unlawful to manufacture distilled spirits without license.

It shall be unlawful for any person to manufacture distilled spirits within the city except under a valid distiller's license granted by the city council as set forth in this article. Distilled spirits may only be manufactured on the licensed premises of a distillery.

Sec 3-106.- Exception for distilleries.

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of distilled spirits established under state law, a distiller's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 500 barrels of distilled spirits manufactured on such licensed premises per year for:

- (1) Consumption on the premises; and
- (2) Consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 2,250 milliliters of distilled spirits per consumer per day.

Such retail sales are permitted on the days and at the times that the retail sale of distilled spirits for consumption on the premises or by the package, as applicable, is authorized for other licensees under this chapter. Under no circumstances shall such distilled spirits be sold by licensed distiller to a licensed retailer or retail consumption dealer for the purpose of resale. Any distiller engaging in the retail sales of distilled spirits pursuant to this section shall remit all state and local sales, use, and excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means 53 gallons of distilled spirits.

Section II: A new Section 3-107, Manufacture of distilled, spirits, malt beverages and wine; Definitions, Sec 3-108, Manufactures; and Sec 3-109, Application, license fee; to Chapter 3, Alcoholic Beverages is hereby adopted to read as follows:

Sec. 3-107.- manufacture of distilled spirits, malt beverages and wine; Definitions.

Manufacturer means any maker, producer, or bottler of an alcoholic beverage and:

- (1) In the case of distilled spirits, any person engaged in distilling, rectifying, or blending and distilled spirits;
- (2) In the case of malt beverages, any brewery; and
- (3) In the case of wine, any vintner.

Sec. 3-108, Manufacturers.

- (a) It shall be unlawful to operate an establishment governed under the provisions of this article without first obtaining a license and paying such fees and taxes as may be required by the ordinances, rule and regulations of the city and State of Georgia.
- (b) Notwithstanding any other provision of this chapter 3, tastings and direct-to-consumer sales, including both on-premises and off-premises sales, from the licensed premises shall be permitted in accordance with state law, as amended from time to time.
- (c) Notwithstanding any other provision of this chapter 3, and in addition to on-premises sales and package sales, a licensed brewer may furnish or sale growlers directly to consumers in accordance with state law, as amended from time to time.
- (d) Notwithstanding any other provision of this chapter 3, license manufacturers may sell or furnish alcohol directly to consumers on Sundays between the hours of 12:30 p.m. and 1:59 a.m., without having to satisfy any food sales requirement.

Sec. 3-109 Application; license fee.

Application for the distiller's license shall be made in the manner and in accordance with the procedures set forth in Article II of this chapter. Each applicant shall pay an annual license fee and any investigative and administrative fees in accordance with Sec. 3-31 herein:

Section III: Section 3-31 (a)... license fees ... of Chapter 3, Alcoholic Beverages is hereby amended by adding a new subparagraph (13) and a new subparagraph (14) to read as follows:

(13) Distillery license (in addition to any other license fees referenced herein above for wholesale beverage sales and The City's occupation for ordinance) \$1,000.00 (provided that a combination license for establishments holding both a Microbrewery license and a Distillery license, the combined license fee shall be \$1,500.00)

(14) Manufacturer\$1,000.00

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

Section V. The effective date of this Ordinance shall be upon adoption.

Section II. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination

shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section III. The effective date of this Ordinance shall be upon adoption.

[SIGNATURE PAGE FOLLOWS]

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2025, in regular session.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

James J. Thomasson, III, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: February 25, 2025

Agenda Item: Text Amendment to Zoning Ordinance to consider amending certain language pertaining manufacturers of alcoholic beverages.

Prepared By: Dean Smith, Senior Planner, Planning and Zoning Department

Purpose: Staff is seeking Council's permission to initiate the process of amending language in the zoning ordinance to better align with the proposed revisions to the code of ordinances for manufacturers of alcoholic beverages.

Background: City Council is considering amending the code of ordinance and a part of that will include changes to how manufacturers of alcoholic beverages are defined. In the zoning ordinance, there is some existing disconnected language. For example, the City's zoning ordinance defines a type of alcoholic beverage manufacturer as "Micro Producers", which include microbreweries, micro distillers, and micro wineries. These terms are not mirrored in the code of ordinances and can cause some confusion if a potential investor is looking in our zoning ordinance and then trying to compare it to the code of ordinances and the terms are the same.

The first step in the text amendment process is to present this request to the City Council for consideration to accept and if accepted, refer to the Planning Commission. If so referred, a public hearing would be scheduled before Planning Commission. After the Planning Commission has conducted a public hearing on the matter, a second public hearing would be scheduled before Mayor and City Council for a final decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



City of Newnan, Georgia – Mayor and City Council

Date: February 25, 2025

Agenda Item: Public Hearing– Zoning ordinance amendments

Prepared and Presented by: Dean Smith, Planner

Purpose: To conduct a public hearing pertaining to proposed amendments to the Zoning Ordinance, Articles 2, 3 and 13, as they pertain to changes to regulations concerning vape shops, car dealerships and extended stay hotels.

Background: In 2024, the City Council directed staff to initiate and engage conversations and discussions with the Planning Commission on a variety of zoning topics, including concept plan requirements; vape shop regulations; new car dealership restrictions; extended stay hotel requirements and build to rent community regulations. At present, Council has asked staff to focus zoning text amendments topics to three specific uses: vape shops, new car dealerships and extended stay hotels to begin the process of amending the zoning ordinance.

On November 26, 2024, the City Council adopted a moratorium on these uses until such time as Council approves any zoning changes.

On January 14, 2025, the Planning Commission held a public hearing during which staff presented proposed amendments to the zoning ordinance on these topics. During the course of preparing the text amendments, staff realized that changes to new vehicle sales would have a tangential impact on similar uses, such as used vehicle sales; motorcycles and similar light vehicle sales (i.e. atvs, utvs, etc); new and used boat dealers and new and use Recreational Vehicle dealers. The Planning Commission examined some proposed ordinance changes at its January 14th meeting regarding these other use categories. Those changes have been incorporated in this item for Council's consideration.

Attached are proposed changes. The changes involve the use table in Article 2; Changes in Article 3, adding restrictions for vape shops and extended stay hotels and new vehicle sales; and creating a definition for extended stay hotels in Article 13. To summarize, the changes are isolated to Article 2, Sec. 2-24, Table 2-B; Article 3, Sections 3-47.2, 3-64.2 and 3-66.2; and Article 13, Sec. 13-6, (H).

Options:

- A. Approve the amendments as proposed.
- B. Approve the amendments with conditions or exclusions.
- C. Deny the amendments.

Recommendation:

Staff hopes that the Option A would meet with favor from Council.

➤ Vape Shops

- Create a new use restriction in Article 3 – New section number will be Section 3-64.2, as follows:

Sec. 3-64.2 – Tobacco shops, vape shops, vapor products and alternative nicotine product retail establishments

- A tobacco shop, vape shop or retail establishments that primarily sell vapor products and alternative nicotine products shall not be located within 300 feet of any parcel upon which a public or private elementary or secondary school, college campus, substance abuse treatment facility or any residence is situated.
- A tobacco shop, vape shop or retail establishment that primarily sells vapor products and alternative nicotine products shall not be located within 300 feet of any parcel upon which another tobacco shop, vape shop or retail establishments selling vapor products and alternative nicotine products are located.
- For the purpose of this section, measurements shall be made in a straight line from the closest part of any structure that is occupied by a tobacco shop, vape shop or retail establishment primarily selling vapor products and alternative nicotine products to the closest property line of a parcel containing a use listed in subparts (a) and (b) above. Where a use listed in subparts (a) and (b) above is in a multi-tenant space, the distance shall be measured to the closest part of the tenant space occupied by that use rather than the property line of the entire development.

- Amend the use table in Article 2 to add vape shops, etc. and to limit the zoning districts in which these type establishments are possibly allowed to General Commercial, Heavy Commercial, Light Industrial and Heavy Industrial Districts-existing vape shops with a current City of Newnan Occupation Tax Certificate would be considered legal uses, or grandfathered if these changes are voted upon affirmatively by Council:

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →														For Restrictions, see Sec.:	See also Accessory Use Table					
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Shopping centers, regional and super-regional	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	--	--	--	--		
Shopping centers, storefront	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.700 Miscellaneous Store Retailers																					
Antique shop not including pawn shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Auction facility	--	--	--	--	--	--	--	--	A/R	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-21	
Bookstore	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Cargo Container/Shipping Container Structures	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S		
Consignment shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Farm machinery sales and ancillary service	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	A	A	A	A		
Firearm Sales	--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Florist	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Gift, stationary, and millinery stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Retail Trade-Internet sales only catalog or mail order	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A	A	A	A	A	A	A	A	A	A	A		
Jewelry store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Mimeograph and letter store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Musical instrument store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Novelty and variety shops	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Office service and supply establishments	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Outdoor Retail – Storage Buildings, vehicles, etc.	--	--	--	--	--	--	--	--	A	A	A	A	A	A	S	A	A	A	A		
Pawn shops	--	--	--	--	--	--	--	--	S	--	--	--	S	--	S	A/R	A/R	A/R	A/R	3-53	
Pet stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	S	A	A	A	A		
Sporting goods store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tobacco shops/vape shops/vapor & alternative nicotine products	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A/R	A/R	A/R	A/R	3-64.2	
Toy, game, and hobby store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Sign shop, retail	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

➤ **Vehicle Sales – New automobile.**

1. For new car sales, limit zoning districts to CGN, CHV and IHV by special exception
2. Require 2-acre site minimum
3. Must adhere to zoning overlay requirements and sign ordinance requirements.

4. Creating new section in Article 3 = Section 3.66.2

Sec. 3-66.2. – Vehicle Sales – Automobile (new)

- (a) The following standards shall apply to vehicle sales upon which approval as a special exception is required.
- (b) Automobile sales shall be limited to passenger cars, passenger trucks and passenger vans.
- (c) Established on a lot having a minimum of two (2) acres.
- (d) All vehicles on the lot shall be in operating condition and substantially free of body damage.
- (e) All vehicle repairs must be conducted inside an enclosed building. No outdoor storage of any parts, tires, etc. shall be permitted.
- (f) Only businesses properly licensed by the state as vehicle sales dealers may sell products from the premises. No vehicles shall be parked and offered for sale in a commercial parking lot or the parking lot of a place of business unless such lot is a designated vehicle sales lot.
- (g) Vehicles sales establishments shall abide by site design and architectural requirements of any zoning overlay district and no deviations shall be permitted. All vehicle sales establishments shall abide by the City of Newnan's Sign Regulations.

- Amending use Table in Article 2

Table 2-B: Principal Uses Allowed by Zoning District																					
Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																			For Restrictions, see Sec.:	See also Accessory Use Table
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Community food and housing, emergency and other relief services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Individual and family social services and social advocacy organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
6.000 Retail Trade																					
6.100 Motor Vehicle and Parts Dealers																					
Automobile sales, new vehicles																	S	S		S	3-66.2

➤ **Extended Stay Hotels, Motels and facilities**

- Article 13 – add a definition for Hotels, Motels and Facilities – Extended Stay

HOTEL, MOTEL OR FACILITIES – EXTENDED STAY. A business establishment where rooms or suites may be rented by guests for periods of 14 days or longer during a 30 day period or more than 50% of the guest room have facilities for both the storage, refrigeration and/or prepping of food and/or are advertised, designed, or utilized for weekly or monthly occupancy; provided that this definition shall not apply to single-family or multi-family residences.

- Article 3 – added new use section, 3-47.2

3-47.2 – Hotels, Motels and Facilities-Extended Stay

- (a) No more than 10 percent (10%) of individual guests shall register, reside in or occupy any room or rooms within the same licensed facility for more than a 90-day period.
- (b) An indoor or fenced outdoor recreation area shall be provided.
- (c) No occupation tax certificate shall be issued for the conduct of any business from any guest room of the facility.
- (d) No hotel or motel room under this section shall be converted to or used as an apartment or condominium without approval from the City Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.
- (e) No hotel or motel or other structure can be converted to an extended stay facility without meeting all of the rules and regulations and must obtain special exception use approval.
- (f) No outside storage or permanent parking of equipment or vehicles shall be allowed.
- (g) All such facilities shall provide a fifty (50) foot undisturbed buffer from any property zoned for multi-family residential purposes and/or a one hundred (100) foot undisturbed buffer from any property zoned for single-family residential purposes.
- (h) No building shall be placed within 300 feet of any residentially zoned property, inclusive of the required buffer

- Amending the use table in Article 2

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
* = Residual Zoning Districts																						
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Hotels, Motels and Facilities-Extended Stay		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	3-47.2	
4.110 Private Schools: Job Training or Personal Enrichment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Beauty schools		--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Dance studios, schools, and halls		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Sports or other physical activity instruction		--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
Technical and trade schools		--	--	--	--	--	--	--	--	S	S	S	--	--	A	A	A	A	A	A		
4.120 Repair Services																						
4.121 Automotive Repair and Maintenance Services																						
Automobile repair and maintenance, light		--	--	--	--	--	--	--	--	A	--	--	--	--	--	S	A	A	A	A		✓
Automobile repair and maintenance, heavy		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	A/R	A/R	A/R	3-23	
Car wash (self-operated, full-service, or accessory to gas station)		--	--	--	--	--	--	--	--	A/R	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-29	
4.122 Other Repair Services																						
Light repair services (small appliance, electronics and precision equipment, jewelry and watch, shoe and other leather goods), excluding light automobile repair		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Personal and household goods repair (large appliances, lawn and garden equipment, furniture and upholstery, tools, and similar uses)		--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	A	A	A		
5.000 Public and Institutional Uses																						
5.100 Schools																						
Branch campus of college, university, or technical school		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Business schools and computer and management training		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Colleges, universities or other Post-secondary educational institution		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Educational support services		--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-32	
Junior colleges		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Other schools and instruction		--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	

- Automobile Sales, used; Sales of Motorcycles and similar light vehicles; Boat Dealers, New and Used; and Recreational Vehicle Dealers, New Vehicles

Current zoning ordinance		RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Individual and family social services and social advocacy organizations		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A
6.000	Retail Trade																			
6.100	Motor Vehicle and Parts Dealers																			
Automobile sales, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A
Automobile sales, used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A
Sales of motorcycles and similar light vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A
Boat dealers, new and used		--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	A	A	A
Recreational Vehicle Dealers, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A	A

When we began to look at changes to new automobile sales, we looked at what consequences those changes may have on similar uses. Currently, Used vehicle dealers are permitted to operate in any property zoned Heavy Commercial, Light Industrial or Heavy Industrial, without any restrictions. If left unchanged, there would be no control or restrictions for a large used car dealership, i.e. CarMax or Atlanta Luxury Motors, for example.

Similarly, looking at Sales of motorcycles and similar light vehicles (UTV's, ATV's, etc.) and Boat Dealers, there are opportunities in the current ordinance to operate downtown and in our CCS (Community Shopping Center Districts), i.e. Ashley Park area.

Recreational Vehicle Dealers would require a Special exception use approval to operate in General Commercial (CGN) but would be permitted without restriction in Light Industrial and Heavy Industrial Districts.

Realizing that it is a goal of City Council to control the growth of new vehicle dealerships, it occurred to us that we may also want to expand those controls to similar retail facilities, such as used vehicle sales, motorcycle and similar light vehicle sales, boat sales and RV sales.

Below are some proposed changes:

Used Car Sales – keep the same zoning districts as before, but change from “A”-Allowed to “S”-allow with special exception approval

For Motorcycle and similar light vehicle sales, boat sales and RV sales, restrict them to General Commercial, Heavy Commercial, Light Industrial and Heavy Industrial zoning districts and also require a special exception use approval,

Proposed Zoning Ordinance		RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	HV
Use Groups ↓	Zoning Districts →																			
* = Residual Zoning Districts																				
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Community food and housing, emergency and other relief services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A
Individual and family social services and social advocacy organizations		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A
6.000 Retail Trade																				
6.100 Motor Vehicle and Parts Dealers																				
Automobile sales, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S
Automobile sales, used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S
Sales of motorcycles and similar light vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S
Boat dealers, new and used		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S
Recreational Vehicle Dealers, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S

Mayor and City Council,
Summergrove POA is requesting city approval for the posting of signs and/or banners at the entrances of our neighborhood on Lower Fayetteville Rd. across from Sullivan, the main entrance at Shenandoah, the East Lake entrance, and the entrance to East Lake on Mary Freeman on the following dates:

April 30th- May 3rd for Neighborhood Yard Sale
May 24th-26th for Military Heroes
Oct. 1st- 4th for Neighborhood Yard Sale
Nov. 10th- 11th for Military Heroes

Thank you so much,
Brianne Kish
Social Committee Chairperson
SummerGrove Neighborhood

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).