

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