

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING
2025

FEBRUARY 25,

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 25, 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 February 11, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on February 11, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Continue to next agenda.

YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Kate Sears, Maci Bohannon and Sarah Helen Zachry.

NEW BUSINESS

C. Consideration of Contract Award for Newnan Crossing Bypass Turn Lanes

Michael Klahr, City Engineer, said that staff recommends entering into contract with Summit Construction & Development for a project that will extend the turn lane from Newnan Crossing Bypass to Bullsboro at the Chick-fil-A and Newnan Crossing Bypass to Lower Fayetteville Rd. The bid amount was \$955,617.94.

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

MOTION CARRIED. (7-0)

D. Consideration of a Resolution to Support FY2026 Georgia Department of Transportation, Transportation Alternative Program (TAP) Funding

Hasco Craver, Assistant City Manager, explained that the City was made aware of an additional funding source that could be used for additional LINC facilities. This would be for LINC sections 5 and 7 from the master plan. The other LINC sections will be ahead of this, one is not being replaced for the other. This funding source is an 80/20 match program and it may take a few years, following the GDOT process.

Councilman Shell asked what the cost estimate is for this project? Mr. Craver said right now the estimate is about \$12 million but there are some unknowns with that.

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

MOTION CARRIED. (7-0)

E. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 3, Alcoholic Beverages, to provide for Regulation of Distilleries and Manufacturers

Mr. Craver said that Line Creek Brewery approached the City to manufacture beverages other than malt beverages, which is currently allowed under the ordinance. Other communities allow for the manufacturing of distilled spirits and wine. Staff is supportive of this and thinks Line Creek is a responsible partner. This would be an economic development opportunity. Line Creek in Peachtree City already does this and is successful and they have a location in LaGrange that does this successfully. This change to the ordinance would allow for the manufacturing of distilled spirits and wine.

City Attorney stated that they would still need to meet all State and Federal regulations and requirements. This does raise the number of gallons that they can produce and have on site. Mr. Craver clarified that Line Creek would have to apply for a separate license to manufacture distilled spirits. Any other business that would want to do this would go through the same process. Mr. Sears explained that location wise they are not permitted currently under the zoning ordinance and that is what the next agenda item covers.

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

MOTION CARRIED. (7-0)

F. Consideration of initiating a text amendment to the zoning ordinance on language used to describe alcoholic beverage manufacturers

Mayor Brady explained that this is to refer to Planning Commission, the recommendations pertaining to the zoning ordinance text amendments to match the alcohol ordinance from the previous item.

Motion by Councilman Shell, seconded by Councilman Koritko to refer to the Planning Commission.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

G. Public Hearing – Zoning Ordinance Text Amendments- Articles 2, 3 and 13

Mayor Brady opened the public hearing.

Dean Smith, Senior Planner, stated that there are 3 primary areas being looked at, vape shops, new car dealerships and extended stay hotels. Council previously put a moratorium on these to allow Planning Commission to look more closely at these uses and the restrictions and regulations. With regards to new car dealerships, Planning Commission recommends also looking at used car dealerships, recreational vehicle sales, boat sales, motorcycle sales and ATV/UTV sales.

No one spoke for or against.

Councilwoman Jenkins asked what the difference is with the extended stay hotels and what is currently in the ordinance? Mr. Smith explained that currently they are not regulated separately from hotels and motels. Recently, Stay Apt Suites was built on McIntosh Parkway, adjoining and abutting a residential community, it was allowed out right, no requirement for conditions.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to accept the recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

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

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

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

City Manager stated that the POA reached out and realized they forgot to include their annual graduation banner in the list and ask that it be added.

Motion by Councilman Koritko, seconded by Councilman Thomasson to approve the request with the additional graduation banner.

MOTION CARRIED. (7-0)

COUNCIL COMMENTS

Councilwoman Jenkins wanted to thank the Communications team for their Black History Month posts. She has received many positive responses from the community. She thanked them for their time and hard work.

Councilman Koritko asked if staff could look at taking one section a year from the City's ordinances and update them and clean them up.

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to adjourn the Council meeting at 6:48pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor