

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 11, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 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, Paul Guillaume and Dustin Koritko. Absent – Cynthia Jenkins. 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 25, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on February 25, 2025 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 2 Appointments – Newnan Urban Redevelopment Agency, 3-year terms

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Shaquita Gates to the Newnan Urban Redevelopment Agency.

MOTION CARRIED. (6-0)

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to appoint JC Meghrian to the Newnan Urban Redevelopment Agency.

MOTION CARRIED. (6-0)

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

Continue to next agenda.

D. 2 Appointments – Tree & Parks Commission, 3-year terms

Continue to next agenda.

NEW BUSINESS

E. Consideration of Resolution to grant waiver to the Leisure Services department, on behalf of the Cultural Arts Commission, to allow for alcoholic beverages at the Newnan Centre Amphitheatre during 2025 Jazz in the Park concert series

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

MOTION CARRIED. (6-0)

F. Consideration of Contract Award and Project Budget for Lynch Park Parking Enhancement Project

Hasco Craver, Assistant City Manager, stated that this project was approved previously under SPLOST 2025. Columbia Engineering has helped to develop concept designs. There were 6 firms who responded to the request for proposals and Piedmont Paving had the lowest bid, at \$712,688.35. City Staff recommend entering into contract with Piedmont, they also recommend establishing a total project budget of \$793,988.35 to allow for contingencies if needed.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the contract award and project budget as presented.

MOTION CARRIED. (6-0)

G. Annexation Request – Annex2025-02 by Charles S. Conerly on behalf of NCTI, LLC; 122.64 + acres on Green Top Road (Tax Parcels #085 5107 001, 085 5107 001A and 085 5086 002); Requested zoning of PDR (Planned Residential Development District) – Decision on Referral to Planning Commission

Tracy Dunnavant, Planning Director, stated that the petitioner is requesting to annex 122.64 + acres on Green Top Road for the construction of 235 detached single-family homes. This would be the second phase of the previously approved annexation, now called Everhour Subdivision. Since both phases combined would exceed the 400-unit threshold, it will be required to go through the Development of Regional Impact (DRI) process.

Mayor Pro Tem Thomasson asked if the land has access to city streets and how far is the property outside of city limits? Ms. Dunnavant said there are no city streets that it touches, and she was unsure about how many miles away it is. Mayor Pro Tem Thomasson expressed concern about connectivity with the City streets.

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

MOTION CARRIED. (5-1)

Mayor Brady commented that although this is a second phase of Everhour on Green Top Road, which he was previously involved with, he is not involved in this phase at all and neither is his real

estate company. He will preside over this annexation. He has no vested interest in this project at all, he is not representing the buyer or seller.

H. Refiling of Rezoning Request- RZ2024-04 by Steven L. Jones, on behalf of Templar Development Group, LLC for 7.06 + acres at 147 Temple Ave. (Tax Parcel #N21-0001-001) from CUN (Urban Commercial Neighborhood District) to PDR (Planned Development Residential) for developing a residential neighborhood – For Information Only

No action needed.

I. Rezoning Request – RZ2025-04 by Melissa D. Griffis on behalf of WP South Acquisitions, LLC for 10.48 + acres at 521 & 531 Newnan Crossing Bypass (Tax Parcels #086 5044 017 and 086 5044 018); From CCS (Community Shopping Center District) to MXD (Mixed Use Development District) for developing 7 townhomes, 274 multi-family apartments and 7,700 sq ft of retail/restaurant/office space – For Information Only

No action needed.

UNFINISHED BUSINESS

J. Consideration of Order and Resolution: Condemnations of Certain Properties for Intersection Improvements Project – Newnan Crossing Bypass

Michael Klahr, City Engineer, explained that these are the same parcels pertaining to the turn lane at Newnan Crossing Bypass. The legal descriptions had to be revised but nothing else.

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

MOTION CARRIED. (6-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

K. Request from Southern Riders to close Madison St. between Jackson St. and Jefferson St. on March 22, 2025 from 11am-6pm for 1st Annual Poker Run

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

MOTION CARRIED. (6-0)

L. Request from NAACP Coweta County Youth Council for Juneteenth Parade on June 21, 2025

Councilman Koritko asked if this was just a single request or if this would be every year now? The requester said they hoped it would be every year. City Manager explained that Council previously adopted a policy that set allowances for 4 standing parades each year: Christmas, 4th of July, NHS Homecoming and MLK Day. If Council wants to add this parade to that list, then they need to take formal action to amend the policy.

Mayor Brady asked Staff to come back at a future date with a policy revision, to add this to the parade list.

Motion by Councilman Shell, seconded by Councilman DuBose to approve the request as presented.

MOTION CARRIED. (6-0)

M. Request from By Any Means Production Company to film in downtown Newnan

Kyle Hinshaw, Location Manager and Jenni Ivers, Assistant Manager with the production were both present. Mr. Hinshaw said they were both hired by By Any Means Production to produce a movie called By Any Means starring Mark Wahlberg. The movie is a civil rights crime thriller set in 1966 Mississippi. There are 4 days that they would like to shoot in Newnan. They explained what they would need to do for period correctness and then they showed aerial maps of where they would like to shoot and explained each scenario and time frame for filming.

Council asked if they had considered rain days and talked with the school system? Ms. Ivers said they did not have rain days planned yet and that they would allow school buses to come through filming areas and emergency response vehicles. They would use Newnan Police Officers to help with traffic control and have a separate company that would provide barricades and signage. Councilman Guillaume asked Chief Blankenship if there are enough off duty officers to facilitate this? Chief Blankenship said they could make it happen, but it will be challenging, especially with the Rock and Road festival being that Saturday. There are some concerns with one shooting location and those still need to be addressed.

Mayor Pro Tem Thomasson commented that typically when Newnan shuts down for events, it is for the community to come together. When filming here first started it was exciting but feedback from citizens has made it seem that it is not beneficial. Mayor Brady said it has been several years since the City has seen filming on this scale. He also commented that they should have already reached out to the downtown merchants, and he's concerned about how this would impact the merchants.

Motion by Councilman Guillaume, seconded by Councilman DuBose to deny the request.
Opposed: Shell, Koritko.

MOTION CARRIED. (4-2)

Mr. Hinshaw asked if they could appeal the decision. Council discussed the impact on merchants and the City, as well as the time of year and other events going on.

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Koritko to adjourn the Council meeting at 3:09pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor