

CITY OF NEWNAN, GEORGIA
WORK SESSION

MARCH 25, 2025

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, March 25, 2025 at 5:30PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. 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.

Call to Order

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

A. Rezoning Request RZ2025-02; 8.3 + acres on Tax Parcel 098A-295 from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family Dwelling District) for the purpose of developing a townhouse neighborhood

Dean Smith, Senior Planner, stated that this request has already been to the Planning Commission. The location was shown including some wetlands area that is unbuildable around it. They are requesting to build 33 units; the price of the units would be high \$400s to low \$500s. Staff have gone through a few revisions to the site map with the applicant. The site map did show existing LINC and one way in and out to help mitigate traffic. Engineering has also agreed to rollback curbs. Mr. Smith showed some examples of the streetscapes. The applicant has agreed to expand and improve the LINC path along the front of the property and possibly working with the developer across the street for connection access.

Mike Furbush, City Landscape Architect has reviewed the plans and did have concerns about spacing for plantings. Also, the stream buffers are a concern, but the applicant is not asking for any variances from the buffer requirements. The Planning Commission did vote 3-2 for approval of the project but added that there be a cap on rentals at 10%.

Mayor Pro Tem Thomasson asked about the LINC connection, has that been proffered? Mr. Smith said it's not written but there have been conversations about it. Mayor Pro Tem Thomasson also asked if the LINC could run behind the homes instead? Mr. Smith said the issue with that would be the buffers and wetlands.

Councilman Koritko asked if there would be adequate parking and any issues with trash service? Mr. Steven Jones, on behalf of the applicant, said that there will be on street parking and each townhome has a two-car garage and the driveways will accommodate 2 cars. There were conversations with staff regarding the street and needing to accommodate for emergency vehicles and trash and their engineers have complied with those requirements.

Mayor Pro Tem Thomasson asked Mr. Jones what they are willing to do with the LINC? Mr. Jones said he will discuss the feedback from Council with the applicant. He explained that there will be a

landscape strip between Newnan Crossing Bypass and the LINC. He showed an animated rendering of the property and what that strip would look like. Mayor Pro Tem Thomasson expressed concern about the shared use of the sidewalk and LINC as opposed to a dedicated LINC path. He asked that they work with staff and look at the options.

Councilman Koritko said he would like to see other amenities. Councilwoman Jenkins asked what their target age is for buying these? Mr. Jones said they are thinking of a move-up buyer or empty nester. Councilman Guillaume commented that it seems like a nice fit for the area.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to adjourn the meeting at 5:50PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor