

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 15, 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, Cynthia Jenkins, Rhodes Shell, 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 March 25, 2025

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

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on March 25, 2025

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session on March 25, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Newnan Youth Council Graduates

Mayor Brady, Councilwoman Jenkins and Roy Garner, Chairman of the Newnan Youth Activities Commission announced the graduating seniors and their future plans. They were presented with certificates and honor cords. Graduating Seniors: Alex Allen, Emma Caylor, Helena Gibson, Mary Lois Griffis, Laci Johnson, Ashlynn Jones, Sarah Park Lee, Jenna Mollner, Madison Pater, Nysha Reddy, Isabella Scarano and Anna Beth Shelnett.

Youth Council Attendees

Mayor Brady announced that Ansley Lane was in attendance to fulfill her one meeting requirement.

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

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to reappoint Tony Galioto for another term.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Gerald Walton for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to appoint Hank Arnold to the Urban Redevelopment Agency, to fill an unexpired term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

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

Continue to next agenda.

F. 3 Appointments – Youth Activities, 3-year terms

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to reappoint Roy Garner for another term.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Michael Nix for another term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

REPORTS AND COMMUNICATIONS FROM MAYOR

G. Update on 27 Clark St. lease with Historical Society

Mayor Brady stated that this has been discussed several times and there was a recent article about it in the Times Herald. He said it's been discussed but no action has been taken yet. He asked Council to

consider a motion to instruct Staff to develop the documents needed to step through the process with the Historical Society.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to instruct Staff and City Attorney to develop documents and bring back to Council.

MOTION CARRIED. (7-0)

NEW BUSINESS

H. Public Hearing – Application for Alcohol Beverage License – A Bronx Tale, LLC.– Retail On Premise (Pouring) Sales of Malt Beverages and Wine – 31 Market Square Rd., Ste 101 – Reason: New Business

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine for A Bronx Tale, LLC at 31 Market Square Rd., Ste 101.

A representative of the applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine.

MOTION CARRIED. (7-0)

I. Authorization to Proceed with Ordinance Amendments as discussed during Council Retreat

City Manager explained that ordinance amendments were discussed at the recent retreat and 3 are being brought forward for official authorization to proceed. First one is related to the number of model homes in a subdivision, second is regulate short term rentals and third is to allow for and regulate backyard chickens.

Councilman Koritko asked if the model homes ordinance will specifically state one model type per home? Mr. Phillips said that language will be developed for the ordinance.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to instruct staff to draft the ordinance amendments and bring back to Council.

MOTION CARRIED. (7-0)

J. Consideration of the Guaranteed Maximum Price (GMP) for the expansion of the House of Pickleball facility; and approval of the associated budget

Meg Kelsey, Assistant City Manager, explained that this was also discussed at retreat, Staff have been working with Headley Construction on the design/build contract for 6 additional pickleball courts. Headley has provided a guaranteed maximum price of about \$1.3 million. The pricing is a bit

overbudget but the pricing on construction for Lynch Park is underbudget, so the whole line item for parks projects will be in line with the budget.

Staff recommended approval of the GMP, amending the existing contract and approving the budget.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the GMP and associated budget as presented.

MOTION CARRIED. (7-0)

K. Consideration to Accept Auction Offer on the City-Owned Property at 28 Westgate Park Lane

Tracy Dunnavant, Planning Director, stated that in 2023 Council approved the lot to be surplus and sent to auction after a request from the adjacent property owner. This was advertised and the adjacent property owner and the Housing Authority were notified, as both were interested in the lot. Auction was held on April 1, 2025 and the Housing Authority of Newnan (HAN) was the only one present with a bid of \$5,000. If approved by Council, HAN would like to build an owner occupied home using grant funds.

Councilman Guillaume asked what the value of the property is? Ms. Dunnavant said a lot in that area, maybe around \$15,000.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to accept the auction offer of \$5,000 as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

L. Public Hearing – Zoning Ordinance Text Amendments to Articles 2 and 3 – revising the distance requirements for Child Day Care center locations

Mayor Brady opened the public hearing.

Dean Smith, Senior Planner, stated that the request is to reduce the distance a child day care center must be from another child day care center, from 1,000ft to 300ft.

Councilwoman Jenkins asked why was this part of the ordinance in the first place? Mr. Smith said it is associated in the same category as personal care group homes, assisted living facilities and substance abuse facilities and there was concern initially regarding traffic with these uses. Variances have been issued in the past after the 1,000ft radius was established, and allowed child day care centers closer together. There was a request for a variance that was brought to the Board of Zoning Appeals, and it was determined that this is a legislative issue, but the discussion was tabled. A new request for this same variance led to the request for the zoning text amendment.

Council discussed the traffic implications from allowing this shorter distance and if this is just a one time exception? Mr. Smith stated that there is a need for more child day care centers with more families moving to the area and this change would make that more feasible. Councilwoman Jenkins expressed

further concern regarding traffic and infrastructure issues in the future with child day cares too close together.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Guillaume to accept the report and recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the ordinance amendments as presented. Opposed: Jenkins

MOTION CARRIED. (6-1)

M. Public Hearing – Rezoning Request RZ2025-02 by Steven L. Jones, on behalf of GHV Newnan, LLC for 8.30 + acres on Newnan Crossing Blvd East (Tax Parcel #098A-295) from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family District) for the purpose of developing a townhouse community

Mayor Brady opened the public hearing.

Mr. Smith said that the full details of the request are in the agenda packet and available online. He showed the subject property, which is situated between two other residential communities. In 2008 this property was rezoned for the purpose of developing office buildings, but it is currently wooded and vacant. There are portions of the property that have been used to develop the LINC trails. The request is to rezone RU-7 to develop 33 townhome units. Minimum lot sizes will be 2,100 sq ft, fee simple, marketed for sale with price points in the high \$400,000s to low \$500,000s.

The application meets all 8 standards and Mr. Smith gave a summary of those. The proposed use is suitable in view of zoning and development of nearby properties. The anticipated impact is traffic and the applicant's concept plan show one way traffic which will help with the flow of traffic and therefore the adverse effect will be minimal. The property could be used as currently zoned, however, there are environmental constraints that may impact that and to date there have been no developments proposed as such. All service providers have indicated they could respond and serve the proposed development. The future land use map shows the property as business/office but with recent residential developments in the area this would fit. The proposed use is consistent with the residential proposed zoning district. There is a need for more housing options and this proposal accommodates that need. The project does reflect a reasonable balance between the promotion of public health, safety, morality or general welfare and the right to unrestricted use of property.

City Landscape Architect, Mike Furbush, has expressed concern with the tree management plan, specifically the area between the right of way and the townhomes. He would like to see more details on those plans. The Planning Commission voted 3-2 for approval of the project. Suggested conditions are that the project will be consistent with the density, project data, amenities, proffered conditions and

architectural details as provided in the application, project will be capped at 33 units and rental units capped at 10%.

Applicant:

Mr. Steven Jones, on behalf of the applicant, addressed Council and spoke about some of the concerns brought up in the work session that was held previously. Concerns were LINC trail running behind the property, amenity areas and the homogeneous façade. He said a concept plan with the LINC trail running behind the property was drawn as an easement, but they realized that there were some impervious setbacks which would make it impossible for the builder to construct it. The City has constructed LINC sections previously under these conditions and so Mr. Jones showed the new concept plan, illustrating where the LINC is existing (in green) and where it is proposed (in yellow). The applicant proposed an additional condition, which would be, dedicating in fee simple the yellow proposed LINC trail and property south to the property line for the City to construct the trails. The applicant also proposed an easement for relocation of the existing LINC trails farther into the site. Mr. Jones passed out a copy of the proposed condition to Council and City Attorney for review.

Mr. Jones highlighted another internal amenity area on the plan but stated that the LINC is considered the central amenity for the property. Council will soon have another rezoning before them for property to the west of this property, across the street and they are proposing a LINC tie in. Each home will have a two-car garage and with the driveway there is space for an additional two cars. There is additional parking on the street as well. Mr. Jones showed some modified renderings with alternate color schemes, as the builder is indifferent to the colors for the homes.

No one spoke in opposition. Mayor Brady closed the public hearing.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to accept the report and recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

City Attorney said after reviewing the new condition to be added, it does put burden on the City to maintain the property to the east of the proposed easement. This was done previously with another development. City Manager said there would be little maintenance. He said if Council approves the condition, then this would be a section of the LINC done with potential grant funds that Council previously approved Staff to apply for.

Mr. Sears said the motion to approve would need to add the new condition as condition #4. Councilwoman Jenkins asked if this was just for the yellow portion shown on the concept plan. Mr. Sears said the applicant may need to give the City a temporary construction easement to the west, maybe 10ft. to be able to construct without too much damage to the donated properties. He asked if that could be added in, at least 10ft off the edge of the 20ft. Mr. Phillips stated that different construction techniques need to be used when building in environmentally sensitive areas, so it helps to not have to infringe too close to the creek. Mr. Jones confirmed that the applicant is fine with that. Mr. Jones also answered Councilwoman Jenkins question, it would be all the yellow portion and highlighted yellow line. The blue shown is for a proposed easement that the builder will put for the relocation of the LINC.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the ordinance for rezoning with the addition of condition #4.

Councilman Koritko asked to clarify, the condition would be for the easements and the builder is not responsible for building any of the LINC? Mr. Jones said the builder would be willing to build the blue portion, but asked about any credit for permit fees since it would be a contribution to the whole system? Mr. Phillips stated that impact fees are used to develop LINC sections so they could calculate that and credit it back in the impact fee category. He said that is standard and has been done with other projects. Mayor Brady reiterated that the blue area is builder responsibility and Mr. Jones said yes.

Councilman Guillaume asked about the color scheme and if that is up to the builder to determine? Mr. Jones stated that they are indifferent, and another condition could be added to say there cannot be a homogeneous color scheme. Councilman Guillaume asked if that could be added. Councilman Koritko asked if the blue section will be built to LINC "standards" and Mr. Phillips said yes, they will make sure they have the specs needed and then receive credit.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the ordinance for rezoning with the addition of condition #4, to also include no homogenous color schemes.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Request from Race for Orphans to block parking and close Brown St. between W. Washington St. and Madison St. starting at 6pm on Friday, May 2nd for Saturday, May 3rd event

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

MOTION CARRIED. (7-0)

O. Request from Dooley Mack Constructors for exemption to the City Noise Ordinance to pour concrete for Tractor Supply Project at 4am on Saturday, May 3rd

Mr. David Coeplas with Dooley Mack, the superintendent on the project, explained that the concrete starts to set up in a short amount of time and traffic during rush hour can make that difficult with a continuous pour and such a large slab.

Mayor Brady expressed concern for the nearby residents and the noise that comes with concrete trucks. City Manager stated that the ordinance allows for a 7am start time until 10pm. Mayor Brady stated that he could not vote in favor of this, as it a lot to ask of the residents. Saturday traffic is typically lighter anyway. Councilman Shell asked how far back this would affect the residents? Mayor Brady said he walked the property and the trucks will back right up to residents.

Mayor Pro Tem Thomasson asked if the 7am start time would work for them? Mr. Coeplas said they will make it work.

Motion by Mayor Pro Tem Thomasson, seconded by Councilwoman Jenkins to deny the request.

MOTION CARRIED. (7-0)

P. Consideration of Contract Terms from Caldwell Development Investments regarding 57 East

Mayor Brady stated that this would be moved into Executive Session to discuss this item.

COUNCIL COMMENTS:

Councilman DuBose announced that he will not run for his City Council seat later this year. He said it has been a pleasure serving his district and the Citizens of Newnan for the last 20 years. He said it is time for him to retire. He thanked his fellow City Council members and City Manager, both Assistant City Managers and City Clerk for all their help along the way.

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 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 at 6:58PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Guillaume to adjourn the Council meeting at 9:03pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor