

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, May 27, 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 and City Attorney, Brad Sears. Absent – City Clerk, Megan Shea.

Call to Order

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

Mayor Brady recused himself from both items on the agenda, due to business relationships. He handed the meeting over to Mayor Pro Tem Thomasson. Mayor Pro Tem Thomasson explained that due to a prior engagement of one of the applicants, the two agenda items would be swapped in order.

A. Rezoning Request RZ2024-04 – 7.06 + acres at 147 Temple Ave. Applicant Steven L. Jones, Attorney, on behalf of Templar Development Group, LLC. Request to rezone property from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential) to develop a 32 attached dwelling unit development consisting of duplexes, triplexes and townhouses

Dean Smith, Senior Planner, stated that this previously came to Council in January and was for 29 units at that time. Council then allowed the developer to withdraw that application and submit an updated application. The project location is currently vacant land. The new application includes 3 additional units, lots will be fee simple, some on-street parking has been removed but lots now have driveways, and they added a remote parking area. The new proposal went to Planning Commission on May 13, 2025, and they voted 6-0 to recommend approval. The units will be a mix of duplexes, triplexes and townhomes and the cap on rental units is 3.

Councilman Koritko asked if the parking area would be public and the City responsible for it? Mr. Smith said normally no, that would not be the City's responsibility. When the final plat is done, the line will be delineated as to what is public and private. Mayor Pro Tem Thomasson asked why Widener Street wasn't used as the entrance? Mr. Smith said it is too small to use for in and out traffic. The developer will agree to improve that portion of Widener St. up to where the emergency access area will be.

Council had no further questions.

B.Rezoning Request RZ2025-04 – 10.48 + acres at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and #086-5044-018) – From CCS (Community Shopping Center District to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments and 7,700 sq ft of retail/restaurant/office space

Chris Cole, Senior Planner, gave an overview of the request and showed the project layout and renderings. The apartment and townhome mix would consist of one, two and three bedrooms, ranging from 761 sq ft – 1,575 sq ft. All units are rentals and would range in price from \$1,500 to \$2,750. They would have green space and beautify the existing detention pond area. The Planning Commission voted 7-0 for denial of the project at their meeting on May 13, 2025.

The applicant's attorney, Melissa Griffis, submitted a video as she was out of town and unable to attend the work session. Due to audio issues the video was not able to be played in its entirety.

Mr. Bennett Sands, a developer with Wood Partners addressed Council. He previously worked on the Alta Ashley Park project. He said the site is currently barren but was graded as part of the Acura dealership next door and was originally intended to be a second car dealership. He said there would be co-working space and other amenities. He said they stay focused on community, having a luxury quality product and ensuring their units are rented and people are building homes there.

Mayor Pro Tem Thomasson said he did tour their other facility, and he asked about their tenant screening process. Mr. Sands showed their Resident Qualification Acknowledgement form and what they confirm with each tenant. He said it's critically important to them to maintain a good resident base. Councilman Guillaume asked if they provide discounts for first responders and Mr. Sands said absolutely, they offer a discount to "courtesy officers".

Councilwoman Jenkins asked about the average rental rates. Mr. Blake Brady with Wood Partners responded with the ranges of \$1,500 to \$2,750 depending on the unit size and type. Councilwoman Jenkins asked for clarification as to who qualifies as a "courtesy officer". Mr. Sands said Police Officers, as they like having their police cars parked there and having them help other residents in a pinch.

Councilwoman Jenkins asked if a traffic study was done for the car dealership use and what the difference might be between the car dealership use and this proposed use? Michael Klahr, City Engineer, said he can't remember the specifics, he knows residential will generate more trips. Mr. Vern Wilburn, Traffic Engineer with Wood Partners, said they just looked at trip generation and did not do a comparison of any kind. He said they looked at intersections in the area. There may be some traffic from the driveway side with the car dealership but there were some peak hours where there were zero. He said future service may cause issues going left or straight and he suggested a right turn lane to help with that.

Councilman Koritko asked about school buses being able to turn into the development or would they have to stop on the main road and cause more traffic? Mr. Kenneth Wood with Wood Partners said there is a full loop in and out that commercial/retail/office tenants would make and those turn radiuses can work for fire trucks so they would work for school buses as well.

Councilwoman Jenkins asked where gates would be for residential and Mr. Sands showed a few options on the project map. Mr. Wood commented that all the buildings have key-card access. Council asked about details of the retail space. Mr. Wood said the total space is 7,700 sq ft and usually that ends up being 2-3 different types. He also showed on the map where the fitness center and leasing office would potentially be and that they have options on the north side of the property to connect to the LINC trail.

Councilwoman Jenkins asked if the townhomes would be fee simple and Mr. Wood said no, they are part of the rentals, it just allows for a larger space. Councilman Guillaume asked if anything could go between the development and the car dealership and Mr. Wood said the Acura dealership abuts the property. Mr. Smith further clarified that there are two other dealerships going in that will be between the properties.

Council had no further questions.

Mayor Pro Tem Thomasson called the meeting to end at 6:19pm.

Megan Shea, City Clerk

Keith Brady, Mayor