

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, June 17, 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 (arrived 5:43pm), 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. Annexation Request – Annex2025-03; 1.1994 + acres on State Route 34 Bypass (portion of tax parcel #073B 033) and 0.4996 + acres on Roscoe Rd. (portion of tax parcel #073B 032) and Rezoning Request RZ2025-05 for 20.0119 + acres at 204 Roscoe Rd. (tax parcel #073B 010) – Requested zoning of RU-7 for 61 single-family detached homes

Chris Cole, Senior Planner, gave an overview of the project and location. The portions along Roscoe Road and State 34 Bypass would both leave 50ft strips along the road in the County. These strips prevent land locking. The development would be 2.8 units per acre and a maximum of 10% will be allowed as rentals. Homes will range from 2,000 – 3,200 sq ft with price points ranging from \$390,000 - \$550,000.

The County filed no objection or conditions on this annexation. City Engineer said the road is sufficient for this development with dual entrances. The Planning Commission voted to recommend approval 6-0 with the following conditions: developers work with Planning and Beautification staff on the State Rte. 34 screening, developers shall maintain 30-40ft buffers between the development and adjoining Cash and Green properties with a fence installed for screening purposes, project will meet all city requirements and be consistent with concept plan, density, project data, amenities, proffered conditions and elevations provided in the application, development will be limited to 61 units and final plat will be provided reflecting the combination of all tracts.

Councilman Koritko asked about the potential land locking with the two strips and what that would look like? Mr. Cole explained that across the street is unincorporated. Mr. Mottola explained that landlocking for annexation is different than ingress/egress. Mayor Pro Tem Thomasson asked what happens down the road if the rest of the property is annexed into the City? City Attorney said the property owner will still own the piece not coming in and there is no access off the bypass or from the apartments. There is the same situation across the street as well and there have been attempts over the years to annex, but some property owners did not want to.

Mayor Pro Tem Thomasson asked if there is connectivity by either sidewalk or LINC to the City? Mr. Mottola said he is not familiar with the city's sidewalk plan. Mr. Craver said the sidewalks pick up at Christian Drive.

Council wanted to know more about the rear elevations for the development. Mr. Mottola said it will be builder plannings ultimately. Mr. Finley Trosclair, the builder for the project, said the elevations are rear patio with a gabled roof. Mayor Brady asked City Landscape Architect to speak to the buffers. Mr. Furbush said there are no existing trees or very few on the bypass side. He said he does not think there is much planting area for screening, as there is a guard rail that runs along the road. Mayor Brady told the applicant that they need to look at a screening plan for that side, as it is a heavily traveled road.

Councilwoman Jenkins asked if they plan on putting fencing up in the individual yards? Mr. Mottola said there is no plan for that.

ADJOURNMENT

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adjourn the meeting at 5:52pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor