

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

JULY 22, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, July 22, 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, Rhodes Shell, Cynthia Jenkins, 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 June 17, 2025

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on June 17, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on June 17, 2025

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to dispense with the reading of the minutes of the Work Session on June 17, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Continue to next agenda.

D. 3 Appointments – Cultural Arts Commission, 3-year terms

Motion by Councilman DuBose, seconded by Councilman Koritko to reappoint Jaami Rutledge for another term.

MOTION CARRIED. (7-0)

Continue other appointments to next agenda.

E. 2 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

F. 1 Appointment – Keep Newnan Beautiful, 3-year term

Motion by Councilman Shell, seconded by Councilman Koritko to reappoint Trent Finnegan for another term.

MOTION CARRIED. (7-0)

Youth Council Attendee

Councilwoman Jenkins introduced the member of the Newnan Youth Council who was in attendance. Kathryn Ross Pass.

NEW BUSINESS

G. Public Hearing – Application for Alcohol Beverage License – Line Creek Brewing Co. dba The Reserve – Manufacturer of Distilled Spirits, Malt Beverages and Wine – 18 Savannah St. – Reason: Addition of Distilled Spirits

Mayor Brady opened a public hearing on the application for a Manufacturer of Distilled Spirits, Malt Beverages and Wine for The Reserve at 18 Savannah St.

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 Guillaume to approve the application for a Manufacturer of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

H. Public Hearing – 2025 Update to the Capital Improvements Element, including the Short-Term Work Program

Mayor Brady opened the public hearing.

Chris Cole, Senior Planner, stated that this would be transmitted to the state next month.

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

No action was needed.

I. 2024 Budget Amendment Year End Per Audit Purposes

Meg Kelsey, Assistant City Manager, explained this is for two line items that need to be adjusted. The 2024 budget was audited, and the auditor will be at the second meeting in August to give a full report.

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

MOTION CARRIED. (7-0)

J. Consideration of an Intergovernmental Agreement between Coweta County and Certain Cities for the purpose of implementing the provisions of the Official Code of Georgia as they relate to a County Floating Local Option Sales Tax ("FLOST")

City Manager explained that after House Bill 581 was passed, Council decided not to opt out. That gave the City the opportunity to work with the County to call for a referendum this November, for the creation of an additional 1 cent sales tax. The sole purpose of this tax will be to reduce ad valorem taxes and give a break to property owners. This agreement places the referendum on the ballot in November.

Mayor Brady said that this is complicated and the City intends to have many hearings, educational hearings to make sure citizens know what this is and what it means for them.

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

MOTION CARRIED. (7-0)

K. Consideration of a Resolution Authorizing Participation in an Amicus Brief in the Chang V. City of Milton Appeal

Mayor Brady stated that this has been done before and is to help support another city.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

L. Consideration of an Order and Resolution to Acquire Property by Condemnation for the Stillwood Drive and Newnan Crossing Blvd East Round-A-Bout Project

Hasco Craver, Assistant City Manager, stated that 2 of the 3 pieces of property have been negotiated and acquired. The City had conversations with this property owner and have not been able to settle.

Motion by Councilman Guillaume, seconded by Councilman Shell to adopt the order and resolution as presented.

MOTION CARRIED. (7-0)

M. Consideration of Contract Award for Roundabout Construction at Newnan Crossing Blvd East and Stillwood Drive

Michael Klahr, City Engineer, stated that this sets a construction budget and award the contract to Piedmont Paving for \$1,451,206.68. A construction management agreement with ISE, the engineer of record, is also included, not to exceed \$34,020.00. There is also a lighting proposal and recommendation for \$83,500 with Georgia Power.

Councilman Koritko asked if the lighting is unified around the City? Mr. Klahr stated there is a standard for roundabout lighting, so they do look uniform. Councilman Koritko also asked about Piedmont's pricing being much lower. Mr. Klahr said the consultant went over everything and confirmed everything with them.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the contract award as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

N. Public Hearing – Annexation Request Annex20025-03 by Greg K. Rogers – 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 the development of 61 single-family detached homes

Mayor Brady opened the public hearing.

Chris Cole, Senior Planner, gave a summary of the report for this project. The two portions requested to be annexed would be combined with the portion for rezoning, for a density of 2.8 units per acre with a total project site of 21.71 acres. The tree management plan meets the City's requirements. The applicant meets 7 of the 8 standards and Mr. Cole gave a summary of those.

The proposed uses are suitable in view of the zoning and development of adjacent and nearby property. The adverse effects are minimal. The annexation and rezoning properties could both be used as currently zoned. Most of the service providers indicated they can meet the demands of this development. Overall, the proposed use is compatible with the Comprehensive Plan. The proposed uses for the site are consistent with the proposed zoning district. There are no new or changing conditions not anticipated by the Comprehensive Plan that would impact the proposal. The project would reflect a reasonable balance between public health, safety, morality and general welfare and the right to unrestricted use of property.

The Planning Commission held a public hearing and then voted 6-0 to recommend approval of the annexation and rezoning with the following conditions; developers work with the planning and beautification staff on the State Route 34 screening, developers should maintain a 30-40 ft buffer between the development and adjoining Cash/Green properties, a fence shall be installed for screening

purposes, project will meet all City requirements in the Tree and Landscape Ordinance and be consistent with the all parts of the application, development limited to 61 units and final plat will reflect combination of all tracts.

Staff added one more condition after the work session and that is for the developer to provide adequate screening adjacent to the rear property line along State Route 34 Bypass, as well as lots 60 and 61 along Roscoe Rd. where there is not satisfactory existing tree cover as determined by the City's Landscape Architect and responsibility for maintenance and replanting of all screening material and/or fencing will be addressed in the covenants and restrictions for the development.

The applicant proffered additional conditions after the work session. The builder will provide, after final grading, a 6-foot shadow box fence, as needed for lots backing to Roscoe Rd or State Rte 34 and fenced lots to include tree plantings as needed.

Mr. Cole showed some renderings of the house types and rear elevations, as previously requested by Council.

Councilwoman Jenkins asked what the square footage is on the houses? Mr. Cole said they will be between 2,000 – 3,200 sq ft and prices will range \$450,000 to \$620,000.

Mayor Brady stated that the applicant would have 15 minutes to present and answer questions.

Applicant:

Mr. Jim Mottola stated that most homes will be 2,400-2,700 sq ft. JR Homes is the builder.

Councilwoman Jenkins commented that the future land use map shows this area as future emerging missing middle residential and she doesn't think this fits. Missing middle is meant to be a different kind of housing type and is usually meant to be more affordable. Mr. Mottola said when this property was annexed into the City it was zoned commercial and therefore was not part of the comprehensive plan at that time. He thinks this works on this property.

For/Against:

Mr. Adam Cash, lives at 150 Roscoe Rd. said that he is in favor of this development. He requested the fence and 35ft undisturbed buffer. The canopy that is there gives some privacy and he would like that to remain. Mr. Cole said the Planning Commission did add a condition that stated 30-40ft buffers between the development and the Cash/Green properties. City Manager clarified that the request is for undisturbed buffers specifically. Mr. Mottola said they were ok with undisturbed specifically. Mr. Cash stated 35ft undisturbed would be his request.

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

Motion by Councilman DuBose, seconded by Councilman Shell to accept the report and recommendation from the Planning Commission to include 35ft undisturbed buffer.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the annexation as presented. Opposed: Jenkins.

MOTION CARRIED. (6-1)

Motion by Councilman DuBose, seconded by Councilman Guillaume to adopt the ordinance to rezone the property as presented including the 35ft undisturbed buffer condition. Opposed: Jenkins.

MOTION CARRIED. (6-1)

O. Public Hearing – Zoning Ordinance Text Amendments to Article 3 pertaining to model homes and short-term rentals

Mayor Brady opened the public hearing. He then asked Council for a motion to continue this item to the August 12th Council meeting, due to other lengthy items to be discussed.

Motion by Councilman Shell, seconded by Councilman Guillaume to continue the public hearing to the August 12th Council meeting.

MOTION CARRIED. (7-0)

P. 2nd and Final Reading – Rezoning Request RZ2024-04 for 7.06 + acres at 147 Temple Ave

Mayor Brady asked Mayor Pro Tem Thomasson to read the next two items as he had business conflicts with both.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the rezoning with conditions as presented.

MOTION CARRIED. (6-0)

Q. 2nd and Final Reading – Rezoning Request RZ2025-04 for 10.48 + acres at 521 and 531 Newnan Crossing Bypass

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Thomasson to approve the rezoning as presented. Opposed: Jenkins, Koritko.

MOTION CARRIED. (4-2)

R. Consideration of Request to Release Bids for Curb and Stormwater Improvements on Woodlane Drive

Mayor Brady explained that this is for Staff to go out for an RFP on this project. This has been discussed previously.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to instruct Staff to proceed with the RFP.

MOTION CARRIED. (7-0)

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 7:03pm.

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)

ALLEN BROWN AND STATE FARM CLAIM

Motion by Councilman Shell, seconded by Councilman Koritko to deny the Allen Brown and State Farm Claim.

MOTION CARRIED. (7-0)

INTERGOVERNMENTAL AGREEMENT WITH THE DOWNTOWN DEVELOPMENT AUTHORITY

Motion by Councilman Shell, seconded by Councilman DuBose to adopt an IGA with the Newnan DDA for development of the 57 East Broad Street Property in substantially the form of the attached IGA incorporating the memorandum regarding terms exhibited as Exhibit "A" and the framework, terms and conditions attached as Exhibit "B" and instruct staff to put the terms in final form for consideration by the Newnan DDA and to authorize staff, legal counsel and financial advisors to assist the DDA in preparation of ground lease documents, purchase and sale agreements, and all necessary bond financing documents.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to adjourn the Council meeting at 8:16pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor