

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 12, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 12, 2025 at 2:30 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 (called in via phone), Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent – Assistant City Manager, Meg Kelsey.

READING OF MINUTES

A. Minutes from the Regular Meeting on July 22, 2025

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on July 22, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 2 Appointments – Board of Zoning Appeals, 3-year terms

Mayor Brady explained that after many years, Clif Smith decided to step down from his position with the Board of Zoning Appeals. He asked that a letter be sent thanking him for his service.

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Nathan Metts to the Board of Zoning Appeals.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Shell to reappoint Frank Flournoy for another term.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

D. 2 Appointments – Cultural Arts Commission, 3-year terms

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Bette Hickman to the Cultural Arts Commission.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Makisha Strickland for another term.

MOTION CARRIED. (7-0)

E. 2 Appointments – Downtown Development Authority, 4-year terms

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

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Koritko to reappoint Martha Ann Parks for another term.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

Off Agenda Appointment

Councilman Shell stated that Hanson Powell has stepped down from the Bicentennial Committee.

Motion by Councilman Shell, seconded by Councilman Koritko to appoint Marsha Goodrum to the Bicentennial Committee.

MOTION CARRIED. (7-0)

NEW BUSINESS

G. Consideration of Ordinance to Set the 2025 Millage Rate

City Manager stated that the recommendation is to take the full rollback rate, at 3.082 for the 2025 budget year. In 2024, Council adopted a millage rate of 3.12.

The tax digest grew in 2025 by only 2.11% and the average growth over the last 10 years had been 8.9%. The small growth in 2025 can be partially attributed to not opting out of House Bill 581.

Mr. Phillips said that with the rollback rate of 3.082 the City will be able to meet the property tax budget of \$7.45 million. Property taxes are just over 19% of the City's General Fund budget. City Council has taken the rollback rate 6 of the previous 7 years.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the ordinance as presented.
MOTION CARRIED. (7-0)

H. Consideration of Participation in Additional National Opioid Settlements

Motion by Councilman DuBose, seconded by Councilman Shell to approve participation in additional opioid settlements.

MOTION CARRIED. (7-0)

I. Consideration of Parking Closures for the 2025 City of Newnan Christmas Parade

Motion by Councilman Koritko, seconded by Councilman Shell to approve the street closures as presented.

MOTION CARRIED. (7-0)

J. Consideration of an Ordinance to Amend the Zoning Ordinance, Section 10-22, action by Council

This is to make the Zoning Ordinance consistent with the Code of Ordinances.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the amendment as presented. Opposed: Jenkins and Koritko.

MOTION CARRIED. (5-2)

UNFINISHED BUSINESS

K. Consideration of Adoption of Newnan Bicycle and Pedestrian Facilities Plan Update 2025

Mr. Craver explained that Council discussed this at retreat and then again in May 2025 and it was requested that items be added. Those items have been added, and it is now back for consideration. The additions state that the City will see Bike Friendly and Runner Friendly community designations.

Councilman Koritko asked about costs and Mr. Craver said just staff time right now. As far as application fees, he could get those for Council. Mayor Pro Tem Thomasson said that his intention was for the bike/ped plan to move forward and for the designations to run along side with that.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to approve the updated plan as presented.

MOTION CARRIED. (7-0)

L. Consideration of a Resolution for Transmittal of the 2025 update to the Capital Improvements Element (CIE), including the Short-Term Work Program (STWP) to the Three Rivers Regional Commission and the Georgia Department of Community Affairs

Motion by Councilman DuBose, seconded by Mayor Pro Tem Thomasson to adopt the resolution as presented.

MOTION CARRIED. (7-0)

M. Public Hearing – Consideration of Amendment to the Zoning Ordinance, Section 3-86(c) – Temporary Structures – Model Sales Homes

Public Hearing continued from July 22nd meeting.

Dean Smith, Senior Planner, explained that this was a Council initiated request to look at developments zoned Planned Residential Development, which allow up to 3 different types of housing products. The proposed amendments would allow PDR developments to have up to 3 model homes, one for each type.

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

Motion by Councilman Koritko, seconded by Councilman Shell to accept the report from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the amendments as proposed.

MOTION CARRIED. (7-0)

N. Public Hearing – Consideration of Amendment to the Zoning Ordinance by adding new section 3-14- Residential Accessory Uses – Short-Term Rentals

Mayor Brady reminded everyone that this public hearing was opened at the last meeting on July 22nd and then continued.

Mr. Smith said this was discussed at retreat. Some language had been crafted for this in 2018 but then it was tabled until now. The Planning Commission heard this item and recommended approval.

Councilman Guillaume asked how many short-term rentals there are in the City presently? Mr. Smith said about 25-30 based on internet estimates. He then asked if there have been any complaints about these rentals and Mr. Smith not to the Planning and Zoning department. Mayor Brady commented that he received a complaint from a citizen on Wesley St.

Councilman Guillaume then expressed concern with some language in the ordinance regarding compliance. In section 6 it states the process for complaints, first the complaining party shall attempt to contact the owner or rental agent and then if no response it will come to the City. Councilman Guillaume said he would like to take out the first point and have complaints come straight to the City. Councilwoman Jenkins agreed and commented that code violations come to the City directly so this

shouldn't be different. Council debated as to the issues that this could cause potentially. Mayor Pro Tem Thomasson asked Mr. Smith for his opinion. Mr. Smith said that a big part of short-term rentals is voluntary self-regulation. There are two parts to the registration, one is that the Planning Department will keep some kind of certificate or trail of the contact information, and they must have a business license. There is also a home inspection component. Mr. Smith said in his experience, the first attempt made to resolve a dispute directly with someone before getting a third party involved is better. City Attorney commented that the reason for this point in the ordinance is so the owner of a short-term rental knows they must be available 24/7. Mr. Smith commented that one requirement will be that the owner notify anyone in a 250ft radius and provide their contact information. Mayor Brady suggested adding "has the option to" regarding speaking to an owner about a compliant. Council continued to discuss the compliance language and potential changes.

Councilwoman Jenkins asked about the bullet point that states "only a bedroom as defined herein shall be used for overnight sleeping quarters" and why that is stated, as usually many short-term rentals have pull out couches. Mr. Smith said this is to ensure they are complying with international property maintenance codes, but it does not exclude pull-out couches.

Mayor Brady closed the public hearing.

Councilman Koritko expressed a concern with the term "unabated" that is in the compliance section and felt it was vague. Mayor Brady asked that Staff also look at that word.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to instruct staff to make edits to the language as discussed and bring back to Council.

MOTION CARRIED. (7-0)

O. 2nd and Final Reading – Consideration of Ordinance to Annex property on State Route 34 Bypass and Roscoe Rd. and Ordinance to Rezone property at 204 Roscoe Rd.

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

MOTION CARRIED. (6-1)

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the rezoning as presented. Opposed: Jenkins.

MOTION CARRIED. (6-1)

***** Councilman Koritko asked to amend his vote on Item J, he meant to oppose. Minutes reflect that vote.**

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 3:08pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor