

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, November 25, 2025 at 5:00PM 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, City Clerk, Megan Shea and City Attorney, Brad Sears (called in via phone).

Call to Order

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

A. Annexation Request – Annex2024-01 by Steven L. Jones for 267.756 + acres on GA Highway 16, Sidney Pope Rd. and Lunsford Rd. on behalf of PR Acquisitions, LLC; (Tax Parcel #s 061 5069 013, 061 5069 003, 061 5069 002B, 061 5069 002A, and 061 5069 014); on behalf of PR Land Investments, LLC & Piedmont Leasing, LLC (Tax Parcel #061 5093 002); on behalf of Bradley A. Williams & Elizabeth Willems (Tax Parcel #061 5093 007); on behalf of James H. Keith, Jr. & Katherine N. Keith (Tax Parcel #061 5093 009); on behalf of Cody A. Marsh & Cara Marsh (Tax Parcel #061 5093 008); and on behalf of Sidney Pope Jones Jr. (Tax Parcel #061 5093 010); Requested zoning designations of PDR (Planned Residential Development District) for 233.46+ acres, ILT (Light Industrial District) for 12.87 + acres and RS-20 (Suburban Residential Single-Family Dwelling District-Low Density) for 21.426+ acres

Tracy Dunnavant, Planning Director, explained that this involves 10 tracts and showed the project location and proximity to city limits. The project proposes 233.46± acres for the construction of 669 single-family homes (only 145 homes being built in the first 2 years). Then 12.87± acres to be zoned ILT for a 130,000 sq ft employment building. The remaining 21.426± acres would be zoned RS-20 for 5 existing homes. Ms. Dunnavant noted that the industrial tracts along Lunsford and the RS-20 tracts on Sidney Pope would not be eligible for annexation if the PDR tract is not annexed because they are not contiguous by themselves. 7 of the tracts are zoned RC (Rural Conservation) with the County and 3 tracts on Lunsford are zoned M (Industrial).

The County reviewed the annexation and filed an objection in November 2024. Since this project triggered a DRI (Development of Regional Impact) the Council and Commission decided to stay the arbitration for 180 days to complete the DRI process. After that an arbitration panel was convened and they placed a condition on the property that only an additional 145 units could be constructed, which is what the county currently allows. The condition is in effect for a 2-year period. The applicant submitted a concept plan with the 145 units but was also asking Council to consider a sunset condition which would allow for the 669 units to be built once the condition expires in two years. The overall concept plan with the 669 units is what staff reviewed.

Ms. Dunnavant showed some examples of elevations and home styles. There would be 11 pods with a variety of single-family homes with a gross density of 2.87 units per acre. Home would range from 1,800 to 3,200 sq ft depending on the pod and price ranges from the low \$400,000s to high \$600,000s.

Amenities would include a clubhouse, pool, pickleball and tennis courts, multiple playgrounds, walking trails, benches and possibly a small amphitheater/stage and community gardens. The development would be managed by an HOA. The developer is willing to limit rentals to 10%. The Planning Commission voted 5-2 to recommend denial of the request.

Mayor Pro Tem Thomasson asked what the feedback was from Planning Commission. Ms. Dunnivant stated that they felt it was too dense and that it would not provide any benefit to the current citizens of Newnan.

Mayor Brady asked for more explanation regarding the sunset condition that is being requested. Ms. Dunnivant said the arbitration panel placed one condition on the property, no more than an additional 145 units. That condition is now recorded with the property and is in effect for 2 years. They are asking to proceed with the annexation now with the condition that after the 2 years they can have a total of 669 units, not just 145 units. Mayor Brady stated there are several options, they could annex with the sunset condition in place, approve the 145 and negotiate with the developer during the 2-year period or they could come back after the 2-year period and request additional units.

Mayor Pro Tem Thomasson asked what the zoning would be for 145 units? Ms. Dunnivant said that is the county's Rural Conservation zoning which allows 0.62 units per acre. City of Newnan does not have something that matches that but the highest allowed is 1.5 units per acre and that is RS-20, which is what is being requested for Sidney Pope Rd.

Councilwoman Jenkins expressed concern with the size of the project and traffic. She said they need to look at this holistically and have a strategic road plan for large developments like this.

Applicant:

Mr. Steven Jones, on behalf of the applicant, introduced the project team. Councilman Koritko asked who the developer would be and Mr. Jones stated Piedmont Residential is the home builder but then they might partner with another builder or two, that has not been determined yet. The homes will be fee simple. Councilman Koritko said he would like more information regarding the sewer and septic for the project, stormwater management, HOA fees, traffic on Hwy 16 and the employment center.

Mr. Jones showed the septic lot on the concept plan and stated that all units on Sidney Pope Rd. would be converted to sewer. The southern lot on 16 will be converted to septic. Regarding traffic, after speaking with residents in the area, they are proposing closing Sidney Pope Rd. The main entrance will be a new road that they will construct. The developer wants to be in the city of Newnan, and they are fully willing to negotiate during the next 2 years, but they would not commence construction until they know what the ultimate development will look like. The stormwater is not fully engineered yet. They had proposed an emergency services site where the employment building would be as well. They do not have a user for the employment building yet but it would probably be a smaller manufacturer. Mr. Jones also discussed all the community areas that are planned.

B. Rezoning Request – RZ2025-03 by Jacqueline Rencurrell on behalf of the Turnstone Group, for 63.09 + acres on Newnan Crossing Blvd East and Diplomat Pkwy (Tax Parcel #s 086 5044 005, 086 5044 004, 098 5052 001, 086 5044 015) From CGN (General Commercial), OCR (Open Space, Conservation and Recreation District) and OI-2 (High Density office and Institutional District) to MXD (Mixed Use Development)

Mayor Brady recused himself due to a business conflict. Mayor Pro Tem Thomasson took over the meeting.

Ms. Dunnavant said the site consists of 4 parcels. All 4 are in the QDC (Quality Development Overlay District) and the I-85 Building Height Overlay District. The property has been part of several master plans over the years including a convention center, assisted living and sports complex. This did require a new DRI and that was in the packet. The proposed project would consist of 3 pods, consisting of 258 townhome units, 52 single-family rear loaded lots, 36 single-family front-loaded lots, 28 residential condo units and 36,000 sq ft of commercial space. At Planning Commission, they asked to amend to 40,000 sq ft of commercial space and 32 condos. They are also asking Council to consider a 5% tolerance for density in both directions, which would equate to 18 more units in either direction.

The single-family units will range from 1,800 sq ft- 3,000 sq ft and \$450,000 - \$600,000 in price. The townhouses will range from 1,500 sq ft – 2,000 sq ft and \$350,000-\$500,000 in price. All units will be fee-simple except for the condo units. Amenities include multiple parks in each pod, interior walking trails and LINC connection. The applicant views the commercial area as an amenity as well and mentioned a traditional amenity area in Pod B but would like flexibility.

The LINC trail would run under Newnan Crossing Blvd East and there is a city tract they are looking to swap, that was previously set aside from another rezoning. Because the city's piece appraised for more, they are offering to make up the difference by constructing a connection. Ms. Dunnavant showed renderings of the unit types, signage and retail with apartments above.

The Planning Commission voted 6-1 to recommend approval and conditions which were included in the packet. The applicant also proffered 3 conditions, a request for zero lot lines for some commercial and single-family homes, open container which would not be zoning related and to allow alcohol only establishments, meaning microbreweries and wineries.

Councilman Guillaume asked when the LINC part would be constructed and where?

Applicant:

Ms. Jacqueline Rencurrell introduced herself and stated they had packets for Council of the presentation. She said the intention with the LINC trail is to develop it concurrently with the development. They see it as a benefit and amenity to the community. They do need city participation on the other side, connecting to the existing LINC trail.

Mayor Pro Tem Thomasson said the city would not want to transfer the land until they knew that their part was built and was accepted, so how do they see that working? Ms. Rencurrell said they would sign an

agreement laying out the timelines. She commented that they used to own that land but then the city wanted to build a park and that did not happen. If the city were to hold on to the land for a park that would change this development a lot, as it runs right through Pod B.

Councilman Guillaume commented that there are many communities in District 1 with HOA's and many of them have parks, but they also have other amenities. He thinks the LINC trail would add an advantage to the area. Ms. Rencurrell said the development would be one cohesive HOA and the intention is to do a pool.

Councilman Koritko asked who the developer would be? Ms. Rencurrell said they would be the developer and have identified Pulte and Tomco as partners. Councilman Koritko expressed concerns regarding strain on schools, traffic, noise buffers and the facades all look very cookie cutter.

Ms. Rencurrell said they have spoken to Police and Fire, and they have said they will contribute financially to them so they can adequately serve the additional residents. They did a DRI and there was some road improvements suggested which they would make and a traffic light was suggested at Diplomat Parkway, and they would pay their share for that. For the design of the homes, they looked at the Comprehensive Plan and tried to do a low country style, for that historic small-town feel.

Councilwoman Jenkins asked the cost of the LINC portion? Ms. Rencurrell stated it was estimated at \$1.5 million and the parcel they would swap is estimated to be around \$700,000, so they would spend almost double what the land is valued for. Councilwoman Jenkins asked the City Manager if there are plans for that land? Mr. Phillips said at this time there are no plans. When the land was acquired, there were conversations around a park or community center and then the multi-purpose sports venue, but COVID hit and that project was dropped.

Ms. Rencurrell noted that the current zoning of that land is high density office and general commercial. Something like a Lowe's could go there but she doesn't think that is what people want to see.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the meeting at 6:00pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor