



## Newnan City Council Meeting

March 10, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

*City of Newnan Mission Statement: To provide cost-effective programs and services while continuously focusing on preserving and enhancing the quality of life that is enjoyed by all Newnan citizens*

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### **CALL TO ORDER**

### **INVOCATION**

### **READING OF MINUTES**

- A. Minutes from Regular Meeting on February 24, 2026

### **REPORTS OF BOARDS AND COMMISSIONS**

- B. 1 Appointment - Christmas Commission, 3-year term
- C. 1 Appointment - Development Authority, 4-year term
- D. 1 Appointment - Tree & Parks Commission, 3-year term
- E. 1 Appointment - Youth Activities Commission, 3-year term

### **REPORTS ON OPERATIONS BY CITY MANAGER**

### **REPORTS AND COMMUNICATIONS FROM MAYOR**

### **NEW BUSINESS**

- F. Public Hearing - Application for Alcohol Beverage License - Hooters of Newnan - Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 1001 Bullsboro Dr. - Reason: Name and Licensee Change and Add License Rep
- G. Consideration of Contract Award for Resurfacing of the Lynch Park Pool
- H. Consideration of a Resolution to adopt a Moratorium on the acceptance of new Rezoning and Annexation Applications containing more than 20 residential units.
- I. Consideration of an Ordinance to amend the 2026 Budget
- J. Consideration of Memorandum of Agreement (MOA) between Coweta County and the City of Newnan regarding local watershed planning and management

### **UNFINISHED BUSINESS**

- K. Consideration of Resolution to Amend Fee Schedule - Building Department Permits, Inspections and Reviews
- L. Consideration of an Ordinance to amend Chapter 3, Alcoholic Beverages by deleting Section 3-67, Growlers, adding a new Section 3-67, Specialty Beer and Wine Shop

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

- M. Consideration of a Resolution to Authorize the Sale and Service of Alcoholic Beverages for a Special Event - Porchfest 2026
- N. Request from Susie Cuebas to close North and South Court Sq. on October 10, 2026 for Community Wellness Day, from 10am - 3pm with street closures beginning October 9th at 6pm
- O. Request from Race for Orphans for additional street closures beginning Friday, May 1st at 6pm for Saturday, May 2nd event

**MOTION TO ENTER INTO EXECUTIVE SESSION**

- P. Motion to Enter into Executive Session

**ADJOURNMENT**

**CITY OF NEWNAN, GEORGIA**  
**REGULAR COUNCIL MEETING**  
**2026**

**FEBRUARY 24,**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 24, 2026 at 6:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

**PRESENT**

Mayor James Shepherd: Council members present: Scott Berta, Jim Thomasson, Jennifer Morrison, 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.

**CALL TO ORDER**

Mayor Shepherd called the meeting to order. Reverend Dr. Melvin Brittian delivered the invocation.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on February 10, 2026**

Motion by Councilman Guillaume, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on February 10, 2026 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**B. Minutes from the Work Session on February 10, 2026**

Motion by Councilwoman Morrison, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session on February 10, 2026 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**REPORTS OF BOARDS AND COMMISSIONS**

**Youth Council Attendees**

Councilwoman Jenkins read the names of the Newnan Youth Council members who were in attendance. Adlyr Mol and Kate Sears.

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

Continue to next agenda.

**D. 1 Appointment – Development Authority, 4-year term**

Continue to next agenda.

**E. 1 Appointment – Ethics Commission, 2-year term**

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to appoint Evette Jones to the Ethics Commission.

**MOTION CARRIED. (7-0)**

**REPORTS ON OPERATIONS BY CITY MANAGER**

**REPORTS AND COMMUNICATIONS FROM MAYOR**

Mayor Shepherd thanked Jason Kanner for speaking at the last meeting regarding the proposed alcohol ordinance amendment. He said it is helpful for Council when citizens come and explain things in ways they may have not thought about them. He encouraged anyone to come and speak about an item or reach out to Council ahead of the meeting. It is important to have citizen involvement.

**NEW BUSINESS**

**F. Public Hearing –City of Newnan’s Comprehensive Plan Update 2026-2046, first of two**

Chris Cole, Senior Planner, explained that the City of Newnan has initiated the process to begin a full update of the Comprehensive Plan. The purpose of the public hearing is to brief the community on the process to be used to update the plan, opportunities for public participation and to obtain input on the proposed planning process.

Staff plans to engage with residents and other stakeholders, in locations around the community and through digital platforms. They will also gather data through surveys. A steering committee will help lead the city through the process. A second public hearing will be held once the comprehensive plan is drafted and made available for public review. The plan update will allow the city to maintain its qualified government status and therefore be eligible to obtain state grant funds, loans and permits. The due date for the update is October 31, 2026. A draft schedule was included in the agenda packet.

Councilwoman Jenkins asked if the schedule was complete and Mr. Cole said no, it is just a starting point. Any other groups that want to have a pop-up event can contact the Planning Department to be added to the schedule.

There were no public comments. No action needed.

**G. Public Hearing – Request by Owner to Demolish Structure at 42 Wilcoxon St.**

Bryan Partin, Chief Building Official, said that the house was built in 1905 and is historic due to its age. It is also located in a historic district. There was a study done in the 90’s and the house was deemed to have architectural value but unfortunately it has been significantly damaged.

Ms. Stephanie Newell said this house was her grandmother's rental property in Cole Town. The house was boarded up but then the wall was ripped out by homeless people, and they caused a fire in February 2025. It was not deemed an arson by the Fire Marshal, since the people who broke in were just trying to stay warm.

Councilman Thomasson asked what they plan to do after the demo. Ms. Newell said they will probably put a duplex there, that will match with the other houses in the neighborhood. She said her grandmother never changed the aesthetics of the house, in keeping with the look of the neighborhood.

Mayor Shepherd closed the public hearing.

Councilman Koritko asked what the timeline is for demolition? Ms. Newell said they have had multiple bids, but they haven't accepted one yet because the range in pricing is so ridiculous.

Councilman Thomasson asked if there is a design overlay since this is in a historic neighborhood? Mr. Dean Smith, Senior Planner, said it will come to the Planning Commission for a Certificate of Appropriateness for architectural design.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to approve the request as presented.

**MOTION CARRIED. (7-0)**

**H. Public Hearing – Request by Owner to Demolish Structure at 247 & 249 Greenville St.**

Mr. Partin said that this is a duplex structure that has not been occupied for a while and was built in 1960. It is not in a historic district.

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

Motion by Councilman Koritko, seconded by Councilman Thomasson to approve the request as presented.

**MOTION CARRIED. (7-0)**

**I. Consideration of adjustments to Building Department Fees and Creation and Implementation of a Master File Plans Program**

Mr. Partin said this is to get Council feedback and then a resolution would be needed to move forward. The fee changes are to make things more equitable for all, to include fees for some specific projects and to clarify some ambiguous language.

A residential master file plans program is also proposed and fees associated with that. The master file plans program would apply to detached single-family residential, duplex and townhouse units. It is intended for builders who construct significant numbers of structures using house plans on a

repetitive basis. This will help reduce review times for building department staff. Participation in the program is voluntary.

Councilwoman Jenkins asked what the impact of the fee changes would be? Mr. Partin said it will make the permits less expensive and help streamline processes. Council expressed concern that the master file plans would encourage builders to use the same plan repeatedly. Councilman Thomasson asked how often Mr. Partin sees the same plan being used? He said there is one builder that he knows uses the same 8 plans repeatedly.

Councilman Koritko asked what a code cycle is? Mr. Partin said that the Georgia Department of Community Affairs adopts a new code book every 6 years so that is how often plans may need to be changed and the new cycle just started.

Mr. Craver clarified that if Council feels the changes are appropriate then staff would work with the city attorney and bring this back to Council to adopt. He said the impetus for this was time saving and not to incentivize “cookie cutter” developments. Councilwoman Jenkins asked that Mr. Partin come back with options that would address the unintended consequence of incentivizing based on this program. Councilman Thomasson asked if language could be added to say that the master file plan program only apply to planned developments. Mr. Phillips commented that Mr. Partin does not have the authority to limit the duplication of house types, that lies with Council and the review of rezonings and annexations.

Mayor Pro Tem Berta asked if this program would make sense for projects such as the Murray St. houses or Chalk Level houses to be built, would it be beneficial for those to help deliver a lower cost home? Mr. Phillips said that NURA is looking into a program already that would deliver plans permit ready so that a builder or owner would not have to go through the process.

Motion by Councilwoman Jenkins, seconded by Councilwoman Morrison to direct staff to move forward with the feedback provided.

**MOTION CARRIED. (7-0)**

**J. Consideration of 2025 Budget Amendment Year End per Audit Purposes**

Ms. Kelsey said there are amendments to the General Fund in both revenue and expense line items for fiscal year 2025. These amendments are required to ensure Council approves all appropriations per GASB standards. The total amendments are \$856,500.00.

Motion by Councilman Thomasson, seconded by Councilman Koritko to approve as presented.

**MOTION CARRIED. (7-0)**

**UNFINISHED BUSINESS**

**K. Public Hearing – Rezoning Request RZ2025-10 by Melissa D. Griffis, on behalf of Woodlands Acquisitions, LLC for 13.55 + acres at 699 Newnan Crossing Bypass (Tax Parcel #086-5021-002); From CGN to MXD for developing 12 townhomes, 272 multi-family apartments and 7,500 sq ft of commercial space**

Chris Cole, Senior Planner, explained that with MXD zoning, the density is not pre-determined but contingent on the overall master plan. The proposed density for this project is 20.96 dwelling units per acre. The entire site is developable. The unit breakdown would be 166 one-bedroom apartments with 786 sq ft and cost \$1,750/month, 106 two-bedroom apartments with 1,170 sq ft and cost \$2,050/month and 12 three-bedroom townhomes with 1,637 sq ft and cost \$2,450/month. This would also have a master amenity area and amenity courtyard. The applicant intends to create circular pedestrian access between the LINC trail and Wood Partners site to the north. There would be 505 parking spaces.

Mr. Cole gave an overview of the rezoning standards. The proposed use is suitable in view of zoning and development of nearby property. The proposed use will not adversely affect the existing use or usability of nearby property. The subject property could be used as currently zoned. The proposed use would cause a burdensome use of public facilities or services. The proposed use is not compatible with the purpose and intent of the Comprehensive Plan; however, it is consistent with the purpose and intent of the proposed zoning district. There are no new or changing conditions that would impact the Comprehensive Plan. The proposed project would reflect a reasonable balance between public health, safety, morality or general welfare. The project meets 5 of the 8 standards.

The applicant proffered two conditions as follows:

1. The applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit.
2. Any and all documents submitted with the application and any additional documents presented by the applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

The Planning Commission recommended denial 5-0. Staff recommended, that if approved, the project be consistent with the application and that approval of the Zoning Master Plan does not relieve the applicant from meeting the requirements of the City's Tree Preservation and Landscape ordinance. Additionally, the applicant should pay all costs associated with the installation of a traffic signal on Newnan Crossing Bypass. This condition was added after the work session and only pertains to the southern entrance.

Mayor Shepherd opened the public hearing.

Applicant:

Melissa Griffis asked that all application materials, including proffered conditions and summary report be made a part of the public hearing. She said the property is adjacent to the Wood Partners project that was approved MXD a few months ago. Also, the current zoning of CGN allows for commercial uses that would cause more traffic than what is being proposed. The current Comprehensive Plan says that “mixed use development should be encouraged increasingly as a way to improve overall quality of life, increased housing opportunities and traffic improvements”, and that is what this project will do. They would like the traffic light to have a CO within 6 months. Ms. Griffis asked to save time for rebuttal if necessary.

Bennett Wooten with Woodlands Apartment Communities, went over highlights of the project. Mayor Shepherd clarified that this project is heavily residential with only 2.6% being commercial. Mr. Wooten said it is a small commercial component, but it would allow for a restaurant and maybe 3-4 small shops/boutiques. Residents also have easy access to Ashley Park, only a half mile away. Mayor Shepherd asked if they considered a different zoning other than MXD? Mr. Wooten said yes but they think MXD fits with the Wood Partners project and their retail component. Mayor Shepherd asked Staff to clarify the mix of uses required for MXD zoning. Mr. Craver stated the ordinance does not specify percentages, just that there are 3 uses. Councilman Guillaume said that the retail component seems like an afterthought just to qualify and that maybe they need to look at the MXD designation more closely.

Mr. Wooten said since this is a rental community, success depends on resident satisfaction and retention, and this is in an opportunity zone. He showed some renderings of the property. Councilman Koritko asked how long Woodlands typically holds on to a complex? Mr. Wooten said they have not sold any as a collective.

Mayor Shepherd commented that he likes mixed-use when it's truly mixed-use and this seems to achieve that on a technicality. Ms. Griffis said that there is no specific ratio requirement in the ordinance, you just must have more than one residential component. They have worked with Staff from day one to ensure this meets all the requirements. No one would want to live in a single-family home in this location.

Councilman Koritko asked if there were any updates since the work session on traffic warrants. Mr. Vern Wilburn, Traffic Engineer, said a formal warrant study was not done, as it is difficult since they would be future estimations. There are 7 different warrants, so it is complicated. Councilman Guillaume asked for clarification about commercial generating more traffic and the need for a light no matter what. Mr. Wilburn said there is reliable data that gives rates to apply based on size and that will give pretty accurate estimates of traffic. Anything commercial on this site would generate a lot more trips than residential.

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

Ms. Griffis gave rebuttal and said they are asking Council to compare this project based on the current MXD zoning and Staffs assessment with 5 of the 8 standards being met.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to move into Council discussion.

**MOTION CARRIED. (7-0)**

Councilman Thomasson commented he does like the LINC connection with this project, but what concerns him is the number of units already approved and not built yet. He thinks they should wait until all of those go up and see how they lease. He said Newnan has always been a center for commercial/retail/healthcare and so he doesn't want to give up all the land that can be developed as commercial. Councilwoman Jenkins agreed and said the future land use map shows this as business/office and there is an opportunity for that. There is not that much developable land left and they need to prioritize what to hold for the future of the community.

Councilman Guillaume commented that if they wait for all approved developments to be built, they'll be waiting a long time. Anything they do will affect growth and services. The city needs people to generate revenue. He said they probably need to look at the balance of growth.

Councilman Koritko asked about sufficient garage size for larger vehicles and if there would be any issues with emergency services getting in. Mr. Wooten said everything will be built to international fire code so there would be no issues with emergency services. Mr. Joseph Price, civil engineer for the project, said that the parking spaces are 9ft x18ft, which is common across all the Atlanta municipalities and can accommodate an average-sized truck.

Mayor Pro Tem Berta said he agrees that this does not seem to be mixed use, but the applicant's plan is allowed under current mixed-use standards. He commented that the estimated property tax income from this would be around \$61,000 and that would not cover what PD and Fire said they would have in additional costs. He also expressed concern over the rental costs.

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

**MOTION CARRIED. (7-0)**

Motion by Mayor Pro Tem Berta, seconded by Councilwoman Jenkins to deny the rezoning request. Opposed: Guillaume.

**MOTION CARRIED. (6-1)**

**L. Public Hearing – Rezoning Request RZ2025-08 by Steven L. Jones, on behalf of Parkland Homebuilders, LLC for 32 + acres on Celebrate Life Parkway (Tax Parcels 086-5053-002 and 086-5044-002); From CCS to RMH for developing a 220 unit multi-family rental project**

Dean Smith, Senior Planner, stated that the applicant did submit a request to continue this hearing until March 24, 2026. City Attorney commented that the applicant should agree to pay the costs for re-advertising.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to accept the continuance until March 24, 2026 with the applicant paying associated fees.

**MOTION CARRIED. (7-0)**

**M. Request from Sandra Strozier, President/CEO of the Newnan Housing Authority, to waive the 2025 PILOT payment to the City of Newnan**

Ms. Sandra Strozier, said she sent Council an email with additional information regarding her request. Mayor Shepherd asked Staff how this would affect the budgeting process. Mr. Phillips said this payment is for the 2025 budget and that budget is getting ready to close out. The general fund is looking to have a positive balance so this would not affect anything. The 2026 budget did calculate the PILOT. If Council decides to set the milage rate to zero, which has been discussed, then the Housing Authority would not owe the tax in 2026.

Mayor Shepherd asked for clarification, that this is just an agreement between governments entities and moving money from one side of the balance sheet to the other. Mr. Phillips said yes, the agreement was formed in 1962 and was for services the city would provide for a certain project. He said it may be a good idea to review the agreement.

Mayor Pro Tem Berta asked how the fee is calculated. Ms. Strozier said it's based on rental income and used to be around \$40,000 but has gone up in the last few years. Ms. Strozier said that the Housing Authority of Newnan is a high performing organization and received a HUD score of over 90. That score allowed them to participate in a Moving to Work program, they were the only housing authority in the state of Georgia to receive that. That program means the majority of the residents work, they are encouraged to work, and the authority assists them with that. Because of that the PILOT went from \$40,000 to \$106,000.

Ms. Strozier said the trash costs went from \$80,000 to \$200,000. Councilman Koritko asked for details regarding how many trash cans or dumpsters per unit and how could costs be cut. Ms. Strozier said they would have to put that out to bid for dumpsters and the properties are scattered around the city. There are 470 units but scattered across Newnan and the dumpsters might not look good. Councilman Koritko asked about residents with back door service. Ms. Strozier said if they want to, they must provide a medical letter from their doctor, but the housing authority pays the trash bill, not the residents.

Mayor Pro Tem Berta asked if, for example, an area where there are 10 units, could bulk trash be consolidated and then only pay one fee and not 10. Councilwoman Jenkins commented that yards are small and bulk trash can pile up, block sidewalks and look unsightly.

Councilwoman Morrison said that for back door service, if a medical letter is provided then AmWaste waives the fee. Councilman Guillaume asked who monitors the medical letters and who is receiving back door service? Ms. Strozier said they had not been monitoring that and are looking at that currently, she thinks they were being charged for some that they shouldn't have been.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to waive the PILOT tax of \$106,800. Opposed: Koritko.

**MOTION CARRIED. (6-1)**

**N. Consideration of City of Newnan Cemeteries Master Plan Final Report – 2026**

Mr. Craver told Council that the consultants from WLA Studio could not attend the meeting. The consultants took Council comments from their previous presentation and incorporated those into the plans. This is a guiding document that allows Staff to have a plan, to help know how to fund the improvements to maintain what we currently have and how to look to the future for Oak Hill, Eastview and Eastview Annex. Mr. Craver went through the summary of recommendations at each site and showed each detailed master plan.

The consultants believe with these plans there could be 60–70-year capacity at Eastview Annex and Oak Hill. Mr. Craver showed associated costs, starting with maintenance and then future plans. A design professional would have to be brought in to give more exact numbers. There is \$1.2 million budgeted in 2026 to begin these improvements.

Councilwoman Jenkins asked if the consultants changed their numbers, as they previously based projections on the current condition of Eastview and not after improvements are made. Mr. Craver said yes, they adjusted the numbers and they went out and conducted a community survey.

Councilman Thomasson wanted to clarify that this is just adopting a road map, and any project would still come back to Council for approval. Mr. Phillips referenced a recommended priority table that is in the final report and said the budgeted funds for 2026 can go to that list getting started. This would include maintenance, entry features and roadway condition improvements that if approved, staff can begin working on.

Councilwoman Jenkins wanted to ensure that high priority would be on getting Eastview fixed. Mr. Phillips said the top 8-10 items on the priority list are either Eastview or Eastview Annex.

Motion by Councilman Thomasson, seconded by Mayor Pro Tem Berta to adopt the city's Cemetery Master Plan Final Report.

**MOTION CARRIED. (7-0)**

**O. Discussion and Consideration of Appointments to the City of Newnan's Comprehensive Plan 2026-2046 Steering Committee**

Mr. Cole said that Staff used the same method as with the previous update to find volunteers for the Steering Committee. The list was presented to Council and included representatives from various boards and commissions, Chamber of Commerce, Newnan Coweta History Center and the school system. The Steering Committee must also include at least one Councilmember.

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Mayor Pro Tem Scott Berta to the Steering Committee.

**MOTION CARRIED. (7-0)**

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to adopt the list of volunteers for the Steering Committee as presented.

**MOTION CARRIED. (7-0)**

**P. Consideration of an Amendment to the Code of Ordinances, Chapter 3, Alcohol, Section 3-9, to combine Retail Package and Retail Consumption Licenses**

Mr. Craver explained this is in response to the people from Cooper's Hawk that came to Council. This amendment combines the on-site consumption and retail licenses. Mayor Shepherd asked if they still must go through state licensing even if this passes and Mr. Craver said yes.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to adopt the ordinance amendment as presented.

**MOTION CARRIED. (7-0)**

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

**Q. Request from Jason Walton with Foundation Church, for additional street closure on April 3<sup>rd</sup> for Good Friday Event**

Mayor Shepherd asked Chief Blankenship if this could be accommodated. Chief Blankenship said he does not foresee any issues and that Mr. Walton already spoke to him about hiring an off-duty officer as well.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request as presented.

**MOTION CARRIED. (7-0)**

**ADJOURNMENT**

Motion by Councilman Koritko, seconded by Councilwoman Morrison to adjourn the Council meeting at 8:25pm.

**MOTION CARRIED. (7-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

# APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name From: **HOA Restaurant Holder, LLC dba Hooters of Newnan**  
To: **Hooters of Newnan 2025, LLC**

Licensee From: **Salvatore Melilli**  
To: **Neil G. Keifer**

License Representative: **Brian White**

Type License: **Retail On Premise (Pouring) Distilled Spirits, Malt Beverages & Wine**

Location: **1001 Bullsboro Dr.**

## TO THE CITY COUNCIL: REASON – NAME/LICENSEE CHANGE & ADD REP

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons \_\_\_\_\_

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons \_\_\_\_\_

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons \_\_\_\_\_

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons \_\_\_\_\_

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons \_\_\_\_\_

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(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons \_\_\_\_\_

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(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea  
City Clerk



**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of Contract Award for Resurfacing of the Lynch Park Pool  
**Prepared By:** Mark Johnston, Facilities Maintenance Director

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**Purpose:**

Newnan City Council may consider awarding a contract for Resurfacing of the Lynch Park Pool.

**Background:**

The pool at Lynch Park has provided decades of recreational enjoyment for local families. As part of a comprehensive revitalization in 2009, the facility underwent a full renovation that included construction of a new pool house with showers, installation of a toddler splashpad, addition of a slide and raindrop feature, and incorporation of a tiled zero-entry design. The zero-entry feature offers a gradual entrance into the pool, enhancing accessibility and safety for swimmers of all ages.

It was during that revitalization process that a new Diamond Brite Blue Quartz plaster was applied to the pool shell. Known for its lasting durability, it has withstood 17 seasons of pool operations. In recent years, minor cracks and small imperfections started revealing themselves to staff and it was determined that the pool needed to be resurfaced with new plaster.

On Friday, January 30, 2026, an Invitation to Bid (ITB) for Resurfacing of the Lynch Park Pool was released. One company registered for and attended the mandatory site visit that was on February 11, 2026.

DC Pools  
1359 Lochstone Dr.  
Powder Springs, Ga  
30127

Per the Invitation to Bid, each firm was asked to submit a sealed bid for consideration. DC Pools submitted a bid of \$74,500.00 on February 24, 2026.

**Funding:**

The proposed FY 2026 annual budget includes \$80,000 for the Resurfacing of the Lynch Park Pool.

**Recommendation:**

City Staff recommends awarding contract to DC Pools.

**Attachments:**

1. 2026 Bid tab Pool Resurfacing

**Previous Discussion with Council:**

None



# City of Newnan, Georgia

**BID OPENING: Resurfacing of the Lynch Park Pool**  
**Tuesday, February 24, 2026 – 2pm**

BIDDER	BID AMOUNT	COMMENTS
DC Pools	\$74,560.00	

BIDS OPENED BY



**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of a Resolution to adopt a Moratorium on the acceptance of new Rezoning and Annexation Applications containing more than 20 residential units.  
**Prepared By:** Cleatus Phillips, City Manager

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**Purpose:**

Consideration of a Resolution to adopt a Moratorium on the acceptance of new Rezoning and Annexation Applications containing more than 20 residential units.

**Background:**

City Council has become concerned about the balance of types of residential development in the City in that the City has experienced an increase in applications to rezone and annex property from existing low density single-family residential, office/institutional, commercial or industrial zoning classifications to rezoning classifications permitting high density single family homes, townhomes or multi-family development.

City Council has commenced an update to the City's comprehensive plan (as updated, the "Comprehensive Plan") to identify the City's housing needs and determine whether or not there is a balance or imbalance in the types of housing opportunities available in the City.

The moratorium will not apply to applications received prior to adoption of the moratorium.

**Funding:**

N/A

**Recommendation:**

Adopt the resolution as presented.

**Attachments:**

1. MORATORIUM 3.10.2026

**Previous Discussion with Council:**

N/A

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION FOR THE DECLARATION OF INTENT BY THE CITY COUNCIL OF THE CITY OF NEWNAN, GEORGIA, TO ISSUE A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS TO REZONE AND ANNEX PROPERTY IN THE CITY OF NEWNAN TO A CLASSIFICATION PERMITTING SINGLE FAMILY RESIDENTIAL, MIXED USE DEVELOPMENT OR MULTI-FAMILY DEVELOPMENT WHICH IS DIFFERENT FROM THE PROPERTY'S EXISTING ZONING CLASSIFICATION AS SET FORTH HEREIN WITHIN THE CITY OF NEWNAN, AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and the City Council of the City of Newnan, Georgia, is the duly authorized governing body of the City; and

WHEREAS, the Mayor and City Council of Newnan have been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City of Newnan; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions building permits and other development approvals where exigent circumstances warrant the same, and pursuant to the case law found in opinions of the appellate courts of Georgia upholding local government's rights to impose moratoria when warranted; and

WHEREAS, the Courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis; and

WHEREAS, decisions by the City Council are binding law upon all persons within the corporate boundaries of the City of Newnan, Georgia; and

WHEREAS, the City Council has become concerned about the balance of types of residential development in the City in that the City has experienced an increase in applications to rezone and annex property from existing low density single family residential, office/institutional, commercial or industrial zoning classifications to rezoning classifications permitting high density single family homes, townhomes or multi-family development; and

WHEREAS, the City Council has commenced an update to the City's comprehensive plan (as updated, the "Comprehensive Plan") to identify the City's housing needs and determine whether or not there is a balance or imbalance in the types of housing opportunities available in the City; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens and property owners in the City of Newnan to adopt a moratorium on the acceptance of applications to rezone and annex property in the City of Newnan to a zoning classification permitting high density single family homes, townhomes or multi-family development which deviates from the property's existing zoning classification as set forth herein during the period during which the Comprehensive Plan is being updated and the City Council has had time to consider final adoption of the Comprehensive Plan and take appropriate actions to amend the City's zoning ordinance, if any are needed.

NOW, THEREFORE, BE IT RESOLVED that beginning at the time of adoption of this resolution, the City Council for the City of Newnan hereby adopts a moratorium on the

acceptance of applications to rezone property in the City of Newnan to a zoning classification permitting high density single family homes, townhomes or multi-family development which is different from the property's existing zoning classification at the time of adoption of this Moratorium as set forth herein:

1. This moratorium applies to all new applications to rezone property requesting a zoning classification to build more than 20 residential units of any type.
2. This moratorium also applies to all new applications for annexation/rezoning of property requesting a zoning classification to build more than 20 residential units of any type.

FURTHER RESOLVED that the moratorium shall become effective upon adoption and shall expire at 5:00 p.m. on December 31, 2026, unless otherwise terminated by adoption of an ordinance or resolution by the City Council addressing the issue.

SO RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 in regular session assembled.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

REVIEWED AS TO FORM:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Scott Berta, Mayor Pro-Tem

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
James J. Thomasson III, Councilmember

\_\_\_\_\_  
Jennifer Morrison, Councilmember



**NEWNAN**  
GEORGIA • CITY OF HOMES

**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of an Ordinance to amend the 2026 Budget  
**Prepared By:** Meg Kelsey, Assistant City Manager

---

**Purpose:**

To obtain Mayor and Council approval to amend the 2026 General Fund budget to increase the line item for site improvements in the Cemetery department to \$825,000. (100.4950.69.54.1200) The adopted budget was \$0.00. The total budget will provide for the construction contract, monitoring services and owner contingency. Please see the attached budget.

**Background:**

In February 2023, the City of Newnan contracted with POND & Company to support the design of future preservation and improvements at the Farmer Street Cemetery. The volunteer commission members, working in concert with the Newnan City Council, the African American Alliance Heritage Museum and the public, developed a design concept that was publicly presented and approved by the Newnan City Council.

POND & Company, with support from the Farmer Street Cemetery Commission, presented their final conceptual design to the Newnan City Council in November 2023. The Newnan City Council was supportive of the final design. Over the next year, POND & Company worked to develop full design documents which may be used to solicit contractors for future improvements.

**On August 26, 2025, the Newnan City Council voted to use Unassigned Fund Balance to fund the project, deliver the project in a phased approach and to release an RFP.**

In December 2025, the City of Newnan issued an Invitation to Bid for qualified firms to submit proposals for the Farmer Street Cemetery Improvement Phase 1 Project. On January 13, 2026, the City of Newnan received two proposals from qualified firms. The following firms submitted proposals: Lagniappe Development Co., Inc. and Piedmont Paving, Inc.

**On February 10, the Mayor and Council voted to award the Farmer Street Cemetery Improvements for Phase 1 to Piedmont Paving, Inc in the amount of \$777,935.91.** The Farmer Street Cemetery Project Phase 1 includes an updated driveway, additional parking, a vehicular turnaround, a walking trail, interpretive signage, decorative fencing along Farmer Street, additional landscaping and stormwater improvements.

**Pursuant to the award by Council, it is necessary to amend the 2026 budget.**

**Funding:**

Unassigned Fund Balance

**Recommendation:**

Staff recommends approval of budget amendment.

**Attachments:**

1. budget amendment
2. ordinance to amend budget - gf 2026

**Previous Discussion with Council:**

August 26 - Council approved funding from unassigned fund balance; February 10 - Council awarded contract to Piedmont Paving

**FARMER STREET CEMETERY IMPROVEMENT PROJECT BUDGET**

Cemetery Department - 100.4950.69.54.1200

Construction Contract - Peidmont Paving	\$ 777,935.91
Monitoring Services - New South Associates	15,000.00
Owner Contingency	<u>32,064.09</u>
<b><u>Total Budget</u></b>	<b><u>\$ 825,000.00</u></b>

AN ORDINANCE TO AMEND THE 2026 FISCAL YEAR GENERAL FUND  
BUDGET

**BE IT ORDAINED**, and it is hereby ordained, that the City Council has authorized an amendment to the 2026 General Fund, Expenditure Budget as follows: Increase expenditures by \$825,000 utilizing fund balance to fund the Farmer Street Cemetery improvement project; and Therefore, the 2026 Budget is hereby amended to include the additional appropriations mentioned above, per the attached 2026 Budget Amendment Request.

Done ratified and passed by the City Council of the City of Newnan, Georgia, in regular session assembled this 10<sup>th</sup> day of March 2026.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

\_\_\_\_\_  
Scott Berta, Mayor Pro Tem

REVIEWED AS TO FORM:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
James Thomasson III, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
Jennifer Morrison, Councilmember



**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of Memorandum of Agreement (MOA) between Coweta County and the City of Newnan regarding local watershed planning and management  
**Prepared By:** Michael Klahr, City Engineer

---

**Purpose:**

Council may consider an *MOA* that provides for reciprocal rights of exchange of information between the County and City in order to more efficiently and effectively meet requirements and report findings to the Georgia Environmental Protection Division (EPD) and the Metropolitan North Georgia Water Planning District (District), pertaining to local watershed planning and management.

**Background:**

The State of Georgia mandates that local governments enter into memorandums of agreement for watershed planning and management purposes.

This *MOA* is an extension of an original Agreement entered into between Coweta County and the City of Newnan in December 2008.

This *Agreement* shall commence upon execution by both parties and will terminate December 31, 2032, but shall be automatically renewed for six (6) additional one-year terms unless terminated by either party by written notice given on or before December 31 of the preceding year.

**Funding:**

**Recommendation:**

Enter into the *MOA*, as presented

**Attachments:**

1. MOU.WatershedPlanning.010926FINAL

**Previous Discussion with Council:**

**STATE OF GEORGIA  
COUNTY OF COWETA**

**MEMORANDUM OF AGREEMENT  
BETWEEN COWETA COUNTY, GEORGIA AND THE  
CITY OF NEWNAN  
REGARDING LOCAL WATERSHED PLANNING AND MANAGEMENT**

WHEREAS, effective local watershed planning and management cannot take place without full participation of government entities and other entities and stakeholders within and surrounding Coweta County; and

WHEREAS, Coweta County, Georgia and the City of Newnan, Georgia are committed to responsible watershed planning and management within and around Coweta County; and

WHEREAS, the State of Georgia mandates that local governments enter into memorandums of agreement for watershed planning and management purposes.

NOW, THEREFORE, in consideration of the mutual promises and benefits pursuant to this Agreement, Coweta County, Georgia (“County”) and the City of Newnan, Georgia (“City”), referred to individually as “Party” or collectively as “Parties,” hereby agree as follows:

**I. PURPOSE**

The purposes of this memorandum are to promote local government cooperation, facilitate increased communication, and establish an efficient and effective process for meeting Georgia Environmental Protection Division (“EPD”) and the Metropolitan North Georgia Water Planning District (“District”) requirements as they pertain to local watershed planning and management.

This agreement provides for reciprocal rights for exchange of information between the County and the City of data, assessments, studies, analyses, and other resources and capabilities. The County and the City have specific, unique, and mutually beneficial resources that can be shared to further their individual program efforts.

Accordingly, this Memorandum of Agreement (“MOA”) establishes:

- a) Participant responsibilities for information exchange and coordination of activities,
- b) Liaison points of contact for each Party.

## **II. AUTHORITY**

The County and the City have authority to enter into this MOA pursuant to powers vested to each Party by the General Assembly of the State of Georgia and the Constitution of the State of Georgia, including by not limited to, Article 9, § 3, ¶ 1.

## **III. GOVERNMENTS' SCOPE OF WORK & RESPONSIBILITIES**

### **A. Duties of County within the jurisdictional boundaries of Coweta County:**

The County agrees to perform the following duties in accordance with this MOA:

- (1) Provide a designated staff person in the Coweta County Public Works Department that will serve as a liaison for purposes of fulfilling the requirements set forth in this MOA;
- (2) Develop a joint City/County TMDL monitoring and implementation plan for 303(d) listed stream segments and conduct monitoring according to the approved plan;
- (3) Upon request, provide any applicable data or reports to the City.

### **B. Duties of City within the jurisdictional boundaries of the City:**

The City agrees to perform the following duties in accordance with this MOA:

- (1) Provide a designated staff person in the City's Engineering Department that will serve as a liaison for purposes of fulfilling the requirements set forth in this MOA.
- (2) Assist with the development of a joint City/County TMDL monitoring and implementation plan for 303(d) listed stream segments and conduct monitoring according to the approved plan;
- (3) Upon request, provide any applicable data or reports to the County.

## **IV. ANNUAL REVIEW**

Each year a review of this Memorandum of Agreement will be conducted between the Parties. The purposes of the review will be to:

- a) Reaffirm organizational commitment to this Memorandum of Agreement
- b) Review the previous year's actual participation and share any mutually agreed upon and accepted revisions.

## **V. TERM**

This agreement shall commence upon execution by both Parties and shall terminate December 31, 2032, but shall be automatically renewed for six (6) additional one year terms unless terminated by either Party by written notice given on or before December 31 of the preceding year.

## **VI. MODIFICATION**

This Memorandum of Agreement may be modified or amended only by subsequent written document, signed by representatives of all signatories, expressly stating the intention to amend this Memorandum of Agreement.

## **VII. ACKNOWLEDGEMENT OF LEGAL RIGHTS AND INTERESTS.**

The process and programs described in this Memorandum of Agreement are intended to result in the cooperative planning and management of watersheds on a local scale. The Parties agree that participation in the planning and management of any local watersheds shall not abrogate the legal rights or interests of either Party, except where an obligation has been accepted in writing pursuant to this Memorandum of Agreement or any other previously signed Agreement(s).

## **VIII. GENERAL PROVISIONS.**

a) The validity, interpretation and performance of this agreement and each of the promises and covenants set forth herein shall be governed by and interpreted and constructed in all respects under the laws of the State of Georgia.

b) This agreement may be amended or modified only by written instruments signed by authorized representatives of each party hereto.

c) This agreement constitutes the full and complete agreement between the parties hereto as to the subject matter hereof. All promises, representations, terms, conditions, agreements or other understandings, either verbal or written, related to the subjects addressed in this agreement are hereby merged into and are set forth in this agreement.

d) If any of this agreement is held to be unenforceable by any court for any reason, the balance of this agreement shall continue in full force and effect and bind the parties hereto.

## **IX. EFFECTIVE DATE**

This Memorandum of Agreement shall become effective and commence upon execution of the Memorandum of Agreement by the Parties.

IN WITNESS WHEREOF, the parties hereto have made and entered this agreement as of the date shown below.

**COWETA COUNTY, GEORGIA**

**CITY OF NEWNAN, GEORGIA**

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk

Attest: \_\_\_\_\_  
Clerk



**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of Resolution to Amend Fee Schedule - Building Department Permits, Inspections and Reviews  
**Prepared By:** Bryan Partin, Chief Building Official

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**Purpose:**

Newnan City Council may consider approval of a resolution to amend the current fee schedule specific to the Building Department. The proposed effective date would be April 1, 2026.

**Background:**

The amendments to the schedule of fees specific to the Building Department are as follows:

- Item a.3. Change language to include all accessory structures 500 square feet or less  
Add note fees exclude plan review and MEPs
- Item a.5.a. Change the multiplier for minor repairs from \$50.00 per 1000 sq ft to \$0.025 per heated sq ft of structure
- Item a.8. Change language to include all accessory structures over 500 sq ft  
Add note, structures 500 sq ft or less, see item 3
- Item d.2. Add \$75.00 minimum fee for commercial plan review
- Item d.2.6. Add fee for plan transmittal (these will be credited to plan review fees at time of permit issuance)
- Item l. Change language from plus MEPs as needed to “excludes MEPs”
- Item p.1. Add “excludes MEPs” for signage,
- Current item q., replace language with, Solar (electric) \$150.00 includes electrical
- Add new item r.1. Construction/Sales trailer, \$100.00 includes MEPs, valid for 180 days
- Add new item r.2. Construction/Sales trailer renewal \$40.00 (every 180 days)
- Change the enumeration of current item q. to s.
- Re-enumerated Item s.2. change re-inspect fees to be paid “as assessed”

**Funding:**

N/A

**Recommendation:**

Recommend approval to amend the fee schedule as outlined in the attached document and described above

**Attachments:**

1. Resolutions to amend fee schedule
2. fee schedule- proposed - revised final

**Previous Discussion with Council:**

Information was presented to City Council at the February 24, 2026 Council meeting for consideration. Council approved development of resolution to amend the fee schedule without inclusion of the proposed Residential Master File Program proposed fees.

**A RESOLUTION TO AMEND THE FEE SCHEDULE  
FOR THE CITY OF NEWNAN**

WHEREAS, the Mayor and City Council, on November 26, 2024 adopted a Fee Schedule pursuant to the City Code of Ordinances, and

WHEREAS, City Staff and the City Council have reviewed the building permit, inspection and review fees charged by the City and have determined that the rates for building permits, inspections and reviews needs to be revised; and

THEREFORE, BE IT RESOLVED and it is hereby resolved by the Mayor and City Council of the City of Newnan that Section IX, BUILDING PERMITS, INSPECTIONS AND REVIEWS be revised by striking from the fee schedule the wording shown highlighted in yellow with strike throughs and inserting in their respective places the wording appearing in red as shown on Exhibit "A" attached hereto and made a part hereof by reference.

ADOPTED in open session, regularly assembled, this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

Reviewed:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Scott Berta, Mayor Pro-Tem

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
James J. Thomasson, III, Councilmember

\_\_\_\_\_  
Jennifer Morrison, Councilmember

## IX. BUILDING PERMITS, INSPECTIONS AND REVIEWS

1. New Residential Single Family and Additions (600 square feet and over) — excludes plan review, includes M.E. P 's
  - a. \$0.685 per total square foot, first 2000 square feet (\$500.00 minimum) plus
  - b. \$0.395 per square foot, remainder over 2001 square feet plus
  - c. \$0.395 per total square foot, unfinished and attached garage (if applicable)
  
2. Residential Renovation/Remodel/Basement finish and Additions (599 square feet and less)
  - a. \$0.425 per total square foot, \$200 minimum
3. Residential Detached Garages (1000 square foot limit) and **Residential** all Accessory Buildings **500 square feet or less** (500 square foot limit **for Residential**)
  - a. \$50.00 plus \$0.375 per total square feet **excludes plan review, excludes MEP's**
4. New/Replacement of Residential Deck - \$ 150.00 **excludes** plan review
5. Residential Minor Repairs — window replacement, siding replacement, deck repairs, etc.
  - a. \$25.00 plus **\$50.00 per 1,000 square feet of building footprint** **\$0.025 per heated square foot of structure**
  - b. No plan review fee
6. New Commercial/Industrial & Additions
  - a. First 100,000 square feet - \$0.485 per square feet plus
  - b. Next 100,001 to 200,000 square feet - \$0.385 per square feet plus
  - c. Over 200,001 square feet - 0.285 per square feet
  - d. Excludes plan review, excludes M.E. P 's
  - e. \$500.00 Minimum
7. Commercial/Industrial — Tenant Finish/Interior Finish/Renovate/Remodel
  - a. First 100,000 square feet - \$0.2625 per square feet plus
  - b. Next 100,001 to 200,000 square feet - \$0.2125 per square feet plus
  - c. Over 200,001 square feet - \$0.1625 per square feet
  - d. Excludes plan review, excludes M.E. P 's
  - e. Minimum of \$250.00

8. Commercial/Industrial — Shell only, White Box, all Accessory Structures over 500 sq ft (500 sq ft or less see item #3)

- a. First 100,000 square feet - \$0.2225 per square feet plus
- b. Next 100,001 to 200,000 square feet - \$0.1725 per square feet plus
- c. Over 200,001 square feet - \$0.1225 per square feet
- d. Excludes plan review, excludes M.E. P's
- e. Minimum of \$250.00
- b. Structure Moving Fees \_\_\_\_\_ \$100.00

c. Demolition Fee — any structure

- 1. First 10,000 square feet — \$50.00 plus
- 2. Over 10,001 square feet - \$0.0015 per square feet
- 3. Maximum of \$250.00

d. Plan Review

1. Residential

- 1. Oto 3,000 square feet - \$75.00 plus
- 2. Over 3001 square feet - \$0.025 per square feet
- 3. Residential revisions after permit issued - \$25.00 per revision

2. Commercial/Industrial **\$75.00 minimum**

- 1. O to 5,000 sq. ft. plus.....\$0.09 / sq. ft.
- 2. Next 5,001 to 10,000 sq. ft. plus.....\$0.075 / sq. ft.
- 3. Over 10,001 sq. ft. ....\$0.06 / sq. ft.
- 4. \$5,000 Maximum
- 5. Plan revisions after permit issue - \$75.00 per revision
- 6. **Plans Transmittal (nonrefundable) ½ of full review plan review fee, due at submittal, will be credited to plan review fees at time of permit issuance.**

e. Electrical — minor repairs/change in service/temporary power pole and new work up to 200 amps

- 1. Up to 200 amps \_\_\_\_\_ \$75.00
- 2. Over 200 amps \$75.00 plus \$50.00 for each additional 100 amps
- 3. 3 phase surcharge \_\_\_\_\_ \$150.00

f. Plumbing- minor repairs and new work up to 10 fixtures

- 1. Oto 10 fixtures \_\_\_\_\_ \$75.00
- 2. Over 11 fixtures \$75.00 plus \$25.00 for each additional 10 fixtures
- 3. Maximum of \$3,000

- g. Mechanical — minor repairs and new work up to 60,000 BTU's (5 tons)
  - 1. Up to 60,000 BTU's \_\_\_\_\_ \$75.00
  - 2. Over 60,000 BTU's \$75.00 plus \$15.00 each additional 12,000 BTU
  - 3. Maximum of \$3,000
  
- h. Gas — minor repairs/alteration and new work up to 100,000 BTU's
  - 1. Up to 100,000 BTU's \_\_\_\_\_ \$50.00
  - 2. Over 100,000 BTU's \$50.00 plus \$15.00 each additional 100,000 BTU
  
- i. Low Voltage — data, communications, security alarms, video (doesn't include fire alarm systems)
  - 1. Flat fee of \$50.00
  
- j. Cell Tower
  - 1. New, Tower only \$500.00 (excludes M.E. P's)
  - 2. Carrier Fee — new or existing tower \$200.00 (excludes M.E. P 's)
  
- k. Change of Occupancy
  - 1. Flat fee of \$75.00
  
- l. Swimming Pools
  - 1. \$0.35 per square foot of water surface ~~plus M.E. Ps as needed~~ excludes MEP's
  - 2. \$ 100.00 minimum
  
- m. Fence
  - 1. Minimum of \$35.00 plus \$0.27 per linear foot of fence
  - 2. \$200 Maximum
  
- n. Commercial Roof/Reroof
  - 1. 0 to 5,000 square feet - \$100.00 plus \$25.00
  - 2. 5,001 to 15,000 square feet - \$200.00 plus \$25.00
  - 3. 15,001 to 30,000 square feet - \$300.00 plus \$25.00
  - 4. 30,001 to 60,000 square feet - \$400.00 plus \$25.00
  - 5. Over 60,001 square feet - \$500.00 plus \$25.00
  
- o. Residential Roof
  - 1. 0 to 10,000 square feet of roof area - \$100.00
  - 2. Over 10,001 square feet - \$200.00
  - 3. Includes sheathing repair/replacement up to 128 square feet
  - 4. Sheathing repair/replacement over 128 square feet plus half of roof fee
  
- p. Signage
  - 1. 0 to 100 square feet of total sign face- \$75.00 excludes MEP's
  - 2. Over 100 square feet additional \$25.00 per 100 square feet plus \$75.00

- 3. Additional \$75.00 for ground contact support structure
- q. Solar (electric) \$150.00 includes electrical and plan review
- r. 1. Construction/Sales Trailer \$100.00 includes MEP's, valid for 180 days  
2. Construction/Sales Trailer renewal \$40.00
- s. Penalties
  - 1. If work for which a permit is required is started or preceded prior to obtaining said permit, the fee herein shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of the code in the execution of work, nor from any other penalties prescribed herein.
  - 2. The fee to re-inspect any work not satisfying applicable requirements is \$50.00 per-re-inspection visit, to be paid prior to the issuance of the Certificates of Occupancy. as assessed.



**To:** Mayor and Council  
**Date:** March 10, 2026  
**Agenda Item:** Consideration of an Ordinance to amend Chapter 3, Alcoholic Beverages by deleting Section 3-67, Growlers, adding a new Section 3-67, Specialty Beer and Wine Shop  
**Prepared By:** Cleatus Phillips, City Manager

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**Purpose:**

Consideration of an Ordinance to amend Chapter 3, Alcoholic Beverages by deleting Section 3-67, Growlers, and by adding a new Section 3-67, Specialty Beer and Wine Shop

**Background:**

In late 2025, local business owner Chad Smith approached the City Council requesting that the City develop an ordinance to allow the licensing of a Specialty Wine Shop. Council authorized staff to begin that process. Staff researched ordinances in other cities and found versions that ranged from super simple with no standards of regulation to a very complex set of regulatory standards.

Staff also began to hear from local businesses with levels of support and also recommendations for regulations to protect existing businesses. It was suggested that the new ordinance restrict the amount of on-site consumption and to also clean up a provision that did not allow for on-site consumption of wine in the current growler license. On February 10th, a proposed ordinance was presented to Council for consideration.

During the meeting, members of Council expressed concern that the proposed ordinance would make it easy for any type of business to buy a license and begin serving beer and wine. There was discussion pertaining to potential inventory minimums or restrictions on the number of licenses. The updated ordinance provides for a minimum inventory of \$15,000 in malt beverages and wine. Staff does not recommend a limit on the number of licenses.

**Funding:**

N/A

**Recommendation:**

Adopt the ordinance as presented.

**Attachments:**

1. Ordinance to Amend Chapter 3 Alcoholic Beverages

**Previous Discussion with Council:**

February 10, 2026

**AN ORDINANCE TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE  
CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO PROVIDE FOR  
THE REGULATION OF THE SALE AND POSSESSION OF ALCOHOLIC BEVERAGES  
IN THE CITY OF NEWNAN BY DELETING SEC. 3-67, GROWLERS, AND BY ADDING  
A NEW SEC. 3-67, SPECIALTY BEER AND WINE SHOP, TO PROVIDE FOR  
SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER  
PURPOSES**

WHEREAS, it has been determined that certain changes are necessary in the text of Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan to provide for the regulation of sale and possession of alcoholic beverages in the City of Newnan by amending sections regulating sales and service of alcoholic beverages.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I: 3-67. Growlers, of Chapter 3, Alcoholic Beverages be and is hereby deleted in its entirety.

Section II: A new Sec. 3-67, Specialty Beer and Wine Shop, to Chapter 3, Alcoholic Beverages be and is hereby adopted to read as follows:

Sec. 3-67. Specialty Beer and Wine Shop

- (a) A specialty "beer and wine shop" shall mean a store exclusively for the retail sale of package malt beverages or wine and for limited on-site consumption of malt beverage and wine. A specialty beer and wine shop shall adhere to the following:
- a. Shall not sell or serve distilled spirits.
  - b. Shall not sell more than 48 ounces of malt beverage or 18 ounces of wine per day per customer.
  - c. Shall maintain a minimum inventory of at least \$15,000 in malt beverage and wine available for sale.
  - d. Nothing in this subsection shall prohibit the sale of specialty items, including food, and other retail merchandise.
  - e. Nothing in this subsection shall prohibit the sale of malt beverages in growlers. The filling of growlers by means of a tapped keg shall not constitute the breaking of a package as contemplated by O.C.G.A. § 3-3-26 or other provisions of this chapter. The term "growler" as defined in section 3-2 of this chapter means a bottle that is designed for and especially intended to be filled by a licensee or employee of the licensed establishment with beer from a keg. Growlers may only be filled from kegs procured by the licensee from a duly licensed wholesaler. Only professionally sanitized and sealed growlers may be filled and made available for retail sale.

- f. All such specialty shops must be located in a permissible zoning district that permits the issuance of a retail package or on-site consumption license.

Section III: Section 3-31 (a)... license fees ... of Chapter 3, Alcoholic Beverages is hereby amended by revising the language of subparagraph (10) to read as follows:

(10) Specialty Beer and Wine Shop ..... \$1,500.00

Section IV: Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by Court of competent jurisdiction, such determination shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section V. The effective date of this Ordinance shall be upon adoption.

Section II. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section III. The effective date of this Ordinance shall be upon adoption.

[SIGNATURE PAGE FOLLOWS]

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026, in regular session assembled.

ATTEST:

\_\_\_\_\_  
James Shepherd, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Scott Berta, Mayor Pro-Tem

REVIEWED AS TO FORM:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
James J. Thomasson III, Councilmember

\_\_\_\_\_  
Jennifer Morrison, Councilmember

**RESOLUTION TO AUTHORIZE THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES FOR A SPECIAL EVENT**

**WHEREAS,** The Newnan Porchfest, LLC has offered to host a community tourism and entertainment benefit event (the “Benefit Event) in the area of the city shown on Exhibit “A” attached hereto and made a part hereof on \_\_\_\_\_ and

**WHEREAS,** the City Council of the City of Newnan, Georgia acknowledges that in order for the Benefit Event to enjoy success, the service of alcoholic beverages in the area is necessary;

**NOW, THEREFORE, BE IT RESOLVED,** that the City Council of the City of Newnan, Georgia, for the sole purposes of a benefit concert, that:

1. The consumption of alcoholic beverage to include beer and wine on the premises of private and public property located at Kellogg Pl. and Temple Ave.; College St. and Temple Ave.; College St. and Wesley St.; College St. and W. Washington St., Newnan, Georgia 30263, shall be allowed.
2. All alcohol must be provided and dispensed by a licensed alcoholic beverage caterer, as defined in Chapter 3 Alcoholic Beverage, Article 1, Section 3-28 of the Code of Ordinance of the City of Newnan.
3. All relevant Sections of Article 7 of Chapter 3 Alcoholic Beverage of the Code of Ordinances of the City of Newnan, pertaining to taxation of beverages by the drink shall be adhered to.
4. The time for sales of the sale and consumption of alcoholic beverage to include beer and wine on the premises of private property located at Kellogg Pl. and Temple Ave.; College St. and Temple Ave.; College St. and Wesley St.; College St. and W. Washington St., Newnan, Georgia 30263 shall occur in accordance to Article 1, Section 3-11 of the Code of Ordinances of the City of Newnan.
5. During the time of the Benefit Event, open containers of beer and wine shall be permitted on public property within The Event area designated on Exhibit “A” attached hereto and made a part hereof.
6. The City Manager or designee shall be authorized to revoke any special event permit if it is determined that the continued sale of alcoholic beverages may endanger the public’s health, welfare or life safety.

**DONE, RATIFIED AND PASSED** by the City Council of the City of Newnan, Georgia, this \_\_\_\_ day of \_\_\_\_\_ 2026 in regular session assembled.

Attest:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

\_\_\_\_\_  
Scott Berta, Mayor Pro Tem

Witness:

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Cleatus W. Phillips, City Manager

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
James J. Thomasson III, Councilmember

\_\_\_\_\_  
Jennifer Morrison, Councilmember



**NEWNAN**  
GEORGIA • CITY OF HOMES

# Walk/Run/Parade Form

Any request to hold a walk/run/ parade event in the City of Newnan is approved through the City Manager's office. Requests must be submitted no less than 10 days before the date of the event. Please provide as much detail as possible for your event.

**1. Name, Address and Telephone number of the main point of contact/organizer of the event.**

Susie Cuebas, 10 Lakeside Way #1923, Newnan, GA 30265, 912-541-2561

Ute Anonsen, True Balance Center for Breath and Bodywork, 48 E. Washington Street, Newnan, GA 30263, 954-296-8319

**2. If the event is on behalf of, or by an organization, the name, address and telephone number of the organization.**

None.

**3. The date and time of the event, including start and end times.**

2026 Community Wellness Day: October 10, 2026. 10:00am - 3:00pm.

**4. The approximate number of people expected for the event? If for a parade, then animals, vehicles with types and descriptions.**

We are expecting 50+ vendor booths and 400+ visitors

**5. Will the event occupy all or only a portion of the width of the streets on the route?**

Our goal is to fill up two streets including sidewalks around Downtown Newnan Square—specifically North and South Court Square. We would like to close traffic and parking on those two streets starting at 6 pm on Friday, October 9th.

**6. Plan and location for assembly and dispersal. Also, times for assembly and dispersal.**

Event Time Frame: October 10, 2026, 10:00 am – 3:00 pm

Vendor Setup: 8:00 am – 9:30 am --- All cars out by 9:45 am

Vendor Breakdown: 3:00 pm, not before. There are no cars in the area until 3:25 pm; all must be out by 4:00 pm.

**7. If a parade, the interval of space to be maintained between units of the parade.**

Not applicable.

**8. The route being requested to use. Please see options below with associated fees and maps.**

Route Options:

- Option 1 – The LINC
- Option 2 – E. Washington/McIntosh Parkway
- Option 3 – Square/Buchanan/Fifth/ Circle NHS
- Option 4 – Veterans Park/Clark/Sherwood Dr
- Option 5 – Greenville/Nimmons/LaGrange/NHS

Fees:

Free  
\$2,160  
\$2,835  
\$2,970  
\$2,835 (5K)  
\$3,780 (10K)

\*Please note that fees must be paid to the City of Newnan no later than 10 days before the event. If payment is not received, the City will cancel the event.

RACE for the Orphans is requesting the following parking closure for 6:00 PM May 1st – 11:30 AM May 2nd.

Street parking on Brown St.  
between Wesley St. &  
Madison St.

Parking spaces on Brown St.  
between Madison St. & W.  
Washington St.



RACE for the Orphans is requesting the following road closure for 6:00 PM May 2nd – 11:30 AM May 3rd.

Brown St. between Madison St. & W. Washington St.



**Motion to Enter into Executive Session**

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

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And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §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.

**Motion to Adopt Resolution after Adjourning Back into Regular Session**

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).