

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 28, 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. Pastor Joel Dover from Calvary Chapel in Newnan delivered the invocation.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on April 14, 2026**

Councilman Koritko stated that a correction was needed. Item F was missing the name of the councilperson who seconded one of the appointments.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to dispense with the reading of the minutes of the Regular Meeting on April 14, 2026, and adopt them with the correction.

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

**B. Minutes from Work Session on April 14, 2026**

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to dispense with the reading of the minutes of the Work Session on April 14, 2026, and adopt them as presented.

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

**REPORTS OF BOARDS AND COMMISSIONS**

**C. Recognition of Newnan Youth Council Graduates**

First, Councilwoman Jenkins acknowledged the members of the Newnan Youth Council who were in attendance to fulfill their one meeting requirement. Kathryn Ross Pass and Liam Bulford.

Councilwoman Jenkins first recognized the adults who work with the students. She thanked Mike Furbush, who has been the Director and Staff Liaison for about 18 years and the members of the Newnan Youth Activities Commission who were in attendance.

Mayor Shepherd, Councilwoman Jenkins and Roy Garner, Chairman of the Newnan Youth Activities Commission announced the graduating seniors and their future plans. They were presented with certificates and honor cords. Graduating Seniors: Margaret Gail Barron, Macie Bohannon, Liam Bulford, Naomi Craft, Jordin Guy, Davis Markham, Lila McDowell, Francesca Parker, Rhea Patel, Olivia Rodriguez, Corinne Terrell, Brayden Williamson and Sarah Helen Zachry.

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

Continue to next agenda.

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

Continue to next agenda.

**F. 1 Appointment – Newnan Urban Redevelopment Agency, 3-year term**

Motion by Mayor Pro Tem Berta, seconded by Councilwoman Jenkins to re-appoint Frank Farmer for another term.

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

**Off Agenda**

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to appoint Ryan Brooks to the Downtown Development Authority.

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

**REPORTS ON OPERATIONS BY CITY MANAGER**

Mr. Phillips gave an update on research that he and Mr. Sears have been doing regarding Council's request last meeting regarding meeting procedure. He hopes to give a report at the second meeting in May.

**REPORTS AND COMMUNICATIONS FROM MAYOR**

Mayor Shepherd reminded everyone about the Comprehensive Plan survey online with Friday being the last day to participate. He also noted that today was the first day for early voting and encouraged everyone to go vote.

**NEW BUSINESS**

**G. Public Hearing – Consideration of Demolition Application for structure at 153 Temple Ave.**

Bryan Partin, Chief Building Official, stated that this structure is a small parcel that is part of a larger development that was overlooked. It has no purpose or value for the project.

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

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

**H. Consideration of Contract Award for Full Depth Reclamation and Paving – LRA2025**

Michael Klahr, City Engineer, said this is for full depth reclamation for streets around Newnan High School. There were 8 bids received and MHB Paving was the lowest bid at \$1,269,425.58. The funding from GDOT is \$607,912.90 and there is no match requirement.

Councilman Guillaume asked what the completion time frame would be? Mr. Klahr said this is in conjunction with the LINC project and the scope is to be substantially completed by the time school starts in August.

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

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

**I. Consideration of Resolution to grant a waiver to the City of Newnan Leisure Services department, on behalf of the Newnan Cultural Arts Commission, to allow for possession and consumption of alcoholic beverages at the Newnan Centre Amphitheatre during 2026 Jazz in the Park concert series**

Brent Snodgrass, Leisure Services Director, explained that this allows for a brown bag policy at the Jazz in the Park events. This was done last year, with the move to the Newnan Centre due to construction at Greenville St. Park.

Motion by Councilwoman Jenkins, seconded by Councilwoman Morrison to adopt the resolution as presented.

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

**J. NURA Request to Expand Project Boundaries and Eligible Activities for the Murray St. Workforce Housing Project and Contingency Use of ARPA Funds**

Gerald Walton, Chairman of the Newnan Urban Redevelopment Agency (NURA) presented the request on behalf of the agency. Councilwoman Jenkins asked where they want to expand to and what activities? Mr. Walton said they want to expand to Chalk Level and Rocky Hill, if they can find lots to buy.

Andrew Moody, Special Projects Manager, said this would expand all NURA boundaries with activities that are already in progress in Chalk Level and Rocky Hill and this would open the door for Westgate. Mr. Walton said this would also be to clean up some of the existing lots, so they are ready to go.

Councilman Guillaume asked about price ranges and Mr. Moody said ideally, they want to keep them the same as they did with the Murray St. houses. There is also a need for 3-bedroom homes so that may increase the price point. They are also bound by income requirements.

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

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

**UNFINISHED BUSINESS**

**K. Public Hearing – Annexation Request Annex2025-02; Request to Annex and Rezone 122.64 + acres off Green Top Road**

Tracy Dunnivant, Planning Director, said this is the second phase of the Everhour subdivision and this was discussed at the Work Session on April 14<sup>th</sup>. It would be 235 single-family detached, fee-simple homes. The developer is proposing 3 pods, consisting of a Ranch Pod with 28 homes, a Traditional Pod with 160 homes and an Estate pod with 47 homes. Sales prices would range from \$460,000 – \$690,000 and rentals capped at 10%. Pool and cabana are provided in phase 1 and phase 2 would have an entrance pocket park, walking trails and gathering space.

The property is currently zoned RC in the County, which would permit 76 units. The County did withdraw their objection, with establishment of conditions that are in the agreement. The area is identified as priority development area for future land use by the County. The requested zoning is PDR, which is consistent with the two adjacent developments. A traffic study was conducted as part of the DRI process and system improvements were recommended. The County will be given \$6, 950 per lot to assist with three intersection improvements.

This development would put a strain on police and fire resources, as well as school capacity. Newnan Utilities said there was sufficient capacity with water and sewer for the development. Staff felt the project meets 5 of the 8 zoning standards. The standards met were that the proposed use is suitable with surrounding development, compatible with the County's Comprehensive Plan, consistent with the PDR district intent, supported by emerging conditions and a reasonable balance of public welfare and property rights. The standards not met were adverse impact in terms of traffic, property could be developed as currently zoned and the project would have significant impact on public services.

The Planning Commission voted unanimously 6-0, with one abstention, to recommend denial. Ms. Dunnivant read the staff recommended conditions, if the project was approved.

Mayor Shepherd opened the public hearing.

**Applicant:**

Mr. Chuck Conerly, representing the Pulte Group (developer) and NCTI, LLC (property owner and applicant), addressed questions that had come up in the work session. The first question was why annex into the city. Mr. Conerly said as Phase 1 was already annexed into the city, they want the development to have a larger sense of community and continuity. This would also help with marketing the project. There is an agreement already between the developer, the city and the Coweta County Water & Sewer authority, for Newnan Utilities to service this project. They have also secured two easements from CSX.

Pulte is the third largest homebuilder in the country and Coweta County has a shortage of single-family homes.

As discussed in the work session, the developer had agreed to a 10% rental cap and Council asked them to consider lowering that. They would keep the rental cap at 10% but add a hardship provision, which would preclude investor renters. Mr. Conerly said they recently added a condition to not apply for a land disturbance permit until November 2027 and that is to lessen any burden on infrastructure with other developments being built.

Opposition:

Mr. Frank Banta, a resident of Heritage Hills whose property abuts this development, expressed his concerns. He said that Green Top Road is less than a mile long between Herring Rd. and Highway 29 and he thinks this will cause grid lock traffic. Traffic has already multiplied and homes in Everhour haven't even been built yet. He asked Council to not approve this annexation.

Mr. Bob Ziffle, a resident of nearly 53 years, expressed his concerns. He said there have been numerous reviews and public hearings over the past decade related to the Green Top Road property and there has always been overwhelming public opposition. The opposition is always related to the higher density. The Green Top Road properties are not connected to the city by any means, and the annexation will only create a city island in the county. He said only the property owner and developer would benefit from this being approved. He asked Council to not approve this annexation.

Rebuttal:

Mr. Conerly said that the traffic issue has been studied and recommendations were made to mitigate it. The developer has agreed to contribute money to those recommendations. He also said that even under the county this area is designated for this density.

Councilman Guillaume commented that this wouldn't be an island, as there is a touch point with the city. Mr. Rick Martin with Pulte Group said yes, there are two touchpoints. Councilman Guillaume also commented that traffic cannot be the sole reason for denying a project and Mr. Sears confirmed there is case law that says that.

Councilman Guillaume asked what affect phase 2 has on phase 1? Mr. Martin said it was purposely designed with certain entry and exit points to help with traffic. Pulte also has a family-centric design that has been successful, offering 3 different products for all phases of life.

Mayor Shepherd asked how to access the property from the city and Ms. Dunnavant said you cannot without going on county roads. Councilman Guillaume stated that there is precedent already set in District 1 on Parks Rd.

Mayor Shepherd closed the public hearing.

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

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

Councilwoman Jenkins stated that this project is not in the best interest of the city. Councilman Koritko commented that city services are already going out there. Councilman Guillaume said he agreed with Councilman Koritko and that phase 2 fits with phase 1.

Motion by Councilman Guillaume, seconded by Councilman Koritko to approve the annexation request.

**MOTION FAILED. (2-5)**

**L. Consideration of an Ordinance to Amend Chapter 3, Alcoholic Beverages, Article II, Licensing Procedures**

Mr. Phillips explained that there was previous discussion to remove Council approval of licenses and that ended up effecting several sections of the ordinance. The recommendation is to delete the section in its entirety and adopt the new version. An appeal process was put in, in case an applicant is denied they can appeal to Council.

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

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

**M. Consideration of an Ordinance to Amend the Code of Ordinances, Chapter 2 Administration, Article VI Purchasing**

Ms. Kelsey said that this removes two council members from having to open bids and there have been some changes to state law for public works purchasing. Ms. Kelsey went over the highlights of the administrative changes including some position changes, bidding process and thresholds. She pointed out that all of these are approved through the budget process. Anything over \$100,000 will still come to Council for approval.

Mayor Shepherd asked about the time that this will save staff. Ms. Kelsey said it would save time when items are needed and not delay that.

Motion by Councilman Guillaume, seconded by Councilman Thomasson to adopt the ordinance as presented.

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

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Request from Tony Caro with Red Letter Merchant to block two parking spaces on W. Washington St. on May 9, 2026 from 2pm-8pm

Mr. Tony Caro explained that he wants to set up tables and chairs for his 7-year anniversary and will have live music and giveaways. He said he will let the neighbors know ahead of time. He has started hosting a market at Line Creek Brewing and would like to start doing more community events.

Councilman Thomasson commented that looking forward maybe Council needs to look at charging for blocking parking spaces for events, as they do for construction.

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

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

O. Request from Porchfest organizers to extend street closures to accommodate a family-friendly area with First Baptist Church

Ms. Kris Youmens, one of the Porchfest organizers, explained they are requesting the additional closure on Brown St. so that First Baptist Church can participate in their event. The church will set up tables and chairs and open their restrooms to the community. Porchfest has worked with the city on this and confirmed with businesses on Madison St. that they won't need access.

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

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

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to adjourn the meeting at 8:01 pm.

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

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Megan Shea, City Clerk

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James Shepherd, Mayor