

The special called work session of the City Council of the City of Newnan, Georgia was held on Monday, June 15, 2026 at 6:00PM in the Newnan Fire Training Facility with Mayor James Shepherd presiding.

Present

Mayor James Shepherd: Council members present: Scott Berta, Jennifer Morrison, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; and City Attorney, Brad Sears.

Call to Order

Mayor Shepherd called the meeting to order.

Hasco Craver welcomed the attendees and stated that the purpose of the work session was to review the recommendations of the Comprehensive Plan Steering Committee. He gave an overview of the items to be discussed and added that ideas or suggestions that were outside of the listed recommendations would be placed in a "parking lot" area for discussion at a later time.

Chris Cole, Senior Planner, provided an overview of the comprehensive planning process and discussed the elements that needed to be included.

Tracy Dunnavant, Planning and Zoning Director, discussed the Community Involvement Plan activities. She stated 1,350 people had taken the Comprehensive Plan survey, which was provided in both English and Spanish. Ms. Dunnavant mentioned that staff had conducted "pop-up" interviews at six different locations around the city and held two interactive workshops at the Carnegie Library and the Newnan Centre. Other efforts included numerous social media blasts, a mass email campaign and a dedicated webpage.

Ms. Dunnavant reviewed the survey results and provided the top responses for each question. She also discussed feedback received from the "pop-up" interviews and the interactive workshops.

Staff reviewed the Steering Committee's recommended language for the proposed vision statement and each of the required Comprehensive Plan elements. Primary comments for each element were as follows:

- 1) Proposed Vision Statement: Council elected to keep the wording as proposed.
- 2) Land Use Needs and Opportunities: Discussion regarding the phrase "hometown community atmosphere" and adding a statement regarding the need to identify more public land that could be used for additional greenspace. Creating a consistent identity that lets you know you are in Newnan.
- 3) Transportation Needs and Opportunities: Adding wording to provide improvements to more mobility corridors than just Lower Fayetteville Road.
- 4) Economic Development Needs and Opportunities: Creating a new statement regarding the promotion of family support services.

- 5) Capital Improvements: Combining the need to address downtown parking with identifying a location for a possible parking deck. Adding language to address identifying future public service needs.
- 6) Housing Needs and Opportunities: Adding "and other housing agencies" to the statement regarding NURA.
- 7) Land Use Goals and Policies: Stating the need to consider surrounding areas when approving mixed-use developments. Creating "gathering nodes" connected by alternative modes of transportation. Combining existing plans into a single plan to address growth. Considering zoning ordinance changes to create form-based code and "by right" approval for certain building types. Creating dedicated character areas for the Future Land Use Map. Calculating revenue per acre assessment for annexations.
- 8) Transportation Goals and Policies: Encouraging connectivity to deal with congestion.
- 9) Economic Development: Considering the adoption of an overlay to address future development along Newnan Crossing Bypass. Researching the feasibility of TADs, BIDs, CIDs and other similar economic development tools.
- 10) Capital Improvements: Reviewing sources and uses and identifying potential funding opportunities.

"Parking lot" items for further discussion included the following:

- 1) Gathering nodes and destinations
- 2) Connectivity
- 3) Annexation Strategy
- 4) MXD Financial Analysis and Modeling
- 5) Other users on the LINC (Golf Carts, etc.)
- 6) Childcare zoning allowance
- 7) Tree replacement/conservation
- 8) Consolidating plans/studies
- 9) Form-Based Code
- 10) "By Right" approval for certain business types
- 11) Dedicated character areas

Ms. Dunnivant informed the Council that a second session would be needed to review the language added to each element, discuss the "parking lot" items, and review the proposed Future Land Use Map.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Berta to adjourn the meeting at 8:17pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

James Shepherd, Mayor