



Newnan City Council Meeting

JUNE 18, 2020

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on May 26, 2020

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Newnan Youth Activities Commission, 3 year term
- C. 3 Appointments- Convention Center Authority, 3 Year Term
- D. 5 Appointments- Newnan Cultural Arts Commission, 3 Year Term
- E. 4 Appointments- Keep Newnan Beautiful, 3 Year Term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- [F.](#) Resolution for a comprehensive review of City of Newnan policies, procedures and practices by engaging a third-party facilitator

NEW BUSINESS

- [G.](#) Request from Council Woman Jenkins to enter into an intergovernmental agreement with Coweta County, school board, sheriff's department, district attorney's office and judiciary; for the purpose of hiring a firm to lead community forums about race, equity and justice
- [H.](#) Consideration of the sale of 2014 Pierce Freightliner Pumper from Newnan Fire Department fleet
- [I.](#) Request to obtain Council approval and/or other direction for delinquent property tax write-offs for years 2008 - 2014.
- [J.](#) Resolutions Nominating Mayor Keith Brady for the MEAG Board and confirming our delegate and alternate
- [K.](#) Information Only- Rezoning Request RZ2020-02, InLine Communities, LLC for 22.007± acres located on McBride Street and at 90 and 92 Sprayberry Road (Tax Parcel #s N58 0001 002, N36 014, and N36 015)
- [L.](#) Public Hearing - Application for Alcohol Beverage License - Race Trac Petroleum, Inc. d/b/a Race Trac #2573 - Retail Off Premise (Package) Sales, Malt Beverages and Wine - 2901 Newnan Crossing Blvd - Reason: New Business
- [M.](#) Consideration of a Contract Award for Concrete Pipe Rehabilitation at C Jay Smith Park 2020, to RDJE, Inc.

UNFINISHED BUSINESS

- N. 2nd and Final Reading- Rezoning Request RZ2020-01, Fourth Quarter Properties 93, LLC for 8.44± acres located on Newnan Crossing Bypass (#087 5043 004) from CCS to MXD

- O. Consideration of a Consent Agreement providing a time extension for the appointment of an arbitration board for an annexation dispute related to ANNEX2020-01 for 65.77± acres located on Parks Road

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- P. Request from First Baptist Church to close Madison St on June 26th for a Mobile Food Pantry
- Q. College-Temple Neighborhood request to close Wesley St. between Jackson St. and College St. on July 4th from 9am-2pm
- R. Bridging the Gap request to utilize parking lot at C.Jay Smith Park to distribute lunches to children, Monday-Friday 10:30am-12:30pm beginning June 19th thru August 5th
- S. Comments from Stacey Bristow

MOTION TO ENTER INTO EXECUTIVE SESSION

- I. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 26, 2020 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

Mayor Brady thanked everyone for their continuous patience and corporation as we move through the COVID-19 times.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose; George Alexander; Paul Guillaume and Dustin Koritko. Council members present by Zoom: Rhodes Shell and Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnivant; Building Official, Bill Stephenson; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – MAY 12, 2020

Motion by Councilman DuBose, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Council meeting on May 12, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Koritko's appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

CITY MANAGER REPORT – CITY POOL

The City Manager stated we are getting a lot of calls since Memorial Day on the status of the pool. We have been in conversation with the YMCA who operates the pool and are evaluating the standards in the Governor orders before opening. We are evaluating what the situation looks like to make sure everything is in order. We are in the process of getting the pool prepared in case we have the ability to open but have not set a date.

Mayor Brady stated we want to keep our citizens safe.

REPORT MAYOR

Mayor Brady appointed Gerald Walton as Chairman to the Urban Redevelopment Agency.

**REQUEST – NEWNAN DOWNTOWN DEVELOPMENT AUTHORITY – TEMPORARY
ORDINANCE – TAKING MEASURES TO ENCOURAGE BUSINESS WITHIN A
PORTION OF THE CITY’S CENTRAL BUSINESS DISTRICT - RELATED TO COVID-19**

Mayor Brady stated he and Councilman DuBose (Chairman) both serve on the Newnan Downtown Development Authority. We had brought to us from Main Street Staff their desire to try to encourage business in the downtown area and across all of Newnan with several different ideas. As discussed in the meeting we need to do something in our ordinance to give the City Manager the ability to move through the approval of these things we are talking about. This way they have a temporary ordinance to encourage businesses to open safe with guide lines.

Councilman Alexander wanted to know if this was temporary and how are we going to enforce this.

The City Manager stated this is a temporary ordinance and we have gone back to our history. We have had conversation with neighboring cities which have similar ordinances. If you are going to abuse alcohol you are probably not coming to downtown to walk around the square. This has not been an issue in Newnan or nearby cities. If becomes an issue we will bring the issue back to Council and do what we need to do.

Councilman Koritko wants to make sure the downtown and surrounding areas are not affected by the alcohol ordinance for being family friendly.

The City Manager stated he believes we are a family friendly community and we are. I don't believe there's a distinction between allowing alcohol in a public place versus being family friendly. We will be issuing stickers for any open containers that are purchased by a license provider showing that the container has been officially issued. This is a good way for merchants to increase business and for us to evaluate what works and what does not work.

Councilwoman Jenkins indicated this is something we have been discussing with the Arts and Entertainment District to enhance the downtown area with outdoor events with outdoor consumption. We have issue special permits for other events in parking lots indicating this is not new for us. I think this is something we would try anyway. I am in favor of this to help the merchants.

Mayor Brady stated alcohol license is a privilege they have an investment of \$5,000 and they are not going to lose that right by abusing it.

The City Manager gave an overview of four (4) primary sections in the temporary ordinance.

Section 1. The City Manager and his office with the help of the offices of Business Development and Main Street have the ability to approve and assist in receiving permit applications from business desiring to participate in the expanded use of such spaces in

the City's Central Business District as to occupy and use the City's sidewalks, alleys, parking spaces and other public spaces without prior Council approval. In the event the applicant seeks use of the sidewalk, alley, parking space or other public space adjacent to, along or in front of another business establishment, the applicant must obtain written permission from the affected property owner or tenant before the application will be considered. No permit fee for this application.

Section 2. This section gives the ability to carry an open container known as the Sip N Stroll District. Alcoholic beverages can be served from the hours of 12:00 noon to 12:00 midnight on Monday through Saturday. Alcoholic beverages purchased from a licenses establishment for on premises consumption may permit a person and that person may exit the establishment and possess and consume an alcoholic beverage where permitted with in the City's Central Business District. The beverage is contained in a metal, paper or plastic container that has a sticker affixed to the container.

Section 3. Growlers: An establishment licensed to serve malt beverages in a growler and licenses for package sales of malt beverages and wine is permitted to offer for sale to a single person 16 ounces up to 32 ounces of malt beverages for consumption on the premises and elsewhere as provided in this temporary ordinance in a single day and only in a metal, paper or plastic container with a sticker affixed.

Section 4. Permitted location for special events at which alcohol beverages are served; Special events permit. On-premises consumption license which location, premise or building is located outside the City's Central Business District of the City of Newnan. Such licensed establishment may apply for a special event permit to the City Manager for use of a portion of the licensed establishment's parking lot for tented outside seating for service of food and alcoholic beverage under such terms and conditions and for such periods of time as deemed appropriate by the City Manager. There shall be no permit fee for this application.

This ordinance shall be effective upon adoption and shall terminate at 11:59 pm (midnight) Saturday, January 30, 2021 unless extended or terminated by the Mayor and City Council prior to that date.

Councilman DuBose, Chairman of Development Authority, indicated we want to encourage more business for the restaurant owners and hope that will also help the retail business. The restaurant business has been decreased greatly. This is a way to encourage and help them stay in business.

Motion by Councilman DuBose, seconded by Councilman Shell to adopt a Temporary Ordinance for taking measures to encourage business within a portion of the City's Central Business District related to COVID-19 until January 30, 2021 as amended.

MOTION CARRIED. (7 – 0)

CHANGE SCHEDULED COUNCIL MEETING

Mayor Brady would like to move the Scheduled Council meeting from June 9, 2020 to June 18, 2020. This date will be after the Governor June 12, 2020 guide lines for COVID-19.

Motion by Councilman Alexander, seconded by Councilman Koritko to move the scheduled Council meeting from June 9, 2020 to June 18, 2020 at 6:30pm.

MOTION CARRIED. (7 – 0)

**PUBLIC HEARING – DEMOLITION REQUEST – 66 GREENVILLE STREET,
CONSTRUCTION PRIOR TO 1940**

Mayor Brady opened a public hearing on the demolition request for house located at 66 Greenville Street that was construction prior to 1940.

The Building Official indicated the structure was built in 1915. The historical significance is considered historical by the nature of being constructed more than 50 years ago. The Coweta County Historical Society checked their records and did not have data in regards to the historical significance of this property. He received an email from Eve Olsen on May 22, 2020 indicating the house use to be Kight Communications and the house that Alan Jackson's parents got married. He stated the renovation is approximately 115% of the assessed value, which meets the eligibility criteria for demolish resolution. At one time the Jackson's tried to buy the structure.

Mayor Brady closed the public hearing.

Councilwoman Jenkins stated in the email from African American Heritage someone had tried to purchase the home to restore it. Have we given time for someone to purchase the home and have it moved?

Councilman Koritko suggested contacting the Jackson family to find out if they have any interest in purchasing the structure and having it moved.

Mr. Michael Fouts, 22 East Broad Street, informed Council the County acquired the property last April. The County purchased the property for it to be used as buffer for the nearby secured parking lot for the Justice Center Complex. We are aware of the Jackson family interest and have no objection for reaching out to find out if they have an interest.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the demolition request for house located at 66 Greenville Street constructed prior to 1940.

MOTION CARRIED. (7 – 0)

DESIGNATE VOTING DELEGATE FOR GMA BUSINESS MEETING TO BE HELD VIRTUALLY JULY 2, 2020

Motion by Councilman Alexander, seconded by Councilman Guillaume to appoint Mayor Brady as voting delegate for the GMA Business meeting to be held virtually July 2, 2020.

MOTION CARRIED. (7 – 0)

RESOLUTION – ALLOW LOCAL BUSINESSES IN THE CITY OF NEWNAN TO DISPLAY BANNER SIGNS FOR LONGER PERIODS OF TIME UNTIL SEPTEMBER 20, 2020 - AMEND TO JANUARY 30, 2021

Motion by Councilman Koritko, seconded by Councilman Guillaume to adopt a Resolution to allow local Businesses in the City of Newnan to display Banner signs for longer periods of time until January 30, 2021 as amended.

MOTION CARRIED. (7– 0)

RESOLUTION – RATIFY LINC SECTIONS A, B, C AND D

Motion by Councilman Guillaume, seconded by Councilman Alexander to adopt a Resolution to ratify LINC Sections A, B, C, D and direct staff to take all actions necessary to acquire interest in the subject properties.

MOTION CARRIED. (7 – 0)

RESOLUTION – RATIFY TRAFFIC SIGNAL PROJECT, LAGRANGE STREET/BOONE DRIVE/COUGAR WAY

Motion by Councilman Koritko, seconded by Councilman Guillaume to adopt Resolution to ratify Traffic Signal Project for replacing the existing signal hardware, including a single mast arm with signal heads, pedestrian signals, crosswalks, video detection, and timing plan and directing staff to take all actions necessary to acquire such interests in the properties proposed to be necessary to construct the project.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – REZONING REQUEST RZ2020-01 FOURTH QUARTER PROPERTIES 93, LLC FOR 8.44± ACRES LOCATED ON NEWNAN CROSSING BYPASS – (#087 5043 004) FROM CCS TO MXD - CONSIDER ORDINANCE

Mayor Brady opened a public hearing on the rezoning request for 8.44± acres on Newnan Crossing Bypass.

The Planning Director indicated this is a request by Robert Berman on behalf of Fourth Quarter Properties 93, LLC to rezone 8.44± acres located off Newnan Crossing Bypass

and Ashley Park Boulevard from CCS to MXD. This will complete the final phase of Ashley Park.

This tract is located just north of Belk and is currently vacant. It is bisected by a frontage road with parking that connects the Belk parcel to Ashley Park open air mall.

The applicant plans to use the western 3.98 acres of the property to construct a 5 level (plus garage/half basement), 278-unit apartment building that is wrapped around a 3-level parking deck. Recreational amenities will be located on the surface level above the parking deck (including a pool with sunning decks) and a fitness center, pet services and grooming, and a club house/common area will be located in the basement. In addition to the apartments, a portion of the building will house 15 two level townhomes that will face Ashley Park Boulevard with four stories of apartments above. The targeted mix is 30% one-bedroom, 60% two-bedroom and 10% three-bedroom. Square footages will range from 720 to 1,200 square feet. The target resident is either someone older looking to downsize or millennials.

The commercial development will be located on the east side of the property and will consist of approximately 55,000 square feet of retail and restaurant space. The commercial development will have to meet the QDC requirements while the apartments will have to adhere to the multi-family standards.

In summary, Staff found that the development met 5 of the 8 standards. The Planning Commission at their March 10th meeting held a public hearing regarding the request and voted 6-1 to recommend approval conditioned upon the following:

The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details provided as part of the application.

Due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance.

Applicant:

Mr. Stan Thomas, Sharpsburg, Georgia, indicated this is the last phase of the project. This is a new type project for this area. We have been building mix-use project around the country and they have been very successful. Wanted something very special in our community. The more type uses you have in a project the better the project thrives. The renters will be people who are downsizing and want to stay close to family and millennials. This project will cost \$55 to \$60 million to build.

No one spoke in opposition.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to accept the report from the Planning Commission on the rezoning.

MOTION CARRIED. (7 – 0)

Councilman Koritko asked about the impact on the Coweta County School System.

The Planning Director stated a request was sent to the school board but they did not reply. The applicant has indicated the target resident is either an older individual looking to downsize or millennials as opposed to young families.

Motion by Councilman DuBose, seconded by Councilman Shell to adopt on first reading an Ordinance to amend zoning map for 8.44± acres located on Newnan Crossing Bypass and Ashley Park Boulevard – From CCS to MXD. Opposed: Koritko.

MOTION CARRIED. (6 - 1)

2ND READING ORDINANCE – AMEND 2020 BUDGET

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adopt on 2nd and final reading an Ordinance to amend 2020 Budget that will not change the actual expenditures or revenues for 2019.

MOTION CARRIED. (7 – 0)

2nd READING ORDINANCE ADOPTING AN AMENDMENT TO SECTIONS 9, 10, 11 OF THE SUBDIVISION REGULATIONS

The City Manager stated there is one small amendment on the width of residential driveway. The original width was 18 feet the proposed change is 24 feet.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt on 2nd and final reading an Ordinance for amendment to Sections 9, 10, 11 of the Subdivision Regulations with amendment to width of residential driveway from 18 feet to 24 feet.

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Alexander to adjourn the Council meeting at 7:14 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor

RESOLUTION OF THE CITY OF NEWNAN

- WHEREAS,** the Mayor and City Council of the City of Newnan acknowledge the concerns that the citizens of the City have expressed regarding recent actions of certain public safety individuals and government organizations across this nation; and,
- WHEREAS,** the Mayor and City Council of the City of Newnan support transparency, accountability, procedural fairness, and professional practices across all departments of the City of Newnan; and,
- WHEREAS,** the Mayor and City Council of the City of Newnan recognize that appropriate city policies, procedures and practices are necessary to insure transparency, accountability, procedural fairness and professional practices in dealing with its citizen's concerns, complaints, and needs; and,
- WHEREAS,** the Mayor and City Council of the City of Newnan have determined that it is in the best interests of its citizens to undertake a comprehensive review of its policies, procedures, and practices of all departments of the City of Newnan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Newnan and it is hereby resolved by the authority of the same that the City engage an independent third-party facilitator to assist in developing a process for the creation of a citizen task force and said facilitator lead such task force as it conducts a review and evaluation of the City's policies, procedures, and practices.

BE IT FURTHER RESOLVED that the City Manager seek out at least two qualified independent third-party consultants who have experience in providing said facilitation services and present them to the Mayor and City Council for consideration at the July meeting of the Mayor and City Council.

SO RESOLVED in open session, this the _____ day of _____, 2020.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Tem

Reviewed:

Cynthia E. Jenkins, Councilmember

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Councilmember

Cleatus Phillips, City Manager

Ray F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

There have been public concerns and requests for the City of Newnan and other governmental agencies to collaborate and collectively hire a company to facilitate a series of community forums about race, equity and justice in our community. Given today's challenges, this company will promote reconciliation, equity and social change where such issues impair the community relations, undermine fairness and honor, and complicate civic affairs. This process will enable all of the stakeholders to fully participate in the community building and trust building. The City of Newnan will lead the effort to engage Coweta County Commissioners, the Coweta School Board, Coweta Sheriff's Office, the District Attorney's Office, and the Judiciary to fund and hire a company with a strong history of facilitating community forums, capturing the community and agency concerns, creating a plan of action based on those conversations, and a track record of performance to implement that plan.

Companies that have been suggested and have a proven record are listed below for staff to review. This is not a comprehensive list but one with very strong performance and reputation with leading state organizations and institutions.

Request: For City Council to instruct staff to engage the county, school board, sheriff's department, district attorney's office, and judiciary to enter an intergovernmental agreement to hire this firm to lead our community through a series of forums and other necessary engagement for community input and to create an action plan for each entity that will lead to improved systems for each body.

Trent Frank
Southern Truth and Reconciliation
Atlanta, GA

Dr. Gregory Ellison
Fearless Dialogues
Professor at Emory University

Al Vivian
BASIC Diversity, Inc.
Fayetteville, GA

Dr. Quinn Gentry
Behavioral Scientist with PhD in Race



City of Newnan, Georgia - Mayor and Council

Date: June 18, 2020

Agenda Item: Consideration of the sale of 2014 Pierce Freightliner Pumper from NFD Fleet

Prepared by: Stephen Brown

Purpose:

For Newnan City Council to consider the sale of a 2014 Pierce Freightliner Pumper from Newnan Fire Department fleet.

Background:

Newnan Fire Department purchased the Pierce Freightliner Pumper in 2014. It has been in use for 6 years. However, in recent years, it has only served as a back-up engine. The engine's utility would better serve a rural department and does not meet the needs as a primary fleet engine for a busy, growing city department. Its smaller size and smaller cab area does not properly accommodate current needs and personnel. The engine served its purpose when purchased, however, at this time, the department would like Mayor and Council to consider the sale of the engine with proceeds from the sale to be applied to the cost of future updates to the department's fleet. Newnan Fire Department has a current offer for the truck of \$180,000 USD, from Brindlee Mountain Fire Apparatus, LLC. This quoted offer is guaranteed through June 30, 2020 and is attached. The engine was originally purchased for \$259,895 in July 2014.

Funding:

N/A

The proceeds from the sale of the engine, invested in a fund, to be applied to the cost of future updates to the department's fleet.

Recommendation:

The Newnan Fire Department recommends moving forward with this action.

Previous Discussion with Council:

None

BRINDLEE MOUNTAIN

FIRE APPARATUS, LLC

Reference: 2014 Pierce Freightliner Pumper from Newnan, City of - GA (the "Apparatus")
Date Quoted: 5/27/2020

Stephen Brown,

Thank you for allowing Brindlee Mountain Fire Apparatus, LLC ("BMFA") the opportunity to provide an offer to purchase the Apparatus. We are pleased to offer Newnan, City of - GA ("Seller") \$180,000 for the purchase of the Apparatus, subject to the terms and conditions set forth herein.

The offer is valid for acceptance by Seller until 6/30/2020. **Seller must communicate acceptance of this offer to BMFA via email or otherwise in writing on or before 6/30/2020.** If Seller accepts this offer on or before the date set forth above, this offer becomes a contract of purchase and sale of the Apparatus.

Seller shall release the Apparatus to BMFA on or before 9/30/2020. All ground ladders, discharge caps, intake plugs, generators (permanently mounted and portable), cascade systems and cascade bottles, and permanently mounted items such as light towers, shall remain with the Apparatus and shall be released to BMFA.; The apparatus tires shall not be older than 7 years, and shall have a minimum tread depth of 4/32 on steering axles, 2/32 on non-steering axles, and no punctures, cuts to the cord, bulges or sidewall separation.

BMFA shall pay Seller the full purchase price via Check or Wire Transfer at the time of or prior to the release of the Apparatus.

Seller shall provide a pump test certificate for the Apparatus dated within 30 days prior to the release date with results satisfactory to BMFA, including proper operation of the pressure governor, relief valve, primer, and foam system if applicable.

Seller represents and warrants that the description, condition, and specifications of the Apparatus provided to BMFA are true and correct. Any Apparatus with a light tower must be fully functional unless other provisions are agreed upon with BMFA.

Seller represents and warrants that all prior damage of any type (including but not limited to collision, fire, and flood) has been disclosed to BMFA prior to Seller's acceptance of this offer. Seller shall immediately disclose to BMFA any damage to the Apparatus occurring after Seller's acceptance of this offer. In the event of such damage, at BMFA's option the purchase price of the Apparatus shall be adjusted downward to account for such damage and Seller and BMFA shall negotiate in good faith to determine the amount of such purchase price adjustment.

Prior to payment of the purchase price by BMFA, Seller shall provide BMFA with a copy of the title (or in the circumstance set forth below the manufacturer's statement of origin or certificate of origin

("MSO or MCO")) of the Apparatus reflecting the Seller as the owner of the Apparatus. Seller represents and warrants that the Apparatus will be sold to BMFA free and clear of any liens or other encumbrances. Seller shall deliver the vehicle title for the Apparatus, free of all liens, to BMFA within ten (10) days after final payment by BMFA. An MSO or MCO is acceptable only from original vehicle manufacturer and is not considered as proof of ownership from the Seller except when the state in which the purchaser is located does not require registration or title on emergency vehicles and a copy of that state's current law or statute clearly stating the exemption is provided by Seller with the MSO or MCO.

The apparatus must be completely drained of water prior to shipment or being stored outside prior to shipment. To effectively drain the truck of water, remove all caps and plugs (store on the truck in a compartment), open all intake/discharge valves halfway, and open all drain valves to include the pump cooler and auxiliary cooler. Failure to drain all water from the truck prior to shipment could result in damage to the fire apparatus and corresponding repairs will be performed at the expense of the seller.

BMFA's obligation to purchase the Apparatus is contingent upon Seller's representations and warranties hereunder being true and correct and Seller's performance of its obligations hereunder. In the event Seller's representations and warranties hereunder are not true and correct or Seller does not perform its obligations hereunder, at BMFA's option the purchase price of the Apparatus shall be adjusted downward to account for such matters and Seller and BMFA shall negotiate in good faith to determine the amount of such purchase price adjustment. BMFA's remedies set forth herein are in addition to any and all other rights and remedies that may be available to BMFA at law, at equity or otherwise.

This offer shall be governed by, construed, and enforced in accordance with the laws of Georgia. The undersigned by execution and delivery of this Agreement do hereby submit to the exclusive jurisdiction and venue of the state and federal courts of Coweta County, Georgia.







City of Newnan, Georgia - Mayor and Council

Date: June 18, 2020

Agenda Item: Real Property Tax Write-Offs

Prepared By: Katrina Cline, Finance Director

Presented By: Cleatus Phillips, City Manager

Purpose: To obtain Council approval and/or direction for write-off of the remaining real property tax bills which have been deemed uncollectible by staff, after exhausting all methods of collection currently available to us. The delinquent taxes are for years 2008 through 2014. Below is a chart showing the delinquent taxes by year. A summary report by year is also attached for reference.

Background: Staff has worked diligently to collect all delinquent taxes. The write-offs total approximately \$10,568 and represent less than 1/2 of 1% of the total billed. The only recourse still available to staff is the sale of these delinquent properties on the courthouse steps, which could result in the City acquiring tax deeds to the properties. Additionally, approval of this write-off will allow the City to discontinue maintenance and support of the AS/400 tax system (approximately \$1,400/year), which is obsolete. Please note that the Coweta County Tax Commissioner has billed and collected property taxes for the City since 2015.

Recommendation: Approve the write-offs as presented.

Options:

1. Approve the write-offs as presented.
2. Other action as directed by Council.

Attachments: N/A.

Previous Discussion with Council: N/A.

Delinquent REAL Property Taxes

<u>Year</u>	<u>Amount</u>
2008	\$ 82
2009	1,068
2010	761
2011	1,483
2012	1,459
2013	1,948
2014	3,767
	<u>\$10,568</u>

City of Newnan
DATE 6/01/20
TIME 10:08:29

YEAR.: *ALL
PERIOD: *ALL

PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	BILLED			PAID			OUTSTANDING		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
	TOTAL:	1087994.44	.00	13402.33	1087994.44	.00	13402.33	.00	.00	.00
	Utility									
	CITY	52878.47	.00	.00	52878.47	.00	.00	.00	.00	.00
	TOTAL:	52878.47	.00	.00	52878.47	.00	.00	.00	.00	.00
1999	TOTAL:	1442501.40	.00	14979.75	1442501.40	.00	14979.75	.00	.00	.00
2000	Personal									
	CITY	321277.06	.00	1219.17	321277.06	.00	1219.17	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	321277.06	.00	1219.17	321277.06	.00	1219.17	.00	.00	.00
	Real									
	CITY	1224138.55	.00	16655.92	1224138.53	.00	16655.92	.02	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	1224138.55	.00	16655.92	1224138.53	.00	16655.92	.02	.00	.00
	Utility									
	CITY	53206.33	.00	107.40	53206.33	.00	107.40	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	53206.33	.00	107.40	53206.33	.00	107.40	.00	.00	.00
2000	TOTAL:	1598621.94	.00	17982.49	1598621.92	.00	17982.49	.02	.00	.00
2001	Personal									
	CITY	260701.73	.00	2555.93	260701.73	.00	2555.93	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	260701.73	.00	2555.93	260701.73	.00	2555.93	.00	.00	.00
	Real									
	CITY	1346877.72	.00	16802.83	1346877.72	.00	16802.83	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	1346877.72	.00	16802.83	1346877.72	.00	16802.83	.00	.00	.00
	Utility									
	CITY	50482.91	.00	675.90	50482.91	.00	675.90	.00	.00	.00
	TOTAL:	50482.91	.00	675.90	50482.91	.00	675.90	.00	.00	.00
2001	TOTAL:	1658062.36	.00	20034.66	1658062.36	.00	20034.66	.00	.00	.00

City of Newnan
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PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE	BILLED			PAID			OUTSTANDING		
	ENTY	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
2002	Personal									
	CITY	272501.64	.00	2478.77	272501.64	.00	2478.77	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	272501.64	.00	2478.77	272501.64	.00	2478.77	.00	.00	.00
	Real									
	CITY	1487906.07	.00	25101.17	1487906.07	.00	25101.17	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	77624.65	.00	882.72	77624.65	.00	882.72	.00	.00	.00
	TOTAL:	1410281.42	.00	24218.45	1410281.42	.00	24218.45	.00	.00	.00
	Utility									
	CITY	49044.64	.00	711.72	49044.64	.00	711.72	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL:	49044.64	.00	711.72	49044.64	.00	711.72	.00	.00	.00	
2002	TOTAL:	1731827.70	.00	27408.94	1731827.70	.00	27408.94	.00	.00	.00
2003	Personal									
	CITY	289925.35	.00	2281.74	289925.35	.00	2281.74	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	289925.35	.00	2281.74	289925.35	.00	2281.74	.00	.00	.00
	Real									
	CITY	2081178.12	.00	26111.62	2081178.12	.00	26111.62	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	105618.91	.00	.66	105618.91	.00	.66	.00	.00	.00
	TOTAL:	1975559.21	.00	26110.96	1975559.21	.00	26110.96	.00	.00	.00
	Utility									
	CITY	52402.30	.00	620.06	52402.30	.00	620.06	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL:	52402.30	.00	620.06	52402.30	.00	620.06	.00	.00	.00	
2003	TOTAL:	2317886.86	.00	29012.76	2317886.86	.00	29012.76	.00	.00	.00
2004	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
Personal										

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PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	BILLED			PAID			OUTSTANDING		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
	CITY	304433.99	.00	1646.36	304433.99	.00	1646.36	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	304433.99	.00	1646.36	304433.99	.00	1646.36	.00	.00	.00
	Real									
	CITY	2349597.55	.00	19037.00	2349597.55	.00	19037.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	114246.05	.00	1112.81	114246.05	.00	1112.81	.00	.00	.00
	TOTAL:	2235351.50	.00	17924.19	2235351.50	.00	17924.19	.00	.00	.00
	Utility									
	CITY	60595.52	.00	118.51	60595.52	.00	118.51	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	60595.52	.00	118.51	60595.52	.00	118.51	.00	.00	.00
2004	TOTAL:	2600381.01	.00	19689.06	2600381.01	.00	19689.06	.00	.00	.00
2005	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	CITY	326492.60	.00	2380.03	326492.60	.00	2380.03	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	326492.60	.00	2380.03	326492.60	.00	2380.03	.00	.00	.00
	Real									
	CITY	2770926.89	.00	20696.86	2770898.33	.00	20674.76	25.92	.00	22.10
	FIFA	8115.83	.00	.00	8115.83	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	132438.67	.00	1035.85	132438.67	.00	1035.85	.00	.00	.00
	TOTAL:	2646604.05	.00	19661.01	2646575.49	.00	19638.91	25.92	.00	22.10
	Utility									
	CITY	63504.34	.00	649.05	63504.34	.00	649.05	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	63504.34	.00	649.05	63504.34	.00	649.05	.00	.00	.00
2005	TOTAL:	3036600.99	.00	22690.09	3036572.43	.00	22667.99	25.92	.00	22.10
2006	Utility									

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PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	-----BILLED-----			-----PAID-----			-----OUTSTANDING-----		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	CITY	346365.32	.00	924.87	346365.32	.00	924.87	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	346365.32	.00	924.87	346365.32	.00	924.87	.00	.00	.00
	Real									
	CITY	3166661.31	4.56	30925.83	3166661.31	4.56	30925.83	.00	.00	.00
	FIFA	150.42	.00	.00	150.42	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	147251.05	.00	1259.68	147251.05	.00	1259.68	.00	.00	.00
	TOTAL:	3019560.68	4.56	29666.15	3019560.68	4.56	29666.15	.00	.00	.00
	Utility									
	CITY	65202.90	.00	853.30	65202.90	.00	853.30	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	65202.90	.00	853.30	65202.90	.00	853.30	.00	.00	.00
2006	TOTAL:	3431128.90	4.56	31444.32	3431128.90	4.56	31444.32	.00	.00	.00
2007	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	CITY	397087.15	.00	1335.52	397087.15	.00	1335.52	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	397087.15	.00	1335.52	397087.15	.00	1335.52	.00	.00	.00
	Real									
	CITY	3553793.05	.00	31877.98	3553793.05	.00	31877.98	.00	.00	.00
	FIFA	2302.16	.00	.00	2302.16	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	165297.85	.00	1266.91	165297.85	.00	1266.91	.00	.00	.00
	TOTAL:	3390797.36	.00	30611.07	3390797.36	.00	30611.07	.00	.00	.00
	Utility									
	CITY	60320.09	.00	107.82	60320.09	.00	107.82	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	60320.09	.00	107.82	60320.09	.00	107.82	.00	.00	.00

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YEAR... *ALL
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PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	-----BILLED-----			-----PAID-----			-----OUTSTANDING-----		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
2007	TOTAL:	3848204.60	.00	32054.41	3848204.60	.00	32054.41	.00	.00	.00
2008	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	CITY	381697.41	.00	1062.63	381697.41	.00	1062.63	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	381697.41	.00	1062.63	381697.41	.00	1062.63	.00	.00	.00
	Real									
	NSF	60.00	.00	.00	60.00	.00	.00	.00	.00	.00
	ATTY	15011.50	.00	.00	15011.50	.00	.00	.00	.00	.00
	CITY	3901347.65	41.10	46199.08	3901222.49	41.10	46021.42	125.16	.00	177.66
	FIFA	6132.19	.00	.00	6132.19	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	181333.53	.00	979.79	181264.41	.00	881.09	69.12	.00	98.70
	TOTAL:	3741217.81	41.10	45219.29	3741161.77	41.10	45140.33	56.04	.00	78.96
	Utility									
	CITY	61760.09	.00	66.38	61760.09	.00	66.38	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	61760.09	.00	66.38	61760.09	.00	66.38	.00	.00	.00
2008	TOTAL:	4184675.31	41.10	46348.30	4184619.27	41.10	46269.34	56.04	.00	78.96
2009	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	CITY	404539.02	.00	1493.67	404539.02	.00	1493.67	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	404539.02	.00	1493.67	404539.02	.00	1493.67	.00	.00	.00
	Real									
	NSF	30.00	.00	.00	30.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	4009980.70	.00	46972.04	4008913.04	.00	45593.81	1067.66	.00	1378.23
	FIFA	.81	.00	.00	.81	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00

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PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

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TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	--BILLED--			--PAID--			--OUTSTANDING--		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
	STAT	178.46	.00	.00	178.46	.00	.00	.00	.00	.00
	TOTAL:	4010189.97	.00	46972.04	4009122.31	.00	45593.81	1067.66	.00	1378.23
	Utility									
	CITY	68179.77	.00	51.85	68179.77	.00	51.85	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	68179.77	.00	51.85	68179.77	.00	51.85	.00	.00	.00
2009	TOTAL:	4482908.76	.00	48517.56	4481841.10	.00	47139.33	1067.66	.00	1378.23
2010	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	394004.70	.00	1364.19	394004.70	.00	1364.19	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	394004.70	.00	1364.19	394004.70	.00	1364.19	.00	.00	.00
	Real									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	4045673.08	.00	49102.59	4044912.02	.00	48211.05	761.06	.00	891.54
	FIFA	1.17	.00	.00	1.15	.00	.00	.02	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	4045674.25	.00	49102.59	4044913.17	.00	48211.05	761.08	.00	891.54
	Utility									
	CITY	70270.40	.00	258.01	70270.40	.00	258.01	.00	.00	.00
	TOTAL:	70270.40	.00	258.01	70270.40	.00	258.01	.00	.00	.00
2010	TOTAL:	4509949.35	.00	50724.79	4509188.27	.00	49833.25	761.08	.00	891.54
2011	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00

City of Newnan
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PROPERTY TAX SYSTEM

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TR0570
KCLINE

YEAR	TAX TYPE ENTY	--BILLED--			--PAID--			--OUTSTANDING--		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
	CITY	389186.72	.00	1169.63	389186.72	.00	1169.63	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	389186.72	.00	1169.63	389186.72	.00	1169.63	.00	.00	.00
	Real									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	3812584.75	.00	42126.52	3811101.43	.00	40578.95	1483.32	.00	1547.57
	FIFA	.64	.00	.00	.63	.00	.00	.01	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	3812585.39	.00	42126.52	3811102.06	.00	40578.95	1483.33	.00	1547.57
	Utility									
	CITY	74717.47	.00	1919.23	74717.47	.00	1919.23	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	74717.47	.00	1919.23	74717.47	.00	1919.23	.00	.00	.00
2011	TOTAL:	4276489.58	.00	45215.38	4275006.25	.00	43667.81	1483.33	.00	1547.57
2012	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	391236.69	.00	1336.21	391236.69	.00	1336.21	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	391236.69	.00	1336.21	391236.69	.00	1336.21	.00	.00	.00
	Real									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	3558035.40	.00	32665.42	3556576.06	.00	31305.76	1459.34	.00	1359.66
	FIFA	1.21	.00	.00	1.17	.00	.00	.04	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	3558036.61	.00	32665.42	3556577.23	.00	31305.76	1459.38	.00	1359.66
	Utility									
	CITY	68611.07	.00	150.01	68611.07	.00	150.01	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	68611.07	.00	150.01	68611.07	.00	150.01	.00	.00	.00

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TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE ENTY	--BILLED--			--PAID--			--OUTSTANDING--		
		TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
2012	TOTAL:	4017884.37	.00	34151.64	4016424.99	.00	32791.98	1459.38	.00	1359.66
2013	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	430975.40	.00	741.97	430975.40	.00	741.97	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	430975.40	.00	741.97	430975.40	.00	741.97	.00	.00	.00
	Real									
	NSF	60.00	.00	.00	60.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	3572491.56	.00	22502.06	3570543.28	.00	20941.22	1948.28	.00	1560.84
	FIFA	.24	.00	.00	.24	.00	.00	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	STAT	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	3572551.80	.00	22502.06	3570603.52	.00	20941.22	1948.28	.00	1560.84
	Utility									
	CITY	74897.37	.00	1017.79	74897.37	.00	1017.79	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	74897.37	.00	1017.79	74897.37	.00	1017.79	.00	.00	.00
2013	TOTAL:	4078424.57	.00	24261.82	4076476.29	.00	22700.98	1948.28	.00	1560.84
2014	Utility									
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	.00	.00	.00	.00	.00	.00	.00	.00	.00
	Personal									
	NSF	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	412338.12	.00	7631.31	412338.12	.00	7631.31	.00	.00	.00
	OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:	412338.12	.00	7631.31	412338.12	.00	7631.31	.00	.00	.00
	Real									
	NSF	30.00	.00	.00	30.00	.00	.00	.00	.00	.00
	ATTY	.00	.00	.00	.00	.00	.00	.00	.00	.00
	CITY	3794438.07	.00	20582.16	3790671.59	.00	18019.79	3766.48	.00	2562.37

City of Newnan
DATE 6/01/20
TIME 10:08:29

YEAR...: *ALL
PERIOD: *ALL

PROPERTY TAX SYSTEM

TAX RECEIVABLE SUMMARY REPORT

JURISDICTION: NEWN NEWNAN
TAX TYPE....: *ALL

TR0570
KCLINE

YEAR	TAX TYPE	ENTY	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST	TAX	PENALTY	INTEREST
		FIFA	1.04	.00	.00	.87	.00	.00	.17	.00	.00
		OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
		STAT	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:		3794469.11	.00	20582.16	3790702.46	.00	18019.79	3766.65	.00	2562.37
	Utility										
		CITY	72818.86	.00	345.62	72818.86	.00	345.62	.00	.00	.00
		OVER	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL:		72818.86	.00	345.62	72818.86	.00	345.62	.00	.00	.00
2014	TOTAL:		4279626.09	.00	28559.09	4275859.44	.00	25996.72	3766.65	.00	2562.37
	GRAND TOTALS:		60636477.10	45.66	555152.37	60490077.23	45.66	545751.10	10568.30	.00	9401.27

TO: Municipal Electric Authority of Georgia (MEAG Power) Participants
(Key Contacts List) and Election Committee Members

FROM: J. Clark Boddie, Palmetto, Election Committee Chairperson

DATE: May 29, 2020

RE: First Notice of 2020 MEAG Power Annual Election

This memo is a first notice that the 2020 MEAG Power Annual Election will be held on Tuesday, **July 14, 2020**, at **10:30 a.m.** via an electronic process. Details will be sent prior to the Election.

The Election is for the three expiring, three year term board member positions currently held by L. Keith Brady, Tim Houston and Greg Thompson.

Attached is a list of the Election Committee delegates and alternates for each Participant. **If your delegate or alternate is different** from the names on the attached list or **no delegate or alternate is listed** for your community, a certified copy of a resolution naming the delegate and alternate for MEAG Power Elections should be sent to the following address **to be received by July 13th**:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attn: Peter K. Floyd, Esq.
peter.floyd@alston.com

Please check the enclosed delegate list and verify your community's voting delegate and alternate. Should a new resolution be necessary, a sample is enclosed for your convenience.

If you would like to nominate a person to one of the positions to be filled, have a delegate participate in the Annual Election and prepared to do so. You are still free to contact other members of the Election Committee prior to the Election advising them of persons you plan to nominate. Please note that members of the Election Committee are not eligible to run for election to the MEAG Power board. Accordingly, if you would like to nominate a current member of the Election Committee to run for one of the positions to be filled, please have the resolution mentioned above adopted and returned as indicated appointing a new delegate or alternate, as applicable, in lieu of such current member of the Election Committee.

Also, enclosed is a list showing the distribution of votes for this Election. Please contact Peter Floyd at 404-881-4510 or peter.floyd@alston.com with any questions. Thank you

Jim Fuller and Pete Degnan, MEAG Power; MEAG Power Board
Kay Pippin, Jackson, Vice Chairman.

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of _____ that _____ is hereby appointed to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. _____ is appointed as alternate voting delegate.

This _____ day of _____, 2020.

CITY OF _____

ATTEST:

Mayor

Clerk

Councilmember

*

Councilmember

*

[SEAL]

* Additional council signatures optional.

MEMBERS
MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA
MEMBERSHIP ELECTION COMMITTEE
AS OF MAY 29, 2020

PARTICIPANT	ELECTION COMMITTEE REPRESENTATIVE	ELECTION COMMITTEE ALTERNATE
Acworth	Brett North	Brian Bulthuis
Adel	Rene' Cowart	John H. Flythe
Albany	Sharon D. Subadan	Phil Roberson
Barnesville	David K. Rose	Niki Sappington
Blakely	Melinda Crook	Charles Middleton
Brinson	Ashley M. Miller	James Earp
Buford	Stacy Rolin	Bryan Kerlin
Cairo	Chris Addleton	Rod Prince
Calhoun	James F. Palmer	George Crowley
Camilla	Steve Sykes	W.D. (Danny) Palmer, III
Cartersville	Matthew J. Santini	Derek Hampton
College Park	Bianca Motley Broom	Hugh Richardson
Commerce	James Wascher	Mark Fitzpatrick
Covington	Freddy Morgan	Leigh Anne Knight
Crisp County	Russell Slade, Jr.	Jack Hamilton
Doerun	Kevin Branch	Mike Campbell
Douglas	Tony L. Paulk	Robert Moore
East Point	Myron B. Cook	Deana Holiday Ingraham
Elberton	Larry L. Guest	Lanier Dunn
Ellaville	Lynne McChargue	David Theiss
Fairburn	Elizabeth Carr-Hurst	Linda Davis
Fitzgerald	Terrance Paulk	Robert Levenson
Forsyth	Eric S. Wilson	Michael E. Dodd
Fort Valley	Jimmie Barnes	Juanita Bryant
Grantville	Doug Jewell	Ruby Hines
Griffin	Rodney McCord	Jennifer Freeman
Hogansville	William C. Stankiewicz	David A. Milliron
Jackson	Kay Pippin	Theodore Patterson
LaFayette	Phillip A. Arnold	Ben Bradford
LaGrange	Jim Thornton	Meg Kelsey
Lawrenceville	Rick Baldwin	Steve North

Mansfield	Gin Davis Jr.	Perry Lunsford
Marietta	Michelle Cooper Kelly	Ron Mull
Monroe	John S. Howard	Wayne Adcock
Monticello	Stone Workman	Larry Thurman
Moultrie	Cecil Barber	Elvira Gibson
Newnan	George Alexander	Rhodes Shell
Norcross	Craig Newton	Rudolph Smith
Oxford	Jerry D. Roseberry	Mike Ready
Palmetto	J. Clark Boddie	Laura Mullis
Quitman	Dr. Nancy Whitfield Dennard	Mark DeVane
Sandersville	James W. Andrews	Judy McCorkle
Sylvania	Stacy F. Mathis	Preston Dees
Sylvester	Charles Jones	Larry Johnson
Thomaston	J.D. Stallings	Russell Thompson
Thomasville	Greg Hobbs	Chris White
Washington	Sherri D. Bailey	Mike Scarborough
West Point	Ed Moon	A. Drew Ferguson IV
Whigham	Jim Sellers	George Trulock



Distribution of Votes - For the Election Year 2020 Based on the Power Supply Year 2019

Pursuant to the Official Code of GA. ANN.
Section 46-3-117(B)
Using YES versions

	Power Supply Year 2019			Composition of Electoral Votes			Comparison to Previous Power Supply Year			
	Total Delivered Energy	SEPA	Net Bulk	Fixed Vote	% of Bulk Power Energy	Fractional Vote	Total Vote	2019	2018	Difference %
1 Adel	173,870,483	13,324,965	160,545,518	1.00	1.576%	0.77224	1,772	1,772	1,555	13.95%
2 Albany	925,510,674	117,525,099	807,985,575	1.00	7.931%	3.88619	4,886	4,886	5,010	-2.48%
3 Barnesville	103,102,971	5,089,429	98,013,542	1.00	0.962%	0.47138	1,471	1,471	1,458	0.89%
4 Blakely	82,597,662	-	82,597,662	1.00	0.811%	0.39739	1,397	1,397	1,337	4.49%
5 Brinson	1,749,523	302,207	1,447,316	1.00	0.014%	0.00686	1,007	1,007	1,007	0.00%
6 Buford	224,584,718	4,551,059	220,033,659	1.00	2.160%	1.05840	2,058	2,058	2,058	-0.10%
7 Cairo	144,297,781	12,084,136	132,213,645	1.00	1.298%	0.63602	1,636	1,636	1,633	0.18%
8 Calhoun	385,476,856	14,809,965	370,666,891	1.00	3.639%	1.78311	2,783	2,783	3,080	-9.64%
9 Camilla	151,595,428	11,721,890	139,873,538	1.00	1.373%	0.67277	1,673	1,673	1,677	-0.24%
10 Cartersville	605,185,387	33,130,301	572,055,086	1.00	5.616%	2.75184	3,752	3,752	3,832	-2.09%
11 College Park	338,024,718	30,074,240	307,950,478	1.00	3.023%	1.48127	2,481	2,481	2,328	6.57%
12 Commerce	61,535,800	8,599,792	52,936,008	1.00	0.520%	0.25480	1,255	1,255	1,254	0.08%
13 Covington	453,539,075	18,128,201	435,410,873	1.00	4.274%	2.09426	3,094	3,094	3,138	-1.40%
14 Crisp County	417,850,296	34,897,491	382,952,805	1.00	3.759%	1.84191	2,842	2,842	2,869	-0.94%
15 Doerun	8,433,914	1,214,819	7,219,095	1.00	0.077%	0.03479	1,035	1,035	1,028	0.68%
16 Douglas	282,559,454	19,661,235	262,898,219	1.00	2.581%	1.26469	2,265	2,265	2,288	-1.01%
17 East Point	417,076,898	64,669,528	352,407,371	1.00	3.460%	1.69540	2,695	2,695	2,662	1.24%
18 Elberton	154,042,481	22,094,876	131,947,605	1.00	1.295%	0.63455	1,635	1,635	1,595	2.51%
19 Ellaville	26,755,834	1,809,219	24,946,614	1.00	0.245%	0.12005	1,120	1,120	1,123	-0.27%
20 Fairburn	107,287,472	3,478,340	103,809,132	1.00	1.019%	0.49931	1,499	1,499	1,462	2.53%
21 Fitzgerald	202,875,081	-	202,875,081	1.00	1.992%	0.97608	1,976	1,976	1,870	5.67%
22 Forsyth	92,823,124	7,184,832	85,638,292	1.00	0.841%	0.41209	1,412	1,412	1,419	-0.49%
23 Fort Valley	146,996,737	18,190,245	128,806,493	1.00	1.265%	0.61985	1,620	1,620	1,539	5.26%
24 Granville	12,341,423	906,611	11,434,812	1.00	0.112%	0.05488	1,055	1,055	1,056	-0.09%
25 Griffin	462,746,491	35,073,607	427,672,884	1.00	4.199%	2.05751	3,058	3,058	2,986	2.41%
26 Hogansville	28,027,628	-	28,027,628	1.00	0.275%	0.13475	1,135	1,135	1,123	1.07%
27 Jackson	50,053,288	3,992,685	46,060,603	1.00	0.452%	0.22148	1,221	1,221	1,207	1.16%
28 LaFayette	107,921,096	12,760,585	95,160,511	1.00	0.934%	0.45766	1,458	1,458	1,474	-1.09%
29 LaGrange	554,294,825	33,036,236	521,258,589	1.00	5.117%	2.50733	3,507	3,507	3,551	-1.24%
30 Lawrenceville	338,806,643	9,274,240	329,532,403	1.00	3.235%	1.58515	2,585	2,585	2,628	-1.64%
31 Mansfield	7,597,775	730,496	6,867,279	1.00	0.067%	0.03283	1,033	1,033	1,035	-0.19%
32 Marietta	1,050,542,782	71,852,367	978,690,415	1.00	9.607%	4.70743	5,708	5,708	5,816	-1.86%
33 Monroe	158,504,882	17,530,699	140,974,184	1.00	1.384%	0.67816	1,678	1,678	1,732	-3.12%
34 Monticello	31,663,369	3,544,387	28,118,982	1.00	0.276%	0.13524	1,135	1,135	1,110	2.25%
35 Moultrie	214,686,605	29,898,126	184,788,480	1.00	1.814%	0.88886	1,889	1,889	1,826	3.45%
36 Newnan	344,862,436	13,314,967	331,547,469	1.00	3.255%	1.59495	2,595	2,595	2,824	-8.11%
37 Norcross	103,872,555	3,356,263	100,516,292	1.00	0.987%	0.48363	1,484	1,484	1,502	-1.20%
38 Palmetto	35,264,039	1,783,201	33,480,838	1.00	0.329%	0.16121	1,161	1,161	1,153	0.69%
39 Quitman	57,599,930	8,547,755	49,052,175	1.00	0.482%	0.23618	1,236	1,236	1,226	0.82%
40 Sandersville	144,641,102	9,648,495	134,992,607	1.00	1.325%	0.64925	1,649	1,649	1,607	2.61%
41 Sylva	721,487,455	-	721,487,455	1.00	7.083%	3.47067	4,471	4,471	4,435	0.81%
42 Sylvester	90,740,298	7,637,141	83,103,157	1.00	0.816%	0.39984	1,400	1,400	1,407	-0.50%
43 Thomasville	138,083,856	14,855,998	123,227,858	1.00	1.210%	0.59290	1,593	1,593	1,596	-0.19%
44 Thomasville	538,512,286	48,394,577	490,117,719	1.00	4.812%	2.35788	3,358	3,358	3,240	3.64%
45 Washington	82,690,944	-	82,690,944	1.00	0.812%	0.39788	1,398	1,398	1,388	0.72%
46 West Point	54,950,404	9,036,081	45,914,322	1.00	0.451%	0.22099	1,221	1,221	1,239	-1.45%
47 Whigham	6,120,285	886,597	5,233,688	1.00	0.054%	0.02646	1,026	1,026	1,027	-0.10%
48 Oxford	18,901,868	886,597	18,015,271	1.00	0.177%	0.08673	1,087	1,087	1,089	-0.18%
49 Acworth	107,291,144	4,448,996	102,842,148	1.00	1.010%	0.49490	1,495	1,495	1,499	-0.27%
	10,969,977,789	783,668,396	10,186,309,393	49.00	100.000%	49.00	98,000	98,000	98,000	0.00%

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of Newnan, Georgia that L. KEITH BRADY be hereby nominated and by this resolution this governing body gives its full support to his nomination to stand for election and to serve on the Municipal Electric Authority of Georgia Power Board.

This 18th day of June, 2020.

CITY OF NEWNAN, GEORGIA

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

George M. Alexander, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of Newnan, Georgia that GEORGE A. ALEXANDER is hereby appointed to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. RHODES H. SHELL is appointed as alternate voting delegate.

This 18th day of June, 2020.

CITY OF NEWNAN, GEORGIA

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Mayor Pro-Tem

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: June 18, 2020

Agenda Item: Rezoning Request RZ2020-02, InLine Communities, LLC for 22.007± acres located on McBride Street and at 90 and 92 Sprayberry Road (Tax Parcel #s N58 0001 002, N36 014, and N36 015)

Prepared By: Tracy S. Dunnavant, Planning Director

Purpose: To inform the City Council that RZ2020-02 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Background: InLine Communities, LLC has applied for the rezoning of 22.007± acres located on McBride Street and at 90 and 92 Sprayberry Road. The request is to rezone the property from IHV (Heavy Industrial District) and RU-7 (Urban Residential Single-Family Dwelling District – High Density District) to RML (Residential Multiple Family Dwelling – Lower Density District) for the purpose of constructing 103 townhouse units.

Current Zoning

Tax Parcel #	Acres	Zoning	Units
N58 0001 002	8.481±	RU-7	34
	12.521±	IHV	N/A
N36 015	.27±	RU-7	1
N36 014	.35±	RU-7	1

Requested Zoning

Tax Parcel #	Acres	Zoning	Units
N58 001 002	21.293±	RML	103
N36 015	.27±	RML	townhouses
N36 014	.35±	RML	proposed

Funding: N/A

Recommendation: Information Only

Previous Discussion with Council: None



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
Fax (770) 251-7262
Email: melissa@newnanlaw.com

June 1, 2020

HAND DELIVERY

Ms. Tracy Dunnivant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of InLine Communities, LLC to Amend the Zoning Ordinance
Approximately 22.007± Acres located at Parcels A and B on McBride
Street, and 90 and 92 Sprayberry Road, Newnan, Georgia

Dear Ms. Dunnivant:

InLine Communities, LLC, the Applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 22.007 +/- acres to be rezoned from RU-7 and IHV to RML – Townhouses.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an RML-Townhouse zoning as it is a prime location for a good transition between Industrial and single-family residential. The rezoning will allow for development of this property that has been undeveloped and will help in revitalizing the McIntosh Village area. The RML-Townhouse zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

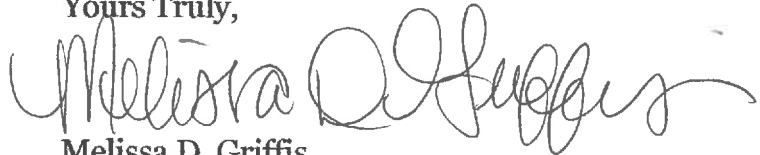
For the reasons stated above, InLine Communities, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan. Zoning Ordinance.

Ms. Tracy Dunnavant, Planning Director
June 1, 2020
Page 2

InLine Communities, LLC has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. InLine Communities, LLC, as Applicant and myself as counsel for InLine Communities, LLC, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,

A handwritten signature in black ink, appearing to read "Melissa D. Griffis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Melissa D. Griffis
For InLine Communities, LLC

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant InLine Communities, LLC

Mailing Address 1776 Peachtree Street, NW, Suite 100, Atlanta, GA 30309

Telephone (513) 687-0752 Email: behrsam@inlinecommunities.com

Property Owner (Use back if multiple names) John T. and Tammy H. Kettyle (see attached for add'l. owners)

Mailing Address 2655 Roscoe Road, Newnan, GA 30263

Telephone (502) 548-0272

Address/Location of Property Parcels A and B McBride Street and 90 and 92 Sprayberry Road (see attached)

Tax Parcel No.: N58 0001 002, N36 015 and N36 014 Land Lot 56

District/Section 5th Size of Property (Square Feet or Acres) 22.007 +/- acres

Present Zoning Classification: RU-7 and IHV Proposed Zoning Classification: RML-Townhouses

Present Land Use: Undeveloped land

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property has two zoning classifications and will be a good transition between Industrial and single-family to allow for Townhouses.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Subject Property will be a good transition from the higher density use of Industrial (IHV) to the single-family use with a step down for a lower density district of RML Townhouses.

ADDITIONAL PROPERTY OWNERS

Owner of 90 Sprayberry Road:

Dennis Hammond
75 Johnson Place
Moreland, GA 30259

90 Sprayberry Road
Parcel No. N36 015 LL 56
District: 5th Size of Property: 0.27 acres
Present Zoning: RU-7 Proposed Zoning: RML -Townhouses

Owner of 92 Sprayberry Road:

Lisa C. and Robert Y Skinner
5012 Highway 27
Moreland, GA 30259

92 Sprayberry Road
Parcel No. N36 014 LL 56
District: 5th Size of Property: 0.35 acres
Present Zoning: RU-7 Proposed Zoning: RML-Townhouses

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one (1) copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

Application to Amend Zoning Map

City of Newnan, Georgia

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below.
 - Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

28th day of MAY, 2020

Signature of Applicant

[Signature]

[Signature]
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE	<u>05/21/2020</u>
RECEIVED BY	<u>Tracy S. Dunnivant</u>
DATE OF FILING	<u>06/01/2020</u>
FILING FEE RECEIVED	<u>\$1,015.18</u>
DATE OF NOTICE TO NEWSPAPER	_____
DATE OF PUBLIC HEARING	_____
PLANNING COMMISSION RECOMMENDATION (DATE)	_____
DATE OF TRANSMITTAL TO CITY COUNCIL	_____
CITY COUNCIL DECISION (DATE)	_____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

PARCEL N58 0001 002

23 MC BRIDE LLC, C/O SELLMER PROEF
TRUST,
101 SWANSON RIDGE
PEACHTREE CITY GA 30269

31 NORTH STREET LLC

#404 1 90F GLENDA TRCE
NEWNAN GA 30265

98 SPRAYBERRY ROAD LAND

1029 PEACHTREE PKWY N #212
PEACHTREE CITY GA 30269

PROPERTY MANAGEMENT
23 MC BRIDE STREET
NEWNAN GA 30263

ARGOS CEMENT LLC
STE 300 1 3015 WINDWARD PLAZA
ALPHARETTA GA 30005

ARNOLD SHANNON R, C/O NEWNAN CO
P O BOX 73619
NEWNAN GA 30271

ASKEW CHARLES, C/O VERONICA G REDDISH
APT 1308 1 8242 DURLEE LN
DOUGLASVILLE GA 30134

BARSTONE BUSINESS GROUP INC & 4D
290 TURNBRIDGE CIR
PEACHTREE CITY GA 30269

BEARD CHAD
24 NORTH ST
NEWNAN GA 30263

BELL TEKIA & JOHN R
96 SPRAYBERRY RD
NEWNAN GA 30263

CALDERON DOUGLAS
235 YORKSHIRE PL
NEWNAN GA 30263

CAMERON WILLIE BERNARD III
P O BOX 72961
NEWNAN GA 30271

COFER IONA RENEE
94 SPRAYBERRY RD
NEWNAN GA 30263

CONNELL RANDY E & JOSEPH M. DAVIS
PO BOX 130
NEWNAN GA 30264

DEAL MARK C
338 JEFFERSON ST
NEWNAN GA 30263

DOOLEY BETTY
6280 PRESTLEY MILL RD
DOUGLASVILLE GA 30134

DRAKE GREGORY K & ANN
45 GLISTENING GLENN CV
NEWNAN GA 30265

EGO PRODUCTS INC
PO BOX 71789
NEWNAN GA 30271 1789

FOLEY-BROGDON PRODUCTS CO
P O BOX 2447
COLUMBUS GA 319022447

GENTRY MARTIN A
175 GREENVILLE ST
NEWNAN GA 30263

HAMMOND DENNIS
75 JOHNSON PL
MORELAND GA 30259

HINELY REALTY INVESTMENTS LLC
13 MC BRIDE STREET
NEWNAN GA 30263

HUGGINS LARRY
11 FEATHERSTON DR
NEWNAN GA 30263

JOHNSON MICHAEL & LELA
62 NORTH ST
NEWNAN GA 30263

KB SAN JOSEI LLC C/O CHARLES DUNN
5TH FLOOR/ 800 W 6 ST
LOS ANGELES CA 90017

KEITH SHARON C/O NEWNAN COWETA
PO BOX 73619
NEWNAN GA 30271

KETTYLE JOHN R & TAMMY H
2655 ROSCOE RD
NEWNAN GA 30263

LAFARGE BUILDING MATERIALS INC, C/C
P O BOX 2447
COLUMBUS GA 31902

MARCO POLO ASSOCIATES INC
PO BOX 1832
NEWNAN GA 30264

MARTINEZ DONACEANO
108 TWELVE SPRINGS ST
NEWNAN GA 30263

MONSOUR JON
78 WYNRIDGE DR
CARROLLTON GA 30117

MORALES SELVIN O ALDANA
75 NORTH ST
NEWNAN GA 30263

MULLINS LIVING TRUST, PETER H & SHARON
70 WOODSTREAM DR
NEWNAN GA 30263

PARCEL N58 0001 002

NATTCO LLC DBA ANNEX STORAGE
305 JEFFERSON ST
NEWNAN GA 30263

OSORIO JAVIER & MARISOL ADRIANA Ci
340 JEFFERSON ST
NEWNAN GA 30263

POPE CAROLYN
0102 SPRAYBERRY RD
NEWNAN GA 30263

POPE FAMILY HOLDINGS LLC
20 FONTAINE DR
NEWNAN GA 30263

ROBERTS SARAH ROBERTSON
41 W WASHINGTON
NEWNAN GA 30263

ROBERTSON CARL A JR
41 W WASHINGTON ST
NEWNAN GA 30263

SELLS JAMES O
213 COLLIERSTOWN WAY
PEACHTREE CITY GA 30269

SKINNER ROBERT Y & LISA C
5012 HWY 27
MORELAND GA 30259

SPRAYBERRY ROAD LAND TRUST #100
#202 / 2780 EAST FOWLER AVE
TAMPA FL 33612

STINSON LORETTA H
346 JEFFERSON ST
NEWNAN GA 30263

TEAGLE EDDIE & ANNETTE
68 NORTH ST
NEWNAN GA 30263

WHITE ALLYSON R
76 NORTH ST
NEWNAN GA 30263

WILLIAMS LEROY C
46 EAST ST
NEWNAN GA 30263

PARCEL N36 014

98 SPRAYBERRY ROAD LAND TRUST
1029 PEACHTREE PKWY N #212
PEACHTREE CITY GA 30269

BELL TEKIA & JOHN R
96 SPRAYBERRY RD
NEWNAN GA 30263

COFER IONA RENEE
94 SPRAYBERRY RD
NEWNAN GA 30263

DOOLEY BETTY
6280 PRESTLEY MILL RD
DOUGLASVILLE GA 30134

FOLEY-BROGDON PRODUCTS CO
P O BOX 2447
COLUMBUS GA 31902-2447

GENTRY MARTIN A
175 GREENVILLE ST
NEWNAN GA 30263

HAMMOND DENNIS
75 JOHNSON PL
MORELAND GA 30259

KETTYLE JOHN R & TAMMY H
2655 ROSCOE RD
NEWNAN GA 30263

LAFARGE BUILDING MATERIALS INC, C/C
P O BOX 2447
COLUMBUS GA 31902

SKINNER ROBERT Y & LISA C
5012 HWY 27
MORELAND GA 30259

SPRAYBERRY ROAD LAND TRUST #100
#202 / 2780 EAST FOWLER AVE
TAMPA FL 33612

PARCEL N36 015

ARGOS CEMENT LLC
STE 300 1 3015 WINDWARD PLAZA
ALPHARETTA GA 30005

BELL TEKIA & JOHN R
96 SPRAYBERRY RD
NEWNAN GA 30263

COFER IONA RENEE
94 SPRAYBERRY RD
NEWNAN GA 30263

DOOLEY BETTY
6280 PRESTLEY MILL RD
DOUGLASVILLE GA 30134

FOLEY-BROGDON PRODUCTS CO
P O BOX 2447
COLUMBUS GA 31902-2447

HAMMOND DENNIS
75 JOHNSON PL
MORELAND GA 30259

KETTYLE JOHN R & TAMMY H
2655 ROSCOE RD
NEWNAN GA 30263

LAFARGE BUILDING MATERIALS INC, C/C
P O BOX 2447
COLUMBUS GA 31902

SKINNER ROBERT Y & LISA C
5012 HWY 27
MORELAND GA 30259

TAB 3

Legal Description of the Property

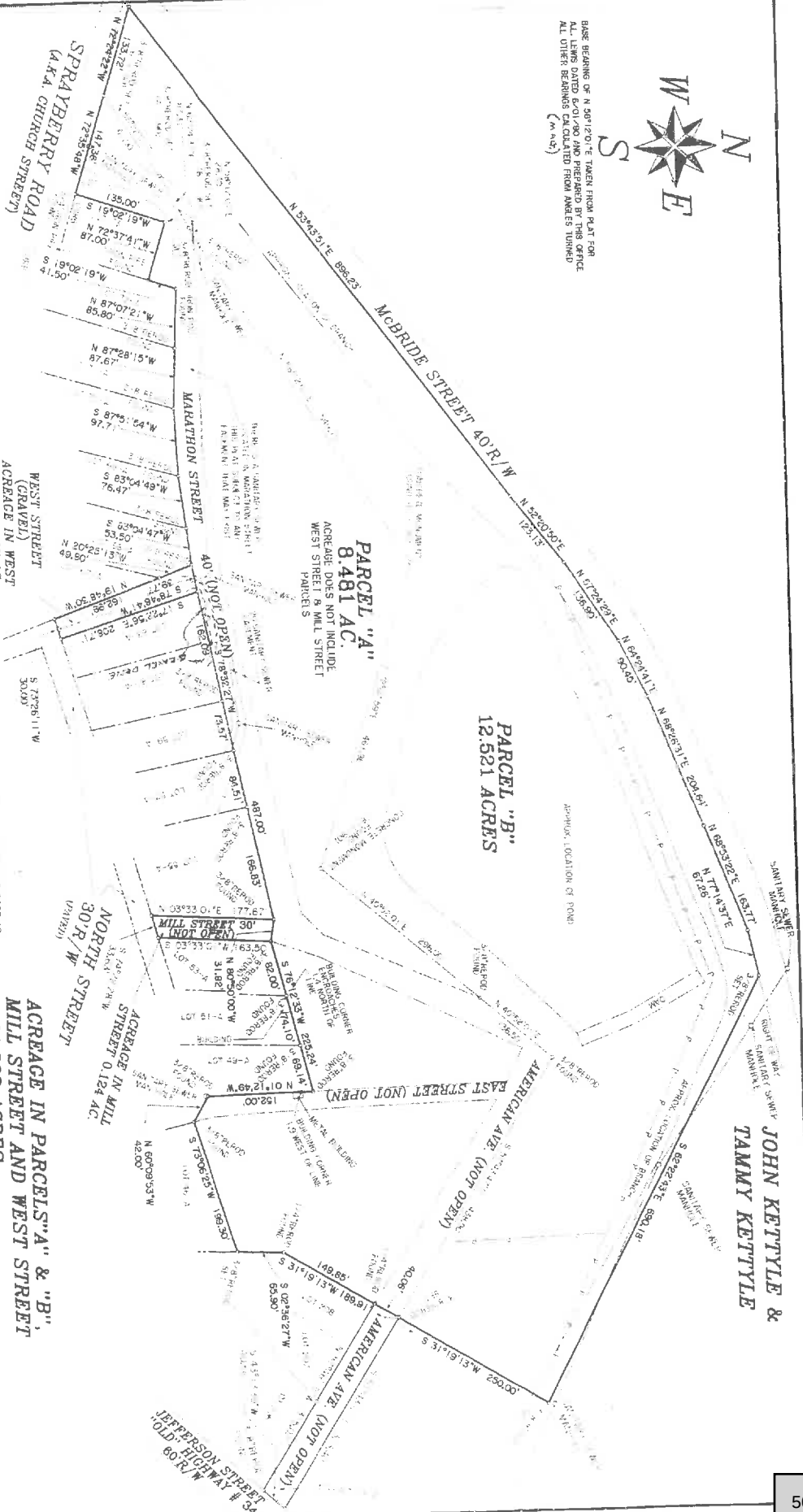
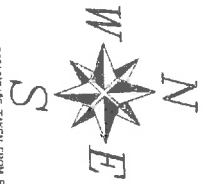
LEGAL DESCRIPTION
ZONING

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 55th District, Coweta County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right-of-way line of Jefferson Street and the southwesterly right-of-way line of American Avenue; thence leaving said right-of-way line of Jefferson Street and along said right-of-way line of American Avenue, North 57 degrees 43 minutes 47 seconds West a distance of 323.40 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 31 degrees 19 minutes 13 seconds West a distance of 20.00 feet to a point; thence South 57 degrees 23 minutes 15 seconds East a distance of 165.47 feet to a point; thence South 32 degrees 36 minutes 45 seconds West a distance of 20.32 feet to a point; thence South 50 degrees 54 minutes 50 seconds West a distance of 198.13 feet to a point; thence North 72 degrees 57 minutes 6 seconds West a distance of 69.00 feet to a point; thence South 73 degrees 6 minutes 25 seconds West a distance of 199.30 feet to a point; thence North 60 degrees 9 minutes 53 seconds West a distance of 42.00 feet to a point; thence North 01 degree 12 minutes 49 seconds West a distance of 152.00 feet to a point; thence South 76 degrees 12 minutes 33 seconds West a distance of 225.24 feet to a point; thence North 80 degrees 50 minutes 0 seconds West a distance of 31.92 feet to a point; thence South 78 degrees 32 minutes 27 seconds West a distance of 487.00 feet to a point; thence South 78 degrees 48 minutes 41 seconds West a distance of 39.77 feet to a point; thence South 83 degrees 4 minutes 47 seconds West a distance of 53.50 feet to a point; thence South 83 degrees 4 minutes 49 seconds West a distance of 76.47 feet to a point; thence South 87 degrees 51 minutes 54 seconds West a distance of 97.71 feet to a point; thence North 87 degrees 28 minutes 15 seconds West a distance of 87.67 feet to a point; thence North 87 degrees 7 minutes 21 seconds West a distance of 3.20 feet to a point; thence South 18 degrees 5 minutes 58 seconds West a distance of 42.43 feet to a point; thence North 86 degrees 22 minutes 23 seconds West a distance of 83.02 feet to a point; thence South 17 degrees 24 minutes 12 seconds West a distance of 134.99 feet to a point on the northeasterly right-of-way line of Sprayberry Road; thence along said right-of-way line the following courses and distances: North 72 degrees 35 minutes 48 seconds West a distance of 90.85 feet to a point; thence continue Westerly along said line, a distance of 147.36 feet to a point; thence North 72 degrees 24 minutes 22 seconds West a distance of 133.72 feet to a point; thence leaving said right-of-way line, North 53 degrees 43 minutes 51 seconds East a distance of 896.23 feet to a point; thence North 52 degrees 20 minutes 50 seconds East a distance of 123.13 feet to a point; thence North 57 degrees 24 minutes 29 seconds East a distance of 136.90 feet to a point; thence North 64 degrees 24 minutes 41 seconds East a distance of 90.45 feet to a point; thence North 68 degrees 26 minutes 31 seconds East a distance of 204.64 feet to a point; thence North 68 degrees 53 minutes 22 seconds East a distance of 163.77 feet to a point; thence North 77 degrees 14 minutes 37 seconds East a distance of 67.26 feet to a point; thence South 62 degrees 22 minutes 43 seconds East a distance of 690.18 feet to a point; thence South 31 degrees 19 minutes 10 seconds West a distance of 249.99 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 22.007 acres (958,628 square feet).

BASE BEARING OF N 89°12'01"E TAKEN FROM PLAT FOR
ALL LINES DATED 6/01/90 AND PREPARED BY THIS OFFICE
ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED
(M.A.S.)



THIS PLAT SUBJECT TO ANY POSSIBLE
RIGHTS OF OTHERS TO UNOPEN STREETS.
PLAT SUBJECT TO SATTIARY SEWER EASEMENT



SURVEY FOR
JOHN KETTYLE & TAMMY KETTYLE
LOCATED IN LAND LOT 56 LAND DISTRICT 5
CITY OF KERNAN COUNTY, GEORGIA
SURVEY BY: *[Signature]*
DATE: 8/06/2002
DISK 2008-77
LAST 8/03/2002

Tab 5

Conceptual Plan

TAB 6

Proffered Conditions



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

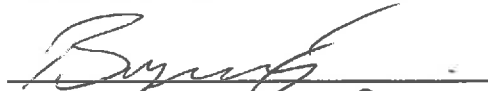
Please list any written proffered conditions below:

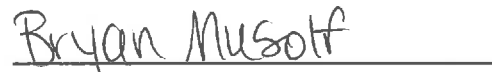
- Residential attached homes shall be a minimum of 1,300 heated square feet
- Amenity center inclusive of pool, cabana, green space, walking trails
- 2 entrance/exit location to the community

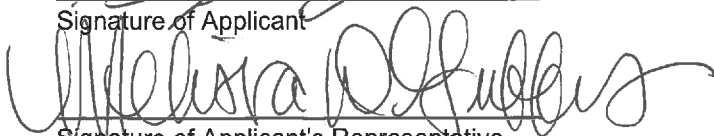
Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

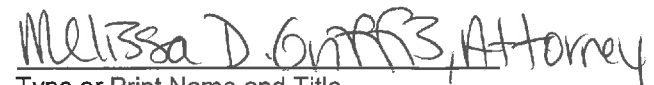
See attached "Representative Architecture" exhibit.

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

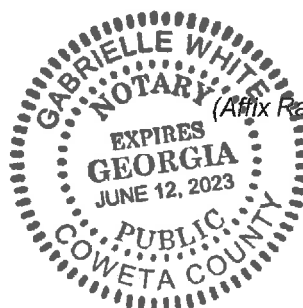

Type or Print Name and Title


Signature of Applicant's Representative


Type or Print Name and Title


Signature of Notary Public

Date



(Affix Raised Seal Here)

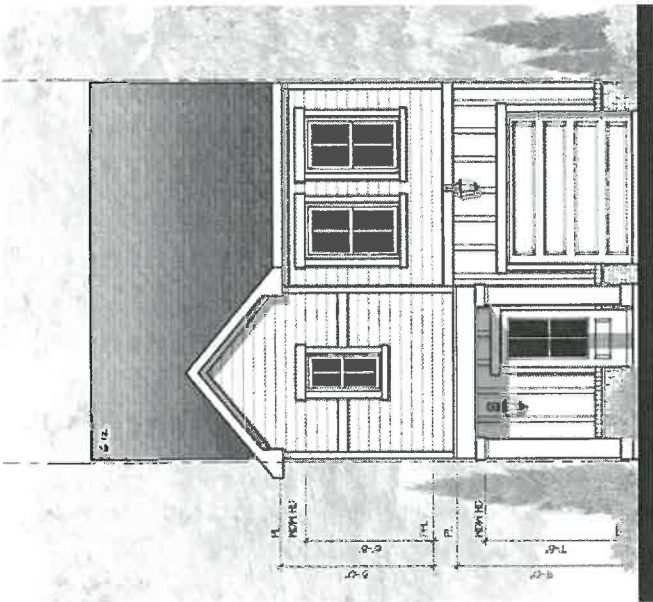
Representative Architecture



Amenity Clubhouse



Representative Architecture



TAB 7

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on June 1, 2020, for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

22.007 +/- acres on Parcels A. and B on McBride Street and 90 and 92 Sprayberry Road, Newnan

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations' having a property or other interest in said property subject of this application are as follows:

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? Yes ☐ No ☒

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Signature of Applicant's Representative

BRYAN MUSOLF

Type or Print Name and Title

MELISSA D. GRIFFIS, ESQ.

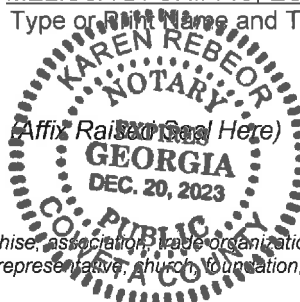
Type or Print Name and Title

Karen Rebeor 6.1.2020

Signature of Notary Public

Date

Affix Raised Seal Here)



Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on June 1, 2020 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge

Signature of Applicant

BRYAN MUSOLF
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

5/28/2020
Date



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization

TAB 8

Property Owner's Authorization



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner John R. Kettyle

Telephone Number _____

Address of Subject Property Parcels A and B McBride Street

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

Gabriele White

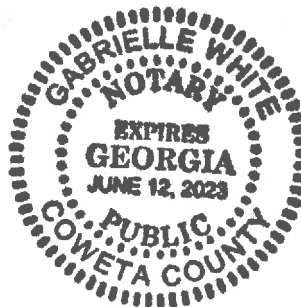
who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Gabriele White

Notary Public

5.27.2020

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Tammy H. Kettyle

Telephone Number _____

Address of Subject Property Parcels A and B McBride Street

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

Gabrielle White

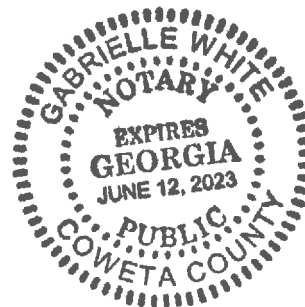
who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Gabrielle White

Notary Public

5.27.2020

Date



(Affix Raised Seal Here)



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

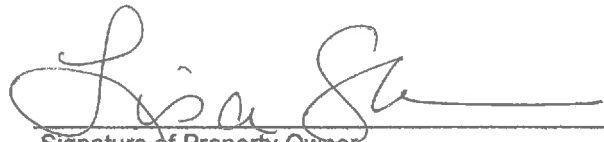
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Lisa Skinner

Telephone Number 770 328 4895

Address of Subject Property 92 Sprayberry Road, Newnan, GA 30263 (Parcel ID # N36 014)

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

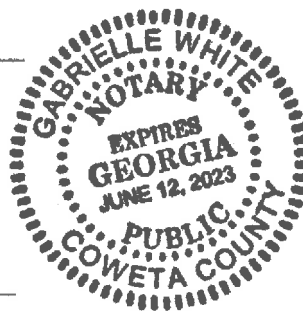

Signature of Property Owner

Personally appeared before me

Gabrielle White

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public



(Affix Raised Seal Here)

5.28.2020
Date



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

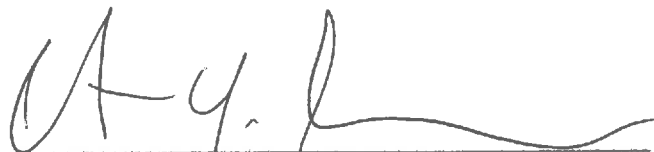
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Robert Skinner

Telephone Number 770 301 4698

Address of Subject Property 92 Sprayberry Road, Newnan, GA 30263 (Parcel ID # N36 014)

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

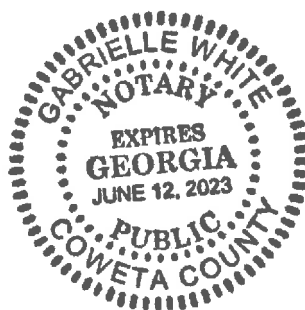
Personally appeared before me

Gabrielle White

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

5.28.2020
Date



(Affix Raised Seal Here)



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

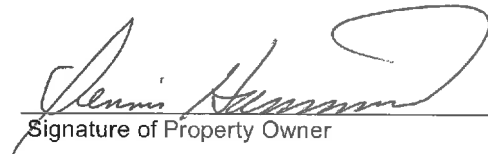
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Dennis Hammond

Telephone Number _____

Address of Subject Property 90 Sprayberry Road, Newnan, GA 30263 (Parcel ID # N36 015)

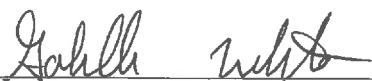
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

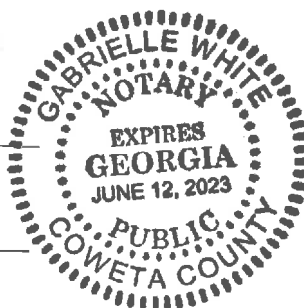
Personally appeared before me

 Gabrielle White

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

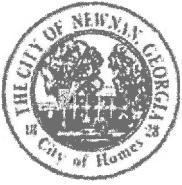
5.29.2020
Date



(Affix Raised Seal Here)

TAB 9

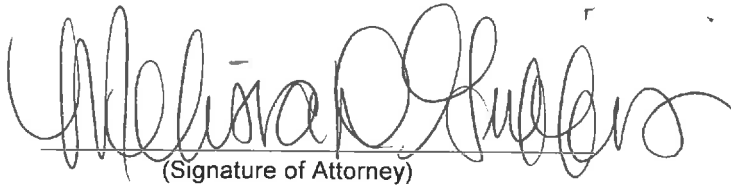
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 6-1-2020

TAB 10

Community Impact Study (Not Applicable)

TAB 11

Filing Fee

(\$1,015.18) to the City of Newnan)

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Completed Attachment A — Proffered Conditions (if applicable)
- ☒ Completed Attachment B — Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C — Property Owner's Authorization (if applicable)
- ☒ Completed Attachment D — Attorney's Authorization (if applicable)
- ☐ N/A Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **RACE TRAC PETROLEUM, INC.**

dba RACE TRAC #2573

Licensee: **SUZAN AVIES**

License Representative: **N/A**

Type License: **Retail Off Premise (Package) Sales of Malt Beverages & Wine**

Location: **2901 NEWNAN CROSSING BLVD**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(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 _____

Application - Beverage License

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

If not, reasons _____

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

If not, reasons _____

(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) (has not) been filed. (Sec. 3-40(b))

If not, reasons file prior to hearing

Respectfully submitted,

Della Hill
City Clerk



City of Newnan, Georgia - Mayor and Council

Date: June 18, 2020

Agenda Item: Award of Contract- Concrete Pipe Rehabilitation C Jay Smith Park 2020

Prepared By: Michael Klahr, Public Works Director

Purpose: To consider a contract award for the rehabilitation of a concrete pipe in C Jay Smith Park

Background: In preparation for improvements to C Jay Smith Park, it has been determined that an existing concrete pipe running under the ball field is in need of rehabilitation.

Separate sealed bids were received at the Office of the City Manager, June 9, 2020.

The low bid, submitted by, RDJE, Inc., was found responsive to the specifications for the project.

The work generally includes the application of 1 inch thick, polymer concrete, centrifugally cast to the interior of the pipe.

The existing pipe is approximately 460 lineal feet, 72 inches in diameter.

The recommended contractor has indicated he can begin work within 10 days of receiving a *Notice to Proceed*, and will complete the work in 15 working days.

Funding: SPLOST 2019- C Jay Smith Park Renovations

Recommendation: Award a contract to RDJE, Inc. in the amount of **\$129,400.00**

Previous Discussion with Council: N/ A



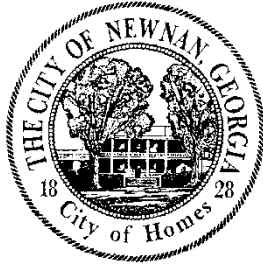
City of Newnan, Georgia

BID OPENING: Concrete Pipe Rehabilitation June 9, 2020- 10am

BIDDER	BID AMOUNT	COMMENTS
VacVision Environmental Greenville, SC <i>VORTEX</i>	<i>\$257,890</i>	
Inland Pipe Rehabilitation Conyers, GA	<i>\$186,650</i>	
RDJE, Inc. Newnan, GA	<i>\$129,400</i>	

BIDS OPENED BY

[Signature] *Goryem. Alexander*



City of Newnan, Georgia – Mayor and City Council

Date: June 18, 2020

Agenda Item: Consideration of a Consent Agreement Providing for a Time Extension Regarding an Annexation Dispute Related to Annex2020-01 – Request by Linchwood Coweta, LLC - 65.77± acres located on Parks Road (Tax Parcel # 123 1050 005)

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose: To consider a Consent Agreement providing 45 additional business days to appoint an arbitration panel to hear an annexation dispute and to provide adequate time to determine the traffic impact generated by the proposed development

Background: At the May 12th City Council meeting, the Council voted to consider initiating annexation procedures for a request by Linchwood Coweta, LLC to the Planning Commission for review and recommendation. In accordance with state annexation procedures, Staff notified the County of the Council's intent to consider the request. On June 9, 2020, the City received notice from the County that the Board of Commissioners at their June 2, 2020 meeting had voted to object to the annexation, which requires the appointment of an arbitration panel to review the request and render a binding decision. Per O.C.G.A. §36-36-114 -115, the panel must be appointed no later than 15 days after the City receives the objection and must render a binding decision within 60 days of appointment.

On June 11, 2020, representatives from the City, the County and the applicant met to discuss the objection and the County's concerns. At the conclusion of the meeting, it was suggested that a Consent Agreement be considered that would extend the time to appoint an Arbitration Panel and allow adequate time to determine the traffic impact generated by the proposed development. All parties concurred that forty-five business days from receipt of the notice of objection would be sufficient time.

OPTIONS:

- A. Approve the Consent Agreement
- B. Deny the Consent Agreement and proceed with the appointment of an arbitration panel

ATTACHMENTS: Proposed Consent Agreement
Letter from Applicant

Funding: N/A

Previous Discussion with Council: May 12, 2020



HORNE & GRIFFIS
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

June 11, 2020

VIA EMAIL ONLY

Coweta County, Georgia
c/o Michael Fouts, County Administrator
22 East Broad Street
Newnan, Georgia 30263

VIA EMAIL ONLY

Cleatus Phillips, City Manager
City of Newnan
325 LaGrange Street
Newnan, Georgia 30263

Re: Linchwood Coweta Annexation and Rezoning Proposal

Dear Mr. Foust and Mr. Phillips:

Please allow this correspondence to serve as the Applicant's consent to the extension of sixty (60) days of the appointment of an arbitration panel to allow discussions to continue with the City of Newnan and Coweta County, Georgia on the objection to the annexation of Linchwood Coweta into the City of Newnan.

If you should need anything further, please do not hesitate to contact me.

Yours Truly,

Melissa D. Griffis/kr

Melissa D. Griffis

MDG/kr

c: Ms. Jerry Ann Conner, Esq. *(via email only)*
Mr. Brad Sears, Esq. *(via email only)*

**CONSENT AGREEMENT FOR TIME EXTENSION BETWEEN COWETA
COUNTY, GEORGIA, THE CITY OF NEWNAN, GEORGIA, AND
LINCHWOOD COWETA, LLC
REGARDING AN ANNEXATION DISPUTE**

THIS CONSENT AGREEMENT, entered into as of this _____ day of JUNE, 2020 between and among **COWETA COUNTY**, a political subdivision of the State of Georgia, hereinafter called “the County”, the **CITY OF NEWNAN**, Georgia, a municipal corporation of the State of Georgia, hereinafter called “the City”, and **LINCHWOOD COWETA, LLC**, hereinafter called “the Applicant”.

W I T N E S S E T H

WHEREAS, the Applicant owns 65.77 acres located on Parks Road, Newnan, Georgia, identified as Tax Map Parcel Number 123 1050 005 (the “Property”); and

WHEREAS, Applicant has filed an annexation petition with the City to annex the Property into the City limits; and

WHEREAS, the City provided the County notice of its intent to annex on May 14, 2020; and

WHEREAS, the County timely filed its notice of objection dated June 10, 2020; and

WHEREAS, in accordance with O.C.G.A. §36-36-114 requires an Arbitration Panel be appointed no later than the fifteenth day following the City’s receipt of the objection; and

WHEREAS, representatives of the City, County, and Applicant met to discuss the objection on June 11, 2020, which relates to increased infrastructure costs for improvements to the intersection of Parks Road, with Poplar Road and Lower Fayetteville Road, and have determined that additional time is needed to determine the traffic impact generated by the Property and to give the City and Applicant time to review and respond; and

WHEREAS, the City, County, and the Applicant have determined that is in the best interests of the parties to consent to an extension of appointment of the Arbitration Panel for a period of forty-five (45) business days from receipt of the notice of objection.

NOW THEREFORE, for and in consideration of the mutual undertakings hereinafter contained, the County, the City and the Applicant hereby agree to extend the time to appoint an Arbitration Panel in accordance to O.C.G.A. §36-36-114 to August 12, 2020. If at any time during the forty-five (45) day period, any party determines that the annexation dispute is not being resolved, this Consent Agreement can be terminated by written notice and the Arbitration Panel shall be appointed fifteen (15) days after the date of the termination notice.

IN WITNESS WHEREOF, the parties have, by and through their duly authorized officer, hereunto set their hands and affixed their seals the day and year first above written.

ATTEST:

Mayor
Newnan City Council

CITY OF NEWNAN, GEORGIA

_____ (seal)
City Manager
Newnan City Council

ATTEST:

Chairman
Board of Commissioners of
Coweta County, Georgia

COWETA COUNTY, GEORGIA

_____ (seal)
County Administrator
Coweta County, Georgia

ATTEST:

LINCHWOOD COWETA, LLC

_____ (seal)

_____ (seal)

May 28, 2020

Dear Mayor Keith Brady and City Council,

I am submitting a request to you on behalf of First Baptist Church of Newnan.

The Atlanta Food Bank asked First Baptist Church to host a “mobile food pantry” on June 26. The mobile pantry is where a large volume of food will be distributed on a first-come, first-serve basis to people in our community who are in need. Vehicles will be lined up along Madison Street behind the church. Everyone will remain in their cars, and the food brought to them. We are planning to serve over 200 families and, therefore, request that Madison Street be closed to through traffic for the distribution from 7:00 a.m. to 1:00 p.m.

Thank you for your consideration of this request. If you have any questions, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,

Mike Emeott
Benevolence Ministry Coordinator
First Baptist Church
15 West Washington St.
Newnan, GA 30263
770-683-6477

To Whom It May Concern,

Residents of the College-Temple Neighborhood are celebrating America's upcoming Independence Day with various outdoor activities throughout the day. Planned events include a picnic, live music from local musicians, creative storytelling, scavenger hunt and a patriotic parade. All activities are planned to take place outdoors and with social distancing and / or mask wearing for adults. The parade will consist of "floats" such as tricycles, big wheels, red wagons, and bicycles decorated by children. We anticipate roughly 25 participants in the parade. We would like to stage the parade and the scavenger hunt and the community picnic on Wesley Street between Jackson St. and College St. from the hours of 9:00 a.m. til 2:00 p.m.

We don't know how many residents will participate at this point but we do know that all events will be outdoors and that adults will supervise children's activities. Based on feedback from the College Temple Neighborhood Facebook Home Page we would expect no more than 40 participants cumulative during the day.

The planning committee for this event is meeting June 11th and we should be able to forward more details afterwards. What we know is that we would much appreciate the street closing during this time period.

Thank you for kindly considering this request.

Michael A. Scott

678-340-2527

BTG Community Outreach, Inc.

19 First Avenue • Newnan, Georgia 30263 • (770) 6833-9110

Mr. Hasco Craver IV
Assistant City Manager
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Dear Mr. Craver

BTG Community Outreach is seeking permission to utilize the CJ Smith Park parking lot to distribute Summer lunch melas from June 15- August 5, 2020. Last year BTG was able to distribute 12,000 lunches to children in food insecure homes. These are children that typically will not be receiving lunch during the summer months.

This year the CCSD is providing a drive through/ walk through lunch distribution program at 7 school locations. Unfortunately, the children in the CJ Park area are not within walking distance to any of the school distribution locations. That is why BTG is requesting to continue to distribute prepackaged lunches, as we have in previous years, at this location.

BTG will follow all recommended guidelines put forth by the CDC in regard to social distancing, use of facial masks and gloves for the lunch time distribution at CJ Park. This location will be a drive through/walk up (and depart) locations just as the CCSD locations are throughout the summer. We also follow all USDA guidelines for the preparation, nutritional components and distribution of these lunches.

A BTG staff member and volunteers will run the distribution at CJ Park for the entire term of the summer lunch dates, June 15-August 5, 2020.

Thank you for your consideration.

Sincerely,

Kelli Yeager-Nelson
Executive Director
BTG Community Outreach, Inc.

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

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).