

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MAY 26, 2020

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 conservation 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