



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

November 8, 2022
7:00 p.m.

Commissioners Present: Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin, Chris Hunt, Fred Hamlin, Clay McEntire

Commissioners Absent:

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Dean Smith, Senior Planner
Chris Cole, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

The meeting was called to order by Chairman Smith at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman Smith asked if everyone reviewed the minutes from the October 11, 2022 meeting. Coggin motioned to approve the minutes. West seconded the motion.

MOTION CARRIED (7-0)

Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR Approximately 34.07 ± acres located at 60 Hospital Road, Newnan, Georgia.

Dean Smith informed the board that this applicant is requesting a continuance of this matter to the December meeting.

West made a motion to continue this matter to the December meeting. Hunt seconded the motion.

MOTION CARRIED (7-0)

Rezoning Request – RZ2022-09 – 5.82 ± acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045)

Chairman Smith addressed the public and informed them that he would be reopening the public hearing and asked for a motion from the board to reopen the public hearing.

Crain made a motion to reopen the public hearing. Coggin seconded the motion.

MOTION CARRIED (7-0)

Chairman Smith opened the public hearing.

Chris Cole presented the updated staff report. At the September 13, 2022 Planning Commission meeting, staff was asked by the board to research the density issues regarding the request and the overall Avery Park development. The existing 11 residential pods in Avery Park range in density from 1.54 units per acre to 4.61 units per acre. These calculations were based on the product that was initially approved. It should be noted that these 11 residential pods consist only of single-family homes.

The Zoning Ordinance Base/Maximum Density requirements for PDR zoning were the same at the time of the last Avery Park project plan update in 2004 as it is today. Specifically, there is a base requirement of 6 residential units per acre with a maximum density of 8 units per acre (with the provision that the 8 residential units per acre may only be achieved through the provision of bonuses and incentives).

With the current development proposal on 5.82 +/- acres, the base density the applicant would be allowed to construct is 35 units per the base density requirement of 6 residential units per acre. The applicant is proposing 36 units, which correlates with the proposed 6.19 units per acre. Accordingly, the request falls within the acceptable Base/Maximum Density range between 6 and 8 units per acre. The board also asked the applicant at the September 13, 2022 Planning Commission meeting to delve further into the proposed facades in regards to possible improvements. Staff received revised facades from the applicant on October 24, 2022. The applicant plans to build the front and sides in brick and the rear in HardiePlank.

Melissa Griffis for the applicant came forward to speak. Griffis stated that the applicant understood exterior changes needed to be made. That the developer went back and added a few amenities and that all conditions made by the City staff are agreeable.

Chairman Smith asked if there was anyone there to speak in opposition to the application for rezoning.

Shanea Beckom – The Boulevard, Newnan, GA. (Avery Park HOA President) – Ms. Beckom stated her concerns with the density and wanted to let the board know that they were never told they could not talk with the developer's attorney.

Mike Bedell – The Boulevard, Newnan, GA. Stated he is a 20 year resident of Avery Park and that brick can be put on the back of a house.

Tom Rector – Olmstead Trace, Newnan, GA. Mr. Rector relayed his questions about the infrastructure where building 7 & 8 are located and the retention pond all being built over an easement. He also wanted a tree study done.

Patty Bedell Vaux Park Lane, Newnan, GA. Ms. Bedell expressed her concerns about the traffic, the appearance of the townhomes and the value of her property after they are built.

Ray Helton – The Boulevard, Newnan, GA. Mr. Helton stated he is a 4 year resident of Avery Park, but a lifetime resident of Newnan. He stated that the retention pond is right by his property line. He is concerned with people crossing his yard to get to the pond. He is also concerned with traffic.

Jason Vise – The Crescent, Newnan, GA. Mr. Vise expressed his displeasure in the September meeting and wanted to do so again at this meeting stating that the company that owns the land knew what it was zoned when they purchased it so many years ago and that bought it anyway. He also stated that Avery Park now has a rental cap that only 15% of the total number of houses can be rentals.

Jeremy Morenzi – Vaux Park Lane, Newnan, GA. Mr. Morenzi voiced his concern with the traffic, noise from construction and the trash that the construction would bring.

Paula Plonk – Has been a resident since 2001 and does not want this build in front of our neighborhood.

Donna Selner – This board has an obligation to the current residents of Avery Park and to the citizens of Newnan.

Michelle Hadsell – voiced her concerns with school/daycare overcrowding.

Randy Weston – opposed to the rezoning that redefines the neighborhood.

William Plenty – Informed the board of his concerns with the traffic at the entrance of the neighborhood. He is worried about rentals and the appearance of the neighborhood and the power grid.

Catherine Caverly - She is concerned with the security and safety of the neighborhood.

Melissa Griffis came back up to speak and she stated that what the developer wants to build is not apartments they are town homes and the price point will be in the high \$400's.

Griffis stated that the developer added amenities to the design. The developer is agreeable to limit the rentals to no more than 15 %.

Griffis went on to state that the police have responded to this application and stated that the community impact would be minimal. The school system would just like updates as to when each building would be done. Newnan utilities has stated that the power grid can handle the building of this development. It would be on a separate grid than Avery Park.

George Harper spoke and said that the easement met with Newnan Utilities and they have no issues with relocation of the easement and pond. The City does have water and storm water requirements that will have to be followed. This is also a concept plan so the tree replacement is not completely laid out. Mr. Harper state that if the land is developed now as a commercial site with 30K square feet of commercial space that would require at least 120 parking spaces and that would bring more traffic than what this development would bring.

Mr. J.C. Meghrian wanted to speak to the board and let them know that he is not opposed to this development as long as they follow the said conditions:

1. Built according to submitted site plan.
2. Representative of the existing neighborhood that they will front.
3. Values and price point at represented by the builder at \$450K or higher.
4. Rental cap of 15% or less as part of their covenants and requirements.
5. Presents a finished look to those entering the existing Avery Park neighborhood.
6. Provides enhancements to the existing signage and/or provides additional entry finishing's.
7. Work with Avery Park HOA to make agreement on amenity use or provide their own amenities and not use Avery Park HOA amenities.
8. Some form of parking accommodations or enhancements to relieve the parking congestion at The Crescent entrance.
9. Modifications as available to ease traffic conditions at ingress/egress points for peak traffic times.

Chairman Smith closed the public hearing.

Coggin asked if the city or county have conducted a traffic study at the intersection. Cole stated that City Engineer Michael Klahr said that the project did not require a traffic study.

McEntire asked what the size of each unit would be?

West asked was the original plan commercial, and if so what was planned to go in there?

Brad Sears, City Attorney answered that when pathways came into develop Avery Park, they had to designate certain zoning areas. They were given credits for greenspace and the roadway was intended to be extended and go to the bypass.

Hamlin asked if there was any more room to build more pods. Staff stated that there were a few individual lots, but not enough land to build another pod.

Chairman Smith asked about the tree management plan. Mike Furbush, City Arborist stated that we now have a tree management plan in all rezonings and he stated his concern is that there are 25 specimen trees slated to be removed, and he has seen no effort to change the layout to save these trees. Furbush went on to say that the trees would need to be replanted.

George Harper – Stated that it is tough to determine when there is no grading plan, the lot is flat and it definitely behooves the development to save as many trees as possible. He went on to state that they will have an underground retention and have more flexibility with no concerns of meeting the tree density plan.

Chairman Smith stated that in the September Planning Commission meeting when it was discussed about changing the zoning of this property from commercial to residential one thing was mentioned is that whatever ends up happening needs to be in line with what is already in Avery Park. This application is still 34% more dense than the densest pod in Avery Park.

Chairman Smith went on to state that the tree management plan is in place not to save trees. The developers do not need to push the envelope with density. We have always had a landscape ordinance, now we have added the tree management plan to save some trees.

The degree of density is the issue here.

Hamlin stated that the design is all flat roofs. There needed to be different pitches to the roof's to keep in line with what is already in place in Avery Park.

Coggin stated that his biggest concern is the traffic. Density is still a huge issue as well.

Crain stated that he applauds the residents of such a tight knit neighborhood. That we all should care about our community this passionately. He also wondered if there was a happy medium where all parties could agree.

Hamlin said he has lived in Newnan since 1996, and seen a lot of growth and changes. The look of town homes if done right could really be a nice development.

West made a motion: After hearing concerns from the public and my other commissioners, he made a motion to deny the Rezoning Request – RZ2022-09 – 5.82 ± acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045. Hamlin seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 112 LaGrange Street

Dean Smith stated that the current application is a request from Morona Construction. They want to build a two story home. Staff would recommend approval of this Certificate of Appropriateness.

Daniel Litchy the applicant came forward and told the board they intend to build a 3000 square foot home.

McEntire asked if the exterior of the home is going to be stucco.

Mr. Litchy said that it would be stucco, but not the textured kind it would be smooth.

Coggin stated that he did not remember any other homes in the area being stucco, but that the area is made up of homes with all different materials.

A motion was made by Commissioner Crain to approve the Certificate of Appropriateness at 112 LaGrange Street. Coggin seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 7 & 9 Jackson Street

Dean Smith stated that the applicant is asking that they be granted the certificate of appropriateness to not place the awnings. Staff recommends approval of the certificate of appropriateness.

Chairman Smith stated that it would help with the elevation of the storefronts.

Hamlin stated that no awnings would allow more natural light to come in the front of the storefronts.

West stated that the awnings would cover the transom windows.

Crain made a motion to approve the Certificate of Appropriateness for 7 & 9 Jackson Street. Coggin seconded the motion.

MOTION CARRIED (7-0)

NEW BUSINESS

Dunnavant informed the Commission that they would have a December meeting.

Dunnavant asked the Commission what topics/items they would want discussed at the annual report meeting to City Council.

West mentioned that the parking downtown definitely needs to be discussed. Hamlin agreed and stated that a parking deck needs to be discussed.

Hamlin also stated that 2nd floor storefronts could be taken advantage of but not enough parking.

Cargo container use needs to be discussed.

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:39 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.



Chairman Proctor Smith

MOTION CARRIED (7-0)