NEWNAN
GEORGIA

CITY OF NEWNAN
Planning Commission
Meeting Minutes

September 13, 2022
7:00 p.m.

Commissioners Present:	Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin, Fred Hamlin, Chris Hunt, Clay McEntire
Commissioners Absent:	None
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 August 9, 2022 meeting. Coggin motioned to approve the minutes as amended. Hunt seconded the motion.

MOTION CARRIED (7-0)

Rezoning Request – RZ2022-06 35.49 ± acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003)

Chairman Smith opened a public hearing on the aforementioned request.

Dean Smith presented the staff's report to the Commission. He stated Jim Chapman Communities seeks to develop the subject property as a 196-unit multifamily development. Dean Smith added the property is currently zoned RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density) and the applicant is requesting RML (Residential Multiple Family Dwelling – Lower Density).

Dean Smith stated staff assessed the project based on the standards to be considered for rezoning requests and found that the development meets 6 of the 8 standards.

He added that should the Commission elect to recommend approval of the request, Staff would recommend the following conditions be considered:

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 196 units maximum.
- Developer will maintain 40-foot undisturbed landscape buffer on east side between any residential unit and Interstate 85 right-of-way.
- Developer will provide and install any required street lighting along Newnan Crossing Bypass, adjacent to the parcel and will install sidewalk along Newnan Crossing Bypass and internally throughout the proposed development in accordance with the City's standards.
- Developer will address the comments from the Director of Engineering on expanding the parameters of the traffic study to include an expanded study area and perform a warrant study to determine the need for a traffic signal at the location of the primary driveway serving the development.
- The detention/retention pond illustrated on the concept plan in the southwest corner of the site shall be adequately screened from street view with a combination of fencing and landscaping materials in accordance with City Standards.

George Rosenzweig, representing the applicant, stated that the project is a joint venture between the Cates Family Partnership and Jim Chapman Homes. He mentioned their various awards and achievements and provided background on the company. Jim Chapman reviewed the concept plans, discussed the targeted renters, and showed proposed elevations. He mentioned there would be 56% masonry on all units visible from the bypass to make them more aesthetically pleasing and stated he would be happy to answer any questions from the Commission.

Chairman Smith asked anyone in opposition to the rezoning to come forward. With no one electing to speak, he closed the public hearing and asked for questions from the Commission.

Chairman Smith asked if the units were going to be triplexes. Chapman stated that there would be 6 units per pod.

Commissioner Crain asked about road maintenance and street parking. Chapman stated they would maintain the road and there would be on-street parking.

Commissioner Coggin asked about a traffic light at the entrance. Dean Smith stated that is one of the conditions of approval that staff has recommended.

Chairman Smith asked City Arborist Mike Furbush about the new tree management ordinance. Furbush expressed concerns as to whether they could meet the requirements. He added that based on the preliminary layout, there did not appear to be enough room to be able to plant the required trees. Furbush added most of our typical townhouse developments do not have enough room to plant trees in the front of the property due to driveways and utilities.

Commissioner Hamlin asked Furbush his assessment on how much land they needed to meet the ordinance. Furbush stated that it is hard to tell at this point. Chapman stated that they will plant at least 1 tree in front of every unit.

Commissioner West asked if there would be 2 entrances and if the roads would be at least 26 feet wide. Chapman stated yes.

Chairman Smith asked Dunnavant about the "missing middle" housing products. Dunnavant stated that the City would like to see more than just single-family homes and large garden-style apartment complexes. She said there were products such as duplexes, triplexes, cottage developments, and quadraplexes that appear to be "missing" in the community.

Chairman Smith stated that this development is not unlike what we already have in the city. He added that he would prefer to see a mixture of products and added that he would like to see "missing middle" further defined. Commissioner Hamlin agreed with Chairman Smith and said at the end of the day, it is just another high-density project.

Rosenzweig stated that he is bringing forward a good developer with a solid product and an excellent track record. Commissioner Hamlin said he appreciates that the land owner wants to sell their property, but added that he just does not believe that the citizens want this type of development.

Commissioner Hamlin made a motion to recommend denial of the rezoning request. Coggin seconded the motion.

MOTION CARRIED (5-2) (West & Crain)

Rezoning Request – RZ2022-08 – 14.23 ± acres located at 110 Field Street (Tax Parcel #N15 0001 001) Requested change in conditions by amending the development plan.

Chairman Smith opened a public hearing on the change in zoning conditions for the property located at 110 Field Street.

Dunnavant gave the staff's report and reviewed the changes that were being sought. She provided a history of the mixed-use zoning designation for the property and added that the master plan no longer reflected what is currently zoned MXD. She stated that the applicant is also seeking to amend the plan to convert 18,950 square feet of commercial space into nine residential units. Dunnavant stated that staff has reviewed the application and finds that it meets 7 of the 8 standards. She added that if the Commission elects to recommend approval of the request, staff would recommend the following conditions:

- The project will be consistent with the plan and square footage allocations as specified in the post rezoning calculations: 21,077 square feet of commercial space and 153,073 square feet of multi-family residential space (154 units).

- The proffered condition of the applicant – "In conjunction with the support of the City's recent investment to the LINC trail located along the property's eastern boundary and existing pond, the Landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics and access to the pond for residents and the public."

Melissa Griffis, representing the applicant, stated that the owner is not in compliance by any fault of his own. She added that they asked the City Attorney what needed to be done to come into compliance and he felt a rezoning was needed to amend the master plan. Griffis added that the applicant found the conditions recommended by staff to be acceptable.

Chairman Smith asked if there was anyone present to speak in opposition of the rezoning. Seeing no one come forward, Chairman Smith closed the public hearing and asked for questions from the Commission.

Chairman Smith asked for the square footage of the 9 proposed residential units. Kristy Brooks, Tribridge Residential, stated that the units would be 1,800 – 2,000 square feet.

Chairman Smith stated that he believes this is a good project.

Commissioner McEntire made a motion to approve the rezoning request at 110 Field Street with the conditions recommended by staff. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

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

Chairman Smith opened a public hearing on the aforementioned request.

Chris Cole presented the staff report. Cole stated that the applicant is seeking to rezone 5.82 ± acres from the current PDC/PDO to PDR for the purpose of building 39 townhomes. He provided background on the properties, reviewed the concept plan, and discussed what could be built on the site as currently zoned. Cole stated that this project meets 7 of the 8 standards and mentioned that to date he had received 2 emails and 1 phone call in opposition of this application. Cole added that he would recommend the following conditions if the Commission chooses to recommend the rezoning:

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

- The project shall consist of a maximum of 39 units, being a townhouse-design condominium project in accordance with the requirements of the City's Zoning Ordinance. Residential homes shall be a minimum of 1,300 heated square feet.

Melissa Griffis spoke on behalf of the applicant. She stated that all conditions suggested by Cole were acceptable.

Taylor Josey, Josey Young and Brady Realty, mentioned that the lots have been vacant over 20 years and this is the only offer that has been received during that timeframe.

James Nicholson, Freedom Land Holdings, informed the Commission that the units would be brownstone type buildings and the price would start in the upper $400s.

Commissioner Hamlin asked if the side and rear elevations would be hardie plank and the front brick. Nicholson stated that they would be hardie plank and the end elevations would be consistent with the front.

Commissioner Coggin asked about the rental percentage. Nicholson stated it would be no more than 20%.

Commissioner Hamlin asked about the price. Nicholson stated the units would start in the high 400s.

Commissioner Hamlin stated that he wanted the applicant to make the back of the units look more appealing than the industrial look that was proposed.

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

Shanea Beckom, The Boulevard, stated she is the President of the Home Owners Association and she wanted the Commission to know that the membership has concerns about the new residents using their amenities.

Michael Scharko, Hillpond Lane, informed the Commission of his concerns relating to use of the amenities, public safety and increased traffic.

Ken Campen, Alessie Park, stated he moved here 5 years ago from Portland where he experienced uncontrolled development that ruined his neighborhood. He said he has the same concerns as his neighbors: use of amenities, schools and traffic.

John Evans, Nash Lane, said he was the Vice-President of the Avery Park Home Owners Association. He stated he was concerned about the traffic in the mornings and evenings as half of the 550 homes use the entrance where the development will be located. He felt the addition of these townhomes would increase the traffic back-up.

William Plenty, Baldwin Court, said he agreed with everything that had already been stated. He felt the addition of the townhomes would degrade the entrance to the subdivision and be a burden on the power grid.

Suzanne Capannelli, Olmstead Trace, stated her biggest concern is why the property is not being used as it is currently zoned. She added there is too much high density in Newnan already.

Jason Vise, The Crescent, said he lives 3 houses away from this property and he wants a barrier between the subdivision and the new townhomes. He asked if the project would be public housing.

Darrell Earnhart, McAdam Ct, expressed concerns about trusting the developer to not turn the development into a cheap rental community.

Paula Plonk, The Boulevard, stated she wants to live in a community that doesn't have condos at her front door.

Joanne Pisowicz, Arendt Park Lane, stated she is a 5-year resident and she is afraid that this proposed development will be an eye sore and destroy the charm of the neighborhood.

Kristine Henning, Arendt Park Lane, said she is 4 houses away from this proposed development and added that Highway 29 is already congested in the mornings and evenings and she is afraid of the volume of traffic this development will bring.

Melissa Griffis provided rebuttal on behalf of the applicant. She explained the amenity situation and why her client thought the amenities would be available to the townhomes. Griffis stated that the applicant would be fine with making a proffered condition of no more than 20% rentals.

Chairman Smith closed the public hearing and asked for questions from the Commissioners.

Commissioner Hamlin asked about the traffic. Dunnavant stated that if the property were to be used as a commercial business, traffic could be an issue as well depending on the type.

Commissioner Coggin asked how they could keep the townhome residents from using the amenities. Sears stated that they could make it a requirement in the closing documents that no amenities are to be included.

Commissioner Crain asked if this spot was commercial when Avery Park was first proposed.

After some discussion with her client, Melissa Griffis asked for the Commission to continue this item until the October 11, 2022 meeting.

Commissioner West made a motion to continue the Rezoning application of RZ2022-09 until the October 11, 2022 meeting. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Chairman Smith stated that there needs to be more meat in the ordinance regarding "missing middle" and what exactly that looks like for the City.

Hamlin suggested looking at the impact of these developments on Newnan Piedmont Hospital.

NEW BUSINESS

Dunnavant stated the Commission will have a meeting in October. She reminded the Commission that the Downtown Development Authority would be meeting in the morning to discuss the proposed downtown design guidelines.

PUBLIC COMMENTS

ADJOURN

With no further business, the meeting adjourned at 9:18 p.m. on a motion from Commissioner Coggin and seconded by Commissioner Hunt.

MOTION CARRIED (7-0)

Chairman Proctor Smith