



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

August 9, 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
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 July 19, 2022 meeting. Chairman Smith noted that a decimal point needed to be added on page 2 so that it would be \$2.50 instead of \$250. Coggin motioned to approve the minutes as amended. West seconded the motion.

MOTION CARRIED (7-0)

Continuation of Rezoning Request 2022-06 – 35.49 ± acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003)

Dean Smith informed the Commission that the applicant is requesting this rezoning be continued to the September 13, 2022 meeting.

Coggin made a motion to continue the public hearing for rezoning RZ2022-06 to September 13, 2022. Crain seconded the motion.

MOTION CARRIED (7-0)

Annexation Request – ANNEX2022-04 – 163.61 ± acres located off Green Top Road (Tax Parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the Southern portion of 085 5107 003)

Tracy Dunnivant presented the staff report. Dunnivant stated that the applicant is seeking to develop a 366-lot subdivision to accommodate a variety of single family, detached, fee-simple owned homes. She stated the development will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet. Dunnivant added the minimum floor area is being proposed at 1,600 square feet with average square footages as follows: Ranch Pod (65 homes) – 1,860 square feet; Traditional Pod (150 homes) – 2,640 square feet; Estate Pod (151 homes) – 3,004 square feet. She said amenities for the subdivision will include a pool, clubhouse, pickleball complex, playgrounds, a dog park and walking trails throughout the development. Dunnivant stated there will be three to four different floor plans; with each plan having three to four different elevations and color combinations. She mentioned the average sales price will range from \$414,000 to \$596,000.

Dunnivant provided an assessment of the project based on the standards to be considered for rezoning requests. She concluded by stating the development meets **6 of the 8 standards**.

Dunnivant also discussed Coweta County's response to the annexation. She stated they had objected to the request based on the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use.
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value of useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and
3. Differ substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Dunnivant explained that the Department of Community Affairs (DCA) was asked to appoint an arbitration panel to hear the objection. She added DCA refused to grant the hearing citing a lack of proof that the post office delivered the County notification package via certified mail, even though both the City and County agreed that the notice had been delivered. Dunnivant said this allowed the request to proceed to the public hearing process.

Dunnivant mentioned that should the Commission elect to recommend approval of the request, Staff would suggest the following conditions be considered:

1. The project will be consistent with the concept plan, density, project data, amenities (including a pickle ball complex as referenced in the letter of intent), and elevations provided as part of the application.
2. The developer will follow and adhere to all conditions proffered as part of the annexation application.
3. The average square footages for each Pod will be as follows: Ranch Pod – 1,860 square feet; Traditional Pod – 2,640 square feet; Estate Pod – 3,004 square feet.
4. The City of Newnan will not issue a permit for land disturbing activities until such time as

Coweta County has reviewed and approved the plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Green Top Road.

5. For internal streets, particularly "Street A" on the concept plan, the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes, and/or raised crosswalks to serve as speed deterrence.

Chairman Smith asked for the applicant to come forward and state his case. George Rosenzweig, applicant's representative, mentioned that the Pulte Group is a national home builder and Fortune 500 company. He gave specifics on the project and reviewed his PowerPoint presentation, which gave detailed information regarding the concept plan, amenities, house plans, target buyers, and traffic impacts. Rosenzweig explained that the applicant has conducted a traffic study which concluded that the traffic impact would be minimal and discussed the money that the applicant agreed to provide the County for any impact resulting from the development to their roads.

Chairman Smith asked if there was anyone to speak against this annexation/rezoning.

Pat Burn, Dogwood Road, asked that any development be within the current zoning classification of Rural Conservation (RC).

Richard Yancey, College Street, stated that this annexation has been going on for years and the neighbors of this property do not want this to happen. He added that the neighbors do not want added traffic because the traffic is already very bad.

John Moody, Oak Hill Drive, stated the City gets the benefits while the citizens pay the price.

Larry Nelms, Crepe Myrtle Drive, stated this project does not need to be approved. He mentioned there is no direct access to the city and service providers will have to go through the County to get to property.

Ruth Stark, Club Court, stated that she was opposed to this because of the traffic issue. She added our County/City needs to do something about the traffic we already have, not create more.

Charles Mann, Pine Lake Drive, wanted to know how this annexation/rezoning was even possible with the railroad track preventing the property from being contiguous.

Frankie Hardin, Pine Lake, asked why the City keeps annexing Coweta County.

Carlton Welsh, Donna Trace, stated that there have been 2 fatal crashes on HWY 29 and the additional traffic was going to make it less safe.

Tom Loper, Palomino Circle, stated that the traffic was only going to get worse because of all the development coming to the area.

John Wells, Lake Ridge Drive, stated that the City/County needed to slow down on building.

Bob Ziifle, Heritage Trace, stated that he felt there was special treatment for City officials and added that it was not fair.

George Rosenzweig provided rebuttal on the citizen comments. He stated that the traffic study did include what has already been approved in the area but not yet built.

Chairman Smith closed the Public Hearing.

Commissioner Coggin asked Rosenzweig why the development would not be using Newnan Utilities water and sewer lines. Rosenzweig stated that the county's sewer line is already on the property.

Commissioner Coggin asked Garren Smith, a representative of the developer, if they had already chosen a realty company to sell the homes in the development. Smith stated that they had not decided on a realty company.

Commissioner West asked why this project was rejected by the County and City in the past. Dunnivant stated that, for the City, it was a different project that was rejected.

Commissioner McEntire asked if it makes sense to recommend something where legal action has been filed. Sears stated that it was okay to make a recommendation on this matter.

Commissioner Coggin made a motion to recommend denial of the annexation of 163.61 ± acres located off Green Top Road. Commissioner Hamlin seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 20 Market Square Way – Exemption on Architectural Finishing Material Requirements

Chairman Smith opened a public hearing on the variance request for 20 Market Square Way.

Dean Smith presented the staff report for the variance request. He stated that the applicant is requesting relief from the architectural finishing material requirements in a planned development commercial area. He stated that the applicant has an existing business at 23 East Broad Street and wants to place a similar structure at 20 Market Square Way. Dean Smith stated that the PDC requirements specify materials for non-residential structures. He stated that the applicant is seeking to use another special made cargo container to sell snow cones to individuals utilizing the LINC walking trail system. Dean Smith added that there have been no objections received from any of the surrounding home owners, the HOA, or any other businesses in the area. He concluded by stating that staff recommends approval of the variance request.

Scott Allen, Wow Sno, briefly addressed the Commission regarding his current business and future plans for the site. He added that he would be happy to answer any questions they may have.

Commissioner Hamlin asked about upkeep of the lot and the landscaping. Allen stated the landscaping is maintained by the property owners.

Chairman Smith closed the public hearing and asked if there were any other questions from the Commission.

Commissioner McEntire asked if there would be trash service for the business. Allen stated yes.

Commissioner Hamlin wanted to make sure this variance would be limited to WOW Sno and no other business.

Commissioner McEntire made a motion to approve the variance from the material requirements with the condition that it would only apply to the WOW Sno business. Hunt seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 37, 41 and 45 LaGrange Street

Dean Smith presented the staff report stating that the property is zoned CBD and there will be a minor final plat submitted to combine all 3 lots. He added the applicant is seeking to build an office building and provide 76 parking spaces for the building. Dean Smith said the building would house the Bonnell Aluminum administrative offices and mentioned that elevations and building layouts had been included in the packets. Dean Smith added the project meets all 8 standards, and staff recommends approval of the Certificate of Appropriateness.

Kip Oldham spoke on behalf of the applicant and stated that there is a growing need for office space for his client. He offered to answer any questions that the Commission may have.

Commissioner Coggin asked if the applicant would mind churches using the parking spaces when their offices were closed. Oldham said the applicant has no problem with that request.

Commissioner Crain made a motion to grant the Certificate of Appropriateness for 37, 41 and 45 LaGrange Street. Commissioner Coggin seconded.

**MOTION CARRIED
(7-0)**

NEW BUSINESS

Dunnavant stated the Commission will have a meeting on September 13, 2022. She also reminded the Commissioners about the joint Design Guidelines meeting on September 14th with the Newnan Downtown Development Authority. Dunnavant said they needed to let her know if they would be attending so that she could advertise the meeting if a quorum would be present.

PUBLIC COMMENTS

Frankie Little-Hardin asked to address the Commission. She thanked them for their Green Top Road decision and asked them why there were no women on the Commission. Little Hardin also stated that she felt the City and County leaders needed to start learning to work together.

Chairman Smith thanked her for her comments.

ADJOURN

With no further business, the meeting adjourned at 8:41 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.



 Chairman Proctor Smith

MOTION CARRIED (7-0)