



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

July 19, 2022
7:00 p.m.

Commissioners Present: Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin, Fred Hamlin
Commissioners Absent: Chris Hunt, Clay McEntire
Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Dean Smith, Senior Planner
Carson Sears, Representing City Attorney Brad Sears

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 June 21, 2022 meeting. Coggin motioned to approve the minutes as drafted. Crain seconded the motion.

MOTION CARRIED (5-0)

Amending of Agenda

A motion was made by Commissioner Coggin to amend the agenda by discussing Tab 4 as the second item, Rezoning Request – RZ2022-06 – 35.49 +/- acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003). Commissioner West seconded the motion.

MOTION CARRIED (5-0)

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

Dean Smith informed the Commission that the applicant would like to continue this application to the next meeting of the Planning Commission on August 9, 2022.

Commissioner Coggin made a motion to continue the rezoning request. Commissioner West seconded.

MOTION CARRIED (5-0)**Rezoning Request – RZ2022-07 - 8.44 +/- acres located off Newnan Crossing Bypass and Ashley Park Boulevard (Tax Parcel #087 5043 004)**

Chairman Smith opened the public hearing.

Tracy Dunnavant, Planning and Zoning Director, explained that the applicant is seeking to change the conditions of a previously approved mixed-use zoning. She stated the current conditions limit the number of apartments units to 278 and the applicant is seeking to add 72 units to offset the cost increase that has happened over the last two years which they claim has impacted the economic viability of the project. Dunnavant added that the applicant is also asking to increase the maximum height from 70 feet to 75 feet to accommodate what would now be a six-story structure. She gave background on the project that was approved in 2020 and stated the only difference is the increase in the height and the 72 additional units. Dunnavant said because these are conditions of the zoning, they have to be amended and approved by Council through the official rezoning process.

Dunnavant reviewed the standards for rezoning and concluded that the request meets 7 of the 8 standards. She stated that if the Commission recommends approval of the request, staff would suggest adding the following conditions:

1. That the project would be consistent with the plan density project data, amenities, property conditions and architectural details as updated and provided as part of the application.
2. By completion of the multi-family development the developer will conduct a traffic study to assess the appropriate traffic signal cycle lengths to allow for those signals at intersections 2 and 3 on SR 34 on Bullsboro Drive and intersection 5 on Newnan Crossing Boulevard and implement such changes in signal cycle length as associated with the traffic study.
3. In accordance with the DRI #591, the existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

The applicant, Stan Thomas, spoke on behalf of the request. He provided an overview of the project and discussed how expensive the apartments were going to be to build.

Chairman Smith asked if there was anyone to speak in opposition of the project.

John Hicks, General Manager of the Honda dealership, stated that his business was located about 250 feet from the proposed project site. He said he does not believe the apartments would be a good addition because Honda has 6 billion dollars in inventory on the lot and apartments bring more crime. Hicks did state that he does not know the rental rates of the proposed units, but he just wanted to go on record as being opposed to the development.

Thomas addressed Hicks' concerns and discussed the type of product that they would be building. He stated the project is going to draw the kind of person that is selling a million or two-million-dollar home that wants to downsize and have all of the amenities that this type of product affords.

Chairman Smith asked Thomas about the rental rates. Thomas stated they are looking at \$250 per square foot per month.

Chairman Smith closed the public hearing and asked the Commission if there were any questions for the applicant or staff.

Hamlin asked how many multi-family units have been added in the last 2 years. Dunnavant gave a rough estimate of 1000 units in the last five years. Coggin asked Thomas if he was willing to cap the development at 350 units. Thomas stated yes, but added that the number could go down. Hamlin asked if the restaurant space has been leased. Thomas stated that they have leases out for signature.

Chairman Smith asked if Thomas had a proposed schedule for the commercial development. Thomas stated that the commercial would definitely be faster and was ready to be built immediately.

Crain asked about security. Thomas stated that they would have 24-hour security on site inside and outside.

Hamlin asked about the vacancy rate on retail at Ashley Park. Thomas stated he does not know because he does not own it. Hamlin expressed concern about Ashley Park taking a hit when the new retail opens up. Thomas stated that he did not believe that would be the case.

Chairman Smith reminded the Commission that the subject they are voting on tonight is the number of units they want to add and the height of the building. The Commission is not voting on the commercial side of the project.

Commissioner West made a motion to recommend the rezoning request with the three conditions set forth by the Staff. Commission Coggin seconded the motion.

MOTION CARRIED (4-1/ Hamlin)

Rezoning Request – RZ2022-04 38.70 +/- acres located off Celebrate Life Parkway (Tax Parcels#086 5053 002 and #086 5044 002)

Chairman Smith opened the public hearing.

Dean Smith, Senior Planner, explained that the NRP Group is looking to develop the subject properties with a mixture of commercial and multifamily uses. He added that in order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning. Dean Smith said the development would consist of 33,000± square feet of commercial/office space and a 294-unit multi-family apartment complex.

Dean Smith reviewed the 8 standards to be considered for rezoning requests. He concluded that the request met 6 of the 8 standards. He suggested that if the Commission decides to approve the rezoning request, that the following condition be considered:

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

Chairman Smith asked the applicant to come forward and state their case.

Melissa Griffis spoke on behalf of the applicant. She stated they first brought this project to staff in March of 2022. Griffis discussed meeting with the staff on multiple occasions and how many times the plan had been edited. She added that Staff is agreeable to the condition that staff recommended.

Chase Beasley, NRP Group, spoke on behalf of the applicant. He described the project and discussed both the commercial and residential elements. Beasley said they took the downtown characteristics and applied them to the elevations. He added that they wanted to attract a higher end "Class A" renter.

Chairman Smith asked if anyone wanted to speak in opposition of the application.

With no one coming forward Chairman Smith closed the public hearing.

West asked if the zoning was appropriate for this type of development. Dean Smith said yes. Dunnavant stated that the future land use map shows this tract as a mixed-use development.

Chairman Smith asked if there was a development schedule for the commercial component of the site. Beasley said that there is not one, but they want it to be built at the same time as the residential.

Chairman Smith stated that with the new MXD ordinance, if it is done in phases every phase on its own has to be a mixed use. He explained you can't just build apartments and let the commercial space sit there. Dunnavant added that when the Council adopted the new mixed-use regulations, they wanted to make sure they did not have another situation like The Springs mixed use project where the apartments are built and the commercial property sits vacant.

Coggin asked if there is a commitment on the total square footage for retail/commercial space. Dean Smith stated that their application states that 33,000 square foot will be built.

Chairman Smith stated he would like to see some type of guidance regarding the ratio of commercial to residential product in these mixed-use developments.

Commissioner Hamlin asked that as the property sits in its current zoning, what would the maximum number of multifamily units be. Dean Smith answered that 132 units would be the max.

A motion was made by Commissioner Hamlin to deny the rezoning request. Commissioner Coggin seconded the motion.

MOTION CARRIED (3-2; Crain, West)

NEW BUSINESS

Dunnavant stated the Commission will have a meeting on August 9, 2022. She also reminded the Commissioners about the Design Guidelines meeting in September. 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 there.

ADJOURN

With no further business, the meeting adjourned at 8:45 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.



Chairman Proctor Smith

MOTION CARRIED (5-0)