



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

June 21, 2022
7:00 p.m.

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

Commissioners Absent: Chris Hunt

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Dean Smith, 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 May 10, 2022 meeting. Coggin motioned to approve the minutes as drafted. Crain seconded the motion.

MOTION CARRIED (6-0)

Celebrate Life Parkway Rezoning Request

Staff informed the Commission that the applicant is requesting that this item be continued to the July Planning Commission meeting.

A motion was made by Crain to continue the rezoning request to the July 19th meeting. West seconded the motion.

MOTION CARRIED (6-0)

Preliminary Plat Revision – The Point, f/k/a The Garden Residences at Bass – Manget SD2022-01

Dean Smith stated the plat was presented to the Commission at their March 8, 2022 meeting. He added that the Commission decided not to approve the plat until issues had been addressed regarding

the proposed HOA. Dean Smith said the plat is back before the Commission with the HOA's proposed covenants. He added the City will require that the applicant record the covenants and provide a copy to the City.

A motion was made by McEntire to approve the preliminary plat revisions. Coggin seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness – 19 Jefferson Street

Dean Smith stated this item involves a certificate of appropriateness request from Kip Oldham with K.A. Oldham Design, Inc., on behalf of 19 Jefferson, LLC for a re-development/new development project consisting of demolishing an existing drive-thru building, renovating an existing building and constructing two new buildings. Dean Smith reviewed the rehabilitation standards that were adopted for development in the Downtown Development Overlay District. He stated that staff recommends approving the certificate of appropriateness request with no conditions.

The applicant, Kip Oldham, discussed the project and stated that they are hoping to attract an upscale restaurant. He added there would be 4-8 residential units and discussed the orientation of the buildings and what would be on each floor.

Proctor Smith asked if the proposed buildings' exteriors would match the existing building. Oldham stated that it would complement, but added that the existing building is unique.

Crain asked if there were any existing offices in the current building. Oldham confirmed that there are offices there with some tenants.

Hamlin asked if the residential units would be for lease or sale. Oldham stated they would like to have them for sale.

Coggin asked about parking. Oldham stated that they would actually be adding a couple of spaces if they are allowed to develop their proposed on-street parking.

Proctor Smith asked if the site designs would have to go to engineering for approval. Dean Smith stated that they would.

A motion was made by McEntire to approve the Certificate of Appropriateness for 19 Jefferson Street. West seconded the motion.

MOTION CARRIED (6-0)

Annexation Request – 1.22 +/- acres located at 30 Amlajack Boulevard (Tax Parcel #097-5044-013) Requested zoning of CHV (Heavy Commercial District) – 2022-03

Hamlin recused himself as he is related to the applicant.

Chairman Smith opened a public hearing and asked Dean Smith to present the staff's report.

Dean Smith stated the petitioner is seeking annexation for the stated purpose of upgrading and improving an existing highway sign (billboard). In order to accomplish this, the applicant is seeking an CHV (Heavy Commercial District) zoning for the subject property. He said the tract is currently under the jurisdiction of Coweta County and has a zoning classification of M - Industrial District. Dean Smith

added that the petitioner is also seeking special exception approval for a highway sign and a variance to reduce the length of required interstate frontage from 400 feet to approximately 364 feet. He stated the petitioner has indicated that the sign in question is a legal, non-conforming sign by the County's standards and cannot be changed, upgraded, modified or improved upon as it exists today.

Dean Smith reviewed each of the standards and concluded that the project met all 8 of the 8 standards. He recommended approval with the following conditions: 1) The use for the property shall be limited to that of a highway sign (billboard); 2) A special exception use be granted for the construction of a highway sign, albeit static, multiple message or variable message, subject to the following limitations and in accordance with the City of Newnan's Sign Regulations: Highway signs shall be limited to one freestanding sign on the property with a maximum area of 400 square feet. The height of the highway sign shall not exceed 65 feet. The minimum setback from the Federal Interstate Highway is 60 feet. The minimum setback from any property line or public right-of-way (non-federal interstate highway) is 40 feet; 3) A variance be granted to allow the highway sign to be located on property with less than 400 feet of frontage on a Federal Interstate Highway. The subject property has approximately 364 feet of frontage along Interstate 85.

Dean Smith stated the City notified the County of the request once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent not to file a Notice of Objection. He added they did not request any conditions be added to the adopting ordinance if the annexation were to be approved.

Donald Sprayberry, applicant, came before the Commission. He stated that he had concerns about the City's condition that the use of the property would be limited to only a billboard. Sprayberry stated that he would like to have options for other uses that are allowed within the CHV zoning district. Dunnivant expressed concern over certain uses permitted in the CHV zoning district that might not be suitable with the property being a gateway to the City.

A motion was made by Crain to approve the annexation request with the condition that the applicant meet with staff to develop a list of prohibited uses for the property. West seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – 0.74 +/- acres located at 18 Savannah Street (Tax Parcel #N12 0001 010) from ILT (Light Industrial District) to CBD (Central Business District) – 2022-05

Chairman Smith opened a public hearing on a rezoning request for 0.741± acres located at 18 Savannah Street and asked Dunnivant to give the staff report.

Dunnivant stated that the applicant is requesting a CBD (Central Business District) zoning designation for the purpose of operating a microbrewery out of the existing building. She added that the petitioner has also expressed an interest in expanding the building to the west and using the existing parking lot for an entertainment area which will include a food truck yard, seating areas, an outside bar, and a stage. Dunnivant mentioned that parking would be provided on the adjacent lot to the west of the property.

Dunnivant reviewed the project in terms of the standards for making zoning decisions. She concluded that the project met 7 of the 8 standards and suggested that if the Commission chooses to recommend approval of the request, the following condition should be included: 1) The project will be consistent with the concept plan and renderings provided as part of the rezoning application.

George Rosenzweig, attorney for Southtree Construction, came forward to speak for the applicant. He stated that the microbrewery will sit on $\frac{3}{4}$ of an acre and there will not be a restaurant - only food trucks.

Chuck Ogletree informed the Commission that his vision is for this business to become a part of the community, have good beer, provide a variety of entertainment and create a thriving outdoor area.

Coggin asked about the occupancy requirements. Chairman Smith stated that would fall under the building code and the Fire Marshal would need to make that determination.

Hamlin asked if there would be a restaurant. Ogletree stated that there would not be a restaurant - only the food trucks.

The Commission discussed the parking situation and how it would be addressed if the adjacent property was developed in the future. Ogletree agreed to maintain 18 parking spaces either on his property or on the adjacent property for use by the microbrewery.

West asked about the distance of the microbrewery from the neighboring church. Dean Smith stated that churches have been removed from the distance requirements.

The Commission discussed possible noise issues. Ogletree stated that he would adhere to the noise ordinance which prohibits amplified music between the hours of 10:00 pm. – 7:00 a.m.

After further discuss, Crain made motion to approve the rezoning request of 18 Savannah Street with the conditions that the project be consistent with the plans presented to the Commission and that 18 parking spaces will be maintained for this establishment either on the subject tract or on the adjacent property. McEntire seconded the motion.

MOTION CARRIED (6-0)

NEW BUSINESS

Dunnavant stated the Commission will have a meeting on July 19, 2022.

ADJOURN

With no further business, the meeting adjourned at 8:23 p.m. on a motion from Commissioner Crain and seconded by Commissioner West.



Chairman Proctor Smith

MOTION CARRIED (6-0)