



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

May 10, 2022
7:00 p.m.

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

Commissioners Absent: Fred Hamlin

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Chris Cole, 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 April 12, 2022 meeting. Crain motioned to approve the minutes as drafted. Coggin seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request Approximately 0.22 +/- acres located at 39 Main Street RZ2022-02

Chairman Smith opened the public hearing.

Tracy Dunnavant presented the applicant's case. The applicant would like to rezone the property at 39 Main Street from RU-7 to CGN to use as a counseling office. After review the eight standards, it was determined that this request meets 7 of the 8 standards for rezoning. Staff recommends that the request be approved with the following conditions:

- 1) That the business be housed in the current house that is on the property,
- 2) That the rezoning be limited to office use only.

Alice Carnejo came forward to speak as the applicant. Carnejo stated that she is a licensed and certified counselor and that they currently offer these services at the DUI school that she also owns.

She would like to move the counseling service to this location in order to help with confidentiality for the patients.

Chairman Smith asked if there were any questions for the applicant.

Stephen Kelley spoke in favor of the rezoning. He further stated the intent is to provide counseling services, alcohol/drug counseling, family/peer and substance abuse counseling and related services for the community.

Chairman Smith closed the public hearing.

Commissioner Coggin asked about how big signage is allowed to be. Dunnavant said that it would follow the guidelines for CGN zoning.

Discussion was held about the zoning being changed to OI-1 instead of CGN.

Brad Sears, City Attorney, informed the board that he agreed with the changing of the zoning to OI-1.

There was also discussion about limiting the hours of operation for the office. It was discussed that 8:00 a.m. – 6:00 p.m. should be the allowed hours of operation. The board also discussed being able to be open on the weekends as to allow for counseling services for individuals who are not able to come during the week. Parking was discussed regarding how there should be no parking in the front of the office. The parking would be allowed in the rear of the building and the side. Commissioner West asked if someone was living in the home. Carnejo stated that someone was living in the home taking care of it until she made it into an office.

A motion was made by Commissioner Coggin to grant the rezoning request from RU-7 to OI-1 with the following conditions:

- 1) Limited use as an office only
- 2) That parking for the business will be on the side and rear of the building
- 3) That the hours are 8:00 a.m. to 6:00 p.m. with no limit on days of the week they can be open.

Commissioner Hunt seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request Approximately 0.22 +/- acres located at 14 Lee Street RZ2022-03

Chairman Smith opened the public hearing.

Tracy Dunnavant presented the applicant's case stating that the applicant would like the zoning changed from OI-1 to RU-1. This is so that if anything ever happens to the structure that a home can be built back in the same spot. Dunnavant explained that the request met all 8 of the standards.

****Applicant was not present at the meeting.****

Chairman Smith closed the public hearing.

There being no questions for the staff, a motion was made by Commissioner Crain to approve the rezoning request from OI-1 to RU-I. Commissioner Coggin seconded.

MOTION CARRIED (6-0)

NEW BUSINESS

Dunnavant stated the Commission will have a meeting in June and that the dates for the June and July meetings have been changed to June 21, 2022 and July 19, 2022.

ADJOURN

With no further business, the meeting adjourned at 7:36 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.



MOTION CARRIED (6-0)

Chairman Proctor Smith