



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

March 8, 2022
7:00 p.m.

Commissioners Present: Chris Hunt, Alton West, Joe Crain, Jr., Robert Coggin, Clay McEntire
Commissioners Absent: Proctor Smith
Others in Attendance: Chris Cole, Planner
Samantha Wood, Administrative Assistant Planning & Zoning
Brad Sears, City Attorney

CALL TO ORDER

The meeting was called to order by Vice Chairman Hunt at 7:00 p.m.

READING OF MINUTES

Vice Chairman Hunt asked if everyone reviewed the minutes from the January 11, 2022 meeting. Crain motioned to approve the minutes as drafted. Coggin seconded the motion.

MOTION CARRIED (4-0)

Special Exception – 200 Calumet Parkway to Construct a Convenience Store

Vice Chairman Hunt opened a Public Hearing on a special exception request to construct a convenience store at 200 Calumet Parkway. He stated that the applicant believes the corner parcel will be a good location for a gas station, convenience store and car wash with only one existing 20-year-old gas station within a one-mile radius. Dean Smith stated Staff has reviewed the request and visited the site. Staff believes the location of the proposed gas station with convenience store and car wash is appropriate as it promotes a service that is needed by all Newnan and Coweta residents who drive automobiles. He added that Staff did not feel the proposed use would negatively impact other uses in the area.

Dean Smith added the City has not received any formal objections as of the date of this report. Staff does not feel that granting this request will cause any detriment to the surrounding neighborhood in terms of noise, traffic, compatibility of use, and other relevant factors. He concluded by stating that Staff recommends approving the request with a condition that any and all lighting be directed away from

Braemore subdivision. Coggin said he wanted to make sure no objections had been made by the surrounding property owners. Staff informed him that none had been received as of the date of this hearing.

Kenneth Hartel, Contineo Group, was sworn in by Brad Sears. He stated that they are proposing a convenience store, drive thru restaurant, 6 gas islands and a car wash. Hamlin asked if the vacuum area for the car wash would be covered or open. Hartel stated that the applicant would be fine with covering the vacuum area.

Vice Chairman Hunt asked if anyone else would like to speak on this issue. Seeing no one come forward, he closed the public hearing and asked if the Commissioners had any additional questions for either staff or the applicant. Hearing none, he asked for a motion.

A motion was made by McEntire to approve the Special Exception with the conditions that the vacuum area of the car wash be covered and that the lighting of the convenience store be directed away from the neighboring homes. West seconded.

**MOTION CARRIED
(6-0)**

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

Dean Smith informed the Directors that on April 9, 2019, the Planning Commission approved a preliminary plat for The Garden Residences at Bass-Manget. He stated that construction has been initiated and several homes have been built. Dean Smith said the applicant is desiring to revise two elements from the previously approved preliminary plat: 1. To change the ingress/egress plan for Lot H and have access to this lot come off directly from Roscoe Road and 2. To change the green space lot layout, to incorporate the green space as part of individual lots as opposed to keeping it as separate lots. He added that although the City changed its ordinance to have preliminary plats approved by staff, since this preliminary plat was approved prior to that revision, the appropriate avenue for any changes would be to come back to the Planning Commission.

Dean Smith discussed the City Engineer's comments and the open space situation. He stated that although the City ordinance only requires open space for developments that are a minimum of 25 lots, the open space/green space, etc. was an influential component in the initial concept plan that was approved by the Planning Commission. Dean Smith stated that since City ordinance prohibits open space from being a part of a residential lot and also requires the ownership and maintenance to be handled by either the developer or Homeowners Association, this request is essentially, to eliminate the previously approved open space areas.

Vice Chairman Hunt asked if there were any questions for the staff. The Commissioners asked multiple questions regarding the driveway easements and the ability of emergency responders to access their homes in case of an emergency. The Commissioners also asked questions about the maintenance of the roads and the main driveway as to who would be responsible.

Hunt asked about the HOA that was supposed to be formed when the original plat was approved in 2019. Brad Fain stated that he wasn't sure if they would be creating an HOA or how the common elements would be governed.

Hamlin stated that he felt too much on the plat was still unclear.

Coggin asked the staff if they could approve the addition of a driveway to Lot H and continue the rest of the requested changes until a future meeting. Dean Smith told him that they could make a motion to approved the driveway and continue the rest of the plat changes until a later date.

Coggin made a motion to approve the driveway entrance off Roscoe Road to Lot H and to continue the discussion on the rest of the plat changes until a future date. McEntire seconded.

MOTION CARRIED
(6-0)

NEW BUSINESS

None

ADJOURN

With no further business, the meeting adjourned at 7:52 p.m. on a motion from Commissioner Hamlin and seconded by Commissioner Coggin.

MOTION CARRIED
(6-0)



Chairman Proctor Smith