



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

January 11, 2022
7:00 p.m.

Commissioners Present: Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin
Commissioners Absent: Clay McEntire, Chris Hunt
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 Chairman Smith at 7:00 p.m.

READING OF MINUTES

Smith asked if everyone reviewed the minutes from the December 21, 2021 meeting. Crain motioned to approve the minutes as drafted. Coggin seconded the motion.

MOTION CARRIED (4-0)

Certificate of Appropriateness – 21 Jackson Street

Chris Cole stated that this item involves a certificate of appropriateness application from Kip Oldham d/b/a K.A. Oldham Design, Inc. The applicant is seeking approval on designs to thoroughly renovate the structure at 21 Jackson Street. The certificate of appropriateness application involves the design, material and appearance of the structure that is being proposed. The proposed renovations will be to support commercial enterprises. Cole stated that this item was before the Planning Commission on November 9, 2021. There were some additional concerns and questions about the proposed rendering that Commissioners felt needed to be reviewed by the applicant. The applicant was asked to consider making some changes to the renderings and coming back to the Planning Commission at a later date to present this request again.

Cole added that staff forwarded the proposed renderings to the Main Street Department for their review. As of the date of this report, no additional comments had been provided.

Kip Oldham came forward to address the matter. Having been previously sworn in about this matter at the November meeting, he was not required to be sworn in again. Oldham relayed to the Commission that his client took their comments and concerns very seriously and added that the images they provided did not correctly depict the way the building would look when complete. He also let the Commission know that they have spoken with the Building Department and they are ready to move forward with this project as soon as the COA is approved.

Chairman Smith asked the Commission if there were any questions for the staff or the applicant. There being no questions, Chairman Smith asked for a motion on the matter.

A motion was made by Commissioner West to approve the Certificate of Appropriateness with the condition that the finished structure look like the renderings that were presented to the Commission at this meeting.

Coggin seconded the motion.

**MOTION CARRIED
(4-0)**

Certificate of Appropriateness – 7 & 9 Jackson Street

Chris Cole stated that this item involves a certificate of appropriateness application from Lorraine Cunanan d/b/a Locus Design & Consulting on behalf of 75 Jackson, LLC. The applicant is seeking approval on designs to renovate the façade of structures identified as 7 & 9 Jackson Street. The certificate of appropriateness application involves the design, material and appearance of the structure that is being proposed. The applicant is presenting two options and seeks approval for both options, for the final decision to be determined at a later date.

Cole stated that the properties surrounding the site include a mixture of primarily retail and office uses. He stated that the staff has reviewed the certificate of appropriateness request from a planning and zoning perspective and found it to be in conformance with the Zoning Ordinance and therefore, recommends approval of both of the applicant's options.

Chairman Smith asked if there was anyone here to speak on behalf of the applicant. Lorraine Cunanan was sworn in by Brad Sears. She stated that this COA is for the outside façade renovation only. The applicant is not sure if the building will be occupied by 1 tenant or 2, so they are seeking approval of both options because of the uncertainty of the tenant(s).

Commissioner Coggin asked if there was currently some interior construction going on in the building. Cunanan answered that yes there is renovation going on inside as they are removing non-load bearing walls. Commissioner West asked about the transoms staying above the window and Cunanan stated they would be staying.

Chairman Smith asked if there was any more discussion on the matter. Hearing none, he asked for a motion.

Crain made motion to approve both Certificate of Appropriateness options as presented. Coggin seconded the motion.

**MOTION CARRIED
(4-0)**

NEW BUSINESS

Cole stated that the Commission would need to elect a new Chair and Vice Chair.

Coggin made a motion to keep the current Chair and Vice Chair in place.
West seconded the motion.

MOTION CARRIED
(4-0)

Chairman Smith informed the Commission that he would like them all to talk about the Downtown Design Overlay and how the ordinance reads compared to the guidelines. He also stated he would like that discussion to be held when the full Commission was in attendance.

ADJOURN

With no further business, the meeting adjourned at 7:22 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

MOTION CARRIED
(4-0)



Chairman-Proctor Smith

Chris Hunt