

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, June 13, 2023 at 5:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver and City Clerk, Megan Shea

Call to Order

Mayor Brady called the meeting to order and delivered the invocation.

Discussion Regarding 57 East Project

Kevin Clark with Historical Concepts introduced himself, as well as Ryan Yurcaba and Matt Schafer. He explained that this is a recap of the discussions they had with Council during the retreat and some suggestions. They were tasked with helping lead the City in the decision-making process and what next best steps would be.

The 3 action items that they see as next best steps are for Council to endorse a vision for the site, determine to what degree public investment will determine the site's outcome and then assemble a marketing document to solicit the desired kind of development. The vision is a key element and that might be the guiding north star to answer the other questions. The vision they heard was that the end result should be timeless, a seamless evolution of old to new, including streets, buildings and impressions. Key words that they heard were authentic, sustainable and adaptable.

There was a lot of discussion about site program. The preferred type of development was discussed and aesthetics were very important. A few consistent things they heard during discussions were that new streets should connect existing neighborhoods and connect downtown, new development should address all public frontages and some open space could be incorporated. Hotel, convention center, parking deck, residential, retail, restaurant and office were all discussed but it is clear that not all of those can be incorporated.

The building character was a great concern for Council. Mr. Clark showed examples of building character preferences and a few that were not preferred. There's a lot of desire for flexibility but form and aesthetic very important. A mix of building heights were looked at and building details such as cornices, window shapes and entries.

Mr. Clark detailed their recommendations. First, is to take action, doing nothing is not an option. The planning process should continue with the expectation of first occupants on site within five years. Other recommendations include valuing the land, being prudent with

incentives, establish terms, make development controls part of the land sale and clearly outline the approval process and requirements for future developers.

Further recommendations were divided into 5 subsets based on some challenges and suggestions heard during discussion. First was for-rent housing. They heard Council's desire to attract young people and their suggestion is to look at for-rent housing in a different format. Second was market demands for all the desired uses and many uses may not have private market interest. The suggestion is for the City to consider funding construction. Third, incremental development, in keeping with the scale of historic Newnan. The City could build the streets and parking and then have smaller parcels that might be more attractive to local and smaller developers. Fourth, the design aesthetics, with the current design guidelines heavy on what already exists and not new. A suggestion is the City could designate a Chief Architect. Fifth, the convention center and the challenge of a one-story center. The suggestion is possibly a multi-story convention center or partnering with a hotel developer.

Mayor Brady asked about the drainage issues the site has already and how critical is understanding the infrastructure challenges? Mr. Clark said it depends but it really needs to start at the beginning and think about utilities campus wide. You can't do that without a development plan, a master street plan at least.

Councilman Guillaume asked about the advantage of selling off parcels? Mr. Clark said that the block structure is commonly what you feel when walking a city. It helps focus the development opportunities, although it may not allow for larger uses. Councilwoman Jenkins thinks it gives more options and opportunities. They have been looking at this as a massive site but this helps break it down.

Councilman Alexander said he'd like to see a feasibility study done for the conference center/hotel piece. Mayor Brady stated that the Convention Center Authority is ready to step through that. Councilman DuBose asked if they would do two-way or one-way streets and would it be on street parking? Mr. Clark said they recommend two-way streets and on street parking.

Mayor Pro Tem Koritko said that the roof top vision was eye opening. Moving forward they also need to consider having a plan for the Newnan Centre if they move ahead with a conference center option on this site.

Mr. Clark said that the City needs to illustrate the design to show people and pull them in. The City driving the design is what they think is the best approach. Mr. Clark said that they think the second action item is important if the City decides to be the master developer. If the City isn't interested in doing that then a master developer needs to be found but that will probably be more large scale and not the smaller parcels. The example he gave was in Woodstock, they put together a master street plan and then the individual developers that bought parcels had to put in the appropriate infrastructure. That may be an idea also.

Mayor Brady stated that #2 will also be determined by the outcome of the feasibility study and asked if the marketing document can be done at the same time as the feasibility study? Mr. Clark said yes and the document could look at options with both hotel and conference center.

Councilwoman Jenkins said they also have to keep in mind what is happening with the site across the street.

City Manager asked for clarification, if they want to proceed with the feasibility study with the Convention Center Authority? Councilman Guillaume asked if an outside company should be used instead? Mr. Phillips explained that the CCA would use an outside company, they would hold the contract for the professional feasibility study, they would not be doing it themselves.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adjourn the meeting at 5:46PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor