



Newnan City Council Meeting

August 8, 2023

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on July 18, 2023

REPORTS OF BOARDS AND COMMISSIONS

- B. 3 Appointments - Board of Zoning Appeals, 3-year terms
- C. 3 Appointments - Cultural Arts Commission, 3-year terms
- D. 1 Appointment - Downtown Development Authority, 3-year term
- E. 2 Appointments - Keep Newnan Beautiful, 3-year terms
- F. 1 Appointment - Parks Commission, 3-year term
- G. 1 Appointment - Tree Commission, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- H. Public Hearing - Application for Alcohol Beverage License - Supermercado Juquilita, Inc.- Retail Off Premise (Package) Sales of Malt Beverages - 272 Greenville St. - Reason: New Business
- I. Public Hearing - Application for Alcohol Beverage License - Coweta Gas, LLC - Retail Off Premise (Package) Sales of Malt Beverages and Wine - 50 Millard Farmer Industrial Blvd - Reason: New Business
- J. Consideration of Extension for Distilled Spirits Package Store License - 109 Bullsboro
- K. Consideration of Ordinance Amendment to Chapter 3, Alcoholic Beverages, of the Code of Ordinances to Provide for License Transfers, Change Licensee or Relocation of Business Approved by City Manager
- L. Request for Reclassification of Employee Position
- M. Consideration of Annual Re-Paving Contract Award

- N. Rezoning Request for RZ2023-03 by Ken Parker (VP Ventures, LLC) for 0.92 ± acre located at 50 Farmer Street (Tax Parcel #N34 0001 002); Requested zoning from CGN (General Commercial District) to CHV (Heavy Commercial District) for the purpose of constructing a 7,000 +/- square-foot office/warehouse building for various uses allowed under the CHV (Heavy Commercial District) zoning category - For Information Only
- O. Rezoning Request for RZ2023-04 by George Rosenzweig, Attorney at Law, representing Templar Development Group, LLC; 12.56± acres located on Bullsboro Drive (Tax Parcel #N57-023); Requested zoning from CGN (General Commercial District) to RML (Residential Multiple-Family Dwelling – Lower Density District) for the purpose of constructing 95 “one-story, fee simple condominium style cottages” – For Information Only

UNFINISHED BUSINESS

- P. 31 Jones St - owner update and request for extension
- Q. Consideration of a Resolution for Transmittal of the 2023 update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP), to the Three Rivers Regional Commission (RC) and the Georgia Department of Community Affairs (DCA)
- R. 2nd and Final Reading - Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances to Provide for the Regulation of Sales and Consumption of Alcoholic Beverages at the Wadsworth Auditorium

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- S. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, July 18, 2023 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

READING OF MINUTES

A. Minutes from the Work Session on June 13, 2023

Motion by Councilman Alexander, seconded by Councilman DuBose to dispense with the reading of the minutes of the Work Session on June 13, 2023 and adopt them as presented.

MOTION CARRIED. (6-0)

B. Minutes from the Regular Meeting on June 13, 2023

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council Meeting on June 13, 2023 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

C. 3 Appointments – Cultural Arts Commission, 3-year term

Continue to next agenda.

D. 3 Appointments – Keep Newnan Beautiful, 3-year term

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander to re-appoint Brenda Jessel for another 3-year term.

MOTION CARRIED. (6-0)

Continue other appointments to the next agenda.

E. Appointment – Parks Commission, 3-year term

Continue to next agenda.

F. Appointment – Tree Commission, 3-year term

Continue to next agenda.

G. Recommendation from the Convention Center Authority Regarding Feasibility Study for Moving the Convention Center Downtown

Parks Avery, Chairman of the Convention Center Authority (CCA) spoke. He stated that the CCA is recommending Hunden Partners to execute a study to determine the viability of moving the Newnan Centre to the property at 57 East Broad St. The study will include imagining, sizing and management of space, parking and economic impact. They interviewed three potential candidates and believe Hunden had the best understanding of the project and the experience. The study is expected to take 12 weeks to complete the study and the cost is \$58,000.

Mayor Pro Tem Koritko asked about additional services/costs that was referenced in the provided letter. Mr. Avery explained that if the City decides to proceed with the project then Hunden can provide help with other things such as developer solicitations. There is no obligation for this.

City Manager wanted to clarify that the City is being asked to pay for the study as well. The CCA will manage the study and bring recommendations back to Council.

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the recommendation as presented and to fund the study.

MOTION CARRIED. (6-0)

NEW BUSINESS

H. Public Hearing – Application for Alcohol Beverage License – Newnan Convention Center Authority dba Newnan Centre

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Newnan Centre at 1515 Lower Fayetteville Rd.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (6-0)

I. Public Hearing – Application for Alcohol Beverage License – GO Juu, LLC

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for GO Juu, LLC at 311 Bullsboro Dr. Ste 190.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Mayor Pro Tem Koritko, seconded by Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (6-0)

J. Consideration of Extension for Distilled Spirits Package Store License – 459 Millard Farmer Industrial Blvd

City Manager explained that in October 2022 a 9-month extension was granted and that was up as of July 11th and another extension is being requested. There has been progress on the site.

Manny Singh, the applicant, explained that there have been some site issues and delays. Rain for several months further delayed things. A 4-month extension is being requested.

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to approve an extension, to come back at the December 12, 2023 City Council Meeting.

MOTION CARRIED. (6-0)

K. Public Hearing – 2023 Update to the Capital Improvements Element, including 2023 Update to the Short-Term Work Program

Mayor Brady opened the public hearing.

Tracy Dunnivant stated that each year the Capital Improvement Element has to be amended, to be able to continue to charge impact fees. A public hearing is required for this process. This will come back to Council for transmittal at a future meeting.

No action needed.

L. Proposal for Public-Requested Road Races, Runs, Walks and Similar Events

Brent Blankenship, Police Chief, started by explaining that police officers deal with a lot each and every day and unfortunately this profession leads the country in suicide, divorce and life expectancy. There are a lot of events held in the City and it does have an impact on the officers at times.

Chief Blankenship said that the City holds about 36-40 events per year, both city and private events. Some events require a minimum of 12 officers and some require 20 or more officers. These events include 4 annual parades, walks, runs, road races and bike events. There are 5 routes to look at, with 4 currently being used for several events.

Chief Blankenship gave an overview of each route, what groups currently use it, how many officers are needed and for how many hours typically. Then he proposed a fee to potentially implement for each route. This fee was calculated based on looking at other local cities and seeing what they charge in comparison. Most cities charge \$40-70 per officer per hour and then other fees for paperwork etc. The fees being proposed are based on about \$35/hr per officer.

The fifth route for consideration is The LINC, which is currently not used. There are a few sections that could be used for a 5k. This is proposed to offer for free and would only take a few officers.

These events impact the police department, as 22 officers is a lot to need on a weekend. The police department is supportive of the events and want people to still be able to have them. Chief asked for consideration to limit the routes used to these that are already established and limit the number of events allowed to use them each year and to only allow the 4 established parades that are done each year and not add more.

Councilwoman Jenkins asked if any of the groups with current events have been asked to change their route? City Manager stated that a few years ago there were a lot of events going south toward the high school and there was a lot of feedback that it wasn't fair for them to all go in that direction. So, at that time other routes were developed to go north, east and west. Councilwoman Jenkins said it seems there is an opportunity to talk more about using The LINC.

Councilman Guillaume said the information given at the beginning regarding suicide, divorce and life expectancy are really key factors in determining road usage and demand on PD services. The per hour rate used also seems low. Chief Blankenship stated that the fees proposed do not cover all services completely. Councilman Guillaume suggested that the fee at least cover everything.

City Manager stated that a lot of these groups have a long history of using these routes, some are certified and so we do try to work with them. Councilman Alexander said he does not want any of the routes to be mandated for a group to use. Mayor Brady said they are not trying to mandate the routes, just saying there will be a cost to use a particular

route. This has been talked about before. A decision doesn't need to be made tonight. Maybe get some feedback from the race organizers. Councilman Guillaume asked to see a re-evaluation of the fees, more appropriate to be charged.

Mayor Pro Tem Koritko commented that the fees do seem grossly under estimated. City Manager stated that there was the thought that some groups would want to go to the less intense routes and that would help. There was a meeting held a few months ago with the regular event organizers, to start the conversation about upcoming changes. Some were surprised that we don't charge already. They were also made aware that this was on the agenda.

No action was taken. It was decided to bring this item back at the next night meeting.

M. Consideration of Ordinance to Amend Chapter 3, Alcohol Beverages, of the Code of Ordinances to Provide for the Regulation of Sales and Consumption of Alcoholic Beverages at the Wadsworth Auditorium

Hasco Craver, Assistant City Manager, explained that the amendment would allow for a mechanism for licensed caterers to provide food and beverage services that Council approved in December 2022. Katie Mosley, Leisure Services Manager, has tried twice unsuccessfully to find a sole vendor to do this. City Staff met with the City Attorney and this is the best way to provide the food and beverages through concession.

Councilman Alexander asked about section 3.30 which references the central business district and the Wadsworth exterior grounds. He thought the purpose was to sell alcoholic beverages inside not outside. Mr. Craver said that is to allow for a pre-function or cocktail hour to utilize the new renovated space adjacent to the parking lot. The sidewalks are eligible per the open container district.

Mayor Pro Tem Koritko asked if anyone can purchase alcohol in the district and then drink in the Wadsworth parking lot? Mr. Craver said yes that is the same as other public parking lots that are in the district. But that could not be brought into the Wadsworth, it would have to be provided by the licensed caterer.

Councilwoman Jenkins asked about the licensed caterer. Mr. Craver explained they would have to have an established license to pour beer and wine and then come get a special event permit from the City. This is not like the Newnan Centre's license.

Motion by Councilman Guillaume, seconded by Councilman Alexander to adopt the amendment as presented. 2nd and Final Reading 8/8/23 agenda.

MOTION CARRIED. (6-0)

N. Contract Award Consideration for an On-Call Engineering and Consulting Services Firm

Hasco Craver explained that because of the volume of capital projects, staff realized there is a need for an on-call contract with a firm(s) to provide for the timely delivery of the projects. There are two professional engineers on staff but they are mostly tasked with reviewing plans from outside developers. Staff is recommending hiring two firms, task orders are issued when services are needed so that we are not looking for firms on a case by case basis.

There was a great response from a number of firms. Staff reviewed the firms then interviewed 7 of them. It became clear that two firms were needed as one firm showed exceptional ability to provide storm water services and another showed exceptional ability to provide the other services needed. Staff is recommending to engage Integrated Science and Engineering (ISE) and Columbia Engineering for a three-year term.

Mayor Pro Tem Koritko asked about the ranking system used. Mr. Craver explained that those were initial rankings and the top 7 were interviewed from there.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the contract award as presented.

MOTION CARRIED. (6-0)

O. Consideration of Agreement between the City of Newnan and Coweta Community Foundation for the Purpose of Forming a Study Committee related to homelessness and unsheltered population

City Manager said this is a feasibility process with no predefined outcomes. This will determine what may be feasible, what may be long term solutions to get our homeless up on their feet. Mayor Brady stated that the feasibility studies would conclude mid-year next year. There is nothing set in stone, this is look at the issue and discuss the issue and have the experts give their opinions.

Councilwoman Jenkins wanted to thank the Community Foundation, Pastor Ellis and the Housing Coalition that have been meeting to talk about these issues and to look at how we can meaningfully address this.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the agreement as presented.

MOTION CARRIED. (6-0)

P. Contract Award Consideration for Slip Lining Culverts on East Broad and Timber Mill

Ray Norton, Public Works Director explained that there are culverts on East Broad and Timber Mill with corrugated metal pipes that have deteriorated. This is similar to what happened on Newnan Crossing Blvd East. The recommendation is to engage with Piedmont Paving, to rehabilitate the pipes and get some more years out of them.

Mayor Pro Tem Koritko asked how much longer can we get out of the pipes? Mr. Norton stated 40-50 years.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the contract award as presented.

MOTION CARRIED. (6-0)

Q. Consideration to Place the City-Owned Lot at 28 Westgate Park Lane Under Surplus and to Open the Lot Up for Auction

Andrew Moody, Special Projects Manager, stated that a request was received from the property owners at 2 Midland Park Ct to purchase this lot and use as an addition to their yard and will fence it in. Staff is requesting to put the lot under surplus and then auction and giving the proceeds of the sale to the Newnan Urban Redevelopment Agency (NURA) for more affordable housing.

Councilwoman Jenkins said that the history of this property goes back to it being a problem. The City purchased it trying to alleviate some of those problems and the intention was to turn it over to NURA to use for affordable housing. The house ended up being torn down and the vacant lot never went to NURA. There is a housing crisis and to consider selling this lot is the wrong direction to go in. There is still an opportunity to use this property as was originally intended and build a house, possibly with a housing partner like Habitat for Humanity or the Housing Authority if NURA can't do it.

Councilwoman Jenkins made a motion to deny the request.

Councilman Guillaume asked what the estimated value would be if this property were put up for auction? Mr. Moody said based solely on QPublic, market value is \$88,288 but that does not seem correct. Councilman Guillaume asked again what would we estimate to get and Mr. Moody said maybe \$20-25,000. Then Councilman Guillaume asked what would the cost of a house be on that property? Mr. Moody said \$275,000 for a two bed-two bath, all in build price. Mayor Brady commented that that number seems high. Councilman Guillaume said that doesn't seem like affordable housing and asked what a Habitat house is coming in at? Councilwoman Jenkins stated \$175-190,000 and that's 80% of the are median income. Councilman Guillaume said the reasonable thing to do seems to be to sell the lot and put the money in a place where it would be beneficial.

Councilman Guillaume made a motion to approve. Mayor Brady stated the motion to deny was still on the floor but there was never a second. Motion to deny died due to lack of second.

Mayor Brady asked if NURA has been contacted about this lot? Mr. Moody said no. Mayor Brady said he would like to know if NURA is ready to build on this lot, with house plan and everything? Mr. Moody said he's not sure there is funding available for this. It might be 5-7 years to build something given the other building happening.

Councilwoman Jenkins commented that other organizations that fit the criteria, looking for land to build affordable housing. Mayor Brady stated that this could be placed on the agenda for the next night meeting and in the meantime, Mr. Moody could go and talk to Habitat and Housing Authority and see if they are interested in build on the lot. Councilman Alexander said he would like to know what the true costs would be as well.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to delay this item and place it on the agenda for the second meeting in August.

MOTION CARRIED. (6-0)

UNFINISHED BUSINESS

R. 33 Ray St. – Owner Update and Request Extension

Matt Murray, Code Enforcement Officer, explained that this property was before Council in January and was given 180-days which is expiring this month. There has not been much work done. The owners are from Texas and didn't realize the amount of work that was needed. The foundation was rebuilt and floor structure but nothing has been done in 3-4 weeks. The owner would like a 90-day extension and thinks work can move quickly.

Council requested a schedule and benchmark reports. Mr. Murray said he would ask for that but he is not confident. Councilman Guillaume asked about a contact and Mr. Murray said there is the local contractor but there have been issues with him and the owner. Mayor Brady suggested maybe only a 30-day extension given the concerns. Mayor Pro Tem Koritko asked if the property can be cleaned up in the meantime too.

Motion by Councilman DuBose, seconded by Councilman Alexander to approve a 30-day extension.

MOTION CARRIED. (6-0)

S. Recommendation Regarding the Sales of City-Owned properties located at 66 1st Avenue and 10 Buchanan St.

City Manager said this item is coming back to Council with some findings and a recommendation. The first property, referred to as the Standpipe Lot or Water Tank Lot, is definitely a non-buildable lot, with no street frontage or access. When a lot is non-buildable it can be offered for sale to the adjoining property owners and in this case, there are 3 that would be eligible to make bids. City Attorney stated that this could be done through sealed bids.

The second property on 1st Ave is more complicated. There was a survey done and there are a host of driveways, easements and utilities on the lot. This is located in an RU-I category which means setbacks are determined based on lot averages. The setbacks were applied to determine if it's a buildable lot and staff feels that it is. There would be costs involved in getting it buildable but buildable area is approximately 29ft wide by 80ft long. If Council decided to move forward this property could also be sold by bid.

City Manager recommends starting bid for the Standpipe Lot to be \$2,500 and for the 1st Ave lot to be \$10,000. Council discussed public auction verse sealed bid. City Attorney explained that a sealed bid is still public. When a lot is determined as non-buildable it becomes a remnant. Council could do sealed bids for both. The tank lot is limited to those around it but the other lot is open to anyone. Mayor Brady stated there is also an option to do nothing. Councilwoman Jenkins said people have reached out to her saying not to sell.

People in the audience wanted to speak and Mayor Brady allowed comment.

Comments:

Debbie Vines, owns the lot beside 66 1st Ave and 10 Buchanan is behind her property. She appreciates all the discussions she has had with Council and staff. She has maintained the lots for 13 years and her preference would be for it to stay the same, nothing to change. She explained that her goal is to keep the spirit of the neighborhood as it is. Her concern is if the lot is sold to someone who does not want to maintain the look of the neighborhood.

Quentin Skinner, owner at 12 Buchanan, said that his property had an alleyway that was the primary access point to the rear. He explained that the tornado destroyed his garage and he had to make some decisions when re-building and had to move rear access. He requested that if the lot is sold, to allow the direct property owners to be the ones to bid on it.

Tommy Sweet said he has built on lots smaller than this one. He has a vested interest in the neighborhood and would be interested in placing a bid.

Jack McBride, lives at 23 Buchanan St. He said that this property has affected the neighborhood, caused major discomfort. He asked Council to remember that the

neighbors have maintained this property for years. He also requested that the neighbors should be given first consideration.

Councilwoman Jenkins asked if the property owners can be allowed to extend their backyards and sell to those property owners, dividing the lot? City Attorney said it would be allowable but all property owners would have to agree. Another issue is that Ms. Vines was granted a utility easement years ago and so all the property owners would then have part of her utility easement on their property if they extended.

Jenny Lewis, lives at 14 Buchanan St. She said they could work together, the 4 properties. They worked together during the tornado.

Joshua Cole, owns house at 10 Buchanan St., just in front of the Standpipe lot. He wanted to discuss the difference between the lots. He said that 10 Buchanan is hard to subdivide as there is a large concrete structure on it. Currently these lots are not doing anything for the citizens of Newnan so they should be sold so that residents can benefit and the properties can start earning tax revenue.

William Darnell, son in law of Ms. Vines wanted to speak against Mr. Cole. Mayor Brady asked him to sit down, as this was not pertinent to the discussion.

Councilman Guillaume made a motion to proceed with auction for both lots by sealed bid. This was seconded by Councilman Alexander. Mayor Brady asked City Attorney to clarify that the standpipe lot has just the 3 property owners who can bid? City Attorney stated yes.

Mayor Pro Tem Koritko asked if the buildable lot can be sold first so that person can also have an opportunity to bid on the non-buildable lot. He further commented that the 4 property owners could get together and buy the lot and subdivide it themselves and Councilwoman Jenkins agreed with that idea.

Mayor Brady said he likes the idea of the owners coming together to subdivide the larger buildable lot. There should be an opportunity for those owners to sit down with a representative of the City and the City Attorney to see if they can work out that subdivision. They would also need to pay for a survey. Then the City could sell off the lots identified by the new survey.

Councilman Guillaume and Councilman Alexander withdrew the motion and second.

City Manager asked for clarification from Council, that the meeting to be held is only for the large buildable lot and not for the standpipe lot. They said yes. Mr. Cole commented that his property also touches 66 1st Ave and Mayor Brady said he would be invited to the meeting as well.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to put this item on the agenda for the second meeting in August, to try and work through things in the meantime.

MOTION CARRIED. (6-0)

T. Continuation of a Discussion on Holding Work Sessions for Rezoning and Annexation Cases

Mayor Brady explained that this has been discussed a couple times now. Staff came up with a chart, as requested by Council. The chart showed the application dates and when it would go to Planning Commission and when it would come to Council. Then the dates of proposed work sessions were shown as well.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the purposed chart for holding work sessions.

MOTION CARRIED. (6-0)

City Attorney commented that it was brought to his attention that the public hearing for Item K had not been closed. Mayor Brady stated that the public hearing was closed.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:57PM.

MOTION CARRIED. (6-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (6-0)

City of LaGrange

Motion by Councilman Alexander, seconded by Councilman DuBose to file an Amicus Brief on behalf of MEAG supporting the City of LaGrange in litigation.

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to adjourn the Council meeting at 7:47pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Supermercado Juquilita, Inc,**

Licensee: **Arizai Carballido**

License Representative: **N/A**

Type License: **Retail Off Premise (Package) Sales of Malt Beverages**

Location: **272 Greenville St.**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

Respectfully submitted,

Megan Shea
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Coweta Gas, LLC**

Licensee: **Habib Merani**

License Representative: **N/A**

Type License: **Retail Off Premise (Package) Sales of Malt Beverages & Wine**

Location: **50 Millard Farmer Industrial Blvd**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

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(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea
City Clerk



City of Newnan, Georgia - Mayor and Council

Date: August 8, 2023

Agenda Item: Consideration of Extension for Distilled Spirits Package Store License – 109 Bullsboro Dr.

Prepared by: Megan Shea, City Clerk

Presented by: Cleatus Phillips, City Manager

Purpose:

Newnan City Council may consider granting an extension on the distilled spirits package store license that was awarded to Beverage Vault on April 12, 2022.

Background:

Beverage Vault, LLC was awarded, via lottery, rights to one of the three distilled spirits package store licenses in the City of Newnan at the April 12, 2022 City Council meeting. Per the City's ordinance, Section 3-45, there is a six-month time frame in which the license holder must open the establishment, unless an extension is granted by City Council. This six-month period will end October 12, 2022. In that time Mr. Pushpendra Khaira, Owner, has been in contact with the City officials but had not submitted application for site plan or building plan permits. When conceptual renderings were first submitted, City staff had questions and requested a meeting with the architect. At the October 11, 2022 City Council meeting a 9-month extension was granted and that extension will expire on August 22, 2023.

Since that time, meetings were held with City Staff and the building permit for the addition and remodel was secured, as well as an electrical permit. There has been demo and limited construction on the site. There have been no inspections conducted and City Staff is not sure of any other progress.

Funding:

N/A

Recommendation:

Staff feels that the applicant hasn't demonstrated a commitment to progress since the license was awarded on April 12, 2022 and therefore recommends that no further extensions be granted.

Attachments:

1. Recent pictures of site
2. Email from City to Beverage Vault

Previous Discussions with Council:

N/A







From: Iris McClung

Sent: Tuesday, July 18, 2023 4:28 PM

To: 'singhpk99@gmail.com' <singhpk99@gmail.com>; 'rocky3615@gmail.com' <rocky3615@gmail.com>

Subject: Request for Extension - Beverage Vault

Good afternoon,

The City of Newnan is requesting that you attend the City Council meeting scheduled for Tuesday, August 8th at 2:30 pm to request an extension for the liquor store located at 109 Bullsboro Drive.

Thank you

Iris McClung

Accounting Specialist, City of Newnan

25 LaGrange Street

P.O. Box 1193

Newnan, GA 30264

Direct: (678) 673-5478

Office: (770) 254-2351

Email: imcclung@newnanga.gov



To: Mayor and Council

Date: August 8, 2023

Agenda Item: Consideration of Ordinance Amendment to Chapter 3, Alcoholic Beverages, of the Code of Ordinances to Provide for License Transfers, Change Licensee or Relocation of Business Approved by City Manager

Prepared By: Cleatus Phillips, City Manager

Purpose:

Newnan City Council may amend the approval process for licensee/license representative changes on alcohol licenses from City Council to the City Manager.

Background:

Currently, the ordinance states that all requests for a change in licensee or license representative must go before City Council for approval. This includes an amended application with supporting documentation. This happens often throughout the year for many businesses such as Kroger or Target, as they frequently have employee changes. Sometimes this can result in upwards of 5-10 requests at a time on the Council agenda.

Staff feels that making this change will help to expedite the process for license holders and thus create more seamless business transactions with the City of Newnan.

Funding:

N/A

Recommendation:

City Staff recommends City Council approve the amendment as presented.

Attachments:

1. Ordinance Amendment Sec 3-46

Previous Discussion with Council:

N/A

AN ORDINANCE TO AMEND SECTION 3-46 (b) (1) OF CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO PROVIDE FOR A CHANGE IN THE METHOD OF APPROVAL OF REQUESTS TO CHANGE LICENSEES, TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES

WHEREAS, it has been determined that certain changes are necessary in the text of Section 3-46 (b)(1) of Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan to provide for a change in the method of approval of a request to change licensees in the City.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I: Sec. 3-46 (b) (1) of Chapter 3 Alcoholic Beverages, be and is hereby amended by deleting Section 3-46 (b) (1) in its entirety by adding a new Section 3-46 (b) (1) of Chapter 3, Alcoholic Beverages to read as follows:

Section 3-46. License transfers, change licensee, or relocation of business.

(b) (1) Requests for a change in licensee must be approved by the City Manager or his/her designee and shall provide all appropriate information or supporting documents required under Section 3-32 and 3-33 of this chapter as outlined in an approved form to be supplied by the city clerk for that purpose.

(2) A fee in the amount of \$100.00 is to be paid to the city clerk upon the filing of the request.

(3) In the event there is a denial of the request for a change in the licensee by the City Manager or his/her designee, the applicant may file a written notice of appeal to the City Council within 15 days of the date of issuance of the written denial notice to the applicant from the City Manager or his/her designee, which notice shall include the reason for the denial of the request. The City Council shall schedule the appeal for a public hearing before City Council to hear the appeal at a meeting of the City Council held no less than 20 days nor more than 60 days following receipt of the notice of appeal by the City Manager. The standards for review set forth in Section 3-47 herein shall apply.

Section II. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section III. The effective date of this Ordinance shall be upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2023, in regular session.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Dustin Koritko, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember



To: Mayor and Council
Date: August 8, 2023
Agenda Item: Request for Reclassification of Employee Position
Prepared By: Bill Stephenson, Chief Building Official

Purpose:

Reclassify position to establish an additional code enforcement officer in the Building Department.

Background:

The Building Department currently has two Code Enforcement Officers. The level of enforcement has increased in recent years as the population has increased. One officer was established in 2002 (2000 Census 16,242), and an additional officer was added in 2012, (2010 Census 33,039), and the current Census estimate is 44,485.

Since 2012, we have added City refuse service enforcement and an apartment inspection program (currently 44 apartment programs), to the duties of Code Enforcement.

The additional Code Enforcement Officer will primarily be involved with occupied structures and property maintenance issues. Our current staffing level allows us to be reactive as opposed to proactive, which causes unknown and unreported violations to fester and become a nuisance to those residing around them.

Funding:

General fund - our current budget can absorb the additional cost for this position for the remainder of the year. Please see attachment for itemized cost.

Recommendation:

Approve

Attachments:

1. Personnel Request Budget Analysis

Previous Discussion with Council:

None

Personnel Requests (Remaining 2023)

Position: Status of current position: Department: Grade:	Code Enforcement Officer Reclassification Building 15
---	--

Justification:

Reclassify position from Permit Technician PT to Code Enforcement Officer FT.

Remaining 2023 Costs

	Current 29 hr Remainder of 2023 - 25 weeks	Reclass 40 hrs Remainder of 2023 - 17 weeks*	Difference required for 2023 Payroll
Salary required for 2023	\$ 12,800.00	\$16,300.00	\$ 3,500.00
Health Insurance	\$ -	\$ -	\$ -
Retirement	\$ -	\$ -	\$ -
FICA - additional based on Difference	\$ -	\$ 245.00	\$ 245.00
Unemployment	\$ -	\$ -	\$ -
Workers Comp*	\$ -	\$ -	\$ -
Other Benefits			\$ -
TOTAL	\$ 12,800.00	\$ 16,545.00	\$ 3,745.00

*anticipated hire date of 09/2023

One time Costs

Vehicle	no change
Fuel	\$ 750.00
Phone/Allowance	no change
Computer	no change
Uniforms	no change
Furniture (Desk, Chair)	no change
Initial Training	no change
TOTAL	\$ 750.00

2023 Budget Impact \$4,495.00

Other Expenses	Wages
Current budget for Building Deptment	\$630,821.00
Projected actual budget	\$604,242.00

2023 Budget Available \$26,579.00

Budget Surplus if approved \$22,084.00



To: Mayor and Council
Date: August 8, 2023
Agenda Item: Consideration of Annual Re-Paving Contract Award
Prepared By: Michael Klahr

Purpose:

Council may consider a contract award for the above referenced project.

Background:

Three separate sealed bids were received at the office of the City Manager, July 18, 2023. The low bid, submitted by CW Matthews Contracting Co, has been found to be responsive to the request for bids.

All criteria outlined in the bid documents have been met.

This work includes the variable depth milling, deep patching, and overlay of approximately 2.799 centerline miles on 10 streets, and full depth reclamation and paving of approximately 72238 SY on 7 streets, and the application of thermoplastic traffic stripe and pavement markings.

The City of Newnan has received funding assistance (LMIG FY 2023) from the Georgia Department of Transportation (GDOT) in the amount of \$437,033.64

The contract will be quantity based.

This is year one of the three- year plan, for maintenance and repairs of streets

Funding:

SPLOST 2019, General

Recommendation:

Award a contract to CW Matthews Contracting Co for a base bid amount of \$6,143,649.00

Attachments:

1. Bid Tabulations Asphaltic Concrete Pavement Preservation 2023
2. Exhibit A Mill Deep Patch Overlay LMIG
3. Exhibit B Full Depth Reclamation Overlay
4. Exhibit C Crack Relief Overlay

Previous Discussion with Council:



City of Newnan, Georgia

BID OPENING: Concrete Pavement Preservation
Tuesday, July 18th 2023 – 2pm

BIDDER	BID AMOUNT	COMMENTS
C. W Matthews Contracting Co. Marietta, GA	\$6,143,649.00	
Blount Construction Company Marietta, GA	\$7,747,679.48	
Piedmont Paving, Inc. Newnan, GA	\$6,256,579.58	

BIDS OPENED BY

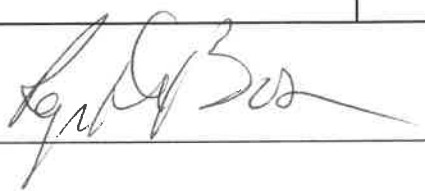
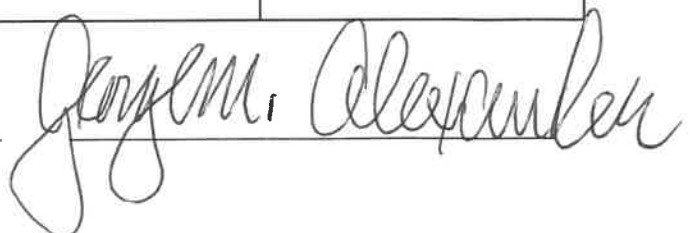
 

Exhibit A

Street Segment	From	To	Length	Width	SY	Approach	Comments	
Newnan Crossing Bypass	Lower Fayetteville Rd	City Limit	3733	48	19909	Mill, Deep Patch, Overlay		2023
McAdam Ct	Baldwin Ct	Cul d Sac	253	24	675	Mill, Deep Patch, Overlay	2023 LMIG	2023
Mumford Dr	Old Atlanta Hwy	Baldwin Ct	170	24	453	Mill, Deep Patch, Overlay	2023 LMIG	2023
Baldwin Ct	Cul d Sac	The Boulevard	4044	24	10784	Mill, Deep Patch, Overlay	2023 LMIG	2023
Jacks Dr	Brown Ridge Dr	Brown Ridge Dr	1900	24	5067	Mill, Deep Patch, Overlay	2023 LMIG	2023
Jane Ln	Weldon Way	Brown Ridge Dr	1270	24	3387	Mill, Deep Patch, Overlay	2023 LMIG	2023

Exhibit B

Street Segment	From	To	Length	Width	SY	Approach	Comments	
W Washington St	College St	Belt Rd	6482	30	21607	FDR	8 in Reclaimed Base	2023
Boone Dr	LaGrange St	W Washington St	4531	24	12083	FDR	10 in Reclaimed Base	2023
Jefferson St	Jefferson St	Bullsboro Dr	8862	28	27571	FDR/MDO	10 in Reclaimed Base	2023
E Washington St	RR	Roberts Rd	1613	24	4301	FDR	8 in Reclaimed Base	2023
Elm St	Jackson St	Atkinson St	568	30	1893	FDR	8 in Reclaimed Base	2023
Parks Ave	Jackson St	Atkinson St	450	24	1200	FDR	8 in Reclaimed Base	2023
Atkinson St	Elm St	Parks Ave	1075	30	3583	FDR	8 in Reclaimed Base	2023

Exhibit C

Street Segment	From	To	Length	Width	SY	Approach	Comments
E Broad St	RR	Farmer St	1650	24	4400	Crack Relief, Overlay	2023
Salbide Ave	Bridge	Robinson St	680	20	1511	Crack Relief, Overlay	2023
Dunbar Pl	Salbide Ave	Savannah St	490	24	1307	Crack Relief, Overlay	2023
Savannah St	Greenville St	Dunbar Pl	590	30	1967	Crack Relief, Overlay	2023



City of Newnan, Georgia - Mayor and Council

Date: August 8, 2023

Agenda Item: Rezoning Request for RZ2023-03 by Ken Parker (VP Ventures, LLC) for 0.92 ± acre located at 50 Farmer Street (Tax Parcel #N34 0001 002); Requested zoning from CGN (General Commercial District) to CHV (Heavy Commercial District) for the purpose of constructing a 7,000 +/- square foot office/warehouse building for various uses allowed under the CHV (Heavy Commercial District) zoning category - **For Information Only**

Prepared By: Chris Cole, Senior Planner

Purpose: To inform the City Council that RZ2023-03 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Land Owners	Tax ID Numbers	Acreage	Location
VP Ventures, LLC	N34 0001 002	0.92+/- acre	50 Farmer Street

Background: The petitioner is requesting a zoning designation of CHV (Heavy Commercial District) for this property located at 50 Farmer Street. The property contains a vacant building (formerly an antique store) that has been closed for approximately 10 to 15 years. The applicant is proposing to raze the existing building to build a 7,000 +/- square-foot office/warehouse building for various uses allowed under the CHV (Heavy Commercial District) zoning category.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1 = 1,200 feet

Date: 7/28/2023 12:03 PM



NEWNAN
GEORGIA

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

Existing Zoning - CGN
Proposed Zoning - CHV

Parcel # N34 0001 002

Project Location



ADDRESS
50 FARMER ST
Newnan, Ga 30263



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant Ken Parker (VP Ventures, LLC)

Mailing Address 45 Sutherland Drive, Suite D, Newnan, GA 30263

Telephone 678-860-9650

Email: kparker32169@gmail.com

Property Owner (Use back if multiple names) VP Ventures, LLC

Mailing Address 45 Sutherland Drive, Suite D, Newnan, GA 30263

Telephone 678-860-9650

Address/Location of Property 50 Farmer Street

Tax Parcel No.: N34 0001 002

Land Lot 41

District/Section 5th Dist.

Size of Property (Square Feet or Acres) 0.92 acres

Present Zoning Classification: CGN

Proposed Zoning Classification: CHV

Present Land Use: Vacant residential house

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable

Existing heavy commercial uses along Tower Place and proximity to Bullsboro Drive make this lot ideally suitable for similar type development.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made The subject property is adjacent to heavy commercial uses along Tower Place.

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions?

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:

- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
- Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
- Commercial Application.....\$500.00/Plus \$25.00 Per Acre ✓
- Industrial Application.....\$500.00/Plus \$15.00 Per Acre
- Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

26th day of July, 2023

Signature of Applicant

Notary Public

(Affix Raised Seal Here)

Exp. 2/2/2027

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

**VP Ventures, LLC
45 Sutherland Drive, Suite D
Newnan, Ga 30263**

July 25, 2023

Ms. Tracy Dunnavant
City of Newnan
Planning and Zoning Director
25 LaGrange Street
Newnan, GA 30263

Re: Letter of Intent – 50 Farmer Street

Dear Ms. Dunnavant,

In regards to our rezoning application, the following information is provided:

Proposed Use: The proposed development will be a ±7,000 sf office/warehouse building for various uses allowed under the CHV (Heavy Commercial) zoning category.

Size of parcel: 0.92 acres

Existing zoning: CGN (General Commercial)

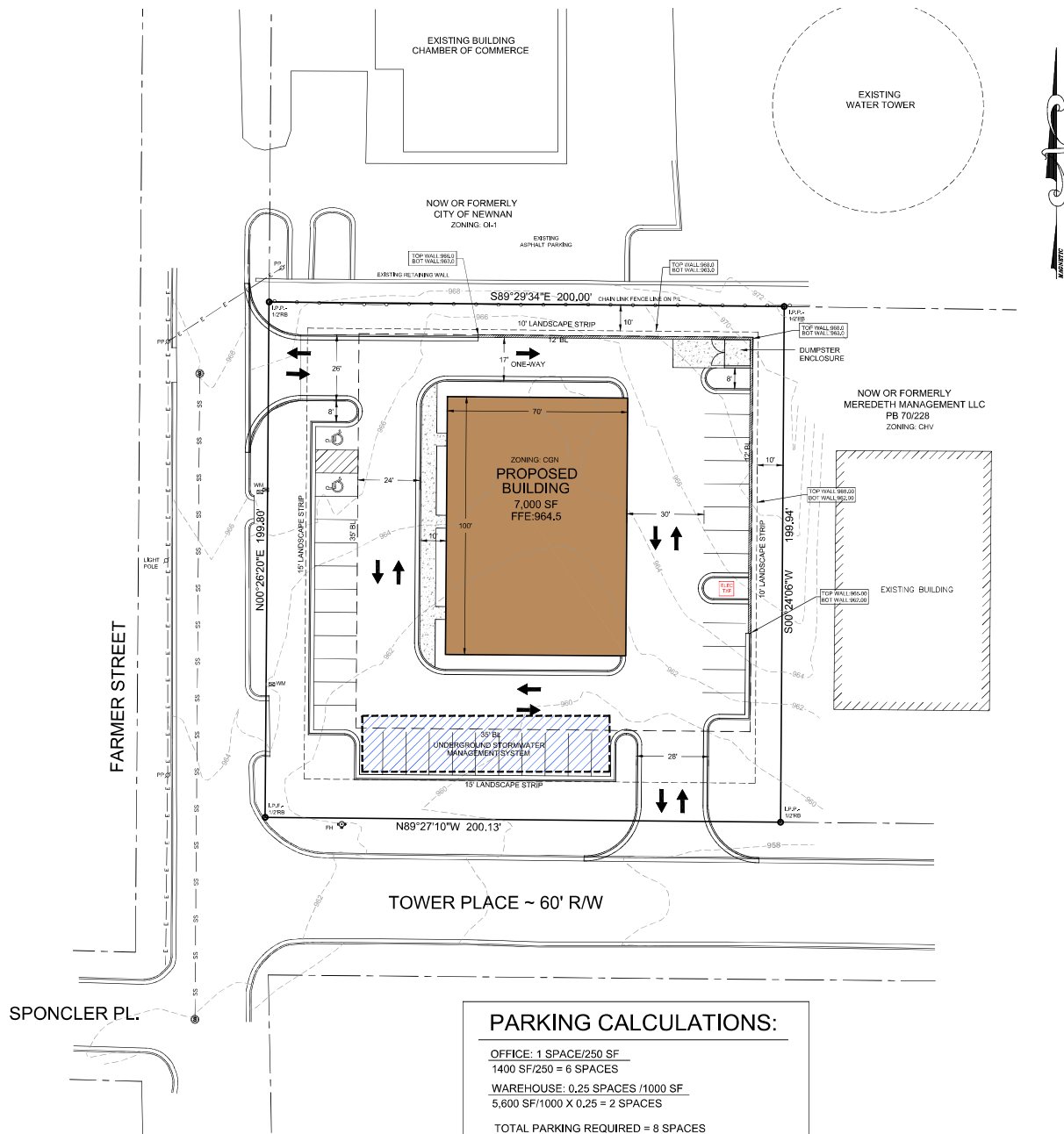
Proposed zoning: CHV (Heavy Commercial)

Floor Area Ratio: 7,000 sf building/40,075 sf site = 0.175

Water/Sewer Availability: Existing water and sewer service is available along Farmer Street and Tower Place.

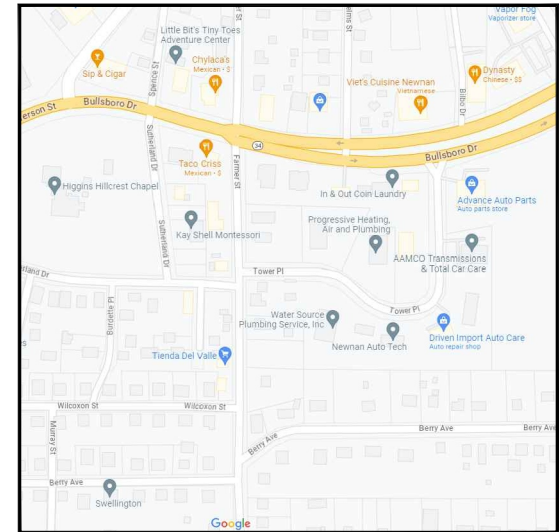
Sincerely,


Ken Parker



PARKING CALCULATIONS:

OFFICE: 1 SPACE/250 SF
 1400 SF/250 = 6 SPACES
 WAREHOUSE: 0.25 SPACES/1000 SF
 5,600 SF/1000 X 0.25 = 2 SPACES
 TOTAL PARKING REQUIRED = 8 SPACES



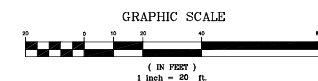
LOCATION MAP

TAX PARCEL ID: N34 0001 002
 STREET ADDRESS: 50 FARMER ST.
 0.92 Acres
 ZONING: CGN

OWNER/APPLICANT:

VP Ventures, LLC
 45-D Sutherland Dr.
 Newnan, GA 30263

Contact Person:
 Ken Parker
 678-860-9650
 kparker32169@gmail.com



CAPSTONE
 Engineering Inc.
 45 Little Road
 Shreveport, LA
 70705-5014
 504-388-0514
 www.capstoneinc.com



REV.	DATE	DESCRIPTION

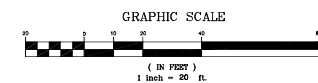
50 FARMER STREET	CONCEPTUAL SITE PLAN	SCALE: 1" = 20'
DATE: 7/27/23	DRAWN BY: MWS	

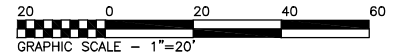
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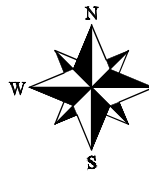
TREE DENSITY CALCULATIONS:

Existing trees on the adjacent property along the east property line will be protected. The proposed limit of construction is approximately 5' from the property line and will impact less than 25% of the drip line of the existing tree canopy.





THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



GRID NORTH
GA. WEST ZONE

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 26,262 FEET AND
AN ANGULAR ERROR OF 02" PER ANGLE POINT AND
WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+
FEET. TYPE OF EQUIPMENT USED: TOPCON GTS 313

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN
ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN
SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS
REGARDING INFORMATION SHOWN HEREON PERTAINING TO
EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS,
RESERVATIONS AND OTHER SIMILAR MATTERS.

LEGEND

E.O.P.	=	EDGE OF PAVEMENT
R/W	=	RIGHT OF WAY
I.P.F.	=	IRON PIN FOUND
I.P.P.	=	IRON PIN PLACED
C.T.	=	CRIMPED TOP PIPE
R.B.	=	REINFORCING BAR
O.T.	=	OPEN TOP
N.F.	=	NOW OR FORMERLY
B.L.	=	BUILDING LINE
P.P.	=	POWER POLE
L.L.L.	=	LAND LOT LINE
D.B.	=	DEED BOOK
P.B.	=	PLAT BOOK
C.M.F.	=	CONCRETE MONUMENT FOUND
P.O.B.	=	POINT OF BEGINNING
A.K.A.	=	ALSO KNOWN AS
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
L.P.	=	LIGHT POLE
F.H.	=	FIRE HYDRANT
W.M.	=	WATER METER
M.F.F.E.	=	MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	=	LOWEST ADJACENT GRADE
H.A.G.	=	HIGHEST ADJACENT GRADE
D.I.	=	DROP INLET
J.B.	=	JUNCTION BOX
C.B.	=	CATCH BASIN
T.B.M.	=	TEMPORARY BENCHMARK

DATE:	ISSUE
JULY 20, 2022	No. DESCRIPTION DATE
SCALE: 1"=20'	
ACREAGE: 0.92 ACRES	
CITY: NEWNAN	
DRAWN: RM	
CHECKED: RM	
PROJECT #: 22-120	

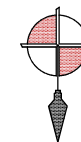
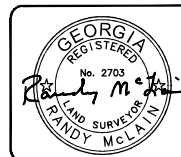
IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

VP VENTURES, LLC

TAX PARCEL ID: N034 0001 002
LAND LOT 41 - 5TH. DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@nmail.org

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN
HEREON WERE MADE TO PLAT BOOK 70, PAGE 228 & PLAT
BOOK 31, PAGE 293 COWETA COUNTY RECORDS.

2. DATE OF FIELDWORK: JULY 2022.

3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE
RATE MAP NUMBER 13077C0143D WITH AN EFFECTIVE DATE
OF FEBRUARY 6, 2013.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS
OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR
MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.
THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS,
OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS
ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR
SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE,
THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES
AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN O.C.G.A. SECTION 15-6-67.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

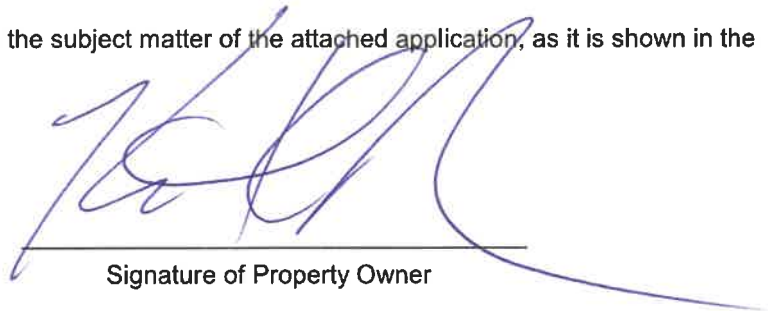
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner VP VENTURES, LLC

Telephone Number 678-860-9650

Address of Subject Property 50 FARMER ST
NEWNAN, GA 30263

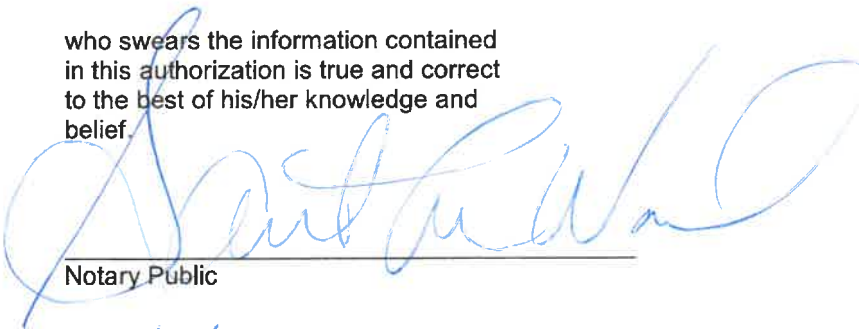
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Ken Parker

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.


Notary Public

7/31/2023
Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

VP VENTURES, LLC, KENNETH PARKER, DAWNE PARKER,
DAVID VICKENS, JENNY VICKENS

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☐ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

[Signature]
Signature of Applicant

KENNETH PARKER, MANAGER
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature]
Signature of Notary Public

Date

7/26/2003
Exp. 2/2/2007



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 41 of the Fifth District of Coweta County, Georgia and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the northerly right of way of Tower Place (60' right of way) and the easterly right of way of Farmer Street (right of way varies), said point being the True Point of Beginning;

Thence North 00 Degrees 26 Minutes 20 Seconds East along the easterly right of way of Farmer Street for a distance of 199.80 feet to an iron pin placed;

Thence South 89 Degrees 29 Minutes 34 Seconds East leaving the right of way of Farmer Street for a distance of 200.00 feet to an iron pin placed;

Thence South 00 Degrees 24 Minutes 06 Seconds West for a distance of 199.94 feet to an iron pin placed on the northerly right of way of Tower Place;

Thence North 89 Degrees 27 Minutes 10 Seconds West along the northerly right of way of Tower Place for a distance of 200.13 feet to a point, said point being the True Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.92 acres more or less.

DOCH 023445
FILED IN OFFICE
12/17/2019 09:21 AM
BK:4964 PG:841-842
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Return to:
Walter W. Arnall, LLC
75 Jackson Street
Building 500
Newnan, GA 30263
FILE #191054

REAL ESTATE TRANSFER
TAX PAID: \$150.50

PT-61 38-2019-6955

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, Made this 4th day of December, 2019 between JUNE HOCUM F/K/A JUNE M. TAYLOR, of the first part, and VP VENTURES, LLC, a Georgia Limited Liability Company, of the State of Georgia and of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10,00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following property to-wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 41 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS NORTH 1 DEGREE 24 MINUTES EAST 361 FEET FROM A POINT WHICH IS THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF LAND LOT 41 AND THE EAST RIGHT OF WYA OF FARMER STREET, THENCE NORTH 1 DEGREE 24 MINUTES EAST 199.8 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 30 MINUTES EASEMENT 200 FEET; THENCE SOUTH 1 DEGREE 26 MINUTES WEST 200 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 26 MINUTES WEST 200 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE WITHIN DESCRIBED PROPERTY.

SAID PROPERTY IS FURTHER IDENTIFIED BY A PLAT RECORDED IN PLAT BOOK 31, PAGE 293 OF THE RECORDS OF THE CLERK OF SUPERIOR COURT, COWETA COUNTY, GEORGIA, AND PREPARED BY CHARLES C. JONES, REGISTERED LAND SURVEYOR, FOR JUNE M. TAYLOR AND DR. HAROLD TAYLOR, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part warrants the title to same against the lawful claims of all persons claiming by, through or under grantor, but not otherwise,

Whenever there is a reference to said party of first part and said party of the second part, the singular includes plural and the masculine include the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

JWA 2/12

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written. Signed, sealed and delivered in presence of:

Jonathan Smalls
WITNESS Jonathan Smalls

Sworn to and subscribed
before me this 4th day of
December, 2019

Latesha S Smalls
Notary Public

June Hocum f/k/a June M. Taylor
by Brent Jarrett as Co-attorney in fact

JUNE HOCUM f/k/a JUNE M. TAYLOR,
by Brent Jarrett as Co-Attorney in Fact

June Hocum f/k/a June M. Taylor
by Carey Taylor Markel as
Co-attorney in fact

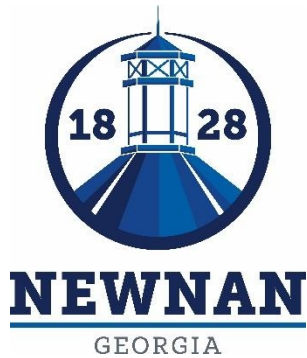
JUNE HOCUM f/k/a JUNE M. TAYLOR,
by Carey Taylor Markel as Co-Attorney in Fact



Property Owners within 250 feet:

1. Parcel #N34 0001 001
City of Newnan
23 Bullsboro Drive
Newnan, GA 30263
2. Parcel #N34 0001 001A
Newnan-Coweta Chamber of Commerce
23 Bullsboro Drive
Newnan, GA 30263
3. Parcel #N34 0001 029
Meredith Management, LLC
7 Tower Place
Newnan, GA 30263
4. Parcel #N34 0001 001B
J&S 25 Newnan, LLC
25 Bullsboro Drive
Newnan, GA 30263
5. Parcel #N0001 023
VP Ventures, LLC
27 Bullsboro Dr.
Newnan, GA 30263
6. Parcel #N34 0001 033
Sabil, LLC
31 Bullsboro Dr.
Newnan, GA 30263
7. Parcel #N34 0001 030
GRW Holdings, LLC
9 Tower Place
Newnan, GA 30263
8. Parcel #N34 0001 028
JELT RE, LLC
8 Tower Place
Newnan, GA 30263
9. Parcel #N34 0001 003
David Warren Hecht & Grace Brooks Driver
65 Farmer St.
Newnan, GA 30263

10. Parcel # N34 0001 004
Bertha Mae Smith Cochran
67 Farmer St.
Newnan, GA 30263
11. Parcel #N16 0008 001, N16 0008 001A, N16 0008 002
Willie B Cameron
64 Farmer Street
Newnan, GA 30263
12. Parcel #N16 0009 007
Longstraw Investments, LLC
54 Farmer Street
Newnan, GA 30263
13. Parcel #N16 0009 008
Southern Farms and Land, LLC
41 Farmer Street
Newnan, GA 30263
14. Parcel #N16 0010 001
VP Ventures, LLC
21 Bullsboro Drive
Newnan, GA 30263
15. Parcel #N16 0010 002, #N16 0010 004
Coweta County Farm Bureau
19 Bullsboro Drive
Newnan, GA 30263
16. Parcel #N16 0009 001
Paden B. Vineyard
51 Sutherland Drive
Newnan, GA 30263
17. Parcel N16 0009 004, N16 0009 005, N16 0009 006
Longstraw Investments, LLC
45 Sutherland Drive
Newnan, GA 30263



City of Newnan, Georgia - Mayor and Council

Date: August 8, 2023

Agenda Item: Rezoning Request for RZ2023-04 by George Rosenzweig, Attorney at Law, representing Templar Development Group, LLC; 12.56± acres located on Bullsboro Drive (Tax Parcel #N57-023); Requested zoning from CGN (General Commercial District) to RML (Residential Multiple-Family Dwelling – Lower Density District) for the purpose of constructing 95 “one-story, fee simple condominium style cottages” – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2023-04 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Land Owners	Tax ID Numbers	Acreage	Location
Power Equipment Distributors, Inc.	N57-023	12.56± acres a portion of the overall 15 ± acre site	Bullsboro Drive

Background: The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) for the property identified as Tax Parcel #N57-023. The property is undeveloped, and the applicant is proposing to build 95 “one-story fee simple condominium style attached cottages”.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None

**TEMPLAR DEVELOPMENT
GROUP, LLC
SKYE TOWNHOMES
REZONING APPLICATION**

**CGN to RML
(Residential Multiple-Family Dwelling)
12.56 acres south of Bullsboro Drive between
Greison Trail and Tower Place
Tax Reference # N57 023**

Applicant's Representative:
George C. Rosenzweig
75 Jackson Street, Suite 405
Newnan, Georgia 30263
george@cowetalaw.com
(470) 347-3651
State Bar: 614925

**TEMPLAR DEVELOPMENT
GROUP, LLC
SKYE TOWNHOMES
REZONING APPLICATION**

**SECTION 1
REZONING APPLICATION**



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant Templar Development Group, LLC

Mailing Address 160 Whitney Street, Fayetteville, Georgia 30214

Telephone George C. Rosenzweig: 470-347-3651 Email: jay@templar-dev.com and george@cowetalaw.com

Property Owner (Use back if multiple names) Power Equipment Distributors Inc.

Mailing Address 46061 Van Dyke Avenue, Utica, Michigan 48317

Telephone _____

Address/Location of Property 12.56 acres south of Bullsboro Drive between Greison Trail and Tower Place

Tax Parcel No.: N57 023 Land Lot _____

District/Section _____ Size of Property (Square Feet or Acres) 12.56 acres

Present Zoning Classification: CGN Proposed Zoning Classification: RML

Present Land Use: Undeveloped

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

This property has been undeveloped as Commercial for many years. Newnan has a substantial need for housing. The proposed rezoning will create an infill, readily accessible district with strong walkability characteristics.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made N/A

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? Areas of commercial development have bypassed the

subject property. The subject property would make an excellent infill residential district walkable to commercial areas

presently located across Bullsboro Drive.

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one (1) copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee
based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee
based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

31st day of July, 20

Signature of Applicant

Nancy K. Williams
Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: Dean Smith

DATE OF FILING: 7/31/23

FILING FEE RECEIVED: \$ 825.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



July 31, 2023

BY HAND DELIVERY

City of Newnan, Georgia
Planning and Zoning Department
25 LaGrange Street
Newnan, Georgia 30263

RE: LETTER OF INTENT FOR REZONING – MAP AMENDMENT

From CGN to RML for 12.56 Acres, Tax Parcel N57 023 for
Condominium Style Cottages, Density 95 Units.

Dear City of Newnan:

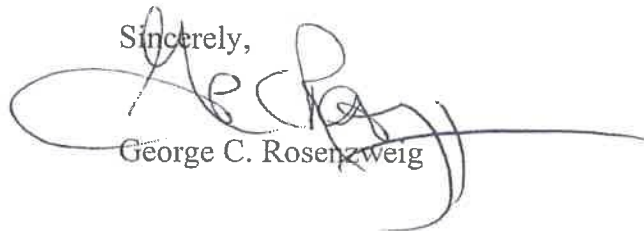
I represent Templar Development Group, LLC and Power Equipment Distributors, Inc.

On my clients' behalf, I am submitting this letter of intent for a rezoning map amendment, as part of a rezoning application, in order to develop an approximately 12.56-acre tract of land located on Bullsboro Drive in the City of Newnan for high-quality, attached, one-story, fee simple condominium style cottages containing no more than 95 units with a density of 7.51 units per acre.

The Templar Development Group, LLC team and I welcome the opportunity to answer any questions relating to this application and to a successful presentation to the City of Newnan Planning Commission and Newnan City Council.

Thank you for your consideration.

Sincerely,



George C. Rosenzweig

GCR/nkw

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263

Tel: 470-347-3651 Fax: 470-347-3656 Email: george@cowetalaw.com

www.rosenzweig.law

SKYE – TOWNHOME TRACT

PROPERTY DESCRIPTION

All that tract or parcel of land lying in Land Lot 41, 5th District, Coweta County, Georgia and being more particularly described as follows:

COMMENCE at point located at the intersection of the easterly right-of-way line of Greison Trail (having a width of 80 feet) and the southerly right-of-way line of Bullsboro Drive (having a variable width);

Thence run along said southerly right-of-way line of Bullsboro Drive the following courses and distances:

Thence, South 59 degrees 51 minutes 01 seconds West a distance of 112.23 feet to a point;

Thence, North 29 degrees 21 minutes 36 seconds West a distance of 20.26 feet to a point;

Thence, South 60 degrees 24 minutes 06 seconds West a distance of 34.00 feet to a point;

Thence, South 60 degrees 19 minutes 32 seconds West a distance of 64.00 feet to a point;

Thence, South 60 degrees 25 minutes 55 seconds West a distance of 150.30 feet to a point;

Thence, South 59 degrees 58 minutes 53 seconds West for a distance of 239.91 feet to a point;

Thence, South 59 degrees 58 minutes 53 seconds West for a distance of 275.00 feet to a point, said point being the POINT OF BEGINNING;

Thence, leaving said southerly right-of-way line, South 30 degrees 00 minutes 01 seconds East for a distance of 278.31 feet to a point;

Thence, North 60 degrees 11 minutes 26 seconds East for a distance of 78.31 feet to a point;

Thence, South 00 degrees 12 minutes 25 seconds West for a distance of 530.96 feet to a point;

Thence, North 88 degrees 47 minutes 36 seconds West for a distance of 155.40 feet to a point;

Thence, South 02 degrees 25 minutes 28 seconds East for a distance of 205.36 feet to a point on the southerly line of Land Lot 41;

Thence, run along said southerly Land Lot Line, North 87 degrees 52 minutes 16 seconds West for a distance of 555.60 feet to a point;

Thence, leaving said southerly Land Lot Line, North 00 degrees 30 minutes 54 seconds West for a distance of 733.00 feet to a point on the southerly right-of-way line of Bullsboro Drive;

Thence run along said southerly right-of-way line of Bullsboro Drive the following courses and distances:

Thence, North 71 degrees 52 minutes 15 seconds East for a distance of 90.86 feet to a point;

Thence, North 68 degrees 39 minutes 33 seconds East for a distance of 98.96 feet to a point;

Thence, North 64 degrees 38 minutes 05 seconds East for a distance of 100.07 feet to a point;

Thence, North 61 degrees 13 minutes 27 seconds East for a distance of 102.68 feet to a point;

Thence South 29 degrees 24 minutes 40 seconds East a distance of 50.78 feet to a point;

Thence, North 59 degrees 58 minutes 53 seconds East for a distance of 137.92 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 547,183 square feet or 12.562 acres.



City of Newnan, Georgia
Attachment A
Proffered Conditions

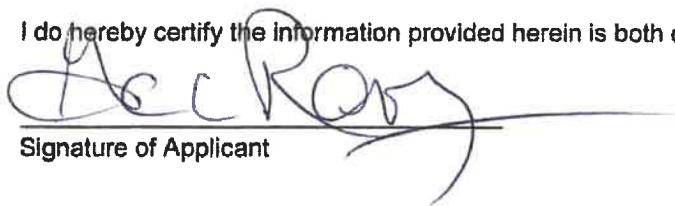
As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

1. The development will substantially comply with the site plan and elevations presented with this application.
2. No more than 20% of units will be rentals.

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

George C. Rosenzweig, Attorney
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on July 31, 2023 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

12.56 acres south of Bullsboro Drive between Greison Trail and Tower Place

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

George C. Rosenzweig

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

George C. Rosenzweig, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

Nancy K. Williams 7.31.2023

(Affix Raised Seal Here)



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on July 31, 2023 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
12.56 acres south of Bullsboro Drive between Greison Trail and Tower Place

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Templar Development Group, LLC

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
<u>N/A</u>		

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

[Signature]
Signature of Applicant

Templar Development Group, LLC:

John Perry Kuyler, Jr., member
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature]
Signature of Notary Public

Date

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

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All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Power Equipment Distributors Inc.

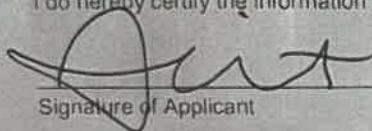
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? Yes ☒ No

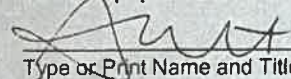
If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Power Equipment Distributors Inc.:


Signature of Applicant


Type or Print Name and Title

Signature of Applicant's Representative

Beverly DeVriendt, President
Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Power Equipment Distributors Inc.

Telephone Number _____

Address of Subject Property 12.562 acres south of Bullsboro Drive between Greison Trail and Tower Place

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Power Equipment Distributors Inc.:



Signature of Property Owner

Personally appeared before me

Beverly DeVriendt

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

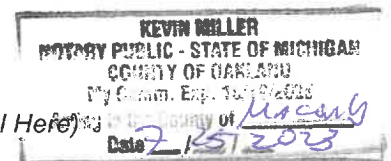


Notary Public

7-25-2023

Date

(Affix Raised Seal Here)

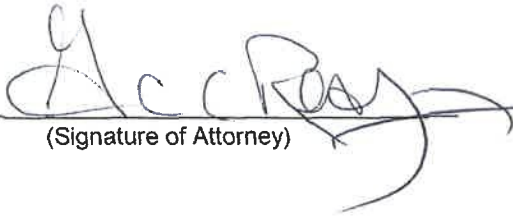




City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.



(Signature of Attorney)

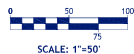
Name of Attorney George C. Rosenzweig

Address 75 Jackson Street, Suite 405

Newnan, Georgia 30263

Telephone 470-3473651

Date 7.31.2023



1. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY ENTITLED NAME IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNLAWFUL ENTRY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMED SAID NAME.
2. THE FIELD WORK WAS PERFORMED ON 7/23/2018. THE EQUIPMENT UTILIZED IN PERFORMING THE FIELD WORK WAS A LEICA TS12 P-3.
3. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE AND LONG RECORDS EXAMINATION MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
4. THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83). THE 2011 ADJUSTMENT, PROJECTED TO THE GEORGINA STATE PLANE COORDINATE SYSTEM, WEST ZONE. THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) USING THE NATIONAL NAVIGATION SURVEYING DATUM.
5. ALL DISTANCES SHOWN ARE HORIZONTAL. HORIZONTAL DISTANCES IN U.S. SURVEY FEET (FEET) ROUNDED TO 1 METER (METERS) NOTED OTHERWISE.

Tree #	DH1	Species	Scientific name	Quality	Quantity
2	27.4	Water Oak	<i>Quercus nigra</i>	4	2.3
2	30	Red Oak	<i>Quercus rubra</i>	3	28.3
2	30.1	Red Oak	<i>Quercus rubra</i>	3	28.3
4	34.3	Water Oak	<i>Quercus nigra</i>	3	28.3
6	32.4	Water Oak	<i>Quercus nigra</i>	4	2
6	32.4	Red Oak	<i>Quercus rubra</i>	5	2
8	35.5	Bur Oak	<i>Quercus macrocarpa</i>	4	2
9	30.3	Poplar	<i>Lepidosyris populifolia</i>	4	2
11	29.7	Water Oak	<i>Quercus nigra</i>	4	2.3
12	30.2	Water Oak	<i>Quercus nigra</i>	4	2
13	38.6	Water Oak	<i>Quercus nigra</i>	4	2
14	38.6	Water Oak	<i>Quercus nigra</i>	4	2
15	36.6	Red Oak	<i>Quercus rubra</i>	4	2
16	38.6	Water Oak	<i>Quercus nigra</i>	4	2
17	41.5	Water Oak	<i>Quercus nigra</i>	4	2
18	38.6	Water Oak	<i>Quercus nigra</i>	4	2
19	29.4	Water Oak	<i>Quercus nigra</i>	4	2
20	30.4	Water Oak	<i>Quercus nigra</i>	4	2
21	30.2	Water Oak	<i>Quercus nigra</i>	4	2.3
22	38.3	Water Oak	<i>Quercus nigra</i>	4	2
23	38.6	Water Oak	<i>Quercus nigra</i>	4	2
24	31.9	Water Oak	<i>Quercus nigra</i>	3	28.3
25	30.2	Water Oak	<i>Quercus nigra</i>	4	2
26	28.2	Water Oak	<i>Quercus nigra</i>	4	2
27	38.6	Water Oak	<i>Quercus nigra</i>	4	2

[illegible]* Quality

1. Tree has all 4 condition criteria
2. Tree has 3 condition criteria
3. Tree has 2 condition criteria
4. Tree has 1 condition criteria
5. Tree has no condition criteria

* Comment on Condition Criteria

1. Life expectancy of less than fifteen (15) years
2. Not a relatively sound and solid trunk
3. More than one major and several minor dead limbs (hardwoods only)
4. Major insect or pathological problem

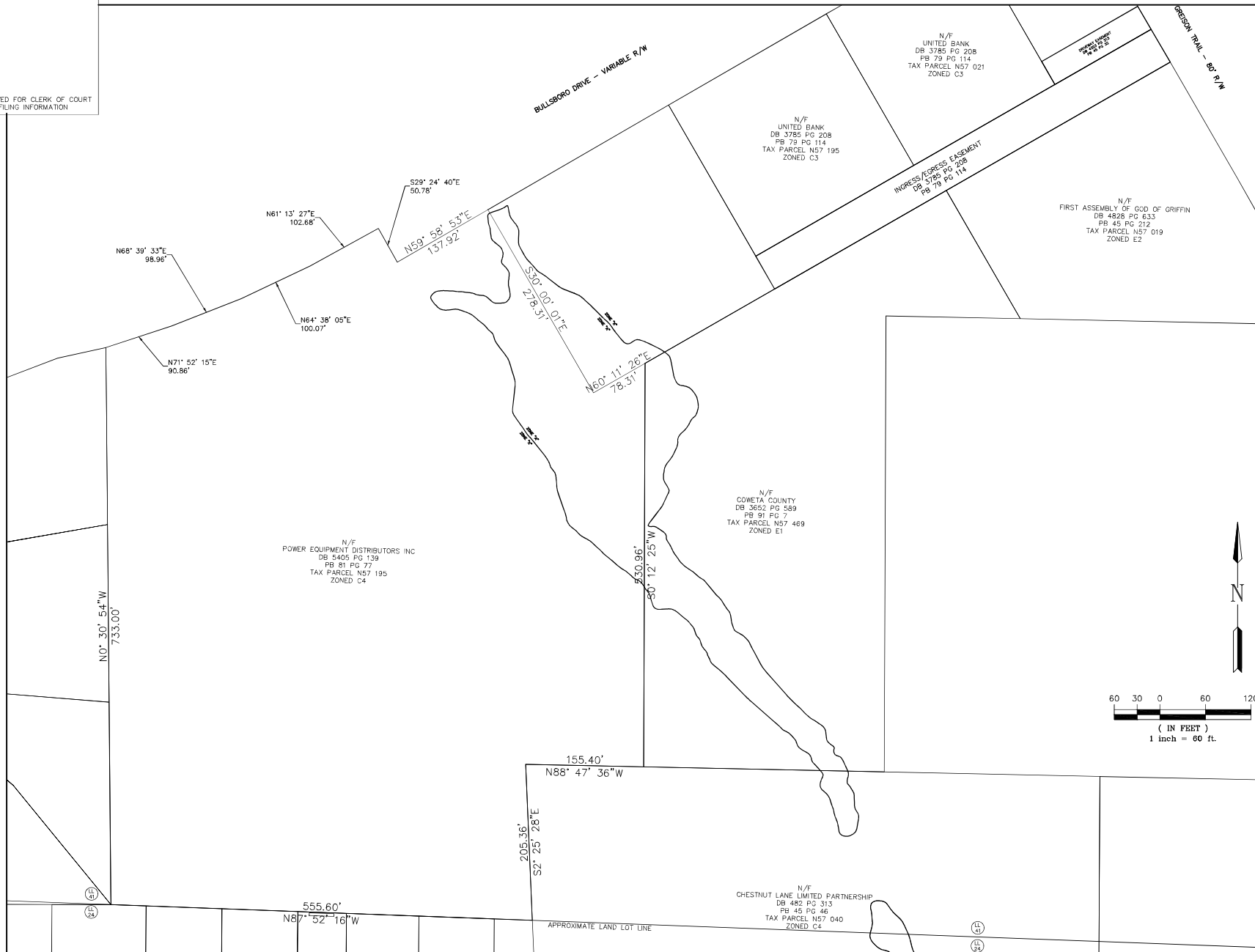


PROPOSED SKYE TOWNES DEVELOPMENT PREPARED FOR TEMPLAR DEVELOPMENT

PRELIMINARY 7/31/23

DATE	7/31/23
SURVEY QC:	D. RICHMAN
CADD QC:	D. HUDSON
SURVEYED BY:	R. COLEMAN
DRAWN BY:	D. HUDSON

RESERVED FOR CLERK OF COURT
FILING INFORMATION



- [illegible]

Surveyor's Notes

1. The bearing basis and any information in this drawing is based on recorded deeds and previous surveys of the parcels shown hereon. No field survey was performed. Any availability of the parcels was performed using GIS aerial imagery and should not be considered to be on a known/published coordinate system.
2. Any distances specified hereon are horizontal ground distances.
3. The parcel lines in Zones "A" & "Y" per the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number 1307700430, revised February 6, 2013.

Rev.	Date	Description	By	Chk'd	App'd
Drawing Status				Suitability	

FOR INFORMATION	SO
	1600 RiverEdge Pkwy, NW Suite 700 Atlanta, GA 30328 Tel: +1 (770) 933-0280 www.atkinsglobal.com
Copyright © Atkins Limited (2022)	

Client

TEMPLAR DEVELOPMENT

Figure 1

BOUNDARY SURVEY

Project Location

LAND LOTS 44
XX DISTRICT

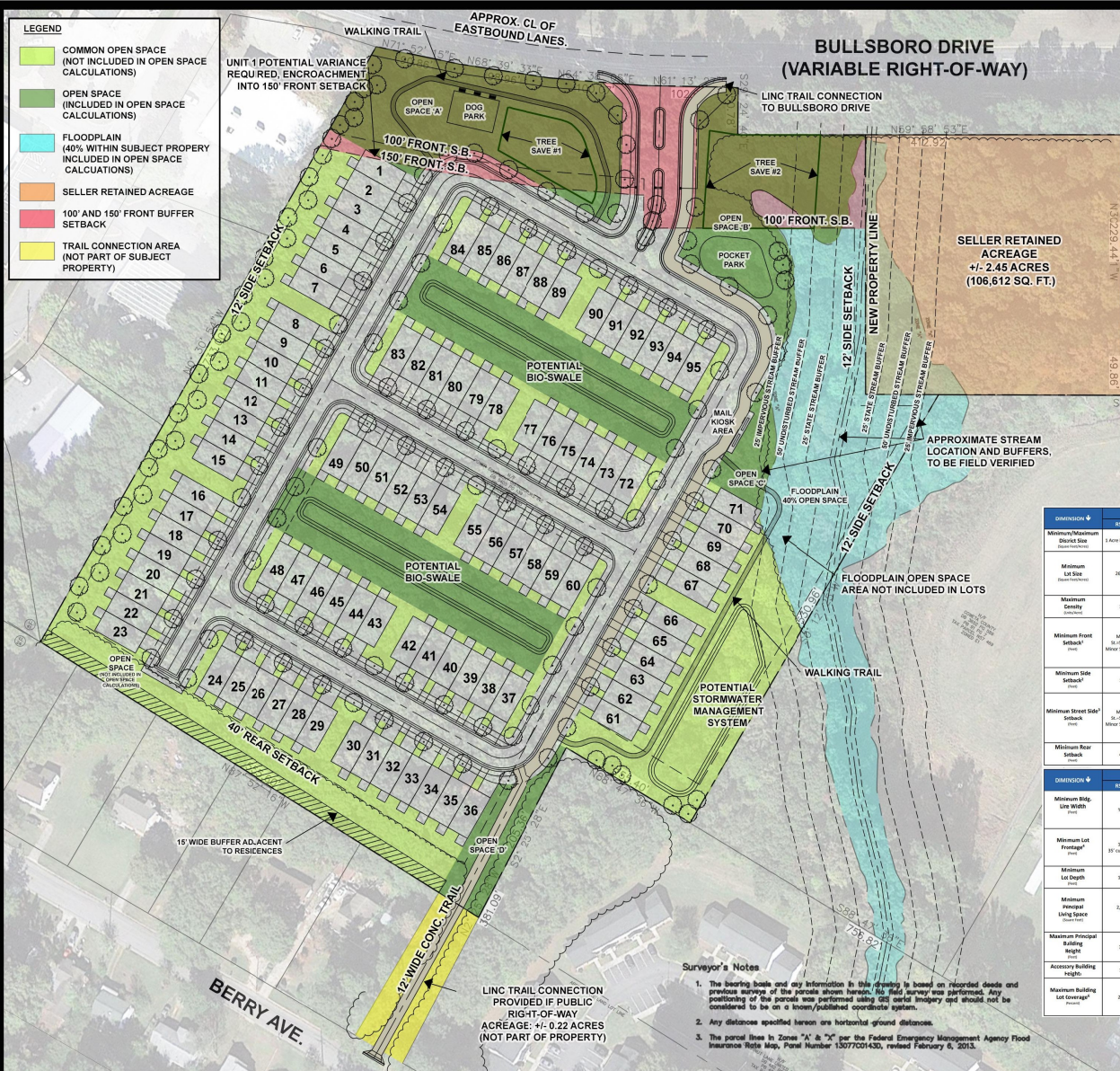
COWETA COUNTY, GEORGIA

Scale	Designed	Drawn	Checked	Authorized
AS SHOWN	—	CH	—	—
Original Size	Date	Date	Date	Date

ANSI D	---	06/09/23	---	---
Drawing Number				Sheet

LEGEND

- COMMON OPEN SPACE (NOT INCLUDED IN OPEN SPACE CALCULATIONS)
- OPEN SPACE (INCLUDED IN OPEN SPACE CALCULATIONS)
- FLOODPLAIN (40% WITHIN SUBJECT PROPERTY INCLUDED IN OPEN SPACE CALCULATIONS)
- SELLER RETAINED ACREAGE
- 100' AND 150' FRONT BUFFER SETBACK
- TRAIL CONNECTION AREA (NOT PART OF SUBJECT PROPERTY)



DEVELOPMENT SUMMARY

TOTAL SITE AREA: +/- 15.00 AC.
SELLER RETAINED ACREAGE: +/- 2.45 AC.
SUBJECT PROPERTY ACREAGE: +/- 12.55 AC.

CURRENT ZONING: GENERAL COMMERCIAL DISTRICT (GCN)

TOTAL CONDO UNITS: 95 UNITS

PROPOSED: 50' RIGHT-OF-WAY 80' RW AT ENTRY ROAD

ROADWAY WIDTH: 35' FROM FACE OF CURB TO FACE OF CURB (18" GUTTER, 2' CURB AND GUTTER, 2' GRASS STRIP WITH 1' WIDE SIDEWALK)

CONDO DRIVEWAY WIDTH: 11' WIDE

20' WIDE BETWEEN BUILDINGS

12' SIDE SETBACK

15' WIDE BUFFER REQUIRED ALONG THE SOUTHERN BOUNDARY ADJACENT TO RESIDENCES (7,587 SQ. FT. = 0.174 ACRES)

DENSITY: 95 UNITS / 12.55 AC. = 7.51 DU/AC

CITY OF NEWMAN ZONING ORDINANCE

PROPOSED ZONING: RESIDENTIAL MULTIPLE FAMILY DWELLING LOWER DENSITY DISTRICT (RMU)

OPEN SPACE REQUIREMENTS

REQUIREMENT: 101,200 SF OR 2.32 AC.
15% OF GROSS LAND AREA (GUA)
8 DWELLING UNITS PER ACRE (DUA)
1,500 SF OF OPEN SPACE PER UNIT (OSU)
15.0% = 8 * 104 MAXIMUM DWELLING UNITS ALLOWED (PGRU)
15.0% = 1,500 / 104 = 14.425 AC. OF OPEN SPACE

TOTAL PROVIDED OPEN SPACE: +/- 135,971 SF OR 3.12 AC.

PROPOSED FLOODPLAIN

40% OF FLOODPLAIN: 17,512 SF OR 0.40 AC.
FLOODPLAIN: 33,972 SF OR 0.77 AC.
OPEN SPACE 'B': 27,252 SF OR 0.62 AC.
OPEN SPACE 'C': 4,791 SF OR 0.11 AC.
OPEN SPACE 'D': 7,782 SF OR 0.18 AC.
OPEN SPACE 'E': 22,576 SF OR 0.52 AC.
OPEN SPACE 'F': 22,576 SF OR 0.52 AC.

AMENITIES:

BASED ON THE CITY OF NEWMAN ORDINANCE, THE DEVELOPMENT MUST PROVIDE THREE (3) ELEMENTS WITH A TOTAL OF 9,000 SQ. FT. (85 UNITS AT 100 SQ. FT. PER UNIT).

THE FOLLOWING AMENITIES ARE PROVIDED:

1. 12' WIDE LINC TRAIL CONNECTION - 12,820 SQ. FT. (LOCATED TO THE EAST OF THE MAIN ENTRANCE)
2. POCKET PARK WITH A MIN. OF TWO (2) PICNIC TABLES - 3,385 SQ. FT. (LOCATED TO THE EAST OF THE MAIN ENTRANCE)
3. DOG PARK WITH BENCHES - 1,786 SQ. FT. (LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY)
4. WALKING TRAILS - 4,495 SQ. FT. (LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY BY THE DOG PARK AND BEHIND LOTS ON THE EASTERN SIDE OF THE PROPERTY BY THE SWAN POND)

TOTAL PROVIDED = 22,266 SQ. FT.

TREE PLAN NOTES:

1. NUMBER OF ACRES WITHIN ANY UNDEVELOPABLE PORTION, I.E. UTILITY EASEMENTS, FLOODPLAIN, POND, STREAM AND STREAM BUFFERS, ETC.
2. WITHIN FLOODPLAIN = 1.065 ACRES
3. WITHIN STREAM BUFFERS (OUTSIDE OF FLOODPLAIN) = 0.122 ACRES
4. TOTAL = 1.127 ACRES
5. GRAPHIC DISPLAY AND LABEL ANY REQUIRED OR PROPOSED ZONING BUFFERS, PROVIDE ACREAGE
6. NOT AWARE OF ANY PROFFERED BUFFERS
7. APPEARS THAT A FIFTEEN (15) FEET WIDE BUFFER WILL BE REQUIRED ALONG THE SOUTHERN BOUNDARY ADJACENT TO RESIDENCES (7,587 SQUARE FEET = 0.174 ACRES)
8. NUMBER OF ACTUAL TREE SAVE ACREAGE NOT INCLUDING ANY OF THE CATEGORIES LISTED ABOVE
9. TREE SAVE AREA 'A' - NORTHWEST CORNER, INSIDE OF THE PROPOSED WALKING TRAIL, MEASURES 5,196 SQUARE FEET
10. TREE SAVE AREA 'B' - NORTHWEST CORNER, OUTSIDE OF BOTH THE FLOODPLAIN AND STREAM BUFFERS, MEASURES 10,484 SQUARE FEET
11. TOTAL TREE SAVE AREA = 15,680 SQUARE FEET = 0.357 ACRES
12. PROVIDE DETAILED AND GRAPHIC DESCRIPTIONS OF ALL TREE SAVE AREAS AND HOW TREE SAVE AREAS WILL BE SECURED AND PROTECTED.
13. STANDARD TREE PROTECTION NOTES AND TREE SAVE FENCE DETAIL ARE PROVIDED ON THIS SHEET.

DIMENSION	RS-20	RS-15	RS-7	RS-1	RS-2	RS-1	RS-1
Minimum/Maximum Overall Size (Acres)	1/4 to 1/2	1/4 to 1/2	1/4 to 1/2	1/4 to 1/2	1/4 to 1/2	1/4 to 1/2	1/4 to 1/2
Minimum Lot Size (Acres)	1/4	1/4	1/4	1/4	1/4	1/4	1/4
Minimum Front Setback (Feet)	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Minimum Side Setback (Feet)	15'	15'	15'	15'	15'	15'	15'
Minimum Rear Setback (Feet)	40'	40'	40'	40'	40'	40'	40'

DIMENSION	RS-20	RS-15	RS-7	RS-1	RS-2	RS-1	RS-1
Minimum Width (Feet)	10'	10'	10'	10'	10'	10'	10'
Minimum Lot Frontage (Feet)	30'	30'	30'	30'	30'	30'	30'
Minimum Lot Depth (Feet)	10'	10'	10'	10'	10'	10'	10'
Minimum Principal Building Height (Feet)	35'	35'	35'	35'	35'	35'	35'
Accessory Building Height (Feet)	15'	15'	15'	15'	15'	15'	15'
Maximum Building Lot Coverage (%)	20%	20%	20%	20%	20%	20%	20%

TREE PROTECTION

SHOW FENCE

Tree Protection Tr

1. FIVE FEET OF SETBACK FROM THE TREE TO THE PROPERTY LINE SHALL BE MAINTAINED.

2. THE SETBACK SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.

3. THE SETBACK SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.

4. THE SETBACK SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.

5. THE SETBACK SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.

- Surveyor's Notes**
1. The bearing, distance and any information in this survey is based on recorded deeds and previous surveys of the parcels shown herein. No field survey was performed. Any possibility of the parcel was performed solely on aerial imagery and should not be considered to be a known/published cadastral system.
 2. Any distances specified herein are horizontal ground distances.
 3. The parcel lines in Zones "A" & "C" per the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number 1307702433, dated February 6, 2013.

TEMPLAR DEVELOPMENT

ROUNDTABLE REALTY

Skye Townes

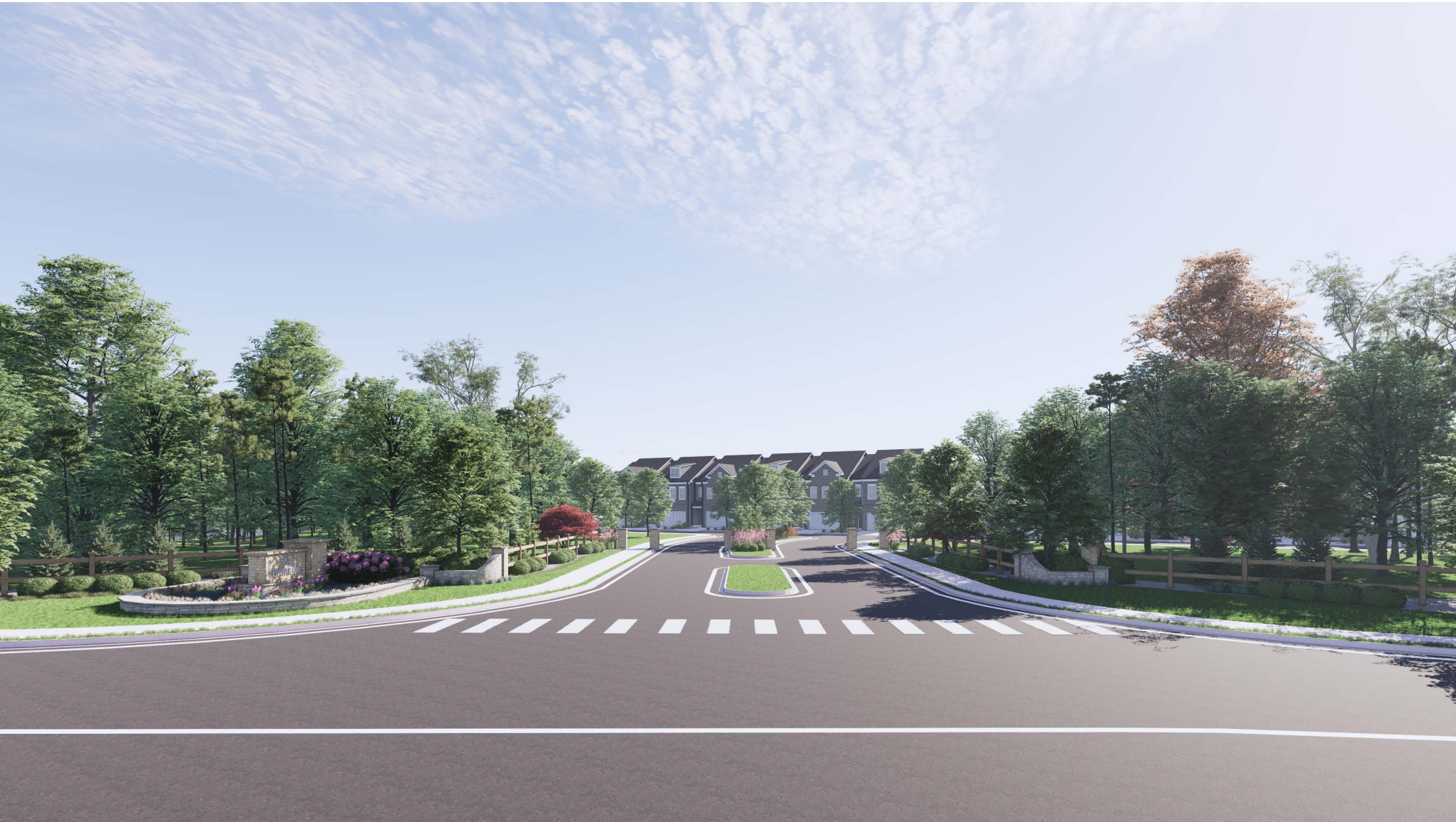
City of Newnan, Georgia

This site plan is conceptual in nature and subject to change without notice.

CONCEPTUAL MASTER PLAN WITH LINC TRAIL CONNECTION

ATKINS

July 31, 2023





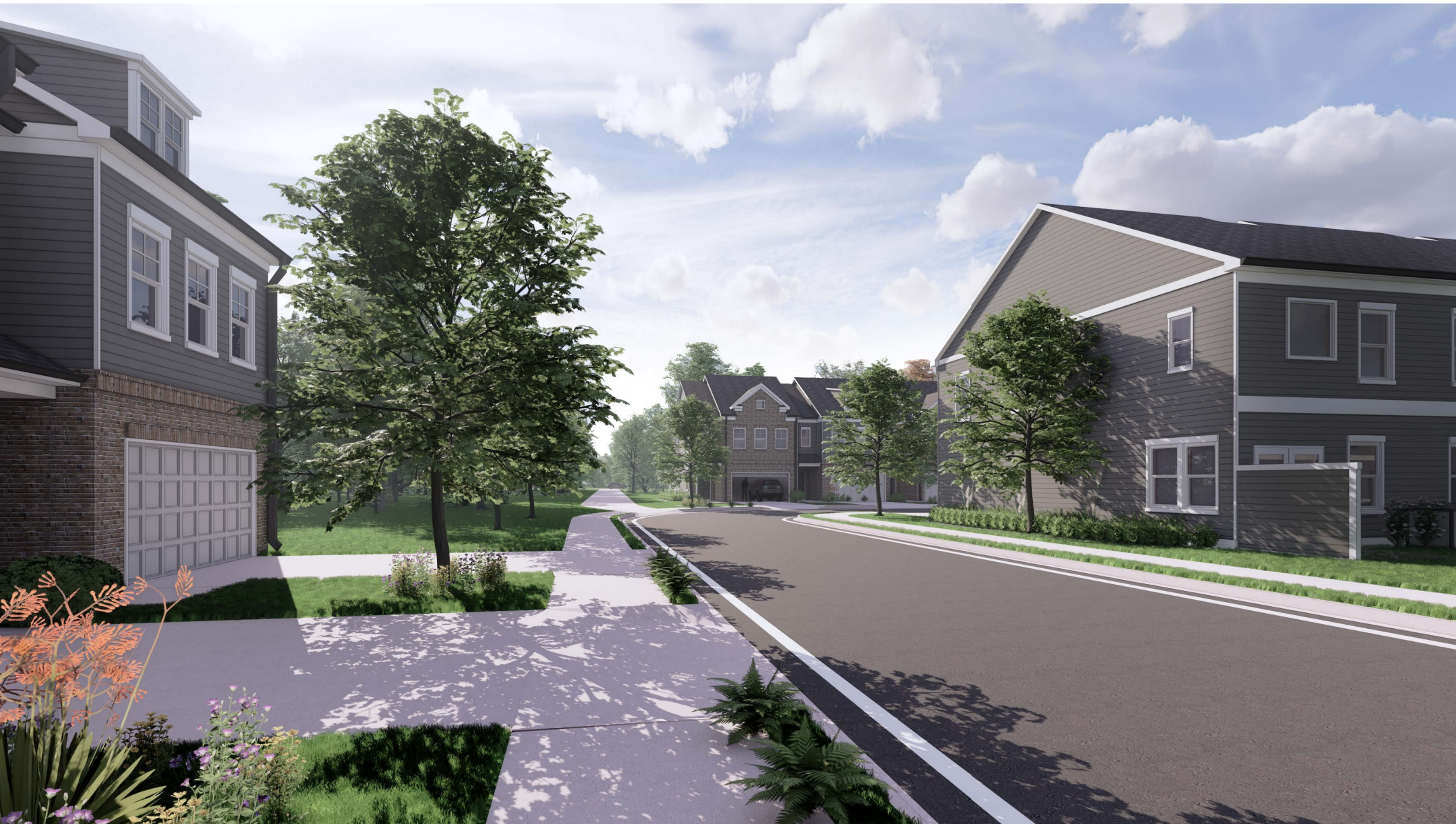




















To: Mayor and Council
Date: August 8, 2023
Agenda Item: 31 Jones St - owner update and request for extension
Prepared By: Matt Murray, Code Enforcement Officer

Purpose:

Owner to update council on status and request an extension to repair the dilapidated structure at 31 Jones St

Background:

Owner: Willie Allen & Dennis Montgomery

Date Sub-Standard housing file was opened: November 15, 2021 Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? YES On January 11, 2023 the Building department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24 (a), Sub-sections (3,4,5,6,8,9,10).

Funding:

Not applicable

Recommendation:

Staff is requesting the Council to review and consider the extension request.

Attachments:

1. 31 Jones St - 1
2. 31 Jones St - 2
3. 31 Jones St - 3
4. 31 Jones St - 4

Previous Discussion with Council:

January 20, 2023 - Council informed of conditions.

February 14, 2023 – Public Hearing was requested.

March 28, 2023 - Public hearing was held and a 120 day resolution to repair or demolish was granted by council.











City of Newnan, Georgia - Mayor and Council

Date: August 8, 2023

Agenda Item: Request for transmittal of the 2023 update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP), to the Three Rivers Regional Commission (RC) and the Georgia Department of Community Affairs (DCA)

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To request official transmittal of the 2023 update to the CIE, including the STWP, to the Three Rivers RC and the Georgia DCA.

Background: The Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructure listed in the law.

All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and update the CIE portion of their plan annually. The STWP is included as a part of the CIE.

Per the minimum standards of the planning process, all local governments must hold a minimum of one public hearing prior to the transmittal of each CIE update. The City has previously held the public hearing and staff is now requesting official transmittal of the document to the RC and DCA for review and comments. Formal adoption of the update by this body will be requested once approval is gained by both institutions.

Options:

- A. Adopt the resolution approving transmittal of the 2023 update to the CIE, which includes the STWP.

Funding: N/A

Recommendation: Option A

Attachments: Transmittal resolution

Previous Discussions with Council: July 18, 2023

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE CITY OF
NEWNAN’S 2023 UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT,
INCLUDING THE SHORT-TERM WORK PROGRAM, TO THE THREE RIVERS
REGIONAL COMMISSION**

CITY OF NEWNAN, GEORGIA

WHEREAS, the City of Newnan has prepared an annual update to a Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short-Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on July 18, 2023 at City Hall.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and Council of the City of Newnan does hereby submit the annual update of the Capital Improvements Element and Short-Term Work Program covering the one-year period 2023-2024 to the Three Rivers Regional Commission for Regional Review, as per the requirements of the Georgia Planning Act of 1989.

This Resolution is adopted this _____ day of _____, 2023.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Dustin Koritko, Mayor Pro-Tem

REVIEWED:

George M. Alexander, Councilmember

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

The seal of the City of Newnan, Georgia, is a circular emblem. It features a central shield with a landscape scene, including a building and trees. The shield is surrounded by a wreath. The outer ring of the seal contains the text "THE CITY OF NEWNAN, GEORGIA" at the top and "City of Homes" at the bottom. The years "18" and "28" are also visible on the left and right sides of the seal, respectively.

Comprehensive Plan

2021-2041

Capital Improvements Element
with Short-Term Work Program
2023 Update

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City of Newnan | Annual STWP-CIE

2023 Update

I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects that receive funding from impact fees, which covers the same five-year period as the STWP.

City of Newnan | Annual STWP-CIE

2023 Update

II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2023-2027). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

PROJECTS AND ACTIVITIES STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Wadsworth Auditorium Parking Lot	2021	2023	\$2,000,000	\$0	Tourism Fund, General Fund	Leisure Services
Wadsworth Auditorium improvements redevelopment plan	2020	2024	\$1,902,025	\$0	General Fund, Hotel Motel Tourism, SPLOST	Leisure Services
Farmer Street Cemetery	2021	2025	TBD	\$0	General Fund	Farmer Street Cemetery Commission
Improvements to Fire Training Facility	2021	2023	\$5,000,000	\$0	SPLOST	Fire
East Washington Street from Farmer Street to Perry Street	2025	2027	\$1,851,255	\$0	LCI, City, Match Amount is \$370,251	City
Andrew Street Extension from Augusta Drive to East Washington Street	2024	2027	\$2,986,000	\$0	SPLOST	Engineering
Traffic Signal Improvements	2016	2025	\$600,000	\$0	SPLOST	Engineering
Acquire a heavy-duty vehicle for fire department	2025	2025	\$750,000	\$750,000	Impact Fees	Fire
Obtain National Register District designation for Chalk Level Neighborhood	2013	2025	\$2,000	\$0	NURA	NURA, Planning & Zoning

City of Newnan | Annual STWP-CIE

2023 Update

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Continue Implementation of Neighborhood Stabilization Program (NSP III)	2011	2024	\$350,000	\$0	NSP Grant	Planning & Zoning, Housing Authority
Continue Implementation of Neighborhood Stabilization Program (NSP I)	2013	2024	\$700,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Murray Street Housing Revitalization Project	2023	2025	\$1,750,000	\$0	ARPA	Planning & Zoning, NURA
Sidewalks along Greison Trail	2014	2024	\$800,000	\$0	SPLOST	Engineering
Sidewalks along Sprayberry Road	2021	2025	\$2,000,000	\$0	SPLOST	Engineering
Replacement of culvert systems	2022	2026	\$6,850,000	\$0	ARPA	Public Works
Greenville Street at Sewell Road Intersection Improvements	2025	2030	\$1,750,000	\$350,000	Impact Fees - 20% FHWA – 80%	Engineering
Newnan Crossing Boulevard Widening and Operational Improvements	2025	2030	\$13,100,000	\$0	SPLOST/TBD	Engineering
Jefferson Street at Sprayberry Road Roundabout	2023	2028	\$4,000,000	\$0	SPLOST - 20% FHWA – 80%	Engineering
Bullsboro Drive Widening and Operational Improvements	2024	2028	\$22,020,000	\$0	SPLOST - 20% FHWA – 80%	Engineering
Greenville Street at Spence Avenue Intersection Improvements	2024	2030	\$2,200,000	\$0	SPLOST - 20% FHWA – 80%	Engineering
Clark Street Operational and Pedestrian Improvements	2021	2024	\$1,290,000	\$0	SPLOST	Engineering
Completion of Sidewalks/Streetscapes/Pedestrian-Level Lighting for Bullsboro Drive (from State Route 34 to Farmer Street)	2025	2028	\$1,600,000	\$0	SPLOST - 20% & FHWA – 80% (TAP)	Engineering
Network Servers, Storage, and Switches	2026	2026	\$250,000	\$0	TBD	Information Technology

City of Newnan | Annual STWP-CIE

2023 Update

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Rehabilitate and/or Reconstruction of substandard and dilapidated housing units within the NURA redevelopment area	2021	2031	\$5,100,000	None	CDBG, CHIP, NSP, local homeowner funds, HUD EDI	Planning & Zoning, NURA
Develop LINC trail system (remaining phases)	2025	2030	\$20,000,000	\$6,000,000	Impact Fees, SPLOST, City, County	City Manager
Improvements to Lower Fayetteville Road (Preliminary Engineering Phases)	2023	2030	\$6,200,000	\$0	Local (City, County) – 20% FHWA - 80 %	Engineering
Sidewalks along Jackson Street	2021	2028	\$11,560,000	\$0	SPLOST - 20% & FHWA – 80% (TAP)	Engineering
Maintain/Resurface Streets	2023	2025	\$11,500,000	\$0	LMIG	Engineering

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, NURA- Newnan Urban Redevelopment Agency, NCAC – Newnan Cultural Arts Commission, HUD – U.S. Department of Housing and Urban Development, EDI – Economic Development Initiative, TAP – Transportation Alternatives Program, ARPA – American Rescue Plan Act, FHWA – Federal Highway Administration, ROW – Right-of-Way, NSP – Neighborhood Stabilization Program, CDBG – Community Development Block Grant, CHIP – Community HOME Investment Program, SPLOST – Special Purpose Local Option Sales Tax, LMIG – Local Maintenance Improvement Grant. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

City of Newnan | Annual STWP-CIE

2023 Update

IMPROVEMENTS STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Improvements to Lower Fayetteville Road (ROW & Construction)	2030	2035	\$67,560,000	\$5,000,000	Impact Fees, City, FHWA	Engineering
Maintain/Resurface Streets	Annual	Continuous	\$2,000,000 annually	\$0	General Fund, SPLOST, LMIG	Engineering, Public Works
Acquire a heavy-duty vehicle for fire department	2030	2030	\$1,000,000	\$1,000,000	Impact Fees, SPLOST	Fire
Acquire a heavy-duty vehicle for fire department	2035	2035	\$1,000,000	\$1,000,000	Impact Fees, SPLOST	Fire
Acquire a heavy-duty vehicle for fire department	2040	2040	\$1,000,000	\$1,000,000	Impact Fees, SPLOST	Fire
City Fiber Ring	2030	2032	\$500,000	\$0	TBD	Information Technology

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

*Long-Term means any activity that is to begin in or more than five years (2028) from the current year (2023). All activities that have an indefinite or continuous end date, but a known start date prior to 2028, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

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2023 Update

III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2022, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2022					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	City of Newnan
Beginning Impact Fee Fund Balance	\$473,029.29	\$770,521.39	\$1.92	\$507,171.33	\$1,750,723.93
Impact Fees Collected	\$123,412.62	\$44,324.78	\$0.00	\$70,999.07	\$238,736.47
Accrued Interest	\$802.06	\$2,015.95	\$0.00	\$1,339.56	\$4,157.57
Project Expenditures	(\$477,239.96)	(\$462,484.00)	\$0.00	\$0.00	(\$939,723.96)
*Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$120,004.01	\$354,378.12	\$1.92	\$579,509.96	\$1,053,894.01
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Source: City of Newnan Finance Department – Fund 375 Impact Fees. Note – The Finance Department corrected an error in the Ending Impact Fee Fund Balance in the previous Annual Financial Report for 2021. This resulted in a change from the previous (2021) incorrect Ending Impact Fee Fund Balance of \$1,833,292.57 to the corrected Ending Impact Fee Fund Balance of \$1,750,723.93 (which is also now reflected as the Beginning Impact Fee Fund Balance in the Annual Financial Report for 2022 above).

Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other related activities. For 2022, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$7,162.09.

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2023 Update

IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

Capital Improvements Projects: Fire Services

Newnan	Capital Improvements Projects - 2023						
Public Facility	Fire Services						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Acquire a heavy-duty vehicle for fire department	2025	2025	\$750,000	\$750,000	Impact Fees	Fire	Planning

Source: City of Newnan Planning and Zoning Department

Capital Improvements Projects: Roads, Streets, and Bridges

Newnan	Capital Improvements Projects - 2023						
Public Facility	Roads, Streets, and Bridges						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Andrew Street Extension from Augusta Drive to East Washington Street	2024	2027	\$2,986,000	\$0	SPLOST	Engineering	Concept Layout
Clark Street Operational and Pedestrian Improvements	2021	2024	\$1,290,000	\$0	SPLOST	Engineering	Design
Sidewalks along Sprayberry Road	2021	2025	\$2,000,000	\$0	SPLOST	Engineering	Final Design
Sidewalks along Greison Trail	2014	2024	\$800,000	\$0	SPLOST	Engineering	Planning
Replacement of culvert systems	2022	2026	\$6,850,000	\$0	ARPA	Public Works	Design
East Washington Street from Farmer Street to Perry Street	2025	2027	\$1,851,255	\$0	LCI, City, Match Amount is \$370,251	City	Planning

Source: City of Newnan Planning and Zoning Department

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2023 Update

V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment are being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City's appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2027 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2022	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$5,705,222.64
Impact Fees Collected	\$1,055,166.36
Accrued Interest	\$0 .00
Project Expenditures	(\$1,145,761.00)
Administrative Costs	(\$31,654.99)
Impact Fee Refunds	\$0.00
Ending Impact Fee Fund Balance	\$5,582,973.01
Impact Fees Encumbered	\$0.00

Source: Newnan Utilities

City of Newnan | Annual STWP-CIE

2023 Update

PROJECTS AND ACTIVITIES STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Expansion of Mineral Springs WPCP, White Oak Creek WPCP, Wahoo Creek; WRF	2020	2027	\$14,050,000	\$14,050,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2020	2027	\$1,500,000	\$1,500,000	Impact Fees (100%)	Newnan Utilities

Source: Newnan Utilities

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase I – Expansion of Mineral Springs WPCP & Wahoo Creek; White Oak Creek WPCP; Conversion to WRF	Indefinite	Indefinite	\$40,513,200	\$40,513,200	Impact Fees (100%), Other Sources	Newnan Utilities
Phase II – Construction of Land Application System	Indefinite	Indefinite	\$14,130,300	\$14,130,300	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$21,532,400	\$21,532,400	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

*Long-Term means any activity that is to end more than five years (2028) from the current year (2023). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

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2023 Update

Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects - 2023				
Public Facility	Wastewater Collection and Treatment				
Service Area	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Belt Press Upgrade at Wahoo Creek	2019	2023	\$1,800,000	Impact Fees (100%)	Construction
Mineral Springs Expansion to 1.5 MGD	2021	2023	\$250,000	Impact Fees (100%)	Construction
Collection System Improvements	2020	2027	\$1,500,000	Impact Fees (100%)	Construction
Wastewater Plant Upgrade	2022	2027	\$12,000,000	Impact Fees (100%)	Planning

Source: Newnan Utilities

**AN ORDINANCE TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, OF
THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO
PROVIDE FOR THE REGULATION OF SALES AND CONSUMPTION OF
ALCOHOLIC BEVERAGES AT THE WADSWORTH AUDITORIUM; TO
PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES;
AND FOR OTHER PURPOSES**

WHEREAS, it has been determined that certain changes are necessary in the text of Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan to provide for the regulation of sales and consumption of alcoholic beverages at the Wadsworth Auditorium within the City.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I: A new Sec. 3-30, Regulation of sales and consumption of alcoholic beverages at the Wadsworth Auditorium to Article I, In General, of Chapter 3, Alcoholic Beverages, to provide for the regulation of sales and consumption of malt beverages and wine on the premises of the Wadsworth Auditorium is hereby adopted to read as follows:

Sec. 3-30. Regulation of sales and consumption of alcoholic beverages at the Wadsworth Auditorium, notwithstanding any other provision in this chapter to the contrary, a licensee for the sale of alcoholic beverages by the drink or for the consumption of alcoholic beverages on the licensee's premises located within the City or a caterer licensed under Section 3-28 herein may apply for a special event permit to sell and serve malt beverages or wine by the drink for events open to the general public at the City's Wadsworth Auditorium. The sale and service of alcoholic beverages pursuant to any such special event permit shall be strictly limited to those portions of the Wadsworth Auditorium and surrounding properties designated by the City Manager or his/her designee. The sale and service of alcoholic beverages pursuant to any such special event permit shall be from a fixed location as designated by the City Manager or his/her designee. Any such licensee shall make written application to the City Manager or his designee for a special event permit on forms provided by the City. Failure to furnish any requested data shall automatically serve to dismiss the application. Any untrue or misleading information contained in, or material statement omitted from, an application for a special event permit shall be cause for denial or revocation thereof. The City Manager or his designee, in their discretion, shall have the right to deny or impose conditions on any such special event permit. All applications for a special event permit must be submitted to the City Manager or his designee at least 30 days prior to the date of the event, unless waived by the City Manager or his designee. The fee for such special event permit shall be \$150.00.

Further, for the purposes of the City's open container provisions permitting open containers of alcoholic beverages in the City's central business district, the exterior grounds of the Wadsworth Auditorium shall be considered a part of the City's central business district as set out in Sec. 3-25 herein.

Section II: All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby repealed.

Section III: Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV: The effective date of this Ordinance shall be upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2023, in regular session.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Dustin Koritko, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).