



Newnan City Council Meeting

April 9, 2024

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 March 26, 2024

REPORTS OF BOARDS AND COMMISSIONS

- B. 6 Appointments - Bicentennial Committee
- C. 2 Appointments - Christmas Commission, 3-year terms
- D. 3 Appointments - Newnan Urban Redevelopment Agency, 3-year terms
- E. 1 Appointment - Parks Commission, 3-year term
- F. 1 Appointment - Tree Commission, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- G. Public Hearing - Application for Alcohol Beverage License - Lilah Grey, LLC - Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 7 Spring St. - Reason: New Business
- H. Public Hearing - Application for Alcohol Beverage License - York Restaurant Group, LLC DBA Capital Tacos - Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 1111 Hwy 34 East - Reason: Addition of Distilled Spirits
- I. Consideration of Extension for Distilled Spirits Package Store License - 459 Millard Farmer Industrial Blvd
- J. 5 Hamilton Bohannon Dr - Request for public hearing
- K. For Information Only - Consideration of the Addition of Proposed Areas to the Urban Redevelopment Area
- L. Consideration of Modification of Composition of Parks, Tree, and Cultural Arts Commissions.

UNFINISHED BUSINESS

- M. 21 Berry Ave - Owner update and request for extension
- N. 2nd and Final Reading - Rezoning Request RZ2024-01; 8.44 + acres located off Newnan Crossing Bypass and Ashley Park Blvd (Tax Parcel #087 5043 004) - Change in Conditions
- O. Consideration of 2024 Roadway Paving Program

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- P. Request from Summergrove POA for Banners/Signs at the entrances to the neighborhood for several upcoming events
- Q. Request from Corner Arts Gallery to Close North Court Sq and South Court Sq. for Labor Day Festival on Monday, September 2nd from 8am to 5pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- R. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 26, 2024 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, Jim Thomasson, Cynthia Jenkins, Rhodes Shell and Dustin Koritko. Absent: Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on March 12, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on March 12, 2024 and adopt them as presented.

MOTION CARRIED. (6-0)

B. Minutes from Work Session on March 12, 2024

Motion by Councilman Thomasson, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session on March 12, 2024 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

C. 10 Appointments – Bicentennial Committee

Motion by Councilman Shell, seconded by Councilman Koritko to appoint Hanson Powell to the Bicentennial Committee.

MOTION CARRIED. (6-0)

Motion by Councilman Thomasson, seconded by Councilman Koritko to appoint Janice Walton and Kim Wright to the Bicentennial Committee.

MOTION CARRIED. (6-0)

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to appoint Dr. Rebecca Gibson to the Bicentennial Committee.

MOTION CARRIED. (6-0)

All other appointments to go on the next agenda.

D. 2 Appointments – Christmas Commission, 3-year terms

Continue to next agenda.

E. 1 Appointment – Cultural Arts Commission, 3-year term

Councilwoman Jenkins asked to remove this appointment as Council is considering reducing the numbers of members on this commission.

F. 1 Appointment – Explore Newnan-Coweta, Inc., 3-year term

Mayor Brady explained that he has served for the last 2 years, to help develop and start this organization from scratch. Now he would like Council to appoint someone else to serve. Ms. Heather Daniels has done a great job as the Executive Director and there is a solid board. Mayor Brady asked to consider appointing Peyton Shelnutt, the Director of the Newnan Centre. Mayor Brady commented that Ms. Shelnutt was in one of the first Youth Council classes and Councilwoman Jenkins stated she was the first President.

Motion by Councilwoman Jenkins, seconded by Councilman Shell to appoint Peyton Shelnutt to Explore Newnan-Coweta, Inc.

MOTION CARRIED. (6-0)

G. 1 Appointment – Parks Commission, 3-year term

Continue to next agenda.

H. 1 Appointment – Tree Commission, 3-year term

Continue to next agenda.

I. 2 Appointments – Youth Activities Commission, 3-year terms

Motion by Councilman DuBose, seconded by Councilman Koritko to reappoint Tracy Behm to the Youth Activities Commission.

MOTION CARRIED. (6-0)

Motion by Councilman DuBose, seconded by Councilman Koritko to reappoint James Keith to the Youth Activities Commission.

MOTION CARRIED. (6-0)

YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of Youth Council who were in attendance. Susan Grayton Pass, Ashlynn Jones, Corinne Terrell, Macie Bohannon and Lila McDowell.

NEW BUSINESS

J. Public Hearing – Consideration of Request to Demolish the structure at 23 Pinson St.

Mayor Brady opened the public hearing.

Bryan Partin, Chief Building Official, stated that this property has been in court for property maintenance issues and in January the owner indicated that they would like to move forward with demolition. The house was built in 1934 and was included in a survey done in the 90's and was considered architecturally significant. The cost to renovate would exceed 50% of the assessed value.

Ms. Lorie Clowers, the daughter of the owner, stated that the cost is too much to renovate and she would like to demolish it.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked what the plans are for the property? Ms. Clowers said she plans to keep the property, it was her mothers.

Motion by Councilman Shell, seconded by Councilman Thomasson to approve the demolition request as presented.

MOTION CARRIED. (6-0)

K. Public Hearing – Consideration of Request to Demolish the structure at 6 Dewey St.

Mayor Brady opened the public hearing.

Mr. Partin stated that this property was permitted in July 2023 for renovations but the damage ended up being more extensive than anticipated. The house was built in 1925 and was also included in the survey and considered to be architecturally significant. The cost to renovate would exceed 50% of the assessed value.

Ms. Bella Egan said she bought the home in 2022, it was her first home. Unfortunately, extensive termite damage was discovered. The end goal would be to build a new property, just not sure when.

Mayor Brady closed the public hearing.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the demolition request as presented.

MOTION CARRIED. (6-0)

L. Consideration of Contract Award for Carnegie Audio Control Upgrade

Susan Crutchfield, Carnegie Director, explained that the request is to enter into contract with Innuvo, as the low bidder and to approve the overall budget for the project.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract as presented.

MOTION CARRIED. (6-0)

M. Consideration of Contract Award for Program Management Services from Comprehensive Program Services (CPS) for SPLOST Park Projects

Meg Kelsey, Assistant City Manager, explained that the proposal from Comprehensive Program Services (CPS) is for program management fees for 5 SPLOST park projects. These projects were discussed at the last meeting and at the retreat. This would include Greenville St. Park, Pickleball Courts, LINC segment, Bicentennial Park and Lynch Park. Total fee for the contract is \$240,120.00. Project management is important to ensure the projects are completed on time, on budget and to expected quality of work. Funding will be from the 2019 SPLOST fund.

Motion by Councilman Thomasson, seconded by Councilman Shell to approve the contract as presented.

MOTION CARRIED. (6-0)

N. Consideration of Resolution for Condemnation of Property along Savannah and Pinson to Start Culvert Replacement

Sam Henriquez, explained that the City is in the process of replacing culverts along Savannah St. and Pinson St. The resolutions will allow the City to acquire the easements and rights of way to complete the work.

Councilwoman Jenkins asked about the amount of property being taken? Mr. Henriquez said a little more than 5ft. Councilman Koritko asked how this will tie into stormwater system? Mr. Henriquez said they will add a few structures to catch the stormwater from the street and send to the creek but there is no new infrastructure. There is a creek that runs through most of the properties so acquiring the easements will allow for maintenance of the slopes.

Councilman Jenkins asked about negotiations with the property owners. Mr. Henriquez stated that they are still in negotiation with 2 owners and there are 2 they cannot get in contact with. This action is just to help prevent any delays. City Attorney explained that there are 8 parcels and 2 have closed already, 2 more are in the process of closing, 1 is waiting on a survey and 1 hasn't signed the option yet. The other 2 have been notified several times via mail and 1 owner may be deceased so they are working on figuring that out.

Motion by Councilman DuBose, seconded by Councilman Shell to adopt the resolution for Parcel 1.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman Thomasson to adopt the resolution for Parcel 4.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman Thomasson to adopt the resolution for Parcel 5.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman Thomasson to adopt the resolution for Parcel 6.

MOTION CARRIED. (6-0)

O. Consideration of Additional Roadways for 2024 Roadway Paving Program

Hasco Craver, Assistant City Manager, stated that at the last meeting Council asked Staff to put together a list of short roadways and dead-end streets to potentially be included in the paving program in future. Staff compiled that list, 44 roadways total, with a total cost of almost \$1.7 million to improve. Staff prioritized the roadways and there are 2 that Staff recommends to include. One is Cates Alley, which is about 370 linear feet and estimated to cost \$34,340. The second is Crit Alley, which is about 259 linear feet and estimated to cost \$24,047.

Mr. Craver said that in August 2022 Council reviewed a broad list of roadways and acted to approve a 3-year Paving Program. Year 1 is currently underway. Year 2 was anticipated to cost \$2.2 million but now looks to be about \$3.55 million. Staff recommends postponing certain roads for Year 2, to fit within the budgeted amount. Postponing does not mean the roads will not be improved, they can be moved into Year 3. Year 3 will be put out for bid later in 2024. Mr. Craver noted that one roadway proposed to be postponed is Diplomat Parkway. Staff believes that improvements can be made to parts of Diplomat Pkwy to prolong the life of the road and postpone.

Mayor Brady said that because this deviates from what was on the agenda and the fact that Councilman Guillaume was absent, he suggested moving this item to the next agenda.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to move this item to the next agenda.

MOTION CARRIED. (6-0)

P. Presentation from Lowe Engineers – Jefferson St./Clark St./Jackson St. Two-Way Conversion Project

Michael Klahr, City Engineer, introduced Sameer with Lowe Engineers, who have been working on this project for a while.

Sameer with Lowe Engineers began the presentation and said the purpose for this is to improve the connectivity, especially the pedestrian connectivity and the flow at these intersections. The four primary intersections looked at were Clark St. at Jackson St., Clark St. at Jefferson St., Jackson St. at Posey Place and Jefferson St. at Posey Place. The signage is very confusing and also needs to be addressed.

Main problems are vehicles traveling southbound on Jackson St. and eastbound on Clark St. that are forced to divert route due to the one-way operation of Clark St. Pedestrian facilities are not available at certain places. Other problems are right-of-way constraints and response times for emergency vehicles. Sameer showed maps of the existing conditions.

Sameer explained that they completed a capacity analysis and collected data and then put the data into simulation models. This helps to identify the problems. The data counts were collected in 2018 then they look to plan for the future by looking at the growth rate based on demographics, historic trends etc. They also put together a crash summary that showed 90% of the crashes were intersection related. The peak was 87 crashes in 2021.

The solutions looked at included no building or do nothing, add pedestrian accommodations at several intersections, signalized two-way traffic on Clark St., single-lane roundabouts, multi-lane roundabouts and improving clarity of signage especially since there is the Bypass now. Sameer showed examples of possible signage improvements.

The proposed build would include a two-way conversion of Posey Pl and Clark St. Sameer said they believe the two-way will work and be the best option. They also completed travel time analysis, comparing 2021 and 2041 and showed huge savings in travel time.

Mayor Brady said there would be no action at this point. He asked if the simulations could be sent to Council. There would need to be more discussion, maybe a town hall to get input from citizens. City Manager suggested that Council send questions to him and he will get the answers from Sameer and Michael Klahr. Mayor Brady said they also need to look at costs.

Councilman Koritko asked if the two-way in the long term is the best solution? Sameer stated yes, he is confident of that, from a financial and right-of-way constraint perspective. Councilman Thomasson asked if they looked at making all streets two-ways? Sameer said they had not but they can if Council wants? Mayor Brady said they should look at all options. Councilman Thomasson commented that people drive faster on one-way streets and that the two-way might help slow people down and give more of a small-town feel.

Councilman Koritko asked about funding and if GDOT would be involved since this is a State route? Mr. Craver answered that currently there is \$1.5 million in the budget for this and it was anticipated to be fully funded by the City and only permitting with GDOT.

UNFINISHED BUSINESS

Q. Public Hearing – Rezoning Request – RZ2024-01; 8.44 + acres located off Newnan Crossing Bypass and Ashley Park Blvd (Tax Parcel #087 5043 004) – Change in Conditions

Mayor Brady opened the public hearing.

Tracy Dunnivant, Planning Director, stated that this was the topic of the last Work Session that Council held. The site was previously approved for MXD zoning, to develop 278 apartments and 56,668 sq. ft of commercial/retail space. The applicant is now seeking to add 17,100 sq. ft of commercial/retail space, 1,600 sq. ft. jewel box and a tower signage feature. Ms. Dunnivant noted that all heights will remain as previously approved. There would be one more floor for the parking deck.

The tower feature was previously approved for 50 ft but no signage was originally requested. Ms. Dunnivant showed renderings of what the tower signage would look like and placement. Staff also put together a map showing surrounding heights such as Dillard's, City of Hope and hotels.

Ms. Dunnivant gave a summary of the 8 required standards for rezoning's. Staff feels the proposed use is suitable in view of the zoning of adjacent and nearby properties. The adverse affect to surrounding properties will be traffic but that will be minimal. It could be used as currently zoned but the applicant has indicated that the apartment portion will not be economically viable without the increased commercial space. There will be an impact on public services but all service providers indicated that they are able to address it, so the impact will not be excessive or burdensome. In terms of the Comprehensive Plan, the Future Land Use Map shows the property as mixed-use and so this would be compatible with the project. It is also compatible with the purpose and intent of the proposed zoning since it is remaining mixed-use. There are no new or changing conditions not anticipated by the Comprehensive Plan and Staff feels it shows a reasonable balance between health, safety, morality and general welfare and the right to unrestricted use of property. Overall the project meets 7 of the 8 standards.

The Planning Commission recommended approval of this request, with the following conditions:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as updated and provided as part of the application. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet.
- All comments specified in the City Engineer's memo dated February 5, 2024 will be addressed during the development of the project.
- The tower feature will only display signage on two sides with the square footage allotment for each side being the top 8'x10'feet of the structure.

One other condition of the 2020 rezoning was that due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance. Staff would recommend leaving that condition in place as well.

Councilman Koritko asked about the orientation of the tower signage, as it looks turned in the renderings?

Applicant:

Mr. Robert Bergmann stated that he would like to angle the tower signage so it is visible from the North and South. Mayor Brady asked about the points Council made during the work session that they wanted clarification around. Ms. Dunnivant stated that a more to scale depiction was shown, surrounding heights were illustrated on the map and a better depiction of where the sign would be placed was also shown.

Councilwoman Jenkins asked about the orientation of the tower signage and getting around the limitation of signage only on two sides. Mr. Bergmann stated that its not to get around that, it still is only on two sides. By turning the sign, it is just to be more visible from the road. Councilman Koritko asked if Mr. Bergmann would be willing to proffer the condition to not use digital or electronic signage and Mr. Bergmann agreed.

No one spoke for or against the project. Mayor Brady closed the public hearing.

Councilwoman Jenkins asked if the orientation of the tower sign was part of the request? Ms. Dunnivant said that it is shown in the ordinance but that can be removed and stated that the angled or rubix cube style is not permitted. There was a discussion as to the reason behind angling the sign. Mr. Bergmann said he was ok to keep it squared with the building.

Motion by Councilman Shell, seconded by Councilman Koritko to accept the report from the Planning Commission.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request with the signage changes and all conditions just discussed.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman DuBose to adopt the ordinance.

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to adjourn the Council meeting at 7:42pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Lilah Grey, LLC**

Licensee: **Scott Smith**

License Representative: **N/A**

Type License: **Retail On Premise (Pouring) Distilled Spirits, Malt Beverages & Wine**

Location: **7 Spring 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))

N/A

Respectfully submitted,

Megan Shea
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE ADDITION OF DISTILLED SPIRITS

Name: **York Restaurant Group, LLC dba Capital Tacos**

Licensee: **Lakeita Allen**

License Representative: **N/A**

Type License: **Retail On Premise (Pouring) Distilled Spirits, Malt Beverages & Wine**

Location: **1111 Hwy 34 East**

TO THE CITY COUNCIL: REASON – ADDITION OF DISTILLED SPIRITS

(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))

N/A

Respectfully submitted,

Megan Shea
City Clerk











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MAXX **NEWNAN**

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To: Mayor and Council
Date: April 9, 2024
Agenda Item: 5 Hamilton Bohannon Dr - Request for public hearing
Prepared By: Patrick Ramirez, Code Enforcement Officer

Purpose:

To schedule the public hearing concerning the dilapidated structure located at 5 Hamilton Bohannon Dr.

Background:

Owner: Robert Lee Morgan C/O Marion Herring & Geraldine Herring
Permits: none
Date Sub-Standard housing file was opened: March 19, 2024

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above-mentioned property on March 19, 2024.

Funding:

N/A

Recommendation:

Staff is requesting a public hearing for May, 28 2024 concerning the dilapidated structure at 5 Hamilton Bohannon Dr.

Attachments:

1. 5 Hamilton Bohannon Dr - 7
2. 5 Hamilton Bohannon Dr - 9
3. 5 Hamilton Bohannon - 10
4. 5 Hamilton Bohannon Dr - 11

Previous Discussion with Council:

March 25, 2024 - Council informed of conditions.











To: Mayor and Council

Date: April 9, 2024

Agenda Item: For Information Only - Consideration of the Addition of Proposed Areas to the Urban Redevelopment Area

Prepared By: Andrew Moody, Special Projects Manager

Purpose:

To inform the City Council of the intention to request for a public hearing on the consideration of the addition of proposed areas to the urban redevelopment area.

Background:

In December 2023, the Newnan Urban Redevelopment Agency (NURA) and City Staff initiated the process of reviewing the redevelopment area established under the 2013 revision to the Urban Redevelopment Plan. Resulting from the review, the NURA board and City Staff found that numerous parcels met the criteria necessary for consideration to be added to the redevelopment area. Factors that influenced the consideration included the age of the homes, high levels of rental units and low levels of homeownership, building exteriors in need of repair, and general property distress. The NURA board has recommended the City Staff to move forward with a request to the City Council for consideration of the proposed boundary additions.

Funding:

N/A

Recommendation:

N/A

Attachments:

1. Memorandum on the Consideration of the Addition of Proposed Areas to the Urban Redevelopment Area

Previous Discussion with Council:

The current redevelopment area was established in 2013 by the City Council, and the original boundaries were set in 2009 with the first adoption of the Urban Redevelopment Plan.



City of Newnan, Georgia

Planning & Zoning Department

Tuesday, April 9th, 2024

RE: Consideration of the Addition of Proposed Areas to the Urban Redevelopment Area

Mayor and Council,

Biannually, City Staff and members of the Newnan Urban Redevelopment Agency (NURA) have the opportunity to attend a retreat with the Georgia Initiative for Community Housing (GICH), as the City of Newnan is a certified alumnus of the GICH program. At these retreats attendees receive continuing education and recommendations in the topic of affordable housing and other housing initiatives. During the most recent retreat in Athens, Georgia, it was recommended that the participant cities analyze and review their urban redevelopment plans and boundaries to ensure they exemplify the current needs of the community. As a result of this recommendation, in December of 2023, NURA and City Staff initiated the process of reviewing the redevelopment area established under the 2013 revision to the Urban Redevelopment Plan. Resulting from the review, the NURA board and City Staff found that numerous parcels met the criteria necessary for consideration to be added to the redevelopment area. Factors that influenced the consideration included the age of the homes, high levels of rental units and low levels of home ownership, building exteriors in need of repair, and general property distress. The NURA board has recommended City Staff to move forward in requesting the City Council's consideration of the proposed boundary additions.

The addition of the proposed areas does not contain any negative impacts to the residents, but does potentially provide residents with benefits. As an example, Elderly residents that own and reside in their homes within the redevelopment area are eligible to apply for the NURA Spring and Fall Paint Day events, in which the Board, City Staff, and Volunteers paint the exterior of a home in need as well as make some minor repairs and minor landscaping. Additionally, if the City of Newnan were to pursue grant funding in the future for housing construction and rehabilitation programs, the redevelopment areas would be the potential target areas, adding the proposed areas includes them in the mix.

Please let me know if you have any questions.

Thanks,

Andrew Moody

ARPA/Special Project Manager



To: Mayor and Council

Date: April 9, 2024

Agenda Item: Consideration of Modification of Composition of Parks, Tree, and Cultural Arts Commissions.

Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider modifying the composition of the Parks, Tree and Cultural Arts Commissions.

Background:

Newnan City Council, at the February 2024 Retreat, discussed the current appointments, composition, duties and size of numerous volunteer boards, commissions and authorities. Among the numerous items discussed, Newnan City Council found consensus in their desire to modify the Parks, Tree and Cultural Arts Commissions.

More specifically, Newnan City Council was desirous of combining the Parks and Tree Commission to create efficiencies not currently realized. In addition, the Newnan City Council supported the modification of the Cultural Arts Commission by decreasing the number of members from fourteen (14) to seven (7).

The Parks Commission, which was created by ordinance in 1990, consists of seven members, each shall be a resident of the City of Newnan. The duties of the commission generally consist of supporting efforts related to the placement, maintenance and promotion of improvements and structures within public parks. Additionally, the commission coordinates activities with the Tree Commission, as needed. Please find a copy of the current ordinance attached herein.

The Tree Commission, which was created by ordinance in 1990, consists of seven members, each shall be a resident of the City of Newnan. The duties of the commission generally consist of supporting efforts related to the planning, installation, maintenance and promotion of plant material within public parks and other public rights of way. In 2022, the Newnan City Council provided additional authority to the commission by delegating the ability to receive, approve or deny alternative compliance requests related to a developer's inability to meet the current Tree Preservation Ordinance. It is important to note that the commission has not yet exercised it's authority to provide alternative compliance judgments. Please find a copy of the current ordinance attached herein.

The Cultural Arts Commission, which was created by ordinance in 2006, consists of fourteen members, each shall be a resident or business owner/operator in the City or County. The duties of the commission generally consist of developing plans to sponsor and coordinate with other organizations appropriate cultural arts programs and events. The commission is authorized to accept and collect funds through charitable organizations to allow for cultural arts programming. Please find a copy of the current ordinance attached herein.

It is believed that the potentially-combined Parks/Tree Commission as well as the Cultural Arts Commission can operate with seven members each. At a time in the past, the need for numerous volunteer members existed to support the work of each commission. It is now believed, that due to the increase in staff numbers and competency, the need for more than seven members of the commission(s) may no longer exist.

In order to create a commission of seven total members, City staff believe that there exist certain ways

to affect the modification:

1. Allow the current terms to continue through expiration until seven members exist; thereafter each member of the Newnan City Council would retain one appointment;
2. Reset terms, in a staggered manner, with new member appointments

Funding:

N/A

Recommendation:

The Newnan City Council, in order to actualize the modification of the above-mentioned commissions, may take the following action:

- Instruct the City Attorney to construct an amendment to the Code of Ordinances to rename the commission; combine the unique duties, responsibilities and authorities of the Parks and Tree Commissions to include at a minimum the following: alternative compliance authority, support of the installation, maintenance and promotion of hard scape and soft scape improvements in public parks and other appropriate locations; and
- Instruct the City Attorney to construct an amendment to the Code of Ordinances to reduce the number of members of the Cultural Arts Commission to seven (7); and

If agreeable to the proposed modifications, the City Attorney may present an amendment to the Code of Ordinances at the May 14, 2024 Newnan City Council Meeting.

Attachments:

1. PARKS_COMMISSION
2. TREE_COMMISSION
3. CULTURAL_ARTS_COMMISSION

Previous Discussion with Council:

Newnan City Council, over time, has considered the composition, duties, size, appointments and other factors related to numerous boards, commissions and authorities. As recently as the February 2024 Newnan City Council Retreat, the City Council had intentional conversations about modifying certain boards, commissions and authorities.

ARTICLE II. PARKS COMMISSION¹

Sec. 15-26. Establishment; purpose.

There is hereby created a commission to be known and designated as the City of Newnan Parks Commission and to be referred to in this article as the "commission" for the purposes of planning the development of and recommending placement of the improvements and structures in the city's public parks; establishing a recommended schedule for the maintenance of the city's parks; and to generally improve the general welfare and health of the people of the city.

(Code 1972, § 2-112; Ord. No. 23-90, § I, 9-24-90)

Sec. 15-27. Composition; terms; compensation.

- (a) The parks commission shall consist of seven members who shall be appointed by the mayor and city council who shall serve for a term of three years. Each member shall be a resident of the city during their term of office. The current members of the commission shall serve the remainder of the term for which he/she has been appointed. The new member of the commission shall be appointed for a term of three years.

Vacancies in office during the term of any appointment caused by death, resignation, disqualification or otherwise shall be filled for the unexpired term by the mayor and city council in the same manner as the person was appointed whose office has become vacant.

- (b) The city manager shall appoint a member of the city staff to act as a liaison between the commission and the city.
- (c) The members of the commission shall serve without compensation. However, they shall be entitled to be reimbursed for any actual expenses incurred by them in the performance of their duties.

(Code 1972, § 2-113; Ord. No. 23-90, § I, 9-24-90; Ord. No. 14-2, § I, 2-11-14)

Sec. 15-28. Duty; responsibility; authority.

The commission created in this article shall have the duty, responsibility and authority:

- (1) To study, develop plans, and establish goals, for the establishment, development, care, preservation, maintenance, and placement of improvements and structures in all of the city's public parks and to present such plans, as a recommendation, to the mayor and council on or before October 1 in each calendar year or as often as may be necessary to insure orderly development and operation of the city's public parks.
- (2) To assist and coordinate its activities with the city tree commission which has the responsibility and duty to provide for and preserve the trees and shrubs in the city's public parks.
- (3) To assist the proper authorities and officials of the city in a program to protect and maintain existing city-owned public parks.

¹Cross reference(s)—Boards and commissions, § 2-166 et seq.

-
- (4) To assist the proper officials and make available to the general public news and information regarding the improvement, use, and maintenance of the city's public parks; to recommend from time to time as necessary ordinances and other programs that will be beneficial to improve, protect and maintain such parks.

(Code 1972, § 2-114; Ord. No. 23-90, § I, 9-24-90)

Sec. 15-29. Officers' meetings.

Upon appointment of the initial commission by mayor and council, the commission shall meet and elect one of its members as chairman and one of its members as secretary. The commission shall then provide for the rules and procedure for the holding of regular and special meetings of the commission as deemed advisable and necessary.

(Code 1972, § 2-115; Ord. No. 23-90, § I, 9-24-90)

Secs. 15-30—15-70. Reserved.

DIVISION 3. NEWNAN TREE COMMISSION¹

Sec. 2-204. Establishment; purpose.

There is hereby created a commission to be known and designated as the City of Newnan Tree Commission and to be herein referred to as the "commission" for the purposes of regulating the planting, maintenance and removal of trees and shrubs in public places; providing for the pruning and removal of trees on private property which endanger public safety and to generally improve the general welfare and health of the people of the city.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-205. Composition; terms.

- (a) The tree commission shall consist of seven members who shall be appointed by the mayor and city council who shall serve for a term of three years. Each member shall be a resident of the city during their term of office. The current members of the commission shall serve the remainder of the term for which he/she has been appointed. The new member of the commission shall be appointed for a term of three years.
- (b) Appointments to the tree commission should have a general base of knowledge in the fields of arboriculture, landscaping, forestry, contracting, construction, or grading.
- (c) The city manager shall appoint a member of the city staff to act as a liaison between the commission and the city.
- (d) Vacancies in office during the term of any appointment caused by death, resignation, disqualification or otherwise shall be filled for the unexpired term by the mayor and city council in the same manner as the person was appointed whose office has become vacant.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-206. Compensation.

The members of the tree commission shall serve without compensation. However, they shall be entitled to be reimbursed for any actual expenses incurred by them in the performance of their duties.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-207. Duty; responsibility; authority.

The tree commission shall have the duty, responsibility, and authority:

¹Ord. No. 2022-6 , adopted Feb. 22, 2022, amended Div. 3 in its entirety to read as set out herein. Former Div. 3, §§ 2-206—2-210 pertained to similar subject matter, and derived from Ord. No. 10-90, § I, adopted March 12, 1090; Ord. No. 4-94, § I, adopted March 22, 1994; and Ord. No. 14-3 , § I, adopted Feb. 11, 2014.

-
- (1) In instances where achieving the full tree density requirement has been deemed impractical or impossible, the tree commission shall review and approve or deny an alternative compliance request; alternative compliance shall be limited to an off-site planting program or a contribution to the city's tree fund as described in the tree conservation and landscape plan ordinance.
 - (2) To study, develop plans and establish goals for the care, preservation, pruning, planting, replanting, removal and disposition of trees and shrubs in all open spaces, including, but not being limited to, the public parks, grounds of public buildings and unpaved portions of public streets and rights-of-ways, and to present such plans, as a recommendation, to the mayor and council on or before October 1 in each calendar year.
 - (3) To recommend to the proper authorities and officials of the city the types and kinds of trees or shrubs to be planted upon the rights-of-ways of municipal streets, public parks and public facilities.
 - (4) To assist the proper authorities and officials of the city in a program to protect and maintain existing trees, shrubs and green areas on all city-owned property and public properties.
 - (5) To recommend to the mayor and council removal of any trees or shrubbery deemed to be hazardous to the public safety or public health.
 - (6) To assist the proper officials and make available to the general public news and information regarding the selection, planting and maintenance of trees, shrubbery and other greenery within the corporate limits of the city; to recommend from time to time as necessary ordinances and other programs that will be beneficial to protect and maintain existing trees, shrubs and green areas; and to encourage the development of private property owners of landscaped areas with trees and shrubs.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-208. Procedures.

Upon appointment of the initial tree commission by mayor and council, the commission shall meet and elect one of its members as chairman and one of its members as secretary. The commission shall then provide for the rules and procedures for the holding of regular and special meetings of the commission as deemed advisable and necessary.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-209. Quorum.

For purposes of transacting business, a quorum of the tree commission shall consist of four of the seven members. The city manager appointed liaison shall not be counted as a full voting member for purposes of attaining a quorum.

(Ord. No. 2022-6 , § 1, 2-22-22)

Sec. 2-210. Meetings.

The tree commission shall establish a regular time and place of meeting and shall hold regular meetings. Special meetings may be called at the request of the chairperson or by any four voting members of the tree commission, upon request by the city landscape architect, or upon request of an applicant seeking alternative compliance.

-
- (1) An applicant may request a special meeting to address alternative compliance measures. Upon receipt of a request, the city landscape architect shall notify the tree commission and schedule a special meeting on the applicant's behalf. Once a meeting is scheduled the city landscape architect shall notify the applicant of the meeting date and time.

(Ord. No. 2022-6 , § 1, 2-22-22)

DIVISION 5. CULTURAL ARTS COMMISSION

Sec. 2-215. Establishment; purpose.

There is hereby created a commission to be known and designated as the city cultural arts commission to be referred to herein as "commission" for the purpose of planning, sponsoring and coordinating appropriate cultural events in the city.

(Ord. No. 06-06, § I, 6-6-06)

Sec. 2-216. Composition; terms; compensation.

- (a) The commission shall consist of 14 citizens members, two members shall be appointed by each of the seven council members. Each member shall be a resident or business owner/operator of the city or the county during his or her term of office. The members shall serve three-year terms, except the terms of the initial appointees shall be staggered: the initial appointment of five members of the commission shall be one year, five members shall be two years and four members shall be three years. Vacancies in office during the term of any appointment shall be filled in the same manner as the person was appointed whose office became vacant.
- (b) The city manager shall designate a staff member to serve on the commission as liaison between the commission and the city.
- (c) The members of the commission shall serve without compensation. However, they shall be entitled to reimbursement for any actual expenses incurred by them in the performance of their duties.

(Ord. No. 06-06, § I, 6-6-06)

Sec. 2-217. Duty; responsibility; authority.

The commission created in this article shall have the duty, responsibility and authority:

- (1) To develop plans, to sponsor and to coordinate with other organizations appropriate cultural arts programs and events in the city and to present such plans as a recommendation to the mayor and council monthly or as often as may be necessary to insure orderly development of a plan for planning, sponsoring and coordinating cultural arts programs and events in the city.
- (2) To assist and coordinate its activities with the city staff, other organizations and the public to insure a successful cultural event program in the city.
- (3) To elicit volunteer assistance from other members of the residential and business community and to appoint such community as deemed necessary by the commission to accomplish its duties and responsibilities.
- (4) The commission shall be authorized to accept and collect funds from outside sources through the Coweta Community Foundation or other 501(c)(3), 501(c)(6) or other tax exempt entity to provide a vehicle for non-taxable contributions to the cultural arts programs and events in the city and to utilize such entity, assist in the disbursement of such funds.

-
- (5) A majority of the members of the commission shall constitute a quorum for the purpose of conducting the business of the commission.

(Ord. No. 06-06, § I, 6-6-06)

Sec. 2-218. Officers; meetings.

Upon appointment of the initial commission by the mayor and council, the commission shall meet and elect one of its members as chairman, one of its members as vice-chairman and one of its members as secretary. The commission shall then provide for the rules and procedure for the holding of regular and special meetings of the commission as deemed advisable and necessary.

(Ord. No. 06-06, § I, 6-6-06)



To: Mayor and Council
Date: April 9, 2024
Agenda Item: 21 Berry Ave - 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 21 Berry Ave.

Background:

Owner: Doug and Teresa Calderon

Date Sub-Standard housing file was opened: July 18, 2018.

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 20, 2019 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:

N/A

Recommendation:

Accept the extension request from owner in order to complete the renovations to structure.

Attachments:

1. 21 Berry Ave - 13
2. 21 Berry Ave - 14
3. 21 Berry Ave - 15
4. 21 Berry Ave - 16
5. 21 Berry Ave - 18
6. 21 Berry Ave - 19
7. 21 Berry Ave -20

Previous Discussion with Council:

December 12, 2019 – Council informed of conditions.

January 14, 2020 – Public Hearing was requested.

February 25, 2020 – Public hearing was held and resolution was adopted to repair or demolish within 90 days.

August 12, 2021 – Owner was granted 90-day extension by council.

November 9, 2021 – Owner was granted 90-day extension by council.

February 8, 2022 – Owner was granted 180-day extension by council.

September 13, 2022 – Owner was granted a 180-day extension by council, to include a 90-day update by staff.

December 13, 2022- Staff update on status of repairs.

March 14, 2023 - Owner was granted 180-day extension by council.

September 12, 2023 - Owner was granted 120-day extension by council.

January 9, 2024 - Owner was granted 90-day extension by council with 45-day update on progress.

February 27, 2024 - 45-day update on progress to council.





ATTENTION: RISK OF ELECTRIC SHOCK
To avoid the risk of electric shock, do not touch the internal components of the device. The device is not to be opened by the user. For more information, see the user manual.

ATTENTION: RISK OF FIRE
To avoid the risk of fire, do not use the device in a flammable environment. Do not use the device near flammable liquids or gases. Do not use the device near open flames or heat sources. Do not use the device near electrical equipment that is not properly grounded.

ATTENTION: RISK OF INJURY
To avoid the risk of injury, do not use the device if you are pregnant or breastfeeding. Do not use the device if you have a heart condition or are taking medication. Do not use the device if you have a history of seizures. Do not use the device if you are under the influence of alcohol or drugs. Do not use the device if you are feeling dizzy or lightheaded. Do not use the device if you are experiencing any other symptoms that may be related to the use of the device.

ATTENTION: RISK OF DAMAGE TO PROPERTY
To avoid the risk of damage to property, do not use the device on a surface that is not flat and stable. Do not use the device on a surface that is made of wood or other flammable material. Do not use the device on a surface that is covered with flammable liquids or gases. Do not use the device on a surface that is near open flames or heat sources. Do not use the device on a surface that is near electrical equipment that is not properly grounded.

ATTENTION: RISK OF DAMAGE TO THE DEVICE
To avoid the risk of damage to the device, do not use the device if it is damaged or if it is not working properly. Do not use the device if it is exposed to moisture or other environmental conditions that may damage the device. Do not use the device if it is exposed to strong magnetic fields or other electromagnetic interference. Do not use the device if it is exposed to high temperatures or low temperatures. Do not use the device if it is exposed to vibration or shock. Do not use the device if it is exposed to any other conditions that may damage the device.

ATTENTION: RISK OF DAMAGE TO THE ENVIRONMENT
To avoid the risk of damage to the environment, do not use the device if it is not properly disposed of. Do not use the device if it is not properly recycled. Do not use the device if it is not properly disposed of in a way that is safe for the environment. Do not use the device if it is not properly recycled in a way that is safe for the environment. Do not use the device if it is not properly disposed of in a way that is safe for the environment.

ATTENTION: RISK OF DAMAGE TO THE USER
To avoid the risk of damage to the user, do not use the device if it is not properly used. Do not use the device if it is not properly maintained. Do not use the device if it is not properly calibrated. Do not use the device if it is not properly checked for safety. Do not use the device if it is not properly inspected. Do not use the device if it is not properly tested. Do not use the device if it is not properly evaluated. Do not use the device if it is not properly approved. Do not use the device if it is not properly authorized. Do not use the device if it is not properly licensed. Do not use the device if it is not properly registered. Do not use the device if it is not properly certified. Do not use the device if it is not properly accredited. Do not use the device if it is not properly recognized. Do not use the device if it is not properly accepted. Do not use the device if it is not properly approved. Do not use the device if it is not properly authorized. Do not use the device if it is not properly licensed. Do not use the device if it is not properly registered. Do not use the device if it is not properly certified. Do not use the device if it is not properly accredited. Do not use the device if it is not properly recognized. Do not use the device if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE PRODUCT
To avoid the risk of damage to the product, do not use the product if it is not properly used. Do not use the product if it is not properly maintained. Do not use the product if it is not properly calibrated. Do not use the product if it is not properly checked for safety. Do not use the product if it is not properly inspected. Do not use the product if it is not properly tested. Do not use the product if it is not properly evaluated. Do not use the product if it is not properly approved. Do not use the product if it is not properly authorized. Do not use the product if it is not properly licensed. Do not use the product if it is not properly registered. Do not use the product if it is not properly certified. Do not use the product if it is not properly accredited. Do not use the product if it is not properly recognized. Do not use the product if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE BRAND
To avoid the risk of damage to the brand, do not use the brand if it is not properly used. Do not use the brand if it is not properly maintained. Do not use the brand if it is not properly calibrated. Do not use the brand if it is not properly checked for safety. Do not use the brand if it is not properly inspected. Do not use the brand if it is not properly tested. Do not use the brand if it is not properly evaluated. Do not use the brand if it is not properly approved. Do not use the brand if it is not properly authorized. Do not use the brand if it is not properly licensed. Do not use the brand if it is not properly registered. Do not use the brand if it is not properly certified. Do not use the brand if it is not properly accredited. Do not use the brand if it is not properly recognized. Do not use the brand if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE COMPANY
To avoid the risk of damage to the company, do not use the company if it is not properly used. Do not use the company if it is not properly maintained. Do not use the company if it is not properly calibrated. Do not use the company if it is not properly checked for safety. Do not use the company if it is not properly inspected. Do not use the company if it is not properly tested. Do not use the company if it is not properly evaluated. Do not use the company if it is not properly approved. Do not use the company if it is not properly authorized. Do not use the company if it is not properly licensed. Do not use the company if it is not properly registered. Do not use the company if it is not properly certified. Do not use the company if it is not properly accredited. Do not use the company if it is not properly recognized. Do not use the company if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE INDUSTRY
To avoid the risk of damage to the industry, do not use the industry if it is not properly used. Do not use the industry if it is not properly maintained. Do not use the industry if it is not properly calibrated. Do not use the industry if it is not properly checked for safety. Do not use the industry if it is not properly inspected. Do not use the industry if it is not properly tested. Do not use the industry if it is not properly evaluated. Do not use the industry if it is not properly approved. Do not use the industry if it is not properly authorized. Do not use the industry if it is not properly licensed. Do not use the industry if it is not properly registered. Do not use the industry if it is not properly certified. Do not use the industry if it is not properly accredited. Do not use the industry if it is not properly recognized. Do not use the industry if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE SOCIETY
To avoid the risk of damage to the society, do not use the society if it is not properly used. Do not use the society if it is not properly maintained. Do not use the society if it is not properly calibrated. Do not use the society if it is not properly checked for safety. Do not use the society if it is not properly inspected. Do not use the society if it is not properly tested. Do not use the society if it is not properly evaluated. Do not use the society if it is not properly approved. Do not use the society if it is not properly authorized. Do not use the society if it is not properly licensed. Do not use the society if it is not properly registered. Do not use the society if it is not properly certified. Do not use the society if it is not properly accredited. Do not use the society if it is not properly recognized. Do not use the society if it is not properly accepted.

ATTENTION: RISK OF DAMAGE TO THE WORLD
To avoid the risk of damage to the world, do not use the world if it is not properly used. Do not use the world if it is not properly maintained. Do not use the world if it is not properly calibrated. Do not use the world if it is not properly checked for safety. Do not use the world if it is not properly inspected. Do not use the world if it is not properly tested. Do not use the world if it is not properly evaluated. Do not use the world if it is not properly approved. Do not use the world if it is not properly authorized. Do not use the world if it is not properly licensed. Do not use the world if it is not properly registered. Do not use the world if it is not properly certified. Do not use the world if it is not properly accredited. Do not use the world if it is not properly recognized. Do not use the world if it is not properly accepted.











Fourth Quarter Properties 93, LLC
8.44 ± acres, located off Newnan Crossing ByPass
And Ashley Park Boulevard
Coweta County, Georgia
Tax Parcel 086 5043 004

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED OFF NEWNAN CROSSING BYPASS AND ASHLEY PARK
BOULEVARD, CONTAINING 8.44± ACRES IN LAND LOTS OF THE FIFTH
LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application to amend the conditions of the property described on Exhibit "A" attached hereto and by reference made a part hereof said property having been re-zoned to MXD (Mixed Use Development District with certain conditions in Ordinance No. 2020-8 dated May 26, 2020); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of March, 2024; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the request to amend the conditions of zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised by amending the MXD (Mixed Use Development District) conditions affected to the property in Ordinance 2020-8 adopted May 26, 2020, as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 8.44± acres continue to be zoned as MXD (Mixed Use Development District) subject to the amended conditions which follow.

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details and

infrastructure requirements as updated and provided as part of the application and staff report and attached hereto as Exhibit "B" as may be modified herein below. This includes limiting the number of multi-family units to 278 and allowing a maximum height of 70 feet (residential portion).

2. Due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance.

3. The development shall comply with all comments of the City Engineer's memo dated 2/5/2024 and accompanying plan attached hereto as Exhibit "C" which will be addressed during development of the project.

4. The tower feature will only display signage on two sides with the square footage allotment for each side being the top 80 square feet of the structure. The sign portion will sit squarely on the tower feature as depicted in Attachment "B, Page 14C " and will include no digital or electronic content.

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

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the 26th day of MARCH, 2024 in regular session assembled.

ATTEST:


Megan Shea, City Clerk

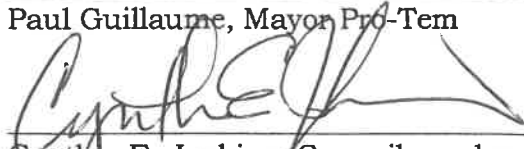

L. Keith Brady, Mayor

(ABSENT)

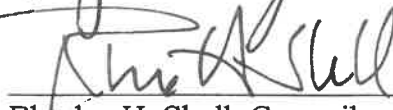
Paul Guillaume, Mayor Pro-Tem

REVIEWED AS TO FORM:


C. Bradford Sears, Jr., City Attorney


Cynthia E. Jenkins, Councilmember


Cleatus Phillips, City Manager


Rhodes H. Shell, Councilmember


Raymond F. DuBose, Councilmember


Dustin Koritko, Councilmember


James J. Thomasson, III,
Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2024.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Paul Guillaume, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

James J. Thomasson, II, Councilmember

LEGAL DESCRIPTION

ASHLEY PARK PHASE 3A & 3B MXD TRACT

BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WESTERNLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' TO THE POINT OF BEGINNING; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 TO THE POINT OF BEGINNING, SAID PARCEL BEING 8.44 ACRES.

ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
December 20, 2023

EXHIBIT B
PAGE 1 OF 14

1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 proposes to maintain the existing MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily "Apartment Wrap". The residential complex proposes to modify the approved 5-level, 278-unit apartment building around a 3-level parking deck to include retail space on the ground floor facing the "Mainstreet" angled parking. The same 5-level apartment structure will add 1-level to the parking deck for a total of 4-levels, with recreational amenity facilities on a surface level above the deck. The 15 two-level townhomes facing Ashley Park Blvd with two car garages will be maintained as planned.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation, and incorporates a revised total retail space of 61,918 SF in the commercial parcel alone with this request. The commercial summaries below are maintained UNCHANGED except as noted from the 2020 MXD rezoning.

- (1) Open Space – 0.17 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.53 acres.
- (2) Density – The proposed Floor Area Ratio is 0.32.
- (3) Setbacks – The front right-of-way setback is maintained at 40', while most side and internal setbacks are 10'. The exception is a zero setback along the south line adjacent to the Belk drive and parking. For 2023, Kiosks are added to the central islands of Mainstreet.
- (4) Building Height – Primary building heights are maintained at 40', while the single tower signage feature is a maximum of 50' exhibiting identification for this phase of the retail center and select tenants.
- (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175', to allow one additional sign between the existing Ashley Park monument signs at the two driveways. Signage is also proposed on the Tower Signage Feature.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - Buildings within Phase 3A shall conform to the QDC Overlay District

B. Residential (AP Phase 3B) - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. For 2023, 17,100 SF of commercial and service businesses is proposed along the Mainstreet frontage to operate and support residences within the complex as well as for retail shopping patrons. The residential density will remain to be a total of 278 units.

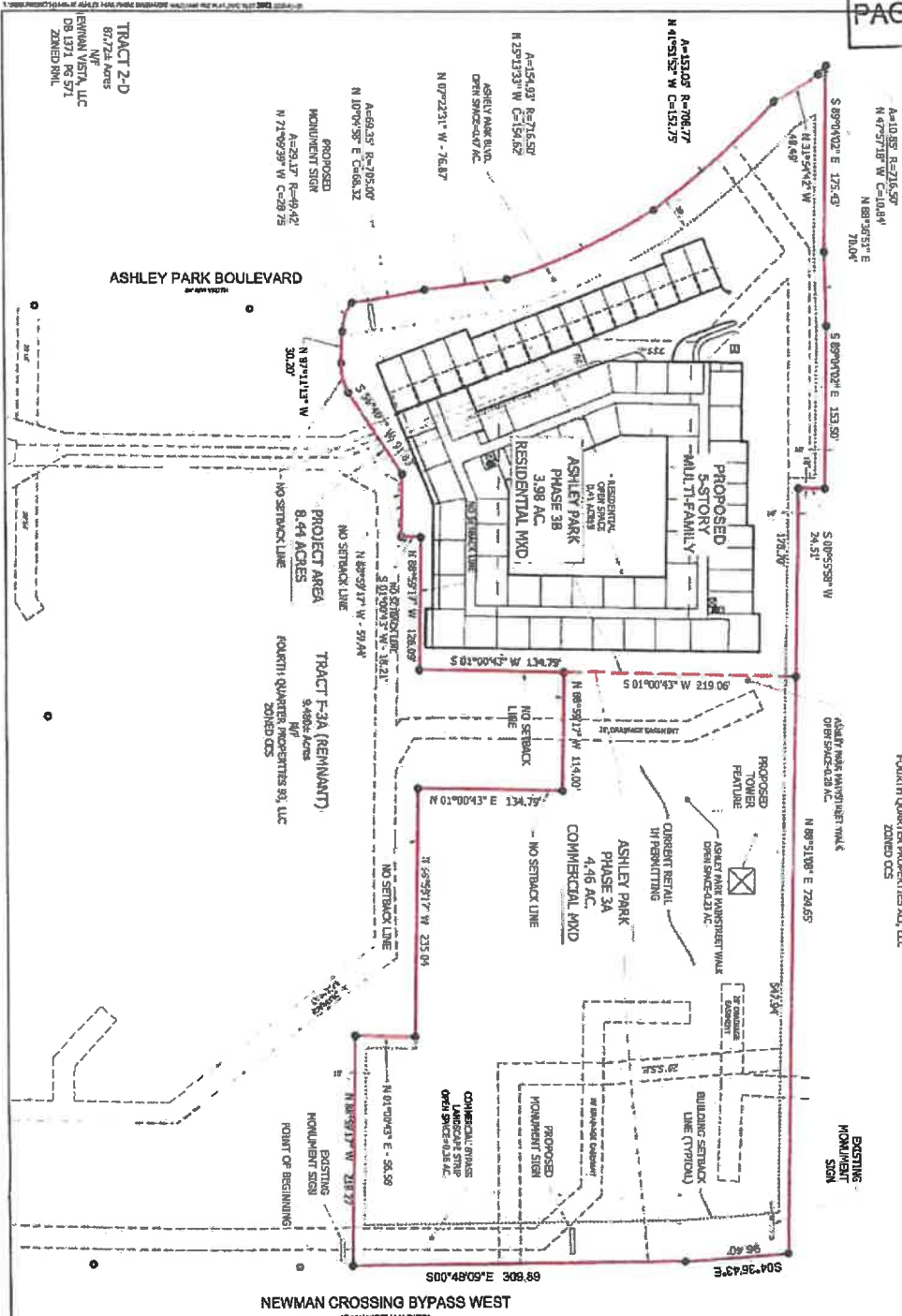
- (1) Open Space – UNCHANGED - 0.41 acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is 0.47 acres of dedicated open space within Phase 3B. Lastly, 0.20 acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is 1.08 acres within the 3.98 acre tract.
- (2) Density – UNCHANGED - The proposed unit density is 70 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
- (3) Setbacks – UNCHANGED - The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
- (4) Building Height – UNCHANGED - The 5-level (with 4-level garage and half-basement) residential wrap requires a maximum building height of 70' from the rear ground level.
- (5) Signs – UNCHANGED - One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.

EXHIBIT
PAGE

B
3 14

TRACT F-1
11.93A Acres
N/P
FOURTH QUARTER PROPERTIES MD, LLC
ZONED OCN

TRACT F-2
49.42A Acres
N/P
FOURTH QUARTER PROPERTIES MD, LLC
ZONED OCS



REZONING PLAT/MASTER CONCEPT PLAN ASHLEY PARK - PHASE 3A & 3B January 30, 2020 CITY OF NEWNAN, COWETA COUNTY, GEORGIA

DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT NO.: 100-20
SHEET NUMBER:
1 of 1



LANDIS EVANS + PARTNERS
3810 KORTHOFF AVE., SUITE 100
NEWNAN, GEORGIA 30158
TEL: 770.251.1400
WWW.LEP.COM



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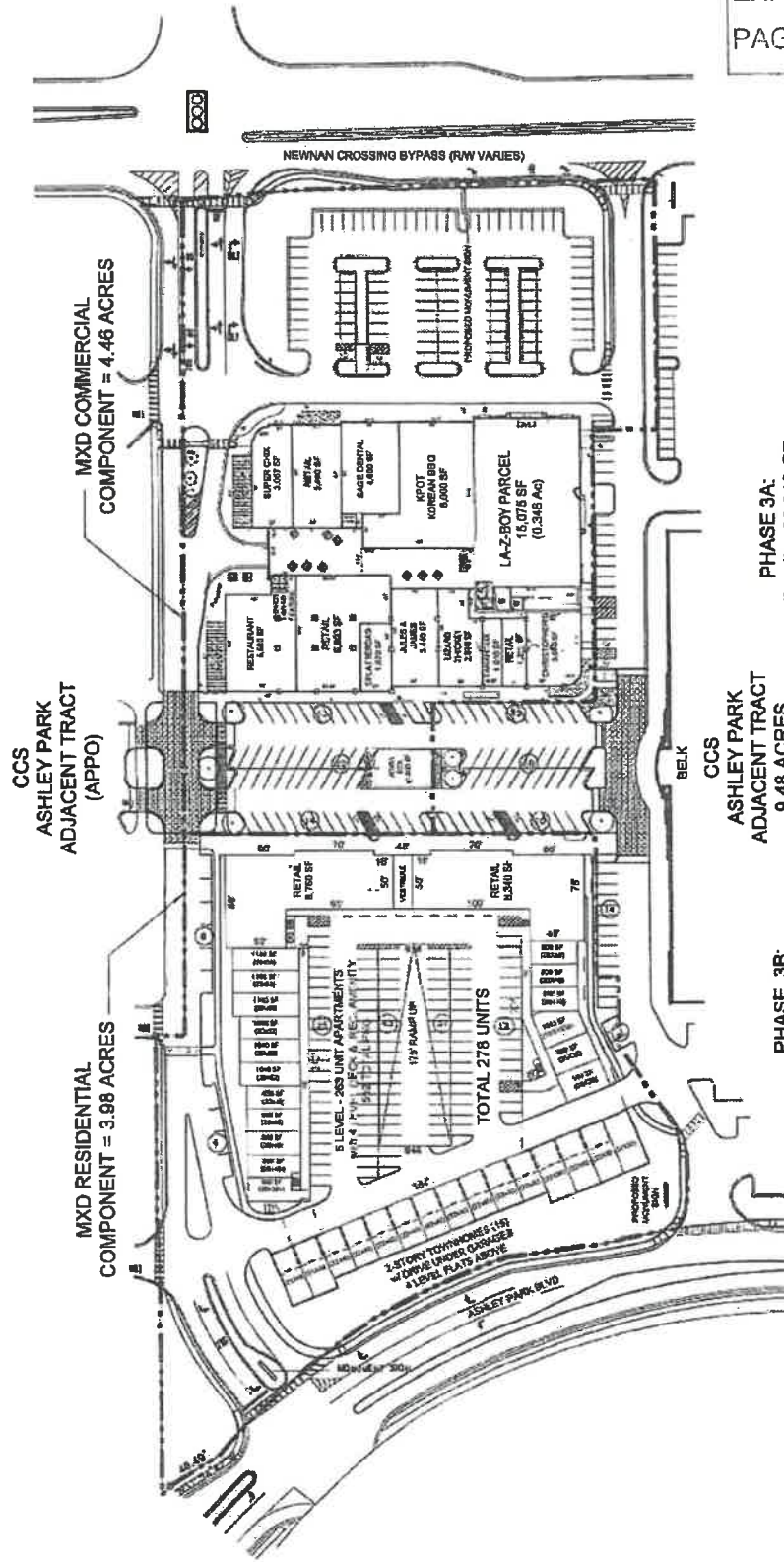


EXHIBIT B
PAGE 4 OF 14

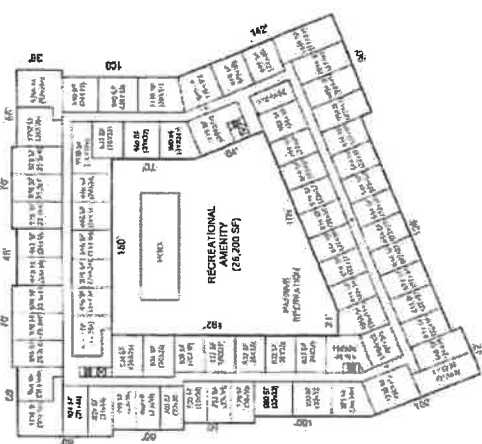
PHASE 3A:
Retail = 60,318 SF
Jewel Box = 1,600 SF
TOTAL = 61,918 SF

ASHLEY PARK
ADJACENT TRACT
9.48 ACRES
(FQP 93)

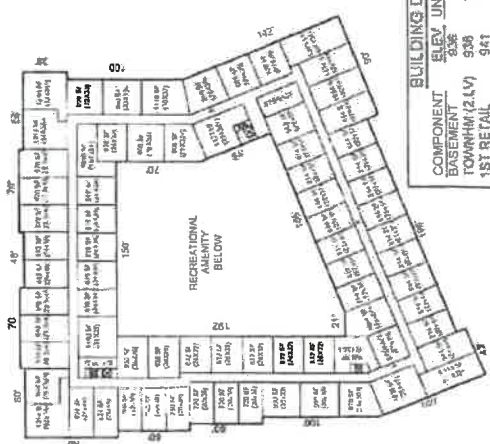
PHASE 3B:
Retail = 17,100 SF
Residential = 278 Units

THOMAS LAND & DEVELOPMENT
DECEMBER 20, 2023
ASHLEY PARK PHASE 3A & B
RETAIL SITE PLAN
with RESIDENTIAL WRAP

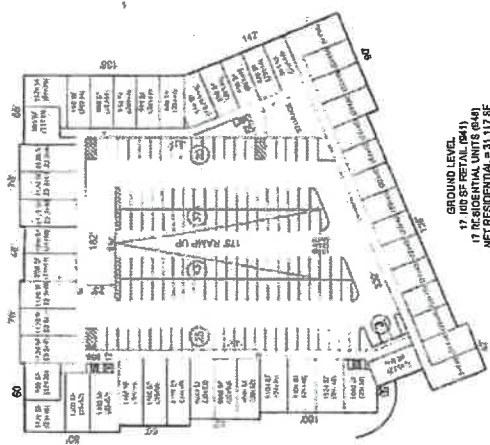
4TH LEVEL (B6) - 73 UNITS
NET LEASABLE = 66,358 SF
RECREATION AMENITY FUEL



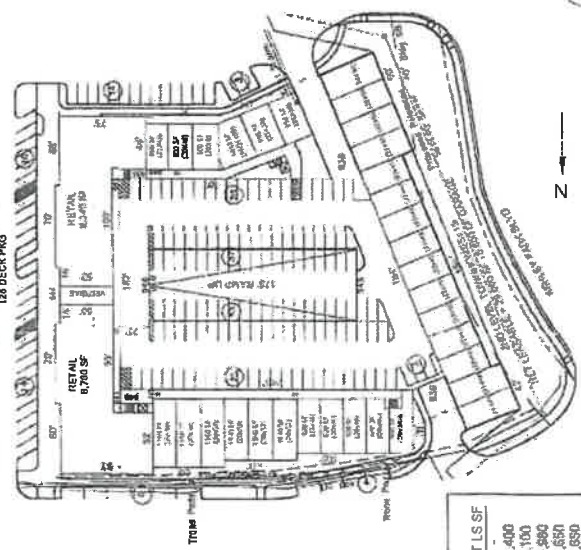
5TH LEVEL (B6) - 73 UNITS
NET LEASABLE = 66,358 SF



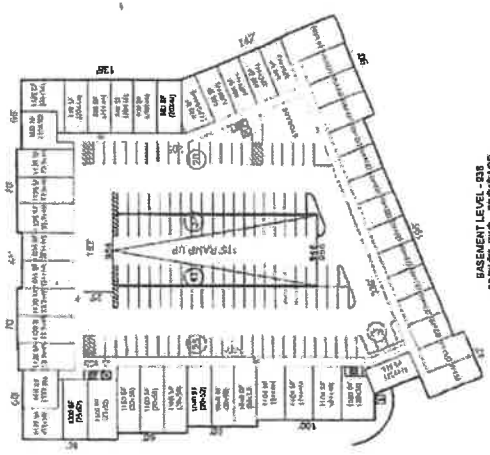
3RD LEVEL (B6) - 50 UNITS
NET LEASABLE = 40,100 SF



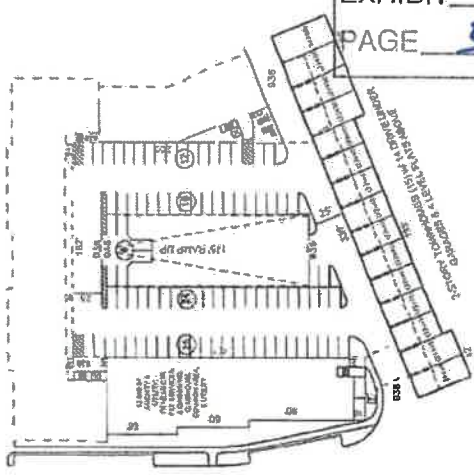
GROUND LEVEL
17 (100 SF) RETAIL (B41)
17 RESIDENTIAL UNITS (B41)
NET LEASABLE = 31,117 SF
18 DECK PKG



2ND LEVEL (B6) - 50 UNITS
NET LEASABLE = 40,100 SF



BASEMENT LEVEL - B3
50 DECK PKG - 28 GARAGE
14,000 SF TOWNHOME
12,875 SF AMENITIES



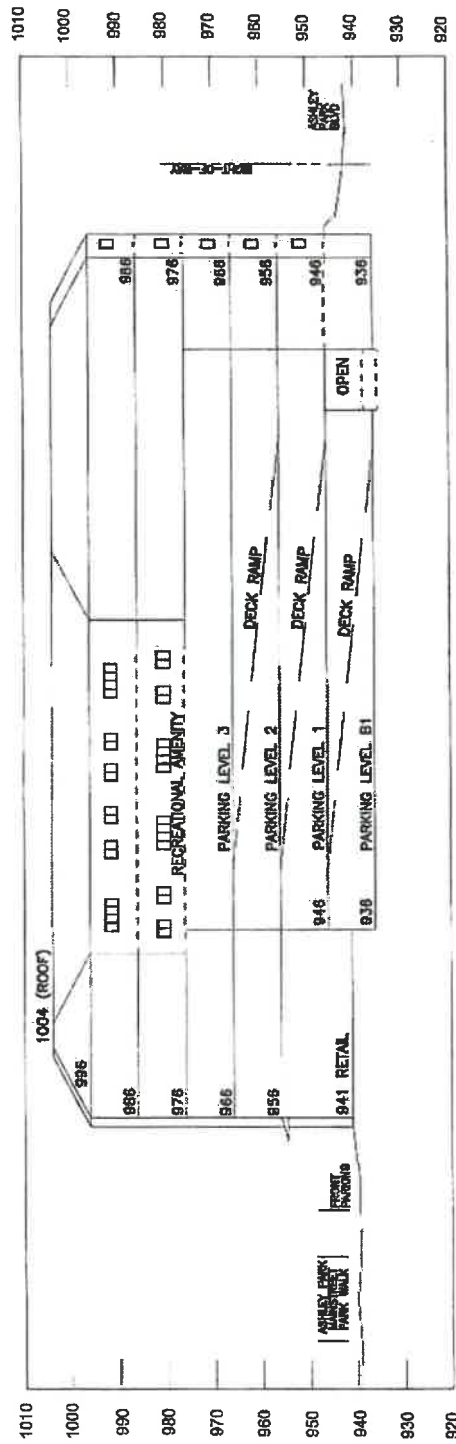
COMPONENT	ELEV	UNITS	PARKING	GROSS SF	NET LS SF
BASEMENT	B3	15	28	29,000	23,400
TOWNHOME (2 LV)	938	15	28	17,815	17,100
1ST LEVEL RETAIL	941	17	128	21,010	15,900
1ST LEVEL APT	946	50	128	59,374	48,650
2ND LEVEL APT	946	50	128	59,374	48,650
3RD LEVEL APT	946	50	128	59,374	48,650
4TH LEVEL APT	975	73	78	78,370	69,368
5TH LEVEL APT	985	73	78	78,370	69,368
TOTAL		278	502	387,983	283,738

EXHIBIT **B**
PAGE **5** OF **14**



ASHLEY PARK PHASE 3B
RETAIL & RESIDENTIAL WRAP
5-LEVEL FLOOR PLAN

FEBRUARY 8, 2017



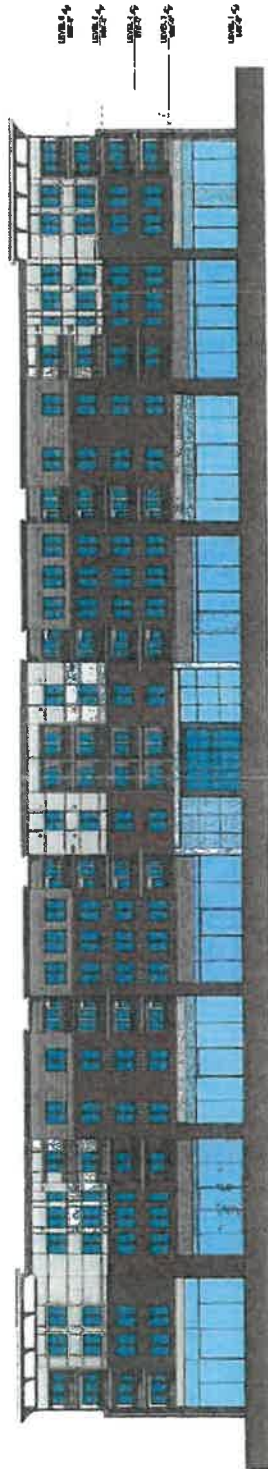
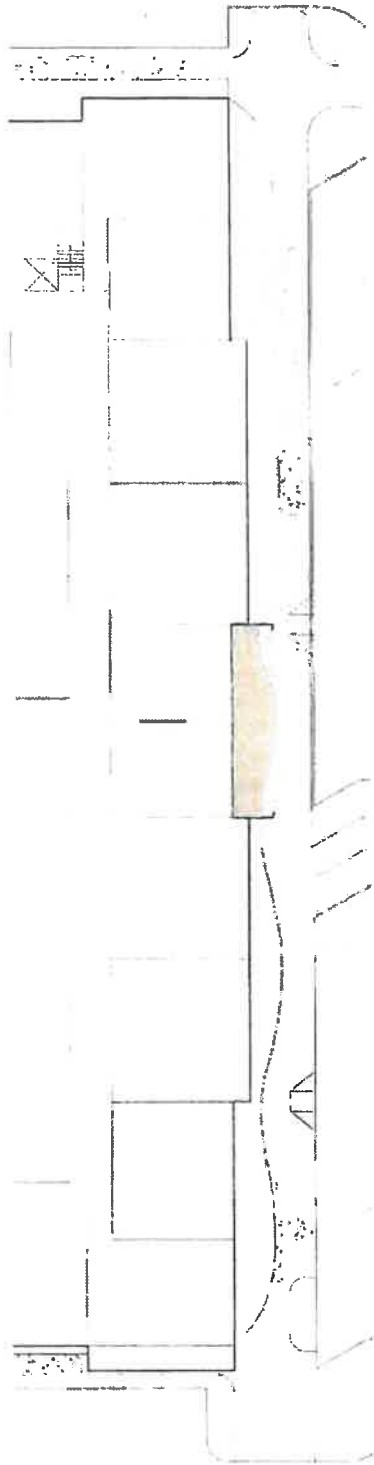
RESIDENTIAL WRAP
NORTH ELEVATION -
BUILDING SECTION

EXHIBIT 13
PAGE 60

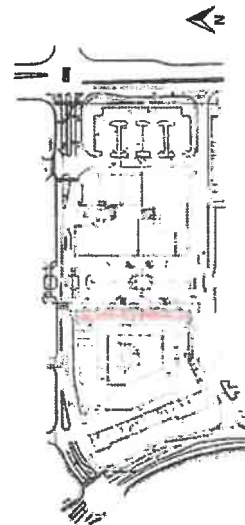
10V
0 50H

ASHLEY PARK PHASE 3B
RETAIL & RESIDENTIAL WRAP
BUILDING ELEVATION/SECTION

SEPTEMBER 7/12



EAST ELEVATION



PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWARK, GEORGIA
JANUARY 2023

EXHIBIT B
PAGE 2 OF 14

NELSON

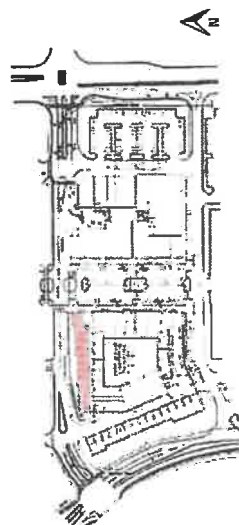
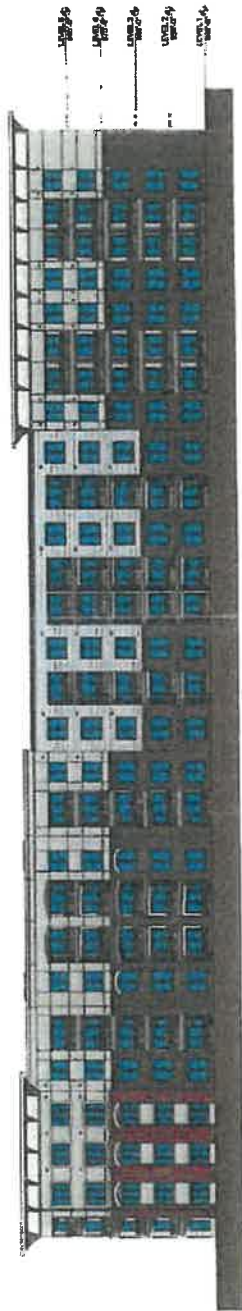
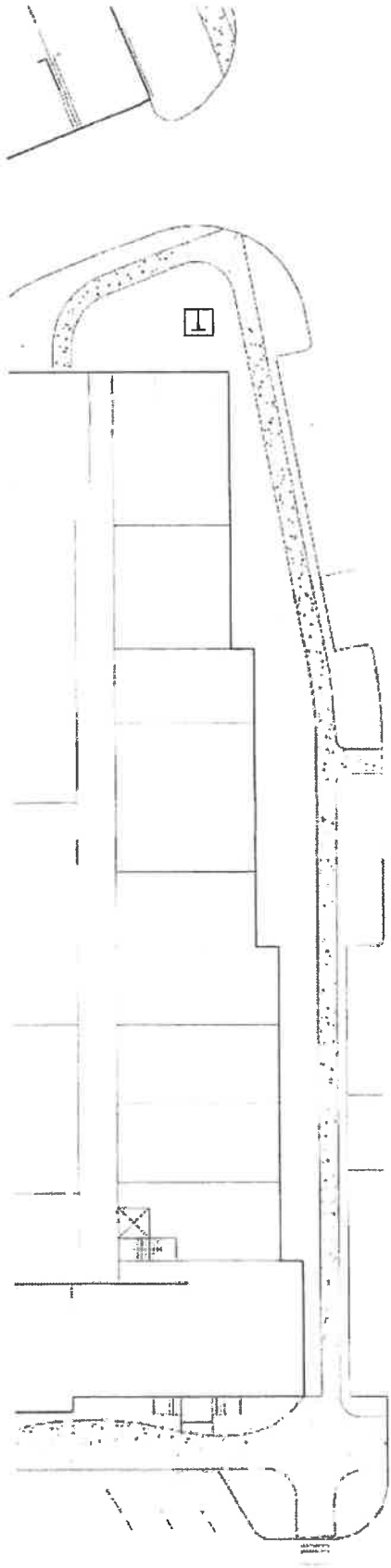


EXHIBIT 3
PAGE 8 OF 14

TID
Thomas Lind & Da
Tel. 1.800.300.502

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PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
6 FEBRUARY 11, 2020

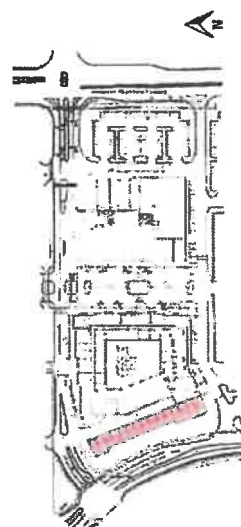
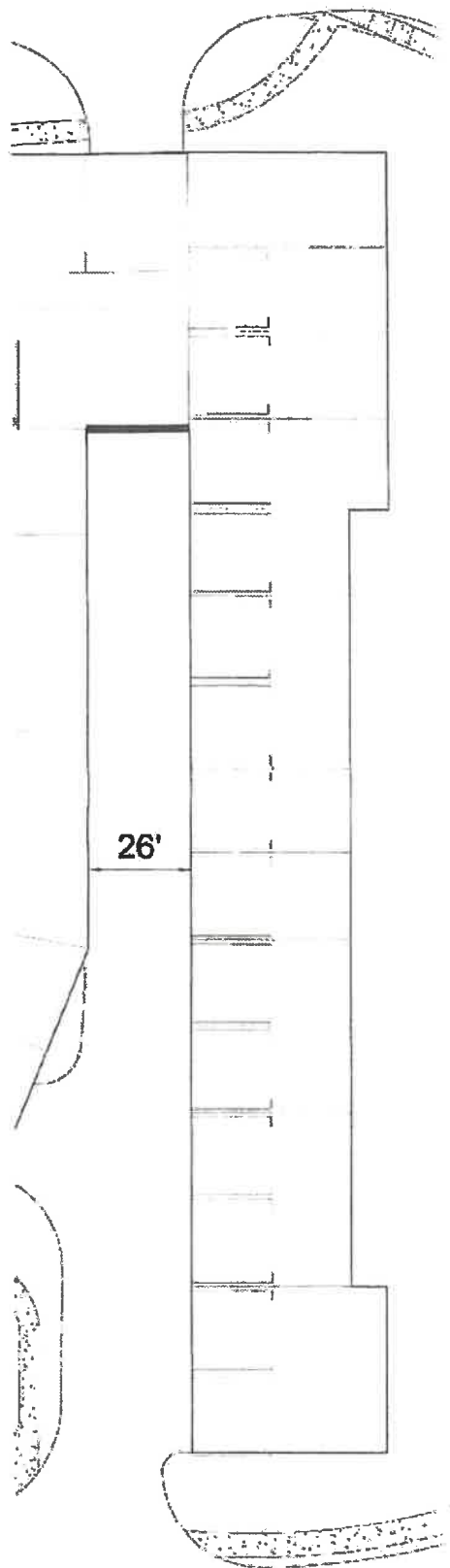


EXHIBIT B
PAGE 9 OF 14

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PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS

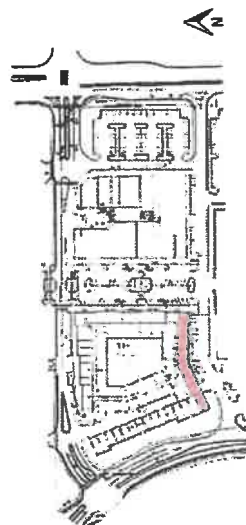
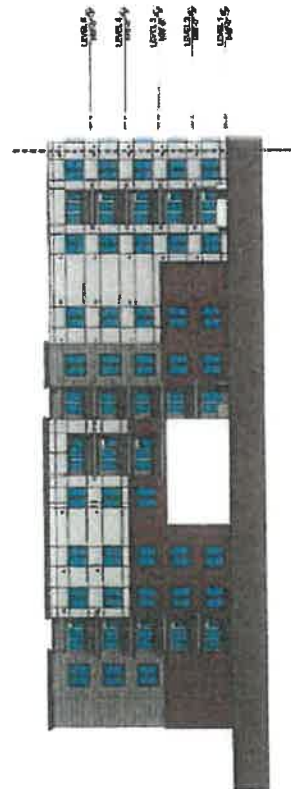
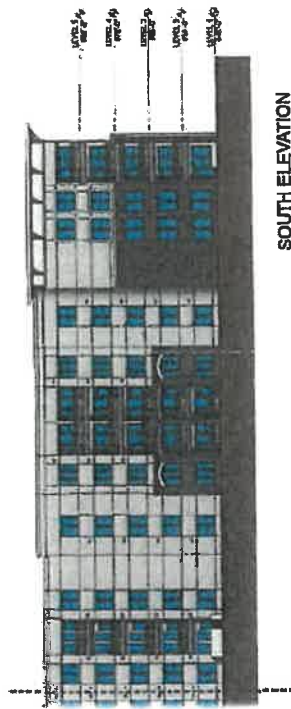
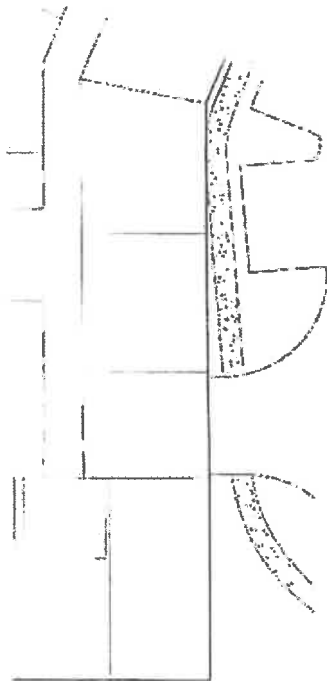
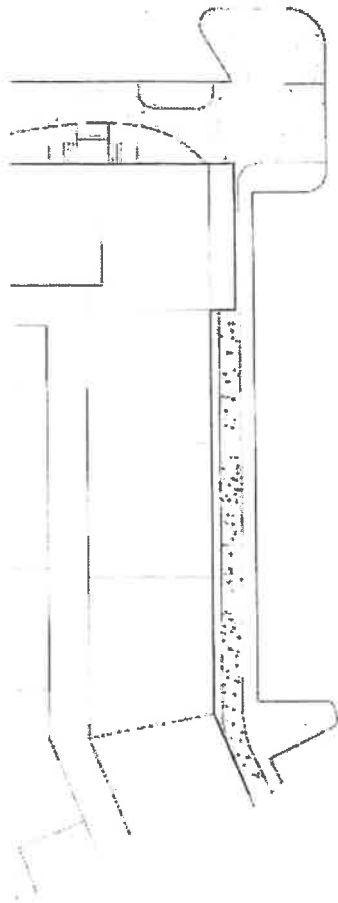
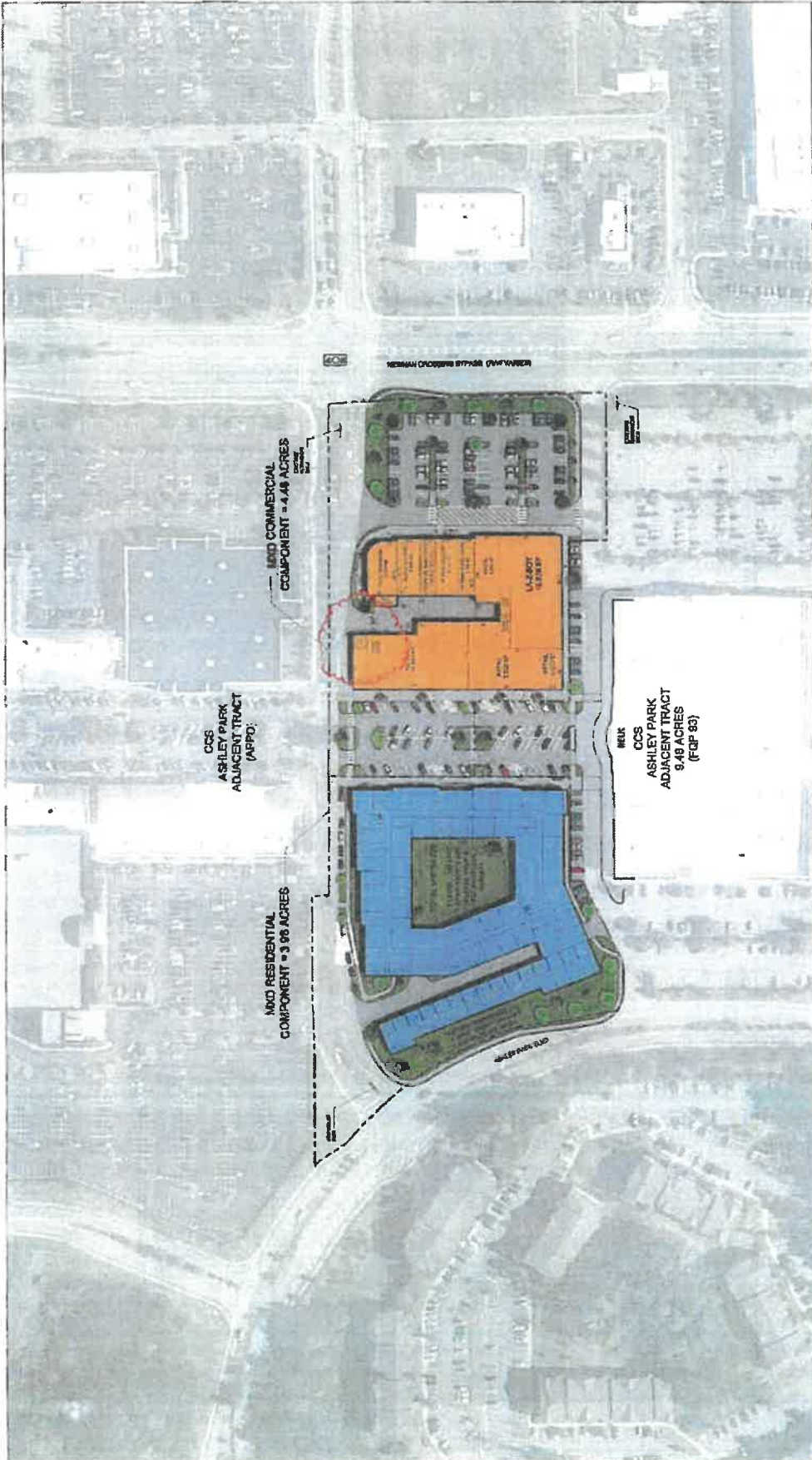


EXHIBIT B
PAGE 10 OF 14

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Thomas Land & Development
WB.1803-060.D03

NELSON

PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
ANNEX, GEORGIA
FEBRUARY 17, 2020



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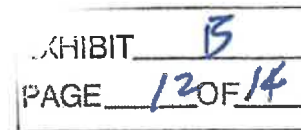
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NELSON

ORIGINAL 2020 MXD RENDERED SITE PLAN
Highlighting the Tower Signage Feature 12-20-23

PSP 001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP & RETAIL
NEWNAN, GEORGIA
FEBRUARY 17, 2024



February 5, 2024

Tracy S Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase III MXD Change

Ms. Dunnavant,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number 086 5043 004
- 7.98 Acres
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

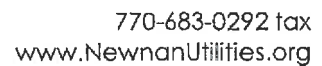
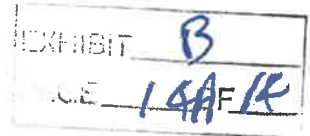
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

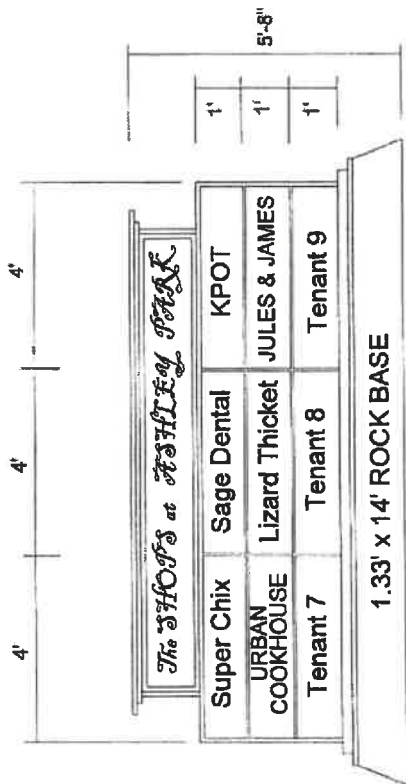
Please let me know if you have any questions or need additional information.

Sincerely,

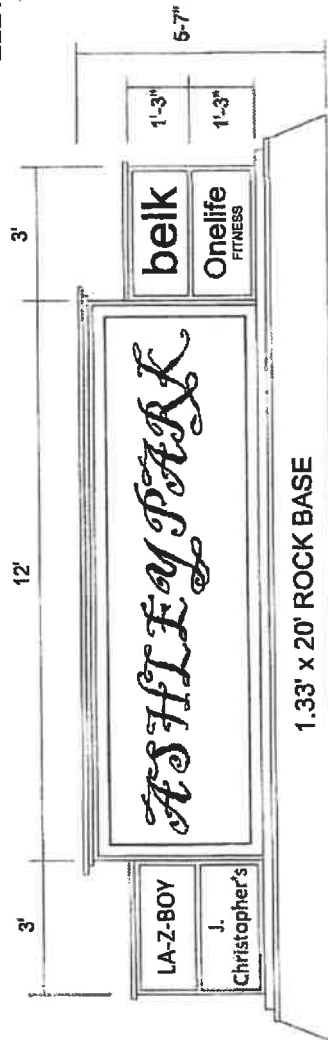


Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org





NEW BYPASS MONUMENT SIGN



EXISTING BYPASS MONUMENT SIGN

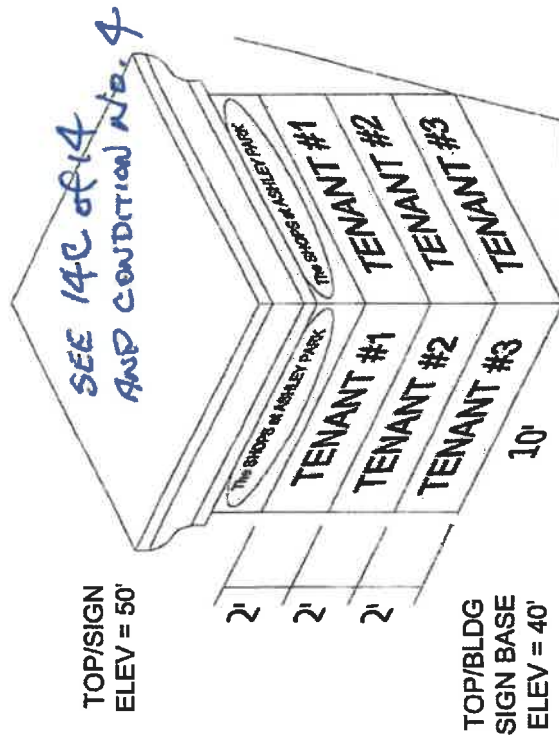


EXHIBIT
PAGE 14B 14

BLDG 200 TOWER SIGN

ASHLEY PARK PHASE 3A
SIGNAGE EXHIBIT
"The Shops at Ashley Park"

THOMAS LAND & DEVELOPMENT

DECEMBER 20, 2023

EXHIBIT B
PAGE 14C OF 14



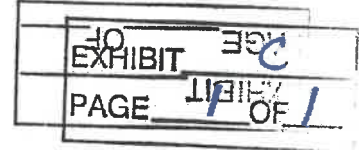
ASHLEY PARK SCALED TOWER ELEVATION

MARCH 18, 2024



The City of Newnan, Georgia

Office of City Engineer



02.05.2024

REZONING REQUEST

Ashley Park Phase 3B – Proposed Multifamily Development

Comments:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with DRI 591, 01.19.2005.

This includes extending sidewalk from Ashley Park Dr to existing across from Belk

Install 6 foot sidewalk along Ashley Park Dr, modifying existing curb ramps to meet ADA standards, and refreshing crosswalk pavement markings.

Install 6 foot sidewalk along driveway connecting Ashley Park Dr to Newnan Crossing Bypass (Newnan Place Pkwy, private); note possible conflict with existing post lights

Ensure pedestrian connectivity between this parcel and adjacent parcels.

2. Note: Notice of Decision- DRI 591- The Forum at Newnan Crossing, 01.19.2005

The existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.



To: Mayor and Council
Date: April 9, 2024
Agenda Item: Consideration of 2024 Roadway Paving Program
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Consider the addition of Cates and Crits Alleys as well as the list of proposed roadways to the 2024 Roadway Paving Program.

Background:

Beginning at the 2022 Newnan City Council Retreat, members identified a Pavement Condition Index goal of 60 for all roadways in Newnan. Thereafter, City Staff identified certain roadways for inclusion in a three-year paving program. The Newnan City Council approved a program that includes 84,200 linear feet of public roadway improvements. Year 1 work is currently underway.

At the March 12, 2024 Newnan City Council Meeting, members requested from staff that a list of short and dead end roadways be identified for potential inclusion in future roadway paving programs. Over the subsequent two weeks, staff developed a list of short and dead end roadways. The complete list includes 44 roadway sections, totaling 17,939 linear feet of roadway and has an estimated total cost to improve of \$1,668,640. City staff met to prioritize certain short and dead end roadways. As a result, City staff recommends that the Newnan City Council add Cates and Crit Alleys to the 2024 Roadway Paving program at an estimated total cost of \$58,387.

While conducting the exercise of compiling a list of short and dead end roadways, including the use of current costs from the paving program underway, City staff revisited the previously approved list of roadways scheduled to be paved in Year 2 (2024). When applying the current costs to complete roadway paving for the Year 2 program, it is anticipated that the cost has increased from \$2.5M to \$3.55M.

Therefore, City staff suggests that the Newnan City Council consider postponing the improvement of certain roadways in the Year 2 paving program. Please note that the roadways proposed to be postponed will be included in the Year 3 paving program, which is currently scheduled to be made available for bidding in late 2024.

The roadways being proposed for postponement include Diplomat Parkway as well as sections of roadways in the Summergrove community. The reasoning for postponing the aforementioned include the consideration of current condition, PCI score and proximity/grouping/nearness. It is anticipated that the roadways proposed for postponement will result in a \$1M decrease in the total program cost for Year 2 (2024).

Please find the following documents attached herein:

1. Three Year Paving Program (proposed postponement of roadways highlighted)
2. Short and Dead End Roadway List
3. Short and Dead End Roadway Map

Funding:

SPLOST
LMIG

Recommendation:

City staff recommends that the Newnan City Council include Cates and Crit Alleys in the 2024 Roadway Paving Program. In addition, staff recommends that the Newnan City Council postpone the paving of certain roadways, thereby utilizing currently available and budgeted funds.

Attachments:

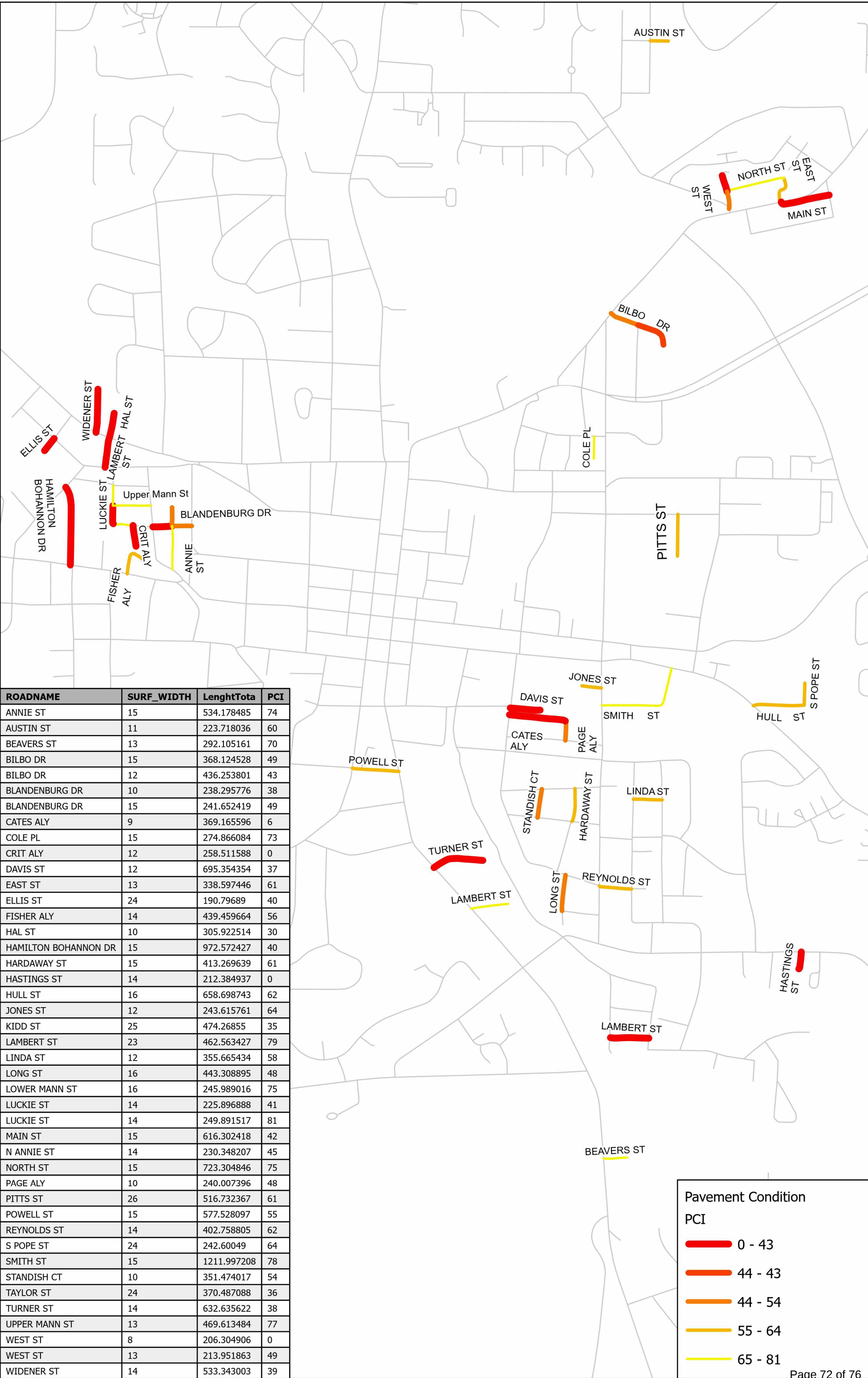
1. 3 Year Paving Program with Postponement
2. Short Streets List
3. Short Streets Map

Previous Discussion with Council:

Newnan City Council considered a potential paving program at 2022 Retreat. Thereafter, Newnan City Council approved a three-year paving program in 2023. Newnan City Council, in March 2024, considered the addition of short and dead end roadways. Additionally, in March 2024, Newnan City Council were presented with the proposed postponement of certain roadways.

Street Segment	From	To	Length	Approach	Estimated Cost (2022 US Dollars)	PCI	Recommendation
W Washington St	College St	Belt Rd	6482	FDR	\$ 1,080,333.33	24	Base rehab
Boone Dr	LaGrange St	W Washington St	4531	FDR	\$ 604,133.33	38	Base rehab
Jefferson St	Jefferson St	Bullsboro Dr	8862	FDR/MDO	\$ 1,278,533.00	38	Mill + thick overlay
E Broad St	RR	Farmer St	1650	FDR	\$ 220,000.00	47	Mill + thick overlay
E Washington St	RR	Roberts Rd	1613	FDR	\$ 215,066.67	34	Base rehab
Salbide Ave	Bridge	Robinson St	680	FDR	\$ 75,555.56	41	Mill + thick overlay
Dunbar Pl	Salbide Ave	Savannah St	490	FDR	\$ 65,333.33	30	Base rehab
Savannah St	Greenville St	Dunbar Pl	590	FDR	\$ 98,333.33	36	Base rehab
Elm St	Jackson St	Atkinson St	568	FDR	\$ 94,666.67	35	Base rehab
Parks Ave	Jackson St	Atkinson St	450	FDR	\$ 60,000.00	53	Mill + mod overlay
Atkinson St	Elm St	Parks Ave	1075	FDR	\$ 179,166.67	34	Base rehab
Newnan Crossing Bypass	Lower Fayetteville Rd	City Limit	3733	FDC	\$ 995,466.67	44	Mill + thick overlay
McAdam Ct	Baldwin Ct	Cul d Sac	253	MDO	\$ 20,240.00	48	Mill + thick overlay
Mumford Dr	Old Atlanta Hwy	Baldwin Ct	170	MDO	\$ 13,600.00	54	Mill + mod overlay
Baldwin Ct	Cul d Sac	The Boulevard	4044	MDO	\$ 323,520.00	39	Mill + thick overlay
Jacks Dr	Brown Ridge Dr	Brown Ridge Dr	1900	MDO	\$ 152,000.00	40	Mill + thick overlay
Jane Ln	Weldon Way	Brown Ridge Dr	1270	MDO	\$ 101,600.00	46	Mill + thick overlay
Repton Way	Cul d Sac	The Boulevard	835	MDO	\$ 66,800.00	49	Mill + thick overlay
The Boulevard	Repton Way	Downing Dr	836	MDO	\$ 66,880.00	34	Base rehab
Mcintosh Pkwy	Newnan Crossing Bypass	Ashley Park Blvd	810	MDO	\$ 129,600.00	44	Mill + thick overlay
Diplomat Pkwy	Newnan Crossing Blvd E	Shopping Center	3657	MDO	\$ 292,560.00	57	Mill + moderate overlay
Farmer St	E Broad St	Bullsboro Dr	4132	MDO	\$ 330,560.00	38	Mill + variable overlay
Pecan Crescent	Summergrove Pkwy	Summergrove Pkwy	2660	MDO	\$ 212,800.00	44	Mill + thick Overlay
Woodmere	Pecan Crescent	Cul de Sac	593	MDO	\$ 47,440.00	52	Mill + moderate overlay
Briarleigh Way	Pecan Crescent	Cul de Sac	139	MDO	\$ 11,120.00	42	Mill + thick overlay
Pickett Pl	Pecan Trace	Pecan Trace	966	MDO	\$ 77,280.00	53	Mill + moderate overlay
Verandah Pl	Pecan Trace	Pecan Trace	864	MDO	\$ 69,120.00	42	Mill + think overlay
Pecan Trace	Summergrove Pkwy	Pecan Crescent	771	MDO	\$ 61,680.00	60	Mill + thin overlay
Quail Run Ct	Pecan Crescent	Cul de Sac	276	MDO	\$ 22,080.00	65	Mill + thin overlay
Cherokee St	Poplar St	Oak St	1640	MDO	\$ 131,200.00	41	Mill + thick overlay
Nury Trace	Poplar St	Oak St	1348	MDO	\$ 107,840.00	48	Mill + thick overlay
Alejo Ct	Oak St	Cul de Sac	422	MDO	\$ 40,793.33	48	Mill + thick overlay
Andrea Ct	Nury Trace	Cul de Sac	250	MDO	\$ 20,000.00	64	Mill + thin overlay
Jordi Ct	Nury Trace	Cul de Sac	354	MDO	\$ 28,320.00	52	Mill + moderate overlay
Mauro Ct	Nury Trace	Cul de Sac	224	MDO	\$ 17,920.00	29	Base rehab
Mono St	Nury Trace	Cul de Sac	105	MDO	\$ 8,400.00	57	Mill + moderate overlay
First Ave	Spring St	RR	720	FDR	\$ 120,000.00	41	Mill + thick overlay
Gilbert St	LaGrange St	First Ave	465	FDR	\$ 93,000.00	31	Base rehab
Long Pl	LaGrange St	First Ave	490	FDR	\$ 54,444.44	38	Base rehab
Lee St	Jefferson St	Andrew St	815	FDR	\$ 126,777.78	36	Base rehab
Robinson St	E Broad St	Reynolds St	2682	FDR	\$ 357,600.00	28	Base rehab
Armory Rd	Sewell Rd	LaGrange St	2126	FDR	\$ 803,155.56	36	Base rehab
Cougar Way	Sewell Rd	LaGrange St	1455	FDR	\$ 323,333.33	39	Base rehab
Sewell Rd	Cougar Way	Greenville St	6520	FDR	\$ 905,555.56	29	Base rehab
Evans Dr	Hospital Rd	Temple Ave	1334	FDR	\$ 444,666.67	32	Base rehab
Dixon St	Elm Cir	Brookside Dr	1831	FDR	\$ 244,133.33	29	Base rehab
Westhill Dr	Hunterian Pl	Fairway Dr	1962	FDR	\$ 261,600.00	39	Base rehab
Newnan Crossing Blvd E	Stillwood Dr	Lower Fayetteville Rd	2544	MDO	\$ 339,200.00	43	Mill + variable overlay
Murray St	E Washington St	Wilcoxon St	2002	MDO	\$ 160,160.00	34	Mill + thick overlay

ROADNAME	SURF_WIDTH	LenghtTota	PCI	Cost Estimate
ANNIE ST	15	534	74	\$49,689.28
AUSTIN ST	11	224	60	\$20,810.25
BEAVERS ST	13	292	70	\$27,171.62
BILBO DR	15	368	49	\$34,242.94
BILBO DR	12	436	43	\$40,580.33
BLANDENBURG DR	10	238	38	\$22,166.27
BLANDENBURG DR	15	242	49	\$22,478.51
CATES ALY	9	369	6	\$34,339.78
COLE PL	15	275	73	\$25,568.04
CRIT ALY	12	259	0	\$24,046.75
DAVIS ST	12	695	37	\$64,681.86
EAST ST	13	339	61	\$31,496.33
ELLIS ST	24	191	40	\$17,747.93
FISHER ALY	14	439	56	\$40,878.54
HAL ST	10	306	30	\$28,456.91
HAMILTON BOHANNON DR	15	973	40	\$90,468.69
HARDAWAY ST	15	413	61	\$38,442.34
HASTINGS ST	14	212	0	\$19,756.05
HULL ST	16	659	62	\$61,272.16
JONES ST	12	244	64	\$22,661.14
KIDD ST	25	474	35	\$44,116.46
LAMBERT ST	23	463	79	\$43,027.65
LINDA ST	12	356	58	\$33,084.00
LONG ST	16	443	48	\$41,236.59
LOWER MANN ST	16	246	75	\$22,881.90
LUCKIE ST	14	226	41	\$21,012.93
LUCKIE ST	14	250	81	\$23,244.91
MAIN ST	15	616	42	\$57,328.45
N ANNIE ST	14	230	45	\$21,426.99
NORTH ST	15	723	75	\$67,281.82
PAGE ALY	10	240	48	\$22,325.49
PITTS ST	26	517	61	\$48,066.44
POWELL ST	15	578	55	\$53,721.66
REYNOLDS ST	14	403	62	\$37,464.62
ROBIN LN	24	234	82	\$21,766.68
S POPE ST	24	243	64	\$22,566.70
SMITH ST	15	1,212	78	\$112,739.98
STANDISH CT	10	351	54	\$32,694.11
TAYLOR ST	24	370	36	\$34,462.71
TURNER ST	14	633	38	\$58,847.77
UPPER MANN ST	13	470	77	\$43,683.45
WEST ST	8	206	0	\$19,190.48
WEST ST	13	214	49	\$19,901.80
WIDENER ST	14	533	39	\$49,611.57
TOTAL (PCI AVERAGE)		17,939	51	\$1,668,640.89



From: social@summergrovepoa.org
Sent: Tuesday, March 26, 2024 10:20am
To: Megan Shea
Subject: Approval for posting of signs

Mayor and City Council,
Summergrove POA is requesting city approval for the posting of signs and/or banners at the entrances of our neighborhood on Lower Fayetteville Rd. across from Sullivan, the main entrance at Shenandoah, the East Lake entrance, and the entrance to East Lake on Mary Freeman on the following dates:

May 1st- May 4th for Neighborhood Yard Sale
May 12th -25th for High school Graduations
May 25th-27th for Military Heroes
Sept. 4th- 7th for Neighborhood Yard Sale
Nov. 10th- 11th for Military Heroes

Thank you so much,
Brianne Kish
Social Committee Chairperson
SummerGrove Neighborhood

Sec. 18-152. - Application.

A person seeking issuance of a parade permit shall file application with the office of the city manager on forms provided by the city.

(1) Filing period. An application for a parade permit shall be filed not less than ten days or more than 30 days before the date on which it is proposed to conduct the parade.

(2) Contents. The application for a parade permit shall set forth the following information:

Labor Day Festival

a. The name, address and telephone number of the person seeking to conduct the parade; and the applicant, if different.

Jennifer Jones
678-633-5705

Corner Arts Gallery

b. If the parade is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of that organization.

Corner Arts Gallery
30 S. Ct Sq
Neuman, Ga 30263
678-633-5705

c. The name, address and telephone number of the person who will be the parade leader and who will be responsible for its conduct.

Jennifer Jones
30 S. Ct. Sq. Neuman 30263
678-633-5705

d. The date when the parade is to be conducted.

Monday, Sept 2nd 2024

e. The route to be traveled, the starting point and the termination point.

Court Square - Neuman

Block S. Ct Square Rd +
N. Ct Square Rd

W. Site we will have food trucks parked
~~W. Site~~

f. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the type of animals, and description of the vehicles.

60 +/- vendors - 5 @ 6 Food trucks
w/Tents
in the streets that are blocked off

g. The hours when the parade will start and terminate.

The festival will be 10-4pm

people will setup
8 AM + Take down by
5

h. A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.

Both streets

i. The location by streets of any assembly and dispersal areas for the parade.

j. The time at which units of the parade will begin to assemble at any assembly area or areas and a designation of the assembly area and the dispersal area.

Setup beginning 8 AM
take down by 5 PM

k. The interval of space to be maintained between units of the parade.

l. If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for the permit shall file with the office of the city business license department a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on its, his behalf.

m. Any expenditure of funds by the applicant or his organization for or on behalf of participants in the parade, the amounts thereof and the names and addresses of to whom paid.

n. Any additional information which the city business license department shall find reasonably necessary to a fair determination as to whether a permit should issue.

* We will need a police officer to be on duty during the festival.

* We will need to South + North Court Square blocked off on both ends - We had to call the police a couple of times because this was not done for us.

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).