CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING MARCH 26, 2024

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 Bypasss 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 Dunnavant, 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. Dunnavant 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. Dunnavant 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. Dunnavant 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. Dunnavant 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. Dunnavant 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)

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Megan Shea, City Clerk Keith Brady, Mayor