

The Newnan City Council, at 6:30pm on Thursday, July 25, 2019, held a continuation of a Public Hearing from July 16, 2019 – Request for the Residential Group to rezone 6.667+ acres located on East Broad Street, known as Caldwell Tanks property from CBD (Central Business District) to MXD (Mixed Use Development District).

Newnan City Manager, Cleatus Phillips, presented information related to the City of Newnan’s adopted Comprehensive Plan 2016-2036 and Livable Centers Initiative Plan. In addition, Mr. Phillips provided demographic information related to the City of Newnan’s population, housing characteristics and land use over time. Upon completion of the presentation, Mr. Phillips engaged attendees in an effort to gain feedback related to the proposed rezoning project commonly referred to as the Caldwell Tanks property.

Several attendees provided verbal comments related to the current proposed project. Attendees provided general comments as well as alternative uses and/or programs that may be considered. Please note that a copy of the unofficial meeting minutes are attached herein.

In addition to receiving verbal comments from those in attendance, city staff provided comment cards to all attendees. The City of Newnan received 45 comment cards. Please note that a copy of the written comments are attached herein.

In an effort to provide a concise report for the Newnan City Council’s consideration, the lists below is a summary of the predominant themes, as collected by City staff:

Written Comments

Major Themes:

- Parking concerns
- High Density Residential not preferred
- “apartments” not preferred
- Historic Preservation preferred
- Parking Deck desired
- Single family homes preferred
- Greenspace/Recreation preferred
- Amphitheatre preferred
- Townhomes preferred
- Mixed use preferred
- Grocery desired
- Traffic concerns
- Hotel desired

Verbal Comments

Major Themes:

- Historic Preservation preferred
- High Density Residential not preferred
- City Acquire Property
- Attract Millennial Generation
- Traffic concerns
- “apartments” not preferred
- Greenspace/Recreation preferred
- Grocery desired

City of Newnan

Caldwell Tanks Public Hearing Continuation

Tuesday, July 25, 2019

Written Comments Provided By Citizens

- Visit Chattanooga for creative ideas – not compete with Georgia small cities to “keep up.”
- Suggestions
 - Small hotel – courtyard (historic façade) surrounded by handsome townhouses (owners have rental options) – some with shops below appealing to tourists. Smaller parking deck behind secured for both hotel and townhouses – cars and bikes (Charleston Williamsburg).
 - Resurrect idea presented by Historical Society years ago to add facsimile to look like original train station with shop for tourist type things open – if depot closed.
 - Trolley stop. Bike rental. Public parking decks like LaGrange’s running from behind commercial building – employee parking lowest level – upper level so people on same level as Greenville Street. Also to access central park for Jazz nights, etc.
 - County urged to build low level deck for county vehicles – green space between that and depot parking.
- Development is good but not 350-unit apartment. It is my sincere hope that the council does not agree to an adjusted plan of modification eliminating just the 1-acre area to the East. The entire plan needs to be refused and redone to accommodate more retail and less residential apartments. Parking up and down Broad Street and within the government facility lot will become extremely overrun. Please vote down this plan and let it be planned differently. Development is great but not this dense. Thank you for consideration.
- Ponce de Leon concept is great.
- Rooftop restaurants, loft residential, lower retail...not 350 apartments.
- Who owns the Caldwell Tanks Property at this time?
- If property taxes are currently being paid, how much is that?
- If project is approved as is, would this generate more taxable income?
- It is my opinion that with the current 600 plus apartments under construction, I feel a “moratorium” on apartment buildings be in place for a period of time to determine what the effect on our infrastructure will be from these six hundred units prior to another 348 units being built.
- I am opposed to the current proposed redevelopment.
- In one or more of the city surveys over the past several years, I suggested recreational facilities for this site (I believe I mentioned soccer fields). I have since thought of a related idea. I have relatives in a charming suburb of Cleveland, Ohio, where the city has a beautiful community center that includes a gym, an indoor basketball court, an indoor pool (which local school swim teams use to practice), an indoor running track above the basketball court, and other similar amenities. Citizens pay membership fees.
- The proposed project with 300+ apartments reminds me of a development near Emory University, which has retail space on the first level and apartments for several stories above (the complex has around 700 or so apartments). It opened about six years ago but has been very unsuccessful in keeping retail shops. The CVS, one clothing store, and a few restaurants have done well but the grocery store and many other restaurants and shops have pulled out.

- I think most residents have a problem with the plan to destroy the Historic Preservation Facility. It signifies the downslope of the Historic Preservation Society. An office is just an office. Where would the Historic Preservation Society congregate as an alternate location? We need to plan for expansion and keep our heritage. Plan A is the only current plan that looks good, but more ideas to come. Remember that the movie industry is raising our property value. City ownership would be profitable. We need more transportation options before traffic gets like PTC. (ASAP)
- I'm not opposed to mix use, but would like to see it used in a way that preserves as much of the original structures as possible and will not allow high density apartments to occupy the majority of the site. We just moved back to Newnan after 6 years in North Atlanta. We do not want to see the overcrowding that Atlanta has experienced.
- We would like to see something similar to Ponce City Market or Krogg Street. It would also be nice to have the existing structures be rehabbed and used for indoor artisan and farmer's market.
- I am against any apartments, townhomes, condominium in this area. Especially this massive proposal. I feel the majority of the structures should be saved if at all possible to keep and incorporate the historical aspect into whatever this site is redeveloped into. I feel downtown would benefit from a Boutique or B&B type lodging and shops and or public amphitheater/area the residents can enjoy. The city does need to purchase/negotiate the purchase of this property and keep it local.
- I am in very strong opposition of the development. I have been raised in Newnan and it is a town that I love deeply. I have watched it grow a tremendous amount. But when is enough, enough? If we wanted to live in "the City" we would move to Atlanta. Newnan used to be a quaint and quiet town but with industrialization comes a lot of negative additions such as over population, crime, excessive traffic, etc. I feel as though growth and productivity is a great thing, but that can be done in ways that won't harm or endanger the most beautiful and historic part of our city! There are so many other good ideas – the greenhouse, is my favorite idea. Please consider the feelings of the people who already call this place a home. Everything about this proposal is sad and truly saddens me. These apartments would ruin everything that is great about Newnan.
- Redevelopment means that we have an amazing place to live. Not all people will be happy; however, if apartments are built, the parking deck which would be build should be not only for the residential use but also for the fantastic downtown businesses which is a major attraction for everyone. Is there a possibility to decrease the amount of apartments and add a second parking deck to increase parking for the downtown area? Also, concerns with increased crime rates in apartments...and the response of emergency services going through a dense area like downtown. Maybe give Newnan PD an opportunity to employ additional officers. 😊 I believe people hear about apartments and associate that with low-income and crime maybe some ideas to alleviate that could help with the opposition that is present. Also, if we could add some attraction to the site which includes the homeowners...green space, dog parks, art site (like the cows & chickens in downtown...)
- As a resident of the College Temple district – we recently returned to Coweta County/Newnan. We would love to see both more mixed use development to draw more people to the area and a smaller number of apartments. Also, single family and townhomes that can be purchased. It needs to include greenspace for community use – so movies can be shown or concerts. A small/medium amphitheatre would also be good for the community. We enjoy going to places such as Krog Street, Ponce City, Avalon in Alpharetta, and Vickery Village in Cumming. They are all live, work, play communities where people live but others love to hang out in the mixed use a small grocery, market would be good. Another change that needs to be considered that will help going forward is changing the laws so a brewery can have a tasting room downtown without the food requirement. It is also important to

make sure that whatever is done with the property it needs to be both maintain the current structures through renovation and the new structures should have the architectural character and charm of the older homes in the community.

- Additions to Change
- Grocery store (chain such as Publix, Kroger) – need a walkable option with normal grocery hours.
- Movie theater not an amphitheater
- 41 apartments on a small lot across from tracks is significantly more than I realized.
- Ownership of housing is important.
- Luxury is not 600 square feet as identified in the plan proposed.
- Give Tommy Sweet the chance and encouragement to make this property something that will last a lifetime.
- Last minute thought: What if we turned the area into a school to help the capacity issue.
- Preference to Use Space
- Community Use – open space, parks, amphitheater
- Shopping district – small boutiques, grocery store (Whole Foods, Trader Joes), restaurants
- Above shops have lofts but only one level
- Single family homes and open space community use
- Town Homes and open space
- Community Center
- Less than 30 luxury apartments with open space for community use
- Community Recreation center
- Community Swimming Pool
- Open Parking
- Listen to your constituents or not representing us
- We realize this site is promising for new development. We want to develop it responsibly. There is no rush. Our city has a parking issue. A parking deck with mixed use and townhomes on the 5-acre lot would be an excellent choice and would meet the intent of the zoning. This proposal does not. We need a park downtown. The 1-acre lot with the LINC trailhead would be an excellent choice and would not conflict with the existing historic residential neighborhood. The density is unprecedented at 52 units per acre instead of the maximum 12 per acre allowed. I cannot imagine what would happen next if we allow this precedent to be set. This proposal fails to meet the requirements for green space and parking, buffering, and design to fit our historic districts and historic downtown. It uses the inclusion of LINC trail to seek variances not in line with the intent of zoning. This proposal is not a good fit. We would be happy to see a boutique hotel, the minor league baseball stadium that currently has a backup contract, an amphitheater which is mentioned in the city's comprehensive plan and which LaGrange, Columbus, Tuscaloosa, and other communities have successfully integrated into their historic downtowns. Those communities have benefitted economically from tourism and locals who frequently enjoy those venues. Let's find something better.
- Newnan doesn't need high density apartments. It needs to remain "The City of Homes." The downtown has begun another time of good growth but this downtown will lose its charm under so many apartments are allowed in an area that borders one of the two worst drug use and gang areas in Newnan. Therefore, the downtown will die again as it has several times in the past. Why let that happen?

- What is the due process for the applicant? Another date has been added to this process since the first meeting last week.
- I love progress! My worry is traffic. I think this proposal will bring more traffic problems. All we see is change and congestion! Why not find other projects than destroying our City of Homes?
- Who or what gained Financially from the sale of this property?
- Think about the very special charm that invites our town – quaint, charm, personal, historic community. Don't screw this up.
- Best city meeting ever attended in my 21 years coming to these. PS- Taking another card home to turn in later- Thanks.
- With proposed 2 year building/construction the mom and pop businesses that rely on every patron to keep their businesses open the construction alone may shut down a majority of the downtown businesses this "structure" plans on the renters using. Basically by the end of the construction many of the businesses will be gone.
- We need PARKING!!!!
- Who is the real estate agent for property?
- Would like fewer units. Perhaps 150.
- Would like to see the building to match existing downtown.
- Need to consider parking and foot traffic paths.
- Parking lot
- Mix Use
- Amphitheatre
- Grocery Store
- Green Deal Usage
- Shops
- Recreation Center
- We need to look for something better.
- This is the wrong location for this.
- A park on the one acre.
- No apartments.
- Please consider developing a specialty grocery location, an amphitheater or small boutique hotel. The charm and character of Newnan is not compatible with an apartment complex with such a high density. I moved to Newnan in 2008 to the Newnan Lofts. I met wonderful other renters, many of whom became lifelong friends. I am now a home owner in downtown area. I am not opposed to apartments but the charm and character must be retained and the density should be similar to Newnan Lofts.
- Thank you for considering
- Amphitheater with appropriate parking to be used by all
- Loft apartments – less than 100 apartments
- Open space
- Family, friendly recreation center
- Historic district for all new construction conserving appropriate buildings now standing
- Green space
- Connect to LINC without pushing limits
- Best – City buy site or find another one to "take us to the dance."

- I am opposed because the density is way too high, the traffic impact on Salbide and East Broad will be devastating and the apartments will not be maintained like owner occupied would.
- The developer said 225 apartments wouldn't work, I think this is still way too high.
- Schools were not involved (school board) and additional strain system wide.
- No to this proposal!
- Shop all of many options – ball park, amphitheater, mixed use complex.
- Get rid of one-acre lot.
- City should purchase property
- With developer proposal, traffic impact is tremendous
- The council's legacy will be the approval of this property – not a good legacy
- Do your job and do what is the best decision long term for Newnan that is not apartments
- We moved here from Atlanta to get away from over development and density
- Salbide cannot handle the traffic!!!!!!
- Definitely need a chain type grocery store such as a LIDL or ALDI to make downtown a realistic walking community
- Also, this area needs some green spaces
- Combination live and work business opportunities
- Extra parking for commercial and residential tenants
- No apartments on one-acre lot on the east side of the railroad tracks
- I really liked Mr. Frost's proposal of the city buying the property and supporting a specialized development of truly mixed use.
- The developer is unable to change the type of development in order to use opportunity zone tax market. The choice is either all apartments or nothing.
- This project has no greenspace.
- This project has insufficient parking.
- This project is too dense.
- This project is inappropriate for the site.
- The applicant can only build apartments. We don't want apartments.
- Safety concern with pedestrian crossing tracks. How will this be addressed?
- Traffic on East Broad out of the City. What is the expected volume? How long will I need to plan on to get out of my driveway on East Broad?
- Millennials want experiences not apartments. There is simply not enough to do after 9:00 p.m. in Newnan.
- High density housing NOT appropriate
- Something to bring people and money to downtown
- We need a true LIVE WORK PLAY community, not a 348 apartment monstrosity.
- Give us a park like you promised. An amphitheater, boutique hotel, upscale shopping, sporting venues, or even town homes or houses.
- Something like an amphitheater or sporting event would bring money and people into the community. THIS NOT APTS would make Newnan a destination for people of all ages.
- I am opposed to the development proposed for the Brown Steel property. Downtown Newnan is not a place for high density apartments. Newnan has done such a great job keeping sprawl out of our beautiful downtown. Our town is thriving; our main street is thriving because of the great job done by

the city council keeping sprawling away. Please continue to stay strong and do not allow this development to happen. Do not sell the soul of this city to a sweet talking developer.

- Opposed
- Density – Way too many residents for area
- Rentals – Not invested in our city or community
- Developer – Not invested in our city or community
- Homeownership
- Small town integrity
- Mixed Used – true mixed use
- Parking and traffic would negatively impact our city and community
- Put something that pays and benefits the city
- There are three generations of our family that choose to ALL live Newnan because we love Newnan!
- Park, Amphitheater – Please look at the one in Tuscaloosa, Alabama
- Boutique Hotel
- Home Ownership
- Commercial
- Anything but high density apartments
- Upscale shopping and not like district at Duluth – they have only an AT&T store and bagel shop. They are not proposing a ponce style market.
- Let the development be something that will improve our recreation. This will be your legacy!
- The Planning Commission report says the TRG project will increase police response time by 30 minutes and generate 1400 calls per year (additional)
- Is the 30 minutes responding time measured against this current (as of July 2019)?
- What is the impact on responding time due to this apartments current under construction across from Kroger in Newnan Crossing Boulevard and the complex on Newnan Crossing Bypass --- When they are completed and occupied?
- According to the National Multifamily Council (NMHC) the national average of rental units in U.S. is 34%. According to the affordablehousingonline.com Newnan's percentage of housing units occupied by renters is 46.6%. As comparison Peachtree City's percentage of housing units occupied by renters is 27.69%. New York percentage is 45%. Chicago is 26%. Philadelphia, PA is 13%. San Antonio, TX is 22%. San Jose, CA is 21%. Indianapolis, IN is 18%. Out of 24 major cities listed on the NMHC site, we have the highest rental percentage at 46.65%.
- Please do not approve this application. It will destroy the downtown. We need to attract buyers not renters.
- We need to have a rental percentage more in line with Peachtree City's 27.69, especially since we compare closer to them at 34,868 residents.
- Has it been determined how the traffic between downtown and I-85 would be affected by this project?
- Currently the traffic on the Bullsboro and Lower Fayetteville corridor is intolerable.
- This proposed design does NOT work in Newnan.
- Has there been a soil abatement done on the property? This is important.
- If they submit another version, will we have input on that or is it going to be a done deal!
- This developer does not live here, will build it, keep it until they can sell it. Whoever buys it could possibly buy it sight unseen, never coming here and not caring about Newnan only their bottom line. This is not for Newnan.

- Why do we need to keep the façade of Caldwell Tanks? Is it historic?
- Most of the development in and around Downtown has evolved gradually with discussion, thought & planning.
- Let's use this apartment/garage proposal to wake us up about this special opportunity that development of this space could be for our beloved town.
- This current project: No, we deserve more.
- I would like to see city officials pursue a business that will enhance the Brown Steel property as well as commit to being a long term stakeholder in the community. For example, Marriott Courtyard recently built an attractive motel on the square in LaGrange. This property had formerly been abandoned for years, not unlike the Brown Steel situation.
- A gentleman turned in his two-page document he read or reviewed with Council. He lives in College-Temple Historic District.
 - ▶ Spoke on Newnan Livable Centers Initiative (LCI) from 2014
 - ▶ Spoke of Significance of the RF Cole Complex to Newnan
 - ▶ Recommended Modifications:
 - ▶ I see the RD Cole Manufacturing Company Site in similar light as other large developments in Atlanta (just on a smaller scale-Newnan scale)- but with the same opportunities and challenges: Fulton Cotton Bag in Cabbage Town, Ponce City Market, Krog City Market, Centennial Yard (Norfolk Southern), The Bottleworks, Fulton Supply, and the many historic preservation projects in the Castleberry Hill neighborhood of Atlanta. I'm sure that if the current developer can't vision what has taken place at these developments in Atlanta's Industrial Complexes- that we (the City and citizens should be able to market the RD Cole site to these Preservation Sensitive Developers).
 - ▶ Some common characteristics – each of the projects capitalize on maintaining and revitalizing the historic buildings and historic structures on the site. I would like to specifically request that not only 1880's Buildings (Building 1 and 5-as identified in the LCI Plan) be retained and rehabilitated-but that Building 3 and 4 (which are listed on the National Register of Historic Places -as well)- be rehabilitated or be adaptively re-used as part of the plan.
 - ▶ Request the developer to develop the site in accordance with Preservation Standards-and utilize Federal, State, and local Tax Credits-similar to almost all other successful historic industrial complex revitalizations (as noted above).
 - ▶ Considering the historical significance of this site to Newnan and the fact that the complex is listed on the National Register of Historic Places—Request the developer consult with the State Historic Preservation Office to insure that the development (renovation of existing buildings and any new construction) is compatible with the historic RD Cole Complex and does not destroy the historic character of this complex as well is designed to be compatible with both the National Register listed Coletown Historic District and the downtown commercial district. The project should meet the Secretary of Interior's Standards-similar to the Newnan Lofts and other Preservation Development projects.
 - ▶ New construction should be minimized and reduced in density; there should be maximum reuse of existing industrial RD Cole structures (Building 1, 3, 4 and 5), and have a truly combined mixed use-with condominiums (40-50%), loft-apartments within the historic industrial buildings (25-30%), and retail 20% along East Broad (on the west side of the railroad).
 - ▶ Provide a viable solution for parking that addresses both downtown and Coletown parking concerns without widening Thompson, Salbide Ave, or East Broad Street.

- ▶ Significantly reduce the density, abide by standardized Preservation Guidelines, and maintain Buildings 1, 3, 4 and 5.



CITY OF NEWNAN
Mayor & City Council
Meeting Minutes

July 25, 2019 7:00 p.m.

Councilmembers Present: Keith Brady Cynthia Jenkins Dustin Koritko
Paul Guillaume Ray DuBose George Alexander

Councilmembers Absent: Rhodes Shell

Others in Attendance: Cleatus Phillips, City Manager
Hasco Craver, Assistant City Manager
Tracy Dunning, Planning & Zoning Director
Tina Fronebarger, Planning & Zoning Administrative Assistant
Brad Sears, City Attorney

CALL TO ORDER

Mayor Brady called the special meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers. He recognized Christopher Slay from Boy Scout Troup 55 for being in attendance for his communication badge.

Continuation - Public Hearing – Rezoning Request – 6.667 +/- acres located on East Broad Street – known as the Caldwell Tanks Property (Tax Parcel #s N04 0010 006 and N04 0012 001): Melissa Griffis, on behalf of The Residential Group (RZ2019-05)

Mayor Brady explained this was a continuation to the public hearing from July 16th from the Residential Group request to rezone 6.667 acres located at East Broad Street, which is known as Caldwell Tank from CBD to Mixed-Use Development. He explained tonight there will be a presentation by staff, input from the community and a chance for the applicant to speak. He explained the public hearing etiquette, how this meeting is informal, and pointed out all exits for the attendees. Mayor Brady explained this meeting is the first of three meetings, as at the last meeting we heard from citizens opposed, the applicant, and those in favor of the project. He explained those in opposition were opposed for several reasons and that we desire to see what the community wants to see. He said last week we heard the following topics: development on the one-acre lot on the east side of the railroad tract, density of the apartments, lack of architectural compatibility between the proposal and historic district in downtown Newnan, lack of adherence to the comprehensive plan and LCI, lack of parking, increase of traffic, and the ratio of the commercial retail space and residential. He said there are other comments we heard but can't rehash them all. He mentioned the Council wants to hear what you would like to see with this property.

Cleatus Phillips stated this was a critical site for the city and the decision could impact us for several years. He thanked the citizens for their input and involvement. Phillips went into a presentation outlining Newnan at a Glance (provided 2000 stats to current day); Housing Characteristics (provided 2000 stats to current day); Planning for the City's Future (Comprehensive Plan 2016-2036); The Plan's Components; Community Involvement Plan; The Comprehensive Plan – Goals and Policies; The Comprehensive Plan – Housing Goals; The Comprehensive Plan – Caldwell Tanks; Livable Centers Initiative (LCI) Study; LCI Public Engagement Process; Caldwell Tanks in LCI Study – Concept A, B & C; Current Zoning (Central Business District); TRG Proposed Project; and, in conclusion, stated the City values and wants the citizens input. A question was

asked, "What change(s) would you like to see made to the proposed project?" He explained they are lifting the 15 minutes tonight to give the public an opportunity to be heard; however, he would like everyone to respect each other's time.

Susan Green voiced her concerns...opposed to the proposal for Caldwell Tanks. She asked If they plan to preserve and protect the integrity of our historic district of neighborhoods and downtown as you pledge, or will you allow for Newnan to become just another city of high density apartments. She said the community overwhelmingly opposes this and asked what the Council would like their legacy to be.

Gary Martin voiced his concerns...discussed density being serious in his opinion, the developer holding the property for 10 years, the difference it makes to him is the sincerity of someone who stands up in front of us and tells us they want to be involved in this community for that length of time when their track records show something totally different, and that he loves this community.

Jack Binion voiced his concerns...not thinking outside the box as one draw is downtown, city has talent. Frost said the city should buy the property, there being other ways to do this as true mixed use, asked why developer wants downtown, and he doesn't feel people will be rushing downtown by foot.

Brant Frost voiced his concerns...the city should buy the brownfield and greenfield, bring an RFP for a high quality to sell to someone we choose, he mentioned Delta and tax allocations, public benefit, high quality, the developer will have a great year even next year (but Newnan won't if they bring the project there), and that we don't need the first proposal as Newnan only needs this if the right project comes along.

Stan Topal voiced his concerns...this project being the wrong project on the wrong plot, this is Newnan not Atlanta, and we are not Palmetto, we are alive and let's keep it alive.

Jocelyn Palmer voiced her concerns...discussed the developer will be using a tax credit, Congress passing the Job Act in 2017 which is an economic stimulus bill and one of its features was an Opportunity Zone Tax Credit, provided explanation of tax credit which the developer is planning to use, she explained how it will affect Newnan, and concluded that capitalism is a good thing but not in this case.

Matthew Swope voiced his concerns...to start with the draw not the place to live (being from Newnan), mentioned opportunities on the square for open container to draw people in, how to draw in millennials, mentioned Carrollton and LaGrange having fantastic amphitheatres, liked having mixed use, how we intend to fill 348 apartments when we don't have the draw yet, modifying for a smaller apartment complex with mixed use as well as ensuring we have businesses to go there, discussed the Beltline, Ponce City Market, and asked if we give a reason to be here first or a place to live.

Katie Chapman voiced her concerns...stated Newnan is rapidly growing but still has the small town charm, decrease of homeownership in the city, read an excerpt from the comprehensive plan, the proposal is not consistent with the goals of the City, incompatible with the historic district downtown, the current zoning allows for 12 units per acre, millennials also want homeownership, most of our salaries are half of what is proposed, the AJC having an article recently about Fayette County having the largest flight "out of town" by millennials in the United States, she loves Newnan and is against the proposal, and recommended amphitheatres like Tuscaloosa, a parking deck, townhomes, mixed use or park on the one-acre site.

Jason Kanner voiced his concerns...effect on traffic, there is a lot to take into consideration, asked what will happen to downtown during construction and if anyone had an answer to that. Cleatus Phillips mentioned that the applicants will be addressing that during the August 6th meeting and they are here taking notes.

Hannah Chapman voiced her concerns...discussed what she and fellow graduates talk about regarding plans after college regarding where they want to move, work, play and having a work/life balance. She concluded with stating what we need is not more apartments but something to draw people here and she mentioned a park, baseball stadium, and an amphitheater like Tuscaloosa.

Lynn Chapman voiced her concerns...discussed being at a disadvantage, they having gone through local building, local developers, local architects and the city process to build their home, this project having forced

her to be a part of the community, mentioned the apartments are not suited for this location, and concluded with we need a park, boutique hotel, townhomes but not 348 apartments.

Phyllis Graham voiced her concerns...she adores Newnan, having a bargaining chip to make this deal work such as a lovely park across the railroad tracks, connectivity to the LINC where we can connect other parts of the city to downtown, create a greenspace and having maybe 295 apartments. She explained she knows people who choose apartment living and there is a reason people come to Newnan. It is the experience of Newnan that is creating a draw.

Chuck Landrum voiced his concerns...effect of density, seeing it over and over again where the apartments lower the rents, mentioned Camelot on Old National Highway, understanding there is a cost to coming down on density and maybe the city can help alleviate that, make it more commercial, a park on the other side, pay the city back with additional parking to help support the downtown and concluded with wanting something there but this not being it.

Caroline Master voiced her concerns...if rezoned does the developer have to stick to what is proposed or can they deviate, the other concern is looking at other projects having no greenspace. Cleatus Phillips explained that the rezoning has proffered conditions that is a statement of what will be delivered and Council will list those conditions. He concluded with what is proposed will have to be delivered.

Michael Miller voiced his concerns...the council should deny the proposal, the community should pull together to court a developer we need for this site, LCI references Ponce City Market, mentioned other developments like Bottle Works, Newnan Lofts, and Cabbage Town. Miller said he would like to see them keep buildings 1, 5, 3, and 4 and incorporate those with mixed use, that the plans be in accordance with preservation standards, reduce density, have a viable parking solution, and concluded with the historic character of Newnan is at stake here.

Brant Frost V voiced his concerns...urged Council not to retreat from the 20 years of intentional effort the city did to preserve the downtown area, mentioned the work of 50 years can be undone in just a minute or a lifetime reputation can be undone with one bad mistake, representing the constituents, and concluded with these people are the ones who elected you, they were in their right minds then and are in their rights minds now.

Barbara Willey voiced her concerns...prefers a community use, open space like Greenville or First Avenue parks, a park for children to play, soccer field, amphitheater, community recreation center with swimming pool, shopping district with small boutiques, restaurants, possibly a boutique grocery store such as Whole Foods or Trader Joes, having shops on the bottom level with loft apartments above (one level only), single family homes with open space, townhomes with open space, lower apartments to 30, open parking spaces, and lastly listen to constituents and if you are not listening, you are not representing us.

John Palmer voiced his concern...not wanting density but homeownership, the city trying to place a square peg in a round hole, and asked when the council will debate Mr. Frost's proposal. Mayor Brady explained they could not until after they made their decision on the current proposal. Phillips explained the applicant is entitled to due process under this rezoning request and what we are doing here tonight is a first, but we have to protect the due process for the applicant. He explained council will vote on the proposal or the amended proposal and that is what they have to do by law. John Palmer mentioned the three concepts and Phillips stated the three concepts were based on public input and the applicant is entitled to his due process under the law.

Scott Frederick voiced his concerns...the comprehensive plan's participation being less than ideal, this project does not conform to this plan, we should have the applicant withdraw the application, there being nothing wrong with apartments per say in the right place with appropriate density, mentioned the LCI study regarding the one-acre lot being excluded from mixed use, mentioned parking, reduce density, the external façade being compatible with surrounding area, and concluded with a suggestion to thank the Residential Group on their interest in our city and send them on the way.

Chris McBride voiced her concerns...explained she has never been to a Council meeting, asked if after they vote will she be able to ask each Council member why they voted for this proposal and are you obligated to give us an answer. Mayor Brady clarified the question on how we vote. McBride asked will we find out why you voted yes or no for this fiasco. Mayor Brady stated they are making an assumption there and should not assume that we have taken a position on this request as we are bringing you forward to get your opinion. Mayor Brady stated he would be happy to answer that question for anyone who would ask him.

Frances Kidd voiced her concerns...having to look ahead and see when Newnan is not going to be desirable. She said she grew up here and left as there was nothing here to do and it is so much better now. She doesn't want to look back to see when they lose control of it.

Katie Noles voiced her concerns...not necessarily opposed to a large development as they welcome new businesses. She mentioned a pattern within the downtown area and its pushing out small businesses like themselves, stated the market in Newnan is crazy right now and its almost unaffordable for small businesses to stay here. She said to keep that in mind, they are at the point of having to look at Grantville, Moreland or Carrollton because the market around here has gotten so insane with the pricing. She thinks something like an amphitheater or Ponce City market is a better use than 350 apartments and feels very strongly that this is not an option for the downtown area, an amphitheater is a great idea.

Phillips thanked everyone for the participation. Gary Martin asked for direction for the next time they come and what they can expect. Mayor Brady mentioned Cleatus Phillips will get something on the website that will be a direct link and it will be titled Caldwell Rezoning. Melissa Griffis, attorney for the applicant, came forward and thanked everyone for coming out tonight and that she has been writing furiously taking notes. She said they welcome this opportunity from Mayor and Council and appreciate you all coming. She said our plan is to look at all of this to hopefully be able to respond the next meeting that is set for Tuesday, August 6th, as tonight was to hear from you all and to look at the drawing board.

Hasco Craver reminded the audience to leave the completed comment cards in the basket in the hall. Mayor Brady stated there are lots of good and positive suggestions that the applicant is listening to regarding what could happen to the property that is different from the proposal. He encouraged everyone to attend the next meeting. Phillips explained the format for the August 6th meeting.

Lynn Chapman asked about time limits of public comments. Mayor Brady said that he is not a fan of time limits and would say no regarding time limits, but indicated that the same topics do not need to be repeated over and over. Instead, they would like to hear any new objections and that he would like to hear comments in the response of their revision. Lynn Chapman mentioned they have not run into anyone who knew about the public input (referring to Comprehensive Plan). Mayor Brady said they will count on her to be a part of that process in the future and they love citizen participation. He said this is unique and could have a multigenerational impact. He said they are trying to be transparent and open. A gentleman in the audience asked when Councilman Shell will be back. Mayor Brady said Councilman Shell's trip was planned months ago, well before this application. Phillips said he expects him to be back for the next meeting. A lady asked about due process. Phillips explained.

ADJOURN

With no further business, the meeting adjourned at 8:17 p.m. on a motion from Councilman Alexander and seconded by Councilman Koritko to continue the public hearing.

MOTION CARRIED (6-0)