

The special called meeting of the City Council of the City of Newnan, Georgia was held on August 6, 2019 at 6:30 pm in the Richard A. Bolin Chamber of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Brady; Council members present: George Alexander, Ray DuBose, Paul Guillaume, Dustin Koritko and Rhodes Shell. Council member absent: Cynthia Jenkins. Also in attendance: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Planning Director Tracy Dunnivant and City Attorney, Brad Sears

UNFINISHED BUSINESS – CONTINUATION OF PUBLIC HEARING FROM JULY 16, 2019 - REQUEST FROM 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)

Hasco Craver stated that 45 comment cards had been received at the last session. He provided documentation to the City Council which listed the comments and advised the public that the information would be available on the City's website. Craver covered the major themes from both the comment cards and the verbal comments received at the meeting. He also created a wordle which emphasized the most used words from the comments. Craver stated that some of the comment cards included questions, which he felt were either addressed in staff's report or could be answered by the developer.

Kurt Alexander, The Residential Group, stated he was there to discuss amendments to his proposal. Mayor Brady asked who owned the subject properties. Alexander stated it was Broad Street Forum, Inc. out of Kentucky. Mayor Brady asked who were the real estate agents. Alexander stated Hassan Tayara and Mike Warren. Mayor Brady asked if either he or anyone on the City Council were involved in this transaction. Alexander said no.

Alexander discussed the changes he was proposing to his project. He stated the total acreage would be reduced from 6.7 acres to 5.6, which meant that the 1-acre tract across the railroad tracks was being dropped from the project. Alexander said the total number of apartments would also be decreased from 348 to 285. He mentioned the height of the buildings on East Broad Street would be reduced from 4 stories to 3 and would now have flat roofs to maintain the character of the downtown area. Alexander discussed revisions to the parking counts. He stated that the 98 commercial and guest parking spaces would stay the same, but the total number of spaces would be reduced to 503. Alexander said there would be 165 one-bedroom units and 120 two-bedroom units. He mentioned with the loss of the 1-acre tract, there would not be a need for a buffer variance. Alexander stated the amenities, adaptive re-use of the existing buildings, and the landscaping would

not be changed. He discussed where the LINC easement could be located on the 5.6 acres and how it could run from East Broad Street all the way to Salbide.

Chris Kacena, Studio Architects, stated his team studies the area in which their project is to be located when determining the appropriate architectural design. He showed pictures from the area of influence and added that Newnan has a lot of parapets. Kacena stated that the characteristics of downtown Newnan included 2 and 3 story facades, canopies/awnings, storefronts and some industrial simplicity. He showed renderings of the proposed buildings on East Broad Street and Salbide to give an idea of how these new structures would stand in relation to the existing buildings in terms of height. Alexander added that they would continue to refine the proposed architecture to make sure they build something that works with the fabric of Newnan. Mayor Brady asked if the storefronts along East Broad Street would be used as commercial space. Alexander stated it would actually be used for the development's amenity area.

John Young stated the Planning Commission voted to recommend denial of the rezoning request two months ago. He asked what the role of the Commission was during this process. Sears explained that the Commission's role is to serve as a reviewing and recommending board. He added that the Planning Commission is actually not required under state law and mentioned that Coweta County does not have such a board. Young asked if the Planning Department staff had worked with the Commission prior to developing their recommendation. Dunnivant explained that staff provides a technical report to the Commission that addresses questions dictated by the Zoning Procedures Law. She added the Commission uses the report and holds a public hearing in order to obtain the information they need to make a recommendation. Young stated that the railroad is very loud and added that a silent crossing would be a "game changer".

Alejandro Glomba stated the project is good for Newnan as it will be a source of revenue. He mentioned that when the white supremacy group came to town, the citizens were all about inclusivity; however, when newcomers try to move here, the town waives the flag of exclusivity.

Scott Frederking asked what the 1-acre lot would be used for if the developer was removing it from the project. Alexander said he wouldn't be purchasing the tract so that would be up to the owner. Frederking mentioned that only 15 apartments would be eliminated from the large tract and his objections to the density still stands.

Sarah Chapman stated that the overall density per acre actually increases with the removal of the 1-acre lot at 51 units per acre. She asked Alexander if there were plans to widen Thompson Street. Alexander stated that the widening of Thompson Street was not a part of his proposal.

Jennifer Goodson asked about the Livable Centers Initiative and the Andrews Street extension project. She mentioned that the concept from the study that she liked best was the one that showed a grocery store and a mixture of housing types. Phillips gave background on the LCI study and clarified that it was a planning guide that the City

Council adopted. He added that the Andrews Street project had been included on the TSPLOST list which would be on the ballot in November. Phillips discussed how the TSPLOST projects were selected. He added that if TSPLOST passes, then the City will move forward with the project; however, if it failed, the City would have to look at other sources of funding.

Jack McBride expressed concern over the project setting a precedent in terms of density.

Raymond Emporess asked if Alexander planned to redirect traffic down Salbide. Alexander explained the findings of the traffic study. Mayor Brady asked if the traffic study was online. Alexander said yes.

Clarence Bohannon stated that he was there to represent his community. He expressed concerns about gentrification and asked why the City had not reached out to his neighborhood. Bohannon said the developer needed to put something together that would be a benefit to all.

Brant Frost cautioned that the City will not get a second chance to get this right. He added that under no scenario would apartments work on the site. Frost suggested the City buy the property, clean it up, and sell it to a single-family homebuilder. He stated that a Tax Allocation District (TAD) could be created to recapture any funds that were lost.

Cole Skinner stated that the property owner does not have a voice in this process and he believes property rights should matter. He added if the City keeps pushing everything towards Bullsboro, then you might as well close downtown.

Phyllis Graham stated that its Newnan's culture that makes it the way it is. She read from a letter to the editor that she sent to the Newnan Times Herald back in 2009. In the letter, Graham referenced the City being "the City of Homes" and not "the City of Houses". She stressed that a community is about its people; not apartments, homes, etc.

Keith Chapman clarified that this project is not Ponce City Market as was previously referenced.

Margaret Russell stated the issue is whether or not the property should be rezoned to mixed use development. She added that rezoning it would open up the possibility of other properties seeking rezoning as well, but cautioned that denying it could result in losing the downtown. She said she believes a mixed-use zoning is a fine option, but does not feel the developer made enough concessions.

John Palmer asked if the Council could simply rezone the property to MXD without considering the applicant's proposal. Mayor Brady stated that it could be done, but that option was not on the table.

Patty Girona discussed her inability to park on the street and have special events at her bed and breakfast. She asked why she had more restrictions than this developer.

Jocelyn Palmer stated the project may have changes, but it is still an apartment development. She discussed the decrease in unit percentages and impact on the Police Department. Palmer questioned the developer's plan for dealing with the brownfield remediation issue.

Gary Martin stated the density for this project is too high. He described how the City of Decatur had changed and expressed his concerns that Newnan was going to follow suit.

Jeanette Hopper discussed the impact of the project on the school system.

Mayor Brady asked Alexander if what he presented tonight was his final project. Alexander said yes.

Councilman Alexander asked about the route of the LINC project. Craver described the LINC's proposed location. Councilman Alexander asked about the amount of commercial space within the project. Kurt Alexander stated 25,600 square feet which does not include the basement of the warehouse building. Mayor Brady asked about the total gross leasable space. Alexander said 25,600.

Councilman Guillaume asked about the remediation process. Alexander gave details and explained how he must take the property to a higher environmental standard since he would be using it for residential purposes. He described what actions had already been taken and what was still needed. Councilman Guillaume asked about the cost of remediation. Alexander said roughly \$2 million. Mayor Brady gave the ownership history for the site.

Mayor Brady thanked everyone for attending the meeting and stressed the importance of the community being involved in these types of processes. He stated the City has heard both the applicant's initial proposal as well as the community's feedback on the original and modified proposals. He asked if the Council felt an August 15th meeting was needed. Councilman DuBose asked Alexander if he felt he needed more time. Alexander stated that he felt he had been given enough time to make his case.

Shell made motion to cancel the August 15th special called meeting and continue the public hearing until the August 27th regular meeting at which time the Council will vote on the rezoning. Seconded by Councilman Guillaume.

MOTION CARRIED. (6 - 0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman DuBose, to adjourn the meeting at 8:00 p.m.

MOTION CARRIED. (6 - 0)

Della Hill, City Clerk

Keith Brady, Mayor