

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 11, 2018 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, George Alexander; Rhodes Shell (by phone); Dustin Koritko and Paul Guillaume. Council member absent: Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

MINUTES – REGULAR MEETING – NOVEMBER 27, 2018

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for November 27, 2018 and adopt them as presented.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING- ALCOHOL BEVERAGE LICENSE – LOS ABUELOS MEXICAN GRILL

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverage and Wine License for Los Abuelos, LLC dba Los Abuelos Mexican Grill located at 125 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSE REPRESENTATIVE - EAT THAI

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Malt Beverages and Wine License for a transfer of License Representative, From: Kanjana Berends To: Lora F. Latimer for Eat Thai located at 33 East Broad Street.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE - THE OINK JOINT NEWNAN

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Malt Beverages and Wine License to transfer Licensee, From: Thomas Randall Crawford To: Matthew B. Crawford for The Oink Joint Newnan located at 9 East Washington Street.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSEE TRANSFER – RED ROBIN AMERICA’S GOURMET BURGERS & SPIRITS

Mayor Brady opened a public hearing on the application for Retail on Premise Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee, From: Terry D. Harryman To: Michael L. Kaplan for Red Robin International, Inc. dba Red Robin America’s Gourmet Burgers and Spirits located at 202 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – BUFFALO WILD WINGS

Mayor Brady opened a public hearing on the application for Retail on Premise Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee From, Emily C. Decker, To: Robert Q Jones, Jr. for Blazin Wings, Inc. dba Buffalo Wild Wings located at 355 Bullsboro Drive.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – EL RANCHERO RESTAURANT #6 INC.

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee, From: Jesus Onate To: Arturo Mata for El Rancho Restaurant #6, Inc. located at 221 East Bullsboro Drive.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE - BJ’S MEMBERSHIP CLUB

Mayor Brady opened a public hearing on the application for the transfer of Licensee, From: Kevin Ramminger To: Charles M. Coggins on the Retail off Premise (Package) Sales of Malt Beverages and Wine for Natick GA Beverage Corp, dba BJ’s Membership Club, Inc. located at 331 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – RAINA SINGH, LLC

Mayor Brady opened a public hearing on the application for transfer of License From: Ishaan Petroleum, LLC , To: Raina Singh, LLC for Retail off Premise (Package) Sales of Malt Beverages and Wine for Raina Singh, LLC located at 10 The Crescent.

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

Motion by Councilman Alexander, seconded by Councilman Koritko to approve all of the above applications for Retail off Premise (Package) and on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine Licenses for the applications as presented.

MOTION CARRIED. (6 – 0)

RESOLUTION 2019 NEWNAN CITY COUNCIL MEETING SCHEDULE

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt a Resolution for the 2019 Newnan City Council Meeting Schedule with changes submitted.

MOTION CARRIED. (6 – 0)

AGREEMENT – SOUTHERN ARC DANCE THEATRE, INC. THROUGH THE NEWNAN CULTURAL ARTS COMMISSION FOR PERFORMANCES OF “THE NUTCRACKER”

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the agreement with Southern Arc Dance Theatre, Inc. through the Newnan Cultural Arts Commission for performances of The Nutcracker”.

MOTION CARRIED. (6 – 0)

PROPOSED FY2019 NEWNAN CENTRE BUDGET

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt the proposed FY2019 Newnan Centre Budget as presented.

MOTION CARRIED. (6 – 0)

REQUEST – NEWNAN CENTRE – RENTAL RATE INCREASE - EFFECTIVE JANUARY 1, 2019

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by Newnan Centre for a Rental Rate increase effective January 1, 2019.

MOTION CARRIED. (6 – 0)

CONTRACT AWARD – SPRAYBERRY ROAD RECREATIONAL DOG PARK

Motion by Councilman Alexander, seconded by Councilman Koritko to award contract to low bidder, Piedmont Paving for total budget of \$928,000 for allowance to establish a budget for the Sprayberry Road Recreation Dog Park.

MOTION CARRIED. (6 – 0)

CONTRACT AWARD – BUILDING DEPARTMENT SOFTWARE

Motion by Councilman Alexander, seconded by Councilman DuBose to award contract to BluePrince for the Building Department Software for \$47,290.00.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – REQUEST BY MELISSA GRIFFIS ON BEHALF OF FREEDOM LAND HOLDINGS LLC – CHANGE ZONING ON 18.56± ACRES – MILLARD FARMER AND CALUMET PARKWAY

Mayor Brady opened a public hearing on the request by Melissa Griffis on behalf of Freedom Land Holdings LLC to change the zoning on 18.56± acre tract located on Millard Farmer and Calumet Parkway from PDO (Planned Office and Institutional District) and PDC (Planned Commercial Development District) to PDR (Planned Residential Development District) for development of 47 single-family homes.

The Planning Director stated the subject property is currently vacant and is located in the Calumet Planned Development. The applicant is seeking a PDR zoning to allow for 47 single-family homes. The Calumet Master Plan shows an approved total of 884 residential units, which equates to a 5 unit per acre density. The construction of an additional 47 homes will not exceed the overall approved residential unit total which would move to 861. The single-family units would be consistent with residential uses to the north and west. The proposed site plan shows open space along the southern boundary that would serve as a buffer between the subdivision lots and the existing industrial development that will also help buffer the new residential homes from the more intense uses. The single-family units would be a less intense use for the quads than an office or commercial development. The property is currently zoned for office and commercial uses. It could be used as currently zoned. It has sat vacant since 2001. The development plan shall follow and comply with the Georgia Storm Water Management Manual, latest edition. All streams,

wetlands and other environmentally sensitive areas such as floodplain, and cemeteries shall be determined and located within open spaces. The Georgia DOT will have review and permit authority for the entrance and improvements along the Newnan Crossing Bypass (SR34). All streets including the existing private connector street shall be improved to public road standards and dedicated to the City. The anticipated traffic generation from this zoning change is a decrease on all days except Saturday. The overall trend would be less vehicular traffic onto local roads as a result of this rezoning. The Police Department would be able to serve this development but it would require a longer response time. Newnan Utilities does not have any issues with the project. Ronald Cheek, Director of Facilities for the Coweta County School System indicated that the application may present challenges when planning for school enrollment and meeting student needs. They request that the developer provide advanced notice for planning purposes. The future designation was based on the master plan that has been adopted for this area. The applicant has agreed to proffer the following conditions:

Fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; 12' x 12' patio; lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants.

Applicant agrees to develop the project consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application.

The Planning Commission held a public hearing on November 13, 2018 and recommend approving the rezoning request and major plan amendment with the following conditions:

1. The development of the property will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application package.
2. The development will be limited to 47 single-family lots.
3. The developer agrees to use fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on the front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; a 12' x 12' patio; a lifetime vinyl soffit; shutters; prefinished gutters with splash blocks; and protective covenants per the proffered conditions.
4. All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.
5. The existing and proposed detention ponds shall be landscaped to enhance their appearance from the public street system as approved by the City Engineer and City Landscape Architect.

APPLICANT

Ms. Melissa Griffis, 32 South Court Square, presented a report stating all materials required per the application are acceptable. She noted this property has been vacant for 17 plus years. The base house plan will start at \$300,000. There will be 7 to 9 house plans available. She presented a video of a project being built in Senoia with the upgrades. All of the properties will have a landscape package. There are some plans without a second

level. This is a standalone project. She thanked the Planning Commission and Staff for their support.

No one spoke in Opposition.

Mayor Brady closed the public hearing.

Motion by Councilman Guillaume, seconded by Councilman Alexander to accept the report from the Planning Commission.

MOTION CARRIED. (6 – 0)

ORDINANCE – AMEND ZONING MAP – CALUMET PARKWAY CONTAINING 18.56± ACRES – FIRST READING

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt an Ordinance to Amend Zoning Map for property located in Calumet Parkway containing 18.56± acres with proffer conditions presented on first reading.

MOTION CARRIED. (6 - 0)

REQUEST – EXTENSION – 10 BURCH AVENUE

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request for an extension of one hundred eighty (180) days to complete the repairs for structure located at 10 Burch Avenue.

MOTION CARRIED. (6 – 0)

STATUS REPORTS – 268 WEST WASHINGTON STREET, 121 PINSON STREET AND 180 WEST WASHINGTON STREET

<u>Property address</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
286 West Washington	Irvin Jones Estate	No progress	04/06/2019
121 Pinson Street	Marcus Beasley	Progress made	03/10/2019
180 West Washington	Render Godfrey	Progress made	03/10/2019

These properties have before Council with public hearings.

CODE ENFORCEMENT OFFICER

The City Manager introduced the new Code Enforcement Officer, Matt Murray.

CHRISTIAN DRIVE - RESPONSE TO PREVIOUS REQUESTS – OPTIONS FOR SIDEWALKS

The Public Works Director/City Engineer informed Council several residents have approached the City requesting sidewalks along Christian Drive. The primary concern is along the curve near the All-Wall stop intersection with Colony Drive, where there is inadequate width behind the curb to walk on the shoulder. A section of Christian Drive within these limits is in the jurisdiction of Coweta County and they have not indicated interest in participating. One option would be to clear the Right-of-way sufficiently to accommodate pedestrians through the curve, utilizing mulch or similar product or to proceed to design. We have estimated the cost of \$560,000 to build the sidewalks.

Motion by Councilman Alexander, seconded by Councilman DuBose to instruct staff to follow-up with citizens involved to consider their options for sidewalks on Christian Drive and report back to Council at future date.

MOTION CARRIED. (6 – 0)

COUNCILMAN SHELL LEFT THE MEETING

REQUEST – DEMARRIO HOUSTON-GRIND 2 SHINE YOUTH EMPOWERMENT PROGRAM TO RENEW WESLEY STREET GYM RENTAL AGREEMENT FOR 2019

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Demarrio Houston-Grind 2 Shine Youth Empowerment Program to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST – DERRICK TEAGLE – EMPOWERED 4 LIFE - RENEW WESLEY STREET GYM RENTAL AGREEMENT 2019

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by Derrick Teagle - Empowered 4 Life to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST BY DEPHANIE HILL – DEE POSITIVE MOVES TO RENEW WESLEY STREET GYM RENTAL AGREEMENT - 2019

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Dephanie Hill – Dee Positive Moves to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST – PEACHY CLEAN PRODUCTIONS/HBO – CLOSE WEST WASHINGTON BETWEEN BROWN STREET AND WEST COURT SQUARE AND THE SOUTHBOUND PARKING LANE ON BROWN STREET FROM 1/13 – 1/20; AND ON 1/16 AND 1/18/19 UTILIZE INTERMITTENT TRAFFIC CONTROL AT INTERSECTIONS AND INCLUDE ADDITIONAL PARKING LANE CLOSURES NEARBY TO FILM IN THE CITY OF NEWNAN

Kelly Morrison, location manager, is requesting to use intermittent traffic control at two intersections and to close additional parking lanes on Brown Street, W. Washington and North Court Square on Jan 16 and 18. They hope to create a street fair on West Washington for the TV drama about law enforcement. Several businesses that will be effected in that area stated they have no problem with the production and shutdown as long as customers have ample parking. They want to be assured they will be compensated. We are willing to work with them. We want good communication in order to know what to expect. Ms. Morrison recently met with City personnel at the Police Department to discuss setup plans, parking issues and how they will address the businesses affected by the production. The City Manager said the proposal is one of the largest he's seen for Newnan. He stressed his responsibility as City Manager lies in ensuring the success of business owners and residents.

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the request by Peachy Clean Productions/HBO to fully close West Washington between Brown Street and West Court Square and the southbound parking lane on Brown Street from 1/13 – 1/20/19 and 1/16 and 1/18 utilize Intermittent Traffic Control at intersections and include additional parking lane closures nearby to film in the City of Newnan under supervision of Newnan Police Department and making sure all lines of communication are open and information shared during this project. Also make sure all concerns are addressed and workout parking closures on North Court Square and parts of Brown Street.

MOTION CARRIED. (5 – 0)

COUNCIL MEMBERS

Councilman DuBose asked about the sidewalks on LaGrange Street toward Newnan High School.

The City Manager informed him they have been repaired and are in good shape. Each issue is corrected issue by issue. He indicated we have request going in the other direction also.

Councilman Koritko, representative on Three Rivers Commission, reported he attended a meeting for the purpose of clarifying vision and mission, along with long term planning.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:45 pm.

MOTION CARRIED. (5 – 0)

Della Hill, City Clerk

Keith Brady, Mayor