

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

FEBRUARY 27, 2018

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 27, 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; Cynthia E. Jenkins; Clayton Hicks, Rhodes Shell and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnavant; City Planner, Dean Smith; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

MINUTES – REGULAR MEETING – FEBRUARY 13, 2018

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for February 13, 2018 and adopt them as amended.

MOTION CARRIED. (7 – 0)

NEWNAN YOUTH COUNCIL

Grace Lyle	Junior	Heritage
Tenedria Bellamy	Senior	Newnan

APPOINTMENT – NEWNAN CULTURAL ARTS COMMISSION – UNEXPIRED TERM

Mayor Brady asked the City Manager to place Councilman Hicks' appointment to the Newnan Cultural Arts Commission on the agenda for the next meeting.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to appoint Maggie Hickman to replace previous appointment on the Newnan Cultural Arts Commission.

MOTION CARRIED. (7 – 0)

APPOINTMENT – PARKS COMMISSION – THREE YEAR TERM

Motion by Councilman Hicks, seconded by Councilman Alexander to appoint J.J. Thomasson to the Parks Commission for a three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – TREE COMMISSION – THREE YEAR TERMS

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to re-appoint Brandon Hand to the Tree Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Alexander, seconded by Councilman Hicks to appoint Frances Kidd to the Tree Commission for a three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENT – ETHICS COMMISSION

Mayor Brady asked the City Manager to place Councilman Alexander’s appointment to the Ethics Commission on the agenda for the next meeting.

REQUEST – NEWNAN CULTURAL ARTS COMMISSION – BLOCK PARKING SPACES IN FRONT OF GREENVILLE STREET PARK FOR FOOD TRUCKS

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to approve the request for Newnan Cultural Arts Commission to block parking spaces in front of Greenville Street Park for Food Trucks at the Jazz in the Park Events on June 8, 2018 and September 14, 2018 from 8:00 pm to 10:30 pm.

MOTION CARRIED. (7- 0)

REQUEST – COST SHARING ARRANGEMENT FOR UPGRADES TO EXISTING SIGNAL – NEWNAN CROSSING BLVD E/SUMMERLIN BLVD

Motion by Councilman Shell, seconded by Councilman Koritko to approve the signal upgrades and cost sharing arrangement to reimburse the developer for \$55,161.00 for the area along Newnan Crossing Blvd E/Summerlin Blvd.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – TEXT AMENDMENT TO THE ZONING ORDINANCE – SHORT-TERM RENTAL DWELLINGS

Mayor Brady opened a public hearing on the text amendment to the Zoning Ordinance pertaining to short-term rental dwellings.

The City Planner stated during the course of developing the City’s Zoning Ordinance (formally adopted on September 12, 2017), there was much discussion with Council regarding short-term residential rental dwellings, coming into relevance via online lodging platforms such as AIRBNB OR VRBO as examples. Council directed Staff to do further

research on the subject. After researching a multitude of jurisdictions and talking with companies that provide short term rental watchdog services, the City has crafted the proposed ordinance for council's consideration. This ordinance also incorporates changes requested by Newnan citizens. At the first Planning Commission Public Hearing on December 19, 2017, several citizens appeared before the Commission expressing their concerns about this topic. As a result of that meeting the following elements were added to the ordinance: 1. Establishing limitations on the number of short term rentals that can be established in historic residential districts. 2. A neighborhood notification process. 3. A minimum age requirement for an individual to enter into a short term rental agreement and 4. Setting limitations on occupancy limits. These changes were presented back before the Planning Commission on January 9, 2018. The Planning Commission voted affirmatively to forward the proposed ordinance to City Council with recommendation for approval.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Hicks to accept the report by the Planning Commission on amending the Zoning Ordinance to add regulations pertaining to short term rental dwellings.

MOTION CARRIED. (7 – 0)

After discussion with Staff and Council it was decided to move the Zoning Ordinance amendment governing short-term rental dwellings to the retreat agenda on Thursday March 1, 2018 and bring back for another public hearing.

Motion by Councilman DuBose, seconded by Councilman Shell to move this issue to the retreat for Thursday and hold another public hearing for April 24, 2018 which is the second meeting in April.

MOTION CARRIED. (7 - 0)

PUBLIC HEARING – REQUEST BY NEWNAN UTILITIES ON BEHALF OF THE CITY OF NEWNAN TO ANNEX 50± ACRES – 1 YOUNG AVENUE INTO THE CITY LIMITS WITH ZONING OCR

Mayor Brady opened a public hearing on the annexation of 50± acres located at 1 Young Avenue into the City Limits with Zoning OCR.

The Planning Director stated Newnan Utilities on behalf of the City of Newnan is requesting the annexation of a total of 50± acres located at 1 Young Avenue into the City limits which is possible with annexation of Whitlock property. The adjacent and nearby properties would not be impacted by the annexation. Public Safety would not be affected with the annexation. Coweta County Commissioners voted not to object to the annexation however did ask that the City consider if the Council is petitioned to be rezoned to a more intense land use in the future, the City of Newnan should consult with Coweta County to

assess any traffic and environmental impacts to the adjacent unincorporated areas. The requested zoning is OCR (Open Space, Conservation and Recreation District) which would be an appropriate designation for the Newnan Utilities cabin.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Hicks to accept the report by the Planning Commission for the annexation located on 1 Young Avenue.

MOTION CARRIED. (7 – 0)

ORDINANCE – ANNEX 50± ACRES 1 YOUNG AVENUE

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt an Ordinance to annex the existing corporate limits of the City of Newnan certain land adjoining the existing corporate limits.

MOTION CARRIED. (7 – 0)

ORDINANCE – AMEND ZONING MAP FOR PROPERTY LOCATED 1 YOUNG AVENUE

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt an Ordinance to amend Zoning Map for property located at 1 Young Avenue.

MOTION CARRIED. (7 – 0)

OFF AGENDA

Mr. Dan Dietz, residence for 32 years, voiced his concerns with the action taken by Council regarding the request by Central Baptist Church regarding closing Brown Street for an expansion for a new fellowship hall, kitchen and parking lot. He is asking Council to reconsider the request.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Hicks to adjourn the Council meeting at 6:55 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor