

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

OCTOBER 25, 2016

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 25, 2016 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: Cynthia E. Jenkins; Ray DuBose; George Alexander; Clayton Hicks; Dustin Koritko and Rhodes Shell. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnavant; Public Works Director, Michael Klahr; Code Enforcement Officer, Shane Pridgen; City Planner, Chris Cole; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 11, 2016

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for October 11, 2016 and adopt them as presented.

MOTION CARRIED. (7 – 0)

NEWNAN YOUTH COUNCIL

Taren Brown	Sophomore	Newnan
Shandria Hill	Senior	Northgate
Gaylyn Farmer	Senior	Northgate

APPOINTMENT –BOARD OF ZONING APPEALS

Mayor Brady asked the City Manager to place Councilman Koritko's appointment on the agenda for the next meeting to the Board of Zoning Appeals.

APPOINTMENT – NEWNAN URBAN REDEVELOPMENT AUTHORITY

Mayor Brady asked the City Manager to place this appointment to the Newnan Urban Redevelopment Authority on the agenda for the next meeting.

APPOINTMENT - NEWNAN CULTURAL ARTS COMMISSION

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

BOY SCOUT – TROOP 631

Wyatt Hart, Troop 631 Woodward Academy, is here tonight working on his Citizenship of the World badge on his way to Eagle.

2016 NEWNAN CITIZENS ACADEMY GRADUATION

Mayor Brady stated the presentation of the Newnan Citizens Academy was held before the meeting. We appreciate your attendance and hope the academy gave you a great insight in the working of City government. He thanked staff and the City liaison, Gina Snider, for their participation in the academy.

ARTIST IN RESIDENCE REQUEST

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to grant permission to the artist in residence, Cory Barksdale, to use a mobile lift on the sidewalk on corner of Spring Street and Perry Street to paint mural.

MOTION CARRIED. (7 – 0)

After finishing the mural on Spring Street the Artist in Residence will interact with the Boys and Girls Club Art Group to use the side of Wesley Street Gym for a canvas to paint a mural.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to grant permission for the Artist in Residence and Boys and Girls Club Art Group to paint a mural on the side of Wesley Street Gym and grant staff permission to approve the appropriate art work that will be painted on the side of Wesley Street Gym.

MOTION CARRIED. (7 - 0)

BID – PURCHASE LANDSCAPE TRUCK – SOUTHTOWNE MOTORS

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the recommendation by staff to award the bid to Southtowne Motors for the Cemetery Landscape truck for \$43,444.64.

MOTION CARRIED. (7 – 0)

APPROVAL – “ORDER AND RESOLUTION OF COUNCIL” FOR SEVERAL PARCELS TO PROCEED WITH MCINTOSH PARKWAY ROADWAY PROJECT

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the order and resolution for Parcel 7, William Davis, Parcel 9, Betty Brown, Parcel 20, Lee Neely, Parcel 63 Estate of Chester Shumake, Parcel 71, Highland at Madison Park Condominium, Parcel 74, Highland at Madison Park Condominium, and Parcel 75, The Trees of Newnan to proceed with the construction of McIntosh Parkway roadway project and authorize Mayor Brady to execute all documents and resolution.

MOTION CARRIED. (7 – 0)

STATUS UPDATE – TEMPLE AVENUE TRAFFIC CALMING

The Public Works Director/Engineer informed Council Temple Avenue is under contract for maintenance. This maintenance will include a variable depth milling of the existing asphalt, sufficiently to receive a new lift of asphalt to taper to the front face of existing curb. Also included is the installation of a double-yellow centerline, raised reflective pavement markers, and white edge lines to delineate lanes. Following the completion of the maintenance, we would need to establish a base line for traffic volume and speeds. We would be in position then to consider various options for making changes to the alignment, if feasible. These options could include a series of speed tables, a mini traffic circle at the intersection with Dent Street, lateral lane shifts, chicanes or neck downs, and center islands. Each of these physical changes can be effective in slowing traffic in varying degrees.

Mayor Pro Tem Jenkins indicated the citizens are requesting staff look into 3 way stop at Dent and Temple, speed tables and sign “Children at Play” for the Temple Avenue area.

The City Engineer /Public Works Director indicated the “Children at Play” signs are not in compliance with state law.

After discussion regarding the “Children at Play” signs it was determined more time is needed to determine the best way to address these concerns.

RESOLUTION – OFFICIAL ADOPTION OF COMPREHENSIVE PLAN 2016 - 2036

The City Planner stated the City has completed its Comprehensive Plan 2016-2036 and adoption of said plan is the only factor remaining in order to remain a Qualified Local Government. After the adoption of the Comprehensive Plan 2016-2036, the City will host two public hearings on November 8 and November 22 regarding the proposed changes to the Impact Fee Ordinance. These hearings and adoption must occur after the adoption of the Capital Improvements Element, located within the Comprehensive Plan 2016-2036, because the Plan is used to derive the basis for the impact fees. The Planner went over some of the proposed changes to impact fees in association with adoption of the Comprehensive Plan 2016-2036 and the revised Development Impact Fee Ordinance.

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt a resolution for the official adoption of the Comprehensive Plan for 2016–2036 which includes the Short-Term Work Program and the Capital Improvements Element.

MOTION CARRIED. (7 – 0)

RESOLUTION – PUBLIC HEARING – 203 GREENVILLE STREET

The Code Enforcement Officer informed Council the cost to bring the structure into compliance by means of repair does exceed 50% of the structures assessed tax value.

Mayor Brady opened a public hearing on the substandard structure located at 203 Greenville Street.

Mayor Brady closed the public hearing.

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt a resolution directing the property owner to either repair or demolish the structure located at 203 Greenville Street within forty five (45) days.

MOTION CARRIED. (7 – 0)

ORDINANCE – PUBLIC HEARING – REZONING REQUEST - JILL KNOX TO REZONE .25± ACRES – 4 POWELL STREET – FROM RU-I (URBAN RESIDENTIAL) TO CUN (URBAN NEIGHBORHOOD COMMERCIAL DISTRICT)

Mayor Brady opened a public hearing on the rezoning request by Jill Knox to rezone .25± acres located at 4 Powell Street from RU–I (Urban Residential) to CUN (Urban Neighborhood Commercial District).

The Planning Director informed Council this property was rezoned by Council to commercial in 1991. During the comprehensive rezoning process in 2000, the lot was rezoned from commercial to residential. The owner asked Council to return the parcel to its original commercial zoning in 2001. The Council voted 3-2 to rezone to CUN, but because there was not four affirmative votes required to pass an ordinance the motion to approve failed. Since the structure has been vacant for over six months the status has been lost and the owner must either rezone or convert to a residence. The property is primarily boarded by a mixture of vacant land, commercial businesses and residential uses. Since the structure has been used for commercial there will be no adverse effect on existing uses and adjacent properties under the current property conditions. The structure currently does not have a full kitchen nor a residential bathroom. In addition, there is a parking lot that serves the building located behind the structure which is a much larger area than most people would want for residential parking. This has been previously used for commercial uses and the petitioner plans to use it as an office, there will be no additional impact in terms of service provision. The Future Land Use Map shows the property as future medium density residential. This would not be compatible with the

requested zoning. The proposed use would be consistent with the purpose and intent of the proposed zoning designation as an office would be allowable in a CUN designation. The Planning Commission held a public hearing on September 13, 2016 and voted unanimously to recommend approval of the request for CUN zoning designation with the following conditions:

- 1) The property will be included in the Downtown Design Overlay District.
- 2) If existing fences and/or buffers are removed, the owner will be responsible for providing a new buffer approved by the City's Landscape Architect.
- 3) The following uses will not be permitted on the site: residential uses, title pawns, vehicle leasing, pet groomers, taxi services and other vehicles for hire.

Staff's recommendation was consistent with that of the Planning Commission.

Applicant

Mr. Frank Flournoy leasing agent for applicant, indicated the property has tentatively been leased to an attorney based on the outcome of this meeting.

Opposed

Email from Candyce Lund was presented indicating she is opposed to the rezoning.

No one present spoke in opposition.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Hicks to accept the report and recommendation by the Planning Commission.

MOTION CARRIED. (7 – 0)

ORDINANCE

Motion by Councilman Alexander, seconded by Councilman Shell to adopt an ordinance to amend the Zoning Map for property located in Land Lot 4 of the 5th Land District identified as 4 Powell Street in the City of Newnan, Georgia.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ORDINANCE – REZONING – FROM DENNIS DREWYER ON BEHALF OF BLAKE INVESTMENT PARTNERS, LLC REZONE 8.46± ACRES LOCATED AT THE NORTHEAST CORNER OF SUMMERLIN BOULEVARD AND LOWER FAYETTEVILLE ROAD

Mayor Brady opened a public hearing on the rezoning request to rezone 8.46± acres located at the Northeast corner of Summerlin Boulevard and Lower Fayetteville Road.

The Planning Director informed Council the applicant wishes to develop a 110 bed assisted living facility on the site. The property was rezoned to CCS in 2008 for commercial development but no construction was ever initiated on the site. The property primarily borders land that is zoned residential. The change in zoning would result in less traffic on Lower Fayetteville Road and Summerlin Boulevard. The proposed use would have a fairly low impact on public services. Both the Police and Fire Departments have no issues with providing service to the structure. The Planning Commission held a public hearing on September 13, 2016 and voted unanimously to recommend the rezoning request with conditions. Said conditions are as follows:

- 1) All requirements of the Quality Development Corridor will be met except for those that are superseded by other conditions included as part of this recommendation.
- 2) The Lower Fayetteville Road Commercial Landscape Corridor Overlay District will apply to the site.
- 3) The assisted living facility will be limited to 110 beds.
- 4) Amenities will include a full service spa, fine dining restaurant, casual bistro dining, wine room, library, multiple activity rooms and physical therapy as specified in the application letter.
- 5) The architectural style will meet the design requirements specified in Section 22.040, item 5 (c), Minimum Standards for Multi-Family Development (design) and will include elements consistent with the details provided on the exterior elevations included as part of the application.

The Planning Director stated she understands the developer will proffer a dedicated right of way along Lower Fayetteville Road.

Applicant

Mr. Dennis Drawyer, on behalf of Blake Investment Partners, LLC, stated as proposed the project will include up to 110 beds assisted living facility, spa, fine dining restaurant, library and physical therapy. The assisted living residences will be arranged in one-and three-story building wings which comprise individual households. It is the intent of the overall architectural design to reflect the style and character of the Town with consistency in materials. The project will be operated by Watercrest Senior Living Group, LLC that has

taken senior living to a new and more luxurious level. They will proffer a dedicated right of way along Lower Fayetteville Road.

Opposition

No one spoke in opposition.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the report and recommendation by the Planning Commission.

MOTION CARRIED. (7 – 0)

ORDINANCE

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt an Ordinance to Amend the Zoning Map for property located in Land Lot 20 of the 5th Land District identified as the Northeast Corner of Summerlin Boulevard and Lower Fayetteville Road in the City of Newnan, Georgia to include a dedicated right of way along Lower Fayetteville Road.

MOTION CARRIED. (7 - 0)

AGREEMENT – COWETA AREA LINEAR TRAIL

Withdrawn from the agenda until a future meeting.

REQUEST – LEADERSHIP GEORGIA - APPROVAL FOR SHORT PARADE

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve the request by Leadership Georgia for a short parade from the McRitchie Hollis Museum to the Courthouse on the Square on 11/3/2016 from approximately 5:35 to 5:45 pm.

MOTION CARRIED. (7 – 0)

REQUEST – CLOSE PORTIONS OF ASHELY PARK BLVD, ASHELY PARK DRIVE AND MCINTOSH WAY – ANNUAL GLOW RUN

Motion by Councilman DuBose, seconded by Councilman Hicks to approve the request to close portions of Ashley Park Boulevard, Ashley Park Drive and McIntosh Way for the Annual Glow Run on September 4, 2016.

MOTION CARRIED. (7 – 0)

REQUEST – CLOSE PORTION OF SALBIDE AVENUE FROM THOMPSON STREET TO ROBINSON STREET - NEIGHBORHOOD BLOCK PARTY

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to approve the request to close portion of Salbide Avenue from Thompson Street to Robinson Street on November 5, 2016 from 1:00 pm to 4:00 pm for a family neighborhood block party with access allowed to the driveway of the last home beside Robinson Street.

MOTION CARRIED. (7 – 0)

EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate issues and that we, in open session adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:15 p.m.

MOTION CARRIED. (7 - 0)

EXECUTIVE SESSION

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).

MOTION CARRIED. (7 - 0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:20 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor