

The regular meeting of the City Council of the City of Newnan, Georgia was held on Monday, September 24, 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 and Dustin Koritko. 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 – SEPTEMBER 11, 2018**

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for September 11, 2018 and adopt them as presented.

**MOTION CARRIED. (5 – 0)**

**NEWNAN YOUTH COUNCIL PRESENT**

Callie DuBose	Junior	Northgate
Ida Lee Lunsford	Sophomore	Newnan
Taren Brown	Senior	Newnan
Ashley Williams	Junior	Newnan

**APPOINTMENT –BOARD OF ZONING APPEALS**

Motion by Mayor Brady, seconded by Councilman DuBose to re-appoint James E. McManus to the Board of Appeals for another three year term.

**MOTION CARRIED. (5 – 0)**

**APPOINTMENTS – ETHICS COMMISSION**

Motion by Mayor Brady, seconded by Councilman Koritko to re-appoint Patrick McKee to the Ethics Commission for another two year term.

**MOTION CARRIED. (5 – 0)**

Mayor Brady asked the City Manager to place Councilman Alexander and Councilman Koritko's appointments on the agenda for the next meeting for the Ethics Commission.

**KEEP NEWNAN BEAUTIFUL COMMISSION – REPORT**

Ms. Carol Fields, Chair of Commission, introduced the members that were in attendance. As you have probably noticed we are updating our logo. The commission has 12 members and is bring new ideas. We are very excited our events have increased each year. We are doing a project each month. The Director is going to schools educating students on how to recycle. There are a lot of people that volunteer to help with these projects. Councilman Shell said he has used some of these programs and they are great.

**NEW EMPLOYEE**

The City Manager introduced Ashley Copeland, Communication Manager, who has been here about a week and half.

**RESOLUTION – RELEASE INTEREST IN REAL PROPERTY AND AUTHORIZATION TO EXECUTE QUIT CLAIM DEED**

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a resolution to release interest in real property and authorization to execute a quit claim deed for property owned by B & C Commercial.

**MOTION CARRIED. (5 – 0)**

**REQUEST – D. R. HORTON ACCEPT AN EXTENSION OF SCENIC HILLS DRIVE AND A PORTION OF A NEW STREET, BROOKVIEW DRIVE IN THE HERITAGE RIDGE SUBDIVISION INTO THE CITY'S STREET SYSTEM**

Motion by Councilman Shell, seconded by Councilman DuBose to approve the request by D.R. Horton to accept an extension of Scenic Hills Drive and a portion of a new street, Brookview Drive in the Heritage Ridge Subdivision into the City's Street system.

**MOTION CARRIED. (5 – 0)**

**AGREEMENTS – BETWEEN CITY OF NEWNAN AND THE UNIVERSITY OF WEST GEORGIA – PROVIDE ART GALLERY SPACE –MUNICIPAL COMPLEX/WADSWORTH FACILITY**

Motion by Councilman Alexander, seconded by Councilman Shell to adopt a lease agreement between the City of Newnan and the University of West Georgia to provide for art gallery space at the Municipal Complex/Wadsworth facility.

**MOTION CARRIED. (5 – 0)**

**PROFESSIONAL SERVICES AGREEMENT - BETWEEN THE CITY OF NEWNAN AND THE PATH FOUNDATION FOR LINC SEGMENTS A, B, D**

Motion by Councilman Shell, seconded by Councilman DuBose to approve the Professional Service Agreement between the City of Newnan and the PATH Foundation, Inc. for LINC Segments A, B, D.

**MOTION CARRIED. (5 – 0)**

Councilman Koritko asked if Section C would be covered under McIntosh Trail. The Assistant City Manager stated that was correct, indicating that was the way it was designed.

**RESOLUTION – ADOPTION OF 2018 UPDATE CAPITAL IMPROVEMENTS ELEMENT (CIE) INCLUDES SHORT-TERM WORK PROGRAM (STWP)**

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt a resolution for the 2018 Update to the Capital Improvements Element (CIE) that includes the Short - Term Work Program (STWP).

**MOTION CARRIED. (5 – 0)**

**ADMINISTRATION OF CITY BOARD, COMMISSION AND AUTHORITY APPOINTMENTS**

The Assistant City Manager is seeking guidance for Staff regarding their potential desire to revise any policy or procedure related to the management of City Board, Commission and Authority appointments. The City currently maintains sixteen (16) boards, commissions and authorities totaling over 130 individual appointments. In response to feedback received during the August 28, 2018 Council meeting discussion, staff is presenting the following list of potential action items:

Combining Parks and Tree Commissions, require applications for Board of Zoning Appeals, Planning Commission, Urban Redevelopment Authority, Downtown Development Authority and Development Authority. Council may consider eliminating Christmas Commission and assigning duties to Downtown Development Authority; decreasing number of members to seven (7) for the Youth Activities Commission, Cultural Arts Commission and Keep Newnan Beautiful Commission. Also look at attendance.

Councilman Shell comments:

Consolidate Tree and Parks Commission

Christmas Commission- continue the committee

For the official boards – resume is very important – knowledge of commission – obligations before agreeing to serve –attendance, For the commission to have the authority to eliminate member if not attending.

Councilman Alexander comments:

Newnan Youth has 14 members because of attendance – encourage training – Staff helping find more people to serve. He agrees with Councilman Shell.

Councilman DuBose – Boards that require training make available but not required

Mayor Brady agrees with Council members – Christmas committee meets every year – resume on members – attendance.

Councilman Koritko – Christmas Commission keep since money is put in budget each year.

Staff was instructed to bring back to Council for the second meeting in October recommendations for review in order to move forward with process.

**PUBLIC HEARING – THOMPSON GOODING ON BEHALF ORACLE CONSULTING SERVICES LLC – CHANGE ZONING FROM RU-2 TO RML ON 19.85± ACRES GREISON TRAIL**

Mayor Brady opened a public hearing on the application for Thompson Gooding on behalf of Oracle Consulting Services, LLC to change zoning from RU-2 to RML on 19.85± acres located on Greison Trail.

The Planning Director stated the applicant is proposing the development of a 96 unit townhouse style apartment complex. The 19.85± acres are currently zoned RU-2 (Townhouse Residential Dwelling District) and the applicant is seeking an RML (Residential Multiple Family Dwelling – Lower District) zoning designation. The applicant is proposing to build only on the south west portion of the property. He has agreed to proffer the other three tracts associated with this parcel to the City's LINC project. The RU-2 zoning designation is a residential district that is no longer allowed as a new designation through rezoning. The property is primarily bordered by a mixture of single-family and townhouse developments. The tract is already zoned for townhouses and the applicant is seeking to build townhouses style apartments with no increase in density beyond what is currently allowed. Staff feels that the proposed use would be suitable as the land abuts two major roads and will be located directly across the street from Chastain Park and just north of Preswyck Pointe (two existing townhomes developments). Another townhouse style apartment complex, Columbia Woods, is located across Greison Trail to the South. There is also a single-family development to the east of the site, which the developer has indicated will be protected by an undisturbed and enhanced buffer of 60 feet. In an effect to work with the neighboring single-family development that abuts the project to the rear, the developer held a meeting with the subdivision's residents. As a result the developer will incorporate into the design: no rear entry or patio doors; height limit of two stories; mixture of exterior materials; dumpster located to the interior of the site; no swimming pool; maximum tree protection in designed buffers including a 60 foot undisturbed and enhanced buffer. There will be an increase in traffic for the Greison Trail area. The property is currently zoned for a townhouse development and could be used as such. A

preliminary plat that was approved in 2000 shows a mixture of single-family and office uses on the subject property. The development shall follow and comply with Georgia Storm Water Management Manual. All roads shown on the concept plan will be private roads and regardless of construction standards, will be maintained in perpetuity by the applicant/owner. There is a slight increase in the projected trips using the apartment trip generation versus using the townhome trips. Due to the higher density housing in the area of the proposal school capacity is an ongoing concern. The Police Department would be able to serve the development, but would require a longer response time. The Fire Department would be able to serve the development with their existing personnel and equipment. The proposed use would be consistent with the purpose and intent of the proposed zoning as townhouse style apartments would be allowable use in an ML zoning designation. The applicant has met concessions based on their input and the requests of the Planning Commission that is reflected in their updated plans. The applicant has agreed to proffer the following conditions:

If the site is purchased and developed by the applicant, Oracle Consulting Services agrees to donate the three smaller sections of the parcel (located at the north, south and west corners of the intersection of Greison Trail and McIntosh Parkway) to the City or its designated entity for the purpose of developing the Newnan LINC Trail System. Provided, that any development rights, including but not limited to density, shall remain with the applicant's parcel.

Applicant agrees to maintain the existing density limit of no more than 5 units per acre. After review of the proposed changes the Commission voted unanimously to recommend the rezoning request with the following conditions:

The development of the property will be consistent with the concept plan, elevations, amenities and supporting documentation that has been provided as part of the rezoning application package including all changes to be incorporated into the project design from the applicant's meeting with the local residents: 1) No rear entry or patio doors; 2) height limited to two stories; 3) mixture of exterior materials (brick & siding); 4) dumpster located to the interior of the site; 5) no swimming pool; and 6) maximum tree protection in the designated buffers and 7) all modifications submitted at the August 14<sup>th</sup> meeting. (Commissioner Smith clarified that there would be an undisturbed 60 foot buffer around the property with enhancements as deemed necessary by the City's Landscape Architect).

All roads shown on the concept plan will be private roads and regardless of construction standards, will be maintained in perpetuity by the applicant/owner.

Decel lanes will be required on both entrances and a left turn lane will be required at the main entrance which shall line up with the existing entrance to Chastain Park across Greison Trail.

The development will adhere to all conditions proffered by the applicant regarding the donation of land for the LINC project and the limitation on density not to exceed 5 units per acre as set out herein below:

The Applicant/Owner agrees to donate the three smaller sections of the parcel (located at the north, south, and west corners of the intersection of Greison Trail and McIntosh Parkway) to the City or its designated entity for the purpose of developing the Newnan LINC Trail System. Provided, however, that any development rights, including but not limited to density, shall remain with the applicant's/owner's parcel.

Applicant/Owner agrees to maintain the existing density limit of no more than 5 units per acre.

Applicant

Mr. Mark Wright, design group, presented a report for the proposed 96 unit townhouse-style apartment complex at the corner of Greison Trail and McIntosh Parkway. He thanked Staff, Planning Commission and the neighborhood for their comments and feedback. He feels this is a quality project. There will be one entrance for in and out. They have proffered a 60 foot undistributed buffer. They have incorporated the feedback from the neighborhood back into the design. There will be no rear entrances and no swimming pool. There will be open green space and playground area. The development will be high quality housing to benefit the work force population. He feels the current zoning is a win-win situation. They will be donating three parcels for the LINC. This will be less impact on the environment. He is asking Council to approve the rezoning.

Councilman Alexander asked why this property was chosen. Mr. Wright stated we do affordable and tax credit housing. We look for properties we think will be a good fit and also do market study.

OPPOSED

Ms. Elizabeth Ray, 6 Jacks Drive, thanked Staff for working with them. She indicated they are not against affordable housing but have a concern in their corridor. There are already 506 units in the area and this will add another set of 96 units making a total of 602 units in a .42 mile area. She indicated affordable housing is not good for the tax base. Most investments exit after 10 years. We would like quality homes in our backdoor.

Mr. Hubert Alston, 50 Brown Ridge, has a concern with so many affordable housing units around their corridor. He would like quality housing in the area.

Sherry Herrington, 23 Brown Ridge Drive, has a concern that an additional 96 units will burden the school system. There is a problem now with the school bus system not having enough drivers. She stated they have a water problem now when heavy rains occur. She noted they are for growth and diversity but are against taking the brunt end.

Ms. Pollye Cooper, Jacks Drive, indicated they have water problems now and are afraid new construction will make it worse. The County indicated it was the home owner's responsibility. She is asking Council to vote no.

Mayor Brady closed the public hearing.

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

**MOTION CARRIED. (5 – 0)**

**ORDINANCE – AMEND ZONING GREISON TRAIL CONTAINING 19.85 ± ACRES**

Motion by Councilman Alexander, seconded by Councilman Koritko to deny the Ordinance to amend the zoning map for property located on Greison Trail containing 19.85± Acres because of the cluster of affordable housing, affect on tax base, value of property, merchant services and the effect on school system.

**MOTION CARRIED. (5 – 0)**

**REQUEST – SUBSTANDARD STRUCTURE – EXTENSION – 136 SPRING STREET**

The Code Enforcement Officer is seeking direction from Council. They were unable to pull a permit due to this being in estate and no one living in house. It must be pulled by a contractor.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt a thirty day (30) Resolution to demolish the property located 136 Spring Street. Opposed: Koritko.

**MOTION CARRIED. (4 – 1)**

**REQUEST – PARKS OF OLMSTEAD - PERMISSION TO PUT COMMUNITY YARD SALES SIGNS 2'X4' AT THEIR TWO MAIN ENTRANCES ON POPLAR ROAD AND MARY FREEMAN ROAD**

Motion by Councilman Koritko, seconded by Councilman Alexander to approve the request for The Parks of Olmstead to place Community Yard Sales signs 2'x4' at their two main entrances on Poplar Road and Mary Freeman Road from Tuesday September 25, 2018 through Saturday September 29, 2018.

**MOTION CARRIED. (5 – 0)**

**NEWNAN JUNIOR SERVICE LEAGUE – ESTBLISH COLLECTION POINT ON DOWNTOWN SQUARE FOR ANNUAL CAN-A-THON , NOVEMBER 27, 2018**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Newnan Junior Service League to establish collection point on the downtown square for Annual Can-A-Thon for the Coweta Community Food Pantry on November 27, 2018 from 7 am to 7 pm.

**MOTION CARRIED. (5 – 0)**

**REQUEST – NEWNAN JUNIOR SERVICE LEAGUE – HOLD ANNUAL SHAMROCK 5K/10K & FUN RUN – MARCH 16, 2019**

Motion by Councilman Koritko, seconded by Councilman Alexander to approve the request by Newnan Junior Service League to hold their annual Shamrock 5k/10k & Fun Run on March 16, 2019 on the same route as previous years.

**MOTION CARRIED. (5 - 0)**

**REQUEST – COBRAS FOUNDATION – ANNUAL HOMECOMING PARADE SEPTEMBER 30, 2018**

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by The Cobras Foundation to hold their annual homecoming parade on the same route as in the past September 30, 2018 between 2 and 3 pm.

**MOTION CARRIED. (5 – 0)**

**REQUEST – FOUNDATION CHRISTIAN CHURCH – PARKING SPACES FOR TWO EVENTS**

Motion by Councilman Koritko, seconded by Councilman Shell to approve the request by Foundation Christian Church for two events: 3 spaces at Greenville Street Park October 11, 2018 and 2 spaces 18 North Court Square on September 29, 2018 for Ice Cream Truck.

**MOTION CARRIED. (5 – 0)**

**REQUEST – JOHNNY ESPOSITO, JJE TALENT- CITY TO CHANGE ORDINANCE TO ALLOW APPROVAL FOR ALCOHOL TO BE SOLD AT THEIR EVENTS AT THE WADSWORTH AUDITORIUM**

Mayor Brady stated this is not a simple request. The Alcohol Ordinance would need to be completely changed. The City Attorney advised Council the ordinance is being reviewed at this time and will add this request to be considered when the ordinance is presented to Council the first of the year.

**COUNCIL REMARKS**

Councilman Koritko would like for Council to consider putting a moratorium on residential rezoning for the next six months.

Mayor Brady asked the City Attorney to craft a memo to consider a possible 6 month moratorium on residential rezoning to be sent to Council for review and possible discussion at the second meeting in October.

**ADJOURNMENT**

Motion by Councilman DuBose, seconded by Councilman Alexander to adjourn the Council meeting at 8:05 pm.

**MOTION CARRIED. (5 – 0)**

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Della Hill, City Clerk

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Keith Brady, Mayor