



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
May 16, 2022
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, May 16, 2022, at 6:00 p.m.

Mayor Vincent called the meeting to order at 6:00 p.m.

Prior to the roll call, Mayor Vincent welcomed everyone to the meeting and she recognized the week of May 15 through May 21, 2022, as National Public Works Week.

The City Clerk Ms. Christy Taylor called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Benjamin Pruett	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Present

Others in attendance were: City Attorney, Mr. Jim Elliott; City Clerk, Ms. Christy Taylor; Police Chief, Mr. Ken Noble; Community Development Director, Mr. Charles Reese; Facilities and Assets Management Director, Mr. Steve Morgan; Finance Director, Mr. Frank Milazi; Network Administrator, Mr. Brian Linton; Open Records Officer, Ms. Kathy Story; and Executive Assistant, Ms. Joani Clemons.

The Reverend Doctor Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation; and Councilmember Pruett led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda. Councilmember Varner motioned and Councilmember Burt seconded. The vote was seven in favor.

There were no public comments.

Mayor and Council presented a Proclamation Honoring the Reverend Doctor Bert Neal, Pastor of Wesley Chapel United Methodist Church.

Mayor and Council presented a Proclamation for National Historic Preservation Month in Recognition of the Brown House, to Ms. Amanda Beck and other members of the Genealogical Society of Henry and Clayton Counties, Inc., who were in attendance for the meeting.

Mayor and Council presented a Proclamation in Recognition of Mental Health Awareness Month to Ms. Glendora D'vine, who was in attendance for the meeting.

Mayor Vincent also noted that a Proclamation in Recognition of National Public Works Week will be presented to staff and displayed in the Public Works Department, and that she signed a Proclamation as requested by the Gold Wing Road Riders Association in recognition of May as Motorcycle Awareness Month.

Mayor Vincent called for a motion to adopt a resolution to re-certify the City of McDonough as a City of Ethics with the Georgia Municipal Association. Councilmember Burt motioned and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Attorney Emilia Walker offered a presentation regarding her proposed professional services in assisting the City to address blighted properties and a Municipal Code Update. Some of the items she discussed are listed as follows:

- “The Blight Fight” is essentially a Municipal Beautification Program.
- The purpose of the program is to increase property values; spur redevelopment; close commercial properties used in drug crimes; restore blighted property to a productive use; reduce economic and social liabilities; encourage sound growth; and enhance overall health, safety and welfare of the City.
- Remedies include addressing vegetation; eliminate trash and debris; fencing and boarding up; and demolition.
- State law requires title examinations and public notice is provided to anyone with ownership rights to the property.
- Remedies can be initiated under this process in as early as 15 to 45 days.
- The City of McDonough Code includes Title 15, where this process has been codified; however, it has not been amended since 2012.

Mayor Vincent noted that she has held meetings with Ms. Walker, the Community Director and the City Attorney concerning outside council, and those responses have all been favorable. Discussion ensued.

Councilmember Varner asked the Community Development Director how this practice would be different from what the City is already doing; and Mr. Reese said that this process would beef up the Code in a manner, so that the City can move forward with enforcement.

Mayor Pro Tem Stewart and Councilmember Burt expressed concerns relative to citizens being negatively impacted or displaced. Ms. Walker advised that the primary focus is abandoned properties; however, in multi-family developments where residents are impacted, negotiations can be offered to property owners in a good-faith effort to mitigate any hardships to residents. Mr. Reese added that the process would include a detailed list of properties that would be chosen by the consensus of Mayor and Council.

Discussion continued. Mayor Vincent stated that this process is not the same as with eminent domain practice, and that this discussion stems from concerns related to drug activity on commercial properties and vegetation on abandoned properties.

Councilmember Varner offered the suggestion that the Council should plan for a Housing Retreat in an attempt to assess housing issues in the City to determine the best resources for the community.

Community Development

Mr. Charles Reese, Director

A. Case #220209

District 3: Scott Reeves

Applicant: Michael Burdette for **The Copeland House**

Address: 94 Macon St.

Request: To rezone property to O-I (Office Institutional)

Zoning: RM-75 (Multi-Family Residential)

Land Lot(s) 134 of the 7th District 0.7135 +/- total acres

MPC Workshop (4/12/22)

MCC Workshop (5/10/22)

MPC Public Review (5/5/22)

MCC Public Hearing & Vote (5/16/22)

Mr. Charles Reese reviewed case 220209, the request to rezone the property at 94 Macon Street from RM-75 (Multi-Family Residential) to O-I (Office Institutional). The Applicant, Mr. Michael Burdette was in attendance for the meeting, and he briefly addressed Mayor and Council.

Councilmember Reeves reviewed the recommended conditions of the zoning with the Applicant, and Mr. Burdette agreed to all conditions.

Mayor Vincent opened the Public Hearing.

No one spoke in favor. No one spoke in opposition.

Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve the request in case number 220209, to rezone the property from RM-75 (Multi-Family Residential) to O-I (Office Institutional) and adopt Ordinance 22-05-156001(Z); and Councilmember Varner seconded. The vote was seven in favor.

B. Case # 220301

District 1: Rufus Stewart

Applicant: Allen Carmichael for **Hampton Road Market**

Address: 502-522 Hampton Rd. (aka Hwy. 20/81)

Request: To rezone property to C-3 (Highway Commercial)

Zoning: C-2 (Central Commercial) with conditions per ORD #07-02-05001(Z)

Land Lot(s) 157 of the 7th District 6.64 +/- total acres

MPC Workshop (4/12/22)

MCC Workshop (5/10/22)

MPC Public Review (5/5/22)

MCC Public Hearing & Vote (5/16/22)

Mr. Reese reviewed case number 220301, the request to rezone the property at 502 – 522 Hampton Road from C-2 (Central Commercial) with conditions, to C-3 (Highway Commercial). Mr. Reese reviewed the conditions as follows:

1. A lot consolidation will need to take place before civil drawings are developed
2. Development will be built out as reflected in presentation dated 5.5.22 including elevations (style/materials/colors) and layout. Note: Official Façade review/approval by CDD is required.
3. Comprehensive landscape plan to be approved by Community Development
4. All building shells to be built (as shown in presentation dated 5.5.22) prior to a CO being issued on any building
5. Boulevard to be completed in initial phase and dedicated to City
6. Based on the Development Concept, it is preferred that there be no drive-through restaurants
7. No hotel to be built on this/these parcels

Mr. Steve Moore was in attendance on behalf of the Applicant, and he reviewed the presentation for the proposed project. The Applicant requested that condition five (5), be removed from the Ordinance because there is no boulevard being dedicated to the City in the development. Discussion ensued. Councilmember Stewart confirmed on the record that the Applicant understood all of the conditions, such as no drive-thru restaurants and no hotels; and the Applicant agreed.

Mayor Vincent opened the Public Hearing.

No one spoke in favor. Ms. Kat Story spoke in opposition.

Mayor Vincent closed the Public Hearing.

Councilmember Stewart made a motion to approve the request in case number 220301, to rezone the property from C-2 (Central Commercial) with Conditions per Ordinance 07-02-50001(Z), to C-3 (Highway Commercial); and Councilmember Reeves seconded. The vote was six in favor and one in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmember Varner voted in opposition.

**Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)**

Mayor Vincent called for a motion to go into Executive Session for Real Estate and Personnel; and all stood in agreement.

Mayor Vincent reconvened the meeting in Regular Session. There was one action item to report.

Councilmember Varner made a motion to approve the Professional Services Agreement for Outside Council with Emilia Walker, Fincher Denmark, LLC; and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Mayor Vincent called for a motion to approve the April 25, 2022 Special Called City Council Meeting Minutes. Mayor Pro Tem Stewart motioned and Councilmember Pruett seconded. The vote was six in favor. Councilmember Burt did not vote because he was not present for the April 25, 2022 Special Called Council Meeting.

Mayor Vincent called for a separate vote to approve the May 5, 2022 City Council Workshop Minutes. The vote was six in favor and one abstention. Councilmember Pruett abstained because he was unable to attend the May 5, 2022 City Council Workshop.

Mayor Pro Tem Stewart encouraged citizens to continue with clean-up efforts in the City since Georgia Cities Week.

Councilmember Burt said he will continue to look forward and do the best he can for the City.

Councilmember Reeves reminded citizens of the Geranium Festival on Saturday, May 21, 2022; and he thanked City staff for their continued commitment to the City.

Councilmember Varner said staff will begin working to open the splash pad for the summer after two years of being closed.

Councilmember Thomas said she continues to review the Ordinances in preparation for upcoming discussions.

Mayor Vincent thanked the City staff for their continued hard work and dedication to the City. She noted that the second portion of the planning and zoning training that was previously provided will be continued tomorrow, on a tour to see what zoning looks like on the ground. She also encouraged the Members of Council to make notes regarding changes or questions they may have related to the City's Code.

Mayor Pro Tem Stewart and Mayor Vincent also asked that the public continue to pray for the Eagle's Landing High School family, as an automobile accident claimed the lives of four students after school, on May 11, 2022.

Mayor Vincent adjourned the meeting at 8:35 p.m.

Christy L. Taylor, City Clerk

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on December 29, 2021; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.