



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
May 5, 2022
6:00 PM

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

The City Clerk called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Benjamin Pruett	(Absent due to illness)
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; Fire Chief, Mr. Dave Williams; Finance Director, Mr. Frank Milazi; Main Street Manager, Cinderella Bennett; City Planner, Ms. Diane Johnson; Highways and Streets Supervisor, Mr. Gerald Brown; Stormwater Supervisor, Mr. Brandon Williams; and Technology Services Technician, Mr. Rob Monnelus.

Mayor Pro Tem Stewart gave the Invocation; and Councilmember Varner led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the agenda with the removal of Item 9, Public Works – Highways and Streets; and the addition of Item 9, Proclamations. Mayor Pro Tem Stewart motioned and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

There were no public comments.

McDonough Fire Chief Dave Williams introduced Chief Robert Singletary with the Georgia Association of Fire Chiefs, who made presentations of Fire Chief certifications to McDonough Fire Captain Tony Griffin and McDonough Battalion Chief Barry Jenkins.

Mainstreet Manager Cinderella Bennett discussed the need to establish a process for City-sponsored events in the City of McDonough. Discussion ensued.

Public Works Highways and Streets Item 9 was removed from the Agenda.

Mayor and Council presented Mr. Larry Solomon with a Proclamation in Recognition of Down On The Street Day.

Mayor and Council presented Ms. Cinderella Bennett with a Proclamation in Recognition of Main Street McDonough Day.

Mayor and Council presented Ms. Christy Taylor with a Proclamation in Recognition of the 53rd Annual Professional Municipal Clerk's Week.

Highways and Streets Supervisor, Mr. Gerald Brown requested the approval to seek bids for the 2022 Local Maintenance & Improvement Grant (LMIG). The paving projects will be paid from the 2022 LMIG Grant estimated (\$264,095.29 + 30% matching) from GDOT and SPLOST IV, and will include the following roads:

Road Name	From	To	Rating	Width	Length
James Street	Washington Street	Old Griffin Rd	82	24	1838
Washington Street	Phillips Drive	Payne Drive	85	21	2054
Tillman Court	Head Lane	Cul- de -sac	93	22	1143
Talbot Court	Tillman Court	End	95	22	484
Head Lane	Phillips Drive	End	84	22	743
Tomlinson Street	McGarity Road	1823 Subd.	65	18	1665
Long Needle Drive	Madison Grace Ave	Pinehaven Court	95	22	1670
Pinehaven Court	Long Needle Drive	McGarity Road	98	22	1409
Madison Grace Ave	Long Needle Drive	Melanie Jean Drive	98	22	148
Holly Smith Drive	Phillips Drive	George W Lemon Drive	63	22	1433
Ronnie Stewart Drive	Phillips Drive	Work Camp Road	31	22	1570
Cherry Street	Phillips Drive	Key Street	86	15	747
Fairview Road	Phillips Drive	Key Street	86	15	757
Key Street	Cherry Street	Fairview Road	87	15	412

Mayor Pro Tem Stewart made a motion to approve the request to seek bids for the 2022 LMIG projects, and Councilmember Varner seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

City Attorney Mr. Jim Elliott requested approval for the revision of the requirements for Occupational Tax permit registration and the adoption of Ordinance 22-05-05. Mr. Elliott explained that this Ordinance would codify the requirement to present a second form of identification when applying for a business license in the City of McDonough.

Councilmember Varner made a motion to approve the revision of the requirements for Occupational Tax permit registration and adopt Ordinance 22-05-05; and Councilmember Burt seconded. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

Mr. Elliott requested approval for moratorium regarding Multi-Family Zoning Districts Code Section 17.40 (RM-75/Multi-Family Residential); Code Section 17.44 (RTD/Residential Townhouse District); and Code Section 17.48 (RCD/Residential Condominium District); and the adoption of Ordinance 22-05-05(M). Mr. Elliott explained that the moratorium is being requested in an effort to mitigate continuing traffic issues and burdens to the City's and infrastructures.

Councilmember Thomas made a motion to approve a moratorium on Multi-Family Zoning Districts through October 5, 2022, and to adopt Ordinance 22-05-05(M). Councilmember Varner seconded. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

City Planner, Ms. Diane Johnson presented the request in case 210102, to rezone from R-50 (Single Family Residential) to RTD (Residential Townhouse District). Mr. Steven Jones was present on behalf of the Applicant, and he reviewed the request to rezone the property for the development of Eagles Rest Phase 2. Discussion ensued.

Mayor Vincent opened the Public Hearing.

- Mr. Eddie Elliott spoke in favor.
- Mr. Preston Diggs spoke in opposition.

Mayor Vincent closed the Public Hearing.

Mayor Pro Tem Stewart made a motion to approve the rezoning from R-50 to RTD; and Councilmember Varner seconded. The vote was four in favor and two in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Thomas and Councilmember Varner. Councilmember Burt and Councilmember Reeves voted in opposition. Councilmember Pruett was not present.

Ms. Johnson presented the request in case 220201, for a variance pertaining to a height increase of ten (10') feet, to allow a fifty (50') feet, four (4) story hotel. Mr. Jay Baker was in attendance on behalf of the Applicant, and he reviewed the request for a variance for the hotel. Discussion ensued.

Mayor Vincent opened the Public Hearing.

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

Mayor Vincent closed the Public Hearing.

Councilmember Varner made a motion to deny the request for a variance in case 220201; and Councilmember Thomas seconded. The vote was five in favor and one in opposition. The motion passed. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Stewart voted in opposition. Councilmember Pruett was not present.

Ms. Johnson presented 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 addressed Mayor and Council about the proposed rezoning. Discussion ensued.

The Public Hearing is scheduled for May 16, 2022.

Ms. Johnson presented case 220301, the request to rezone property at 502-522 Hampton Rd. (aka Hwy. 20/81) to C-3 (Highway Commercial), to C-2 (Central Commercial) with conditions. Mr. Steve Moore was in attendance on behalf of the Applicant, and he offered a presentation regarding the proposed development. Discussion ensued.

The Public Hearing is scheduled for May 16, 2022.

**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 motioned to go into Executive Session for Real Estate and Personnel; and all stood in agreement.

Mayor Vincent called for a motion to go back into Regular Session, and she stated there was one action item to report from Executive Session.

Councilmember Reeves made a motion to reject the bid that was received for the City-owned property at 1261 McGarity Road, and direct that the property be re-advertised for sale with the condition that no bid less than \$30,000, will be considered. Mayor Pro Tem Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

Mayor Vincent called for a motion to approve the April 18, 2022 City Council Meeting Minutes. Mayor Pro Tem Stewart motioned and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, and Councilmember Thomas. Councilmember Varner did not vote, as she was not in attendance for the April 18, 2022 City Council Meeting. Councilmember Pruett was not present.

Mayor Pro Tem Stewart thanked everyone who was involved in making Georgia Cities Week 2022 another successful event.

Councilmember Burt said he is excited about the Community Garden project in District 2, where people can come together. He also shared continued concerns in District 2 regarding trash near the school.

Councilmember Reeves thanked the citizens of McDonough for their willingness to help throughout the City, and he said he learned a lot during the recent Planning and Zoning training.

Councilmember Varner commented on the upcoming road improvements on Highway 20/81, and the expansion of roadways in the area. She asked that residents continue to be patient as the improvements take place.

Councilmember Thomas echoed the sentiments of Councilmember Varner and said she is excited to see road improvements moving forward. She also said she enjoyed the Planning and Zoning training that she attended earlier in the week.

Mayor Vincent shared her excitement with the successful events and level of participation during Georgia Cities Week. She discussed the continuing trash issues in the City, and she said she believes the City's ordinances and Codes need to be updated. She also discussed the recent Planning and Zoning training event that was held at the Boots Welch Police Precinct, and said she is excited about the City's momentum going forward.

Mayor Vincent adjourned the meeting at 9:37 p.m.

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.