

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
JULY 17, 2017
6:00 PM

1. Call to Order

Mayor Copeland

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

2. Roll Call

The City Clerk, Ms. Janis Price called roll for the meeting:

Mayor Billy Copeland	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Executive Assistant, Ms. Trisha Colpetzer; and Administrative Assistant to the City Clerk, Ms. Christy Wallace.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the agenda with the addition of Item 11A, the Heritage of McDonough Senior Housing discussion. Mayor Pro Tem Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Approval of the Consent Agenda

A. Approval of the July 6, 2017 Council Workshop Minutes

Mayor Copeland called for a motion to approve the Consent Agenda. Mayor Pro Tem Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

7. **Proclamations:** **Chief Glen Keith Nichols Day**
 Bullpen Arsenal Day
 100th Birthday of Ms. Mary Mann
 Frank J. Burton Day
 Certificate of Recognition: 2017 Wright Family Reunion

Mayor Copeland read the Proclamation for Chief Glen Keith Nichols Day into the record and invited City of McDonough Police Chief, Mr. Preston Dorsey to come forward and make the official presentation of the Proclamation to Chief Nichols. The Mayor and Councilmembers stepped down from the dais to congratulate Chief Nichols and thank him for his years of service; and a photograph was taken to commemorate the occasion.

Mayor Copeland read the Proclamation for Bullpen Arsenal Day into the record, and he invited Coach Dow Culberson and his entire team to come forward and be presented with the Proclamation. The Mayor and Councilmembers stepped down from the dais to congratulate the team on their accomplishment of winning the Global World Series in Destin, Florida. A photograph was taken to commemorate the occasion.

Mayor Copeland also recognized the 100th Birthday of Ms. Mary Mann, Frank J. Burton Day, and the Certificate of Recognition for the 2017 Wright Family Reunion.

Mayor Copeland called for a motion to make the Proclamations and Certificate an official part of the minutes of the meeting. Councilmember Elrod motioned and Councilmember Vincent seconded. The vote was seven in favor.

8. **Discussion, public hearing and adoption** **Mr. Keith Dickerson**
 of the 2017 millage rate **Mayor Copeland**
 at the rollback rate of 4.299

City Administrator, Mr. Keith Dickerson presented the discussion of the proposed 2017 millage rate at the rollback rate of 4.299. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to adopt the 2017 Millage Rate Ordinance, levying an ad valorem tax in the amount of 4.299 mills on all property within the City for the 2017-2018 fiscal year; and to authorize the Mayor to execute any and all necessary documents related to same. Councilmember Vincent motioned and Councilmember Stewart seconded. The vote was seven in favor.

9. **Community Development Rezoning Petition(s)** **Mr. Rodney Heard**
 A. Case Number: 170415 Council District: 3, Craig Elrod
 Applicant(s): Jinsong Yang on behalf of Foxdale Development, LLC.
 Address/Location: **Iris Lake Village, Lots 39-54 & 68-82**
 Petition Request: RM-75 (Multi-Family Residential) Conditional Use w/ new conditions
 Existing Zoning: RM-75 (Multi-Family Residential) Conditional Use w/ conditions per ORDs 05-02-21002(Z) & 06-05-01010(ZMOD)

Location: **Iris Lake Village Activity Center (Iris Lake Village Road /Racetrack Rd.)** Tax Parcel ID: 108-01134000
Land Lot(s): 168 of the 7th District Tract Acreage: 23.837 +/- total acres
Municipal Planning Commission Workshop (05/16/17)
Public Review (06/27/17); Special Called Meeting: Case 170415 approved RM-75 Conditional Use with Staff recommendation. Unanimous vote
City Council Workshop (07/06/17) **Public Hearing (07/17/17)**

Community Development Director, Mr. Rodney Heard reviewed the rezoning petition for case 170415. The applicant was not present for the meeting. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve the rezoning for case number 170415, Iris Lake Village, Lots 39-54 and 68-82, to be rezoned RM-75 Multi-family conditional use with new conditions as presented and adoption of Ordinance 17-07-07001(Z); and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

B. Case Number: 170506 Council District: 4, Kam Varner
Applicant(s): Kevin Daniel on behalf of GeoSam Capital US
Address/Location: **Charleston Village, Lots 1-42, 48-57, 81-96 and 104-111**
Petition Request: RTD (Residential Townhouse District) w/ new conditions
Existing Zoning: RTD (Residential Townhouse District) w/ conditions per ORD 05-02-07001(Z)
Location: Henry **Connector Parkway Village Activity Center (Henry Connector Parkway/Hwy 155 S)** Tax Parcel ID: (Refer to Final Plat)
Land Lot(s): 188 of the 7th District Tract Acreage: 12.427 +/- total acres
Municipal Planning Commission
Workshop (05/16/17) Public Review (06/27/17); Special Called Meeting:
Case 170506 approved RTD with Staff recommendation. Unanimous Vote
City Council Workshop (07/06/17) **Public Hearing (07/17/17)**

Mr. Heard reviewed the rezoning petition for case 170506. Mr. Dale Hall with Falcon Design and the applicant, Mr. Kevin Daniel with GeoSam Capital US were in attendance at the meeting. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Varner motioned to approve the rezoning for Charleston Village to RTD with new conditions and adoption of Ordinance 17-07-07002(Z), pertaining to Lots 1-42; 48-57; 81-96; and 104-111; and Councilmember Vincent seconded. The vote was seven in favor.

C. Case Number: 170507 Council District: 2, Sandra Vincent
Applicant(s): Keith Fisher on behalf of Tartan Holdings, LLC.
Address/Location: **775 Hwy 42N**
Petition Request: M-1 (Light Industrial)

Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD 12-04-02001(Z)

Location: **Hamilton Village Activity Center (Hwy 42N Corridor/McDonough Parkway Extension)**

Tax Parcel ID: 090-01007002

Land Lot(s): 93 of the 7th District

Tract Acreage: 6.65 +/- total acres (Lot division from parent tract = 9.375 +/- acres)

Municipal Planning Commission

Workshop (05/16/17)

Public Review (06/27/17); Special Called Meeting: Case 170507 approved M-1 with Staff recommendation. , Unanimous Vote

City Council

Workshop (07/06/17)

Public Hearing (07/17/17)

Mr. Heard reviewed the rezoning petition for case number 170507. Mr. Bryan Marshburn was in attendance at the meeting on behalf of the Applicant. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Vincent motioned to approve case number 1070507, Hamilton Village Activity Center, Highway 42 N Corridor/McDonough, Tax Parcel 090-01007002, from C-3 Highway Commercial with conditions, per former Ordinance 12-04-02001(Z), to approve the request to M-1 Light Industrial with conditions and adopt the Ordinance 17-07-07003(Z); and in addition to this Ordinance that the final design standard will be including increased density on Highway 42 and that Councilmember Sandra Vincent will be a part of the review. Councilmember Pruett seconded. The vote was seven in favor.

10. **Unscheduled Public Comments**

There were no public comments.

11. **Summary Report on Phillips Drive**

Mr. Dickerson

City Administrator, Mr. Keith Dickerson gave an update on the Phillips Drive Project, and said that the project is 99 percent complete.

After Mr. Dickerson's discussion was concluded, Councilmember Vincent discussed some ongoing issues that have taken place at the Heritage at McDonough Senior Housing complex.

12. **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)**

No Executive Session was held.

13. **City Administrator, City Attorney, City Clerk Comments**

14. **Councilmembers and Mayor Comments**

15. **Adjournment**

Mayor Copeland called for a motion to adjourn. Councilmember Elrod motioned and all stood in favor.

The meeting adjourned at 7:49 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 was published in the Henry Herald on December 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.