

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

The Regular Meeting of the City of McDonough City Council was held on Monday, July 17, 2017, at 6:00 p.m.

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

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.

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.

Councilmember Elrod led the Pledge to the Flag; and 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.

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 congratulated 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 team to come forward to be presented with the Proclamation. The Mayor and Councilmembers congratulated the team on their accomplishment of winning the Global World Series in Destin, Florida. A photograph was taken to commemorate the occasion.

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

Mayor Copeland called for a motion to make all of 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.

City Administrator Keith Dickerson discussed 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 the 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.

- Councilmember Vincent asked about the status of a Home Owners' Association (HOA).
- Mr. Heard responded that the HOA is in a state of flux because amenities are under separate ownership
- City will need to establish communications with the owner of the amenities to notify them of the City's Code requirements
- Councilmember Vincent reiterated her concerns about how the residents will get their amenities, and Mayor Pro Tem Pruitt echoed those concerns as well
- Mr. Daniel said that they will work to reestablish an HOA in the community, and that he will continue to work with Mr. Heard's office to work out the issues with the amenities area
- Councilmember Varner said that contact needs to be made with Georgia Housing Consultants to get a clear understanding of what they are willing to do with the amenities

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 on behalf of the Applicant.

- Councilmember Vincent expressed her desire to speak with the owner to discuss her concerns relative to landscape screening for this property in relation to the adjacent subdivisions
- Mr. Marshburn indicated to Councilmember Vincent that he would facilitate a discussion with the current owners of the property
- Property owners have agreed to all of the conditions that were provided
- Councilmember Elrod reiterated his concerns about increasing the density of the landscape screening for safety reasons
- Police Chief, Mr. Preston Dorsey discussed past instances of criminal activity at the property and expressed that too much density would make it difficult for law enforcement to adequately survey the property

After further discussion, 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 170507, 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 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. (Councilmember Elrod commented for the records again that it is necessary to be able to see through this property).

There were no public comments.

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

- Community-driven project with a total cost of \$1,377,236.10
- All costs were covered by SPLOST IV, with the exception of \$80,000 which was paid from stormwater and street improvements
- Some resident mailboxes were damaged as they were removed and 30 new mailboxes were installed at a cost of \$2,800 approximately which is about \$90.00 per mailbox

Councilmember Varner commented that she has been receiving phone calls and inquiries regarding the street names in the Blacksville Community. She said that she and Councilmember Stewart welcome the opportunity to speak with anyone who has questions about the history of the Blacksville Community within the City of McDonough. The Blacksville Community is a name of pride and the name is not demeaning to residents who understand this history in our City.

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.

- Heritage at McDonough is a tax-credit property which houses seniors in District 2
- Councilmember Vincent was contacted by residents who had documented concerns about issues within the complex
- DCA sent out a compliance officer to investigate concerns; however, management had corrected some of the issues prior to DCA's arrival
- Resident advertised a meeting to discuss issues at the complex
- Since that time, an eviction notice has since been issued to one resident for illegally distributing flyers regarding the meeting
- Eviction notice also stated that there had been an unauthorized sink installation which has led to a water leak on the property
- Councilmember Vincent communicated the recent concerns to DCA, who recommended that the residents contact an attorney
- Attorney has agreed to take the case and there are meetings planned with residents

No Executive Session was held.

City Administrator, Mr. Dickerson commented that during the first two weeks in August of 2017, free parking on the square will be sponsored by Lincoln Park at Heritage Bank.

City Clerk, Ms. Janis Price commented to Mayor and Council about the upcoming HMA Dinner hosted by the City of Locust Grove at the French Market on Thursday, July 22, at 6:00 p.m. She also noted that the URA Called Meeting is scheduled for Thursday, August 3, 2017, at 5:15 p.m.

Councilmember Elrod thanked everyone in attendance for the meeting.

Councilmember Stewart said that there will be a "Back to School Bash" at Rufus Stewart Park on Friday, August 21, 2017, to provide school supplies for students headed back to school.

Mayor Copeland called for a motion to adjourn. Councilmember Elrod motioned and all stood in favor. The meeting adjourned at 7:49 p.m.

Janis Price, 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 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.