



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
September 5, 2024
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, September 5, 2024, at 6:00 p.m.

Mayor Sandra 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 Kamali Varner	Present
Councilmember Jamal Burt	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	(Arrived after start of meeting)

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Deputy City Administrator, Andrew Baker; Police Chief, Ken Noble; Fire Chief, Dave Williams; Community Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Finance Consultant, Mike Clark; Technology Services Director, Brian Linton; Building Official, Mark Dobson; Permit Coordinator, Kelsey Liddick; and Help Desk Technician, Robinson Monnelus.

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

Mayor Vincent called for a motion for the approval of the Agenda. Councilmember Burt made a motion to approve, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas was not present for the vote.

The City Clerk sounded the Consent Agenda, as follows:

A. Public Safety – Fire Department

Chief Dave Williams

Request for approval to purchase 6 sets of firefighting turnout gear from Bennett Fire Products for MFD personnel as replacements at a cost of \$2998.00 per set, totaling \$17,988.00. Funding Source: Line Item - 100.5.3520.53.1785, Uniforms

B. Public Safety – Fire Department

Chief Dave Williams

Request for adoption and authorization for the Mayor to sign a resolution updating a Mutual Aid Resource Pact between the City of McDonough Fire Department and the Georgia Mutual Aid Group (GMAG).

Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Reeves made a motion to approve, and Mayor Pro Tem Varner seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas was not present for the vote.

Public Comment:

- (1) Charles Downey – Conditions for Wade Farms

The Mayor and Council presented the Proclamation for Payroll Week to Ms. Leslie Cannon, with the Atlanta Chapter of the American Payroll Association.

The Mayor and Council presented the Proclamation for Drug Free Workplace Awareness Day to Kiya Page, the owner of Page Test Solutions.

It was determined that the Proclamation Recognizing the 30th Anniversary of Pasta Max would be presented at the September 16, 2024, City Council Meeting.

Finance Consultant, Mike Clark, and Mr. Bill Ross with Ross+Associates offered a presentation regarding the Impact Fee Methodology Report (2024) by Bill Ross. The presentation included next step instructions for revising the City's Capital Improvements Element and the related possible changes to the City's Impact Fees. Discussion ensued.

Steve Morgan presented proposed changes to Section VIII Holidays and Leave Policy, which will correct disparities in the hours paid for holiday pay to some Public Safety positions. Discussion ensued.

Councilmember Reeves made a motion to approve the proposed changes to Section III Holidays and Leave Policy, and Councilmember Burt seconded. The vote was seven in favor.

Community Development Director, Sylvia Smith offered a review of the Zoning Code (Title 17) revisions. Some of the topics reviewed in the presentation included:

- New Housing Options and Choices to include Accessory Dwelling Units, Duplex, Triplex, and Quadplex
- Mixed-Use District (MXU) (NEW), which will allow for residential, commercial, and office uses in one unified development, proposes retail on first level and residential above, and allows a density of 24 du/ac multi-story development
- Residential Mixed Use (NEW), which Allows flexibility for residential only development combining multiple types; allows density consistent with comprehensive plan character area; bonus incentive for affordable housing, senior housing, open space, etc.; additional code section allows Mayor/Council to apply flexible lot sizes for cluster housing, tiny houses, cottage housing, mixed income.

A copy of the full presentation is filed with the Clerk's Office.

Director Smith and Building Official Mark Dobson presented the request for approval of the Preliminary Plat for the Wade Farms Development, located at 343 Turner Church Road. Discussion ensued. Through discussion, it was determined that the requested gate on the community would prevent public access; therefore, the streets would be privately owned and maintained by the Developer.

Councilmember Reeves made a motion to approve the preliminary plat for Wade Farms located at 343 Turner Church Road, and Councilmember Stewart seconded. The vote was six in favor and one abstention. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas abstained.

Director Smith reviewed Case # 240601, the request to rezone property located at 108 Jonesboro Road, to C-2 (Central Commercial) to allow an event venue and to utilize the MU_CR (Mixed-Use Commercial Residential) overlay district. The Public Hearing for this case was held on August 19, 2024. Attorney Andy Welch was in attendance on behalf of the Applicant, and he reviewed the proposed conditions for the rezoning.

Throughout the discussion, it was requested that the conditions be amended to allow owner-occupied single family residential use, and to state that rental apartments shall not be permitted under any circumstance. Discussion continued.

Councilmember Burt made a motion to rezone the property located at 108 Jonesboro Road, McDonough, Georgia, to C-2 (Central Commercial) to allow an event venue and to utilize the MU_CR (Mixed-Use Commercial Residential) overlay district with conditions as stated, to further allow owner-occupied single family residential use; and stipulate that no additional homes or rental apartments shall be permitted under any circumstance. Councilmember Reeves seconded. The vote was seven in favor.

City Administrator, Steve Morgan presented the request for approval for Onsite Paving to complete driveway improvements and partial replacement of parking lot at Fire Station 52, at a cost of \$237,610.30. He identified the funding source as Line Item: 326-5.3265.4210.54.1402 SPLOST 5 - Project #14.

Mayor Pro Tem Varner made a motion to approve the driveway improvements and partial parking lot replacement at Fire Station 52, as stated; and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas was not present for the vote.

Mayor Vincent called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2; Real Estate O.C.G.A. 50-14-3 (b)(1); and Personnel O.C.G.A. 50-14-3 (b)(2). Mayor Pro Tem Varner made a motion to approve, and Councilmember Burt seconded. The vote was seven in favor.

Mayor Vincent called for a motion go to back into Regular Session. Councilmember Reeves made a motion to approve, and Mayor Pro Tem Varner seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Stewart left the meeting prior to Executive Session.

There were no action items to report.

Mayor Vincent called for a motion to approve the August 19, 2024, City Council Meeting Minutes. Councilmember Burt made a motion to approve, and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Stewart was not present for the vote. Mayor Vincent was not present at the

Mayor Vincent adjourned the meeting at 9:53 p.m.

Christy L. Taylor, CMC
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 2, 2023; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.