

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – MARCH 18, 2019
6:00 PM

1. Call to Order Mayor Billy Copeland
2. Roll Call
3. Approval of the Agenda
4. Pledge to the Flag
5. Invocation
6. Consent Agenda
 - A. Adoption of a Resolution to appoint Ms. Barbara Calhoun to serve as a Commissioner on the Board for the City of McDonough Urban Redevelopment Agency with her term expiring on December 31, 2022.
 - B. Approval of the adoption of a Resolution adopting the Draft Capital Improvements Element Annual Update Report (for 2018), and approval of the adoption of a Resolution adopting the Draft Capital Improvements Element (Amendment).
 - C. Approval of the contract proposal to accept the construction contract of J.R. Bowman Construction Company for the new Police Precinct located next to Rufus Stewart Park at a cost of \$648,190.00 which will be paid from Impact Fees; authorization for the Mayor to sign the contract proposal price letter.
 - D. Approval for the purchase and installation of the following equipment for the Water Treatment Plant:
 1. Five (5) new Hach EPA approved process laser turbidimeters replacing (5) obsolete process turbidimeters,
 2. Accessories for one (1) existing TU5300 sensor/regulatorThe cost will be \$16,615.90 and will be paid from the Water Treatment Plant Budget.
 - E. Approval of the minutes of the Special Called Meeting on February 28, 2019.
 - F. Approval of Ordinance 19-03-18 (A) to amend Chapter 5.16 Garage Sales in the City's Code of Ordinances. The requested actions in the amending Ordinance consist of the following changes:
 - Community Sales definition change
 - Permit/License Fee increase
 - Maximum number of occurrences change within the calendar year
 - Residential zoned properties limitations
 - Parking & Traffic Management

Hours of operations
Regulations on merchandise on premises, not allowed right of way
Signage
All of the above action items are listed/explained in the amending
Ordinance 19-03-18 (A); authorization for the Mayor to sign.

7. Public Comments

Dr. Harold Grier: Grier Manor

8. Proclamation(s)

National Future Farmers of America Week
Career and Technical Education Month
Elizer Stewart Day
Forty-Fifth Pastoral Anniversary Celebration
Women's History Month
Dr. Harold E. Grier Day

9. Community Development Items

Mr. Rodney Heard

Zoning Map Amendment – Rezoning w/ Variances

A. **Case Number: 180734** Council District: 1, Rufus Stewart
Applicant(s): Smithton Homes, LLC. (Hampton Street Townhomes)

Address/Location: 235 Hampton Street

Petition Request: RTD (Residential Townhome District) w/ variances

Variance Requests:

1.) ~~Allow for the development to be owned and units sold/rented by a
management company~~

Private Streets vs. Public Streets;

2.) Reduction to a one (1) car garage per dwelling unit;

3.) ~~Reduction in front setback to seven (7') feet to maximize open space~~
(nullified/void per Private Streets);

4.) Reduction in heated living area requirements; and

5.) Reduction in setback to twenty (20') feet along Bridges Road.

Existing Zoning: R-85 (Single Family Residential)

Location: City Gateway, Downtown District - Hampton Street Corridor

Tax Parcel ID: M02.5-01005000 Land Lot(s): 133 of the 7th District

Tract Acreage: 8.92 +/- total acres

Meetings: * Per being remanded back to the MPC by MCC at 12/10/18 Meeting

MPC Workshop* (02/12/19)

MPC Public Review* (02/19/19 Special Called Meeting)

Recommendation: Approval with Staff Recommendations

MCC Workshop* (03/07/19)

MCC Public Hearing* (03/18/19 MCC Meeting)

Zoning Map Amendment - Zoning Modification

B. **Case Number: 181009** Council District: 3, Craig Elrod

Address/Location: 222 Decatur Road

Petition Request: R-50 (Single Family Residential) w/ new conditions

Existing Zoning: R-50 (Single Family Residential) with conditions per ORD 07-04-02004(ZM)

Location: North of intersection of Hwy 155 N (Decatur Road) and Lawrenceville Street

Tax Parcel ID: Portion of M18-07001000

Land Lot(s): 123 of the 7th District Tract Acreage: 12.26 +/- total acres

Meetings:

MPC Workshop (02/12/19)

MPC Public Review (02/19/19 Special Called Meeting)

*Postponement I - 02/19/19 to 02/26/19 Special Called Meeting

*Postponement II - 02/26/19 to 03/05/19 Special Called Meeting per follow up reporting per

02/21/19 Judy Drive Neighborhood Group Meeting

Recommendation (03/05/19): Approval with Staff Recommendations

MCC Workshop (03/07/19)

MCC Public Hearing (03/18/19 MCC Meeting)

Zoning Map Amendment - Zoning Modification with Variance

C. **Case Number: 190203** Council District: 1, Rufus Stewart

Address/Location: Bridges Road Corridor

Petition Request: RM-75 (Multi Family Residential) w/ new conditions

Variance Requests:

1.) Increase in density threshold from eight (8) to twelve (12) DUA

Existing Zoning: RM-75 (Multi Family Residential) with conditions per ORDs 97-10-20A & 97-10-20R

Location: Bridges Road Corridor, segment between Hampton Street (City Gateway, Downtown District) and McDonough Parkway Corridors

Tax Parcel ID: 092-01019000

Land Lot(s): 132, 133, 156 and 157 of the 7th District

Tract Acreage: 23.303 +/- total acres

Meetings:

MPC Workshop (02/12/19)

MPC Public Review (02/19/19 Special Called Meeting)

*Postponement I - 02/19/19 to 02/26/19 Special Called Meeting

*Postponement II - 02/26/19 to 03/05/19 Special Called Meeting per re-review of design & development standards in comparison to existing zoning.

Recommendation (03/05/19): Denial

MCC Workshop (03/07/19)

MCC Public Hearing (03/18/19 MCC Meeting)

10. Presentation and adoption of a Resolution establishing the McDonough Beautiful Program; Authorization for the Mayor to sign all related documents Mr. Keith Dickerson
Ms. Euretha Lyles
11. Unscheduled Public Comments
12. Approval of the March 7, 2019, City Council Workshop Minutes
13. 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)
14. City Administrator and City Clerk Comments
15. Councilmembers and Mayor Comments
16. Adjournment

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 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

3-13-19 @ 2:00 PM