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

1. Call to Order Mayor Billy Copeland

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

2. Roll Call

The City Clerk, Ms. Janis Price called roll, as follows:

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

Others in attendance 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; Technology Services Director, Mr. Steve Sikes; Grant Writer, Ms. Marcia Simeon; Executive Assistant, Ms. Euretha (Lyles) Olokodana; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

4. Pledge to the Flag

Councilmember Pruett led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the 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/regulator

   The 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.

Mayor Copeland called for a motion to approve the Consent Agenda, Items A through F. Councilmember Stewart motioned and Mayor Pro Tem Varner seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

7. Public Comments

Dr. Harold Grier: Grier Manor

Dr. Grier was not present for the meeting.

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

Mayor Copeland presented the Proclamations for National Future Farmers of America Week; Career and Technical Education Month; Elizer Stewart Day; and the Forty-Fifth Pastoral Anniversary Celebration, and called for a motion to make the documents an official part of the minutes of the meeting. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting. The Proclamations for Women's History Month and Dr. Harold E. Grier Day were not presented at the meeting.

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)

Community Development Director, Mr. Rodney Heard presented case number 180734, for rezoning with variances. Mr. Andy Welch was in attendance on behalf of the Applicant, and he addressed Mayor and Council regarding the rezoning request. Mayor Copeland opened the Public Hearing for case number 180734. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Stewart motioned to approve case number 180734, Hampton Street Townhomes, application submitted by Smithton Homes LLC, and adopt Ordinance 19-03-18001(Z), as presented. Councilmember Pruitt seconded. The vote was five in favor and one abstention. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Elrod abstained from voting due to a conflict of interest, and Councilmember Vincent was not present.

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)

Mr. Heard presented the zoning modification request in case number 181009. The Applicant, Mr. Drew Camp was in attendance and he addressed Mayor and Council.

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 case number 181009, and to adopt Ordinance 19-03-18002(ZM) as presented. Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

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)

Mr. Heard presented case 190203, requesting zoning of RM-75 (Multi-Family Residential) with new conditions. Applicants, Mr. Drew Camp and Mr. Clint Ward were in attendance at the meeting. Mr. Camp presented a PowerPoint presentation with photographs of a project similar to the proposed project; after which discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Stewart motioned to approve case 190203 for the Bridges Road Development, application submitted by Mr. Drew Camp of the Reservoir Group, and to approve and adopt Ordinance 19-03-01003(ZM), with additional conditions of a maximum number of units being 250; and with a minimum of 25 percent brick. Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

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**

City Administrator, Mr. Keith Dickerson introduced Executive Assistant, Ms. Euretha (Lyles) Olokodana and Grant Writer, Ms. Marcia Simeon, and they presented information about establishing the McDonough Beautiful Program. Throughout the presentation, some discussion ensued.

After the presentation, Mayor Copeland questioned the date listed on Attachment C-2 of the presentation. Ms. Olokodana verified for the record that the date shown in Attachment C-2 was listed incorrectly as 7/1/2020. The correct budget date is 7/1/2019.

Mayor Copeland called for a motion to approve the McDonough Beautiful Program Resolution with one modification and authorize the Mayor to sign. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

11. Unscheduled Public Comments

There were no unscheduled public comments.

12. Approval of the March 7, 2019, City Council Workshop Minutes

Mayor Copeland called for a motion to approve the March 7, 2019, City Council Workshop Minutes. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

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)

No Executive Session was held.

14. City Administrator and City Clerk Comments

15. Councilmembers and Mayor Comments

16. Adjournment

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

The meeting adjourned at 7:16 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 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.