

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – NOVEMBER 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 for the meeting, 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	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; City Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; City Planner, Mr. Ryan Anderson; Finance Director, Mr. Mike Clark; Technology Services Director, Mr. Steve Sikes; 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 Elrod seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Pruitt led the Pledge to the Flag.

5. Invocation

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

6. Consent Agenda

- A. Approval of the minutes of the November 7, 2019, Workshop.
- B. Ratify a contract between the City of McDonough and the Varsity

Councilmember Vincent motioned to approve case number 190802, rezoning of 200 Atlanta Street to OI (Office Institutional) with variances pertaining to the reduction of the 50-foot structure setback and 25-foot landscape strip required by City Code; and to adopt Ordinance 19-11-18001(Z). Mayor Pro Tem Varner seconded. The vote was seven in favor.

B. Case Number: 191003 Rezoning with new conditions

City Council District: 4, CM Kam Varner

Address/Location: **Avalon Court**

Petition Request: Rezoning to C-3 (Highway Commercial) with new conditions to allow for a Hotel

Existing Zoning: C-3 (Highway Commercial) with conditions per ORD #05-05-02001(Z)

Tax Parcel ID: 075-01008019

Land Lot(s) 119 of the 7th District

1.79 +/- acres of a parent tract consisting of 4.47 +/- acres

Meetings:

MPC Workshop (10/22/19)

MPC Public Review (11/12/19)

MCC Workshop (11/07/19)

MCC Public Hearing (11/18/19)

Mr. Heard reviewed case number 191003, to rezone to C-3 (Highway Commercial) with new conditions for a hotel, and to amend Ordinance 05-05-02001(Z). The Applicant Mr. Blake Hyman was in attendance for the meeting to address Mayor and Council regarding the proposed project, and discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor. Mr. Kal Pesh spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to table case 191003 until the December 9, 2019 City Council Meeting, and Councilmember Pruitt seconded. The vote was seven in favor.

C. Case Number: 191004 City Initiated

City Council District: 3, CM Craig Elrod

Address/Location: **600 Lake Dow Road**

Petition Request: Rezoning to R-85/R-75 (Single Family Residential) with conditions and variances to correct procedural deficiency.

Existing Zoning: RA-200 (Residential Agriculture) & R-100 (Single Family Residential)

Tax Parcel ID: 122-02056000

Land Lot(s) 119 of the 7th District

35.75 +/- total acres

Meetings:

MPC Workshop (10/22/19)

MCC Workshop (N/A per City Initiated petition)

MPC Public Review (10/22/19 *Postponed to 10/29/19)

MCC Public Hearing cont'd (11/18/19 per postponement from 11/07/19)

Mr. Heard reviewed case number 191004, to rezone to R-85/R-75 (Single Family Residential) with conditions and variances to correct procedural deficiency.

Mayor Copeland continued the Public Hearing in case 191004. No one spoke in favor. Ms. Penny Adams spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve Ordinance 19-11-18003(Z), in reference to case number 191004 for 600 Lake Dow Road; and Councilmember Pruett seconded.

Prior to the vote, Councilmember Pruitt commented that he has been confused by this case, and he hopes that issues like these will not come up in the future. Councilmember Elrod suggested making changes in signage that would make notices easier to read.

Councilmember Vincent shared her own confusion about the processes that led to this issue. She went on to express her frustration with the fact that citizens have shared concerns regarding this development, yet the decision of Council has been to move forward. She said she would like to see the decision postponed until there have been opportunities to further discuss and evaluate this matter.

After the comments, Mayor Copeland called for the vote. The City Clerk repeated the motion to approve Ordinance 19-11-18003(Z), in reference to case number 191004 for 600 Lake Dow Road. The vote was three in favor and four opposed. The motion did not pass. Those voting in favor were Mayor Copeland, Councilmember Elrod and Councilmember Pruett. Those voting in opposition were Mayor Pro Tem Varner, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent.

9. Discussion of SPLOST IV and SPLOST V Mr. Keith Dickerson

Mr. Dickerson offered an update related to SPLOST IV and SPLOST V Funds. Some of the information he shared is listed as follows:

- SPLOST IV Funds remain available for Alexander Park West and Jonesboro Road Park.
- There is no additional funding for Public Safety in SPLOST IV.
- Consider reallocating funds for McDonough Parkway to other projects since there has been no show of good faith effort to complete the project.
- There is approximately \$579,000 allocated for sidewalks, with an additional \$1.4 million for road improvements.
- There is \$500,000 allocated for the McDonough Housing Authority.
- The first two roads targeted for sidewalks are Highway 155 and Zack Hinton Parkway.
- It will be a minimum of a year and a half before we receive SPLOST V Funds from the County.
- Money can be borrowed from the General Fund or Impact Fees and repaid with SPLOST funds as they come in, in order to keep the ball rolling.

**10. Discussion and amendment of
City code section 8.20.02**

Councilmember Vincent

Regarding the Ordinance adopted at the previous meeting, Councilmember Vincent discussed the proposed amendment to City Code Section 8.20.02, pertaining to litter and unsightly conditions. She shared concerns related to charging an administrative fee in addition to a 12 percent annual charge for anyone who cannot pay within the 30-day time frame. She said that the City has over 26,000 residents with only two to three code enforcement officers to address the issues of monitoring litter on private property.

She shared her opinion that two to three people is not enough to serve the entire community and address all types of code related issues. She also said that the amendment does not address illegal dumping at all, which is the major complaint of citizens. She asked that the motion be reconsidered so that more work can be done to fashion the Ordinance with input from the public as well as Code Enforcement.

Councilmember Vincent motioned to repeal the amendment of Ordinance 19-11-07(B), and Mayor Pro Tem Varner seconded. The vote was two in favor and five opposed. The motion did not pass. Those voting in favor were Mayor Pro Tem Varner and Councilmember Vincent. Those voting in opposition were Mayor Copeland, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart.

**11. Discussion and approval of the Mayor and
Council Meeting Schedule for 2020.**

Ms. Janis Price

Ms. Price presented the tentative Mayor and Council Meeting Schedule for 2020.

Councilmember Pruitt motioned to accept the Workshop and Meeting Schedule for 2020, as presented; and Councilmember Elrod seconded. The vote was seven in favor.

**12. Reading of the November 5, 2019, certified
election results into the minutes.**

Ms. Price

Ms. Price read the certified election results from November 5, 2019, as follows:
City of McDonough Councilmember at Large –

Carla Dennis received 411 votes.
Benjamin Pruett received 642 votes.
Brandon Robinson, Sr. received 361 votes.
Benjamin Pruett was elected as Councilmember at Large.

McDonough City Council, District 3 –

Craig Elrod received 520 votes.
Janice Scotchman received 266 votes.
Craig Elrod was elected to City Council, District 3.

McDonough City Council, District 4 –
Kamali Varner received 212 votes.
Teresa Wheeler received 71 votes.
Kamali Varner was elected to City Council, District 4.

The vote regarding Brunch Alcohol Sales in the City of McDonough passed with 921 votes in favor and 573 votes in opposition.

Regarding the McDonough Relocation Referendum, there were 580 votes in support of moving the courthouse and 899 votes in opposition of the move.

Ms. Price also noted that the County's Brunch Bill was also passed with 9,864 votes in favor and 6,433 votes in opposition. Additionally, she noted that there were 8,601 votes in support of SPLOST V, and 7,696 votes in opposition; so SPLOST V passed.

Mayor Copeland called for a motion to approve the reading of the certified election results of the November 5, 2019 election and make them an official part of the minutes of the meeting. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

13. Unscheduled Public Comments

There were no public comments.

14. 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)

Mayor Copeland called for a motion to go into Executive Session for Real Estate, O.C.G.A. 50-14-3 (b)(1). Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner did not return to the meeting after Executive Session.

There were no action items to report.

15. City Administrator, City Attorney, and City Clerk Comments

16. Councilmembers and Mayor Comments

17. Adjournment

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

The meeting adjourned at 8:06 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 of the meeting schedule was posted at City Hall and on the City's website, as required by law.