



AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 16, 2020
6:00 PM

1. Call to Order Mayor Copeland
2. Roll Call
3. Approval of the Agenda
4. Pledge to the Flag
5. Invocation
6. Consent Agenda
 - Community Development**
 - A. Approval to purchase a 2021 Chevrolet Silverado 1500 (Double Cab) Work Truck for the Code Enforcement Department at a cost of \$26,850.00 plus any tag and title cost and will be paid from the Code Enforcement Budget.
 - Finance**
 - B. Approval and adoption of a Budget Amendment Resolution to amend the FY 2020-2021 Budget for approved transactions in the various funds.
 - Public Works**
 - C. Approval to surplus the following items from the Street Department:
 - TORO 5000 mower
 - 2001 Ford F-250 1FTNW20L71EC05359 - 118,370 miles
 - 2005 Chevrolet Silverado C1500 - over 120,000 miles
 - Bobcat A300 Turbo Skid steer
 - 2001 Ford F-650 Super Duty Chipper Truck - 89,274 miles
 - Grasshopper lawn mower
 - D. Approval to allow Sol Construction, LLC. to construct one new simplex booster pump at the Richard Craig Park Water Tank, adoption of the resolution sanctioning this action/details, and authorization for the Mayor to sign all related documents. The cost will be \$91,000 and will be paid from the Water Treatment Plant Budget.

- E. Approval to move forward with the 2019 and 2020 Henry County CDBG program. Public facilities improvements to the sidewalks and storm drains on Doris Street and Cherry Street. Also, approval to seek sealed bids and authorization for Mayor to sign all related documents. There will be \$200,000.00 Grant provided from the Henry County Community Development Block Grant Program however the City has no cost occurrence to match financially to receive the grant. However, The City requests approval to supplement any additional cost associated with the project with SPLOST IV funds. (Sidewalk Connectivity)
7. Discussion/Update of Boys and Girls Club Ms. Connie Baptiste, Chairman
Resource and Marketing Committee
8. Community Development Items Mr. Eric Pitts
- A. **Case Number: 190205 (Annexation & Rezoning)**
City Council District 3: CM Craig Elrod
Address/Location: Campground Road
Petition Request: General Holdings Unlimited, LLC - Campground Road Development
Request: To annex and rezone property to R-75 (Single Family Residential), via Residential Group Project (RGP) development guidelines - City.
Existing Zoning: R-1 (Single Family Residential) - *County*
Tax Parcel ID(s): 104-01065000, 104-01066000, 10401066001, 104-01066002, 104-01067000, 104-01067001, 104-01067002, and a portion of 104-01055000
Land Lot(s): 57, 58, & 72 of the 7th District
183.18 +/- total acres per assembly of identified tract
MPC Workshop (2/11/20) MPC Public Review (9/15/20)
MCC Workshop (3/5/20) MPC Public Review (9/15/20)
MCC Public Hearing (10/19/20)
Vote (11-16-20)
- B. **Case Number: 190302 (Rezoning)**
City Council District 3: CM Craig Elrod
Address/Location: North Racetrack Road & East Travis Dr.
Petition Request: Blue River Development for Symphony Park
Request: To rezone property from RA-200 (Residential Agricultural) to R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) and 1.5 +/- acres allocated for development of a Public Safety Facility.
Existing Zoning: RA-200 (Residential Agricultural) with conditions per ORD #04-09-13001(A)(Z)
Tax Parcels ID(s): 107-01034000, #107-01001000 & #107-01034001)
Land Lot(s) 153 of the 7th District 107.88 +/- total acres
To Be Postponed until the December 14, 2020 Council Meeting.

C. Case #200505 (Rezoning)

District 2, CM Sandra Vincent

Keith Bowman (125 Hampton St. Project/Bowman's HVAC)

Address: 125 Hampton Street

Request: To rezone property to O-I (Office Institutional)

Zoning: RM-75 (Multi-Family Residential)

Land Lot(s) 133 of the 7th District

0.5017 +/- total acres

MPC Workshop (10/13/20) MCC Workshop (11/5/20)

MPC Public Review (11/10/20) *SPECIAL CALLED*

MCC Public Hearing (11/16/20)

D. Case #200506

District 2: CM Sandra Vincent

Shahnaj Parvin for Theami Montessori School & Daycare

Address: McDonough Pkwy. & Ivey Edwards Lane

Request: To rezone property to C-2 (Central Commercial).

Zoning: PUD/R-50 (Planned Unit Development/Single Family Residential) with conditions per Ordinance #03-12-290003.

Land Lot(s) 100 of the 7th District

3.59 +/- total acres (Parent Tract 6.159 +/- acres)

MPC Workshop (10/13/20) MCC Workshop (11/5/20)

MPC Public Review (11/10/20) *SPECIAL CALLED*

MCC Public Hearing (11/16/20)

E Case # 200703

District 2: CM Sandra Vincent

Brent Benson for Highway 42 Townhomes

Address: Hwy. 42 N. & McDonough Pkwy.

Request: To rezone property to RTD (Residential Townhouse District).

Zoning: C-3 (Highway Commercial) with conditions per Ordinance #03-12-290003(A)(Z) & #03-12-290004(A)(Z)

Land Lot(s) 93, 100 & 101 of the 7th District

6.49 +/- total acres

MPC Workshop (10/13/20) MCC Workshop (11/5/20)

MPC Public Review (11/10/20) *SPECIAL CALLED*

MCC Public Hearing (11/16/20)

F. Case # 200901

District 3: CM Craig Elrod

Pulte Group for Barrett Farms

Address: Lake Dow Rd.

Request: A zoning condition modification to allow a reduction in the required minimum square footage from 2200 square feet to 1700 square feet pertaining to house plans.

Zoning: R-75 (Single Family Residential) with conditions per
ORD#19-05- 02001(A)(Z)
Land Lot(s) 138 of the 7th District
62.21 +/- total acres
MPC Workshop (10/13/20) MCC Workshop (11/5/20)
MPC Public Review (11/10/20) *SPECIAL CALLED*
MCC Public Hearing (11/16/20)

9. Financial Update of Revenues and Expenditures of General Fund, Hotel/Motel, SPLOST funds Mr. Mike Clark
10. Discussion of “Creation of Downtown Entertainment District” and vote Mayor Pro Tem Craig Elrod
11. Review and Approval of the 2021 City Council Meeting Schedule Ms. Janis Price
12. Approval of the minutes for the November 5, 2020 Workshop.
13. Unscheduled 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)
15. City Administrator, City Attorney, and City Clerk Comments
16. Councilmembers and Mayor Comments
17. 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 January 1, 2020; and a copy of the meeting schedule was posted at City Hall and on the City’s website, as required by law.

11-9-2020 @ 4:00 PM