



AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 15, 2021
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 of a Development Agreement between the City of McDonough and TRG Geranium Park, LLC which includes Exhibit A, Exhibit B, Exhibit C, and Exhibit D; authorization for the Mayor to sign the document.
 - B. Approval of a contract between City of McDonough and McLeRoy, Inc. for the construction of the Jonesboro Road Park at a cost of \$640,000.00 plus 10% contingency; authorization for the Mayor to sign contract/agreement and other related documents.
 - C. Adoption of a Resolution to amend/eliminate zoning districts that accommodate the development of multi-family housing within the City limits by repealing City's Zoning Ordinance, Sections 17.40, 17.44 and 17.48.
 - D. Approval of Councilmember Varner's appointees:

Stanley Head	Planning Commission
Vanessa Thomas	Board of Zoning Appeals
Sylvia Holmes	Historic Preservation Commission
 - Public Safety**
 - E. Approval to purchase for the Fire Department a 2021 Chevrolet Tahoe from Bellamy Strickland for \$48,150.00 which will be paid from Impact Fees; Authorization for the Mayor to sign all related documents.
7. Proclamations:
 - Career and Technical Education Month
 - National FFA Week

8. Scheduled Public Comments
Mr. Eddy Smith – Tax Collections

9. Community Development Items Mr. Eric Pitts

**A. Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060
(A-D)**

Applicant(s): Blue River Development

CC District 3: Craig Elrod

Petition Request: Approval of Preliminary Plat

Development: Barrett Farms Subdivision

Location: Lake Dow Road (Parcel #123-01025000)

Zoning: R-75 (Single Family Residential) with conditions per ORD #19-05-02001(A)(Z)

B. Administrative Variance Request

Applicant: Chad McElroy on behalf of TGC Group

CC District 4: Kam Varner

Development/Project: Extended Stay America (Avalon Ct.)

Request(s): Variance for a four (4) story hotel with an average roof surface height to be 42' 9 1/4".

CDD Recommendation: Approval (Refer to 12/22/2020 stamped documents)

City Code Section(s): 17.96.020

Zoning: C-3 w/conditions per ORD #20-01-21001(Z)

C. 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

MPC Workshop (9/15/20) SPECIAL CALLED

MPC Public Review (10/13/20)

MCC Workshop (10/1/20)

MCC Public Hearing (10/19/20) POSTPONED

MCC Public Hearing (11/16/20) POSTPONED

MCC Public Hearing (12/14/20) POSTPONED

MCC Public Hearing (1/19/21) POSTPONED

MCC Public Hearing (2/15/21)

D. 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)

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

MCC Workshop (11/5/20)

MCC Public Hearing (11/16/20)

MCC Vote (12/14/20) POSTPONED

MCC Vote (01/04/21) POSTPONED

MCC Vote (01/19/21) POSTPONED

MCC Vote (02/15/21)

10. Capital Improvements Element Update Mr. Mike Clark
Public Hearing and adoption of a Resolution Mr. Bill Ross
Relating to the City's Impact Fee Program
11. Approval of the February 4, 2021 Workshop Minutes
12. Covid Discussion Councilmember Vincent
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 December 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.

2-9-2021 @ 2:00 PM Revised