



POST 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

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

Mayor Copeland confirmed with the City Clerk that the meeting was properly advertised.

2. Roll Call

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

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

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Major Paul Honcharik; Deputy Fire Chief, Mr. Dave Williams; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Building Official, Mr. Mark Dobson; Community Development, Ms. Tina Tebo; and Network Administrator, Mr. Brian Linton.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda subject to the deletion of Item 6A and the postponement of Item 9C. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not present at the meeting.

4. Pledge to the Flag

Councilmember B. Pruett led the Pledge to the Flag.

5. Invocation

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

Mayor Copeland called for a motion to approve the Consent Agenda with the deletion of Item 6A. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not present for the meeting.

7. Proclamations:

Career and Technical Education Month
National FFA Week

Ms. Price read the Proclamation for Career and Technical Education Month. Ms. Emily Cheng and Ms. Nidi Ramon were in attendance for the meeting to accept the Proclamation. Ms. Cheng read a brief presentation about the Health Occupations Students of America Organization (HOSA).

Ms. Price read the Proclamation for National FFA Week and presented it to two student representatives from Eagle's Landing Middle School and Eagle's Landing High School, who were in attendance for the meeting. Both students thanked Mayor and Council for their support of the Future Farmers of America.

Mayor Copeland called for a motion to make the Proclamation for Career and Technical Education Month and the Proclamation for National FFA Week an official part of the minutes of the meeting. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not in attendance for the meeting.

8. Scheduled Public Comments

Mr. Eddy Smith discussed tax collections for the City of McDonough by the Henry County Tax Commissioner's Office. He reviewed information that was provided to him through an Open Records Request with the County relative to the tax collections for the City. Discussion ensued.

9. Community Development Items **Mr. Eric Pitts** **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)

Ms. Tina Tebo with the Community Development Department discussed the preliminary plat review for the proposed Barrett Farms Subdivision. Building Official, Mr. Mark Dodson was also in attendance for the meeting, and he noted that there have been multiple reviews for this project, which have been approved by staff.

Mr. John Palmer was in attendance on behalf of the Applicant, and he briefly addressed Mayor and Council about the proposed project. Some discussion ensued. Councilmember Vincent shared concerns about voting on the proposed project in District 3, without Mayor Pro Tem Elrod being present.

Mayor Copeland called for a motion for approval of the preliminary plat. Councilmember B. Pruett motioned. No second to the motion was made. The motion died. This item will come back for consideration at the March 4, 2021, City Council Workshop.

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)

Ms. Tebo briefly reviewed the Administrative Variance Request. Mr. Eric Pitts was not present in person; however, he called in for the meeting via telephone. Mr. Pitts said that the request has been reviewed and that it falls within the allowable variance.

The Applicant, Mr. Chad McElroy was present on behalf of TGC Group, and he briefly addressed Mayor and Council regarding the request for variance for a four-story hotel with an average roof surface height to be 42' 9 1/4".

Mayor Copeland called for a motion on the variance request, and no motion was put forth.

This item will come back for consideration at the March 4, 2021, City Council Workshop.

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)

This item was postponed at the request of the Applicant until the March 4, 2021, City Council Workshop.

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)

Councilmember Vincent stated that she has received continued concerns from citizens related to the proposed townhome project. Mr. John Palmer was in attendance on behalf of the Applicant, and he said he will be happy to meet with Ms. Vincent as well as citizens regarding their concerns. He asked that the proposed project be placed on the March 4, 2021, City Council Workshop Agenda.

This item will come back for consideration at the March 4, 2021, City Council Workshop.

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

Finance Director Mr. Mike Clark introduced Mr. Bill Ross with Ross & Associates, who discussed the Capital Improvements Element Update for the City of McDonough. Some discussion ensued.

Mayor Copeland opened the Public Hearing. Ms. Vanessa Thomas commented that the City needs to be mindful of any fees being passed onto homeowners. Mr. Clayton Cart shared concerns that the City of McDonough does not collect transportation impact fees, and he suggested that collecting transportation fees should be considered moving forward. After the Mayor asked if anyone else would like to speak during the public hearing and no one responded, he closed the Public Hearing.

Mayor Copeland called for a motion to approve the adoption of a Resolution authorizing the transmittal of the Draft Annual Update Report for 2020, for the City's Capital Improvement Element related to the City's Impact Fee Program to the Atlanta Regional Commission (ARC), for regional and state review. Councilmember R. Pruitt motioned and Councilmember Vincent seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt,

Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not in attendance for the meeting.

11. Approval of the February 4, 2021 Workshop Minutes

Mayor Copeland called for a motion to approve the February 4, 2021, City Council Workshop Minutes. Councilmember Stewart motioned and Councilmember B. Pruett seconded. The vote was four in favor. The motion passed. Those voting in favor were Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Copeland did not vote as he was not in attendance for the February 4, 2021, City Council Workshop. Mayor Pro Tem Elrod and Councilmember Varner were not present at the meeting.

12. Covid Discussion

Councilmember Vincent

Councilmember Vincent discussed the continuing crisis as it relates to the Coronavirus, and she shared her concerns over the continuing spread of the virus in the City of McDonough. She made the suggestion of mandating business owners and patrons to utilize masks in an effort to circumvent further transmission of the virus. She also shared continued concerns relative to holding public meetings in lieu of virtual meetings during the pandemic. She said it is important for leaders to lead in a time when people are so fearful, and she suggested enlisting assistance from an epidemiologist on how to deal with “hot spots” in the City. Discussion ensued.

13. Unscheduled Public Comments

There were no 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)

Mayor Copeland called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2, and for Personnel O.C.G.A. 50-14-3(b)(2). Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not present for the meeting.

Mayor Copeland called for a motion to go back into the Regular Meeting. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett,

Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not present for the meeting.

Councilmember Vincent motioned to approve the appointment of Mr. Tim Haley as the Solicitor of the Court, and Ms. Andrea Boyd as Solicitor Pro Tem. Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner were not present for the meeting.

Councilmember Stewart motioned to appoint Mr. Charles Reese, as the Community Development Director, at a salary of \$90,000.00. Councilmember R. Pruitt seconded. The vote was four in favor and one in opposition. The motion passed. Those voting in favor were Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Copeland voted in opposition. Mayor Pro Tem Elrod and Councilmember Varner were not present for the meeting.

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

16. Councilmembers and Mayor Comments

17. Adjournment

Mayor Copeland adjourned the meeting at 8:04 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 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.