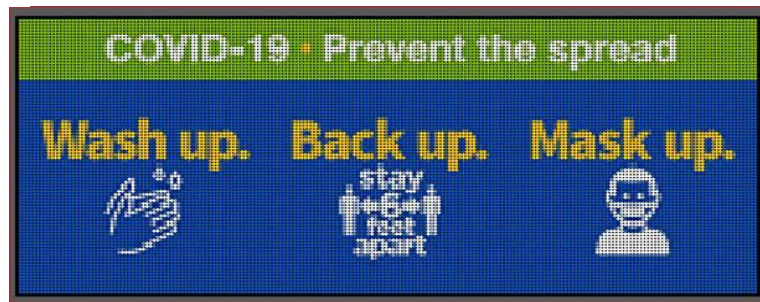




POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MARCH 15, 2021
6:00 PM



1. Call to Order

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

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Deputy Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese; Community Development, Mr. Eric Pitts; and Network Administrator, Mr. Brian Linton.

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Consent Agenda

Administration

- A. Adoption of a Resolution appointing Mr. Timothy Haley as the Prosecuting Attorney, and Ms. Andrea Boyd as the Assistant Prosecuting Attorney for the City of McDonough and their terms expire March 15, 2025.
- B. Approval of the March 4, 2021, City Council Workshop Minutes.

Public Works

- C. Approval to take over the Kensington Park Subdivision monthly street light bill, which consists of 16 street lights, at an estimated cost of \$278.40 monthly, and will be paid from the Street Department's budget; authorization for the Mayor to sign all related documents.
- D. Approval to purchase a 2021 Ford F-350 V8 4x4 super cab short bed truck for the Sewer Maintenance Department at a cost of \$35,442.00 which will be paid from this department's budget. (At the time of purchase, if a 2022 model is purchased, there could possibly be a 5% price increase).
- E. Approval to surplus 1 desk, 1 table, 1 credenza and 3 chairs from the Community Development Department.
- F. Approval to purchase a 2021 Ford F750 281" wheelbase, 120" C/A, 7.3L gas engine dump truck with a 16 Ft. dump body, manufactured by K & K Manufacturing at a total cost of approximately \$70,632.00 (current pricing) and will be paid from the Stormwater Department's Budget. **Cost may fluctuate due to the price of steel at the time of purchase. **
- G. Approval per the lighting signal plans which states a completed test period of uninterrupted operation has been completed for 30 days. Upon completion of the test period the contractor will complete a transfer of utility cost to the City of McDonough for the City to take over payment for the street lights/traffic signals that were installed at the following locations and the estimated monthly cost:

150 Jonesboro St. (traffic signal)	\$26.37
107 Jonesboro Rd. (unit light)	\$281.08
11 Sims St. (traffic signal)	\$26.37
178 Keys Ferry St. (traffic signal)	\$52.74
540 Highway 20 W/81 (signal light)	\$36.98

This is a part of the One Way Pair(s) Project and will be funded by the General Fund.

Mayor Pro Tem Elrod called for a motion to approve the Consent Agenda as presented. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Mayor Copeland and Councilmember Vincent were not in attendance for the meeting.

7. Proclamations:

Remembering Gary Barham Bob Van Dunk

Councilmember B. Pruett read the Resolution in Memory of Bob Van Dunk into the record, and he presented it to Ms. Dianne Van Dunk, who was in attendance for the meeting.

Mayor Pro Tem Elrod called for a motion to make the Proclamation for Remembering Gary Barham and the Resolution in Memory of Bob Van Dunk a part of the minutes of the meeting. Councilmember R. Pruitt motioned and Councilmember B. Pruett seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Mayor Copeland and Councilmember Vincent were not in attendance at the meeting.

8. Covid-19 Update

CM Sandra Vincent

Since Councilmember Vincent was not in attendance for the meeting, this item was not discussed.

9. Community Development Items

**Mr. Charles Reese
Mr. Eric Pitts**

A. Case Number: 190302 (Rezoning) **CC District 3: CM Craig Elrod**

Applicant(s): Blue River Development

Development: Symphony Park

Address: North Racetrack Road & East Travis Dr. (Tax Parcels ID(s): #107-01034000, #107-01001000 & #107-01034001)

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.

Zoning: RA-200 (Residential Agricultural) with conditions per ORD #04-09-13001(A)(Z)

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) POSTPONED
MCC Public Hearing (3/15/21)

Mr. Eric Pitts reviewed case number 190302, to rezone property from RA-200 (Residential Agriculture) to R-50 (Single Family Residential), RTD (Residential Townhome District), RM-75 (Multi-Family Residential), and 1.5+/- acres allocated for the development of a Public Safety Facility. He noted that the Planning Commission voted 4 to 1 to deny the rezoning request on October 13, 2020; however, after reviewing the information and preliminary drawings, staff recommends approval of the rezoning as requested.

Attorney Andy Welch was in attendance on behalf of the Applicant, along with representatives from Blue River Development. Mr. Welch gave a Power Point presentation regarding the proposed project, which included a revised plan to address some of the concerns previously voiced by Council. After the presentation, discussion ensued.

City Administrator, Mr. Preston Dorsey requested that the wording in the agreement be amended to reflect City of McDonough Water and Sewer, in lieu of public water and sewer; and the Applicant agreed to the amendment.

Mayor Pro Tem Elrod opened the Public Hearing. Mr. Merg Hoffman spoke in favor. Mr. John Batson and Ms. Diana Batson spoke in opposition. Mayor Pro Tem Elrod closed the Public Hearing.

Mayor Pro Tem Elrod motioned to approve case 190302, with the conditions as presented; and approval of the Ordinance. Councilmember Varner seconded. The vote was three in favor and two in opposition. The motion did not pass. Those voting in favor were Mayor Pro Tem Elrod, Councilmember Stewart and Councilmember Varner. Councilmember B. Pruett and Councilmember R. Pruitt voted in opposition. Mayor Copeland and Councilmember Vincent were not in attendance for the meeting.

B. Case # 200703 CC District 2: CM Sandra Vincent

Applicant(s): Brent Benson

Development: 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) POSTPONED

MCC Vote (3/15/21)

Mr. Pitts reviewed case 200703, to rezone the property from C-3 (Highway Commercial) to RTD (Residential Townhome District) with conditions. The Planning Commission voted 4 to 2 to deny the request on November 10, 2020; however, staff recommends approval. The Applicant was not in attendance for the meeting.

Mayor Pro Tem called for a motion to postpone case 200703 to the next agenda in April. Councilmember R. Pruitt motioned and Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Mayor Copeland and Councilmember Vincent were not present for the meeting.

C. Case #210101 CC District: #4, CM Kam Varner
Applicant(s): The Residential Group
Development (Crest South Point)
Address/Location: Highway 81 W. (more specifically Parcel(s) #075-01066001, #075-01066002, #075-01066004, #075-01066005, & #075-01066006)
Request: A petition to rezone 5 +/- acres to C-3 (Highway Commercial) and 31 +/- acres to RM-75 (Multi-Family Residential).
Zoning: RA-200 (Residential Agricultural)
Land Lot(s) 161 of the 7th District 36 +/- total acres
MPC Workshop (2/9/21)
MPC Public Review (3/9/21)
City Council Workshop (3/4/21)
City Council Public Hearing (3/15/21) POSTPONED per applicant to April

This item was postponed at the request of the Applicant.

D. Case #210102 District: #1, CM Rufus Stewart
Applicant(s): Patrick Perez
Development: Perez Project
Address: 317 Macon St.
Request: To rezone property to C-2 (Central Commercial).
Zoning: M-1 Light Industrial)
Land Lot(s) 156 of the 7th District 0.240 +/- total acres
MPC Workshop (2/9/21)
MPC Public Review (3/9/21)
City Council Workshop (3/4/21)
City Council Public Hearing (3/15/21)

Mr. Pitts reviewed case 210102, to rezone from M-1 (Light Industrial) to C-2 (Central Commercial) with conditions. The Planning Commission voted unanimously to approve the rezoning; and staff recommends approval. The Applicant, Mr. Patrick Perez was in attendance for the meeting, and he briefly addressed Council about the proposed rezoning.

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

Councilmember Stewart motioned to approve case number 210102, to rezone from M-1 (Light Industrial) to C-2 (Central Commercial) with conditions; and to approve the Ordinance. Councilmember R. Pruitt seconded. The vote was four in favor. The motion passed. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt and Councilmember Stewart. Councilmember Varner had left the meeting. Mayor Copeland and Councilmember Vincent were not in attendance at the meeting.

E. Case # 210103 District: #3, CM Craig Elrod
Applicant(s): David Troy
Development: 62 Macon Street Project
Address: 62 Macon St.
Request: To rezone the property to C-1 (Neighborhood Commercial)
Zoning: RM-75 (Multi Family Residential).
Land Lot(s) 134 of the 7th District 0.63 +/- total acres
MPC Workshop (2/9/21)
MPC Public Review (3/9/21)
City Council Workshop (3/4/21)
City Council Public Hearing (3/15/21)

Mr. Pitts reviewed case 210103, to rezone from RM-75 (Multi-Family Residential) to C-1 (Neighborhood Commercial) with conditions. The Planning Commission voted unanimously to approve the rezoning on March 9, 2021; and staff recommends approval. The Applicant, Mr. David Troy was in attendance for the meeting, and he briefly addressed Council.

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

Mayor Pro Tem Elrod motioned to approve case 210103, the rezoning of property to C-1, with conditions; and approve Ordinance 21-03-150002(Z). Councilmember R. Pruitt seconded. The vote was four in favor. The motion passed. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt and Councilmember Stewart. Councilmember Varner had left the meeting. Mayor Copeland and Councilmember Vincent were not in attendance at the meeting.

10. Unscheduled Public Comments

(1.) Mr. Mike Katona, Vice President of the McDonough Lions Club

- 11. 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.

- 12. City Administrator, City Attorney, and City Clerk Comments**

- 13. Councilmembers and Mayor Comments**

- 14. Adjournment**

Mayor Pro Tem Elrod adjourned the meeting at 7:24 pm.

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.