

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
JULY 6, 2017
5:30 PM

1. Call to Order Mayor Billy Copeland
2. Roll Call
3. Approval of the Agenda
4. Pledge to the Flag
5. Invocation
6. Approval of the Consent Agenda
 - A. Acceptance of an Administrative Variance by the Community Development Director for Evergreen Estates (a.k.a. Tomlinson Estates) as follows:

Lot Size: Reduction from 12,000 sq. ft. to 11,000 sq. ft. + , within the 10% reduction (max. 1,200 sq. ft.) allowed by Chapter 17.96, to Lots #1-4 per as-built conditions.

Perimeter Buffer (Tomlinson Street): Reduction from 25' to 22.5', within the 10% reduction (max. 2.5 feet) allowed by Chapter 17.96, to the buffer along the south PL abutting Tomlinson Street per as-built conditions.

Open Space (Calculation): Reduction from 25' to 22.5', within the 10% reduction (max. 2.5 feet) allowed by Chapter 17.96, to the buffer along the south PL abutting Tomlinson Street per as-built conditions.

Impervious Setback Relocation: Permitted encroachment within the 25' Impervious setback, predicated on mediation/compensation plan as noted in accord with Code Section 18.07.090, that is an additional buffer for the 50' undisturbed stream buffer within the southwest corner of the parent tract, abutting southwest portion of Lot #9
 - B. Approval of an ordinance amending Title 18 of the City Code of Ordinances, by creating a new Chapter 18.13, "Green Infrastructure & Low Impact Development." This Ordinance update to the Code is necessary to comply with Local/State/Federal regulatory requirements.

- C. Adoption of a Resolution awarding a contract to Allsouth Constructors for additions to the existing Water Pollution Control Plant. Total project cost will be \$564,000.00 with the following breakdown:
 Allsouth \$472,692.00 Geotechnical Report \$7,500.00
 Project Inspection \$16,160.00 Engineering \$42,540.00
 Legal/Administrative \$1,500.00 Contingencies \$23,608.00
 This will be paid from the water and sewer fund.
- D. Authorization for Piedmont Paving to repave, patch and seal coat the following properties and for the Mayor to sign all documents:
 McDonough Fire Department 88 Keys Ferry Street
 McDonough First Baptist Church 101 Macon Street
 Richard Craig Park 125 S. Zack Hinton Pkwy
 Alexander Park 300 Atlanta Street
 Fire Department, Baptist Church and Richard Craig Park will be paid from the General Fund at a cost of \$ 64,370.00 and Alexander Park cost of \$39,385.00 which will be paid from SPLOST IV funds.

7. Unscheduled Public Comments

8. Community Development Items Mr. Rodney Heard

Rezoning Petition – Zoning Map Amendment

A. Case Number: 170217 (*Postponed from 05/15/17 City Council Meeting)

Applicant(s): Rupesh Brahmabatt - Brahmabatt Estate

Address: 1035 Hwy 81E Council District: 3, Craig Elrod

Petition Request: C-3 (Highway Commercial)

Existing Zoning: RA-200 (Residential Agriculture) w/ conditions per
 ORD 07-08-06005(A)(Z)

Location: Hwy. 81E Village Activity Center (Segment between Lake Dow &
 Racetrack Roads) Tax Parcel ID: 123A-02009000

Land Lot(s): 152 of the 7th District Tract Acreage: 10.676 +/- total acres

Municipal Planning Commission

Public Review (05/02/17); Special Called Meeting: Case 170217 approved C-2
 with Staff recommendation.

City Council **Public Hearing (07/06/17)**

per postponement from 05/15/17 City Council Meeting

B. Case Number: 170415 Council District: 3, Craig Elrod

Applicant(s): Jinsong Yang on behalf of Foxdale Development, LLC.

Address/Location: Iris Lake Village, Lots 39-54 & 68-82

**Petition Request: RM-75 (Multi-Family Residential) Conditional Use w/ new
 conditions**

Existing Zoning: RM-75 (Multi-Family Residential) Conditional Use w/
 conditions per ORDs 05-02-21002(Z) & 06-05-01010(ZMOD)

Location: Iris Lake Village Activity Center (Iris Lake Village Road/Racetrack Rd.) Tax Parcel ID: 108-01134000

Land Lot(s): 168 of the 7th District Tract Acreage: 23.837 +/- total acres

Municipal Planning Commission

Workshop (05/16/17)

Public Review (06/27/17); Special Called Meeting: Case 170415 approved RM-75 Conditional Use with Staff recommendation.

City Council Public Hearing (07/17/17)

C. Case Number: 170506 Council District: 4, Kam Varner

Applicant(s): Kevin Daniel on behalf of GeoSam Capital US

Address/Location: Charleston Village, Lots 1-42, 48-57, 81-96 and 104-111

Petition Request: RTD (Residential Townhouse District) w/ new conditions

Existing Zoning: RTD (Residential Townhouse District) w/ conditions per ORD 05-02-07001(Z)

Location: Henry Connector Parkway Village Activity Center (Henry Connector Parkway/Hwy 155 S) Tax Parcel ID: (Refer to Final Plat)

Land Lot(s): 188 of the 7th District Tract Acreage: 12.427 +/- total acres

Municipal Planning Commission

Workshop (05/16/17)

Public Review (06/27/17); Special Called Meeting: Case 170506 approved RTD with Staff recommendation

City Council Public Hearing (07/17/17)

D. Case Number: 170507 Council District: 2, Sandra Vincent

Applicant(s): Keith Fisher on behalf of Tartan Holdings, LLC.

Address/Location: 775 Hwy 42N

Petition Request: M-1 (Light Industrial)

Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD 12-04-02001(Z)

Location: Hamilton Village Activity Center (Hwy 42N Corridor/McDonough Parkway Extension) Tax Parcel ID: 090-01007002

Land Lot(s): 93 of the 7th District

Tract Acreage: 6.65 +/- total acres (Lot division from parent tract = 9.375 +/- acres)

Municipal Planning Commission

Workshop (05/16/17)

Public Review (06/27/17); Special Called Meeting: Case 170507 approved M-1 with Staff recommendation.

City Council Public Hearing (07/17/17)

9. Discussion of Revenues and Expenditures Mr. Mike Clark
of the General Fund, SPLOST Fund,
Hotel/Motel Fund

- | | | |
|-----|---|--|
| 10. | Discussion of water and sewer rate annual adjustments | Mr. Keith Dickerson |
| 11. | Discussion of the revised Park Ordinance | Mr. Dickerson |
| 12. | Discussion of a revised Media Production and Permits Ordinance | Mr. Dickerson |
| 13. | Discussion of the proposed play equipment to be used at Avalon Park | Mr. Dickerson |
| 14. | Approval of the June 19, 2017 City Council Meeting Minutes | |
| 15. | 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) |
| 16. | City Administrator, City Attorney, City Clerk Comments | |
| 17. | Councilmembers and Mayor Comments | |
| 18. | 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 was published in the Henry Herald on December 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.

June 29, 2017 @ 1:00 PM