

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
MARCH 1, 2018
6:00 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. Approval of Street Light Acceptance, Code Section 16.16.320(I.) for Alexander Zaitsev, applicants(s) on behalf of McKinley Construction, LLC. requesting “Offer of Dedication” for street lights upon exceeding 50% build out (66 homes) with 80 homes constructed among the total of 132 lots, in the Iris Lake Village Development located at Racetrack Road Corridor north of the intersection of Racetrack Road & Iris Lake Road.
 - B. Approval of an Administrative Variance, Code Section(s): 17.96.020 and 18.07.090 for Joe Watkins, applicant, on behalf of Horizon Holdings Georgia, LLC. for Green Valley Villages (Highway 155 S Corridor) Development Project
Requesting: Said application is for the following item pertaining to “As-built Conditions” -
 - #171203 Rear Yard Setback: Reduction from 30’ to 27’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #73-78 & 85-90 per as-built conditions.
 - #180102 Rear Yard Setback: Reduction from 30’ to 27’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #49-54 & 55-60 per as-built conditions.
 - C. Approval for Jackson Metal Roofing Company to construct three (3) 30 x 60 x16 monoslope post frame structure pole barns for equipment storage at the Public Works Building. Total cost of \$45,600.00 (\$15,200.00 each) will be funded by Stormwater & Water Distribution and the General Fund.

- D. Approval to award to C&C Lovejoy, Inc. the alternates 1, 2, and 3 for the construction of permanent entrance to Alexander Park Entrance, Lawn and West trail. Total cost of \$41,845.10 will be funded by SPLOST III for Alternate 1: \$14,340.00, Alternate 2: \$9,055.10, and Alternate 3: \$18,450.00.

7. Public Comments

8. Community Development Items Mr. Rodney Heard

A. Development Review - Concept Plan Review

Case Number: 180115 Council District: 1, Rufus Stewart
Applicant(s): A.J. (Buddy) Welch, Jr.
Address/Location: 1300 S. Zack Hinton Parkway
Petition Request: Concept Plan Review per stipulations outlined in ORD 04-06-07002(A)(Z)
Existing Zoning: RM-75 (Single Family Residential) with conditions per ORD 04-06-07002(A)(Z)
Location: North of Hwy 155 S Village Activity Node I (Hwy 155S & Racetrack Road) Tax Parcel ID: Portion of 107-01032000
Land Lot(s): 154 of the 7th District Tract Acreage: 30.0 +/- total acres
Municipal Planning Commission
Workshop (02/13/18 - Special Called) & Public Review/CDD Review Report (02/20/18)
City Council: CDD Review Report (03/01/18) - Postponed from 02/19/18 Meeting per actions of MPC

B. Zoning Map Amendment - Rezoning

Case Number: 180202 Council District: 4, Kam Varner
Applicant(s): Mike Bender on behalf of Taco Bell
Address/Location: 1025 Hampton Road
Petition Request: C-3 (Highway Commercial)
Existing Zoning: C-2 (Central Commercial)
Location: Exit 218 East Activity Center (Hwy 20/81 & Industrial Blvd & Willow Lane) - City Gateway Tax Parcel ID: 093-01027000
Land Lot(s): 162 of the 7th District Tract Acreage: .9 +/- total acres
Municipal Planning Commission
Workshop (03/13/18) & Public Review (04/10/18)
City Council Public Hearing (04/16/18)

C. Preliminary Plat Review

Pod H (Wildwood), Phase 2 Council District: 4, Kam Varner

Applicant(s): Drew Camp on behalf of Reservoir Group

Address/Location: Pod H, Ph. 2 - Avalon Blvd.

Petition Request: Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)

Existing Zoning: R-50 (Single Family Residential) PUD with conditions per ORD 03-04-002(Z)

Location: In between Pods H (Ph 1) & Pod I (Parkside), southern boundary of Avalon Blvd. Tax Parcel ID: Portion of 076-01001005

Land Lot(s): 194 of the 7th District Tract Acreage: 41.57 +/- total acres

Municipal Planning Commission

Workshop & Notification of recommendation to MCC (02/20/18)

City Council: CDD Review Report (03/01/18)

Request for Approval via Consent Agenda (03/19/18)

9. Presentation by City of McDonough Hospitality & Tourism, and Main Street. Ms. Christy Collier
Ms. Courtney Whitman
Approval of the new proposed Main Street Program logo.
10. Discussion of Truck Rental Business operating as Franchise Agents Mr. Keith Dickerson
Mr. Heard
11. Discussion of Clearwater Detention Pond Mr. Dickerson
12. Approval of the February 1, 2018 Workshop Minutes
13. Approval of the February 19, 2018 Meeting Minutes
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, 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 was published in the Henry Herald on February 7, 2018; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law. 2-23-18 @ 11:00 AM