POST 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**

Mayor Copeland 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	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	(Arrived at 6:05 p.m.)
Councilmember Sandra Vincent	Absent

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price, Police Chief, Mr. Preston Dorsey, Fire Chief, Mr. Steve Morgan, Technology Services Specialist, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the removal of Item 6B from the Consent Agenda, to become a discussion topic after the Consent Agenda; and with the complete removal of Item 9. Councilmember Pruitt motioned and Mayor Pro Tem Varner seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett and Councilmember Pruitt. Councilmembers Stewart and Vincent were not present for the vote.

4. Pledge to the Flag

Mayor Pro Tem Varner led the Pledge to the Flag.

5. Invocation

Councilmember Pruett gave the 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.

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

Mayor Copeland called for a motion approve the Administrative Variance (Item 6B, which was listed under the Consent Agenda). Councilmember Elrod motioned and Councilmember Pruitt seconded. Prior to the vote, Councilmember Pruett recused himself due to conflict. The vote was four in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod and Councilmember Pruitt. Councilmember Pruett recused himself; and Councilmembers Stewart and Vincent were not present for the vote.

Councilmember Stewart arrived at the meeting.

7. Public Comments

(1) Ms. Annette O'Banion
(2) Mr. Charles Downey
(3) Diana Batson

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

Community Development Director, Mr. Rodney Heard offered an in-depth review of the proposed Concept Plan for case 180115. Mr. Brandon Delk with Pedcor and Mr. Brian West with Kimberly-Horn & Associates were in attendance on behalf of the applicant. Mr. Delk and Mr. West addressed comments and answered questions by Mayor and Council regarding the proposed project; and further discussion ensued.

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)

Mr. Heard reviewed the petition for case 180202, to rezone the property from C-2 (Central Commercial), to C-3 (Highway Commercial); and some discussion ensued. The Public Hearing for case 180202 will be held on April 16, 2018.

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*)

Mr. Heard presented the preliminary plat review for Pod H (Wildwood), as submitted by Mr. Drew Camp on behalf of Reservoir Group. Mr. Camp was in attendance for the meeting, as well as Mr. Steve Moore with Moore Bass Consulting. Mr. Moore and Mr. Camp addressed Mayor and Council regarding the proposed project; and some discussion ensued.

9. Presentation by City of McDonough Hospitality & Tourism, and Main Street. Approval of the new proposed Main Street Program logo. **Ms. Christy Collier Ms. Courtney Whitman**

This item was removed from the Agenda.

10. Discussion of Truck Rental Business operating as Franchise Agents **Mr. Keith Dickerson Mr. Heard**

City Administrator, Mr. Keith Dickerson discussed truck rental businesses operating as franchise agents at some of the gas stations in the City. Mr. Heard expressed the need to evaluate code updates limiting the maximum number of fleet vehicles in relation the parking that is allowed on-site; and further discussion ensued.

11. Discussion of Clearwater Detention Pond **Mr. Dickerson**

Mr. Dickerson discussed some issues related to the Clearwater Detention Pond. He said that some water and sediment samples have been collected; and those results are pending. Mr. Dickerson said that he would bring the issue back to Mayor and Council once a determination for emergency repair has been made.

12. Approval of the February 1, 2018 Workshop Minutes

Mayor Copeland called for a motion to approve the February 1, 2018, Workshop Minutes. Councilmember Pruitt motioned and Mayor Pro Tem Varner seconded. The vote was four in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod and Councilmember Pruitt. Councilmembers Pruett and

Stewart did not vote, as they were not present at the February 1, Workshop Meeting; and Councilmember Vincent was not present for the vote.

13. Approval of the February 19, 2018 Meeting Minutes

Mayor Copeland called for a motion to approve the February 19, 2018, City Council Meeting Minutes. Councilmember Pruett motioned and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Mayor Pro Tem Varner did not vote because she was not in attendance for the February 19, 2018 City Council Meeting; and Councilmember Vincent was not present for the vote.

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)

No Executive Session was held.

15. City Administrator, City Attorney, City Clerk Comments

16. Councilmembers and Mayor Comments

17. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember Pruitt motioned and Councilmember Elrod seconded. All stood in favor.

The meeting adjourned at 7:42 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 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.