MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
MARCH 1, 2018
6:00 PM

1. Call to Order **Mayor 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

After the roll call, Ms. Price confirmed that there was a quorum for the meeting.

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 stated the item removed from the Consent Agenda for the approval for 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.

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 Benjamin 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 Roger 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 made the following comments:

- The project up for Concept Plan Review on the agenda tonight will not increase jobs, etc.
- Project will negatively impact property assessments and the average family income for the City
- Please ask the Developer to consider at least a portion if not all of the complex be designated for senior living, since SPLOST money has been designated for that type of development

(2) Mr. Charles Downey commented:

- Some apartments are needed, but too many will have a negative impact on the community
- Report says complex will be built next to schools and it will generate approximately 90 school-aged children, which Mr. Downey believes that estimate to be low
- Some children would be unsupervised and going home alone while parents work, which could lead to trouble and have a negative impact on the community
- Mr. Downey asked the owners and the developer to change their project to a senior-housing complex

(3) Diana Batson commented:

- Another apartment complex is not a good idea
- There are old apartments on Angie Drive in McDonough that are very run down
- Please, look at the big picture 30 years down the road

Community Development Director, Mr. Rodney Heard noted that the apartments that Ms. Batson referenced on Angie Drive are in Unincorporated Henry County and not within the city limits of McDonough.

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 presented an in-depth review of the proposed Concept Plan for case 180115:

- Impact Study was provided and Community Impact Memorandum is available for review
- Property is zoned RM-75 by way of historic Ordinance 04-06-07002(A)(Z)
- Master plan development in Ordinance 13-11-18001(Z)
- Concept Plan was reviewed at the February 1, Workshop Meeting by Mayor and Council, and this is being brought back tonight for input
- Proposed Hawks Landing complex layout consists of 252 units, 14 units per acre; controlled gate access; outdoor recreational access; landscaping; fitness center; laundry center; business center; playground; pool; and picnic and grilling pavilion
- Main building will be in the center of the property with accessory buildings emulating design standards
- Spine road will be built off of Zack Hinton Parkway

Mr. Brandon Delk, Vice President of Pedcor and Mr. Brian West with Kimberly-Horn & Associates were in attendance on behalf of the applicant. Mr. Delk addressed comments and answered questions by Mayor and Council regarding the proposed project:

- We offer family-oriented apartment communities
- Out of the 25,429 residents we have in our communities, approximately 16.19% are 55 and older.
- An estimated 40 units within the new development would be occupied by seniors
- Last family-oriented housing development in this county was in 2004.
- Complex would be infrastructure for continued community growth
- We will offer tax-exempt bond financing through the Housing Authority of McDonough
- We are owner/operators who provide maintenance and staff
- Buildings will not have elevators
- First-floor units are fully accessible
- Entrances/exits from the property will be gated

After Mr. Delk's comments, some discussion ensued. Councilmember Pruitt and Councilmember Stewart asked about the possibility of a senior-specific development; and Mr. Delk said that his company specializes in family-oriented apartment communities and not senior living communities. Councilmember Varner expressed the importance of working security and surveillance for the property with it being so close to schools. Councilmember Elrod shared his concerns that if there is only one entrance to the property that fire and police personnel may not be able to effectively respond to emergencies if that entrance is ever blocked.

Mr. Brian West with Kimberly-Horn responded to Councilmember Elrod's concerns and said that public roads get blocked from time to time; and that the spine road will be built to City standards to be owned, operated and maintained by the City. Councilmember Elrod said that he felt like this would present a major public safety risk, having a private group build a road that will be dedicated to the City for the City to maintain. He asked that the developers try to come up with a way to address the safety issues with having only one entrance to the property.

Further, Councilmember Elrod said that he believes a red light would become necessary to assist with school traffic, and he asked if the developers would consider donating to a fund for that purpose. Mr. Delk responded that he is willing to entertain a fund donation for a future red light, and that he would encourage future developers to do so as well.

Mr. Heard continued to discuss the proposed project; and some discussion took place. Mayor Pro Tem Varner said that moving forward, the City should monitor the amount of apartments near school districts because it drives down the students' scores in schools. Mr. Heard said that apartment complexes in the City are strategically located adjacent to established or emerging activity centers to minimize potential adverse impacts in relation to the City's growth management plan.

City Administrator, Mr. Keith Dickerson stated that there are some documents from the Housing Authority that he would like to obtain and share with Mayor and Council regarding a Housing Authority meeting on Saturday, December 16, 2017; and a Public Hearing which was held on Saturday, December 30, 2017, without Mayor and Council being properly notified.

Councilmember Pruett commented that with the confusion that has been a part of this proposed project and the way that the Council has been kept in the dark, it has been very frustrating; and he shared his disappointment in how this has transpired.

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):

- The Applicant, Mr. Bender was unable to attend the meeting due to inclement weather
- The Planning Commission Workshop will be held on March 13, 2018
- The Public Review for the proposed project will be held on April 10, 2018
- The Public Hearing is scheduled for April 16, 2018
- The current building will be demolished and a new model built on the site
- The vacant Wendy's building will also be demolished in conjunction with this project

After the review, discussion ensued. Councilmember Pruett suggested encouraging the developers to replace above-ground utility lines with underground lines. Mr. Dickerson said that he believes the developers will run lines underground; however, until all of the property can be annexed into the City from the County, it will be difficult and very costly to replace the lines.

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. Drew Camp with Reservoir Group and Mr. Steve Moore with Moore Bass Consulting were in attendance at the meeting
- Existing zoning is R-50 (Single Family Residential)
- 182 lots on 41.57 acre-tract

Mr. Steve Moore with Moore Bass Consulting said this will be the last remaining piece in this section of the project, which was originally intended to be Phase II of Wildwood:

- Four existing accesses east and west
- Working on main access onto Avalon Boulevard
- Primarily craftsman-style homes at a price point from $250,000, upwards

Mr. Drew Camp with Reservoir Group also discussed some of the plans for the project:

- Approximate size of homes is 2,200 to 2,700 square feet
- Property will have five points of ingress and egress
- No alleys in the plans

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**

The City of McDonough Hospitality & Tourism and McDonough Main Street presentation was removed from the agenda.

10. Discussion of Truck Rental Business Operating as Franchise Agents — **Mr. Keith Dickerson, Mr. Heard**

Mr. Keith Dickerson discussed truck rental businesses operating as franchise agents at some of the gas/service stations in the City:

- We are trying to limit the amount of trucks that gas/service stations are allowed to have
- Trucks are blocking the front of the road
- We've asked businesses to limit their on-site vehicles to a minimal amount in an attempt to protect curbs and sidewalks

Mr. Heard also discussed co-op businesses who are adding truck rentals to their businesses and parking fleet vehicles in non-designated areas. He expressed the need to evaluate code updates limiting the maximum number of fleet vehicles in relation the parking that is allowed on-site; and discussion ensued.

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

Mr. Dickerson discussed some issues related to the Clearwater Detention Pond:

- Will take a little more work to get the detention pond functioning
- Rain has caused problems and we are trying to correct issues
- Some water and sediment samples have been collected; and those results are pending
- Have property owner's permission to gather samples from private pond
- Will bring the issue back to Mayor and Council once a determination for emergency repair has been made

12. Approval of 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

Mr. Dickerson shared that the meeting with the I-75 Corridor Coalition was successful, and that the City of McDonough will now become a member of that organization. He said he’s looking forward to what will develop as a result of their efforts.

The City Clerk, Ms. Janis Price noted for the record that there were only four Councilmembers present who were in attendance at the February 1, City Council Workshop. She asked to amend the record of the approval of these minutes to reflect the appropriate number of members who voted affirmatively to four instead of five; and Mayor and Council agreed.

16. Councilmembers and Mayor Comments

Councilmember Elrod offered his congratulations to the Henry County girls’ basketball team for making it to the final four, and he offered good luck to them as the team will compete in the semi-finals at Fort Valley State, at 2:00 p.m., on March 2.

He also thanked Dr. Fallas with Fallas Family Vision for his donation of bicycle racks throughout the City; and he said that a train-themed bike rack was installed at H.O.P.E. Park earlier in the day.

Councilmember Stewart shared that he and the Mayor enjoyed attending the ribbon-cutting at the Housing Authority last week.

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.

Janis E. Price
City Clerk

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.