

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
SEPTEMBER 6, 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. Adoption of a Budget Amendment Resolution to amend the FY 2018-2019 Budget for approved transactions in various funds.
 - B. Approval to allow Ben Turnipseed Engineering to move forward with the design drawings/engineering/site inspections to provide automated valve controls (PLC consoles) for the existing four catch basins and filters at a cost not to exceed \$55,308.00 which will be paid from the Water Treatment Capital Outlay Budget; approval to go out for bids for this project work.
 - C. Approval to purchase a KUBOTA KX040-4R1A at a cost of \$47,020.00 which will be paid from the Waste Water Department Budget.
 - D. Approval to purchase a budgeted item, a 2018 Ford F-150 Crew Cab V8 4x4 at a cost of \$29,969.00 which will be paid from the Wastewater Department Budget.
 - E. Approval for the City of McDonough to enter into an Intergovernmental Agreement (IGA) with Henry County related to the traffic light at McDonough Parkway and State Road 20/81 with the City contributing \$50,000.00 towards the cost which will be from SPLOST IV funds; authorization for the Mayor to sign the agreement.
 - F. Approval to move forward with allowing Vaughn & Melton to design and engineer the Round-A-Bout on Postmaster Drive at a cost not to exceed \$135,000.00 which will be paid from SPLOST IV funds.

- G. Approval to purchase six police vehicles and equipment at a cost of \$199,195.14 which will be paid from the General Fund. See vendors and specific cost breakdown:

Vehicles (6)	Don Jackson	\$135,510.00
Emergency Equipment (6)	West Chatham	\$ 44,610.44
Cameras (4)	Digital Alley	\$ 16,180.00
Decals (5)	Firehouse Graphics	\$ 1,925.00
Window tent (6)	The Bass Station	\$ 1,170.00

- H. Approval of an Administrative Variance on behalf of
Applicant: Keith Hancock on behalf of K & M Homes
Development/Project: Green Valley, Ph. 1 (Hwy 155 S Corridor)
Request(s): Said application is for the following item pertaining to “As-built Conditions” -

#180801 Rear Yard Setback: Reduction from 30’ to 27’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #67 & 68 per as-built conditions.

City Code Section(s): 17.96.020 and 18.07.090

- I. Approval of an Administrative Variance on behalf of
Applicant: Terry Martin on behalf of D.R. Horton Homes
Development/Project: Kensington Park (Bridges Road Corridor)
Request(s): Said application is for the following item pertaining to “As-built Conditions” -

#180841 Rear Yard Setback: Reduction from 30’ to 28.68’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #22 per as-built conditions.

City Code Section(s): 17.96.020 and 18.07.090

- J. Approval of the August 20, 2018, City Council Minutes.

7. Public Comments

- A. Renee Allen Community Outreach, Momentum Church

8. Unscheduled Public Comments

9. Community Development Mr. Rodney Heard

A. **Zoning Map Amendment - Rezoning**

Case Number: 180731 Council District: 2, Sandra Vincent

Applicant(s): **Lee Freeman, Jr. on behalf of McDonough Properties, LLC.**

Address/Location: 114 Jonesboro Street

Petition Request: C-1 (Neighborhood Commercial)

Existing Zoning: OI (Office Institutional) w/ conditions per ORD #01-09-17A

Location: City Gateway, Downtown/Main Street District (2018 Expansion) - Jonesboro Street Corridor

Tax Parcel ID: M09-09016000

Land Lot(s): 133 of the 7th District Tract Acreage: .686 +/- total acres

MCC Workshop (09/06/18) MCC Public Hearing (09/17/18)

MPC Workshop (09/11/18) MPC Public Review (09/11/18)

B. Zoning Map Amendment – Rezoning w/ Variances

Case Number: 180734 Council District: 1, Rufus Stewart

Applicant(s): Smithton Homes, LLC. (Hampton Street Townhomes)

Address/Location: 235 Hampton Street

Petition Request: RTD (Residential Townhome District) w/ variances

Variance Request: 1.) Allow for the development to be owned and units sold/rented by a management company; 2.) Reduction to a one (1) car garage per dwelling unit; 3.) Reduction in front setback to seven (7') feet to maximize open space; 4.) Reduction in heated living area requirements; and 5.) Reduction in setback to twenty (20') feet along Bridges Road.

Existing Zoning: R-85 (Single Family Residential)

Location: City Gateway, Downtown District - Hampton Street Corridor

Tax Parcel ID: M02.5-01005000 Land Lot(s): 133 of the 7th District

Tract Acreage: 8.92 +/- total acres

MCC Workshop (09/06/18)

MCC Public Hearing (10/15/18)

MPC Workshop (09/11/18)

MPC Public Review (10/09/18)

C. Zoning Map Amendment – Rezoning w/ New Conditions

Case Number: 180739 Council District: 1, Rufus Stewart

Applicant(s): Lynitta Thomas-Watson on behalf of Gallery 261

Address/Location: 261 Griffin Street

Petition Request: C-3 (Highway Commercial) w/ new conditions

Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD #05-11-2 1002(ZM)

Location: Downtown/Main Street District (2018 Expansion) – Griffin Street Corridor (N/S One Way Pairs)

Tax Parcel ID: M21-05002000

Land Lot(s): 155 of the 7th District Tract Acreage: .35 +/- total acres

MCC Workshop (09/06/18) MCC Public Hearing (10/15/18)

MPC Workshop (09/11/18) MPC Public Review (10/09/18)

10. Discussion and Adoption of the Revised Water & Sewer Ordinance Ms. Lynn Bailey
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)
12. City Administrator and City Clerk Comments
13. Councilmembers and Mayor Comments
14. 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 the meeting schedule was posted at City Hall and on the City's website, as required by law. 8-30-18 @ 1:30 PM