

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 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

Administrative Assistant to the City Clerk, Ms. Christy Wallace 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	Present
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; Attorney, Jim Elliott; Administrative Assistant to the City Clerk, Ms. Christy Wallace; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Mr. Brian Linton, Technology Services; Lieutenant Martin Vaughn, McDonough Police Department; Lieutenant Julia McCaslin, McDonough Police Department; and Corporal Roy Hawkins, McDonough Police Department.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Roger Pruitt led the Pledge to the Flag.

5. Invocation

Councilmember Benjamin Pruett gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of a Budget Amendment Resolution to amend the FY 2018-2019 budget for approved transactions in various funds.
- B. Approval of an Administrative Variance Request from applicant: Tim McKinley on behalf of Heatherland Homes for the Development/Project: Arnold Estates (McGarity Road Corridor)
Request(s): The application request is for the following item pertaining to “As-built Conditions” – Case #180913 Rear Yard Setback: Reduction from 40’ to 36’, within the 10% reduction threshold allowed by Chapter 17.96, to Lot #1 (100 Lotus Circle) per as-built conditions.
Community Development Director’s recommendation is approval.
City Code Section(s): 17.96.020 and 18.07.090
- C. Approval of a Media Production and Audio Visual Installation agreement between The City of McDonough and BPI for the CO Polk Interactive Museum at a cost of \$160,650.00 which will be paid from SPLOST IV funds; authorization for the Mayor to sign agreement.
- D. Approval to allow Advanced Roofing & Interiors to install a 16 x 28 deck with grey trex decking and iron railing, and to install one LED light to match the existing fixture on the side of the CO Polk building. The cost of this project will be \$24,246.00 and will be paid by SPLOST IV funds.
- E. Approval to move forward with the 2019 chemical water quality and biological monitoring for the City’s watershed protection plan required by the current Georgia Environmental Protective Division; authorization for the Mayor to sign all related documents.
- F. Approval of the minutes for the October 15, 2018 City Council Meeting.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was seven in favor.

7. Unscheduled Public Comments

There were no unscheduled comments.

**8. Presentations for Police Service
Lt. Martin Vaughn, Lt. Julia McCaslin
Det. Mark Fellows, Cpl. Roy Hawkins**

Chief Preston Dorsey

Police Chief, Mr. Preston Dorsey presented badges for ten years of service with the City of McDonough Police Department to Lieutenant Martin Vaughn, Lieutenant Julia McCaslin and Corporal Roy Hawkins. Detective Mark Fellows was unable to attend the meeting. Mayor and Council stepped down to offer their personal gratitude to each of the officers.

9. Community Development Petitions

Mr. Rodney Heard

A. Concept Review Update - Prep for Rezoning Application

Subject Property: Rainer Property, 222 Decatur Road, Council District: 3

Petition Request: R-50 (Single Family Residential) w/ new conditions

Existing Zoning: R-50 (Single Family Residential) with conditions per ORD 07-04-02004(ZM)

Location: North of intersection of Hwy 155 N (Decatur Road) and Lawrenceville Street

Tax Parcel ID: Portion of M18-07001000

Land Lot(s): 123 of the 7th District Tract Acreage: 12.26 +/- total acres

MCC Workshop (11/01/18), **MCC Public Hearing (12/10/18)**

MPC Workshop (11/13/18), MPC Public Review 12/04/18 Spec. Called Meeting)

Community Development Director, Mr. Rodney Heard reviewed the petition request to rezone the Rainer Property located at 222 Decatur Road to R-50 (Single Family Residential) with new conditions. The Applicant, Mr. Drew Camp was in attendance for the meeting. Mr. Camp addressed Mayor and Council regarding the proposed conditions for the project, and discussion ensued.

The Public Hearing for this matter will be held on December 10, 2018, at the City Council Meeting.

B. Zoning Map Amendment – Rezoning w/ Variances

Case Number: 180734

Council District: 1

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~~ Private Streets vs. Public Streets; 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.

Tract Acreage: 8.92 +/- total acres

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

MCC Workshop (09/06/18)

MPC Workshop (09/11/18)

MPC Public Review (~~10/09/18~~ Postponed to 10/30/18 Special Called Meeting)

MCC Public Hearing (~~10/15/18~~ Postponed to 11/01/18 MCC Workshop Meeting)

Mr. Heard announced that the Applicant had requested postponement of the Public Hearing for case number 180734, until the December 10, 2018 City Council Meeting due to the illness of a family member; and discussion ensued. Councilmember Vincent asked that it be noted for the record that it was the Applicant who requested the postponement and not the City. Councilmember Elrod stated that he would not be voting on the matter.

Mayor Copeland called for a motion to postpone the Public Hearing in case number 180734, to the December 10, 2018 Council Meeting. Councilmember Pruitt motioned and Councilmember Pruett seconded. The vote was six in favor and one abstention.

Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod abstained.

C. Case Number: 180902 Council District: 3
Applicant(s): Blue River Development for Blue River Subdivision
Address/Location: Lake Dow Road
Petition Request: Annexation & Rezoning to R-75 (Single Family Residential) - City
Existing Zoning: RA (Residential Agriculture - County)
Location: Proximity to Hwy 81 E Village Activity Node (City Gateway) – Hwy 81 E Corridor
Tax Parcel ID: 123-01025000 Tract Acreage: 61.21 +/- total acres
Land Lot(s): 138 of the 7th District
MCC Workshop (11/01/18) MCC Public Hearing (12/10/18)
MPC Workshop (11/13/18)
MPC Public Review (12/04/18 Special Called Meeting)

Mr. Heard reviewed case number 180902 and the petition request for annexation and rezoning to R-75 (Single Family Residential) - City. Mr. Dale Hall with Falcon Design Consultants was present at the meeting. Mr. Hall addressed Mayor and Council regarding the project and discussion ensued.

The Public Hearing for case number 180902 is scheduled for the December 10, 2018 City Council Meeting.

D. Tall Grass, Weeds, and Debris - City Beautification Efforts/Initiative (2018 Update) Discussion of 2018 updates to existing Chapter 8.20 Weeds & Debris within city codes.

Mr. Heard reviewed the proposed changes to Chapter 8.20 of the City Code, “Weeds & Debris”. The proposed change would amend the existing threshold for grass and weeds from 12 inches to 6 inches; or 8 inches as an alternative. Discussion ensued regarding the proposed changes.

Mayor Copeland called for a motion to move forward with the Code amendment from the existing threshold for grass and weeds of 12 inches to six inches; and to bring the item back to Council for approval at a later date to include other considerations. Councilmember Pruett motioned and Councilmember Elrod seconded. The vote was seven in favor.

10. Discussion of Revenues and Expenditures for the General Fund, SPLOST Funds, Hotel/Motel Funds ending September 2018. Mr. Mike Clark

Finance Director, Mr. Mike Clark discussed revenues and expenditures for the General Fund, SPLOST Funds and Hotel/Motel Tax Fund, ending September 2018.

**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)**

No Executive Session was held.

12. City Administrator and City Clerk Comments

Mr. Dickerson presented the request from So Real Productions to permit filming in the Municipal Court Building, on Sunday, November 11, 2018. The City would charge the normal rate for one police officer of \$40 an hour for nine hours, for a total of \$360.

After much discussion, Councilmember Vincent made a motion to approve the City Administrator's recommendation to permit filming at the McDonough Municipal Court on Sunday, November 11, 2018, from 6:00 a.m., until 2:00 p.m.; and Mayor Pro Tem Varner seconded. Discussion continued.

Mayor Copeland called for the vote on the motion and second. The vote was six in favor and one opposed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod voted in opposition. The motion passed.

13. Councilmembers and Mayor Comments

14. Adjournment

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

The meeting adjourned at 7:55 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 the meeting schedule was posted at City Hall and on the City's website, as required by law.