

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

The Regular Workshop Meeting of the City of McDonough City Council was held on Thursday, November 1, 2018, at 6:00 p.m.

**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; Major Paul Honcharik, McDonough Police Department; 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, 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.

- McDonough is the 20<sup>th</sup> safest city to live in Georgia
- McDonough Police Department selects highly-trained officers to serve the City

- The Department works to create a culture that respects the value of its employees
- Chief Dorsey introduced each officer and all family members who were present at the meeting
- Major Paul Honcharik was in attendance and he assisted with the badge presentations

Mayor and Council offered their personal gratitude to each of the officers. Officers McCaslin, Hawkins and Vaughn each expressed their appreciation for the recognition and for the opportunity to work with the City of McDonough.

- 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 some of the proposed details for the project:

- The 2007 Ordinance provided for 33 lots
- Previously considered revising to estate homes to 11 lots, discussed at the April City Council Workshop
- Currently considering the amount of lots between 11 and 33
- Existing aerial sewer crossing will be realigned inside the dam, raising the elevation of the dam and returning it to normal function
- New gravity line would be installed to replace aerial line
- Need a little help with the conditions on the property

Councilmember Elrod thanked Mr. Camp for taking on the project and the effort to remove the aerial sewer crossing eyesore and provide a gateway with much needed in-town living. Councilmember Pruitt asked about provisions for minimum square footage, which will remain 1,600 square feet. Councilmember Vincent asked about considerations for the water feature on the property. Mr. Camp said that maintenance will be required for the dam to function properly and to alleviate the existing aerial line.

The Public Hearing for this proposed project 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

Tract Acreage: 61.21 +/- total acres

Tax Parcel ID: 123-01025000

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 and Mr. John Palmer with Falcon Design Consultants were present at the meeting. Mr. Hall addressed Mayor and Council regarding the project and stated the following details:

- There are two proposed entrances for the property on Lake Dow Road.
- Request is to annex the property into the City with R-75 zoning.
- Proposing sidewalks and street lighting with landscaping, along with amenities
- Working with the developer to come up with a spec book for architectural design

Councilmember Elrod offered his appreciation for Mr. Hall and Mr. Palmer taking the time to attend the meeting and answer questions regarding the proposed project. 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:

- Proposed change would apply to commercial and residential properties
- The recommendation by the Community Development Director is to amend the existing threshold for grass from twelve to six inches
- The eight-inch threshold to be considered as an alternate
- There will be action initiated by Code Enforcement for violations

Councilmember Vincent shared concerns regarding who would receive the citation in instances of foreclosed properties and undeveloped subdivisions. Councilmember Elrod confirmed with Mr. Heard that the proposed change would only effect the threshold for grass from twelve to six inches, and that the owner of record would receive any citations on the property.

Councilmember Vincent also asked about the differences in growth rates from season to season and whether or not that would be taken into consideration moving forward. Mr. Heard responded that once the baseline measurement is established, it will be incumbent on residents and business owners to maintain that appearance. After further discussion, Councilmember Vincent said that she sees an opportunity to address other issues within the amendment as well.

Councilmember Pruitt said that some of the people in his district utilize kudzu and other plants to control erosion and he’s not certain that those constituents would support the proposed change. Councilmember Vincent also recognized that people who live with disabilities and physical ailments may have a difficult time complying with the suggested

grass regulations, and she said she would like for that to be considered further moving forward as well.

After much discussion, Mayor Copeland called for a motion to move forward with the Code amendment from the existing threshold for grass and weeds of twelve 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.

Prior to moving on with the meeting agenda, Mr. Heard presented photographs of the 2018 City of McDonough scarecrows which were on display for the Annual Scarecrow Contest, featuring “Mayor, Mac, Donna and Georgia”. He also thanked Mayor and Council for the opportunity for the Community Development Department to create this year’s entry.

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

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

- Revenues for the General Fund total \$2,440,102
- Expenditures for the General Fund total \$3,346,263
- Expenditures over revenues for the General Fund total \$906,161
- Revenues for the Hotel/Motel Tax Fund total \$376,469
- Expenditures for the Hotel/Motel Tax Fund total \$376,469
- Revenues for SPLOST III total \$32 with total expenditures of \$4,513
- Expenditures over revenues for SPLOST III total \$4,481
- Revenues for SPLOST IV total \$17,038 with total expenditures of \$480,040
- Expenditures over revenues for SPLOST IV total \$463,002

**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. Councilmember Elrod said that he does not believe that the City should permit filming in City buildings. He also expressed that he felt it was inappropriate to ask any City staff member to work on Veterans Day.

Councilmember Vincent commented that So Real Productions is a local agency with a national presence, and one of the only production companies that has filmed in the City of McDonough who has acknowledged the City in its credits. She shared her belief that the City should support the arts instead of sending them on to another city.

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.

After further discussion, 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.

Mayor Copeland noted that the topic of filming in City buildings requires further discussion, and Mr. Dickerson suggested that this may be an appropriate topic for the City Council's annual retreat.

Ms. Wallace stated the dates for Mayors' Day 2019 and encouraged Councilmembers to register prior to December 4, 2018, to avoid late registration fees.

### **13. Councilmembers and Mayor Comments**

Councilmember Pruitt thanked everyone who was in attendance for the meeting and the City staff for a continued job well done.

Councilmember Stewart thanked the City staff for their continued hard work, and he thanked the Police and Fire Chiefs for keeping the City safe through Halloween time.

Councilmember Pruett also thanked both the Fire and Police Chief for the work they do for the City.

Councilmember Elrod thanked the City staff and the Police Chief for the allowing the Council to be involved in the presentation of badges at the meeting. He also thanked both the Police and Fire Chief for a job well done with the trick or treating event which was held in the parking deck due to rain. He further complimented the City Administrator's Assistant Ms. Euretha Lyles on a job well done with the recent McDonough 101 Program. He said he received several compliments from citizens who

graduated from the program regarding Ms. Lyles and the fantastic job she does for the City.

Councilmember Vincent took the opportunity to acknowledge and remember the eleven victims of the Tree of Life Synagogue shooting, citing it as quite a blow to humanity. She asked for prayers for the families of the victims, our nation and our world.

Fire Chief Steve Morgan mentioned the two Veterans' Breakfasts which will be held on November 5 and November 8. After Chief Morgan's comments Councilmember Vincent commented on the tireless work that the Fire Chief does for the city, and praised him for his commitment to the City of McDonough.

#### **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.

Christy Wallace, Administrative Assistant to 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 the meeting schedule was posted at City Hall and on the City's website, as required by law.