

**AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL - 136 KEYS FERRY STREET
Monday December 10, 2018
6:00 PM**

1. Call to Order
Copeland Mayor
2. [Roll Call](#)
3. [Approval of the Agenda](#)
4. [Pledge to the Flag](#)
5. [Invocation](#)
6. [Approval of the Consent Agenda](#)
- A. Approval of the following 2019 recommended appointments to the City Boards by Mayor and Council: Planning Board of Historic Pres. Commission Zoning App. Commission
- B. Approval of the minutes from the November 19, 2018, City Council Meeting
7. [Presentation update from Department of Transportation \(GDOT\) regarding the One Way Pairs Project](#) [Mr. Ronnie Thompson](#) [Ms. Penelope Brooks](#) [Mr. Craig Sewell](#) [Mr. George Johnson](#)

[Item 7](#)

8. [Proclamations 149th Anniversary of Shiloh Baptist Church](#) [Jared Bradshaw Day](#) [Kirby G's World Burger Champion Day](#)

9. Community Development
Items Mr. Rodney Heard

- A. 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 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. 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 Meetings: MCC Workshop (09/06/18) MPC Workshop (09/11/18) MPC Public Review (10/09/18; Postponed to 10/30/18 Special Called Meeting; Postponed to 12/04/18 Special Called Meeting) MCC Public Hearing (10/15/18; Postponed to 11/01/18 MCC Workshop Meeting; Postponed to 12/10/18

Item 9A

- B. Case Number: 180901 Council District: 4, Kam Varner Applicant(s): JHJ Richfield 65, LLC & RCB Richfield 35, LLC (Jones Retail Development) Address/Location: South Point Blvd. Petition Request: Rezoning to C-3 (Highway Commercial) Existing Zoning: RTD (Residential Townhouse District) Location: Proximity to Hwy 81 W Village Activity Node (City Gateway) – Hwy 81 W Corridor Tax Parcel ID: Portion of 075-01031000 Land Lot(s): 161 of the 7th District Tract Acreage: 4.57 +/- total acres Meetings: MCC Workshop (11/01/18) MPC Workshop (11/13/18) MPC Public Review (12/04/18) MCC Public Hearing (12/10/18)

Item 9B

- C. Case Number: 180902 **Note: To be rescheduled for 1st Quarter of 2019 per request by Applicant's Representative/Legal Counsel** Council District: 3, Craig Elrod 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 Land Lot(s): 138 of the 7th District Tract Acreage: 61.21 +/- total acres Meetings: MCC Workshop (11/01/18) MPC Workshop (11/13/18) MPC Public Review (12/04/18 Special Called Meeting) & MCC Public Hearing (12/10/18; Rescheduled to 1st Quarter of 2019 per the request of postponement by Applicant's Representative/Legal Counsel)

- D. Case Number: 1801009 Council District: 3, Craig Elrod Applicant(s): Reservoir Group, LLC Address/Location: 222 Decatur Road 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: M18-07001000 Land Lot(s): 123 of the 7th District Tract Acreage: 12.26 +/- total acres Meetings: MCC Workshop (11/01/18) MPC Workshop (11/13/18) MPC Public Review (12/04/18 Special Called Meeting) MCC Public Hearing (12/10/18)
- E. Case #181102 District 4, CM Kam Varner Applicant(s): Rosa Shaw (Apollo Signs) on behalf of Hampton Inn & Tru by Hilton Address/Location: 250 Avalon Court Petition Request: Rezoning to C-2 (Central Commercial)/C-4 (Hotel) with new conditions Existing Zoning: C-2 (Central Commercial)/C-4 (Hotel) per ORD 07-12-03001(Z) Location: Proximity to Exit 218 (I-75) West Activity Center Node Tax Parcel ID: Portion of 075-01008011 Land Lot(s): 191 of the 7th District Tract Acreage: 1.82 +/- total acres Meetings: MCC Workshop (11/01/18) MPC Workshop (11/13/18) MPC Public Review (12/04/18) MCC Public Hearing (12/10/18)

Item 9E

10. A. Public Hearing and adoption of a Resolution authorizing the transmittal of a Draft Capital Improvements Element Amendment regarding the City's Impact Fee Program to the Atlanta Regional Commission for regional and State review Mr. Mike Clark Mr. Bill Ross Ms. Paige Hatley
11. Regarding the McDonough Annexation parcels voted on at the November 6, 2018, Election, the reading of the certified votes cast for record purposes Ms. Janis Price

Item 11

12. Recognition of Steve Sikes for completing the LGCIO Certificate Program Mr. Keith Dickerson

Item 12

13. Unscheduled Public Comments
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)

15. [City Administrator and City Clerk Comments](#)
16. [Councilmembers and Mayor Comments](#)
17. [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. Â§ 50-14-1, et seq). Notice of the meeting was published in the Henry Herald on December 27, 2017; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law and a copy of the meeting schedule is posted at City Hall and on the City's website, as required by law.