

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
DECEMBER 10, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, December 10, 2018, at 6:00 p.m.

Mayor Copeland called the meeting to order at 6:00 p.m.

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	Present
Councilmember Sandra Vincent	Absent

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

Mayor Copeland called for a motion to approve the Agenda with the exception of Item 9A, in which the Public Hearing is to be rescheduled in order for said item to be remanded back to the Planning Commission for a recommendation in accord with the City codes as a result of the indecision at the December 4, 2018, meeting. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Mayor Pro Tem Varner led the Pledge to the Flag; and Councilmember Pruett gave the Invocation.

6. Approval of the Consent Agenda

Approval of the following 2019 recommended appointments to the City Boards by Mayor and Council:

	Planning Commission	Board of Zoning App.	Historic Pres. Commission
Mayor Billy Copeland	Terri O'Quinn	Reid Burch	Jean Hanger
CM Rufus Stewart	Rufus Amis	Eddie Elliott	Jean Bell

CM Craig Elrod
CM Roger Pruitt
CM Ben Pruett

Terry Ellington
Don Pope
Matt Cardoza

Charles Piersaul, Jr. -
Kay Shipley
Troy Hitt
Brian Brakefield
Jordan Van Matre

A. Approval of the minutes from the November 19, 2018, City Council Meeting

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

Public Works Director, Mr. Ronnie Thompson introduced Ms. Penelope Brooks, District Communications Officer with the Georgia Department of Transportation (GDOT) District III, along with her colleagues Mr. George Johnson, Mr. Craig Sewell and Ms. Cherell Dempsey. Ms. Brooks presented an update regarding the East/West One-Way Pairs Project in McDonough. Some of the topics that were discussed included the following:

- Light at Highway 81 and McDonough Parkway will be in service on December 18, 2018
- Stage One of East/West Pairs Project is 80 percent complete
- Drainage issue is 100 percent complete
- Roadway grading is 85 percent complete
- Curb and gutter is 90 percent complete
- Asphalt work is 80 percent complete
- Preparing to begin work on sidewalks in the area
- Area utilities are 80 percent complete, with AT&T being the main utility still to be relocated
- Completion of Stage One is dependent on railroad construction on Jonesboro Road
- Three-day closure and detour will be enacted during railroad construction

After the presentation, discussion ensued. Councilmember Pruitt posed questions about sidewalks on both sides of Jonesboro Street and whether or not railing will be put in along the embankment. Mr. Craig Sewell with GDOT reviewed plans for the project and stated that a retaining wall will eliminate the need for a guardrail in the area. He also confirmed that there will be sidewalks on both sides of the street in the area of the school.

Councilmember Pruett asked about the 155 extension and what is preventing that area from being opened. Mr. Sewell said that signals still have to be installed. Councilmember Pruett asked if the project would be completed by spring, and Mr. Sewell stated that the project completion date is scheduled for June.

Councilmember Elrod asked about the railroad crossing closure at Jonesboro Road, and verified that the closing would last for three days. He asked if the closure would be a 24-hour closure for all three days; and Ms. Brooks confirmed that it would. Lastly, he asked

about the how far in advance the public would be notified of the closure; and Mr. Sewell said that there will be a 14-day notice before the closure.

Mayor Copeland asked about the timeline for the roundabout at Jonesboro Road; and Mr. Sewell responded that there is no immediate completion date or timeline for that part of the project. He further said that after the railroad completes their work, then GDOT can move forward with the roundabout construction.

Mayor Pro Tem Varner requested that a written form of communication be provided regarding the updates for the project, so that information can be easily shared through Social Media.

Mayor Copeland presented the Proclamations for the meeting. Mrs. Gloria Copeland was in attendance, and she read the Proclamation for Jared Bradshaw Day into the record. Mayor Copeland discussed the Proclamation for the 149th Anniversary of Shiloh Baptist Church. Next, the Mayor read the Proclamation for Kirby G's World Burger Champion Day into the record and presented it to owners, Neil and Erica Daniell.

Mayor Copeland called for a motion to make the Proclamations for the 149th Anniversary of Shiloh Baptist Church, Jared Bradshaw Day and Kirby G's World Burger Champion Day a part of the minutes of the meeting. Councilmember Elrod motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

- 9. Community Development Items Mr. Rodney Heard**
Zoning Map Amendment - Rezoning w/ Variances
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)

This item was rescheduled with the approval of the agenda.

Zoning Map Amendment - Rezoning

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)

Community Development Director, Mr. Rodney Heard reviewed the petition request for case number 180901. Mr. Dale Hall with Falcon Designs was in attendance for the meeting on behalf of the Applicant, and he addressed Mayor and Council.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve Ordinance 18-12-10002(Z), and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Annexation & Zoning Map Amendment - Rezoning

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**)

Mayor Copeland stated that there had been a request from legal counsel on behalf of the Applicant to reschedule case 180902, until the first quarter of 2019; and he called for a motion to reschedule the Public Hearing until the first quarter of 2019. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Zoning Map Amendment - Rezoning

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)

Mayor Copeland stated that there had also been a request to postpone case number 1801009 until the first quarter of 2019; and he called for a motion to postpone the Public Hearing until the first quarter of 2019. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Zoning Map Amendment – Rezoning to modify conditions with existing Ordinance

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)

Mr. Heard reviewed the petition requests for case number 181102. The Applicant, Ms. Rosa Shaw was in attendance for the meeting, and she addressed Mayor and Council.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned for the approval of Ordinance 18-12-10003(Z)(M), and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Finance Director, Mr. Mike Clark introduced Mr. Bill Ross and Ms. Paige Hatley with Ross and Associates, who were in attendance for the Public Hearings related to the adoption of a Resolution authorizing the transmittal of a Draft Improvements Element Amendment regarding the City's Impact Fee Program to the Atlanta Regional Commission (ARC) for regional and state review; and the adoption of a Resolution authorizing the transmittal of a Draft Capital Improvements Element Annual Update Report for 2018 for regional and state review.

Mayor Copeland opened the Public Hearing for the adoption of a Resolution authorizing the transmittal of a Draft Improvements Element Amendment regarding the Impact Fee Program to ARC for review. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to adopt the 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. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Mr. Clark said that the Draft Capital Improvements Element Annual Update Report for 2018 has not been changed since the review at the November 19, 2018, City Council Meeting.

Mayor Copeland opened the Public Hearing related to the Draft Capital Improvements Element Update Report for 2018. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to approve the adoption of a Resolution authorizing the transmittal of a Draft Capital Improvements Element Annual Update Report for 2018, for regional and state review. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

The City Clerk, Ms. Janis Price read the number of votes cast during the November 6, 2018 election regarding the McDonough Annexation parcels. The State Certified Report stated that there was a total of 169 voters who were qualified to vote with a total of 167 actually casting votes concerning the annexation parcels. There were 54 votes in favor and 113 votes opposing the proposed annexation. The proposed annexation was defeated.

City Administrator, Mr. Keith Dickerson recognized Technology Services Director, Mr. Steve Sikes for his completion of the Local Government Chief Information Officer (LGCIO) Certificate Program through the Government Management Information Sciences (GMIS) and Carl Vinson Institute of Government at the University of Georgia. Mayor and Council also offered their congratulations to Mr. Sikes for the recognition.

There were no unscheduled public comments.

No Executive Session was held.

City Administrator, Mr. Dickerson stated that the bids for the police precinct came in very high; so the discussion will be brought back with some recommendations for Mayor and Council to consider at the next meeting. He also noted that with the threat of black ice, City Hall would delay opening on December 11, 2018, by two hours out of for the safety concerns of City staff. In closing, he wished everyone a Merry Christmas and Happy Holidays.

City Clerk, Ms. Price wished everyone Happy Holidays and Happy New Year!

Councilmember Elrod wished everyone a Merry Christmas and a Happy New Year. He thanked everyone who was in attendance for the meeting; and he thanked Ms. Trisha Colpetzer for her work on preparing the Proclamations.

Councilmember Pruett thanked the City staff for a great year. He said he looks forward to working with Mayor and Council in the coming year, and he wished everyone a Merry Christmas.

Councilmember Stewart said looking back on the year, we are truly blessed. He thanked the City staff, citizens and Mayor and Council for their hard work, and he wished everyone Happy Holidays.

Mayor Pro Tem Varner also thanked everyone who was in attendance for the meeting, and she wished everyone a Merry Christmas and Happy New Year.

Councilmember Pruitt also wished everyone a Merry Christmas and Happy New Year, and said he looks forward to next year.

Mayor Copeland commented on the City's unprecedented growth, and said McDonough is blessed. He also thanked Ms. Trisha Colpetzer for her continued hard work on behalf of the City; and he wished everyone a Merry Christmas.

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

The meeting adjourned at 7:06 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 the meeting schedule was posted at City Hall and on the City's website, as required by law.