

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MARCH 7, 2019
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. Consent Agenda
 - A. Ratify the Build It Yourself Kaboom Playground Grant application which has been signed by the Mayor, to request playground equipment for the Jonesboro Road Park. The City would contribute a maximum of \$9,000.00 funded by SPLOST IV and Impact Fees.
 - B. Ratify the Community Revitalization Fellowship application which has been signed by the Mayor, to engage six resident leaders in a grantee paid Neighborhood Revitalization Program. There is no fiscal impact to the City.
 - C. Approval to award the contract for the Bandstand/Pavilion at Avalon Park to Renfroe Construction Company, LLC in the amount of \$ 342,772.00 which will be paid by SPLOST IV funds; authorization for the Mayor to sign the contract.
 - D. Approval to allow C&C Lovejoy LLC to install an 8' wide walking trail that connects the splash pad, pavilion and playground at Avalon Park. The project cost will be \$37,200.00 plus a 10% contingency for lite grading if needed (+\$3,720.00) for a total cost of \$40,920.00 which will be paid from SPLOST IV funds.
 - E. Approval to purchase a 2019 Ford F-150, 4x4 Super Cab Truck in the amount of \$ 27,692.00. This is a budgeted item and will be paid from the Stormwater Department's budget.
 - F. Adoption of a Budget Amendment Resolution to amend the FY 2018-2019 Budget for approved transactions in various funds.
 - G. Approval to remove, from the accounting system, uncollectable Water and Sewer Accounts Receivable balances in the amount of \$56,229.85. These Balances are due to bankruptcy, death and other circumstances.
 - H. Adoption of a Resolution to adopt the Henry County Multi-Jurisdictional Hazard Plan and to transmit to GA Emergency Management Agency

(GEMA) and Federal Emergency Management Agency (FEMA) to be eligible for emergency funds and other actions; authorization for Mayor and City Clerk to sign all related documents regarding this action plan.

- I. Approval of an agreement between the City of McDonough and The Georgia Municipal Association for the Telecommunications and Right of Way Management Service. The cost of this annual service will be \$7,000.00 unless the agreement is terminated or changed by either party with a 30-day notice. This expenditure will be paid from the General Fund.

7. Unscheduled Public Comments

8. Community Development Items

Mr. Rodney Heard

A. 2019 Code Amendment Update - Garage Sales (Notification Only)

Status update denoting adoption scheduled for 03/18/19 MCC Meeting to amend the existing Chapter 5.16 Garage Sales within city codes as a follow up to discussions with City Council at the 10-04-18 MCC Workshop Meeting.

Zoning Map Amendment – Rezoning w/ Variances

B. 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 Requests:

- 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~~
(nullified/void per
Private Streets);

- 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: * Per being remanded back to the MPC by MCC at 12/10/18 Meeting

MPC Workshop* (02/12/19)

MPC Public Review* (02/19/19 Special Called Meeting)

MCC Workshop* (03/07/19)

MCC Public Hearing* (03/18/19 MCC Meeting)

Zoning Modification

C. Case Number: 181009

Council District: 3, Craig Elrod

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: Portion of M18-07001000

Land Lot(s): 123 of the 7th District

Tract Acreage: 12.26 +/- total acres

Meetings:

MPC Workshop (02/12/19)

MPC Public Review (02/19/19 Special Called Meeting)

Postponement I - 02/19/19 to 02/26/19 Special Called Meeting

Postponement II - 02/26/19 to 03/05/19 Special Called Meeting per follow up reporting per 02/21/19 Judy Drive Neighborhood Group Meeting

MCC Workshop (03/07/19)

MCC Public Hearing (03/18/19 MCC Meeting)

Zoning Modification with Variance

D. Case Number: 190203

Council District: 1, Rufus Stewart

Address/Location: Bridges Road Corridor

Petition Request: RM-75 (Multi Family Residential) w/ new conditions

Variance Requests:

1.) Increase in density threshold from eight (8) to twelve (12) DUA

Existing Zoning: RM-75 (Multi Family Residential) with conditions per ORDs 97-10-20A & 97-10-20R

Location: Bridges Road Corridor, segment between Hampton Street (City Gateway, Downtown District) and McDonough Parkway Corridors

Tax Parcel ID: 092-01019000

Land Lot(s): 132, 133, 156 and 157 of the 7th District

Tract Acreage: 23.303 +/- total acres

Meetings:

MPC Workshop (02/12/19)

MPC Public Review (02/19/19 Special Called Meeting)

Postponement I - 02/19/19 to 02/26/19 Special Called Meeting

Postponement II - 02/26/19 to 03/05/19 Special Called Meeting per re-review of design & development standards in comparison to existing zoning.

MCC Workshop (03/07/19)

MCC Public Hearing (03/18/19 MCC Meeting)

9. Approval of the February 18, 2019, City Council Meeting Minutes

10. 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)
11. City Administrator and City Clerk Comments
12. Councilmembers and Mayor Comments
13. 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 schedule was published in the *Henry Herald* on December 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

3-4-19 @ 11:00 AM