

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MARCH 7, 2019
6:00 PM

The Workshop Meeting of the City of McDonough City Council was held on Thursday, March 7, 2019, 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

The City Clerk, Ms. Janis Price called the roll, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Arrived later in the meeting
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Absent due to an emergency

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; and Technology Services Specialist, Mr. Brian Linton.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the agenda with one amendment to Consent Agenda Item 6I, to add also adopt a resolution approving the agreement, and approval of an agent representation form for GMA to act on behalf of the City for this service; authorization for the Mayor to sign all of these related documents.

Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruitt and Councilmember Stewart. Councilmembers Pruett and Vincent were not present.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the 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 Renfro 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.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember

Elrod, Councilmember Pruitt and Councilmember Stewart. Councilmembers Pruett and Vincent were not present.

7. Unscheduled Public Comments

There were no 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.

Community Development Director, Mr. Rodney Heard reviewed the proposed Code Amendment Update for garage sales in the City.

- Consider a gradual fee increase to \$20-\$25
- Evaluate minimum number of days
- Evaluate the minimum sign size for visibility relating to public safety
- Consider assessing a fee if signs are not removed

This item will come back to Mayor and Council at the March 18, 2019, City Council Meeting with the proposed amendments.

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)

Mr. Heard reviewed the zoning map amendment request in case number 180734, for rezoning to RTD (Residential Townhome District) with variances:

- Existing zoning is R-85 (Single Family Residential)
- Requesting allowance for one-car garage per dwelling unit
- Private streets
- Requesting reduction in heated living area
- Requesting reduction in right-of-way setback along Bridges Road Corridor from 30 feet to 20 feet

Ms. Becky Bius and Mr. Frank Gaither with Smith, Welch, Webb & White were present on behalf of the Applicant. Ms. Bius and Mr. Gaither addressed Mayor and Council, and some discussion ensued:

- Marketed to citizens 55 and older
- 1 to 2 bedroom units with attached garage
- Called ranch-style townhomes, not apartments

The Public Hearing on this matter will be held at the March 18, 2019, City Council 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)

Mr. Heard reviewed the zoning modification request in case number 181009, for rezoning to R-50 (Single Family Residential) with new conditions:

- Existing zoning is R-50 (Single Family Residential) with conditions per Ordinance 07-04-02004(Z)(M)

- Requested zoning of R-50 (Single Family Residential) with focus on Conservation Type development
- Proposed zoning recommendation of ZMOD R-50 with stipulations
- Maximum 19 lots
- Minimum of 1,800 heated square feet on one-story dwellings and 2,000 heated square feet on two-story dwellings
- City's first "Green Infrastructure" residential development
- Development will include a pocket park with water feature and new city gateway marker

Applicant, Mr. Drew Camp and Mr. Alvin Cadell were in attendance for the meeting. Mr. Camp addressed Mayor and Council, and some discussion ensued. The Public Hearing in this case will be held at the March 18, 2019, City Council 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)

Mr. Heard reviewed the requested zoning modification with variance in case number 190203:

- Requesting increase from eight to 12 dwelling units per acre
- Total increase of 84 units with no rezoning
- Planning Commission recommendation, denial of ZMOD R-75 as presented
- Went back to the Planning Commission for re-review

Applicant, Mr. Drew Camp was in attendance at the meeting and he addressed Mayor and Council, after which discussion ensued.

- Gated-development will include greenspace and amenities (clubhouse and pool)
- Requesting a total of 270 units
- Goal is to create a park-like setting within the development, gated on Bridges Road and fence around the property

The Public Hearing is scheduled to be held at the March 18, 2019, City Council Meeting.

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

Mayor Copeland called for a motion to approve the February 18, 2019, City Council Meeting Minutes. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruitt and Councilmember Stewart. Councilmember Pruett did not vote since he was not present for the February 18, 2019, meeting; and Councilmember Vincent was not present.

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)

Mayor Copeland called for a motion to go into Executive Session for Litigation, O.C.G.A. 50-14-2. 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.

Mayor Copeland called for a motion to go back into the Workshop Session. 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.

There were no action items to report.

11. City Administrator and City Clerk Comments

City Administrator, Mr. Keith Dickerson said that the work at Avalon Park is starting to take shape with playground equipment being installed, the splash pad is poured and the restrooms have been installed; and he encouraged the members of council to visit the site.

City Clerk, Ms. Janis Price indicated to Mayor and Council that if any elected official wanted the Clerk's office personnel to register them for the GMA Savannah Convention

in June, to please have the completed registration form to her by the close of business on the following day. Registration will take place on Tuesday, March 12, 2019.

12. Councilmembers and Mayor Comments

Councilmember Pruitt thanked everyone who was in attendance for the meeting.

Mayor Pro Tem Varner thanked everyone for their attendance at the meeting, and she thanked City staff for their continued hard work to make the City great.

Councilmember Stewart thanked those in attendance.

Councilmember Elrod thanked everyone for their attendance at the meeting. He discussed Senate Bill 302 regarding restrictions on property and encouraged everyone to reach out to their representatives with their views on the matter. He remembered the family of former Councilmember Rufus Amis in light of his recent passing. He invited everyone to celebrate St. Patrick's Day on the square Saturday, March 16th and Sunday, March 17th, 2019.

Mayor Copeland said he would be delivering a Proclamation for Career Tech Agricultural Education Day and Future Farmers of America at Eagle's Landing High School, on Friday, March 8. He also said that he will recommend Ms. Barbara Calhoun and Mr. Ricky Beauchamp as the two new members of the Urban Redevelopment Agency at the next City Council Meeting.

13. Adjournment

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

The meeting adjourned at 7:31 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 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.

