

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – AUGUST 1, 2019
6:00 PM

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	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Public Works Director, Mr. Ronnie Thompson; Executive Assistant, Ms. Euretha L. Olokodana; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Vincent gave the Invocation.

6. Consent Agenda

- A. Approval to award Onsite Paving the 2019 LMIG (Local Maintenance & Improvement Grant) repaving and resurfacing project. LMIG is

administered by GA Department of Transportation. Total project cost is \$598,755.00, of which \$242,987.17 will be paid from LMIG funds and \$355,776.83 will be paid from SPLOST IV; authorization for the Mayor to sign the proposal agreement. (The specific roads in the 2019 project are listed on the last page of the agenda).

- B. Authorization for the Mayor to sign document(s) to purchase updated firewall at a cost of \$12,491.95 which will be paid from the General Fund.
- C. Approval of the July 15, 2019 City Council Meeting minutes.
- D. Approval of an Administrative Variance Request for Applicant, Tim McKinley, on behalf of Heatherland Homes LLC
CC District: 3 - Councilmember Craig Elrod
Development/Project: Arnold Estates (McGarity Road Corridor)
Request(s): Said application is for the following item pertaining to "As-built Conditions" -
#190712 Front Yard Setback: Reduction from 40' to 36', within the 10% reduction threshold allowed by Chapter 17.96, to Lot #2 (104 Lotus Circle) per as-built conditions.
CDD Recommendation: Approval (Refer to 07/25/19 stamped documents)
City Code Section(s): 17.96.020 and 18.07.090

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

7. Discussion of the upcoming November Election precinct and days for early voting. Mayor Copeland
Ms. Tina Lunsford, Director of Elections and Voter Registration

Director of Elections and Voter Registration, Ms. Tina Lunsford discussed the upcoming November Municipal and County elections, and some discussion ensued.

8. Public Comments
Dr. Harold Grier and Rev. James Miller regarding Grier Manor II

Dr. Grier was not in attendance for the meeting. Reverend James Miller addressed Mayor and Council regarding Grier Manor II, on behalf of Dr. Grier.

9. Unscheduled Public Comments

(1.) Ms. Annette O'Banion

10. Community Development Items Mr. Rodney Heard
Annexation & Rezoning

A. Case Number: 190506 ForCAST Real Estate Development (Matt Boone)
City Council District: 4, CM Kam Varner

Address/Location: NE Quadrant of Exit 218, I-75 Corridor (East Activity Center Node)
Petition Request: Annex with Lateral Rezoning to C-2 (Central Commercial) - City
Existing Zoning: C-2 (General Commercial) - County
Tax Parcel ID: 075-01017000 & 075-01018000
Land Lot(s) 162 of the 7th District
1.68 +/- total acres per assembly of identified tracts
Meetings:
MPC Workshop (06/11/19) MPC Public Review (07/09/19)
MCC Workshop (07/01/19)
**MCC Public Hearing (07/15/19) – Public Hearing held on Annexation (Step 1.)
portion only; vote postponed to 08/01/19 MCC Workshop along with Zoning portion
(Step 2.).**
MCC Workshop (08/01/19) - Continuance of proceedings from 07/15/19 as noted.

Community Development Director Mr. Rodney Heard reviewed the annexation and rezoning request in case 190506. The Applicant, Mr. Matt Boone was in attendance at the meeting, and he addressed Mayor and Council regarding the proposed project; and discussion ensued.

Mayor Pro Tem Varner motioned to approve the annexation and to adopt Ordinance 19-08-01-001(A), and Councilmember Pruitt seconded. The vote was seven in favor.

Mr. Heard then discussed the development standards outlined in Ordinance 19-08-01001(Z) regarding the zoning of the property. Attorney Jim Elliott asked if an advertised Public Hearing had been held regarding zoning in accordance with state law. Mr. Heard said that zoning was discussed at the previous meeting with annexation because the two are interrelated, and he said that this discussion is a continuance of the Public Hearing.

Mayor Copeland opened the Public Hearing. No one spoke in favor. Ms. Vanessa Thomas spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve Ordinance 19-08-01001(Z), and Councilmember Elrod seconded. The vote was seven in favor.

Update

B. Project Status Update (Edits per discussions at 07/15/19 MCC Regular Meeting) CDD Economic Catalyst & Sustainability - Town Center & Main Street Districts Element: Exterior Façade & Streetscapes - Public Art Programming

- Review of modifications to the duties of the Committee emulating organization of successful Public Art programs in other major cities via administration of the Public Art Program per direction of the City Council.
- Review of research of 1.) Cities that are erecting Public Art (i.e. statues, etc.), 2.) ARC Art Programming, and 3.) Public Arts Ordinance document drafted by former City Attorney.
- Continued study of the Town Center (2040 HC & Cities Joint Comp Plan) &

Main Street District (2018 Update) to outline a matrix for determination of additional Public Art sites with thematic designs that align with the city's Quality of Life & Beautification Programs.

Mr. Heard introduced mural artist Mr. John Christian who discussed public art and the Georgia Mural Trail.

Rezoning

C. Case Number: 190511 Lisa Mobley

City Council District: 3, CM Craig Elrod

Address/Location: 1033B Hwy 155 N, western boundary across from St. James Catholic Church and Brush Arbor Subdivision.

Petition Request: Rezoning to R-100 (Single Family Residential)

Existing Zoning: OI (Office Institutional) with conditions per ORD #06-05-01005ZSUP

Tax Parcel ID: 105-01013001

Land Lot(s) 70 of the 7th District

1.77 +/- total acres

Meetings:

MPC Workshop (07/09/19)

MPC Public Review (08/13/19)

MCC Workshop (08/01/19)

MCC Public Hearing (08/19/19)

Ms. Lisa Mobley was in attendance for the meeting, and she addressed Mayor and Council regarding the petition for rezoning in case number 190511. Mr. Heard reviewed the details of the proposed project to rezone the property to R-100 (Single Family Residential); and some discussion ensued.

The Public Hearing is scheduled for August 19, 2019.

Rezoning

D. Case Number: 190601 ECI Ventures LLC (Jenny Halkos)

City Council District: 4, CM Kam Varner

Address/Location: South Point Boulevard, midway between Hwy 20 W Corridor (South Point main entrance) and Hwy 81 W Corridor.

Petition Request: Rezoning to RM-75 (Multi-Family Residential) with variance for increase from eight (8) to ten (10) units per acre per location associated with South Point project.

Tax Parcel ID: 075-01012000

Existing Zoning: RA-200 (Residential Agriculture) with conditions per ORD #02-12-16(A)(Z)

Land Lot(s) 192 of the 7th District 29.45 +/- total acres

Meetings:

MPC Workshop (07/09/19)

MPC Public Review (08/13/19)

MCC Workshop (08/01/19)

MCC Public Hearing (08/19/19)

Mr. Heard reviewed the rezoning petition in case number 190601, to rezone to RM-75 (Multi-Family Residential) with a variance for increase from eight to ten units per acre, per location association with South Point project. Mr. Stephen Stover, Mr. Richard Kilpatrick, Mr. Chris Harrell and Ms. Jenny Halkos were in attendance on behalf of the

Applicant to address Mayor and Council about the proposed project; and discussion ensued.

The Public Hearing is scheduled for August 19, 2019.

**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)**

Mayor Copeland called for a motion to go into Executive Session for Personnel, O.C.G.A. 50-14-3 (b)(2). Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into the Regular Session. Councilmember Stewart motioned and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Mayor Copeland said there was one Action Item from Executive Session. Mayor Pro Tem Varner motioned to appoint James E. Elliott, Jr., as the City Attorney for the City of McDonough, effective August 1, 2019, per agreement 19-08-01(AA), and Councilmember Stewart seconded. The vote was seven in favor.

12. City Administrator, Attorney, and City Clerk Comments

13. Councilmembers and Mayor Comments

14. Adjournment

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

The meeting adjourned at 8:03 p.m.

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.

2019 LMIG ROADS

Road Name	From	To
Bryan St.	Cleveland St.	SR 155
Simpson St.	Hampton St.	Phillips Dr.
Johnson St.	Simpson St.	Phillips Dr.
Downing Dr.	McDonough Pkwy.	Cul de sac
Taylor Knoll Way	Riverbirch Dr.	Whisper Wind Dr.
Jarrett Ct.	Riverbirch Dr.	Cul de sac
Leslie Ct.	Riverbirch Dr.	Cul de sac
Riverbirch Dr.	Taylor Knoll Way	Doris St.
Winslow Ct.	Burleson Dr.	Cul de sac
Bentley Way	Kellington Dr.	End
Foxchase Ct/Dr.	Kingston Ln.	Cul de sac
Amity Ct.	Cabriolet Trl.	Cul de sac
Cabriolet Trl.	Atlanta St. (SR 42)	Cul de sac
Cabriolet Ct.	Cabriolet Trl.	Cul de sac
Amy St.	Bryan St.	Cul de sac