

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

The Regular Scheduled Workshop of the City of McDonough City Council was held on Monday, August 1, 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	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) (and last page of minutes).
- 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:

- City and County elections will be on the same ballot for early voting
- There will be three weeks of early voting, beginning October 14, 2019
- On Election Day, Municipal and County voting will be held at separate locations
- Please consider adding another voting precinct for City of McDonough voters before the 2021 elections due to the continuing growth

Councilmember Vincent requested a master list of where new voting precincts will be located for the upcoming elections. Ms. Lunsford said people should visit the My Voter page (<https://www.mvp.sos.ga.gov/MVP/mvp.do>) to determine their polling places and review early voting dates.

Councilmember Pruitt asked about the security of voting in McDonough, and Ms. Lunsford said that there are ongoing efforts to ensure the security of local voting. Councilmember Elrod discussed the importance of informing voters about having to cast their Municipal and County ballots at separate locations on Election Day.

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 on behalf of Dr. Grier to ask about any money that would be available from the City for Grier Manor, II.

Mayor Copeland thanked Reverend Miller for his attendance on behalf of Dr. Grier. He said that he had spoken with Dr. Grier personally to notify him that there has been no change in the City's position, but that he would reach out to him again to discuss the matter further.

9. Unscheduled Public Comments

(1.) Ms. Annette O'Banion

- Having to vote in two separate locations is a burden on the voter
- County's SPLOST vote is disturbing
- Two biggest Merchant issues are pedestrian crosswalks and how to police them, and trash being dumped around the City with not enough trash cans
- Ms. O'Banion is in support of the annexation of old Ruby Tuesday's property into the City so that the City has some control over design criteria

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 annexation:

- Proposed tenants are Dunkin Donuts and My Eye Lab
- Proposed tenant for automotive service site is Valvoline Instant Oil Care
- No parking cars on site and no overnight drop offs
- The property is already zoned for proposed uses in the County
- Businesses would generate approximately \$6,000,000 to \$7,000,000 in revenue annually
- City has higher design standards

Mayor Pro Tem Varner asked Mr. Heard if the property should be zoned C-3 instead of C-2, to allow for a drive-thru on the property; and Mr. Heard said that C-2 would be the appropriate zoning for what would be considered a micro scale drive-thru service. Mayor Pro Tem Varner also shared her understanding that the County would not allow for any new automotive services on the corridor, and Mr. Heard said that the automotive center that is being proposed would fall under an allowable supplemental use for the site under Code Section 2.030.03 - Non-residential land uses in base zoning districts.

Councilmember Vincent asked if there were components of the overlay that can be integrated into the development of the project; and she questioned why the project would need to come into the City if it is already zoned for the proposed use in the County. Mr. Heard said that the City's development standards are more tailored regarding the landscaping and signage requirements and the City has been able to effectively execute successful outcomes with its development plan.

Councilmember Elrod said it is important to consider the increased revenues that would come from the proposed businesses, and he confirmed that the property owner plans to include providing a continuous sidewalk after it removes the curb cut. Mr. Boone said that it would be no problem to provide a continuous sidewalk; and some discussion continued.

Mayor Pro Tem Varner motioned to approve the annexation and to adopt Ordinance 19-08-01001(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. Mr. Elliott said having been present at the last meeting and hearing the extensive conversation, he is satisfied that the requirements have been met.

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

- There are a lot of traffic issues in the area already

- Are we conducting a Traffic Study?
- We need recommendations for how to control the traffic in the area as we continue to develop properties

Mayor Copeland closed the Public Hearing.

Mr. Heard offered a brief response to Ms. Thomas' comments:

- City participates with the County in utilizing GDOT traffic monitoring devices
- Plan is to remove one of the two curb cuts and consolidate those into one to reduce congestion
- There is an internal evaluation underway with relation to the citizen's comments

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:

- Georgia Mural Trail was created in 2014
- Murals throughout Georgia can be found at www.exploregeorgia.org
- Murals can be registered by City and name, to be added to the map
- Combine history, present day and future events to promote community through murals and public art
- Choose best locations for projects and look for funding opportunities through grants or DDA
- Freshening up the Coca-Cola mural in McDonough could be a possibility
- Current incentive is to complete 50 murals in 50 cities

Mr. Heard noted that the sign and mural ordinances for Hapeville and Athens/Clarke were included in the information provided to Mayor and Council for review.

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 briefly 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):

- There are two parts two the property, track A and track B
- This requests only deals with 1.77+/- acres
- Request is to return the property to single-family R-100 zoning
- Some improvements may have to be removed from previous use

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:

- Local family-owned business in Atlanta for about 50 years
- 29.45-acre parcel adjacent to South Point shopping center
- Proposed zoning is RM-75 (Multi-Family Residential)
- Requesting variance for density from eight to ten units per acre
- Luxury apartment community containing 294 one, two and three-bedroom units
- Offering a next-level quality of life to residents
- 474 parking spaces included in the proposed design
- Estimated project time is 20 months, for proposed opening in 2021
- Would like to dedicate 1.14-acre eastern portion of property to City of McDonough
- Community amenities will include an Uber Rideshare waiting area and a cyber café/coffee bar
- Wide patio area with tables and chairs as a gathering point
- Project will satisfy a demand where there is a shortage of high-end apartments
- The project will support economic growth

Councilmember Pruitt asked if there were wetlands to be considered on the property. Chris Harrell with Summit Engineering said there is a main stream on the western property line and some small pockets of wetlands near a retention pond, but he said the developers are working around all of the environmentally sensitive areas on the property.

Councilmember Vincent asked about the plan for the retention pond on the property, and Mr. Harrell said that when the project is completed there will be a total of four stormwater facilities on site which will comply with the state ordinance. Councilmember Vincent shared her excitement about linking the urban feel of South Point with the hometown feel of the downtown area.

Councilmember Pruitt also said he would like to see retention/detention ponds designed with water features so that they are attractive. Additionally, he asked about providing recreational facilities for children; and Mr. Stover said the development would be designed to attract young professionals and millennials. Mr. Heard explained that instead of providing playground equipment, developments are adding multi-purpose spaces where the public determines the use.

City Administrator Keith Dickerson asked if there would be direct access to the upcoming entertainment developments from the property, and Mr. Heard confirmed that access is part of the connectivity plan for the development.

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.

Mayor Copeland congratulated Mr. Elliott and welcomed him to the City of McDonough.

12. City Administrator, Attorney, and City Clerk Comments

Mr. Elliott thanked Mayor and Council for the opportunity to serve as City Attorney for the City of McDonough.

City Clerk Ms. Janis Price said that the quarterly HMA Dinner hosted by the City of Locust Grove is tentatively scheduled for Thursday, August 15, 2019.

13. Councilmembers and Mayor Comments

Councilmember Elrod thanked everyone who was in attendance at the meeting. He commended the City of McDonough Police Department for participating in the teddy bear drive with Thunder Riders West H.O.G., a motorcycle group who donated bears for children who come in contact with law enforcement. Lastly, he thanked the Merchants across the City for their continued hard work.

Councilmember Stewart congratulated students on the first official day of school for the McDonough Middle School and McDonough High School earlier in the day. His advice to the new students was: Stay focused and have respect. He said he looks forward to the new school year.

Mayor Copeland also commented on both of the impressive new school campuses in McDonough. He said that the McDonough High School has 86 classrooms and the McDonough Middle School has 67 classrooms; and that both campuses also have outdoor classrooms as well.

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.

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.

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