

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – NOVEMBER 7, 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 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	Present

Others in attendance were: City Clerk, Ms. Janis Price; City Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; City Planner, Mr. Ryan Anderson; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; and Network Administrator, Mr. Brian Linton.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with changes to move Item 10 Executive Session for Personnel, O.C.G.A. 50-14-3 (b)(2), and Litigation, O.C.G.A. 50-14-2 to Item 6E; and to add Items 8E and 8F. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was seven in favor.

The vote was seven in favor.

4. Pledge to the Flag

Councilmember Vincent led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Consent Agenda

- A. Approval of a Memorandum of Understanding (MOU) between the City of McDonough and the Boys and Girls Clubs of Central Georgia Inc. (BGCCG) and for the Mayor to sign all related documents. The cost of this project will be \$450,000.00 over a three-year period. First payment of \$150,000.00 is due by November 15, 2019 with the remaining twenty-four (24) payments being paid monthly beginning on/after January 1, 2021. This expenditure will be paid from the General Fund.
- B. Approval to spend \$30,900.00 for personnel services. This budgeted item will be paid from the General Fund.
- C. Adoption of a Budget Resolution to amend the FT 2019-2020 Budget for Approved transactions in various funds.
- D. Approval of October 21, 2019, City Council Meeting Minutes

Mayor Copeland called for a motion to approve the Consent Agenda, Items A through D. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

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

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

There were no action items to report.

7. Unscheduled Public Comments

- (1.) Ms. Diana Batson – Blue River Development, case number 190302
- (2.) Mr. John Batson – Blue River Development, case number 190302
- (3.) Ms. Penny Adams – Case number 191003

8. Community Development

Mr. Rodney Heard

A. Case Number: 190302 Rezoning

City Council District: 3, CM Craig Elrod

Address/Location: Racetrack Road & Travis Drive

Petition Request: Rezoning to R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) with allocations of 1.5 +/- acres reserved for development of a Public Safety Facility.

Existing Zoning: RA-200 (Residential Agriculture) w/ conditions per ORD #04-09-13001(A)(Z)

Tax Parcel ID: #107-01034000, 107-01001000, and 107-01034001

Land Lot(s) 153 of the 7th District

107.88 +/- total acres

Meetings:

MCC Workshop (11/07/19)
MPC Workshop (11/12/19)
MPC Public Review (12/03/19)
MCC Public Hearing (12/09/19)

Community Development Director Mr. Rodney Heard reviewed case number 190302, to rezone to R-50(Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) with allocations of 1.5 +/- acres reserved for development of a Public Safety Facility. The Applicant, Mr. Andy Welch was present at the meeting and he addressed Mayor and Council regarding the proposed development. Discussion ensued.

The Public Hearing is scheduled for December 9, 2019.

B. Case Number: 191003 Rezoning with new conditions

City Council District: 4, CM Kam Varner

Address/Location: Avalon Court

Petition Request: Rezoning to C-3 (Highway Commercial) with new conditions to allow for a Hotel

Existing Zoning: RA-200 (Residential Agriculture) & R-100 (Single Family Residential) 1.79 +/- acres of a parent tract consisting of 4.47 +/- acres

Tax Parcel ID: 075-01008019

Land Lot(s) 119 of the 7th District

Meetings:

MPC Workshop (10/22/19)

MCC Workshop (11/07/19)

MPC Public Review (11/12/19)

MCC Public Hearing (11/18/19)

Mr. Heard reviewed case number 191003, to rezone to C-3 (Highway Commercial) with new conditions to allow for a hotel. The Applicant, Mr. Blake Hyman was in attendance for the meeting and each addressed Mayor and Council regarding the proposed development. Mr. Brad Bonnell, Vice President of Loss Prevention for Extended Stay America was also in attendance and he addressed Mayor and Council regarding hotel safety and security. Discussion ensued.

The Public Hearing is scheduled for November 18, 2019.

C. Case Number: 191004 City Initiated

City Council District: 3, CM Craig Elrod

Address/Location: 600 Lake Dow Road

Petition Request: Rezoning to R-85/R-75 (Single Family Residential) with conditions and variances to correct procedural deficiency.

Existing Zoning: RA-200 (Residential Agriculture) & R-100 (Single Family Residential) Tax Parcel ID: 122-02056000

Land Lot(s) 119 of the 7th District 35.75 +/- total acres

Meetings:

MPC Workshop (10/22/19)

MCC Workshop (N/A per City Initiated petition)

MPC Public Review (10/22/19 *Postponed to 10/29/19)

MCC Public Hearing (11/07/19)

Mr. Heard reviewed case number 191004, to rezone to R-85/R-75 (Single Family Residential) with conditions and variances to correct procedural deficiency. He discussed the zoning history related to the property, and he explained the need to correct a discrepancy in the previous zoning. Discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor. Ms. Penny Adams, Ms. Vanessa Thomas and Mr. Jonathan Bergen spoke in opposition.

Councilmember Vincent motioned to continue the Public Hearing in case number 191004, to the November 18, 2019 City Council Meeting, to allow for additional public input; and furthermore, that a sign will be posted on the property. Councilmember Pruitt seconded. The vote was seven in favor.

D. Case Number: 191009 Rezoning with new conditions

City Council District: 4, CM Kam Varner

Address/Location: Avalon Parkway & Haworth Parkway

Petition Request: Rezoning to C-2 (Central Commercial) with new conditions to allow for an Indoor Recreation Facility (i.e. Swim Center).

Existing Zoning: C-2 (Central Commercial) w/ conditions per ORD #05-02-07002(A)(Z) & #05-06-20001(ZM)

Tax Parcel ID: 094-01048001

Land Lot(s) 195 of the 7th District

2.17 +/- total acres

Meetings:

MCC Workshop (11/07/19)

MPC Workshop (11/12/19)

MPC Public Review (12/03/19)

MCC Public Hearing (12/09/19)

Mr. Heard reviewed case number 191009, to rezone to C-2 (Central Commercial) with new conditions to allow for an Indoor Recreation Facility (i.e. Swim Center). The Applicant, Ms. Jennifer Hill was in attendance for the meeting, and she addressed Mayor and Council about her plans for the property. Discussion ensued.

The Public Hearing is scheduled for December 9, 2019.

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

**Note: Continuation of review per Applicant's request to remand back to Municipal Planning Commission*

City Council District: 4, CM Kam Varner

Address/Location: South Point Boulevard, midway between Hwy 20 W Corridor (South Point

primary entrance) and Hwy 81 W Corridor (South Point secondary entrance).

Petition Request: Rezoning to RM-75 (Multi-Family Residential) with variance(s) for –

- a. **Density (DUA) increase** from eight (8) to **nine, eight two (9.82) units/acre***, accounting for removal of east tract that was part of previous calculation of the twelve (12) DUA.
- b. **Height increase** from thirty-five (35') to **forty-three (43') feet** per architectural design customized for continuity of design standards associated with the South Point project.

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

Tax Parcel ID: 075-01012000

Land Lot(s) 192 of the 7th District

29.45 +/- total acres

Meetings:

- 10/22/19 - Municipal Planning Commission Workshop *Session I* per Applicant's request to remand back to the Commission per Tie Vote at 09/10/19 MPC Meeting.
- 10/29/19 - Municipal Planning Commission Workshop *Session II* (Cont'd review with adjustment to 9.82 DUA per removal of east tract in its entirety
- **MCC Workshop (11/07/19)**
- MPC Public Review (11/10/19)
- MCC Public Hearing (12/09/19)

Mr. Heard reviewed case number 190601, to rezone RM-75 (Multi-Family Residential) with variance(s) for density and height increase. The Applicants, Ms. Jenny Halkos and Mr. Stephen Stoves were in attendance at the meeting, and each addressed Mayor and Council regarding the proposed rezoning. Discussion ensued.

The Public Hearing is scheduled for December 9, 2019.

F. Case Number: 190802 Rezoning

City Council District: 2, CM Sandra Vincent

Address/Location: 200 Atlanta Street

Petition Request: Rezoning to OI (Office Institutional) with variances pertaining to the reduction of the fifty (50') foot structure setback and twenty-five (25') foot landscape strip required by city code to fifteen (15') feet, with the exception of the footprint for existing primary structure (12.8'), accessory structure (3'), and driveway.

Existing Zoning: R-100 (Single Family Residential)

Tax Parcel ID: #M07-01001000

Land Lot(s) 124 of the 7th District

.86 +/- total acres

Meetings:

- MCC Workshop (10/22/19)
- MPC Workshop (11/07/19)

- MPC Public Review (11/12/19)
- **MCC Public Hearing (11/18/19)**

Mr. Heard reviewed case number 190802, to rezone the property to OI (Office Institutional) with variances. The Applicant, Mr. Craig Dickerson was in attendance at the meeting, and he briefly addressed Mayor and Council.

The Public Hearing is scheduled for November 18, 2019.

- 9. Discussion and adoption of an Ordinance to amend the city code section, 8.20.020 to facilitate enforcement of code, property owner's responsibility, abatement by the City, and costs which will constitute a lien on property regarding litter. Mr. Jim Elliott**

City Attorney, Mr. Jim Elliott discussed the adoption of an Ordinance to amend the City Code, Section 8.20.020 related to Code Enforcement, which will allow the City to place a lien on properties regarding litter. Discussion ensued.

Councilmember Elrod motioned to approve the amended Ordinance as presented tonight, with one change under Item 4(b) to make payment due after 30 days. The vote was six in favor and one opposed. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner voted in opposition. The motion passed.

- 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)**

This agenda item was moved to be recognized as Item 6E.

- 11 City Attorney and City Clerk Comments**

- 12. Councilmembers and Mayor Comments**

- 13. Adjournment**

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

The meeting adjourned at 8:53 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.