

**AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL - 136 KEYS FERRY STREET
Monday December 9, 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](#)
 4. [Pledge to the Flag](#)
 6. [Consent Agenda](#)
- A. Approval of a contract between the City of McDonough and CivicPlus for a one-time cost of \$27,532.78, and then an annual cost of \$7,749.75 relative to CivicEngage, which will replace the existing website service provider; authorization for the Mayor to sign documents. These expenditures will be paid from the General Fund.

[Item 6A](#)

- B. Adoption of an Ordinance amending Title 5 of the City Code regarding Business Licenses and regulations as a result of the November 5, 2019, election by inserting the following: "Sunday: 11:00 am - 12:00 midnight. Tables shall be cleared of all drinks containing alcoholic beverages no later than 30 minutes following the legal closing time" and deleting City Code § 5.24.300. B.2.

[Item 6B](#)

- C. Approval to purchase American Air Works Fast, AC94590-HE3-6M, the one breathe air system for the Fire Department, Station 51 in the amount of \$33,762.20 which will be paid from Impact Fees.

[Item 6C](#)

- D. Approval to surplus the following items on GovDeals and the items to be sold as is: Printers: 45 Copiers: 3 Typewriters: 4 Miscellaneous Toners: 12 Former Council Chambers A/V equipment (analog wired mics, amps, wireless mics, etc.)

[Item 6D](#)

- E. Approval to allow Goforth Williamson, Inc. to retrofit the current generator to provide 480-volt emergency power to Turner Church Lift Station at a cost of \$28,829.00 funded by the Sewer Treatment Plant.

[Item 6E](#)

- F. Adoption of an Ordinance which imposes a moratorium on the rezoning or acceptance of applications for variances, permits, or inspections for the development of multi-family housing developments as such as provided for under the zoning ordinance of the City of McDonough.

[Item 6F](#)

- G. Adoption of a budget Resolution to amend the FY 2018-2019 Budget for approved transactions in the Development Impact Fee Fund.

[Item 6G](#)

- H. Adoption of a budget Resolution to amend the FY 2019-2020 Budget for approved transactions in various funds.

[Item 6H](#)

- I. Approval of the Department of Transportation State of Georgia Indication Roundabout Support for SR20 @ CS 992/McGarity Rd. & CS 608/Lawrenceville Street in McDonough; authorization for the Mayor to sign all documents. SPLOST funds in the amount of \$229,928.00 will cover the entire cost to energize the lighting system and to provide the operation/maintenance thereof.

Item 6I

- J. Approval of the minutes of the November 18, 2019, City Council Meeting.
- K. Approval of appointments to Planning Commission, Board of Zoning Appeals and Historic Preservation Commission:
- | | | | | |
|-----------|-----------------------|-----------------------------|----------|-----------|
| PC | BOZA | HPC | CM Elrod | Terry |
| Ellington | Charles Piersaul, Jr. | CM Stewart Calvin McClenden | | Jean Bell |
7. [Recognition of the 2019 First and Second Place Winners of the Christmas Parade](#)
8. [Proclamations: 150th Anniversary of Shiloh Baptist Church Celebrate Learning in Henry County Schools Day Councilmember Rufus Stewart, 30 years of Service Key presented to Monte Durham](#)
9. [Community Development Items](#) [Mr. Rodney Heard](#)
- A. Case Number: 190601 Rezoning City Council District: 4, CM Kam Varner Address/Location: South Point - Hwy. 20 W. Corridor Petition Request: ECI Ventures, LLC (South Point Apartments - South Point Blvd.) Request: (*Updated/Revised 10/29/19) to rezone property to RM-75 (Multi-Family Residential) with variances to increase the density from eight (8) to nine. eight-two (9.82) units per acre (versus the initial twelve (12) DUA per petition) and height from thirty-five (35') feet to forty-three (43') feet. Existing Zoning: RA-200 (Residential Agricultural) with conditions per Ordinance (02-12-16(A)(Z) Land Lot(s) 192 of the 7th District
- 29.45 +/- total acres (Adjusted to 28.31 +/- acres with removal of a 1.14 ac tract) Re-Review Per Applicant's request to remand back to MPC Meetings: MPC Workshop (10/22/19) MCC Workshop (11/07/19) MCC Public Hearing (12/09/19) MPC Public Review (12/03/19 per postponement from 11/12/19)

Item 9A

- 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 a Hotel as a permitted use. Existing Zoning: C-3 \(Highway Commercial\) with conditions per ORD #05-05-02001\(Z\) Tax Parcel ID: 075-01008019 Land Lot\(s\) 119 of the 7th District](#)

1.79 +/- acres of a parent tract consisting of 4.47 +/- acres Meetings: MPC Workshop (10/22/19) MCC Workshop (11/07/19) MPC Public Review (11/12/19) MCC Public Hearing cont'd (12/09/19 per postponement from 11/18/19)

Item 9B

- 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 cont'd (12/09/19 per postponement from 11/18/19)

Item 9C

- D. Case Number: 191003 Rezoning with new conditions City Council District: 4, CM Kam Varner Address/Location: Avalon Parkway & Hayworth Parkway Petition Request: Rezoning to C-2 (Central Commercial) with new conditions to allow an Indoor (Swimming) Facility as a permitted use. Existing Zoning: C-2 (Highway Commercial) with conditions per ORD #05-02-07002(A)(Z) & #05-06-20001(ZM) Tax Parcel ID: 075-01008019 Land Lot(s) 195 of the 7th District 2.17 +/- acres Meetings: MPC Workshop (10/22/19) MCC Workshop (11/07/19) MPC Public Review (11/12/19) MCC Public Hearing (12/09/19)

Item 9D

- E. Approval of a Preliminary Plat Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D) Applicant(s): Bill Goodwin on behalf of LGS Holdings Group 2013, LLC Petition Request: Approval of Preliminary Plat Development: Garden Walk, Ph. V (residual, undeveloped portion of Garden Walk) Location: Iris Lake Road, south of intersection with Racetrack Road

Item 9E

10. Discussion of Solar/Wind Power Mr. Keith Dickerson

Item 10

11. [Discussion and Adoption of a Resolution for Mr. Dickerson to continue with service delivery strategy negotiations for the City.](#) [Mr. Dickerson](#)

[Item 11](#)

12. [Unscheduled Public Comments](#)
13. [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 \(b\)\(2\)](#)
14. [City Administrator, City Attorney, and City Clerk Comments](#)
15. [Councilmembers and Mayor Comments](#)
16. 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. Â§ 50-14-1, et seq). Notice of the meeting was published in the Henry Herald on December 30, 2020; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law and a copy of the meeting schedule is posted at City Hall and on the City's website, as required by law.