



MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 5, 2020
6:00 PM

The Regular Workshop Meeting of the City of McDonough City Council was held on Thursday, November 5, 2020, at 6:00 p.m.

1. Call to Order

Mayor 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 Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Absent
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Mainstreet Manager, Ms. Cinderella Bennett; and Executive Assistant, Ms. Euretha L. Olokodana.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with the deletion of Item 11, 12, and 14; and moving Item 10 to Item 7A. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner was not present.

4. Pledge to the Flag

Councilmember B. Pruett led the Pledge to the Flag.

5. **Invocation**

Councilmember Vincent gave the Invocation.

6. **Consent Agenda**

Administration

- A. Approval of the September 16, 2020, Special Called Meeting minutes
- B. Approval of the October 1, 2020, Workshop Meeting minutes
- C. Approval of the October 19, 2020 City Council Meeting minutes

Finance

- D. Adoption of a Budget Amendment Resolution to amend the FY 2020-2021 Budget for approved transactions in the various funds.
- E. Approval of Amendment 4 to the September 27, 2017 agreement with Ross + Associates regarding the preparation of the Annual CIE Update for FY 2019-2020

Public Safety

- F. Approval of the Georgia Department of Transportation (GDOT) Radar List requested by the City of McDonough for the use of speed detection devices; Authorization for the Mayor and all Councilmembers to sign this document.
- G. Approval of a contract between the City of McDonough Police Department and Thompson Reuters for an investigative program called, "Clear Pro Government Law Enforcement Investigative Plus" at a cost of \$2,700.00 annually (\$225.00 monthly) and will be paid from the Police Department's Budget; authorization for the Mayor to sign the document.

Public Works

- H. Approval of the revised list of specific properties of where the solar lights will be installed.
- I. Approval to allow Goforth Williamson, Inc. to install Aqualitec multi rake screen raketec and washer/compactor compatec at the Wastewater Plant. The cost of \$166,060.00 will be paid from the Wastewater Plant Budget.
- J. Approval to purchase a 2021 Ford F-350 Crew Cab V8 long bed 4 x 2 truck for the Water Distribution Department at a cost of \$35,887.00 which will be paid from this department's budget.

- K. **Community Development** Administrative Variance Request
Applicant: Tim McKinley on behalf of Heatherland Homes, LLC.
CC District: 3 - Mayor Pro Tem/Councilmember Craig Elrod
Development/Project: Arnold Estates (McGarity Road Corridor)
Request(s): Said application is for the following item pertaining to "As-built Conditions"
- #200911 Front Building Line Setback:
Reduction from 35' to 31.5' = 3.5' for the front building line due to the 75' foot impervious buffer, within the 10% reduction threshold allowed by Chapter 17.96, to Lot #18 (168 Lotus Circle).

-#201001 Side Yard Setback(s): Reduction from 10' to 8' = 2' (1' foot per side), within the 10% reduction threshold allowed by Chapter 17.96, to Lot #24 (192 Lotus Circle) per as-built conditions.

CDD Recommendation: Approval (Refer to 06/04/20 stamped documents)

City Code Section(s): 17.96.020

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner was not present.

7. Scheduled Public Comments:

Ms. Diana Kendrick regarding GA State Society of American Medical Technologists

Ms. Diana Kendrick presented Mayor Copeland with an Award of Appreciation from the GA State Society of American Medical Technologists, who hold their annual meetings in the City of McDonough. Mayor Copeland thanked Ms. Kendrick for the award on behalf of the organization.

7A. Mainstreet Manager, Ms. Cinderella Bennett recognized the 2020 Scarecrow Showcase Contest Winners, as follows:

People's Choice – Southern Roots

1st Place Business – Brian Brakefield, State Farm Insurance

2nd Place Business – Reece Electrical Services

3rd Place Business – Gritz Family Restaurant

1st Place Non-Business – The Sanders Family

2nd Place Non-Business – Pregnancy Resource Center of Henry County

3rd Place Non-Business – McDonough Middle School

Best In Show with Masks – Hometown Heroes

8. Unscheduled Public Comments

(1) Dr. Stephanie Gordon – Entertainment District

- Dr. Gordon is the owner of Story on the Square.
- Merchants are totally dependent on foot traffic and pedestrians.
- A lot of merchants have alcohol licenses.
- We need to draw people who want to circulate and visit.
- Entertainment District would help promote everyone's bottom line.
- This would help me keep my 20 employees employed.
- Other towns have been very successful with Entertainment Districts.
- Pandemics historically last two years, and we're only eight months into this.

- Please consider this to help increase revenues and save jobs in a safe and responsible manner.

(2) Mr. Neal Daniel – Entertainment District

- Mr. Daniel is the owner of Kirby G's Restaurant.
- This pandemic is worse than the housing market crashing in 2008.
- I implore you to move us forward and make us on a level playing field with cities around us that have already passed this.
- We have got to do something in the downtown community to make it better.
- Online sales have negatively impacted retail sales.
- Please consider this matter and change how we do business.
- If the businesses sold alcoholic beverages in a specific cup, then those people who are drinking could be identified.

9. Community Development Items

Mr. Eric Pitts

A. Case #200505 District 2, CM Sandra Vincent
Keith Bowman (125 Hampton St. Project/Bowman's HVAC)

Address: 125 Hampton Street

Request: To rezone property to O-I (Office Institutional).

Zoning: RM-75 (Multi-Family Residential)

Land Lot(s) 133 of the 7th District 0.5017 +/- total acres

MPC Workshop (10/13/20)

MCC Workshop (11/05/20)

MPC Public Review (11/10/20) SPECIAL CALLED

MCC Public Hearing (11/16/20)

Mr. Eric Pitts, Acting Community Development Director reviewed the petition in case 200505, to rezone the property at 125 Hampton Street, from R-75 (Multi-Family Residential), to O-I (Office Institutional). The Applicant, Mr. Keith Bowman was in attendance at the meeting, and he addressed Mayor and Council regarding the proposed project. Some of the items discussed are listed as follows:

- This is a residential home that we would like to use for our office space.
- There will be a maximum of two employees.
- We don't have walk-in traffic.
- There will be a Special-Called Public Review on November 10, 2020.
- The Public Hearing is scheduled for November 16, 2020.

Councilmember Vincent asked Mr. Bowman if his intent was to preserve the historic look of the home; and Mr. Bowman confirmed that is his intent. He said he plans to do some painting and minor repairs, as well as improving the landscaping on the property.

Councilmember R. Pruitt confirmed with Mr. Pitts that the plan for the property meets the requirements of the future land use plan as well.

B. Case #200506 District 2: CM Sandra Vincent
Shahnaj Parvin for Theami Montessori School & Daycare
Address: McDonough Pkwy. & Ivey Edwards Lane
Request: To rezone property to C-2 (Central Commercial).
Zoning: PUD/R-50 (Planned Unit Development/Single Family Residential)
with conditions per Ordinance #03-12-290003.
Land Lot(s) 100 of the 7th District
3.59 +/- total acres (Parent Tract 6.159 +/- acres)
MPC Workshop (10/13/20)
MCC Workshop (11/05/20)
MPC Public Review (11/10/20) SPECIAL CALLED
MCC Public Hearing (11/16/20)

Mr. Pitts reviewed the petition in case number 200506, to rezone property from PUD/R-50 (Planned Unit Development/Single Family Residential) with conditions, to C-2 (Central Commercial). Ms. Shahnaj Parvin was in attendance on behalf of the Applicant, and she addressed Mayor and Council. Some of the items discussed are listed, as follows:

- This will be a Montessori School and Daycare Center.
- The school is currently on North Henry Boulevard in Stockbridge.
- The plan is for a brick structure.
- A Special-Called Public Review is scheduled on November 10, 2020.
- The Public Hearing is scheduled on November 16, 2020.

C. Case # 200703 District 2: CM Sandra Vincent
Brent Benson for Highway 42 Townhomes
Address: Hwy. 42 N. & McDonough Pkwy.
Request: To rezone property to RTD (Residential Townhouse District).
Zoning: C-3 (Highway Commercial) with conditions per Ordinance #03-12-290003(A)(Z) & #03-12-290004(A)(Z)
Land Lot(s) 93, 100 & 101 of the 7th District 6.49 +/- total acres
MPC Workshop (10/13/20)
MCC Workshop (11/05/20)
MPC Public Review (11/10/20) SPECIAL CALLED
MCC Public Hearing (11/16/20)

Mr. John Palmer and Mr. Brent Benson were in attendance on behalf of the Developer. Mr. Palmer discussed their request for rezoning in case number 200703, and he offered an update on the plan to construct townhomes with amenities on the property. Mr. Pitts then reviewed the petition to rezone property from C-3 (Highway Commercial) with conditions, to RTD (Residential Townhouse District). Some of the discussion items are listed, as follows:

- The proposed development is for townhomes with 52 units and two-car garages.
- The pricing will start at \$200,000, and up.
- Amenities will include a community playground, park benches and grills.
- There will be a Property Owner's Association.

- A Special-Called Meeting of the Planning Commission is scheduled for November 10, 2020.
- The Public Hearing is scheduled for November 16, 2020.

Councilmember Vincent shared some concerns about safety and aesthetics in townhome districts; and she asked if there would be an opportunity to add some auxiliary parking for the proposed development. Mr. Palmer said that they would make a plan to accommodate additional parking.

Councilmember R. Pruitt noted that the use of vinyl siding was indicated in the preliminary plans, and Mr. Palmer confirmed that there would be no vinyl siding in the project. Councilmember Pruitt also discussed safety concerns since there is only one entrance in the plans; and Mr. Palmer said they would work with the Police and Fire Departments to provide an emergency entrance to the property.

D. Case # 200901

District 3: CM Craig Elrod

Pulte Group for Barrett Farms

Address: Lake Dow Rd.

Request: A zoning condition modification to allow a reduction in the required minimum square footage from 2200 square feet to 1700 square feet pertaining to house plans and to have an option for a loft with or without a bathroom that does not extend over the garage and said option if selected, shall still be considered a single-story home.

Zoning: R-75 (Single Family Residential) with conditions per ORD#19-05-02001(A)(Z)

Land Lot(s) 138 of the 7th District 62.21 +/- total acres

MPC Workshop (10/13/20)

MCC Workshop (11/05/20)

MPC Public Review (11/10/20) SPECIAL CALLED

MCC Public Hearing (11/16/20)

Mr. Rick Martin with Pulte Group was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the proposed zoning condition modification in case number 200901. Some of the items he discussed are listed below:

- The plan for this subdivision includes 138 homes.
- We would like to modify the zoning to allow for ranch homes throughout the development.
- We would like to request a modification to allow for a reduction in the square footage for ranch homes from 2,200 square feet, to 1,700 square feet.
- We are also requesting to build ranch-style homes with a loft and bathroom option, not to be built over the garage.

Mayor Pro Tem Elrod confirmed with Mr. Pitts that the conditions on the development were just approved in May of 2019; and he shared his concerns about a reduction in the square footage.

Mr. Pitts then reviewed the petition request for a zoning condition modification to allow a reduction in the required minimum square footage, from 2,200 square feet to 1,700 square feet, pertaining to house plans; and to have an option for a loft with or without a bathroom, that does not extend over the garage; and said option if selected, shall still be considered a single-story home.

- There was a lot of public input on this proposed development.
- The prices for homes will range from the low \$200s, up to \$350,000.
- A Special-Called Meeting of the Planning Commission is scheduled on November 10, 2020
- The Public Hearing is scheduled on November 16, 2020.

10. Recognition of the 2020 Scarecrow Showcase Contest Winners **Ms. Cinderella Bennett**

This item was moved to 7A, through the approval of the Agenda.

11. Citizen/Civilian Review Board **Councilmember Sandra Vincent**

This item was removed through the approval of the Agenda.

12. 21st Century Policing **Councilmember Sandra Vincent**

This item was removed through the approval of the Agenda.

13. Discussion of “Creation of Downtown Entertainment District” **Mayor Pro Tem Craig Elrod**

Mayor Pro Tem Elrod discussed the possible creation of a Downtown Entertainment District for the City of McDonough. He cited current hardships that many of the downtown businesses are facing in light of COVID-19; and he said an Entertainment District would be a great mechanism to bring more foot traffic and business to the merchants downtown. He also noted that many citizens have requested that the City adopt an Entertainment District that would allow for the regulated use of alcohol by patrons throughout a specific district.

The proposed Ordinance would allow businesses with an alcohol license to sell alcoholic beverages in a 12- ounce plastic cup, which would be designated for such use, from noon to 11:00 p.m., Monday through Saturday, with Sundays being excluded. The color of the designated cups would be changed quarterly to prevent re-use.

Mayor Pro Tem Elrod said that several local cities have adopted this type of Ordinance, and they have been very successful. He said that this effort would make it easier for McDonough to compete with other cities, and that many business owners and citizens alike are in support of this initiative to move McDonough forward. He noted that his purpose for bringing this discussion is so that other councilmembers and the public can

have an opportunity to provide input before this is brought to a vote at the November 16, 2020 City Council Meeting.

Councilmember R. Pruitt asked about the boundaries for the Entertainment District; and Mayor Pro Tem Elrod stated that the Ordinance would cover the Downtown District as to include restaurants and businesses downtown.

Councilmember Vincent shared that there was previously effort to establish an Entertainment District in McDonough that included façade improvements by the City; however, the timing was wrong for that at the time. She said that she believes it would be negligent on the part of Council not to consider an Entertainment District. She acknowledged that the County may decide to move the courthouse from the square, and she said it is imperative to be forward-thinking at this time. She stated that she would like to have further discussions about the boundaries for the district, citing concerns over the proposed district ending at the railroad tracks at Jonesboro Road to include residential properties.

- 14. If the McDonough Housing Authority has completed their TEFRA hearing, authorization to adopt/approve the issuance of tax-exempt bonds by the McDonough Housing Authority for the benefit of McDonough Leased Housing Associates II, LLLP and for McDonough Leased Housing Associates I, LLLP; Authorization for Mayor to sign both resolutions** **Mayor Copeland**

This item was removed through the approval of the Agenda.

- 15. 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)**

No Executive Session was held.

- 16. City Administrator, City Attorney, and City Clerk Comments**

The City Clerk asked Mayor and Council to start considering their appointees for the Planning Commission (PC), Board of Zoning Appeals (BOZA) and the Historic Planning Committee (HPC), and bring those back for the November 16, 2020 Council Meeting. She also asked that everyone remember Fire Chief Steve Morgan, as he is hospitalized at this time.

17. Councilmembers and Mayor Comments

Councilmember Vincent said that she is grateful, despite all of the challenges of 2020. She thanked the Council, City staff and citizens; and she said that she is hopeful to move forward in a positive way.

Mayor Pro Tem Elrod thanked everyone who was in attendance for the meeting.

Councilmember Stewart thanked the City staff for the great job that they do. He also thanked the teachers who work tirelessly to educate the children in our community.

Councilmember R. Pruitt also thanked the visitors and the City staff for a continued job well done.

Mayor Copeland commented on the continued rise in COVID-19 cases, and he encouraged citizens to be diligent in protecting themselves and wearing masks to protect others from the spread of the virus. He said that cases in McDonough have now surpassed 2,700, as we continue to wait on a vaccine.

Councilmember Vincent requested that the Mayor and the City Administrator review the Emergency Order and consider moving back to virtual meetings if the active cases reach a certain threshold, in an effort to preplan for coming months.

18. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember R. Pruitt motioned and all stood in favor.

The meeting adjourned at 7:28 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 January 1, 2020; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.