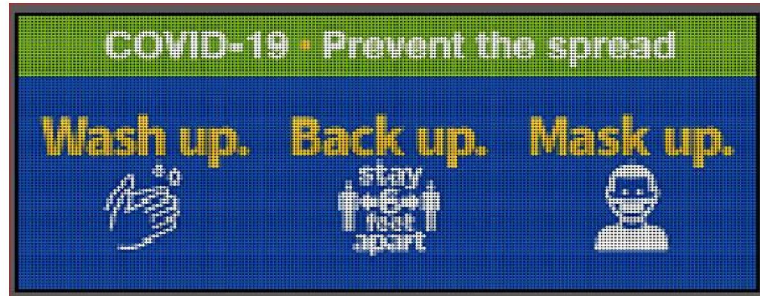




AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
MARCH 4, 2021
6:00 PM



1. Call to Order Mayor Copeland
2. Roll Call
3. Approval of the Agenda
4. Pledge to the Flag
5. Invocation
6. Consent Agenda
 - Finance**
 - A. Adoption of a Budget Amendment Resolution to amend the FY 2020-2021 for approved transactions in the various funds.
 - Public Safety**
 - B. Approval for the Police Department to purchase five (5) 2021 Chevrolet Tahoes from Bellamy Strickland along with the tint, emergency equipment, car radios, decals for a total cost of \$233,091.20 which will be paid from the General Fund and then reimbursed by SPLOST funds when available.
 - C. Approval to pay Williams Fire Apparatus to make the necessary repairs and re-inspection on Quint 51, the Fire Department's aerial ladder truck and the cost not to exceed \$17,500.00. These funds will be reimbursed from GIRMA insurance due to the incident which occurred on January 7, 2021; Authorization for Mayor to sign document.

- D.** Adoption of an Ordinance in which the Police Department shall regulate the parking, standing and stopping on any of the City's public rights-of-way contained with the municipal street system.

Public Works

- E.** Approval to seek bids for the 2021 Local Maintenance Improvement Grant (LMIG) paving project for the following streets:

Road Name	From	To	Rating	Width	Length
Carver Rd.	Phillips Dr.	Payne Dr.	73	22	2044
Regal Dr.	Bugle Way	Kingston Ln.	76	22	953
Ward St.	Holly Smith Dr.	George W Lemon St.	76	18	1249
Ambassador Dr.	Foxchase Ln.	Monarch Dr.	64	22	1323
Industrial Pkwy	SR 20 W	Avalon Pkwy	67	22	5690
Monarch Dr.	Bugle Way	Cul de sac	67	22	2167
Old Industrial Blvd	Hampton St. (SR 20/81)	Industrial Blvd	68	32-42	626
Lyman Stringer Blvd	Simpson St.	Macon St. (SR 42)	71	20	856
Marlin Dr.	Labonte Pkwy	End	72	22	1668

The paving will be paid from the 2021 LMIG Grant estimated at \$238,661.24 + 30% matching from GDOT and SPLOST IV.

- F.** Adoption of an Ordinance extending the moratorium to December 31, 2021, regarding final improvement of any land development projects necessitating connection to the City's water system and this Ordinance provides for a waiver to be granted under certain circumstances.
- G.** Approval to pay Henry County \$13,537.00 for the City of McDonough's share of a local match to update the Henry County Comprehensive Transportation Plan and the development of a Henry County Trails Master Plan in 2021.
- H.** Approval of a Development Agreement between the City of McDonough and TRG Geranium Park, LLC which includes Exhibit A, Exhibit B, Exhibit C, and Exhibit D; authorization for the Mayor to sign the document.

8. Scheduled Public Comments

Mr. Eddy Smith – Tax Collections

Mr. Tony Carder – Update on lot renovations next to Scoops and Holy Smokes

Ms. Vanessa Thomas – Extended Stay Hotel

9. McDonough Beautiful Presentation

CM Sandra Vincent

10. Community Development Items

Mr. Eric Pitts

Ms. Tina Tebo

A. Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)

CC District 3: Craig Elrod

Applicant(s): Blue River Development

Development: Barrett Farms Subdivision

Address: Lake Dow Road (Parcel #123-01025000)

Request: Ratification of the Staff Approval for the Preliminary Plat

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

City Council Review (2/15/21) POSTPONED

City Council Review/Approval (3/4/21)

B. Administrative Variance Request

CC District 4: Kam Varner

Applicant(s): Chad McElroy on behalf of TGC Group

Development: Extended Stay America

Address: Avalon Court

Request(s): Variance for a four (4) story hotel with an average roof surface height to be 42' 9 1/4".

CDD Recommendation: Approval (Refer to 12/22/2020 stamped documents)

City Code Section(s): 17.96.020

Zoning: C-3 w/conditions per ORD #20-01-21001(Z)

City Council Review (2/15/21) POSTPONED

City Council Review/Approval (3/4/21)

C. Case #190205

CC District 3: CM Craig Elrod

Applicant(s): General Holdings Unlimited, LLC

Development: Campground Road Development

Address: Campground Road (Tax Parcel ID(s): 104-01065000, 104-01066000, 10401066001, 104-01066002, 104-01067000, 104-01067001, 104-01067002, and a portion of 104-01055000)

Request: To annex and rezone property to R-75 (Single Family Residential), via Residential Group Project (RGP) development guidelines - City.

Existing Zoning: R-1 (Single Family Residential) - County

Land Lot(s): 57, 58, & 72 of the 7th District

183.18 +/- total acres per assembly of identified tract

MPC Workshop (2/11/20)
MPC Public Review (9/15/20)
MCC Workshop (3/5/20)
MCC Public Hearing (10/19/20) POSTPONED
MCC Public Hearing (11/16/20) POSTPONED
MCC Public Hearing (12/14/20) POSTPONED
MCC Annexation Public Hearing (3/4/21) and Rezoning Public Hearing (3/4/21)

D. Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)

CC District 1: Rufus Stewart

Applicant(s): Double Eagle Land Development

Development: Eagle Rest Townhomes (PH 1)

Request: Approval of Preliminary Plat

Address: Hwy. 20/81 (Parcel # M3.5-01004002)

Zoning: RTD (Residential Townhouse District) with conditions per ORD #03-02-03001(Z)

City Council Review/Approval (3/4/21)

E. Case #210101

CC District: #4, CM Kam Varner

Applicant(s): The Residential Group

Development (Crest South Point)

Address/Location: Highway 81 W. (more specifically Parcel(s) #075-01066001, #075-01066002,

#075-01066004, #075-01066005, & #075-01066006)

Request: A petition to rezone 5 +/- acres to C-3 (Highway Commercial) and 31 +/- acres to RM-75 (Multi-Family Residential).

Zoning: RA-200 (Residential Agricultural)

Land Lot(s) 161 of the 7th District

36 +/- total acres

MPC Workshop (2/9/21)

MPC Public Review (3/9/21)

City Council Workshop (3/4/21)

City Council Public Hearing (3/15/21)

POSTPONED per Applicant (4/1/21)

POSTPONED per Applicant (4/19/21)

F. Case #210102

District: #1, CM Rufus Stewart

Applicant(s): Patrick Perez

Development: Perez Project

Address: 317 Macon St.

Request: To rezone property to C-2 (Central Commercial).

Zoning: M-1 Light Industrial)

Land Lot(s) 156 of the 7th District

0.240 +/- total acres

MPC Workshop (2/9/21) MPC Public Review (3/9/21)

City Council Workshop (3/4/21) City Council Public Hearing (3/15/21)

G. Case # 210103

District: #3, CM Craig Elrod

Applicant(s): David Troy

Development: 62 Macon Street Project

Address: 62 Macon St.

Request: To rezone the property to C-1 (Neighborhood Commercial)

Zoning: RM-75 (Multi Family Residential).

Land Lot(s) 134 of the 7th District

0.63 +/- total acres

MPC Workshop (2/9/21)

MPC Public Review (3/9/21)

City Council Workshop (3/4/21)

City Council Public Hearing (3/15/21)

11. Approval of the February 15, 2021 City Council Meeting Minutes
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. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on December 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.

2-26-2021 @ 10:30 AM