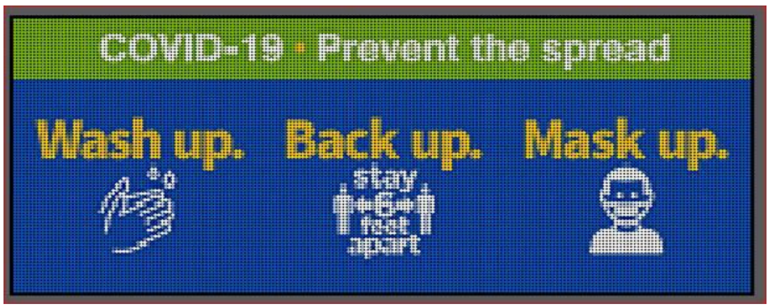
POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
MARCH 4, 2021
6:00 PM



1. Call to Order **Mayor Copeland**

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 (via telephone)
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott (via telephone); City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Deputy Fire Chief, Mr. Dave Williams; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Community Development, Mr. Eric Pitts; and Network Administrator, Mr. Brian Linton.

3. Approval of the Agenda

Mayor Copeland called for a motion for approval of the Agenda, subject to the postponement of Item 10C; the postponement of Item 10E to April 1 and April 19, 2021; and the addition of Item 11A regarding Hamilton Pointe. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the 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.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember R. Pruitt motioned and Councilmember Stewart seconded.

Prior to the vote, Councilmember Vincent asked that item 6H be removed from the Consent Agenda to be added as discussion Item 11B, as it relates to the City taking responsibility for the construction and maintenance of a dam.

Councilmember R. Pruitt offered an amended motion to approve the Consent Agenda, subject to the removal of Item 6H, which will be added as discussion Item 11B; and Councilmember Stewart seconded. The vote was seven in favor.

7. Covid-19 Update CM Sandra Vincent

Councilmember Vincent announced that the Walgreen's on Jonesboro Road has begun taking requests to provide Covid-19 vaccinations through their website; and she added that there are two additional locations that are seeking to become vaccination sites as well. She asked that staff provide regular updates about the steps being taken at the City to combat the spread of the virus.

The City Clerk, Ms. Janis Price offered updated information related to cases of Covid-19 in McDonough and throughout the County. She said that the total cases reported in McDonough for both zip codes, as of February 22, 2021, was 7,623. She added that case numbers are starting to decline within the City, with Piedmont Henry Hospital reporting a total of 42 hospitalized patients with 21 of those patients being treated in ICU. She added that Henry County EMA E911 Director, Mr. Don Ash reported that there are no unmet needs for Personal Protective Equipment (PPE) in the County at this time.

Ms. Price also noted that Dr. Lily Henson, CEO of Piedmont Henry Hospital does anticipate a fourth wave of the virus. Some people are beginning to relax the protective protocols of social distancing, hand washing and mask-wearing but we must all remain diligent and continue practicing all protective measures, as the vaccine becomes more available. Discussion ensued.

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

Mr. Eddy Smith was not in attendance for the meeting.

Mr. Tony Carder and Mr. Kevin Anderson discussed designing a green space area called "The Neighborhood Lot," to hold events and weekly markets for citizens, replacing the parking lot adjacent to Scoops and Holy Smokes Barbecue. Discussion ensued.

Ms. Vanessa Thomas discussed the pending request by the Extended Stay America to add an extension to their building; and she shared her concerns that it appears that those changes to the building have already been made without the City's approval. She asked that Mayor and Council vote no on the request for the extension.

9. McDonough Beautiful Presentation CM Sandra Vincent

Councilmember Vincent discussed the ongoing efforts to eliminate illegal trash dumping in the City. She said there seems to be a correlation between the end of the month and people moving out that lends to mattresses and furnishings being left illegally near business dumpsters. She asked if there could be additional locations for people to dump trash legally, citing concerns for public health issues that could result from these issues.

Councilmember Vincent also discussed concerns over trash entering the Stormwater system and potentially polluting the water table. She asked if there could be a schedule for Community Service workers to actively engage in maintaining trash throughout the major corridors in the City.

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)

Mr. Eric Pitts with Community Development reviewed the preliminary plat for the development of the Barrett Farms Subdivision, noting that staff recommends approval.

Mayor Pro Tem Elrod motioned to approve the preliminary plat for Barrett Farms Subdivision, as presented; and Councilmember Stewart seconded. The vote was six in favor and one in opposition. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Councilmember Vincent voted in opposition.

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)

Mr. Pitts reviewed the request for an administrative variance for a four (4) story hotel with an average roof surface height to be 42' 91/4". He noted that the Code allows for an administrative variance of up to ten percent; therefore, staff recommends approval.

The Applicant, Mr. Blake Heiman was in attendance for the meeting, and he addressed Mayor and Council about the request for variance. He said that the change would allow for a fourth-level; however, it would reduce the number of rooms from 85 to 84 guestrooms.

Councilmember Varner shared continued concerns about approving an extended-stay hotel in the area.

Mayor Pro Tem Elrod motioned to approve the administrative variance for Extended Stay America as requested, and Councilmember R. Pruitt seconded. The vote was four in favor and three in opposition. The motion passed. Those voting in favor were Mayor

Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett and Councilmember R. Pruitt. Councilmember Stewart, Councilmember Varner and Councilmember Vincent voted in opposition.

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)

This item was postponed until further notice.

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)

Mr. Pitts briefly reviewed the request for approval of a preliminary plat for the development of Eagle Rest Townhomes, noting that staff recommends approval.

Councilmember Stewart motioned to approve the preliminary plat for the Eagle Rest Townhomes, and Councilmember R. Pruitt seconded. The vote was seven in favor.

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) **POSTPONED per Applicant (4/1/21)**
City Council Public Hearing (3/15/21) **POSTPONED per Applicant (4/19/21)**

This item was postponed at the request of the Applicant.

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)

Mr. Pitts introduced the Applicant, Mr. Patrick Perez who was in attendance for the meeting to request approval for the property at 317 Macon Street to be rezoned to C-2 (Central Commercial). Mr. Perez plans to utilize the property for an office space for his home building business with no plans to store any large equipment on the property.

Mr. Pitts said this case will go before the Planning Commission for public review on March 9, 2021, and should come back to Mayor and Council at the March 15, 2021, City Council Meeting.

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)

Mr. Pitts reviewed the request in case number 210103, to rezone the property at 62 Macon Street from RM-75 (Multi-Family Residential), to C-1 (Neighborhood Commercial). The Applicant, Mr. David Troy was in attendance for the meeting, and he addressed Mayor and Council regarding the proposed rezoning. Some discussion ensued.

This case will come back for a Public Hearing at the March 15, 2021, City Council Meeting.

11. Approval of the February 15, 2021 City Council Meeting Minutes

Mayor Copeland called for a motion to approve the February 15, 2021, City Council Meeting Minutes. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was five in favor and two abstentions. Those voting in favor were Mayor Copeland, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod did not vote because he was not in attendance for the February 15, 2021, City Council Meeting. Councilmember Varner did not vote.

11A. Unscheduled Comments Regarding Hamilton Pointe

Councilmember Vincent stated that all of Council has received several emails regarding issues at the Hamilton Pointe Subdivision. She said that the residents of Hamilton Pointe have been in communication with the City; however, there are still questions that have not been answered. She said that what has happened in the neighborhood is a travesty, and all of Mayor and Council should share in the concerns of the residents.

Ms. Averial Jackson and Mr. Warren Tillery, Attorneys with Smith, Welch, Webb and White Law Firm were present at the meeting on behalf of the some of the homeowners at Hamilton Pointe. Ms. Jackson cited several concerns regarding certain conditions of zoning and other criteria applicable to the properties, which are not being adhered to by the current builders. She introduced the following homeowners to speak about their personal properties and experiences with new builders in the development:

(1.) Mr. Alexander Garcia
(2.) Ms. Traci Roman
(3.) Mr. Ken Salako
(4.) Ms. Desiree Tisdale
(5.) Mr. Eric Faqua
(6.) Mr. Machele L. Holder

After the residents' comments were concluded, Mr. Warren Tillery, Attorney with Smith, Welch, Webb & White also addressed Mayor and Council regarding some of the issues at Hamilton Pointe. Some discussion ensued.

City Attorney, Mr. Jim Elliott noted that there may be a real potential for litigation in this instance, adding that he is certain that the City Administrator and his staff will be looking into this matter. He said there are multiple documents dating back to 2003, including some applications that have been submitted and some approvals that have been issued, all of which he is actively reviewing in this matter. Discussions continued.

Councilmember Vincent said there needs to be interpretation as to what has happened in this instance so that there can be appropriate intervention in this case.

11B. 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.

The Applicant, Mr. Drew Camp was in attendance for the meeting, and he addressed Mayor and Council about the proposed Geranium Park project agreement. Mr. Eric Pitts reviewed proposed agreement to provide a pocket park, which would be deeded to the City of McDonough. Some of the improvements included in the proposed project are the removal of an existing above-ground sewer pipe and renovations to the pond and dam on the property. Some discussion ensued.

Councilmember Vincent shared her concerns about the City taking responsibility for maintenance of the dam, and she asked about the associated costs to the City as a result. Public Works Director, Mr. Ronnie Thompson said that it would be difficult to estimate the costs at this time, but he will bring that information back to Mayor and Council. He noted that any associated costs would be paid from Stormwater fees. Discussion ensued.

Mayor Pro Tem Elrod motioned to approve the development agreement between the City of McDonough and TRG Geranium Park, LLC, which includes Exhibit A, Exhibit B, Exhibit C, and Exhibit D; and authorize the Mayor to sign the agreement. Councilmember R. Pruitt seconded. The vote was five in favor and two in opposition. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt and Councilmember Stewart. Councilmember Varner and Councilmember Vincent voted in opposition.

12. Unscheduled Public Comments

There were no additional unscheduled pubic 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)

No Executive Session was held.

14. City Administrator, City Attorney, and City Clerk Comments

15. Councilmembers and Mayor Comments

16. Adjournment

Mayor Copeland adjourned the meeting at 8:24 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 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.