



POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 5, 2020
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
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 for allowing the GA State Society of American Medical Technologists to hold 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
(2) Mr. Neal Daniel – Entertainment District

- 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. Some discussion ensued. The Public Hearing is scheduled for November 16, 2020.

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

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. Discussion ensued. 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. A Special-Called Meeting of the Planning Commission is scheduled for November 10, 2020; and the Public Hearing is scheduled for 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.

Mayor Pro Tem Elrod said that several local cities have adopted this type of Ordinance; and they have been very successful. He noted that this effort would make it easier for McDonough to compete with other cities, as well. He said that many business owners and citizens alike are in support of this initiative to move McDonough forward.

In closing, Mayor Pro Tem said 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. Discussion ensued.

- 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**

- 17. Councilmembers and Mayor Comments**

- 18. Adjournment**

Councilmember R. Pruitt motioned to adjourn the meeting. All stood in favor.

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