

MINUTES*
CITY OF MCDONOUGH
REGULAR COUNCIL MEETING
APRIL 17, 2006
5:00 P. M.

* Minutes are unedited and unofficial.

The regular City Council meeting was held on April 17, 2006 at 5:00 p. m. with the following members present:

Mayor:	Billy Copeland
Councilmembers:	Monta Brown (arrived at 5:30)
	Gail Notti
	Gina Riffey (arrived at 6:35)
	Wayne Smith
	Rufus Stewart
	Sandra Vincent

Also present were City Administrator, James Lee; Asst. City Clerk, Wanda Ricks; City Attorney, Scott Bennett; Community Development Director, Rodney Heard; Court Services Director, Elaine Moore; Fire Chief, Don Crowell; Police Chief, Preston Dorsey; Economic Development Director, Nan Lee; Building Director, James Campbell; Mayor's Assistant, Leslie Balog; Casey Case, Leslie Chrysler.

Mayor Copeland called the meeting to order at 5:00 p.m.

Councilman Stewart gave the invocation and Councilwoman Notti gave the pledge to the flag.

Mayor Copeland asked for a motion for approval of the agenda for the meeting. The motion was made by Councilman Stewart and seconded by Councilwoman Notti. The vote was four in favor.

Henry County Middle School Academic Team was moved down on the agenda until 7 p.m.

Mayor Copeland reported that Mary Williamson from the McDonough Housing Authority would not be present but had wanted to thank the City for all of their help recently.

Mr. Lee presented the HOK contract for Town Architect/Planner. This item will be moved to the workshop on April 27, 2006 and someone from the firm will be in attendance. The motion was made to approve by Councilwoman Vincent and was seconded by Councilwoman Notti. The vote was four in favor.

Mr. Lee nominated Mayor Copeland for the voting delegate for the 2006 Annual GMA Convention. The motion was made by Councilwoman Notti to approve and was seconded by Councilman Stewart. The vote was four in favor. Councilman Stewart also was nominated to head up the gathering of gifts for the GMA drawing in Savannah.

Wireless Internet- This item was moved to the workshop on April 27, 2006 at 4:30 p.m.

Mr. Lee presented the entrance of the roadway into Lakemont for dedication. The motion was made by Councilman Smith to accept and was seconded by Councilman Stewart. The vote was four in favor.

Concept Plan Review

- Oakmont Industrial Group

- Southport Industrial

- M-1- with conditions

- Located at proposed Westridge Road- Tracts 1 & 2

Councilman Smith made the motion to approve M-1 with conditions and was seconded by Councilman Brown. The vote was five in favor.

Residential Development Petition

Annexations with Rezoning with Variance Petitions:

- Gerald Hudgins and Mike Horne

- Nail Drive and Nail Road Vicinity

- RA (County) to PUD 9(City)- RCD, RTD, and RM-75 with Variances

- Land Lots 177, 192, 208 of the 6th and 7th District; 80.78 acres

Councilman Brown made the motion to postpone until the meeting on May 1, 2006 and was seconded by Councilman Stewart. The vote was five in favor.

Annexations:

- Kenneth Howell

- Nail Drive

- RA (County) to RA-200 (City)

- Land Lots 177 of the 6th District and 192 of the 7th District

- 31.055 acres

Councilman Brown made the motion to postpone until the meeting on May 1, 2006 and was seconded by Councilman Stewart. The vote was five in favor.

Zoning Modifications Requests:

Adam Price for Central Henry Development, LLC

Avalon Pods I and J

R-50(PUD/Planned Unit Development with Conditions): Removal of Pedestrian Pathways that were a condition of zoning; dimensional setbacks; and amenity area).

Land Lot 156 of 7th District

Pod I (parkside) 29.99 acres and Pod J (Parkview) 24.42 acres

Overall total of 54.41 acres

Mayor Copeland opened the public hearing with no one in attendance in favor or opposed. The public hearing was then closed. Councilman Brown made the motion for approval of Z-mod I and J with modification by Community Development Department: Z-1 reduction from 25 feet to 15 feet; Z-3 – The modification of an approved preliminary and final plat thereby allowing the convergence of residential dwelling Lots 21, 22, and 23- Parkside Subdivision- in order to provide common open space amenity for the construction of a pool facility, pool house, and playground; Z-4 dimensional setback reductions on selected lots: Parkside Subdivision; Lot 4- 3.5 feet rear building setback reduction and 2.5 feet front building setback reduction; Lot 32- 3.5 feet rear building setback reduction; Lot 34- 3.5 feet rear building setback reduction; Lot 51- 4.5 feet rear building setback reduction; Parkside Subdivision- Lot 6- 5.0 feet rear building setback reduction; Lot 7- 4.0 front building setback reduction and 3.5 feet rear building setback reduction; Lot 34- 3.5 feet rear building setback reduction; Lot 50- 2.5 feet front building setback reduction and 4.0 feet rear building setback reduction. Councilwoman Vincent made the second. The vote was five in favor.

Rezoning:

James Lee for JLM Developers, LLC

130 Lowe Street

R-100 to R-75; (Infill Development)

Land Lot 124 of the 7th District

0.365 acres

Mayor Copeland opened the public hearing with no one in attendance in favor or opposed. The public hearing was closed. Councilman Rufus Stewart made the motion to approve with conditions that includes removal of the sidewalk. Councilwoman Notti seconded the motion. The vote was five in favor.

Non-Residential Development Petitions:

Special Use Permit Request:

Michael Turner for Turning Point Church

C-2 (SUP/Special use Permit for Church)

Land Lot 156 of 7th District

4.280 acres

Mayor Copeland opened the public hearing with no one in attendance in favor or opposed. The public hearing was then closed. Councilman Brown made the motion to approve with the conditions of planning and zoning with the duration of five years and was seconded by Councilwoman Notti. The vote was five in favor.

Annexation with Rezoning:

Vipul Patel

C-2 (County) to C-3 (City): Village Retail

Land Lot 156 of 7th District (Hampton Street)

10.564 acres

This item was requested to be postponed until the meeting of May 1, 2006. The motion was made by Councilwoman Notti to postpone until May 1, 2006 and was seconded by Councilwoman Vincent. The vote was five in favor.

Vipul Patel

RM(County) to RTD(City) with Variances: (Townhomes)

Land Lot 156 of 7th District (Hampton Street)

9.121 acres

This item was requested to be postponed until the meeting of May 1, 2006. The motion was made by Councilwoman Notti to postpone until May 1, 2006 and was seconded by Councilwoman Vincent. The vote was five in favor.

Rezoning:

Vipul Patel

RA- 200 to C-3: (Village Retail)

Land Lot 135 of 7th District (Highway 81 East)

12.160 acres

This item was requested to be postponed until the meeting of May 1, 2006. Councilwoman Notti made the motion to postpone until May 1, 2006 and was seconded by Councilman Stewart. The vote was five in favor.

James Withers

235 Bryan Street

RM-75 to O-I: (Adaptive re-use)

Land Lot 134 of 7th District

0.50 acres

This item was requested to be postponed until the meeting of May 1, 2006. Councilwoman Notti made the motion to postpone until the meeting on May 1, 2006 and was seconded by Councilman Stewart. The vote was five in favor.

Residential Development

Rainer Park (Bryan/Cleveland/College/Sloan Streets)

Residential Development Exterior Elevations (Continued Discussion- Part of ZMOD Hearing for May 1, 2006 Council Meeting

Passive Amenity Park (Interior to proposed subdivision)

Councilman Brown made the motion for approval of interior passive for the amenity area and was seconded by Councilman Notti. The vote was five in favor.

Nonresidential Development

Rick Viars

Commercial Building #2 (Jonesboro Road/Doris Street)

Councilwoman Notti made the motion to accept the façade for the second building and was seconded by Councilwoman Vincent. The vote was six in favor.

Starbucks Restaurant

SR 20 West (Avalon Activity Center)

Councilman Brown made the motion for contingent approval of the façade and for the applicant to come back on April 27, 2006 at 4:30 p.m. with sample boards of brick colors and was seconded by Councilwoman Notti. The vote was six in favor.

Community Development Director Heard asked at this time for the agenda to be amended for discussion of the color of the re-painting of the building at Lake Dow Pavilion.

Councilman Brown made the motion and was seconded by Councilwoman Notti. The vote was six in favor. After much discussion of the color of the paint on the building the decision was made for the owner Asmina Jiwa to sit down with Rodney Heard and one of the councilmember's to go over the color pallets.

At this time Mayor Copeland presented a Certificate of Recognition to the Henry County Middle School Academic Team Griffin RESA Middle School Academic Bowl Champions 2005-2006 and a certificate to each member of the team.

City Administrator's Report

Mr. Lee stated that at the new courthouse annex we are looking at removing every other existing street light and moving to the new side of the building with a cost of 4500.00 for the city to pay. The motion was made by Councilman Stewart and seconded by Councilman Smith to approve. The vote was five in favor.

EPD will hold a meeting on April 18, 2006 at 7 p.m. and a public hearing at 8 p.m. concerning the permit at the wastewater plant.

The motion was made by Councilwoman Notti to go into executive session for discussion of personnel, real estate, litigation and was seconded by Councilman Stewart. The vote was six in favor.

After returning from executive session Councilman Stewart made the motion to go out of executive session and was seconded by Councilman Smith. The vote was all in favor.

Councilman Brown reporting out of executive session made the motion to appoint Wanda Ricks acting City Clerk due to the retiring of Evelyn Craig. The motion was seconded by Councilwoman Notti . The vote was six in favor.

Councilwoman Vincent thanked the public works department for the beautiful plants in the city square. She also thanked Rodney Heard for the collaboration of Jonesboro Road with Henry County. She also thanked Mr. Lee for all the hard work and everyone working together.

Councilwoman Riffey talked about the ARC workforce program- aging and place briefing. Also for all motions on the final vote to be re-read before voting.

Councilwoman Notti thanked Mr. Lee and all department heads and employees for all the hard work and support. Also looking forward for a nice participation in Savannah from the City of McDonough.

A reminder was made of the retirement dinner for Evelyn Craig on April 20, 2006 at 6:30 at Truman's.

There being no further business the motion was made by Councilman Smith to adjourn and was seconded by Councilwoman Notti. The vote was six in favor.

Respectfully submitted,

Wanda Ricks