

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
JUNE 29, 2006
4:30 P.M.

The Workshop of the McDonough City Council was held on Thursday, June 29th 2006 at 4:30 pm with the following members present:

Mayor:	Billy Copeland
Mayor Pro Tem:	Monta Brown
Councilmembers:	Gina Riffey
	Wayne Smith
	Rufus Stewart

Also present for this meeting were City Administrator, James Lee; City Clerk, Janis Price; City Attorney, Scott Bennett; Court Director, Elaine Moore; Economic Development Director, Nan Lee; Fire Chief, Don Crowell; Chief of Police, Preston Dorsey; Community Development Director, Rodney Heard; Tourism Director, Leslie Chrysler; Assistant to the Mayor, Leslie Balog; and Wanda Ricks.

Mayor Copeland called the meeting to order at 4:30 pm.

Mayor spoke about the July 4th, 2006 ice cream social on the Square.

Mayor Copeland asked for the following two items to be added to the agenda under Façade Review:

1. Waffle House
2. Wesley Lake

Mayor Copeland welcomed new City Clerk Janis Price.

There were no comments or announcements from the Council.

Mr. Michael Sabine, from the County, was present to speak about the Heritage Senior Center Swimming Pool Project. He spoke about the concerns posed by the Council and the plans for the pool. Council asked additional questions and there was additional discussion. The item will be added to the July 10th, 2006 Consent Agenda to authorize the County to proceed with plans subject to the agreement made by the previous administration and Council which gave approval to a 50/50 split of project cost, not to exceed \$250,000.

There was a discussion by the Mayor and Council relative to changing the name of Maxwell Street to Lawrenceville Street. This item will be placed on the July 10th, 2006 Consent Agenda and the City Attorney, Scott Bennett, will prepare a Resolution.

Mr. James Lee, City Administrator, spoke about the Mountain Brook Subdivision item. There was a discussion by the Mayor and Council relative to whether items of this nature should come before Council. Mr. Bennett will create a Resolution to delegate Mr. Lee the authority to handle street light requests. There was also discussion relative to Façade Review and Preliminary Plats not coming before Council. Mr. Bennett will create an Ordinance that will specify that Preliminary Plats will come to the Council for review, Façade items will be handled by the Community Development (with appeals to be handled by the Council), and Final Plats will be handled by the Planning Commission. Approval of the Mountain Brook Subdivision item will be placed on the July 10th, 2006 Consent Agenda.

Mr. Lee spoke about the DOT request that a traffic light be installed at State Route 20/81 and Regency Park Drive. The DOT will supply the equipment if the City will install. The estimated cost to the City will be \$60,000 to \$ 65,000. This will be funded from SPLOST revenue. Approval for this item will be placed on the July 10th, 2006 Consent Agenda.

Mr. Lee spoke about the Downtown Development Authority item. There are four positions to be filled. There was a discussion by Council and Mr. Lee. Nominations will be made during the July 10th, 2006 Council meeting.

Mr. Rodney Heard, Community Development Director, announced that Façade Reviews for single family structures will not be sent to the HOK.

ARCHITECTURAL FAÇADE REVIEW(S):

Joey and Leslie Balog

185 Bryan Street

Addition to single family dwelling

RM-75

Mr. Heard reviewed this item and it will be added to the July 10th, 2006 Consent Agenda for approval.

Sanford McAllistor

Waffle House

Racetrack Road and Highway 81 East

Mr. Heard reviewed this item and displayed visuals. Representatives of the project spoke. There were comments and questions by the Mayor and the Council which led to further review by Mr. Heard. The item will be sent to HOK for review. The item will be placed on the July 10th, 2006 Agenda

Wesley Lakes

Kelly Road and Bridges Road

Mr. Heard review this item and displayed visuals. He reviewed proposed landscaping. The item will be placed on the July 10th, 2006 Agenda

Mr. Heard asked for a request for discussion of an in-home youth care facility to be added to the agenda. The applicant, Ms. Adams, who resides in the Huntington Ridge Subdivision, was present and spoke. She asked for permission to provide foster care for up to six girls, ages 13 – 15 years old, who will be placed by DHR. There were questions from the Mayor, Council, Mr. Bennett and Mr. Lee. Mr. Heard reviewed the zoning of the area. Approval of preparation of an Ordinance for In-Home Youth Care Facilities, which would allow Aletha Adams to operate such a facility in her personal home within the Huntington Ridge Subdivision, will be put on the July 10th, 2006 Consent Agenda.

QUALIFIED LOCAL STATUS GOVERNEMENT ITEM(S): ADOPTION

- (1) 2006 Capital Improvement Element (CIE) Update
 - ❖ Annual Impact Fee Financial Report - FY 2005
 - ❖ Capital Improvements Project Update 2006 – 2010
 - City Council Public Hearing and Vote Required

- (2) 2006 Short Term Work Program (STWP) Update
 - ❖ FY 2004 2008
 - City Council Public Hearing and Vote Required

Mr. Heard reviewed these items. He displayed reports and provided further review. There was a discussion relative to the appropriateness of a Public Hearing. Mr. Lee recommended that the item be postponed to the July 17th, 2006 Council Meeting. Mr. Bennett recommended that he be given time to review the public notices and give his recommendation before the close of the workshop.

RESIDENTIAL ZONING MODIFICATION WITH VARIANCE(S):

Kip Taylor for Silver Creek Communities, Inc and Doug Adams (now or formerly DRA)
Airline/Rodgers/Lake Dow Road(s) vicinity
Bridlewood/Bridleridge Subdivision
R-75/R-85 with Conditions per Ordinance NO. 03-07-002
Land Lot 138 of the 7th District
59.61 +/- acres – selected lots

Mr. Heard reviewed this item. There will be a Public Hearing for the item during the July 17th, 2006 Council Meeting.

Angela Edgar/Doug Adams for Edson Homes/North Valley/DRA Development, Inc.
State Route 42 North @ North Valley Place
North Valley Subdivision
Zoned RM-75 Conditional Use with Conditions
Land Lot(s) 100 and 101 of the 7th District
25.6016 +/- acres (parent tract) – selected lots Phases I and II

Mr. Heard reviewed this item. There will be a Public Hearing for the item during the July 17th, 2006 Council Meeting.

Mike Horne/Gerald Hudgins for Hudgins Communities/Peachtree Homes

State Route 155 North @ Pinnacle Lane
Pinnacle Point Subdivision
R-75 with Conditions per RZ-01-006 on 2/12/02
Land Lot(s) 91 and 102 of the 7th District
36.70 +/- acres (parent tract) – selected lots

Mr. Heard reviewed the item. The applicant and a representative were present and spoke. There were questions and discussion by the Mayor and Council. There will be a Public Hearing for the item during the July 17th, 2006 Council Meeting.

Alan Newsome for Towne Village II

Racetrack Road @ Hometowne Drive
Towne Village Subdivision, Phase II
Zoned RTD with Conditions
Land Lot 167 of the 7th District

9.81 +/- acres (parent tract) – selected Lots 1-12; 84-95; 118-129; and 142-145
Mr. Heard reviewed the item. There were questions and discussion by the Mayor and Council. There will be a Public Hearing for the item during the July 17th, 2006 Council Meeting.

NON-RESIDENTIAL VARIANCE(S) TO CHAPTER 15.32—LANDSCAPING:

Jarrold Yates for Lincoln Properties

Westridge Parkway and Pullen Road vicinity (Avalon POD “S”)
Zoned M-1 with conditions
Land Lot(s) 223 of the 7th District
25.94 +/- acres

Mr. Heard reviewed this item. No Public Hearing will be required. The item will be added to the July 10th, 2006 Agenda.

NON-RESIDENTIAL REZONING:

Dale Moore for Swifty Carwash, LLC (F.K.A. Winner’s Circle Carwash)

590 State Route 155 South
C-3 to M-1 (corrective action per nullification of legal non-conformance)
Land Lot 197 of the 7th District
1.0 +/- acres

Mr. Heard reviewed the item. The item will be added to the July 10th, 2006 Agenda for a Public Hearing.

Chuck Sechler for South Point Pavilion II

State Route 20 West (adjacent to western boundary of Waffle House)

C-2 with Conditions per Ordinance NO. 04-09-13011(Z) to C-3

Land Lot 191 of the 7th District

1.09 +/- acres

Mr. Heard reviewed the item. The item will be added to the July 10th, 2006
Agenda for a Public Hearing.

NON-RESIDENTIAL REZONING WITH VARIANCE(S):

Thomas Soloman

401 Griffin Street vicinity

C-2 to C-3 (automotive uses)

Land Lot 134 of the 7th District

1.0 +/- acres

Mr. Heard reviewed the item. The item will be added to the July 17th, 2006
Agenda for a Public Hearing.

Richard Norman

1155 Highway 81 East vicinity

RA-200 with Conditions to C-2 and M-1 (retail/mini-storage)

Land Lot(s) 152 and 169

12.75 +/- acres

Mr. Heard reviewed the item. The item will be added to the August 7th, 2006
Agenda.

NON-RESIDENTIAL ANNEXATION WITH REZONING WITH VARIANES(S):

Tom Palmer for Hank Aaron Honda

144 Highway 81 West vicinity

RA (County) to RA-200 and C-3 (City)

Land Lot(s) 161 and 162 of the 7th District

64.0 +/- acres

Mr. Heard reviewed the item. The item will be added to the July 10th, 2006
Agenda for a Public Hearing.

NON-RESIDENTIAL SPECIAL USE PERMIT (SUP):

Karen Jones for Victory Chapel

389 Keys Ferry Street

Zoned C-3 with conditions

Land Lot(s) 135 of the 7th District

1.12 +/- acres

Mr. Heard reviewed the item. The item will be added to the July 10th, 2006
Agenda for a Public Hearing.

Mayor Copeland asked for a motion to go into Executive Session to discuss a real estate matter. Councilmember Smith made the motion and Councilmember Riffey seconded. The vote was four in favor.

Councilmember Brown made a motion to come out of Executive Session and Councilmember Smith seconded. The vote was four in favor.

There were no reports from Executive Session.

Mayor Copeland opened the floor for Council Announcements/ Comments.

Councilmember Riffey spoke about Special Use Permits and her concern that many retail spaces are being converted to churches. There was a discussion relative to this matter that in the past the application fee had been waived. This will be reviewed and discussed at a later date.

Councilmember Brown requested that Mr. Heard send Community Development Department packets by e-mail to Councilmembers that request this method.

Councilmember Smith asked that Mr. Heard and Mr. Lee meet to discuss the staffing needs of the Community Development Department.

Mayor Copeland reminded all Councilmembers to be prepared at the July 10th, 2006 Council Meeting to make nominations to the Downtown Development Authority. He also asked that Ms. Price attend with Mr. Lee voter district reapportionment plan meetings.

There being no further business, Mayor Copeland adjourned the Workshop.

Respectfully submitted by,

Janis E. Price,
City Clerk