

**Mayor**  
*Billy Copeland*

**Council Members**  
*Monta Brown*  
 District IV  
*Gail Notti*  
 At Large  
*Gina Riffey*  
 At Large  
*Wayne Smith*  
 District III  
*Rufus Stewart*  
 District I  
*Sandra Vincent*  
 District II



**AGENDA / ACTION REPORT • CITY OF McDONOUGH  
 CITY COUNCIL MEETING • CITY HALL  
 MARCH 17, 2008 • 5:15 PM**

1. Call to Order
2. Proclamation - Henry County Warhawk Wrestling Team – Mayor Copeland.....
3. Pledge to the Flag
4. Invocation
5. Approval of the Agenda.....**APPROVED**
6. Community Development Items: Mr. Rodney Heard:.....



**5:30 Meeting Petitions**

**Zoning Modification:** To be postponed to the 04/07/08 CC Mtg\*

A. Brent Moye for KBW of McDonough, LLC (50 Lawrenceville St.).....  
 Zoned O-I with conditions  
 Note: No Variance(s) advertised  
 CC Action: Public Hearing and Vote (Postponed from 03/03/08 CC Mtg)  
 PC Recommendation (03/11/08 Mtg.): Deferred\* to the 03/25/08 Called PC Mtg. per applicant's request to allow for a meeting between applicant/elected officials/concerned citizens.  
 Motion – J King, Sec – D Payton; Vote: Unanimous = 6 Yes  
 Staff Recommendation: Denial with alternate modified recommendation for compatibility with existing/proposed development along the SR 42N corridor  
 .....**APPROVED**



**Annexation w/ Rezoning:**

B. Shoppes at Avalon/Brent Moye (1565 Hwy. 20 West)  
 District 4 – Monta Brown  
 Annexation: C-3 (Heavy Commercial - County) to C-3 (Highway Commercial - City)  
 Rezoning: C-3 (Highway Commercial – City) per lateral annexation with same zoning

Note: Variance(s) advertised CC Action: Public Hearing and Vote PC Recommendation (03/11/08 Mtg.): (Annexation) Approval from C-3 (HC) to C-3 (City)  
 Motion – J King, Sec – A Shackelford; Vote: Unanimous = 6 Yes  
 PC Recommendation (03/11/08 Mtg.): (Rezoning) Approval from C-3 (City) with mitigated conditions per exhibits made part of the record on vote.  
 Motion – J King, Sec – R Lee; Vote: Unanimous = 6 Yes  
 Staff Recommendation: Approval with stipulated conditions for compatibility with existing/proposed development along the SR 81E corridor/SR 81E Village Activity Center.  
 (Refer to Final Staff Report)  
 .....**APPROVED**

**Rezoning:**

C. Raymond Norman for AT & T Central Office (61 Griffin St.).....  
 District 3 – Mayor Pro Tem Wayne Smith  
 Rezoning: RM-75 (Multi Family) to C-2 (Central Commercial)  
 Note: Variance(s) advertised  
 CC Action: Public Hearing and Vote (Postponed from 03/03/08 CC Mtg)  
 PC Recommendation (03/04/08 Mtg.): Approval with mitigated conditions w/ variance(s).  
 Motion – B Fort, Sec – A Shackelford; Vote: Unanimous = 6 Yes  
 Staff Recommendation: Approval with stipulated conditions (w/ variances) as noted for compatibility with existing/proposed development within the city’s Downtown District.  
 .....**APPROVED**



**Zoning Modification:**

D. Jamie Matlock/South Point Pavilion II (1407-1421 Highway 20 West).....  
 District 4 – Monta Brown  
 Zoned C-3 with conditions and variances  
 Note: No Variance(s) advertised  
 CC Action: Public Hearing and Vote (Postponed from 03/03/08 CC Mtg)  
 PC Recommendation (03/04/08 Mtg.): Approval with alternate staff recommendation.  
 Motion – J King, Sec – D Payton; Vote: Unanimous = 6 Yes  
 Staff Recommendation: Denial with alternate modified recommendation for compatibility with existing/proposed development & signage along the SR 20 corridor.  
 .....**APPROVED Signs 3, 4 & 5 Only**



**Special Use Permit (SUP):**

E. Jerry and Michelle Daniels/J & M Rental Properties.....  
 Touch of Heaven Nail Salon (153 Hampton St, Ste. 200)  
 District 1 – Rufus Stewart  
 Zoned C-2  
 Note: No Variance(s) advertised  
 CC Action: Public Hearing and Vote (Postponed from 03/03/08 CC Mtg)  
 PC Recommendation (03/04/08 Mtg.): Approval with staff recommendation.



Motion – B Fort, Sec – J King; Vote: Unanimous = 6 Yes  
Staff Recommendation: Approval with stipulated conditions as noted for compatibility with existing/proposed development along the Hampton St. corridor.

.....**APPROVED**

**Special Use Permit (SUP): Renewal**

F. Karen Jones/Victory Chapel (389 Keys Ferry St.) – Renewal

District 3 – Mayor Pro Tem Wayne Smith

Zoned C-2 with conditions

Note: Variance(s) advertised

CC Action: Public Hearing and Vote (Postponed from 03/03/08 CC Mtg)

PC Recommendation (03/04/08 Mtg.): Approval of renewal with staff recommendations.

Motion – J King, Sec – D Payton; Vote: 4 Yes/1 Abstain/1 No = Motion carried

Staff Recommendation: Approval with stipulated conditions as noted for compatibility with existing/proposed development along the SR 81E corridor.

.....**APPROVED**

7. Alcohol License Request – Chief Dorsey  
Michael D. Miller CJ’s Hot Dogs – 593 Jonesboro Road

.....**APPROVED**

8. Resolution- City’s pre-application for a LWCF Grant – Councilmember Notti

.....**APPROVED**

9. Resolution- Support Henry County Griffin Tech. – Mayor Copeland

.....**APPROVED**

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**7:00 Meeting Petitions**

10. Community Development items – Mr. Heard.

A. Title 17 Ordinance Amendments: Zoning Re-adoptions

CC Action(s) – Public Hearing & Vote – Postponed till 5-5-08 CC Meeting per City Attorney

.....**APPROVED**

**Special Use Permit:**

B. Jeremy Hulett (589 Jonesboro Road).....

District 2 – Sandra Vincent

Zoned C-3 (Heavy Commercial) w/ conditions

Note: No Variance(s) advertised

CC Action: Public Hearing and Vote

PC Recommendation (03/11/08 Mtg.): No Recommendation for lack of a



majority regarding vote for approval of alternate recommendation with submission of exhibits (1-4) by applicant on studio layout. Motion – J King, Sec – D Payton; Vote: 3 Yes/1 Abstain/2 No

Staff Recommendation: Denial with alternate recommendation(s) per Title 17, Section 17.112.010 (Refer to Final Staff Report)

.....**APPROVED**

**Special Use Permit: Renewal**

C. Pastor James Gibbs on behalf of No Walls Harvest (35 Atlanta St., Ste. 1 &2B).

District 3 – Mayor Pro Tem Wayne Smith

Zoned C-2 (Central Commercial) w/ no conditions

Note: No Variance(s) advertised

CC Action: Public Hearing and Vote

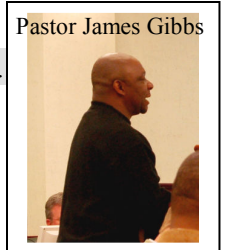
PC Recommendation (03/11/08 Mtg.): Approval of alternate staff recommendation

Motion – D Payton, Sec – J King;

Amended Motion for 18 months – B Fort, Sec – J King; Vote: 5 Yes/1 No

Staff Recommendation: Denial with alternate recommendation(s) per Title 17, Section 17.112.020(2) (Refer to Final Staff Report)

.....**APPROVED**



**Annexation w/ Rezoning:**

D. Andy Welch on behalf of Joe Lunsford/Condon Property (1125 Hwy. 81 East).....

District 3 – Mayor Pro Tem Wayne Smith

Annexation: RA (Res. Agriculture - County) to RA-200 (Res. Agriculture - City)

Rezoning: RA-200 (Res. Agriculture – City) to C-3 (Highway Commercial – City)

Note: No Variance(s) advertised

CC Action: Public Hearing and Vote

PC Recommendation (03/11/08 Mtg.): (Annexation) Approval from RA (HC) to RA-200 (City)

Motion – D Payton, Sec – B Fort; Vote: Unanimous = 6 Yes

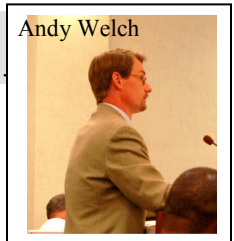
PC Recommendation (03/11/08 Mtg.): (Rezoning) Approval from RA-200 (City) to C-3 (City) with mitigated conditions per exhibits made part of the record on vote.

Motion – D Payton, Sec – B Fort; Vote: Unanimous = 6 Yes

Staff Recommendation: Approval with stipulated conditions for compatibility with existing/proposed development along the SR 81E corridor/SR 81E Village Activity Center.

(Refer to Final Staff Report)

.....**APPROVED**



**Rezoning w/ Variance(s):**

E. Brent Moye on behalf of Water’s Edge @ Eagle’s Landing (Racetrack Rd./Hwy 155S)

District 4 – Monta Brown

Rezoning: C-3 (Highway Commercial) to M-1 (Light Industrial)

Note: Variance(s) advertised

CC Action: Public Hearing and Vote

PC Recommendation (03/11/08 Mtg.): Approval from C-3 (City) to OI (City) with staff recommendations

Motion – J King, Sec – D Payton; Vote: Unanimous = 6 Yes

Staff Recommendation: Approval with stipulated conditions (w/ variances as noted) for compatibility with existing/proposed development at the Racetrack Rd./Hwy 155S Village Activity Center. (Refer to Final Staff Report)

.....**APPROVED**

**Rezoning:**

F. John McGarity on behalf of Hampton Street Inv. (67 Hampton Street)

District 1 – Rufus Stewart

Rezoning: RM-75 (Multi-Family) to OI (Office Institutional)

Note: No Variance(s) advertised

CC Action: Public Hearing and Vote

PC Recommendation (03/11/08 Mtg.): Approval from RM-75 (City) to OI (City) with staff recommendations

Motion – J King, Sec – S Head; Vote: Unanimous = 6 Yes

Staff Recommendation: Approval with stipulated conditions for compatibility with existing/proposed development & signage along the Hampton Street/SR 20-81 corridor. (Refer to Final Staff Report)

.....**APPROVED**

**Zoning Modification: To be Postponed to 04/07/08 CC Mtg.\***

G. Jonathan Spence on behalf of Classic Homes, Inc. (Iris Lake Village Subdivision)

District 3 – Mayor Pro Tem Wayne Smith

Zoned RM-75 (Multi-Family Res.) Conditional Use per Ord. 05-02-21002(Z)

Note: No Variance(s) advertised

CC Action: Public Hearing and Vote

PC Recommendation (03/11/08 Mtg.): Deferred\* to 03/25/08 Called PC Mtg. to allow applicant to meet with City Building Official for review on proposed changes to development layout.

Motion – J King, Sec – R Lee; Vote: Unanimous = 6 Yes

Recommendation: Abstain – No Recommendation due to the request for modification to previous Ord. 06-05-01010(ZMOD) that allowed reduction in front yard setback, removal of buffer/berm for installation of rear alleyways & interior lots, and reduction in periphery buffer.

(Refer to Final Staff Report)

.....**APPROVED**

11. Public Comments:

Mr. Joe Webb – Signs and sign permits in the City of McDonough

Mrs. Chris Rogers – Parker Road Agreement (Not present)

12. SPLOST Projects – Mr. Lee

13. Franchise Fee Ordinance – Mr. Lee and Mr. Fincher

14. Unscheduled Comments.....  
Andrea Elmore for Chris Rogers

15. Executive Session (if needed)

16. City Administrator Comments

17. Mayor and Councilmembers Comments

18. Adjournment



3-17-08 @ 1:15 pm