

MINUTES
CITY OF MCDONOUGH
WORKSHOP MEETING
CITY HALL - MAY 29, 2008
5:00 P. M.

The workshop meeting was called to order on May 29, 2008 at 5:00 p.m. with the following members present:

Mayor:	Billy Copeland
Mayor Pro Tem:	Wayne Smith (left at 6:30)
Councilmembers:	Gail Notti
	Gina Riffey
	Rufus Stewart
	Sandra Vincent (arrived at 5:45)

Also present City Administrator, James Lee, Asst. City Clerk, Wanda Ricks: Police Chief, Preston Dorsey: Fire Chief, Don Crowell: Court Services Director, Elaine Moore: Public Works Director, Gary Barham: Mayor's Assistant, Leslie Balog: Community Development Director, Butch Oliver: Carla Tuck, Human Resources Director: Interim City Attorney, Steve Fincher and Emilia Walker.

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

Mr. Jimmy Whitaker presented the 2007 Audit Review. The audit management report was not completed at the time of this presentation. Mr. Whitaker will get copies to the council before the meeting on June 2, 2008 and will go over this information at that time.

Mr. Lee presented items to cut, within the 2008 budget, totaling \$205,000. Councilmember Riffey stated that if all of the council retirement was cut out that would be an additional \$20,000 to the total. The Council asked Mr. Lee to have a list of all budget cuts and his recommendations for the meeting on June 2, 2008.

Fire Department Plan Review Fee Increases

This item is to be put on the consent agenda for the meeting on June 2, 2008 for approval as Don Crowell has already presented to the council.

Human Resources Director, Carla Tuck, presented the GMA Cost Study for Early Retirement Program. This was approved to go on the consent agenda for June 2, 2008, to authorize GMA to conduct the study for early retirement.

Chief Planner Rodney Heard presented the following Community Development items:

Specialty Item(s): *Workshop Session Discussion Only— No Action required*

A. Draft Future Land Use Map including New Schools

B. Land Use Development/ Economic Revitalization/ Short and Long Term Planning

Rodney C. Heard, Chief Planner

1. Briefing on 05/22/08 meeting with John Maximuk (Livable Communities Coalition);
2. City/ County Joint Comprehensive Plan Adoption (refer to meeting schedules);
 - Activity Centers (I-75 Corridor)
 - Village Activity Centers (Mixed Use Development)
 - Pedestrian/Vehicular/Greenbelt corridors
3. Economic Revitalization Development Review (Sponsorship by the City of McDonough)
 - Hamilton Building (Historic Downtown Development)— 19 Griffin Street (Submitted to DCA for review/ approval)
 - Heritage at McDonough (NuRock Development)—Bridges Road/ aka BlackHawk Development site (pending review by City for letter of support approval on June 2, 2008, for submittal to DCA by June 5, 2008 deadline.)
4. Capital Improvements Element (CIE) and Short Term Work Program (STWP)
Update

Heritage at McDonough (NuRock Development)- This item will be put on the consent agenda to authorize Interim City Attorney, Steve Fincher, to draft a letter and resolution to the Department of Community Affairs in connection with the City's support of the NuRock Development Project and Grier Manor.

Councilmember Vincent also asked Mr. Heard to schedule visioning sessions for July 2008.

Items for the June 2, 2008, City Council Meeting: *Action(s) warranted as noted*

Rezoning: City Initiated Residential

C. City Initiated on behalf of Stan Cameron (188 Parker Road)

Review by City Attorney per petition being City-initiated

District 3 Mayor Pro Tem Wayne Smith

Zoned R-85 to R-75 per Application with stipulated conditions

Land Lot(s) 105 of the 7th District

96.787 +/- total acres

CC Meeting: May 1, 2008, workshop, and May 5, 2008, Public Hearing
NOTE: No Variance(s) advertised
PC Recommendation: To be provided on May 28, 2008, per the actions of the PC
on May 27, 2008
Staff Recommendation: Abstain; no recommendation (refer to final staff

recommendation)

Zoning Modification: *Non Residential*

D. Asmina Jiwa/ Lake Dow Pavilion (371-399 Keys Ferry Street)

District 3 Mayor Pro Tem Wayne Smith

Zoned C-3/R-50

Land Lot(s) 135 of the 7th District

2.41 +/- acres

CC Meeting: May 29, 2008, workshop, and June 2, 2008, Public Hearing

NOTE: No Variance(s) advertised

PC Recommendation: To be provided on May 28, 2008, per the actions of the PC
on May 27, 2008

Staff Recommendation: (refer to final staff recommendation)

Annexation: *Non Residential*

E. Andy Welch on behalf of the Harold L. McGarity Estate (Richfield Parkway at I-75)

District 4 Councilperson Monta Brown

Zoned M-1 (County)

Land Lot(s) 190 of the 7th District

4.23 +/- acres

CC Meeting: May 29, 2008, workshop, and June 2, 2008, Public Hearing

NOTE: No Variance(s) advertised

PC Recommendation: To be provided on May 28, 2008, per the actions of the PC
on May 27, 2008

Staff Recommendation: (refer to final staff recommendation)

Annexation: *Non Residential (continued)*

F. Andy Welch on behalf of the Atlanta Leasing Association (Richfield Parkway at I-75)

District 4 Councilperson Monta Brown

Zoned M-1 (County)

Land Lot(s) 190 of the 7th District

1.88 +/- acres

CC Meeting: May 29, 2008, workshop, and June 2, 2008, Public Hearing

NOTE: No Variance(s) advertised
PC Recommendation: To be provided on May 28, 2008, per the actions of the PC on May 27, 2008
Staff Recommendation: (refer to final staff recommendation)

Items for the June 16, 2008, Council meeting:

Rezoning: *Residential*

G. Wayne Campbell (355 Toffee Court)

Re-advertised due to discovery of an existing development agreement

District 2 Councilperson Sandra Vincent

Zoned R-100 to R-50

Land Lot(s) 130 of the 7th District

1.97 +/- total acres (Tract "A" 0.901 +/- acres and Tract "B" 0.803 +/- acres)

CC Meeting: May 29, 2008, workshop, and June 16, 2008, Public Hearing

NOTE: Variance(s) advertised

PC Recommendation: To be provided on May 28, 2008, per the actions of the PC on May 27, 2008

Staff Recommendation: (refer to final staff recommendation)

Interim Attorney Steve Fincher will prepare an ordinance for Item "C" –(Parker Road) for the meeting on June 2, 2008. Items "D", "E", and "F" were deferred to the meeting on June 16, 2008. Item "G" was removed off the agenda due to being reviewed by the city attorney.

Pardons and Parole Board Program housing for parolees/code change- Mayor Copeland presented information concerning housing for people that have been paroled. Mr. Fincher stated at the present time our Ordinance does not allow for this. The Council asked Mr. Fincher to get with Community Development and draft an ordinance and get back with the Council.

Square Park Guidelines- Interim Attorney Steve Fincher stated he is waiting information from Councilmember Notti to finish this project.

Baptist Church Drainage- Mr. Lee presented a proposal from the First Baptist Church of McDonough for \$10,600.00 which covers replacing piping at a ditch on the property where the new church will be built. The Council asked Mr. Lee to contact DOT relative to updating the drainage.

Mr. Lee stated that the City was to have a quit claim deed for the Wesley Lakes Subdivision entrance right-of-way, to Tim Jones Properties, Inc. based on the development agreement. This item will be put on the consent agenda for June 2, 2008,

authorizing the Mayor to execute the document.

Councilmember Vincent asked for an update on items discussed in the budget changes due to arriving late for the meeting. Mr. Lee went over the items with her.

There being no further business the meeting was adjourned at 7:20 P. M.

Respectfully submitted,

Wanda Ricks