

AGENDA
CITY OF MCDONOUGH
REGULAR CITY COUNCIL MEETING
CITY HALL – DECEMBER 7, 2009
7:00 PM

1. Call to Order
2. Pledge to the Flag
3. Invocation
4. Approval of the Agenda
5. Approval of the Consent Agenda
6. Community Development Items – Mr. Rodney Heard

Zoning (Condition) Modification (ZCMODD): Residential

A.Adam Price on behalf of Bridleridge Homes (Lake Dow/Airline/Rodgers Road corridor)

District 3 Mayor Pro Tem Wayne Smith

Zoned R-75/R-85 w/conditions per ORD 03-03-17 & 03-07-002(Z)

Land Lot(s) 138 of the 7th District 59.616 +/- total acres (Parent Tract)

PC Meeting (Workshop 11/10/09 and Public Review 11/24/09)

CC Meeting (Workshop 12/03/09 and **Public Hearing 12/07/09**)

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation: Denial of the Zoning (Condition) Modification (ZCMOD) per review of Chapter 17.104 Amendments, Section 17.104.048 Standards of Review.

Alternate Recommendation for Consideration:

➤ In the event that the PC and/or CC elect to APPROVE a modification to the condition then one (1) of the following is advised:

- ❖ The structures shall be clad in three (3) sides brick consisting of the rear & side elevations. The remaining front elevation shall be allowed to be a design of builder's choice utilizing a design that demonstrates compatibility with the existing & proposed new construction. Overall design shall incorporate variations in roofline with respect to visual aesthetics from the exterior road corridors. An exterior paint color palette shall be generated/submitted with colors that match with the existing built construction for overall harmony. Design shall warrant the review/approval of the Community Development Director in accord with Ord.# 06-07-10B.

Or

- ❖ The structures shall be clad in three (3) sides hardy plank siding consisting of the rear & side elevations. The remaining front elevation shall be brick (full elevation face) with a design of builder's choice utilizing a design that demonstrates compatibility with the existing & proposed new construction. Overall design shall be limited to one and half (1 ½) stories with full roof slope on rear side like that of the 2009 Model Home with respect to visual aesthetics from the exterior road corridors. An exterior paint color palette shall be generated/submitted with colors that match with the existing built construction for overall harmony. Design shall warrant the review/approval of the Community Development Director in accord with Ord.# 06-07-10B.

Zoning (Condition) Modification (ZCMOD): Residential

B.Randy Hayes on behalf of Callaway Park , LLC (Callaway Park Subdivision – Bridges Road)

District 2 Councilperson Sandra Vincent

R-50 (SFR) w/ conditions & variances per Ord.#04-03-01008(Z)

Land Lot(s) 131 of the 7th District

29.954 +/- acres (Parent Tract)

PC Meeting (Workshop 11/10/09* and Public Review 11/24/09*)

CC Meeting (Workshop 12/03/09*and **Public Hearing 12/07/09***)

*Note: The applicant nor an authorized representative were present for the Oct. 2009 meetings, thus item postponed with readv..

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation:

Item #2: Disagree with alternate suggestion with respect to existing streetscape

Staff elects to support the deletion of the solid masonry wall and interject the construction of brick column & wrought iron fencing for the entire length of the property line frontage along Bridges Road. A brick column of appropriate scale (min. six (6') feet in height & min. three (3') feet in width) shall be placed on each side of the main entry with a bronze plaque bearing the subdivision name. Brick columns of appropriate scale (min. six (6') feet in height & min. one (1') foot in width) shall be strategically placed along the fence run for support with one at each end of the front corner property line.

Item #3: Disagree with alternate suggestion with respect to existing viewsheds

Staff elects to support the idea of two (2) story dwellings within the interior areas of the subdivision. The one and ½ story requirement shall remain for the perimeter lots only so as to allow a transition and act as buffer to the adjacent Wesley Lakes PUD.

Item #4: Disagree – No alternate suggestion

Item #7: Disagree – No alternate suggestion

Item #8: Disagree – No alternate suggestion

Item #9: Disagree – No alternate suggestion

Buffer planting requirements shall be calculated in accord with Section 15.32.040/.050/.060 with final review/approval by the Community Development Director.

Item #11: Agree – No alternate suggestion

Planting species & design shall receive final review/approval by the Community Development Director.

Item #12: Disagree – No alternate suggestion

Item #(blank): No Comment by staff > Action by others

Zoning (Condition) Modification (ZCMOD): Non-Residential

C.Willie Brooks (569 Macon Street) – f.k.a. Sonya’s Play Pen

District 4 Councilperson Monta Brown

Zoned C-3 (Highway Commercial) w/conditions & variances per ORD 07-12-03003(Z)

Land Lot(s) 166 of the 7th District

0.497 +/- total acres

PC Meeting (Workshop 11/10/09 and Public Review 11/24/09)

CC Meeting (Workshop 12/03/09 and **Public Hearing 12/07/09**)

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation: Approval of the Zoning (Condition) Modification (ZCMOD) per review of Chapter 17.104 Amendments, Section 17.104.048 Standards of Review.

Special Use Permit (SUP): Non-Residential > Church/Place of Worship

D.Pastor Timothy McBride on behalf of Tabernacle of Praise (96 S. Zack Hinton Pkwy.)

District 3 Mayor Pro Tem Wayne Smith

Zoned C-3 (Highway Commercial) w/conditions & SUP per ORD 08-09-02001(SUP)

Land Lot(s) 135 of the 7th District

1.162 +/- total acres

PC Meeting (Workshop 11/10/09 and Public Review 10/24/09)

CC Meeting (Workshop 12/03/09 and **Public Hearing 12/07/09**)

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation: Denial of the Special Use Permit (SUP) per review of Chapter 17.112 Special Uses, Section 17.112.020 Special Use Requirements – Item #2 (a-e).

Special Use Permit (SUP): Non-Residential > Church/Place of Worship

E.Samantha Smith on behalf of The Armory Inc. (1126, 1228, and 1130 McDonough Place)

District 2 Councilmember Sandra Vincent

Zoned C-3 (Highway Commercial) w/conditions per ORD 97-2-30-5C

Land Lot(s) 125 & 126 of the 7th District

3,000 square feet = Tenant Space

2.828 +/- acres (*Subdivided tract as denoted on survey plat for Atlanta Wesley Trading Center)

PC Meeting (Workshop 11/10/09 and Public Review 10/24/09)

CC Meeting (Workshop 12/03/09 and **Public Hearing 12/07/09**)

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation: Denial of the Special Use Permit (SUP) per review of Chapter 17.112 Special Uses, Section 17.112.020 Special Use Requirements – Item #2 (a-e).

Rezoning: Non-Residential > Mixed-Use/Specialty

F.Rick Viars on behalf of Alexandria’s Hall (103 Jonesboro Road)

District 2 Councilmember Sandra Vincent

Zoned C-2 (Central Commercial)

Land Lot(s) 35, 36, & 37 of the 7th District

1.726 +/- total acres

PC Meeting (Workshop 11/10/09 and Public Review 10/24/09)

CC Meeting (Workshop 12/03/09 and **Public Hearing 12/07/09**)

PC Recommendation: N/A = No Quorum > Automatic forwarding to CC invoked by ICDD

Staff Recommendation: Approval of the requested Rezoning with stipulated conditions for compatibility with existing/proposed development at the Historic Downtown Gateway along the Jonesboro Road corridor.

Stipulated Conditions:

- Permitted Use(s) shall be for that of a village mixed-use retail center only per reference to Chapter 17.68, C-3 (Highway Commercial), Section 17.78.010(B). Said uses shall be that of Bank/Financial facility; Commercial Indoor/Outdoor recreation facility; restaurants/bars/grills; retail stores; Florist shop; Business/Professional office; pharmacy; fitness centers of page CD17:33/34 of the city codes as they exist as of 03/11/08. All other uses shall require review/approval of by City Council prior to commencement of any development.
- A lighting plan shall be required with site development given proximity to residential uses. Said plan shall include Georgia Power/Central Georgia EMC approved architectural designed street lights provided along all street rights-of-way per review/approval of the Community Development Director and/or his/her designee. Design shall demonstrate compatibility with existing approved street lights and downcast parking lot lighting for adjacent tracts of land within the city’s SR 81E Village Activity Center.
- Dumpster enclosure(s) shall be required in accord with HC Environmental Health/HCWSA requirements and shall be constructed of three (3) side brick and/or stone construction with black screening gates.
- Development shall comply with all applicable city codes.

7. Alcohol License(s) Approval – Chief Preston Dorsey

New Business:

- | | | |
|----------------------|----------------------------------|----------------------|
| 1. Tony L. Davenport | Soho Grand Restaurant | 716 Hwy 155 S |
| 2. Ricardo L. Hylton | Select Meats Fish & Produce, LLC | 1119 McDonough Place |

Change of Ownership:

- | | | |
|--------------------|-----------------------------|---------------------|
| 3. Tammy R. Holley | Uncle’s Sams American Grill | 2000 Commerce Place |
|--------------------|-----------------------------|---------------------|

Change of License Holder:

- | | | |
|-------------------|------------|------------------|
| 4. Mary E. Duffey | The Pantry | 610 Macon Street |
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8. Unscheduled Public Comments
9. Executive Session
10. City Administrator and City Clerk's Comments
11. Councilmembers and Mayor Comments
12. Adjournment

12-7-09 @ 11:45 AM