

City of McDonough
State of Georgia

Resolution No. 18-02-19

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT
CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE REPORT FOR
2016 AND 2017 TO THE ATLANTA REGIONAL COMMISSION FOR
REGIONAL AND STATE REVIEW**

WHEREAS, the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

WHEREAS, the City of McDonough has prepared a Capital Improvements Element 2016 & 2017 Annual Updates report, which incorporates an impact fee financial report for FY 2016 and FY 2017, along with an updated Community Work Program; and

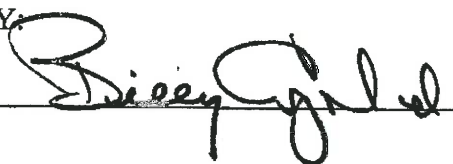
WHEREAS, the draft Capital Improvements Element 2016 & 2017 Annual Updates were prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on February 19, 2018 at 6:00 P.M. in the City of McDonough City Hall, 136 Keys Ferry Street, McDonough, Georgia; and

BE IT HEREBY RESOLVED that the Mayor and the Council of the City of McDonough does authorize the transmittal of the draft Capital Improvements Element 2016 & 2017 Annual Updates report to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989:

- Attachment "A" - The 2016 (FY July 2014 thru June 2015) & 2017 (FY July 2015 thru June 2016) CIE Annual Updates, including Capital Improvement Project Updates 2018-2022.

ADOPTED this 19th Day of February, 2018.

BY:

 Billy Copeland, Mayor

ATTEST:

 Janis Price, City Clerk

AGENDA ITEM SUMMARY

Date: February 19, 2018

ITEM NUMBER:

ITEM SUMMARY:

The City Council is to vote on the City's **2016 & 2017 Annual Updates – *Financial Reports & Community Work Program*** for Transmittal to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) per scheduled 02/19/18 Public Hearing.

SPECIAL CONSIDERATIONS OR CONCERNS:

An annual update, prepared in conjunction with the major 2017/2018 update underway for the city's CIE Program, is a requirement of the Development Impact Fee Compliance requirements and the Minimum Planning Standards & Procedures for Comprehensive Planning, established by the Georgia Planning Act of 1989.

Said update is also a part of the city maintaining its Qualified Local Government (QLG) status for pursuing grant funding opportunities.

STAFF RECOMMENDATION:

Municipal Planning Commission (02/13/18 Special Called Meeting):

- Recommendation of approval per recommendation of approval by CDD P/Z.

Community Development Planning & Zoning (Community Development Director):

- Approval for transmittal of said documents per required Public Hearing, to occur on 02/19/18, in accord with submittal/procedural guidelines established by ARC/DCA.

FINANCIAL IMPACT: (Funding Source)

N/A, no funding source required and/or associated with said application.

ATTACHMENTS:

Resolution authorizing Transmittal

2016 & 2017 Annual Updates

- Financial Reports & Community Work Program (Draft: 01/10/18) prepared by Ross + associates.

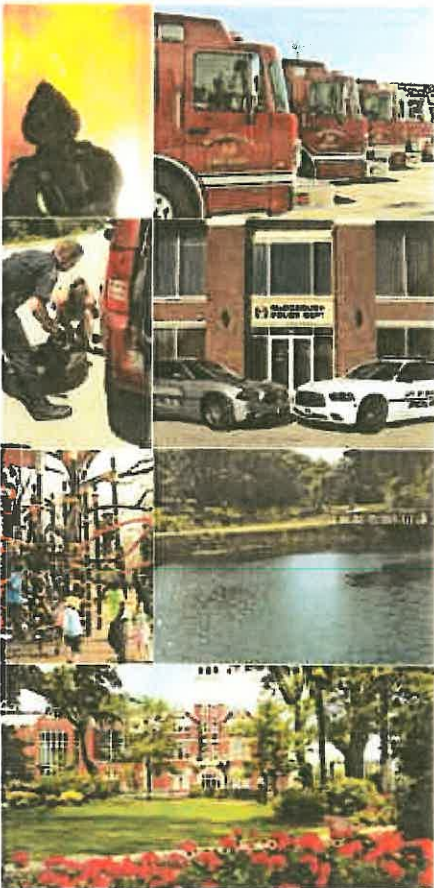
02/13/18 MPC Meeting Minutes (Special Called)

Submitted by:

Rodney C. Heard, Community Development Director

Ross + associates (Bill Ross & Paige Hatley)

Mike Clark, Finance Director



Capital Improvements Element

**2016 & 2017
Annual Updates:**

**Financial Reports &
Community Work Program**

McDonough, Georgia

Draft: January 10, 2018

Introduction

This Capital Improvements Element Annual Update covers both the years 2016 and 2017. It has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

The Annual Updates covered in this report are based on the City of McDonough's *Capital Improvements Element*, as adopted by the City in 2003.

Financial Report

The Financial Reports included in this document are based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial tables (page 2); both of the public facility categories has a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables on pages 3 and 4.

The City's fiscal year runs from July 1 through June 30.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire

Short Term [i.e., Community] Work Programs annually."¹

According to DCA's requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document, beginning on page 5.

Importantly, a new CIE is in preparation and anticipated to be adopted in 2018. The 2018 Annual Update is expected to reflect the addition of many new projects and a longer outlook to 2040.

¹ Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

City of McDonough GA		Annual Impact Fee Financial Report - Fiscal Year 2016			
Public Facility	Public Safety	Parks & Recreation	CIE Cost Recovery	Admin-istration	TOTAL
Service Area	City-wide	City-wide			
Impact Fee Fund Balance June 30, 2015	\$ 478,922.00	\$ (13,352.00)	\$ 11,926.00	\$ (2,772.00)	\$ 474,724.00
Impact Fees Collected (July 1, 2015 through June 30, 2016)	\$ 201,180.62	\$ 159,612.00	\$ 744.67	\$ 10,797.72	\$ 372,335.00
Subtotal: Fee Accounts	\$ 680,102.62	\$ 146,260.00	\$ 12,670.67	\$ 8,025.72	\$ 847,059.00
Accrued Interest	\$ 376.06	\$ 298.36	\$ 1.39	\$ 20.19	\$ 696.00
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ -	\$ -	\$ -	\$ (8,045.91)	\$ (8,046.00)
Impact Fee Fund Balance June 30, 2016	\$ 680,478.68	\$ 146,558.36	\$ 12,672.06	\$ -	\$ 839,709.00
Impact Fees Encumbered	\$ 680,478.68	\$ 146,558.36			\$ 827,037.04

City of McDonough GA		Annual Impact Fee Financial Report - Fiscal Year 2017			
Public Facility	Public Safety	Parks & Recreation	CIE Cost Recovery	Admin-istration	TOTAL
Service Area	City-wide	City-wide			
Impact Fee Fund Balance June 30, 2016	\$ 680,478.68	\$ 146,558.36	\$ 12,672.06	\$ -	\$ 839,709.00
Impact Fees Collected (July 1, 2016 through June 30, 2017)	\$ 576,185.91	\$ 200,611.00	\$ 1,603.30	\$ 23,247.79	\$ 801,648.00
Subtotal: Fee Accounts	\$ 1,256,664.59	\$ 347,169.36	\$ 14,275.36	\$ 23,247.79	\$ 1,641,357.10
Accrued Interest	\$ 1,051.53	\$ 366.11	\$ 2.93	\$ 42.43	\$ 1,463.00
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ (384,715.00)	\$ -	\$ -	\$ (23,290.00)	\$ (408,005.00)
Impact Fee Fund Balance June 30, 2017	\$ 873,001.12	\$ 347,535.47	\$ 14,278.29	\$ 0.22	\$ 1,234,815.00
Impact Fees Encumbered	\$ 873,001.12	\$ 347,535.47			\$ 1,220,536.59

2016 Financial Reports: Project Tables

The following Public Facility tables are based on the continuation of projects drawn from the City's Capital Improvements Element adopted in 2003. Note that a new CIE is in preparation and anticipated to be adopted in 2018, which is expected to add many new projects and clarifications to these listings.

Public Facility: Parks & Recreation
Responsible Party: Public Services Department
Service Area: Citywide

Project Description*	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2016 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Park B Facility Expansion	2015	2020	\$ 2,000,000.00	100.0%	\$ 2,000,000.00	\$ -	\$ 146,558.36	Underway
Park C Facility Expansion	2017	2022	\$ 1,330,000.00	100.0%	\$ 1,330,000.00	\$ -		Underway
Future Park D	2018	2023	\$ 535,000.00	100.0%	\$ 535,000.00	\$ -		
			\$ 3,865,000.00		\$ 3,865,000.00	\$ -	\$ 146,558.36	

* Land acquisition and improvements at Avalon Park (Park B), Alexander Park-East & West (Park C) and Jonesboro Road Park (Park D) have interim financing from SPLOST IV, which is reimbursable in whole or in part from impact fees.

Public Facility: Public Safety
Responsible Party: Fire and Police Departments
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2016 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Brush Truck	2017	2017	\$ 108,191.00	100.00%	\$ 108,191.00	\$ -	\$ 108,191.00	
Command Vehicle	2017	2017	\$ 174,495.00	100.00%	\$ 174,495.00	\$ -	\$ 137,315.47	
Fire/Police Station A	2017	2017	\$ 102,029.00	100.00%	\$ 102,029.00	\$ -	\$ 102,029.00	Final phase
Future Fire/Police Station B	2019	2021	\$ 3,500,000.00	100.00%	\$ 3,500,000.00	\$ -		
New Pumper and Brush Truck	2020	2021	\$ 550,000.00	100.00%	\$ 550,000.00	\$ -		
			\$ 4,434,715.00		\$ 4,434,715.00	\$ -	\$ 347,535.47	

2017 Financial Reports: Project Tables

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Park C Facility Expansion	2017	2022	\$ 1,330,000.00	100.0%	\$ 1,330,000.00	\$ -		Underway
Future Park D	2018	2023	\$ 535,000.00	100.0%	\$ 535,000.00	\$ -		
			\$ 3,865,000.00		\$ 3,865,000.00	\$ -	\$ 347,535.47	

* Land acquisition and improvements at Avalon Park (Park B), Alexander Park-East & West (Park C) and Jonesboro Road Park (Park D) have interim financing from SPLOST IV, which is reimburseable in whole or in part from impact fees.

Public Facility: Public Safety
Responsible Party: Fire and Police Departments
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2016 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Brush Truck	2017	2017	\$ 108,191.00	100.00%	\$ 108,191.00	\$ 108,191.00		Completed
Command Vehicle	2017	2017	\$ 174,495.00	100.00%	\$ 174,495.00	\$ 174,495.00		Completed
Fire/Police Station A	2017	2017	\$ 102,029.00	100.00%	\$ 102,029.00	\$ 102,029.00		Completed
Future Fire/Police Station B	2019	2021	\$ 3,500,000.00	100.00%	\$ 3,500,000.00	\$ -	\$ 873,001.12	
New Pumper and Brush Truck	2020	2021	\$ 550,000.00	100.00%	\$ 550,000.00	\$ -		
			\$ 4,434,715.00		\$ 4,434,715.00	\$ 384,715.00	\$ 873,001.12	

2018-2022 COMMUNITY WORK PROGRAM
Impact Fee Projects only, based on CIE of April 2003
Full Updated CWP will be submitted as part of 2018 Comprehensive Plan Update

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/Explanation
Parks & Recreation									
Park B Facility Expansion	x	x	x			Public Services Department	\$2,000,000	20% Impact Fees; SPLOST	Avalon Park expansion project underway
Park C Facility Expansion	x	x	x	x	x	Public Services Department	\$1,330,000	20% Impact Fees; SPLOST	Alexander Park expansion project underway
Future Park D	x	x	x	x	x	Public Services Department	\$535,000	20% Impact Fees; SPLOST	Planned Jonesboro Road Park
Public Safety									
Future Fire/Police Station B		x	x	x		Fire Department	\$3,500,000	100% Impact fees	
New Pumper and Brush Truck			x	x		Fire Department	\$550,000	100% Impact fees	

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 19, 2018
6:00 PM

1. Call to Order Mayor Copeland
2. Roll Call
3. Approval of the Agenda
4. Pledge to the Flag
5. Invocation
6. Approval of the Consent Agenda
 - A. Approval to purchase a 2018 S12/S12 O Transit Wagon 15 Passenger Van for Community Service. The City will pay \$12,630.00 from the General Fund (Street Department) along with \$16,475.00 to be received from the insurance company to pay the total cost of the van; current van was involved in an accident and was deemed a total loss.
 - B. Approval for the City to accept the proposal for EPD requirement for Long-Term Water Quality Monitoring from CCR Environmental, Inc. at an annual cost of \$12,620.00 which will be paid from the Stormwater Budget; authorization for the Mayor to sign all related documents.
 - C. Approval of the minutes from the Special Called Meeting held on Thursday, February 8, 2018.
7. Public Comments:

Ms. Marlene Lemons, CEO Miracle Mission Hope House, Inc.,
to discuss the old courthouse building on Macon Street.
8. Presentation Mr. Keith Dickerson

Mr. Tryon Williams, Co-Founder and CEO
Georgia Elite Sports Academy

9. Community Development Items Mr. Rodney Heard

A. Capital Improvement Element (CIE) Program

2016 & 2017 Annual Updates

CIE Financial Reports & Community Work Program

Consultants: ROSS + associates (Bill Ross & Paige Hatley)

Request: Project Update

Municipal Planning Commission

Workshop- (02/06/18 - *Special Called*) &

Public Review (02/13/18 - *Special Called*)

City Council- Public Hearing for Transmittal of Resolution and Information (02/19/18)

B. Development Review - Concept Plan Review

Case Number: 180115

Council District: 1, Rufus Stewart

****This item has been rescheduled for March 1, 2018. ****

Applicant(s): A.J. (Buddy) Welch, Jr.

Address/Location: 1300 S. Zack Hinton Parkway

Petition Request: Concept Plan Review per stipulations outlined in

ORD 04-06-07002(A)(Z)

Existing Zoning: RM-75 (Single Family Residential) with conditions per

ORD 04-06-07002(A)(Z)

Location: North of Hwy 155 S Village Activity Node I (Hwy 155S & Racetrack Road)

Tax Parcel ID: Portion of 107-01032000

Land Lot(s): 154 of the 7th District Tract Acreage: 30.0 +/- total acres

Municipal Planning Commission

Workshop (02/06/18 - *Special Called*) &

Public Review (02/13/18 - *Special Called*)

City Council Public Review (02/19/18) ****Reschedule for March 1, 2018****

10. Discussion of Revenues and Expenditures for the General Fund, SPLOST Projects and Hotel/Motel Tax Mr. Mike Clark

11. Discussion of proposed precast Bathrooms and Concession Building for Avalon In-Line Skate Area. Henry County will provide a Memorandum of Understanding and approximately \$47,500.00 towards the project; City will contribute \$110,000.00 from Impact Fees; Authorization for the Mayor to sign any related documents. Mr. Dickerson

12. Approval of minutes from the February 1, 2018 Workshop

13. Unscheduled Public Comments
14. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
 Real Estate O.C.G.A. 50-14-3 (b) (1)
 Personnel O.C.G.A. 50-14-3 (b)(2)
15. City Administrator, City Attorney, City Clerk Comments
16. Councilmembers and Mayor Comments
17. Adjournment

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting was published in the Henry Herald on December 27, 2017; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.

2-14-18 @ 10:00 am

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 19, 2018
6:00 PM

1. Call to Order **Mayor Copeland**

Mayor Copeland called the meeting to order at 6:00 p.m.

2. Roll Call

The City Clerk, Ms. Janis Price called roll for the meeting, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Absent due to illness
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Stewart motioned; and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner was not present for the meeting and did not vote.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Way United Methodist Church gave the Invocation.

9. Community Development Items

Mr. Rodney Heard

A. Capital Improvement Element (CIE) Program

2016 & 2017 Annual Updates

CIE Financial Reports & Community Work Program

Consultants: ROSS + associates (Bill Ross & Paige Hatley)

Request: Project Update

Municipal Planning Commission

Workshop- (02/06/18 - *Special Called*) &

Public Review (02/13/18 - *Special Called*)

**City Council- Public Hearing for Transmittal of Resolution and
Information (02/19/18)**

Community Development Director, Mr. Rodney Heard briefly discussed the Capital Improvement Element (CIE) Program; and he introduced Mr. Bill Ross and Ms. Paige Hatley with ROSS Consultants, who presented the draft 2016 & 2017 Annual Updates prepared for transmittal to the Atlanta Regional Commission and the Department of Community Affairs for review.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to approve the Resolution authorizing the transmittal of a draft Capital Improvements Element Annual Update Report for 2016 and 2017, to the Atlanta Regional Commission for regional and state review. Councilmember Pruitt motioned and Councilmember Elrod seconded.

Prior to the vote, some discussion ensued.

After the discussion was concluded, Mayor Copeland called for the vote. The vote was six in favor. Those voting in favor were Mayor Copeland; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner was not present for the meeting and did not vote.

B. Development Review - Concept Plan Review

Case Number: 180115

Council District: 1, Rufus Stewart

****This item has been rescheduled for March 1, 2018. ****

Applicant(s): A.J. (Buddy) Welch, Jr.

Address/Location: 1300 S. Zack Hinton Parkway

Petition Request: Concept Plan Review per stipulations outlined in

ORD 04-06-07002(A)(Z)

Existing Zoning: RM-75 (Single Family Residential) with conditions per

ORD 04-06-07002(A)(Z)

Location: North of Hwy 155 S Village Activity Node I (Hwy 155S & Racetrack Road)

Tax Parcel ID: Portion of 107-01032000

**Minutes
City of McDonough
Municipal Planning Commission Meeting
February 13, 2017
6:00 P.M.**

The special called meeting of the McDonough Planning and Zoning Commission was held at 6:00 p.m., 2nd floor, City Council Chambers, at City Hall with the following members present.

Members:	Terri O'Quinn (Chair)
	Eddie Elliott (Vice-Chair)
	Terry Ellington (Secretary)
	Stanley Head
	Don Pope
Not Present:	Yolanda Williams
	Matt Cardoza

Also present was staff: Rodney C. Heard, Community Development Director

Chairperson Terri O'Quinn called the meeting to order at 6:02 p.m.

Roll Call of Members was conducted: Don Pope, Stanley Head, Eddie Elliott, Terri O'Quinn, Terry Ellington, Matt Cardoza (excused absence) and Yolanda Williams (excused absence).

ORGANIZATIONAL SESSION:

Mr. Heard commented on the new agenda format and meeting time to be uniform with the Mayor and City Council out of respect for citizen's request.

Swearing in of the following Members was conducted: Don Pope, Stanley Head, Eddie Elliott, Terri O'Quinn, Terry Ellington

Staff reviewed Code Section 17.104.040 (MPC Review) pertaining to the duties, rules and regulations for the Board.

Election of Officers is as followed: Terri O'Quinn (Chair), Eddie Elliott (Vice-Chair), and Terry Ellington (Secretary)

Staff commented that an amendment to the agenda was required in order to conduct a workshop review only for the final plat for Overlook (PH V).

Stanley Head made motion to approve agenda with the staff requested amendment, Terry Ellington seconded. Motion Passed (5-0).

The Pledge of Allegiance was conducted.

Chairperson O'Quinn asked Mr. Heard if the special called meeting was properly advertised. Rodney C. Heard stated that the meeting was properly advertised and is in compliance with the open meeting act. The entire meeting schedule for the year was published in the February 2, 2018, edition of the Henry Daily Herald Newspaper. The petition ad is not applicable. The agenda for tonight's meeting was posted on the City of McDonough website and on the bulletin board on the 1st floor of City Hall on February 10, 2018. The Special Called Notification was sent to the Henry Daily Herald Newspaper on January 29, 2018, and posted on the City of McDonough website and on the bulletin board on the 1st floor of City Hall on January 29, 2018. Yes, the requirements were met.

Stanley Head made motion to approve the November 14, 2017, minutes, Don Pope seconded. Motion Passed (5-0).

Public Comment Session: No comments were made.

WORKSHOP SESSION (Review/Discussion Only):

Old Business: N/A

New Business:

Case #180115: HAWKS Landing/Smith Welch Law (S. Zack Hinton Pkwy. (Parcel #107-01032000) - Brian West (representative) was present and commented on the parent tract which will include a new high school/middle school and the proposed plan for the remainder of the property (refer to the zoning file for details). Rodney C. Heard provided staff comments regarding the past, present and future of the proposed development which included annexing the property from the county and rezoning to RM-75 (Multi-Family Residential) and the requirement of the Concept Plan Review per Ordinance #04-06-07002(A) in order to guide the development of the property. Mr. Head also commented on the layout of the proposed development. Discussion ensued regarding road improvements (study needed), units per acre (14) and greenspace.

Capital Improvement Element (CIE) Program (2016 & 2017 Annual Updates CIE Financial Reports & Community Work Program) – Rodney C. Heard provided the required update for this procedural item which is used for financial reporting in order to obtain grants.

Overlook PH5 (Final Plat Review) – Rodney C. Heard provided comments on this item which included the location, history of the property and proposed continuation of the development.

PUBLIC REVIEW SESSION:

Old Business: N/A

New Business:

Case #180115: HAWKS Landing/Smith Welch Law (S. Zack Hinton Pkwy. (Parcel #107-01032000) – Per consultation with the applicant staff recommends the item be postponed to the February 20, 2018, meeting and also commented on the Mayor and City Council meeting change as well. Stanley Head Motion made to postpone the item to the February 20, 2018, meeting, Terry Ellington seconded. Motion Passed (5-0)

Capital Improvement Element (CIE) Program (2016 & 2017 Annual Updates CIE Financial Reports & Community Work Program) – Chair opened the public review session. No comments were made. Chair closed the public review session. Stanley Head made motion for approval of the CIE Program (2016 & 2017), Don Pope seconded. Motion Passed (5-0).

Community Development Director & Staff Comments – Rodney C. Heard commented that the Jim n Nicks Restaurant has opened, the new Residence Inn by Marriott hotel is currently under construction and will provide customers that are in town for training with a longer stay component, as possible shuttle in the South Point area. Mr. Heard also commented on the growth and sustainability of the city.

MPC Members and Chairperson Comments – No comments were made.

Adjourn – Motion made to adjourn.