



**AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – MONDAY, APRIL 18, 2022
6:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Invocation**
- 5. Pledge to the Flag**
- 6. Consent Agenda**
 - A. Public Works – Waste Water Treatment Jeremy Newton, Supervisor
Request approval to purchase bi-monthly 47,300 lbs. of Hyper+Ion 9810 for daily operations of the solid wastewater plant, at a cost of \$12,534.50, for 47,300 lbs. of Hyper+Ion 9810 Chemical. Funding Source: Wastewater Treatment Plant Operating Supplies – Line Item 505-5.4335.53.1160
 - B. Administration – Legal
Authorize payment of \$10,202.19, to Butler Snow, LLP, for legal services as provided by James E. Elliott, Jr., in accordance with Agreement 19-08-01(AA).
Funding source Legal – Line item 100-5.1530.52.1230
- 7. Public Comments**
- 8. Proclamations**
 - A. Honoring Mrs. Willie Varner
In recognition of Paul E. Dillard, National Commander for the American Legion
- 9. Public Safety - Police Department - Chief Ken Noble**
 - A. Presentation of badges for 10 years of service to the City of McDonough:
Lieutenant John Blackburn Detective Larry Smallwood
Detective Wayne Poss Detective Joseph Cooper
- 10. Administration – Human Resources - Nick Calhoun, Director**
 - A. Presentation of Employee Service Awards
- 11. Public Works – Stormwater Department - Brandon Williams, Supervisor**

- A. Request approval to purchase an electronic work-order and asset management software from PubWorks (Tracker Software Corporation). Total costs include \$22,000 -- Software Purchase Total (One-Time Cost); \$5,300 -- Annual Service Maintenance Fee (Cloud Hosting, Support, Training, Updates) Funding Source: Stormwater Management Line Item - 506-5.4970.52.1303

12. Public Safety – Police Department - Chief Ken Noble

- A. Request for approval of RedSpeed school zone safety program. Cameras to be put at four schools in the City of McDonough's city limits. The schools will include Excel Academy, McDonough Middle/High, Walnut Creek Elementary, and Wesley Lakes Elementary. There is no financial impact.

13. Facilities and Assets Management - Steve Morgan, Director

- A. Request to approve construction/renovations at the Public Safety Storage Building, located at 77 Lawrenceville Street, to provide offices for the Facilities and Assets Management Department, at a total cost of \$118,399.00. Funding Source: Impact Fees from current CIE

14. Facilities and Assets Management - Steve Morgan, Director

- A. Request to approve construction and installation of security fence at 40 and 50 Lawrenceville Street, at a total cost of \$14,000.00. Funding Source – Police Department Building and Maintenance – Line Item 100-5.2650.52.2240.

15. Community Development - Charles Reese, Director

- A. Case #210102 District: #1, CM Rufus Stewart
Applicant: Steven Jones for Eagles Rest PH 2
Address: Hampton St. (#M0.35-01004003)
Request: To rezone property to RTD (Residential Townhouse District)
Zoning: R-50 (Single Family Residential) per ORD#00-07-03F
Land Lot(s) 156 of the 7th District 3.085 +/- total acres
MPC Workshop (3/8/22) MCC Workshop (4/7/22)
MPC Public Review (4/12/22) MCC Public Hearing & Vote (4/18/22)
- B. Case #220201 District: #4, CM Kam Varner
Applicant: Nick Patel for Staybridge @ South Point
Address: 239 Hwy. 81 W. Tract 4.
Request: A variance pertaining to a height increase of an additional ten (10') feet above code allowance of forty (40') feet to allow a fifty (50') feet, four (4) story hotel.
Zoning: C-3 (Highway Commercial) w/conditions per ORD #18-03-19001(Z)
Land Lot(s) 161 of the 7th District 1.30 +/- total acres
MPC Workshop (3/8/22) MCC Workshop (4/7/22)
MPC Public Review (4/12/22) MCC Public Hearing & Vote (4/18/22)

16. 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)**

17. Approval of the April 7, 2022 City Council Workshop Minutes

- 18. Project Updates: District 1; District 2; District 3; District 4; At Large**
- 19. City Clerk, City Attorney, Councilmembers and Mayor Comments**
- 20. 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 schedule was published in the Henry Herald on January 1, 2020; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

DATE @ TIME

AGENDA ITEM SUMMARY

Date: April 18, 2022

ITEM NUMBER: 6.A.

ITEM SUMMARY:

SPECIAL CONSIDERATIONS OR CONCERNS:

RECOMMENDATION:

FINANCIAL IMPACT:

ATTACHMENTS:

1. 04.18.2022 Consent Agenda Item 6A Waste Water

Submitted by:

CONSENT AGENDA ITEM SUMMARY

April 18, 2022
Item Number: 6A



Presented by: Jeremy Newton

Department: Solid Wastewater Treatment Plant

ITEM SUMMARY:

Ratify to purchase bi-monthly 47,300 lbs. of Hyper+Ion 9810 for daily operations of the solid wastewater plant.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approving this request

FINANCIAL IMPACT:

\$12,534.50 for 47,300 lbs. of Hyper+Ion 9810 Chemical

FUNDING SOURCE:

Line Item: Wastewater Treatment Plant Operating Supplies 505-5.4335.53.1160

ATTACHMENTS:

Invoice # 1005

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



ZETA SOLUTIONS

Zeta Solutions, LLC
4 Long Shoals Rd Ste B466
Arden, NC 28704
Customerservice@zetawatersolutions.com
zetawatersolutions.com

Invoice 1005

BILL TO City of McDonough 136 Keys Ferry St McDonough, Ga 30253	SHIP TO City of McDonough 107 Turner Church Rd McDonough, Ga 30252	DATE 04/04/2022	PLEASE PAY \$12,534.50	DUE DATE 05/04/2022
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SHIP DATE 04/04/2022	PO NUMBER Verbal Jeremy	DELIVERY DATE REQUESTED 04/04/2022
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ITEM	DESCRIPTION	TOTAL QUANTITY	UNIT PRICE	AMOUNT
Hyper+lon 9810	48,000 LB FTL Bulk	47,300	0.265	12,534.50T
Please Remit To:		SUBTOTAL		12,534.50
Zeta Solutons, LLC		TAX		0.00
4 Long Shoals Rd		TOTAL		12,534.50
Ste B466				
Arden, NC 28704				
		TOTAL DUE		\$12,534.50

Customerservice@zetawatersolutions.com

THANK YOU.

CONSENT AGENDA ITEM SUMMARY

April 18, 2022
Item Number: 6B



ITEM SUMMARY:

Authorize payment of \$10,202.19, to Butler Snow, LLP, for legal services as provided by James E Elliott, Jr., in accordance with Agreement 19-08-01(AA).

SPECIAL CONSIDERATIONS OR CONCERNS:

Contract attached.

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

Line Item: 100-5.1530.52.1230

ATTACHMENTS:

Purchase Order
Agreement 19-08-01 (AA)

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

City of McDonough
"The Geranium City"
136 Keys Ferry St
McDonough GA 30253-3213

PURCHASE ORDER

PO Number: 22-24361

Date: 03/08/2022

Request #: 22-24943

Vendor #: 01-83504

ISSUED TO: BUTLER SNOW, LLP
P.O. BOX 6010
RIDGELAND, MS 39157

SHIP TO: CITY HALL
136 KEYS FERRY ST
MCDONOUGH, GA 30253

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	LEGAL FEES TOTAL FLAT FEES FOR CURRENT PERIOD \$6000.00 2/17/21 - COUNCIL RETREAT \$1,800.00 2/18/2021 - COUNCIL RETREAT \$2,160.00 MILEAGE TO MCDONOUGH ON 2/3/22; 2/17/22; AND 2/18/22 = \$242.19.. THE GRAND TOTAL FOR THIS PO IS \$10,202.19	100-5.1530.52.1230		0.00	10,202.19
TOTAL						10,202.19

Authorized by: _____

Date: _____

1. Original invoice plus one copy must be sent to: City of McDonough, Accounts Payable Dept, 136 Keys Ferry St, McDonough, GA 30253-3213.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 68-6000618.

Finance Dept. (770) 957-3915 Fax (770) 692-7808

Agreement # 19-08-01 (A4)

JAMES E. ELLIOTT, JR.
Attorney at Law
234 Falcon Crest
Warner Robins, Georgia 31088

478/447-0122

jelliott6@cox.net

July 15, 2019

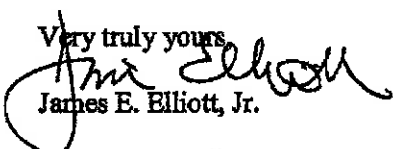
Via e-mail
Mr. Keith Dickerson
City Administrator
McDonough, Georgia

Dear Keith:

On July 12, 2018, I indicated my interest in serving as the McDonough city attorney in response to an RFP issued by the City. As I have previously indicated, my proposal is as follows:

- Monthly retainer of \$6,000.00. This retainer would include attendance at meetings of the governing authority, zoning hearings for unusual/extraordinary matters, and other routine duties of a city attorney, **per IRS mileage rate for travel.* JE
- Additional work (such as litigation) billed at the rate of \$200 per hour. You would be informed of and pre-approve any such work that I believe should be outside the monthly retainer.
- Hiring of outside counsel on specialized matters as pre-approved by you.
- Professional development money as follows: as I will be serving as the Revenue and Finance policy committee of the Georgia Municipal Association (and recognized as the McDonough city attorney) for the next two years, I am asking the City to underwrite my attendance at GMA board and legislative policy council meetings as required. In addition, I would ask the City to renew its membership in the International Municipal Lawyers Association (IMLA) and underwrite my attendance at this September's annual conference in Atlanta. I am a regional vice-president of IMLA and a member of the Atlanta conference host committee and will be designated in materials as the McDonough city attorney.

Very truly yours,


James E. Elliott, Jr.

JEEjr./



AGENDA ITEM SUMMARY

(4/18/22)

Item Number:

Presented by: Ken Noble

Department: Police Dept.

ITEM SUMMARY:

Recognition and the presentation of badges for 10 years of service in the City of McDonough. Being presented the badges are; Lieutenant John Blackburn, Detective Larry Smallwood, Detective Wayne Poss, and Detective Joseph Cooper for 10 years of dedication to protecting the citizens of the City of McDonough.

SPECIAL CONSIDERATIONS OR CONCERNS:

To show our appreciation for the dedication of these four Officers to the citizens of the City of McDonough.

STAFF RECOMMENDATION:

Yes.

FINANCIAL IMPACT:

No impact to funding.

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

N/A

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Nick Calhoun

Department: Human Resources

ITEM SUMMARY:

Presentation of Employee Service Awards

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

List of employees receiving recognition

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

5 Years

WILLIAMSON, SCOTT F	100-3520	4/13/2016
NEEDHAM, ROBERT	505-4420	4/24/2016
SHEPHERD, LISA	100-4210	4/26/2016
GRAVES, STEVEN G	100-4210	5/10/2016
FULLER, JAMIE D	505-4440	6/6/2016
JEFFRIES, DONNA R	100-3210	6/7/2016
BOND, STEPHANIE R	100-1540	7/1/2016
GOODMAN, MANUEL	505-4440	8/30/2016
COLLINS, KYLE	505-4335	11/1/2016
RODRIGUEZ, ENRIQUE G	100-3221	11/30/2016

10 Years

BLACKBURN, JOHN	100-3230	10/12/2011
YAWN, EDWARD	100-3520	11/23/2011

15 Years

LACEY, MARY C	100-7540	1/3/2006
HONCHARIK, PAUL	100-3230	2/6/2006
THOMPSON, RONNIE D	100-4210	4/3/2006
CLEMONS, JOANI R	100-1300	10/2/2006
REED JR, DENNIS L	505-4335	11/14/2006

20 YEARS

COX, CHARLES S	505-4420	12/13/2001
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25 YEARS

BYERS, HERMAN L	100-3230	10/19/1996
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30 YEARS

ELKINS, JOHN	100-1532	6/14/1991
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AGENDA ITEM SUMMARY
April 18, 2022 City Council Meeting
Item Number:



Presented by: Brandon Williams

Department: Stormwater-Public Works

ITEM SUMMARY:

Request approval to purchase an electronic work-order and asset management software from PubWorks (Tracker Software Corporation).

SPECIAL CONSIDERATIONS OR CONCERNS:

**PubWorks will improve our ability to manage and track assets, process service requests internally and externally, create and assign work-orders, perform inspections and provide an increased level of opportunity for citizen engagement.
Citizens can submit a service request on the City of McDonough website and receive an email notification when their request is completed.**

STAFF RECOMMENDATION:

Staff recommends approval to purchase software from PubWorks (Tracker Software Corporation), including the following modules:

**Asset Management/Job Costing Core
Service Request Module
Online Service Request Module
Work Orders Module
PubWorks MapViewer Module
PubWorks Mobile App**

FINANCIAL IMPACT:

**\$ 22,000 -- Software Purchase Total (One-Time Cost)
\$ 5,300 -- Annual Service Maintenance Fee (Cloud Hosting, Support, Training, Updates)**

FUNDING SOURCE:

**Stormwater Management
Line Item: 506-5.4970.52.1303**

ATTACHMENTS:

Software Purchase Proposal from PubWorks

OTHER DEPARMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARMENTAL REVIEW

☐ Finance

☐ Fire

☐ Stormwater

☒ Highway and Streets

☐ Main Street

☒ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☒ Technology Services

☒ Facilities and Asset

Department Name:

Comments: System reviewed with Goodwyn, Mills & Cawood for compatibility GIS Services.

Software Purchase Proposal

January 26, 2022

Brandon Williams
McDonough, GA
136 Keys Ferry St.
McDonough GA, 30253
Office: (678)782-6272

Dear Mr. Williams,

Thank you for taking the time to discuss McDonough's software needs for work management with us. Included are the modules that you outlined in our conversation.

PubWorks works exclusively with the public sector. We have the know-how, experience, and product to support McDonough in the years to come.

We look forward to working with you on this exciting project to establish a long-term winning partnership.

Thank you again for your time and interest in **PubWorks**.

Rick Rittenhouse

Rick Rittenhouse
PubWorks
772-538-4351
Rick@PubWorks.com

Software Purchase Quote:

PubWorks provides this quote for an outright purchase of the software exclusively for McDonough's Department of Public Works, its divisions, and employees. Pricing is *a-la-carte* and modules listed below with pricing are optional except for the Core. **PubWorks** works for all divisions and all assets.

Charge Description	Quantity	Yearly Rate	Total
Asset Management / Job Costing Core With Project Cost Accounting	1	\$9,000	\$9,000
Service Request Module	1	\$3,000	\$3,000
Online Service Request Page	1	\$1,000	\$1,000
Work Orders Module	1	\$3,000	\$3,000
PubWorks MapViewer Module**	1	\$3,000	\$3,000
PubWorks Mobile App	1	\$3,000	\$3,000
Software Total			\$22,000

Services to Be Billed Separately

Professional Services Invoiced Separately	Quantity	Rate	Total
Data Conversion*, Setup and Installation	12 Hours	\$125/Hour	\$1,500
Web Training	15 Hours	\$125/Hour	Included
Annual Microsoft Azure Cloud Hosting	12	\$75/Month	\$900
Professional Services Subtotal			\$2,400

*Data conversion is historical data from Tyler's Boss Ticket program and sample data will need to be approved with PubWork's development team before data conversion is confirmed.

**MapViewer requires ESRI licenses described below

Quote Valid through March 31, 2022

Annual Service and Maintenance Overview

- Ongoing customer support is provided **free of charge** for the first six months and thereafter at a charge equal to 20% of the cost of software purchased. This annual fee may increase over time, as determined by the US Consumer Price Index. Your ASM will be \$5,300 and includes Microsoft Azure Cloud Hosting.
- You will receive unlimited customer support, all program updates, enhancements, and new versions.
- Web-based user training is provided **free of charge** for customers current on ASM.
- The duration of this contract covers six months with support renewal subsequently on an annual basis.

Payment and Terms

- Upon acceptance of the software Customer will be invoiced a sum equal to 50% of the total project costs listed above. Upon completion of the installation and user training Customer will be invoiced for the remaining 50%.
- Terms are net 15 days.

Installation and Set-up

- We will install the necessary **PubWorks** folders and files that will be used to run the PubWorks software and assist you in setting-up and configuring the software for your environment.
- Based on the software quote above, installation & setup will require 12 hours.

Training (Web-based)

- Based on the software purchased and detailed in the quote above, we recommend 15 hours of web-based training in multiple sessions (typically 90 minutes each).
- Follow-up web-based training is provided **free of charge**.
- Training structured on a module-by-module basis
- PubWorks Support is always available for questions

ESRI Licenses

- For local server installs, GIS MapViewer requires an ArcEngine license to be installed on each workstation that will be utilizing the MapViewer module.

Customer Support

- **PubWorks** approach is Total Customer Satisfaction.
- **Our Service Level Objective is to respond within 30 minutes of a customer's notification of a problem.**
- Ongoing training webinars, newsletters, and an annual user conference.
- Contact **PubWorks** Support:
 - 1-888-920-0380
 - Email at support@pubworks.com
 - Support website, www.support.pubworks.com



AGENDA ITEM SUMMARY

(4/18/22)

Item Number:

Presented by: Ken Noble

Department: Police Dept.

ITEM SUMMARY:

Request approval of RedSpeed school zone safety program. Cameras to be put at four schools in the City of McDonough's city limits. The schools will include; Excel Academy, McDonough Middle/High, Walnut Creek Elementary, and Wesley Lakes Elementary.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a matter of urgency in order to keep school zones safe both in the mornings and afternoons for the children arriving and being released from school.

STAFF RECOMMENDATION:

Yes.

FINANCIAL IMPACT:

No financial impact.

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

(1) informational pamphlet

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Georgia House Bill 978 – School Zone Safety Program

- Completely Violator Funded - No Taxpayer Expense.
 - RedSpeed incurs all cost for equipment, maintenance, permitting, construction, printing, mailing, website, etc.
- Only in approved school zones with a demonstrated safety need.
 - RedSpeed provides free traffic studies to the City.
- Police Department will receive ALPR and high definition video cameras included in solution.
 - ALPR can be used to alert police to vehicles with Temporary Protection Orders, Amber Alerts, etc.
 - High Definition Video can be viewed live and in archive. Also compatible with existing Video Management Systems.
- Program operates only on school days, from one hour before school until one hour after.
- Violators only cited when 10+ mph over posted limit.
- Warning signs are placed on each end of school zone.
- 30-day warning period before program goes live.
- A 5-mph reduction in speed doubles the chance of a child's survival if struck by a motorist.
- Violator Fine: \$75 for first violation, \$125 for subsequent violations. Civil Infraction – No Points or Insurance Penalty.

BENEFITS of

SCHOOL SAFETY CAMERA PROGRAM



SERIOUS PROBLEM

⚠️ Speeding in school zones is a serious problem throughout Georgia.

⚠️ Georgia ranks 36th in the country in school zone safety *



SAFETY

- ✓ School zone cameras have proven to reduce speeds and improve safety.
- ✓ Reducing a motorist's speed by only 5 mph doubles a child's chance of survival if stuck by a vehicle.
- ✓ This program will improve officer safety as writing a ticket on the side of a busy highway is extremely dangerous and a cause of injury.

FAIR PROGRAM

- ✓ Citations will only be issued from one hour before school to one hour after, only when school is in session.
- ✓ Motorists will only be cited if they exceed the school zone limit by 10 mph.
- ✓ 30 day warning period when the program is implemented.

\$ NO COST TO TAXPAYERS

- ✓ Amber Alert (ALPR) and high definition video cameras will be provided.
- ✓ Violator fines can be used to purchase vehicles and other needed law enforcement equipment, in effect, reducing the burden on taxpayers.



SITE SELECTION AND ANALYSIS

24-hour speed analysis of each location; accident diagram analysis; engineering feasibility study

CAMERA INSTALLATION

Permit acquisition including local and state bodies; installation; coordination between civil contractors and municipality

VIOLATION PROCESSING

Initial violation screening based on municipal rules; registered owner; name/address retrieval and verification for all 50 states; printing and mailing

PAYMENT PROCESSING

Lockbox, online, phone and in-person payment processing of credit cards, checks and cash

CALL CENTER

Multilingual call center can process payments, schedule hearings and respond to general questions

ADJUDICATION

SUPPORT

Full municipal adjudication support options

WEB ENABLED TOOLS

All software is web based

Turn-Key School Zone Speed Photo Enforcement Solution



RedSpeed's speed photo enforcement system is based entirely around high-resolution video technology and offers an industry leading set of features at **NO COST TO SCHOOL SYSTEM, CITY OR COUNTY VIOLATOR REVENUE CAN BE USED TO FUND SCHOOL RESOURCE OFFICERS, ACTIVE SHOOTER DETECTION SYSTEMS, VEHICLES, EQUIPMENT OR OTHER POLICING INITIATIVES**

- LED IR Illumination (No distracting flash!)
- **ALPR (Amber Alert Built In!)**
- Color HD Video Day/Night
- 45 Day Video Storage
- Remote Video Archive Retrieval
- Live Video Streaming
- Captures The Most Violations
- Traffic and Speed Reports
- Single Pole Installation

Speed
Enforcement

Live Video
Streaming

License Plate
Recognition

Traffic Count

Video
Archive

RedSpeed-USA.com
Greg Parks
(913) 575-2912
Greg.parks@redspeed-usa.com





AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Steve Morgan

Department: Facilities and Assets Management

ITEM SUMMARY:

Request to approve renovations to the Public Safety Storage Building, located at 77 Lawrenceville Street, to provide offices for the Facilities and Assets Management Department, at a total cost of \$118,399.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

Paid from Impact Fees under Capital Improvement Element (CIE)

FUNDING SOURCE:

Line Item:

ATTACHMENTS:

Quote from Square One Services, LLC

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

ESTIMATE

Square One Services, LLC

Phone: (770)294-9198

PO BOX 3095 McDonough, Georgia 30253

Email: howellbkb@yahoo.com

Proposal Submitted to STEVE MORGAN

Phone 678-614-4287

Date 03/12/2022

Street 136 KEYS FERRY ST.

Job Name: PUBLIC SAFETY STORAGE BUILDING

INVOICE NO. 2143

City,state,zip

MCDONOUGH GA.30253

Job Location: 77 LAWRENCVILLE ST.

MCDONOUGH GA.30253

ATTN: STEVE MORGAN

Fax or email: smorgan@mcdonoughga.org

We hereby submit specifications and estimates for Square One Services, LLC

BUILD 3 NEW OFFICES BY EXTENDING BREAK ROOM 25'				
RE-DO EXISTING ENTRY WAY AND MAKE OFFICE				
INSTALL NEW PLUMBING FIXTURES 2 BATHS				
INSTALL NEW HEAT AND AIR TWO BATHS & OFFICES				\$ 83,899.00
2"foam insulation to ceiling & walls with thermal barrier				\$ 30,500.00
INSTALL NEW LIGHTING AND 2 HEATERS TO SHOP AREA				\$ 4,000.00
				\$ 118,399.00

Square One Services Notes: INVOICE WILL BE DUE UPON RECEIPT



AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Steve Morgan

Department: Facilities and Assets Management

ITEM SUMMARY:

Request to approve installation of rail fencing at 40 and 50 Lawrenceville Street, at a cost of \$14,000, to be funded by Public Safety Building Repairs and Maintenance.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

Total cost \$14,000

FUNDING SOURCE:

Public Safety Line Item: 100-5.2650.52.2240

ATTACHMENTS:

Quote from All Advanced Fence, LLC (lowest bid attached)

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



ALL ADVANCED FENCE LLC

Quote #902

AWAITING RESPONSE

CITY OF MCDONOUGH

50 Lawrenceville Street / McDonough, Georgia 30253
678-614-4287

Sent on
Mar 21, 2022

INSTALLATION

547 FT. 5 FT. 3 RAIL STEEL FENCE. 1- 5 FT. GATE.
ALL POST 2 IN.
ALL RAILS 1 IN.
ALL PICKETS 5/8.

	QTY.	UNIT PRICE	TOTAL
	1	\$14,000.00	\$14,000.00
Subtotal			\$14,000.00
Total			\$14,000.00

DEDUCT: \$1500 FOR 120 FT. OF 5 FT. BLACK VINYL COATED CHAIN LINK.

This quote is valid for the next 14 days, after which values may be subject to change.
3% is added to all debit or credit card payments and is non-refundable.

Contact ALL ADVANCED FENCE LLC

1680 MEREDITH PARK DR, MCDONOUGH, GA 30253
770-480-1600 info@alladvancedfencellc.com alladvancedfencellc.com

 Created with getjobber.com

100-5-2650-52-2240



AGENDA ITEM SUMMARY

(April 18, 2022)
Item Number:

Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

The request for Case # (210102) is for **Rezoning** to RTD (Residential Townhouse District) from R-50 (Single Family Residential) for Eagles Rest Phase II. The subject property recognized as Tax Parcel ID # (M0.35-01004003).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 3/8/22 Municipal Planning Commission Workshop
- 4/12/22 Municipal Planning Commission Public Review
- 4/7/22 City Council Workshop
- **4/18/22 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Rezoning – Stanley Head made the Motion for Approval with Staff Recommendations and that the Council further review and discuss adding speed bumps as a condition along the boulevard off of Hwy 20/81.

Second - Latonua Hawkins

➤ **Vote: 5 / Approved**

CDD –Approval with Staff Conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD # 22-04-18001(Z)
- P/Z Final Staff Report

OTHER DEPARMENTAL REVIEW NEEDED:Yes

No

OTHER DEPARMENTAL REVIEWMcDonough PoliceMcDonough FireBuilding & InspectionsCity Engineer

Public Works

StormwaterWater Distribution

Water/Sewer Operations

HC Water & SewerHCDOTHCBOE

HC GIS

HC Environmental Health Dept.

GDOT

Other

Department Name: McDonough Police - Police Chief (Mr. Ken Noble)**Comments:** Not a reviewing agency**Department Name: McDonough Fire - Police Chief** (Mr. Ken Noble)**Comments:** Not a reviewing agency**Department Name: Building & Inspections - Building Official** (Mr. Mark Dobson)**Comments** (Rezoning not applicable to Building Code Compliance)**Department Name: City Engineer -** (Mr. Mark Whitley)**Comments:** *Civil/Stormwater design will be addressed during LDP Review***Department Name: Stormwater -** (Mr. Mark Whitley)**Comments:** *Civil/Stormwater design will be addressed during LDP Review***Department Name:** Public Works**Comments:** Reviewed by City Engineer (Mark Whitley)**Department Name:** McDonough Water/Sewer Operations – Not a reviewing agency**Comments:****Department Name: HC Water & Sewer - Henry County Water Authority** (Ms. Fritz Jacques)**Comments:** *If a formal availability letter is required, the applicant will need to submit an availability request packet.***Department Name: Water Distribution - Henry County Water Authority** (Ms. Fritz Jacques)**Comments:** *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: HCDOT - Henry County Dept. of Transportation (Mr. David Simmons)

Comments: *If they did an ICE study for GDOT for Phase 1, GDOT may require an update to the ICE study with the additional townhomes proposed (GDOT's jurisdiction concerning access to Hampton st (SR20/81). With these townhomes getting utilities placed, including utility services, has been a difficult task, particularly with street trees and it wide 2 lane driveways are required—so I'd recommend the developer/owner solidify where all utilities (including services) go as part of permitting the site with the utility companies, and it's recommended to avoid placing street trees.*

Department Name: GDOT – Donald Wilkerson

Comments: This might be inside a current GDOT project. It will be subject to review by the project manager as well.

Department Name: HCBOE –(Dr. Carl Knowlton)

Comments: PHASE 2] 20 units proposed with additional 40 students (average of 2 students per unit) for a need of 2 additional classrooms. $40\text{units}/25\text{classroom capacity} = 1.6$ (2) classrooms
[PHASE 1] 91 units ($91\text{ units} \times 2\text{ students} = 182\text{ students}/25\text{ classroom capacity} = 7.28$ (7) classrooms

Department Name: HC GIS – Not a reviewing agency

Comments:

Department Name: HC Environmental Health Dept. – Not a reviewing agency

Comments:

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 22-04-18001(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by Steven Jones for Eagles Rest PH 2:

All that lot, tract or parcel of land, otherwise known as Parcel #M0.35-01004003, lying and being in Land Lot(s) 156 of the 7th District of Henry County, Georgia, consisting of 3.085 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RTD (Residential Townhouse District), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 18th day of April, 2022.

CITY OF MCDONOUGH, GEORGIA

**_____
SANDRA VINCENT, MAYOR**

ATTEST:

APPROVED TO FORM:

**_____
CHRISTY TAYLOR, CITY
CLERK**

**_____
JIM ELLIOTT, CITY ATTORNEY**

Exhibit A
Legal Description (See Attached)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 20/81 (ALSO KNOWN AS HAMPTON STREET) (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED 951 FEET FROM THE INTERSECTION OF PHILLIPS DRIVE AND HAMPTON STREET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, 550.89 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 520.77 FEET AND A CHORD BEARING SOUTH 70 DEGREES 36 MINUTES 29 SECONDS EAST, 525.56 FEET) TO A 1/2 INCH REBAR;

THENCE, SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 146.79 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 48 DEGREES 06 MINUTES 44 SECONDS WEST, 67.50 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 04 DEGREES 35 MINUTES 24 SECONDS WEST, 86.09 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 84 DEGREES 01 MINUTES 22 SECONDS WEST, 46.63 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, SOUTH 58 DEGREES 50 MINUTES 35 SECONDS WEST, 69.84 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 82 DEGREES 42 MINUTES 01 SECONDS WEST, 295.90 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 08 MINUTES 06 SECONDS WEST, 354.92 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 31 DEGREES 58 MINUTES 30 SECONDS WEST, 105.04 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **3.085 ACRES (134,398 SQUARE FEET)**.

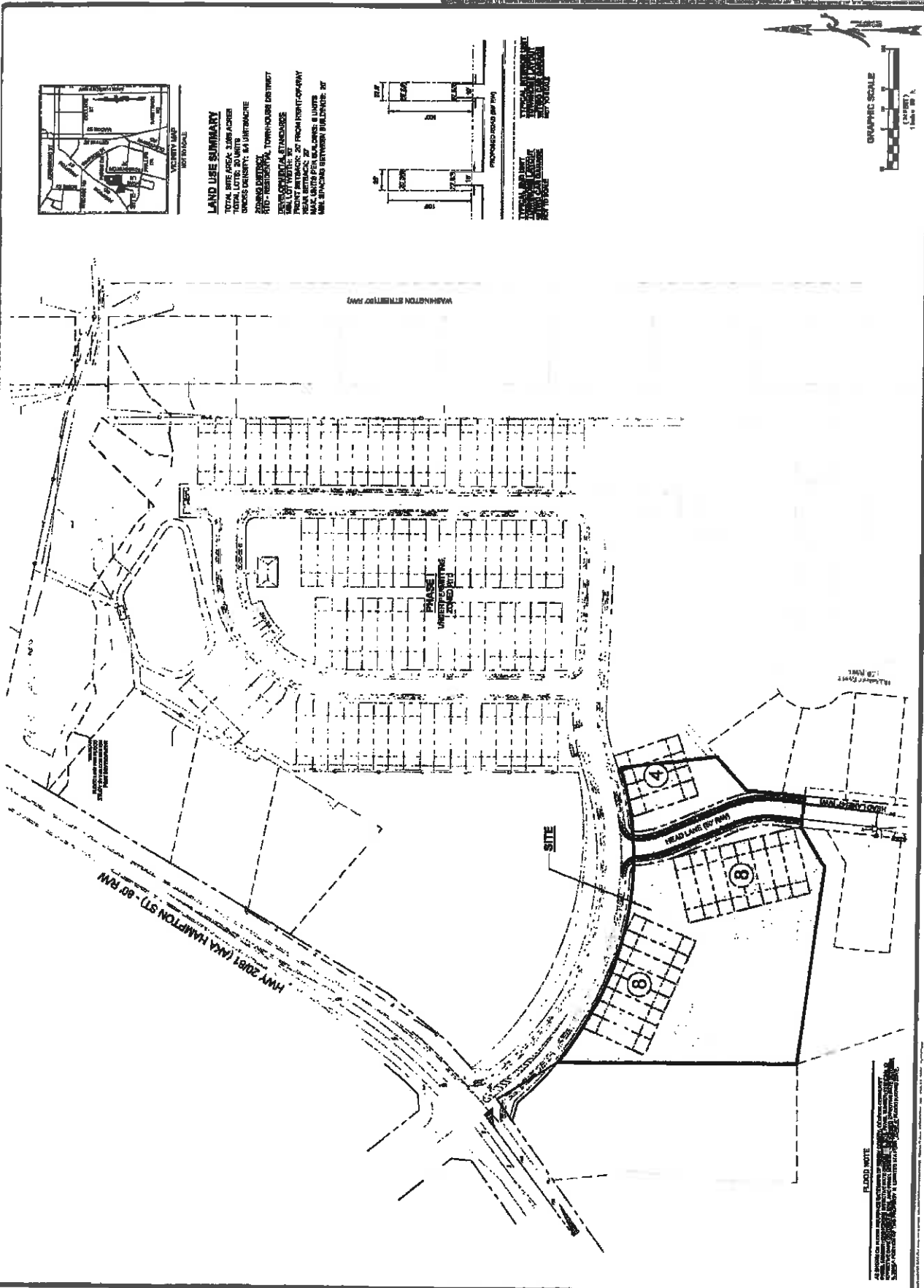


Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Case Petition

210203

Applicant

Steven Jones of Bovis, Kyle, Burch & Medlin, LLC
Eagles Rest Phase 2

Address/Location
Council District 4

Hampton Street
Kamali Varner

Request

Land Lot District
Tract Size

Land Lot(s) 156 of the 7th District
Approximately 3.085 Acres +/-
(Parcel # M035-01004003)

Meetings

03/08/22
04/07/22
04/12/22
04/18/22

Planning Commission Workshop
City Council Workshop
Planning Commission "Public Review"
City Council "Public Hearing"

Background Information

Current Zoning

Zoned R-50 (Single Family Residential)

Phase 1-Eagles Rest Townhome Community-Zoned RTD

Location

Hampton Street



North Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Vacant Residential Tract

East Boundary

Zoned: RTD (Residential Townhouse District)
Land Use: Townhome Community

South Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Developed lot with dwelling structure

West Boundary

Zoned: C-2 (Central Commercial District)
Land Use : Vacant Commercial



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

► Isolated district	No
► Possible overtaxing load on public facilities	Yes
<i>Minimal change to school and water/sewer resources</i>	
► Cost increase to the City	Yes
<i>Developer will make improvements required to gain access from SR 20/81</i>	
► Impact to environment	No
► Amendment will be a deterrent to adjacent properties	No
► Current zoning may be used for the purpose intended	No
<i>Only feasibility of development</i>	
► Property to stay compatible with adjacent properties	Yes
► Property is consistent with FLUM	Yes
► Any character change to the Zoning District	No
► Does the amendment follow the zoning regulations	Yes
► Applicant submitted all information	Yes
► Any impact to neighboring residential properties	No
► Buffers have been adhered to	Yes



Professional Staff (City/Henry County/State) Analysis:

Section 17.104.050 Review by other agencies

Police Chief (Mr. Ken Noble) – Not applicable at this time (Police only receive the Final Plat for review.)



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Fire Chief (Mr. Steve Morgan) – Not applicable at this time (Fire will review LDP when submitted.)

City Engineer (Mr. Mark Whitley) – *Civil/Stormwater design will be addressed during LDP Review*

Building Official (Mr. Mark Dobson) – N/A (Rezoning not applicable to Building Code Compliance)

Public Works Director (Mr. Ronnie Thompson) – Recommends approval

City Environmental Engineer (Mr. Tom Fleming) - No comments returned.

Henry County Board of Education (Dr. Carl Knowlton) – [PHASE 2] 20 units proposed with additional 40 students (average of 2 students per unit) for a need of 2 additional classrooms.
40units/25classroom capacity = 1.6 (2) classrooms [PHASE 1] 91 units (91 units x 2 students = 182 students/25 classroom capacity = 7.28 (7) classrooms

Henry County Dept. of Transportation (Mr. David Simmons) – *If they did an ICE study for GDOT for Phase 1, GDOT may require an update to the ICE study with the additional townhomes proposed (GDOT's jurisdiction concerning access to Hampton st (SR20/81). With these townhomes getting utilities placed, including utility services, has been a difficult task, particularly with street trees and it wide 2 lane driveways are required—so I'd recommend the developer/owner solidify where all utilities (including services) go as part of permitting the site with the utility companies, and it's recommended to avoid placing street trees.*

Henry County Environmental Health Dept. (Ms. Glenda Scott) – *Not applicable*

Henry County Water Authority (Ms. Fritz Jacques) – *Is a formal availability letter required? If so, the applicant will need to submit an availability request packet.*

Georgia Department of Transportation (Mr. Donald Wilkerson) No further comment.

Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Georgia Power
	Telephone:	TBD
	Cable Television:	TBD
	Schools:	Henry County Schools



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Final Staff Recommendation by: Charles Reese, Community Development Director

Staff recommends **Approval** of the Rezoning to **RTD (Residential Townhouse District)** = 3.085 +/- acres with the following stipulations outlined herein: Approval of rezoning from R-50 to RTD with the following conditions:

1. The development shall include sidewalk and street lighting along all roadways within the development.
2. The development shall include a Children's playground in either Phase 1 or Phase 2.
3. The development shall include auxiliary/overflow off street parking in Phase 1 and Phase 2.
4. All townhomes shall be a minimum of twenty-two Feet (22') wide and all townhomes shall have a two (2) car garage.
5. Facades of the residences shall have at least fifty percent (50%) of the front elevation consisting of brick/stone with the remainder to be either brick/stone, stucco or fibrous concrete board (e.g., hardi-plank)
6. Vinyl shall only be permitted to be used for eaves and soffits.
7. There shall be a Boulevard style entrance with extensive landscaping from Hwy 20/81
8. Connection to water and sewer is required prior to development.
9. A homeowner's association shall be established for the proposed development for the purpose of providing maintenance of the common areas.
10. Restrictive covenants regulating uses and structures shall be imposed upon the development.
11. Speed bumps to be installed along boulevard connecting to Hwy 20/81
12. Agreement needed between neighbor and adjacent property for easement at 20/81 connection/decel lane including GDOT approval and permit. **Has been received.**
13. No on-street parking
14. All other conditions of development will be in accordance with the development ordinances of the City.

From PC PR meeting-Resident-construction should not block roadway-Payne drive, hours of operation, Must have water truck to keep down dust ("leave the neighborhood as they found it")
Questions about speed bumps along blvd.

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the City of McDonough, the State of Georgia and all other applicable regulatory agencies.

NOTE: *All Concept Plans are accepted as an illustrative drawing to represent an idea only and are not approved during the rezoning process as an official review and approval by Staff showing compliance with City Codes, State Laws, and Zoning conditions which are required during the plan review process.*



AGENDA ITEM SUMMARY
(April 18, 2022)
Item Number:

Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

The request for Case # (220201), is for Nick Patel for Staybridge at South Point and is a **Variance** pertaining to a height increase of an additional ten (10') feet above code allowance of forty (40') feet to allow a fifty (50') feet, four (4) story hotel. The subject property recognized as Tax Parcel ID # (075-01030000).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 3/8/22 Municipal Planning Commission Workshop
- 4/12/22 Municipal Planning Commission Public Review
- 4/7/22 City Council Workshop
- **4/18/22 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Variance - Stanley Head made the Motion for Approval with Staff Recommendations

Second - Calvin McClenden

➤ **Vote: 5 / Approved**

CDD –Approval with Staff Stipulations

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- Variance Letter
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Yes

No

OTHER DEPARTMENTAL REVIEW

McDonough Police

McDonough Fire

Building & Inspections

City Engineer

Public Works

Stormwater

Water Distribution

Water/Sewer Operations

HC Water & Sewer

HCDOT

HCBOE

HC GIS

HC Environmental Health Dept.

GDOT

Other

Department Name: McDonough Police - Police Chief (Mr. Ken Noble)

Comments: Not a reviewing agency

Department Name: McDonough Fire - Fire Chief (Mr. Steve Morgan)

Comments: Not a reviewing agency

Department Name: Building & Inspections - Building Official (Mr. Mark Dobson)

Comments: Recommends increase height to fifty (50') feet. The Commercial Building Code allows sixty (60') feet.

Department Name: City Engineer - (Mr. Mark Whitley)

Comments: Civil/Stormwater design will be addressed during LDP review.

Department Name: Stormwater -(Mr. Mark Whitley)

Comments: Civil/Stormwater design will be addressed during LDP review.

Department Name: Public Works

Comments: Reviewed by City Engineer (Mark Whitley)

Department Name: McDonough Water/Sewer Operations

Comments: Not a reviewing agency

Department Name: HC Water & Sewer - Henry County Water Authority (Ms. Fritz Jacques)

Comments: *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

Department Name: Water Distribution - Henry County Water Authority (Ms. Fritz Jacques)

Comments: *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

Department Name: HCDOT – (Mr. David Simmons)

Comments: Not a reviewing agency

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: GDOT- Georgia Department of Transportation (Mr. Donald Wilkerson)
Comments: No comments returned

Department Name: HCBOE – (Dr. Carl Knowlton)
Comments: Not a reviewing agency

Department Name: HC GIS
Comments: Not a reviewing agency

Department Name: HC Environmental Health Dept. (Ms. Glenda Scott)
Comments: No comments returned



City of McDonough
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622

April 19, 2022

Nick Patel
101 Eagles Pointe Pkwy.
Stockbridge, GA 30281

Re: (Staybridge Hotel @ South Point – 239 Hwy. 81 W. Tract 4)

To Whom It May Concern:

This is to provide you with official notification of the action(s) pertaining to the issuance of approval for the variance petition associated with Case #220201 (Refer to Attachments) in accord with Chapter 17.96, Variances, of city codes.

▪ 4/18/22 – Decision Pending

Should you have any questions, please contact the Department of Community Development office and speak with Tina Tebo, Executive Assistant to Director at 678-782-6221.

Sincerely,

Charles Reese
Community Development Director

CC: Christy Taylor, City Clerk
Diane Johnson, City Planner
File Copy



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Case Petition

Applicant
Address/Location
Council District

#220201

Nick Patel for Staybridge Suites (Corporate Hotel)
Highway 81 West
Kamali Varner

Request-Variance

**Increase building height by 10 feet above allowable
code height of 40 feet (Code:17.84.010)**
Final Height is 49'- 4"

District
Tract Size

Land Lot(s) 161 of the 7th District
Approximately 1.30 Acres +/- (Parcel 075-0103000)

Meetings

03/08/22
04/07/22
04/12/22
04/18/22

Planning Commission Workshop
City Council Workshop
Planning Commission "Public Review"
City Council "Public Hearing"

Background Information

Current Zoning

**C-3 (Highway Commercial) with conditions per
ORD#18-03-19001(Z)**

Location

Highway 81 West

Site Photo(s)



North Boundary

Zoned: C-3 Highway Commercial
Land Use: Dave & Busters

East Boundary

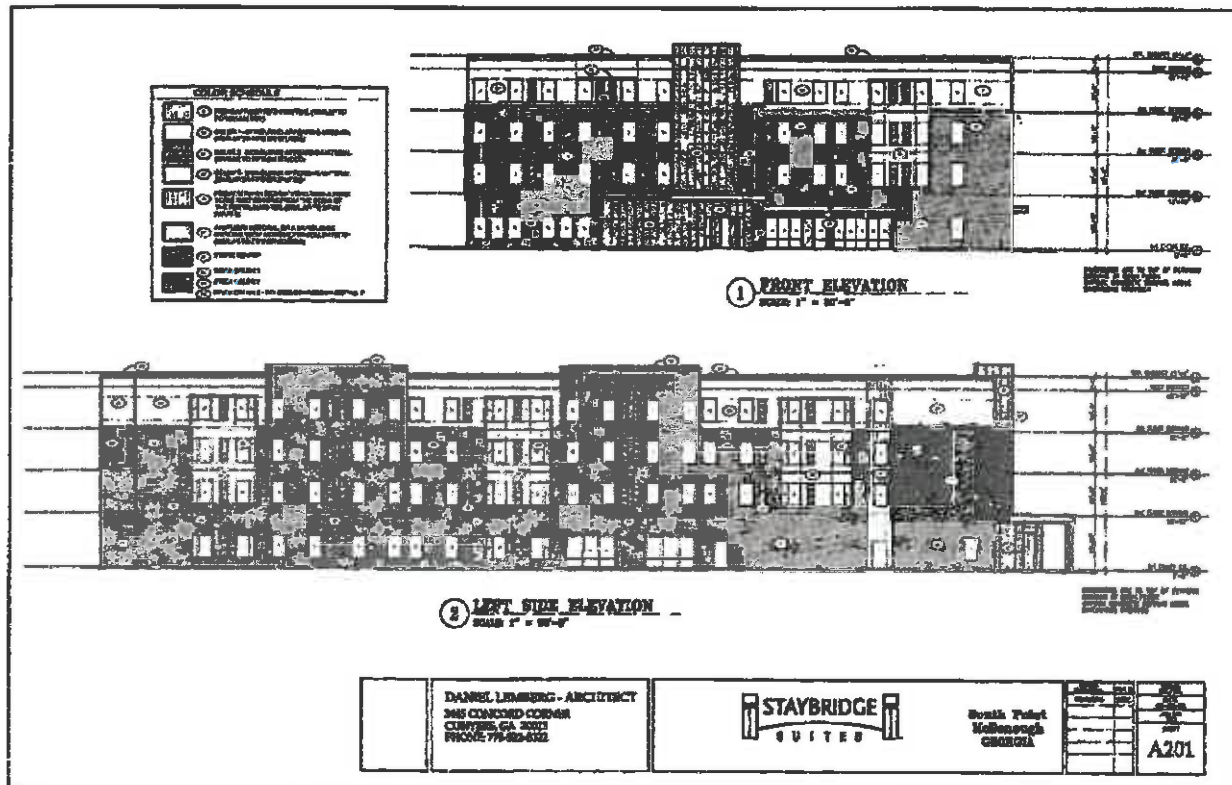
Zoned: C-3 Highway Commercial
Land Use: BJ's Fuel Station

South Boundary

Zoned: C-3 Highway Commercial
Land Use: South Point Shopping

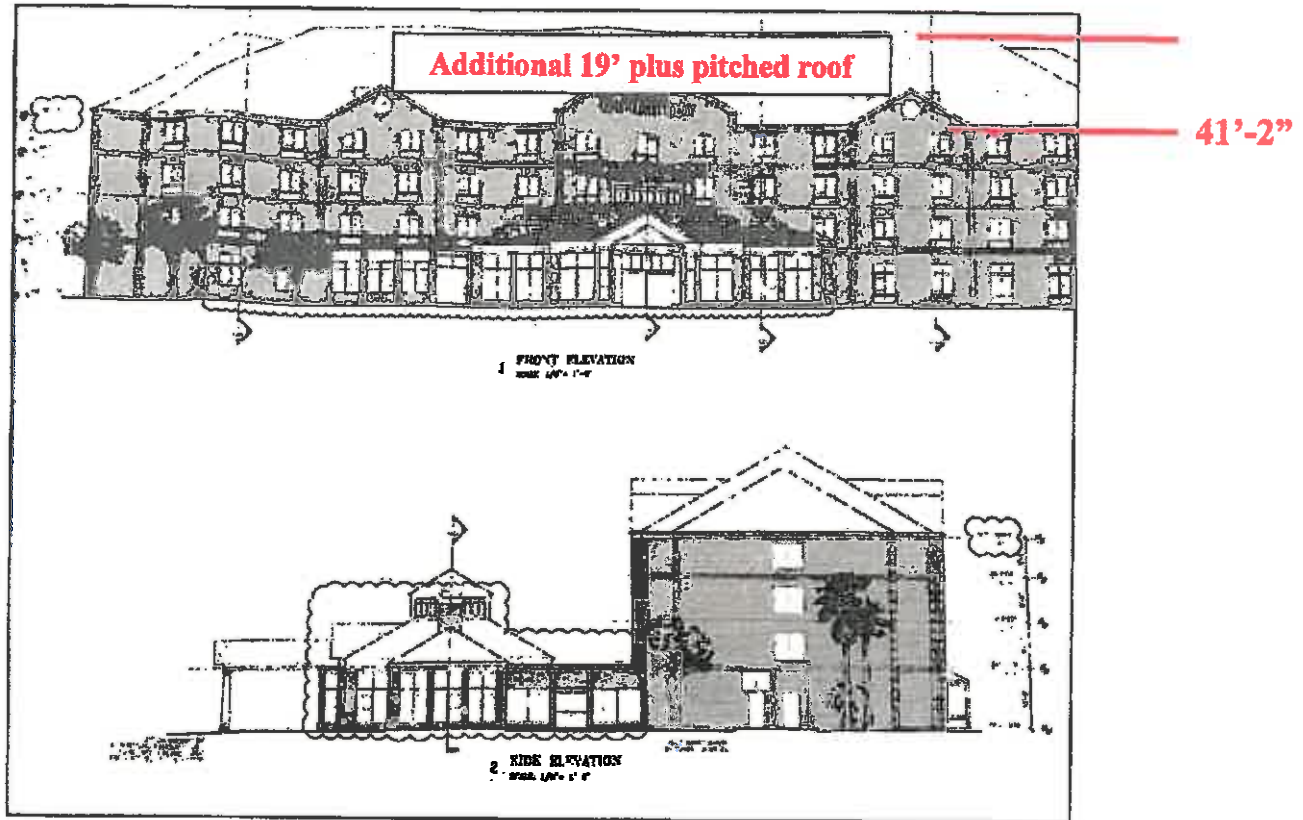
West Boundary

**Zoned: C-1 Neighborhood
Commercial**
Land Use : Vacant





City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only



Hilton Garden Inn C-4 Zoning (no longer within Code)

Overall building height approximately 61' including roof

Professional Staff (City/County/State) Analysis:

Section 17.104.050 Review by other agencies

Police Chief (Mr. Ken Noble) - Not applicable at this time (*Police only receive the Final Plat for review.*)

Fire Chief (Mr. Steve Morgan) - Not applicable at this time (Fire will review LDP when submitted.)

City Engineer (Mr. Mark Whitley) – Civil/Stormwater design will be addressed during LDP review.

Building Official (Mr. Mark Dobson) - Recommends increase height to fifty (50') feet. The Commercial Building Code allows sixty (60') feet.

Public Works Director (Vacant)



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

City Environmental Engineer (Mr. Tom Fleming) – Not applicable at this time

Henry County Board of Education (Dr. Carl Knowlton) – Not applicable at this time

Henry County Dept. of Transportation (Mr. David Simmons) – Not applicable at this time

Henry County Environmental Health Dept. (Ms. Glenda Scott)-No comments returned

Henry County Water Authority (Ms. Fritz Jacques) - Is a formal availability letter required? If so, the applicant will need to submit an availability request packet

Georgia Department of Transportation (Mr. Donald Wilkerson)-*No comments returned*

Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Georgia Power
	Telephone:	TBD
	Cable Television:	TBD
	Schools:	Henry County Schools

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

► Isolated district	No
► Possible overtaxing load on public facilities	No
► Cost increase to the City	No
► Impact to environment	No
► Amendment will be a deterrent to adjacent properties	No
► Current zoning may be used for the purpose intended	No
► Property to stay compatible with adjacent properties	Yes
► Property is consistent with FLUM	Yes
► Any character change to the Zoning District	No
► Does the amendment follow the zoning regulations	No
► Applicant submitted all information	Yes
► Any impact to neighboring residential properties	No
► Buffers have been adhered to	Yes

Final Staff Recommendation by: Charles Reese, Community Development Director



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Community Development Staff recommendation

Staff recommends **Approval** of the variance to increase the building height to fifty (50) feet.

- 1) The increase in height is congruent with other hotels in the area specifically the Hilton Garden Inn at an overall height of 61 feet. (Image page 5), Comfort Suites – 41'-4" plus another roughly 27' to apex of roof
- 2) The increase in height allows for the needed space for the appropriate ceiling height, parking, and the amenity area.
- 3) The Commercial Building Code allows for 60' height

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the City of McDonough, the State of Georgia and all other applicable regulatory agencies.

NOTE: *All Concept Plans are accepted as an illustrative drawing to represent an idea only and are not approved during the rezoning process as an official review and approval by Staff showing compliance with City Codes, State Laws, and Zoning conditions which are required during the plan review process.*

AGENDA ITEM SUMMARY
Date: April 18, 2022

ITEM NUMBER: 6.B.

ITEM SUMMARY:

SPECIAL CONSIDERATIONS OR CONCERNS:

RECOMMENDATION:

FINANCIAL IMPACT:

ATTACHMENTS:

1. 04.18.2022 Consent Agenda 6B Butler Snow invoice

Submitted by:

CONSENT AGENDA ITEM SUMMARY

April 18, 2022
Item Number: 6B



ITEM SUMMARY:

Authorize payment of \$10,202.19, to Butler Snow, LLP, for legal services as provided by James E Elliott, Jr., in accordance with Agreement 19-08-01(AA).

SPECIAL CONSIDERATIONS OR CONCERNS:

Contract attached.

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

Line Item: 100-5.1530.52.1230

ATTACHMENTS:

Purchase Order
Agreement 19-08-01 (AA)

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

City of McDonough
"The Geranium City"
136 Keys Ferry St
McDonough GA 30253-3213

PURCHASE ORDER

PO Number: 22-24361

Date: 03/08/2022

Request #: 22-24943

Vendor #: 01-83504

ISSUED TO: BUTLER SNOW, LLP
P.O. BOX 6010
RIDGELAND, MS 39157

SHIP TO: CITY HALL
136 KEYS FERRY ST
MCDONOUGH, GA 30253

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	LEGAL FEES TOTAL FLAT FEES FOR CORRECT PERIOD \$6000.00 2/17/21 - COUNCIL RETREAT \$1,800.00 2/18/2021 - COUNCIL RETREAT \$2,160.00 MILEAGE TO MCDONOUGH ON 2/3/22; 2/17/22; AND 2/18/22 = \$242.19.. THE GRAND TOTAL FOR THIS PO IS \$10,202.19	100-5.1530.52.1230		0.00	10,202.19
					TOTAL	10,202.19

Authorized by: _____

Date: _____

1. Original invoice plus one copy must be sent to: City of McDonough, Accounts Payable Dept, 136 Keys Ferry St, McDonough, GA 30253-3213.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 68-6000618.

Finance Dept. (770) 957-3915 Fax (770) 692-7808

Agreement # 19-08-01(AH)

JAMES E. ELLIOTT, JR.
Attorney at Law
234 Falcon Crest
Warner Robins, Georgia 31088

478/447-8122

jelliott6@cox.net

July 15, 2019

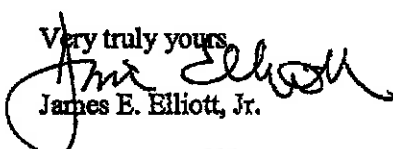
Via e-mail
Mr. Keith Dickerson
City Administrator
McDonough, Georgia

Dear Keith:

On July 12, 2018, I indicated my interest in serving as the McDonough city attorney in response to an RFP issued by the City. As I have previously indicated, my proposal is as follows:

- Monthly retainer of \$6,000.00. This retainer would include attendance at meetings of the governing authority, zoning hearings for unusual/extraordinary matters, and other routine duties of a city attorney, *per IRS mileage rate for travel.* JE
- Additional work (such as litigation) billed at the rate of \$200 per hour. You would be informed of and pre-approve any such work that I believe should be outside the monthly retainer.
- Hiring of outside counsel on specialized matters as pre-approved by you.
- Professional development money as follows: as I will be serving as the Revenue and Finance policy committee of the Georgia Municipal Association (and recognized as the McDonough city attorney) for the next two years, I am asking the City to underwrite my attendance at GMA board and legislative policy council meetings as required. In addition, I would ask the City to renew its membership in the International Municipal Lawyers Association (IMLA) and underwrite my attendance at this September's annual conference in Atlanta. I am a regional vice-president of IMLA and a member of the Atlanta conference host committee and will be designated in materials as the McDonough city attorney.

Very truly yours


James E. Elliott, Jr.

JEEjr./



AGENDA ITEM SUMMARY

(4/18/22)

Item Number:

Presented by: Ken Noble

Department: Police Dept.

ITEM SUMMARY:

Recognition and the presentation of badges for 10 years of service in the City of McDonough. Being presented the badges are; Lieutenant John Blackburn, Detective Larry Smallwood, Detective Wayne Poss, and Detective Joseph Cooper for 10 years of dedication to protecting the citizens of the City of McDonough.

SPECIAL CONSIDERATIONS OR CONCERNS:

To show our appreciation for the dedication of these four Officers to the citizens of the City of McDonough.

STAFF RECOMMENDATION:

Yes.

FINANCIAL IMPACT:

No impact to funding.

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

N/A

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Nick Calhoun

Department: Human Resources

ITEM SUMMARY:

Presentation of Employee Service Awards

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

List of employees receiving recognition

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

5 Years

WILLIAMSON, SCOTT F	100-3520	4/13/2016
NEEDHAM, ROBERT	505-4420	4/24/2016
SHEPHERD, LISA	100-4210	4/26/2016
GRAVES, STEVEN G	100-4210	5/10/2016
FULLER, JAMIE D	505-4440	6/6/2016
JEFFRIES, DONNA R	100-3210	6/7/2016
BOND, STEPHANIE R	100-1540	7/1/2016
GOODMAN, MANUEL	505-4440	8/30/2016
COLLINS, KYLE	505-4335	11/1/2016
RODRIGUEZ, ENRIQUE G	100-3221	11/30/2016

10 Years

BLACKBURN, JOHN	100-3230	10/12/2011
YAWN, EDWARD	100-3520	11/23/2011

15 Years

LACEY, MARY C	100-7540	1/3/2006
HONCHARIK, PAUL	100-3230	2/6/2006
THOMPSON, RONNIE D	100-4210	4/3/2006
CLEMONS, JOANI R	100-1300	10/2/2006
REED JR, DENNIS L	505-4335	11/14/2006

20 YEARS

COX, CHARLES S	505-4420	12/13/2001
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25 YEARS

BYERS, HERMAN L	100-3230	10/19/1996
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30 YEARS

ELKINS, JOHN	100-1532	6/14/1991
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AGENDA ITEM SUMMARY
April 18, 2022 City Council Meeting
Item Number:



Presented by: Brandon Williams

Department: Stormwater-Public Works

ITEM SUMMARY:

Request approval to purchase an electronic work-order and asset management software from PubWorks (Tracker Software Corporation).

SPECIAL CONSIDERATIONS OR CONCERNS:

PubWorks will improve our ability to manage and track assets, process service requests internally and externally, create and assign work-orders, perform inspections and provide an increased level of opportunity for citizen engagement.

Citizens can submit a service request on the City of McDonough website and receive an email notification when their request is completed.

STAFF RECOMMENDATION:

Staff recommends approval to purchase software from PubWorks (Tracker Software Corporation), including the following modules:

Asset Management/Job Costing Core
Service Request Module
Online Service Request Module
Work Orders Module
PubWorks MapViewer Module
PubWorks Mobile App

FINANCIAL IMPACT:

\$ 22,000 -- Software Purchase Total (One-Time Cost)

\$ 5,300 -- Annual Service Maintenance Fee (Cloud Hosting, Support, Training, Updates)

FUNDING SOURCE:

Stormwater Management
Line Item: 506-5.4970.52.1303

ATTACHMENTS:

Software Purchase Proposal from PubWorks

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

OTHER DEPARMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARMENTAL REVIEW

☐ Finance

☐ Fire

☐ Stormwater

☒ Highway and Streets

☐ Main Street

☒ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☒ Technology Services

☒ Facilities and Asset

Department Name:

Comments: System reviewed with Goodwyn, Mills & Cawood for compatibility GIS Services.

Software Purchase Proposal

January 26, 2022

Brandon Williams
McDonough, GA
136 Keys Ferry St.
McDonough GA, 30253
Office: (678)782-6272

Dear Mr. Williams,

Thank you for taking the time to discuss McDonough's software needs for work management with us. Included are the modules that you outlined in our conversation.

PubWorks works exclusively with the public sector. We have the know-how, experience, and product to support McDonough in the years to come.

We look forward to working with you on this exciting project to establish a long-term winning partnership.

Thank you again for your time and interest in **PubWorks**.

Rick Rittenhouse

Rick Rittenhouse
PubWorks
772-538-4351
Rick@PubWorks.com

Software Purchase Quote:

PubWorks provides this quote for an outright purchase of the software exclusively for McDonough's Department of Public Works, its divisions, and employees. Pricing is *a-la-carte* and modules listed below with pricing are optional except for the Core. **PubWorks** works for all divisions and all assets.

Charge Description	Quantity	Yearly Rate	Total
Asset Management / Job Costing Core With Project Cost Accounting	1	\$9,000	\$9,000
Service Request Module	1	\$3,000	\$3,000
Online Service Request Page	1	\$1,000	\$1,000
Work Orders Module	1	\$3,000	\$3,000
PubWorks MapViewer Module**	1	\$3,000	\$3,000
PubWorks Mobile App	1	\$3,000	\$3,000
Software Total			\$22,000

Services to Be Billed Separately

Professional Services Invoiced Separately	Quantity	Rate	Total
Data Conversion*, Setup and Installation	12 Hours	\$125/Hour	\$1,500
Web Training	15 Hours	\$125/Hour	Included
Annual Microsoft Azure Cloud Hosting	12	\$75/Month	\$900
Professional Services Subtotal			\$2,400

*Data conversion is historical data from Tyler's Boss Ticket program and sample data will need to be approved with PubWork's development team before data conversion is confirmed.

**MapViewer requires ESRI licenses described below

Quote Valid through March 31, 2022

Annual Service and Maintenance Overview

- Ongoing customer support is provided **free of charge** for the first six months and thereafter at a charge equal to 20% of the cost of software purchased. This annual fee may increase over time, as determined by the US Consumer Price Index. Your ASM will be \$5,300 and includes Microsoft Azure Cloud Hosting.
- You will receive unlimited customer support, all program updates, enhancements, and new versions.
- Web-based user training is provided **free of charge** for customers current on ASM.
- The duration of this contract covers six months with support renewal subsequently on an annual basis.

Payment and Terms

- Upon acceptance of the software Customer will be invoiced a sum equal to 50% of the total project costs listed above. Upon completion of the installation and user training Customer will be invoiced for the remaining 50%.
- Terms are net 15 days.

Installation and Set-up

- We will install the necessary **PubWorks** folders and files that will be used to run the PubWorks software and assist you in setting-up and configuring the software for your environment.
- Based on the software quote above, installation & setup will require 12 hours.

Training (Web-based)

- Based on the software purchased and detailed in the quote above, we recommend 15 hours of web-based training in multiple sessions (typically 90 minutes each).
- Follow-up web-based training is provided **free of charge**.
- Training structured on a module-by-module basis
- PubWorks Support is always available for questions

ESRI Licenses

- For local server installs, GIS MapViewer requires an ArcEngine license to be installed on each workstation that will be utilizing the MapViewer module.

Customer Support

- **PubWorks** approach is Total Customer Satisfaction.
- **Our Service Level Objective is to respond within 30 minutes of a customer's notification of a problem.**
- Ongoing training webinars, newsletters, and an annual user conference.
- Contact **PubWorks** Support:
 - 1-888-920-0380
 - Email at support@pubworks.com.
 - Support website, www.support.pubworks.com



AGENDA ITEM SUMMARY

(4/18/22)

Item Number:

Presented by: Ken Noble

Department: Police Dept.

ITEM SUMMARY:

Request approval of RedSpeed school zone safety program. Cameras to be put at four schools in the City of McDonough's city limits. The schools will include; Excel Academy, McDonough Middle/High, Walnut Creek Elementary, and Wesley Lakes Elementary.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a matter of urgency in order to keep school zones safe both in the mornings and afternoons for the children arriving and being released from school.

STAFF RECOMMENDATION:

Yes.

FINANCIAL IMPACT:

No financial impact.

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

(1) informational pamphlet

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Georgia House Bill 978 – School Zone Safety Program

- Completely Violator Funded - No Taxpayer Expense.
 - RedSpeed incurs all cost for equipment, maintenance, permitting, construction, printing, mailing, website, etc.
- Only in approved school zones with a demonstrated safety need.
 - RedSpeed provides free traffic studies to the City.
- Police Department will receive ALPR and high definition video cameras included in solution.
 - ALPR can be used to alert police to vehicles with Temporary Protection Orders, Amber Alerts, etc.
 - High Definition Video can be viewed live and in archive. Also compatible with existing Video Management Systems.
- Program operates only on school days, from one hour before school until one hour after.
- Violators only cited when 10+ mph over posted limit.
- Warning signs are placed on each end of school zone.
- 30-day warning period before program goes live.
- A 5-mph reduction in speed doubles the chance of a child's survival if struck by a motorist.
- Violator Fine: \$75 for first violation, \$125 for subsequent violations.
Civil Infraction – No Points or Insurance Penalty.

BENEFITS of

SCHOOL SAFETY CAMERA PROGRAM



SERIOUS PROBLEM



Speeding in school zones is a serious problem throughout Georgia.



Georgia ranks 36th in the country in school zone safety *



SAFETY

- ✓ School zone cameras have proven to reduce speeds and improve safety.
- ✓ Reducing a motorist's speed by only 5 mph doubles a child's chance of survival if stuck by a vehicle.
- ✓ This program will improve officer safety as writing a ticket on the side of a busy highway is extremely dangerous and a cause of injury.

FAIR PROGRAM

- ✓ Citations will only be issued from one hour before school to one hour after, only when school is in session.
- ✓ Motorists will only be cited if they exceed the School Zone limit by 10 mph.
- ✓ 30 day warning period when the program is implemented.

\$ NO COST TO TAXPAYERS

- ✓ Amber Alert (ALPR) and high definition video cameras will be provided.
- ✓ Violator fines can be used to purchase vehicles and other needed law enforcement equipment, in effect, reducing the burden on taxpayers.



SITE SELECTION AND ANALYSIS

24-hour speed analysis of each location, accident diagram analysis, engineering feasibility study

CAMERA INSTALLATION

Permit acquisition including local and state bodies, installation coordination between civil contractors and municipality

VIOLATION PROCESSING

Initial violation screening based on municipal rules, registered owner, name/address retrieval and verification for all 50 states, printing and mailing

PAYMENT PROCESSING

Lockbox, online, phone and in-person payment processing of credit cards, checks and cash

CALL CENTER

Multilingual call center can process payments, schedule hearings and respond to general questions

ADJUDICATION SUPPORT

Full municipal adjudication support options

WEB-ENABLED TOOLS

All software is web-based

Turn-Key School Zone Speed Photo Enforcement Solution



RedSpeed's speed photo enforcement system is based entirely around high-resolution video technology and offers an industry leading set of features at **NO COST TO SCHOOL SYSTEM, CITY OR COUNTY VIOLATOR REVENUE CAN BE USED TO FUND SCHOOL RESOURCE OFFICERS, ACTIVE SHOOTER DETECTION SYSTEMS, VEHICLES, EQUIPMENT OR OTHER POLICING INITIATIVES**

- LED IR Illumination (No distracting flash!)
- **ALPR (Amber Alert Built In!)**
- Color HD Video Day/Night
- 45 Day Video Storage
- Remote Video Archive Retrieval
- Live Video Streaming
- Captures The Most Violations
- Traffic and Speed Reports
- Single Pole Installation

Speed Enforcement

Live Video Streaming

License Plate Recognition

Traffic Count

Video Archive

RedSpeed-USA.com
Greg Parks
(913) 575-2912
greg.parks@redspeed-usa.com





AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Steve Morgan

Department: Facilities and Assets Management

ITEM SUMMARY:

Request to approve renovations to the Public Safety Storage Building, located at 77 Lawrenceville Street, to provide offices for the Facilities and Assets Management Department, at a total cost of \$118,399.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

Paid from Impact Fees under Capital Improvement Element (CIE)

FUNDING SOURCE:

Line Item:

ATTACHMENTS:

Quote from Square One Services, LLC

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

ESTIMATE

Square One Services, LLC		
Phone: (770)294-9198	PO BOX 3095 McDonough, Georgia 30253	Email: howellbcp@yahoo.com
Proposal Submitted to STEVE MORGAN	Phone 678-614-4287	Date 03/12/2022
Street 136 KEYS FERRY ST.	Job Name: PUBLIC SAFETY STORAGE BUILDING	INVOICE NO. 2143
City,state,zip MCDONOUGH GA.30253	Job Location: 77 LAWRENCVILLE ST. MCDONOUGH GA.30253	
ATTN: STEVE MORGAN	Fax or email: smorgan@mcDonoughga.org	
We hereby submit specifications and estimates for Square One Services, LLC		

BUILD 3 NEW OFFICES BY EXTENDING BREAK ROOM 25'				
RE-DO EXISTING ENTRY WAY AND MAKE OFFICE				
INSTALL NEW PLUMBING FIXTURES 2 BATHS				
INSTALL NEW HEAT AND AIR TWO BATHS & OFFICES				\$ 83,899.00
2"foam insulation to ceiling & walls with thermal barrier				\$ 30,500.00
INSTALL NEW LIGHTING AND 2 HEATERS TO SHOP AREA				\$ 4,000.00
				\$ 118,399.00

Square One Services Notes: INVOICE WILL BE DUE UPON RECEIPT



AGENDA ITEM SUMMARY

April 18, 2022

Item Number:

Presented by: Steve Morgan

Department: Facilities and Assets Management

ITEM SUMMARY:

Request to approve installation of rail fencing at 40 and 50 Lawrenceville Street, at a cost of \$14,000, to be funded by Public Safety Building Repairs and Maintenance.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

Total cost \$14,000

FUNDING SOURCE:

Public Safety Line Item: 100-5.2650.52.2240

ATTACHMENTS:

Quote from All Advanced Fence, LLC (lowest bid attached)

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☐ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



ALL ADVANCED FENCE LLC

Quote #902

AWAITING RESPONSE

CITY OF MCDONOUGH

50 Lawrenceville Street / McDonough, Georgia 30253
678-614-4287

Sent on
Mar 21, 2022

INSTALLATION

547 FT. 5 FT. 3 RAIL STEEL FENCE. 1- 5 FT. GATE.
ALL POST 2 IN.
ALL RAILS 1 IN.
ALL PICKETS 5/8.

	QTY.	UNIT PRICE	TOTAL
	1	\$14,000.00	\$14,000.00
Subtotal			\$14,000.00
Total			\$14,000.00

DEDUCT: \$1500 FOR 120 FT. OF 5 FT. BLACK VINYL COATED CHAIN LINK.

This quote is valid for the next 14 days, after which values may be subject to change.
3% is added to all debit or credit card payments and is non-refundable.

Contact ALL ADVANCED FENCE LLC

1680 MEREDITH PARK DR, MCDONOUGH, GA 30253
770-480-1600 info@alladvancedfencellc.com alladvancedfencellc.com

 Created with getjobber.com

100-5-2650-52-2240



AGENDA ITEM SUMMARY

(April 18, 2022)
Item Number:

Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

The request for Case # (210102) is for **Rezoning** to RTD (Residential Townhouse District) from R-50 (Single Family Residential) for Eagles Rest Phase II. The subject property recognized as Tax Parcel ID # (M0.35-01004003).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 3/8/22 Municipal Planning Commission Workshop
- 4/12/22 Municipal Planning Commission Public Review
- 4/7/22 City Council Workshop
- **4/18/22 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Rezoning – Stanley Head made the Motion for Approval with Staff Recommendations and that the Council further review and discuss adding speed bumps as a condition along the boulevard off of Hwy 20/81.

Second - Latonua Hawkins

➤ **Vote: 5 / Approved**

CDD –Approval with Staff Conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD # 22-04-18001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:Yes

No

OTHER DEPARTMENTAL REVIEWMcDonough PoliceMcDonough FireBuilding & InspectionsCity Engineer

Public Works

StormwaterWater Distribution

Water/Sewer Operations

HC Water & SewerHCDOTHCBOE

HC GIS

HC Environmental Health Dept.

GDOT

Other

Department Name: McDonough Police - Police Chief (Mr. Ken Noble)**Comments:** Not a reviewing agency**Department Name: McDonough Fire - Police Chief** (Mr. Ken Noble)**Comments:** Not a reviewing agency**Department Name: Building & Inspections - Building Official** (Mr. Mark Dobson)**Comments** (Rezoning not applicable to Building Code Compliance)**Department Name: City Engineer -** (Mr. Mark Whitley)**Comments:** *Civil/Stormwater design will be addressed during LDP Review***Department Name: Stormwater -** (Mr. Mark Whitley)**Comments:** *Civil/Stormwater design will be addressed during LDP Review***Department Name:** Public Works**Comments:** Reviewed by City Engineer (Mark Whitley)**Department Name:** McDonough Water/Sewer Operations – Not a reviewing agency**Comments:****Department Name: HC Water & Sewer -** Henry County Water Authority (Ms. Fritz Jacques)**Comments:** *If a formal availability letter is required, the applicant will need to submit an availability request packet.***Department Name: Water Distribution -** Henry County Water Authority (Ms. Fritz Jacques)**Comments:** *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: HCDOT - Henry County Dept. of Transportation (Mr. David Simmons)

Comments: *If they did an ICE study for GDOT for Phase 1, GDOT may require an update to the ICE study with the additional townhomes proposed (GDOT's jurisdiction concerning access to Hampton st (SR20/81). With these townhomes getting utilities placed, including utility services, has been a difficult task, particularly with street trees and it wide 2 lane driveways are required—so I'd recommend the developer/owner solidify where all utilities (including services) go as part of permitting the site with the utility companies, and it's recommended to avoid placing street trees.*

Department Name: GDOT – Donald Wilkerson

Comments: This might be inside a current GDOT project. It will be subject to review by the project manager as well.

Department Name: HCBOE –(Dr. Carl Knowlton)

Comments: PHASE 2] 20 units proposed with additional 40 students (average of 2 students per unit) for a need of 2 additional classrooms. $40\text{units}/25\text{classroom capacity} = 1.6$ (2) classrooms
[PHASE 1] 91 units ($91\text{ units} \times 2\text{ students} = 182\text{ students}/25\text{ classroom capacity} = 7.28$ (7) classrooms

Department Name: HC GIS – Not a reviewing agency

Comments:

Department Name: HC Environmental Health Dept. – Not a reviewing agency

Comments:

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 22-04-18001(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by Steven Jones for Eagles Rest PH 2:

All that lot, tract or parcel of land, otherwise known as Parcel #M0.35-01004003, lying and being in Land Lot(s) 156 of the 7th District of Henry County, Georgia, consisting of 3.085 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RTD (Residential Townhouse District), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 18th day of April, 2022.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED TO FORM:

**CHRISTY TAYLOR, CITY
CLERK**

JIM ELLIOTT, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 20/81 (ALSO KNOWN AS HAMPTON STREET) (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED 951 FEET FROM THE INTERSECTION OF PHILLIPS DRIVE AND HAMPTON STREET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, 550.89 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 520.77 FEET AND A CHORD BEARING SOUTH 70 DEGREES 36 MINUTES 29 SECONDS EAST, 525.56 FEET) TO A 1/2 INCH REBAR;

THENCE, SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 146.79 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 48 DEGREES 06 MINUTES 44 SECONDS WEST, 67.50 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 04 DEGREES 35 MINUTES 24 SECONDS WEST, 86.09 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 84 DEGREES 01 MINUTES 22 SECONDS WEST, 46.63 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, SOUTH 58 DEGREES 50 MINUTES 35 SECONDS WEST, 69.84 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 82 DEGREES 42 MINUTES 01 SECONDS WEST, 295.90 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST, 354.92 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 31 DEGREES 58 MINUTES 30 SECONDS WEST, 105.04 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **3.085 ACRES (134,398 SQUARE FEET)**.

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Case Petition

210203

Applicant

Steven Jones of Bovis, Kyle, Burch & Medlin, LLC
Eagles Rest Phase 2

Address/Location
Council District 4

Hampton Street
Kamali Varner

Request

Land Lot District
Tract Size

Land Lot(s) 156 of the 7th District
Approximately 3.085 Acres +/-
(Parcel # M035-01004003)

Meetings

03/08/22
04/07/22
04/12/22
04/18/22

Planning Commission Workshop
City Council Workshop
Planning Commission "Public Review"
City Council "Public Hearing"

Background Information

Current Zoning

Zoned R-50 (Single Family Residential)

Location

Phase 1-Eagles Rest Townhome Community-Zoned RTD
Hampton Street



North Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Vacant Residential Tract

East Boundary

Zoned: RTD (Residential Townhouse District)
Land Use: Townhome Community

South Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Developed lot with dwelling structure

West Boundary

Zoned: C-2 (Central Commercial District)
Land Use : Vacant Commercial



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

► Isolated district	No
► Possible overtaxing load on public facilities	Yes
<i>Minimal change to school and water/sewer resources</i>	
► Cost increase to the City	Yes
<i>Developer will make improvements required to gain access from SR 20/81</i>	
► Impact to environment	No
► Amendment will be a deterrent to adjacent properties	No
► Current zoning may be used for the purpose intended	No
<i>Only feasibility of development</i>	
► Property to stay compatible with adjacent properties	Yes
► Property is consistent with FLUM	Yes
► Any character change to the Zoning District	No
► Does the amendment follow the zoning regulations	Yes
► Applicant submitted all information	Yes
► Any impact to neighboring residential properties	No
► Buffers have been adhered to	Yes



Professional Staff (City/Henry County/State) Analysis:

Section 17.104.050 Review by other agencies

Police Chief (Mr. Ken Noble) – Not applicable at this time (Police only receive the Final Plat for review.)



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Fire Chief (Mr. Steve Morgan) – Not applicable at this time (Fire will review LDP when submitted.)

City Engineer (Mr. Mark Whitley) – *Civil/Stormwater design will be addressed during LDP Review*

Building Official (Mr. Mark Dobson) – N/A (Rezoning not applicable to Building Code Compliance)

Public Works Director (Mr. Ronnie Thompson) – Recommends approval

City Environmental Engineer (Mr. Tom Fleming) - No comments returned.

Henry County Board of Education (Dr. Carl Knowlton) – [PHASE 2] 20 units proposed with additional 40 students (average of 2 students per unit) for a need of 2 additional classrooms.
40units/25classroom capacity = 1.6 (2) classrooms [PHASE 1] 91 units (91 units x 2 students = 182 students/25 classroom capacity = 7.28 (7) classrooms

Henry County Dept. of Transportation (Mr. David Simmons) – *If they did an ICE study for GDOT for Phase 1, GDOT may require an update to the ICE study with the additional townhomes proposed (GDOT's jurisdiction concerning access to Hampton st (SR20/81). With these townhomes getting utilities placed, including utility services, has been a difficult task, particularly with street trees and it wide 2 lane driveways are required—so I'd recommend the developer/owner solidify where all utilities (including services) go as part of permitting the site with the utility companies, and it's recommended to avoid placing street trees.*

Henry County Environmental Health Dept. (Ms. Glenda Scott) – *Not applicable*

Henry County Water Authority (Ms. Fritz Jacques) – *Is a formal availability letter required? If so, the applicant will need to submit an availability request packet.*

Georgia Department of Transportation (Mr. Donald Wilkerson) No further comment.

Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Georgia Power
	Telephone:	TBD
	Cable Television:	TBD
	Schools:	Henry County Schools



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Final Staff Recommendation by: Charles Reese, Community Development Director

Staff recommends **Approval** of the Rezoning to **RTD (Residential Townhouse District)** = 3.085 +/- acres with the following stipulations outlined herein: Approval of rezoning from R-50 to RTD with the following conditions:

1. The development shall include sidewalk and street lighting along all roadways within the development.
2. The development shall include a Children's playground in either Phase 1 or Phase 2.
3. The development shall include auxiliary/overflow off street parking in Phase 1 and Phase 2.
4. All townhomes shall be a minimum of twenty-two Feet (22') wide and all townhomes shall have a two (2) car garage.
5. Facades of the residences shall have at least fifty percent (50%) of the front elevation consisting of brick/stone with the remainder to be either brick/stone, stucco or fibrous concrete board (e.g., hardiplank)
6. Vinyl shall only be permitted to be used for eaves and soffits.
7. There shall be a Boulevard style entrance with extensive landscaping from Hwy 20/81
8. Connection to water and sewer is required prior to development.
9. A homeowner's association shall be established for the proposed development for the purpose of providing maintenance of the common areas.
10. Restrictive covenants regulating uses and structures shall be imposed upon the development.
11. Speed bumps to be installed along boulevard connecting to Hwy 20/81
12. Agreement needed between neighbor and adjacent property for easement at 20/81 connection/decel lane including GDOT approval and permit. **Has been received.**
13. No on-street parking
14. All other conditions of development will be in accordance with the development ordinances of the City.

From PC PR meeting-Resident-construction should not block roadway-Payne drive, hours of operation, Must have water truck to keep down dust ("leave the neighborhood as they found it")
Questions about speed bumps along blvd.

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the City of McDonough, the State of Georgia and all other applicable regulatory agencies.

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AGENDA ITEM SUMMARY

(April 18, 2022)

Item Number:



Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

The request for Case # (220201), is for Nick Patel for Staybridge at South Point and is a **Variance** pertaining to a height increase of an additional ten (10') feet above code allowance of forty (40') feet to allow a fifty (50') feet, four (4) story hotel. The subject property recognized as Tax Parcel ID # (075-01030000).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 3/8/22 Municipal Planning Commission Workshop
- 4/12/22 Municipal Planning Commission Public Review
- 4/7/22 City Council Workshop
- 4/18/22 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

MPC

Variance - Stanley Head made the Motion for Approval with Staff Recommendations

Second - Calvin McClenden

➤ **Vote: 5 / Approved**

CDD –Approval with Staff Stipulations

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- Variance Letter
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Yes

No

OTHER DEPARTMENTAL REVIEW

McDonough Police	McDonough Fire	Building & Inspections
City Engineer	Public Works	Stormwater
Water Distribution	Water/Sewer Operations	HC Water & Sewer
HCDOT	HCBOE	HC GIS
HC Environmental Health Dept.	GDOT	Other

Department Name: McDonough Police - Police Chief (Mr. Ken Noble)

Comments: Not a reviewing agency

Department Name: McDonough Fire - Fire Chief (Mr. Steve Morgan)

Comments: Not a reviewing agency

Department Name: Building & Inspections - Building Official (Mr. Mark Dobson)

Comments: Recommends increase height to fifty (50') feet. The Commercial Building Code allows sixty (60') feet.

Department Name: City Engineer - (Mr. Mark Whitley)

Comments: Civil Stormwater design will be addressed during LDP review.

Department Name: Stormwater - (Mr. Mark Whitley)

Comments: Civil/Stormwater design will be addressed during LDP review.

Department Name: Public Works - Vacant

Comments:

Department Name: McDonough Water/Sewer Operations

Comments: Not a reviewing agency

Department Name: HC Water & Sewer - Henry County Water Authority (Ms. Fritz Jacques)

Comments: *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

Department Name: Water Distribution - Henry County Water Authority (Ms. Fritz Jacques)

Comments: *If a formal availability letter is required, the applicant will need to submit an availability request packet.*

Department Name: HCDOT - (Mr. David Simmons)

Comments: Not a reviewing agency

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: GDOT- Georgia Department of Transportation (Mr. Donald Wilkerson)
Comments: No comments returned

Department Name: HCBOE – (Dr. Carl Knowlton)
Comments: Not a reviewing agency

Department Name: HC GIS
Comments: Not a reviewing agency

Department Name: HC Environmental Health Dept. (Ms. Glenda Scott)
Comments: No comments returned



City of McDonough
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622

April 19, 2022

Nick Patel
101 Eagles Pointe Pkwy.
Stockbridge, GA 30281

Re: (Staybridge Hotel @ South Point – 239 Hwy. 81 W. Tract 4)

To Whom It May Concern:

This is to provide you with official notification of the action(s) pertaining to the issuance of approval for the variance petition associated with Case #220201 (Refer to Attachments) in accord with Chapter 17.96, Variances, of city codes.

▪ 4/18/22 – Decision Pending

Should you have any questions, please contact the Department of Community Development office and speak with Tina Tebo, Executive Assistant to Director at 678-782-6221.

Sincerely,

Charles Reese
Community Development Director

CC: Christy Taylor, City Clerk
Diane Johnson, City Planner
File Copy



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Case Petition

Applicant
Address/Location
Council District

#220201

Nick Patel for Staybridge Suites (Corporate Hotel)
Highway 81 West
Kamali Varner

Request-Variance

Increase building height by 10 feet above allowable
code height of 40 feet (Code:17.84.010)
Final Height is 49'- 4"

District
Tract Size

Land Lot(s) 161 of the 7th District
Approximately 1.30 Acres +/- (Parcel 075-0103000)

Meetings

03/08/22
04/07/22
04/12/22
04/18/22

Planning Commission Workshop
City Council Workshop
Planning Commission "Public Review"
City Council "Public Hearing"

Background Information

Current Zoning

C-3 (Highway Commercial) with conditions per
ORD#18-03-19001(Z)

Location

Highway 81 West

Site Photo(s)



North Boundary

Zoned: C-3 Highway Commercial
Land Use: Dave & Busters

East Boundary

Zoned: C-3 Highway Commercial
Land Use: BJ's Fuel Station

South Boundary

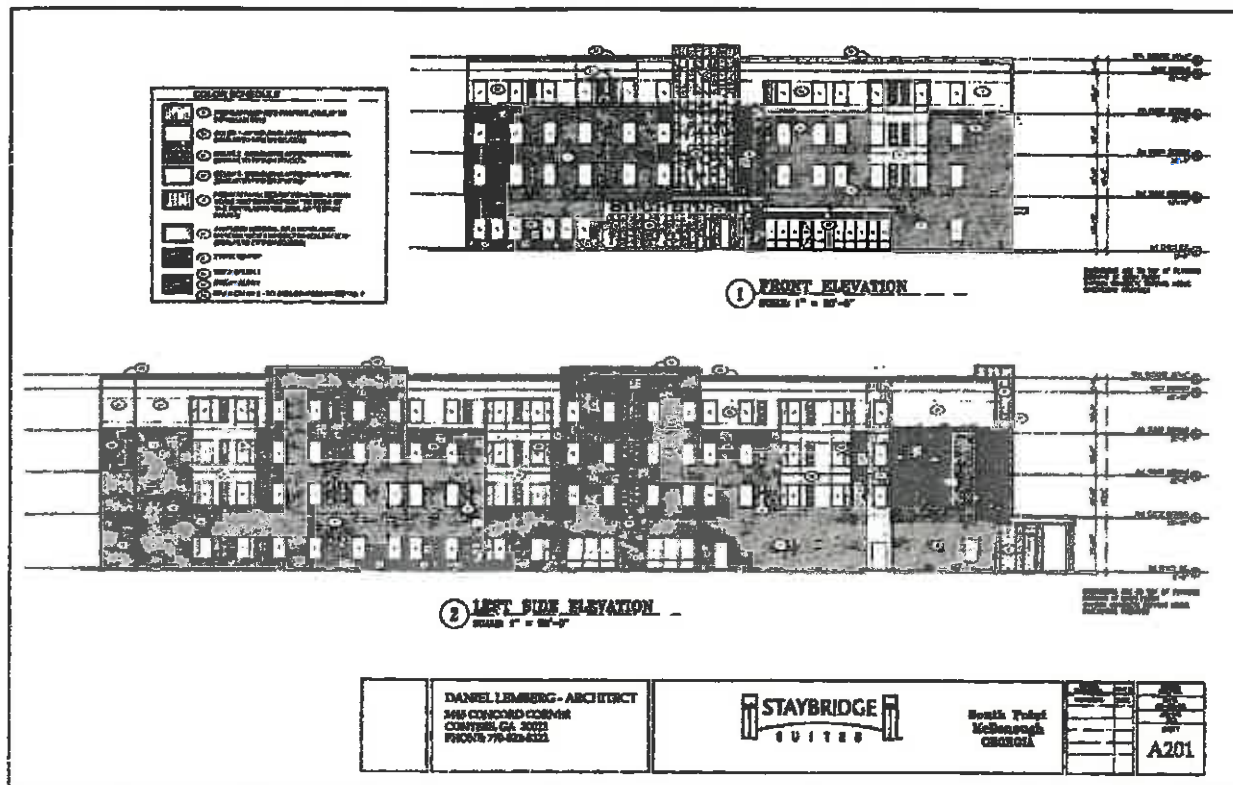
Zoned: C-3 Highway Commercial
Land Use: South Point Shopping

West Boundary

Zoned: C-1 Neighborhood
Commercial
Land Use : Vacant

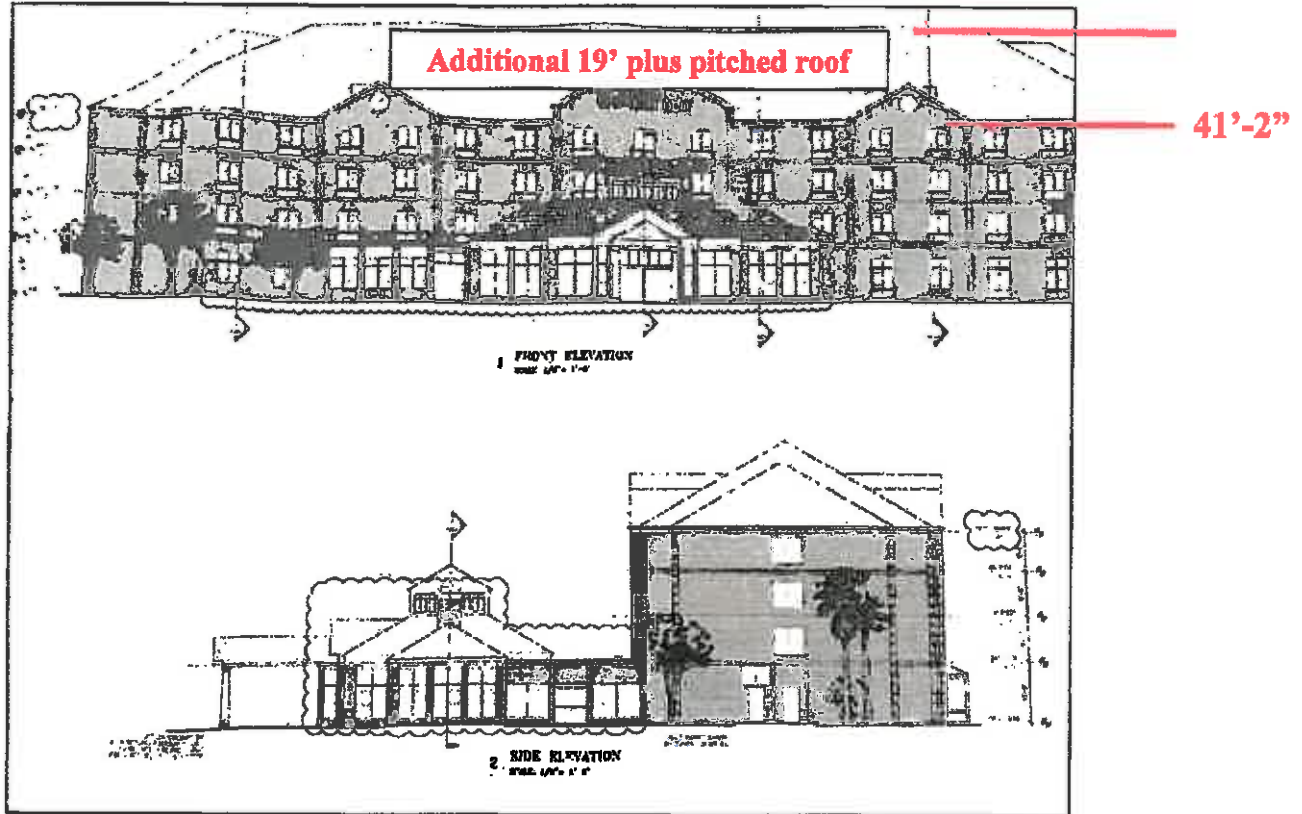


City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only





City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only



Hilton Garden Inn C-4 Zoning (no longer within Code)

Overall building height approximately 61' including roof

Professional Staff (City/Henry County/State) Analysis:

Section 17.104.050 Review by other agencies

Police Chief (Mr. Ken Noble) - Not applicable at this time (*Police only receive the Final Plat for review.*)

Fire Chief (Mr. Steve Morgan) - Not applicable at this time (Fire will review LDP when submitted.)

City Engineer (Mr. Mark Whitley) – Civil/Stormwater design will be addressed during LDP review.

Building Official (Mr. Mark Dobson)– Recommends increase height to fifty (50') feet. The Commercial Building Code allows sixty (60') feet.

Public Works Director (Vacant)



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

City Environmental Engineer (Mr. Tom Fleming) – Not applicable at this time

Henry County Board of Education (Dr. Carl Knowlton) – Not applicable at this time

Henry County Dept. of Transportation (Mr. David Simmons) – Not applicable at this time

Henry County Environmental Health Dept. (Ms. Glenda Scott)-No comments returned

Henry County Water Authority (Ms. Fritz Jacques) - Is a formal availability letter required? If so, the applicant will need to submit an availability request packet

Georgia Department of Transportation (Mr. Donald Wilkerson)-*No comments returned*

Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Georgia Power
	Telephone:	TBD
	Cable Television:	TBD
	Schools:	Henry County Schools

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

► Isolated district	No
► Possible overtaxing load on public facilities	No
► Cost increase to the City	No
► Impact to environment	No
► Amendment will be a deterrent to adjacent properties	No
► Current zoning may be used for the purpose intended	No
► Property to stay compatible with adjacent properties	Yes
► Property is consistent with FLUM	Yes
► Any character change to the Zoning District	No
► Does the amendment follow the zoning regulations	No
► Applicant submitted all information	Yes
► Any impact to neighboring residential properties	No
► Buffers have been adhered to	Yes

Final Staff Recommendation by: Charles Reese, Community Development Director



City of McDonough, Georgia
Community Development Department
Rezoning Staff Report
For Recommendation Only

Community Development Staff recommendation

Staff recommends **Approval** of the variance to increase the building height to fifty (50) feet.

- 1) The increase in height is congruent with other hotels in the area specifically the Hilton Garden Inn at an overall height of 61 feet. (Image page 5), Comfort Suites – 41'-4" plus another roughly 27' to apex of roof
- 2) The increase in height allows for the needed space for the appropriate ceiling height, parking, and the amenity area.
- 3) The Commercial Building Code allows for 60' height

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