

AGENDA ITEM SUMMARY
May 4, 2023 City Council Workshop
Item Number: 8



Presented by: Dave Williams

Department: Fire

ITEM SUMMARY:

Recognition of National Fallen Firefighters: International Firefighter's Day is May 04.

Please join the National Fallen Firefighters Foundation and McDonough Fire Department on May 4-7, 2023 in honoring and remembering the sacrifice of America's fallen fire heroes. We invite landmarks, fire and community organizations, businesses, and homes across the nation to light up red starting on International Firefighters' Day and continuing through the National Fallen Firefighters Memorial Weekend, May 06-07, 2023. Learn more or watch live at: weekend.firehero.org

SPECIAL CONSIDERATIONS OR CONCERNS:

This year, 145 firefighters who died in the line of duty will be honored and remembered during the 2023 National Fallen Firefighters Memorial Weekend at the National Fire Academy in Emmitsburg, Maryland. 79 of those heroes died in 2022.

So far this year, there have been 24 line of duty firefighter fatalities.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

See attached

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No



NATIONAL FALLEN FIREFIGHTERS FOUNDATION

Phone: 301-447-1365 E-mail: FireHero@FireHero.org Web: www.FireHero.org

Dear friends,

This year, the **National Fallen Firefighters Memorial Weekend** is taking place on **May 6th and 7th** in Emmitsburg, MD. That's when a grateful nation will honor 145 fallen fire service heroes—who were not only firefighters, but were family members, friends, colleagues, and neighbors. To show your support in *your* community, we urge you to help us to **Light the Night for Fallen Firefighters**.

The annual Memorial Weekend is the **official national tribute** to those firefighters who died in the line of duty during the previous year, and includes a **Candlelight Service** on Saturday, May 6 and the **Memorial Service** on Sunday, May 7. Simply swapping out regular light bulbs for red ones serves as a symbol of support and comfort to the families from across our country whose loved ones are being honored and remembered.

This year, we'll kick off this multi-night event on May 4th in honor of **International Firefighters Day**—and will keep lights lit thru the evening of May 7, the day of the Memorial Service.

As in years past, we are asking **landmarks, buildings, families, and fire departments** across the country to be part of this national remembrance.

- YOU can join some of the most iconic buildings and bridges as well as hundreds of fire departments and communities in helping us honor our fallen heroes.
- As an example, One World Trade Center in New York City, the Reunion Tower in Dallas, and the LAX Pylons in Los Angeles have joined us to **Light the Night for Fallen Firefighters**.

We hope that you will join this extraordinary display of recognition. It means so very much to the families of the fallen. Visit <https://bit.ly/2JCIXC0> to let us know of your participation and please share our attached flyer with your communities.

Contact Donna Clark at dclark@firehero.org if you have any questions.

Together, we'll let the families of the fallen know that **we will never forget**.

#nfflightthenight2023

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About the National Fallen Firefighters Foundation

Congress created the National Fallen Firefighters Foundation to lead a nationwide effort to honor America's fallen firefighters. Since 1992, the non-profit Foundation has developed and expanded programs that fulfill that mandate. The mission is to honor and remember America's fallen fire heroes, provide resources to assist their families in rebuilding their lives and work within the fire service community to reduce firefighter deaths and injuries. <https://www.firehero.org>

May 4 - 7, 2023

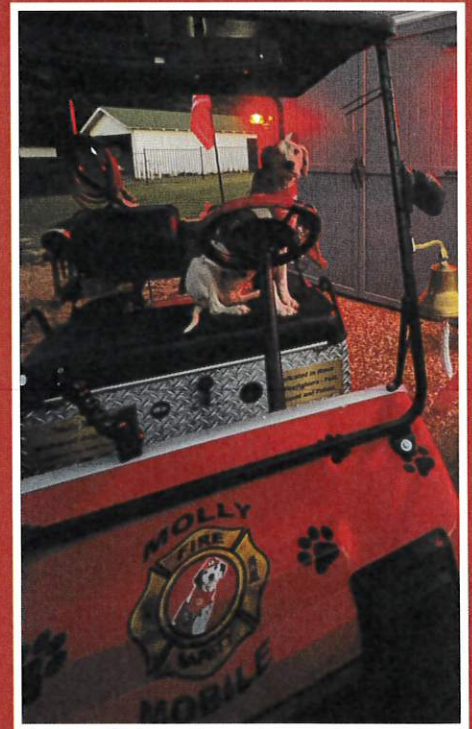
#nffflightthenight2023

#firehero2023



LIGHT THE NIGHT

for Fallen Firefighters



LIGHT UP RED FOR FALLEN FIREFIGHTERS



Join the **National Fallen Firefighters Foundation** on May 4-7, 2023 in honoring and remembering the sacrifice of America's fallen fire heroes. We invite landmarks, fire and community organizations, businesses, and homes across the nation to **light up red** starting on International Firefighters' Day and through the **National Fallen Firefighters Memorial Weekend**. Learn more or watch live at: weekend.firehero.org.

Sign up & find resources at: firehero.org/light-the-night

AGENDA ITEM SUMMARY
May 4, 2023 City Council Workshop
Item Number: 9



Presented by: William VonDenBosch

Department: Public Works

ITEM SUMMARY:

Request approval to authorize Henry County Water Authority to relocate 1,250 feet of 8-inch water main at the Racetrack Road & Iris Lake Roundabout.

SPECIAL CONSIDERATIONS OR CONCERNS:

Water Line must be relocated out of the roundabout construction easement.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$122,341.00

FUNDING SOURCE:

SPLOST V

ATTACHMENTS:

Henry County Water Authority Estimate of Costs

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Henry County Water Authority

Engineering Department
100 Westridge Industrial Boulevard
McDonough GA 30253
770-914-3688 Fax 770-914-3359

PROJECT NAME: City of McDonough-Racetrack @ Iris Lake Rd DATE QUOTED: 4/3/2023
PROJECT #: EXT3863 QUOTED BY: MB
LOCATION: Racetrack @ Iris Lake Rd

ESTIMATE OF PROBABLE COST

MATERIALS:

Item No.	Description	Price	Unit	Qty.	Total
BEND-08X11	8" MJ DI 11 DEGREE BEND	\$ 175.06	EACH	2	\$350.12
BEND-08X22	8" MJ DI 22 DEGREE BEND	\$ 196.77	EACH	2	\$393.54
BEND-08X45	8" MJ DI 45 DEGREE BEND	\$ 216.91	EACH	3	\$650.73
BEND-08X90	8" MJ DI 90 DEGREE BEND	\$ 221.19	EACH	4	\$884.76
CAP-08	08" MJ SOLID CAP	\$ 83.20	EACH	3	\$249.60
CASING-12	12" STEEL CASING	\$ 36.87	FOOT	40	\$1,474.80
CPLG-ANC-06X18	06" X 18" ANCHOR COUPLING	\$ 193.55	EACH	1	\$193.55
F.HYD-05	05" FIRE HYDRANT	\$ 1,670.45	EACH	1	\$1,670.45
GASKET-FL-08	08" FIELD LOK GASKET	\$ 91.03	EACH	4	\$364.12
MEGALUG-06	06" DI MEGALUG RESTRAINER	\$ 18.36	EACH	1	\$18.36
MEGALUG-08	08" DI MEGALUG RESTRAINER	\$ 37.21	EACH	43	\$1,600.03
PIPE-C900-06	06" PVC C900 PIPE SDR18	\$ 13.96	FOOT	10	\$139.57
PIPE-C900-08	08" PVC C900 PIPE SDR18	\$ 21.70	FOOT	1260	\$27,339.54
PLUG-08	08" MJ SOLID PLUG	\$ 167.84	EACH	3	\$503.52
SS-08X12	08" X 12" MJ SOLID SLEEVE	\$ 227.76	EACH	1	\$227.76
TAP-VALVE-08	08" TAPPING VALVE	\$ 1,691.91	EACH	4	\$6,767.64
TEE-08X06-HYD	08" X 06" HYDRANT TEE	\$ 274.40	EACH	1	\$274.40
TEE-08X08	8" X 8" X 8" MJ DI TEE	\$ 373.25	EACH	2	\$746.50
TS-08X08-DISS	08" X 08" TAPPING SLEEVE, STAINLESS STEE	\$ 663.56	EACH	1	\$663.56
VALVE MARKER PC	concrete valve marker post	\$ 15.52	EACH	9	\$139.68
VALVE PADS	concrete valve pads	\$ 17.18	EACH	10	\$171.80
VALVE-BX-24	24" X 36" VALVE BOX	\$ 61.66	EACH	10	\$616.60
VALVE-GATE-06	06" MJ GATE VALVE	\$ 528.81	EACH	1	\$528.81
VALVE-GATE-08	08" MJ GATE VALVE	\$ 835.13	EACH	8	\$6,681.04

MATERIAL COST \$52,650.48

LABOR:

Item No.	Description	Price	Unit	Qty.	Total
010-01	Permanent / Temporary Grassing with Fertilizer &	\$ 1,300.00	Acres	0.3	\$390.00
010-04	Temporary Silt Fencing Type C*	\$ 2.20	LF	2520	\$5,544.00
010-06	Silt Fence Removal Type C*	\$ 1.00	LF	2520	\$2,520.00
020-03	Concrete driveway & sidewalk replacement (4" - 6"	\$ 70.00	SY	11	\$770.00
020-04	Asphalt driveway replacement, complete	\$ 88.00	SY	8	\$704.00
020-07	G.A.B. Backfill, complete	\$ 30.00	Tons	20	\$600.00
030-05	Jack and bore road crossing, 12" Casing	\$ 140.00	LF	40	\$5,600.00
040-05	8-inch Class 350 D.I.P.,	\$ 15.00	LF	1220	\$18,300.00
060-05	8" Gate valve and box, including	\$ 175.00	EA	9	\$1,575.00
070-01	Fire Hydrant assembly, including - hydrant, main	\$ 500.00	EA	1	\$500.00
080-06	Wet-tap Existing 8" Main	\$ 1,300.00	EA	1	\$1,300.00
080-13	Cut & Plug Existing Main, 8"	\$ 1,750.00	EA	3	\$5,250.00
080-20	Tie-in-Connection, 8"	\$ 1,500.00	EA	3	\$4,500.00
080-22	Abandon Valve with Plug, Excavation & Restraini	\$ 125.00	EA	2	\$250.00
110-03	Salvage/Remove Existing Fire Hydrant Assembly	\$ 250.00	EA	1	\$250.00
111-02	Crew Rate with equipment (typical 4 man crew an	\$ 355.00	HR	16	\$5,680.00

LABOR COST \$53,733.00

TOTAL \$106,383.48
15% Administration Fee \$15,957.52
Grand Total \$122,341.00

The cost information shown represents a reasonable professional opinion of probable cost based upon HCWA experience.
HCWA makes no warranty, express or implied, that the cost of the work will not vary from the opinion of probable cost.

AGENDA ITEM SUMMARY
May 4, 2023 City Council Workshop
Item Number: 13



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request is to satisfy City Code (Chapter 16.12: Procedure, specifically Section 16.12.060: Referral of Preliminary Plat for review), that requires approval by the Mayor and Council for the Preliminary Plat as recommended by Staff, for the subject property recognized as Tax Parcel ID #090-01022000, #090-01223000 & 105-01035000, located on McDonough Pkwy. The property is currently zoned R-75 (Single Family Residential)/R-50 (Single Family Residential) with conditions per ORD #04-03-01009(Z) & #05-03-21001(A)(Z).

BACKGROUND INFORMATION

Original Submittal

Developer – Richard Krebs & Civil Engineers (Hovey & Associates)
Preliminary Plat approved: 12-20-2004
Development Plans (LDP) issued: 9-18-2007
of Lots – 249 total (R-75 – 32 lots) & (R-50 - 217 lots)

New Design

Developer – Adam Mitchell (St. Bourke)
of Lots – 234 total (R-75 – 22 lots) & (R-50 - 212 lots)
Subdivision Design per 2004 & 2005 Zoning Ordinances & Conditions

Lot Size Requirements

2004/2005 – R-75 (10,000 sf) & R-50 (6,000 sf)
Current – R-75 (12,000 sf) & R-50 (8,000 sf)

Subdivision will be a Phased Development

Phase 1 – 103 Homes
Phase 2 – 131 homes

Henry County Water & Sewer

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 4/17/2023 City Council Public Review

STAFF RECOMMENDATION:

After a review, the Community Development Department recommends Approval based on compliance with City Code and Zoning Ordinance # 04-03-01009(Z) & #05-03-21001(A)(Z).

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

Zoning Ordinance #04-03-01009(Z) & #05-03-21001(A)(Z).

NOTE: Due to the large size of the plat, the documents is located in the Community Development Department. You may visit the office to review this item prior to the meeting.

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

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

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: No initial comments returned – official plan review required.

Department Name: Stormwater

Comments: Not a reviewing agency.

Department Name: Water Distribution

Comments: Not a reviewing agency.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: HC Water & Sewer
Comments: Approval based on review.

Department Name: HCDOT
Comments: Approval based on review.

Department Name: HCBOE
Comments: Not a reviewing agency.

Department Name: HC GIS
Comments: Not a reviewing agency.

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

Department Name: GDOT
Comments: Not a reviewing agency.

AGENDA ITEM SUMMARY
May 4, 2023 City Council Workshop
Item Number: 14



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request for Case #230309 (**Racetrack Rd./Iris Lake Rd. Convenience Store**) is for a rezoning from RA-200 (Residential Agricultural) with conditions per ORD#04-10-04002(A)(Z) to C-3 (Highway Commercial). The subject property is located at 632 Racetrack Rd., and further recognized as Tax Parcel ID #108-01016000.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 4/11/2023 Municipal Planning Commission Workshop
- **5/4/2023 City Council Workshop**
- 5/9/2023 Municipal Planning Commission Public Review
- 5/22/2023 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes – PENDING REVIEW AND COMMENTS



City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

April 10, 2023

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director 

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #230309

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Buddy Kelley for Racetrack Rd.-Iris Lake Rd. Convenience Store.

Request: A petition to rezone property to C-3 (Highway Commercial) for a convenience store/gas station with drive-thru restaurant.

Zoning History: RA-200 (Residential Agricultural) with conditions per ORD #04-10-04002(A)(Z)

Tax-Parcel ID#: 108-01016000

Address: **632 Racetrack Rd.**

Tract Size: 3.99 +/- acres

Location: Land Lot(s) 168 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals EMC
Telephone: AT&T
Cable: Spectrum

Attachments:

February 14, 2023

VIA E-MAIL: ttebo@mcdonoughga.org

City of McDonough Community Development
136 Keys Ferry Street
McDonough, GA 30253
678-432-4622

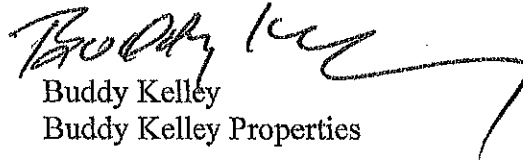
RE: Letter of Intent and Ownership for Rezoning Application
3.99 acres located at 632 Racetrack Road McDonough, Georgia 30252
Tax Parcel ID # 108-01016000 ("Property")

Dear Tina:

Please accept this Letter of Intent and Ownership to accompany the application for rezoning. I am the owner of said Property defined above.

I write to request a rezoning from RA to C3 for the purpose of a convenience store with fuel pumps and a restaurant with drive thru service. Smith Welch Webb & White will represent me in the application for rezoning.

Sincerely,


Buddy Kelley
Buddy Kelley Properties

cc: Charles Reese: creese@mcdonoughga.org



SITE AREA: 3.643 ACRES
PROPOSED ZONING: C-3 (COMMERCIAL CONVENIENCE)
PROPOSED USE: W/FUEL PUMPS WITH DRIVE THRU 40' (RACETRACK 0'
FRONT SBL: 50' DUE TO ADJ. RESIDENTIAL
SIDE SBL: 100' FROM ALF
REAR SBL: 40'
BUILDING OFFSET: 80%
MAX BLOB HEIGHT: 1.49 ACRES (41)
MAX LOT COVERAGE: 39 SPACES
LOT COVERAGE SHOWN:
PARKING SHOWN:

Side note 3:

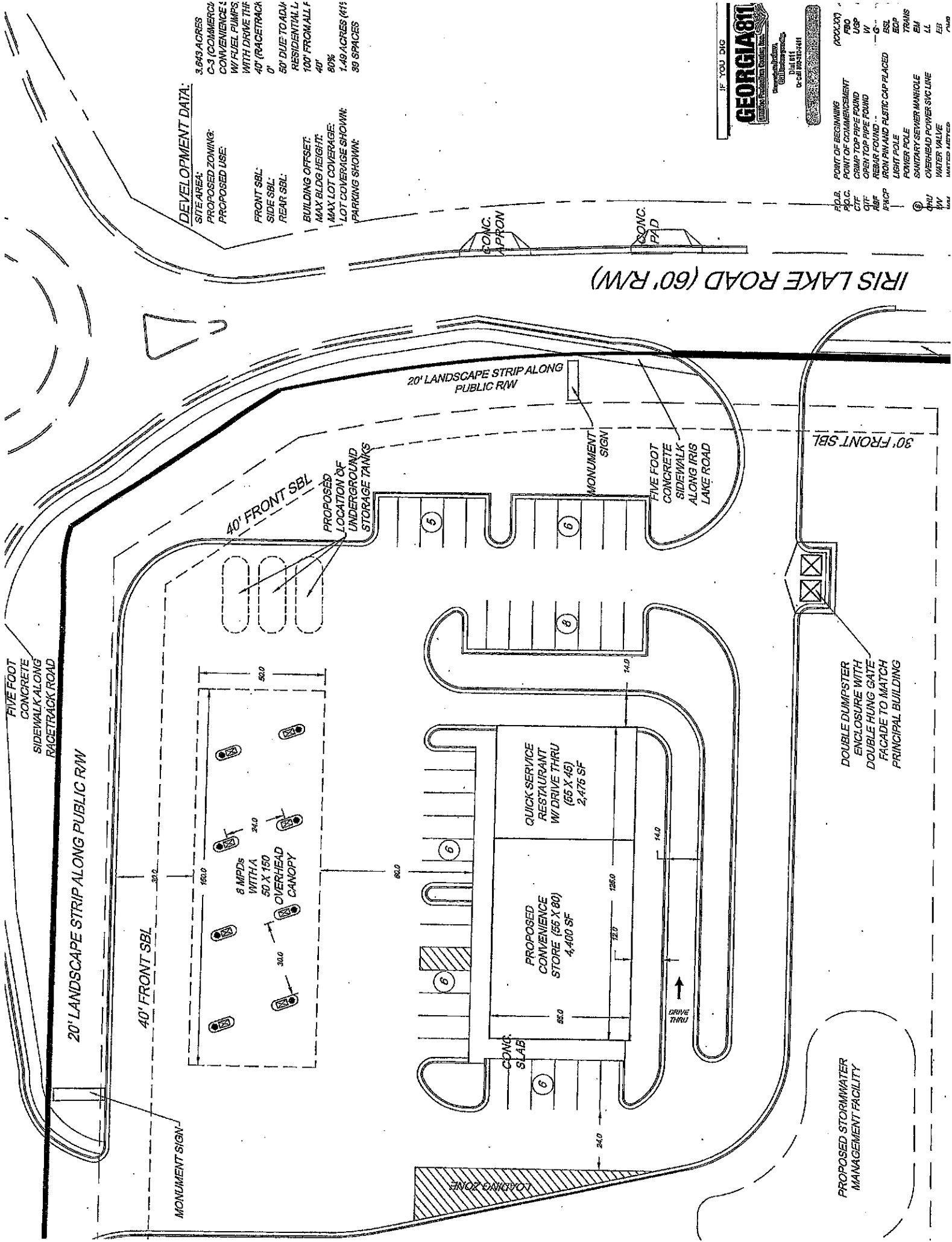
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Chloromonteira *novae*

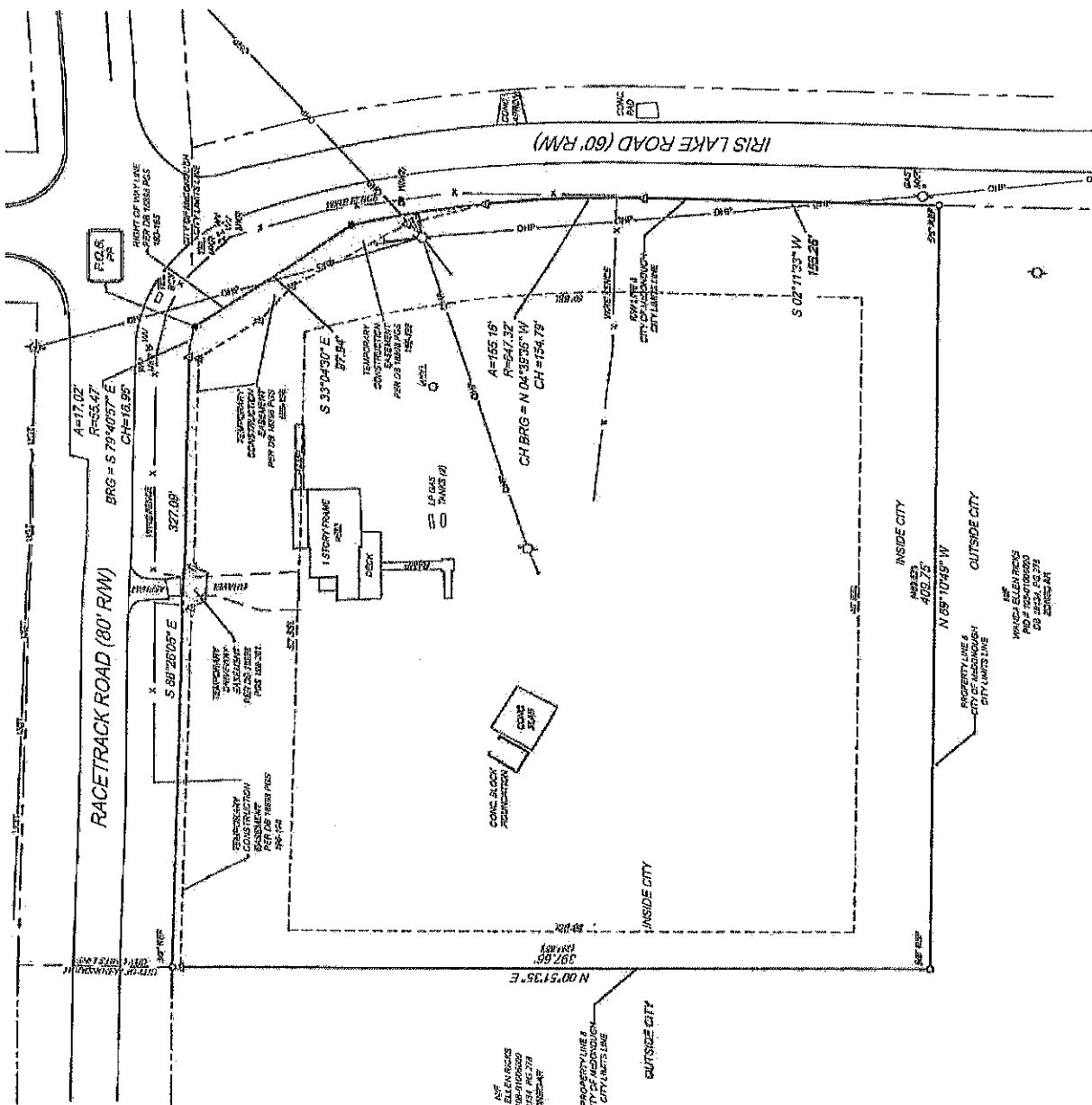
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HP-2385-608 IE3-20

PLC	POINT OF COMMENCEMENT	PRO	PROB
CFC	CRIMP TOP PIPE FOUND	W	W
QTF	CRIMP TOP PIPE FOUND	ES2	ES2
ABF	REBAR FOUND	EDP	EDP
IRCP	IRON PIPE AND PLASTIC CAP PLACED	TRANS	TRANS
!	LIGHT POLE	EM	EM
⑤	SANITARY SEWER MANHOLE	LL	LL
QW	OVERHEAD POWER SVC LINE	EB	EB
HW	WATER VALVE	W	W
W	WATER METER		



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AREA = 3.044 ACRES = 133,717 SQ. FT.

