

AGENDA ITEM SUMMARY
September 7, 2023, City Council Workshop
Item Number: 8



Presented by: Chief Ken Noble

Police Department

ITEM SUMMARY:

Request for approval to purchase two (2) 2024 Kia Telluride SUVs for the McDonough Police Department's Criminal Investigation Division. These will be equipped with emergency equipment used in admin vehicles. The vehicles will come from Hutchinson Kia in Macon, Ga and the equipment will come from West Chatham Warning Devices in Savannah, Ga.

SPECIAL CONSIDERATIONS OR CONCERNS:

The two (2) 2024 Kia Telluride SUVs and equipment will replace older vehicles in the Criminal Investigations Department.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

(2) 2024 Kia Telluride's at \$40,645.70 = \$81,291.40
(1) Emergency package for two (2) 2024 Kia Telluride's = \$5,811.86
Grand Total= \$87,103.26

FUNDING SOURCE:

Line Item: 214-5.3210.53.1795

ATTACHMENTS:

Four Quotes

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

Hutchinson KIA

Date: 8/17/2023

Salesperson: _____

Manager: Balley Bryant

FOR INTERNAL USE ONLY

CUSTOMER

Home Phone : _____

Address : _____

Work Phone : _____

E-Mail : _____

Cell Phone : _____

VEHICLE

Stock # : TELLLOCATE

New / Used : **New**

VIN : 5XYP64GC5RG431719

Mileage: _____

Vehicle : 2024 KIA Telluride

Color : _____

Type : 8 (A8) 4dr Front-Wheel Drive

Body Size : LX

Style : _____

Weight : 0

Unit Class : _____

Market Value Selling Price

37,750.00

Market Adjustment

1,795.00

Total Purchase

39,545.00

Taxable Fees (Estimated)

156.70

Doc Fee

899.00

GATAVT

.00

Non Tax Fees

45.00

Cash Deposit

.00

Balance

40,645.70

Customer Approval: _____

Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Son's Kia

Kyle Helgerson

From: Chuck Brown <brownc@sonsautogroup.com>
Sent: Monday, August 21, 2023 4:11 PM
To: Kyle Helgerson
Subject: telluride

CAUTION * This email originated from OUTSIDE of the City of McDonough. Do not click links or open attachments unless you recognize the sender or know the content is safe.**

This is for white unit which has 495.00 for color

38245.00
1995.00 fair market adj
699.00 doc
208.00 reg/title/lemon law
No tax
41147.00

This number should be less than any other dealer in the city

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

8/21/23, 1:03 PM

Desking 3.0 | Application

Date/Time: 8/21/2023 1:03:56 PM

Buyer: Kyle Holgerson
Cell Phone: (770) 352-4032

Salesperson: Jordan McCray

ALM Kia South

2024 Kia Telluride S RG435356



VIN: 5XYP64GC4RG435356

Odometer: 5

Color: Gray

Body Type: Sport Utility

MSRP/Retail	\$39,715.00
Selling Price	\$39,715.00
Government Fee	\$145.00
Proc/Doc Fee	\$799.00
Total Taxes	\$2,842.91
Amount Financed	\$43,501.91

"Motor Trend Certification" - This fee represents costs associated with the certified pre-owned inspection and reconditioning of the vehicle to meet or exceed all Motor Trend CPOV requirements. This certification also grants a 6 month/7500-mile Easy Care Stated Care VSC (Non- European Makes). If the vehicle is no longer under the original Manufacturer's comprehensive warranty. A 6-month Easy Care Select 5 bundle will be provided for European Makes and any vehicle that is still under the original Manufacturer's comprehensive warranty. This certification process along with ALM's customer friendly exchange policy and Motor Trends price guarantee ensure that you are buying a quality pre-owned vehicle and gives you the ultimate peace of mind."

"Customer Service Pack: This optional fee represents costs and profits to the dealer such as, cleaning and detailing of the vehicle related to the sale. This fee also includes a one-time free light maintenance visit which includes a mechanical inspection, oil change, tire rotation, Wheel balancing and full detail cleaning (valid within 1 year of this contract date or 8,000 miles from the miles stated in this contract which ever comes first-Appointment required and only valid at an ALM facility. This optional fee does not include payment for the preparation and/or completion of legal documents and is not an official fee."

X

Customer Signature

Date

X

Manager Signature

Date

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

Quote

PHONE (912) 234-2600
FAX (912) 238-1369Customer No.: MCDONOUGHPI
Quote No.: 96488Quote To: **MCDONOUGH POLICE DEPT**
50 LAWRENCEVILLE ST
MCDONOUGH, GA 30253Ship To: **GRIFFIN INSTALL**

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
08/24/2023		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		ERIN MCDONALD		09/23/2023
Quantity	Item Number	Description	Unit Price	Amount
(2)23 KIA TELLURIDE				
4	WHE-AVC21BB	DUAL AVENGER II SOLO Blue/Blue	255.00	1020.00
4	WHE-AVBKT2	Low Profile Headliner Mt Bkt DUAL AVENGER II	12.00	48.00
8	WHE-TLIB	ION-T LINEAR BLUE 4-MNT IN GRILLE	97.80	782.40
2	WHE-HHS3200	HHS3200 HAND-HELD SIREN	427.80	855.60
2	WHE-SA315P	Speaker 100 watt	168.13	336.26
2	WHE-SAK1	SA315 Mt Kit Universal	29.40	58.80
2	WHE-D808000	DOMINATOR 8 TIR3 8 BLUE	481.80	963.60
2	WHE-DBKT4	"L" ANGLE MT BRKT (PAIR)	18.60	37.20
2	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	55.00	110.00
2	LABOR	Labor	700.00	1400.00
2	SHIPPING		100.00	200.00

Quote subtotal 5811.86

Quote total 5811.86

Pricing subject to Manufacture price increases

Thank You

AGENDA ITEM SUMMARY
September 7, 2023, City Council Workshop
Item Number: 9



Presented by: Interim Director, Andrew Baker

Community Development Department

ITEM SUMMARY:

The request for Avalon Terrace (1500 Avalon Pkwy.) 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 located in District 4 (CM Kam Varner), and further recognized as Tax Parcel(s) ID #075-01008081, #075-01008082, #075-01008083, #075-01008084, #075-01008085, #075-01008086, #075-01008087, & #075-01008081. The current zoning is C-3 (Highway Commercial) with conditions per ORD#16-03-21001(Z).

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 9/7/2023 City Council Public Review

STAFF RECOMMENDATION:

After a review, the Planning & Zoning Division recommends Approval based on the compliance with City Code and Zoning Ordinance #16-03-21001(Z).

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

Zoning Ordinance (#16-03-21001(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
HC DOT	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: No initial comments returned – official plan review required.

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Tax Assessor

Comments: Approval based on review.

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.

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

NOTE: ALL LOTS SHALL TAKE ACCESS FROM "SYNCHRONY CIRCLE" (OR OTHER NAME IF ROAD NAME CHANGES) ONLY

GA DOT 9032-B TYPE II

VICINITY MAP

The map shows a network of streets including 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The project area is located at the intersection of 1st St and 1st Ave.

STUDY/AGE	TYPE	IQ	AV. N	INV. N	INV. Q.I.
A	SDS	83.78	84.05	-	84.57
B	HY	-	-	-	84.75
C	SDS	83.07	84.46	-	84.44
D	SDH	-	-	-	-
E	SDS	84.53	84.55	-	84.47
F	SDS	84.53	84.53	-	84.47
G	HY	84.54	-	-	84.43
H	SDS	83.84	-	-	84.69
I	SDS	83.78	83.37	-	83.15



2

GEORGIA
REGISTERED
No. 25885
PROFESSIONAL
ENGINEER
MARK H. WALTON

GSWCC #2494
CERTIFIED
DESIGN PROF.
Exp. 1/1/2003



**PATRICK &
ASSOCIATES, INC.**

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PRELIMINARY PLAT FOR:
AVALON TERRACE
 PARCEL: 075-01008018
 LAND LOT: 191 | 7TH DISTRICT
CITY OF McDONOUGH
HENRY COUNTY, GEORGIA

DRAWING NUMBER
 36064

SHEET:
 1 OF
 1

3. SHARP EDGES OF SAND SHALL BE DAMAGED BY BRONING PROHIBITED TO THE SAND STONE.
4. SAND PILES SHALL HAVE A DETECTABLE CHANGING COMPOSITION OF MINERALS DONES. EXTERIOR SHALL COMBUST IN COLOR WHEN THE SPECTROSCOPIC SPECTER FOR RAY 120-130-140 (1) GREEN ACCESSIBILITY DUE. THE DETECTABLE MARKING SHALL EXCEED THE RAIL WITHIN 2 FEET IN LENGTH OF THE CRIB RAIL. MARKED DONES AND ALL RELATED INSTALLED SERVICES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL DETECTABLE MARKING SURFACE INSTALLATIONS SHALL BE IN A MINIMUM 1/4" DUE AS NOT SO AS THE SPECTROSCOPIC FLUORESCENCE SURFACES.

3

[illegible][illegible]

OWNER:
PARCEL 075-01008018
LOT SOURCE 1, LLC
3715 NORTHSIDE PKWY
100 NORTHCREEK STE 130
ATLANTA, GA 30327
DB 12268, PG 192

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN THE GEORGIA PLAT ACTS OF 1919, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2

Curve #	Length	Radius	Chord	Bearing
Q1	300.75	1160.00	299.91	N89°19'32"W
Q2	96.14	1160.00	96.11	N48°38'07"W

SCALE: 1"=100'

100

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 16-03-21001(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 Steve Goodsell of S.A. Goodsell Development for Lot Source 1 Project:

All that lot, tract or parcel of land, otherwise known as a portion of Parcel #075-01008018, lying and being in Land Lot(s) 191 of the 7th District of Henry County, Georgia, consisting of 27.29 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-3 (Highway Commercial) with new conditions, 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.

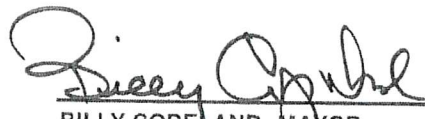
All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

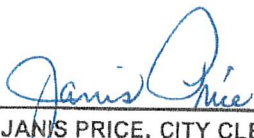
So ordained this 21st day of March, 2016.

CITY OF MCDONOUGH, GEORGIA


BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:


JANIS PRICE, CITY CLERK


LEIGH HANCHER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 191 of the 7th district, City of McDonough Henry County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the east right-of-way of Ga. Hwy. 20 and the south right-of-way of Avalon Parkway, thence 689.09 feet in a southeast direction along the south right-of-way of Avalon Parkway to a IPF $1\frac{1}{2}$ "RB at the true point of beginning.

THENCE South 83 degrees 38 minutes 41 seconds East for a distance of 29.60 feet to a point;

THENCE along a curve to the right having a radius of 1160.00 feet and an arc length of 703.38 feet, being subtended by a chord of South 63 degrees 30 minutes 34 seconds East for a distance of 692.65 feet to a point;

THENCE South 46 degrees 08 minutes 19 seconds East for a distance of 896.66 feet to a IPS $1\frac{1}{2}$ "RB;

THENCE South 63 degrees 59 minutes 29 seconds West for a distance of 1416.60 feet to an IPS $1\frac{1}{2}$ "RB;

THENCE North 43 degrees 46 minutes 19 seconds West for a distance of 249.78 feet to an IPF $1\frac{1}{2}$ " RB/CAP;

THENCE North 63 degrees 56 minutes 52 seconds East for a distance of 117.93 feet to an IPF $1\frac{1}{2}$ " RB;

THENCE North 01 degrees 54 minutes 41 seconds East for a distance of 1323.31 feet to an IPF $1\frac{1}{2}$ " RB at the true point of beginning.

Said property contains 27.29 acres.

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075-01073000

075-01001001

075-01001000

075-01001004

075-01001005

093-01012000

075-01005000

075-01007000

075-01008012

075-01008016

075-01008014

075-01008013

075-01008000

075-01008009

075-01009005

075-01008006

075-01008018

075-01008001

075-01008010

075-01008020

075-01008017

075-01008011

075-01008019

075-01081000

093-01025006

093-01026000

GA HWY 20/81 W

I-75

INDUSTRIAL BV

AVALON CT

AVALON PK

2015+ Parcel Sales

2014 Parcel Sales

2013 Parcel Sales

0 370 740 1110 1480 ft

 2015+ Parcel Sales
 2014 Parcel Sales
 2013 Parcel Sales

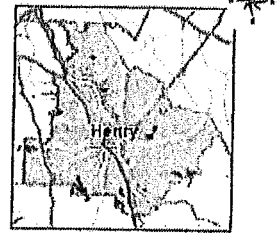
075-01008001

0 370 740 1110 1480 ft

Henry County Assessor			
Parcel: 075-01008018 Acres: 27.29			
Name:	LOT SOURCE 1 LLC	Land Value:	,215,000.00
Site:		Building Value:	\$0.00
Sale:	\$502,700 on 09-2011 Reason=QC Qual=V	Misc Value:	\$0.00
	3715 NORTHSIDE PKWY	Total Value	,215,000.00
Mail:	100 NORTHCREEK STE 130		
	ATLANTA, GA 30327		

Name:	LOT SOURCE 1 LLC
Site:	
Sale:	\$502,700 on 09-2011 Reason=QC Qual=V
	3715 NORTHSIDE PKWY
Mail:	100 NORTHCREEK STE 130
	ATLANTA, GA 30327

Land Value:	,215,000.00
Building Value:	\$0.00
Misc Value:	\$0.00
Total Value:	,215,000.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 03/10/16 : 17:02:16

Exhibit B
Conditions of Development

Section I - Natural

1. Provide a twenty (20) feet landscape strip/earthen berm adjacent to the Avalon Boulevard rights-of-way which shall include decorative accent, capstone fencing/wall, minimum four (4) feet in height, with masonry (stone) columns and board fencing per review of the Community Development Director and/or designee. Column placement shall not exceed twenty (20') feet intervals.
2. Street trees, Japanese Zelkova variety, shall be provided adjacent to Avalon Boulevard.
3. Provide a ten (10) feet landscape strip adjacent to all external property lines comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
4. Provide a five (5) feet landscape strip between internal property lines, existing and/or proposed, comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
5. Foundation plantings, minimum three (3) gallon in size at the time of planting, shall be required adjacent to the facades of structures/within pedestrian circulation areas where facing public rights-of-way except areas necessary for ingress/egress.
6. The site (pin to pin) shall be fully sodded with the exception of natural planting areas per an approved landscape plan. All other areas outside of the site area (e.g. right-of-way) that are disturbed pertaining to the development of the subject property shall also be sodded. Seeding shall be prohibited.
7. Landscape plan shall be reviewed and approved by the Community Development Director and/or designee that shall evidence diversity of species selection and continuity with adjacent developed Avalon properties.

Section II - Human Environment

1. Vehicular parking areas shall be located within the front yard per the as-built conditions and shall be screened from the public right-of-way & adjacent residentially zoned properties. Supplemental plantings, where required to fill a void within existing landscape buffers and establish a hedge row along Turner Street frontage, are to incorporate the following minimum plant varieties: Magnolia, Leland Cypress, Deodar Cedar, holly, dogwood, azalea, and native ornamental grass for visual screening purposes.
2. Provide five (5) feet sidewalks and bicycle path adjacent to Avalon Boulevard which shall include a uniform planted groundcover strip between the curb and the sidewalk/bicycle path.
3. A raised pedestrian path (hard surface) minimum of five (5) feet in width shall direct patrons to the front door of the business from the Avalon Boulevard frontage and interlink with the required sidewalk.
4. Pedestrian Pathways, minimum five (5) feet in width, shall be provided to adjacent properties upon review and approval of the Community Development Director and/or designee.
5. Hard surface pedestrian pathways, minimum five (5) in width, shall be provided on the site to inter link vehicular corridors/service areas with pedestrian uses.
6. Georgia Power approved architectural designed street lights along Avalon Boulevard per review and approval of the Community Development Director and/or designee having reference to the overall aesthetic design standards of the South Point/Avalon Developments.
7. Outdoor loud speakers, except drive through facilities, shall be prohibited.

Section III – Built Environment

1. Final exterior design standards, demonstrating compatibility with the aforementioned developments, shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review.

2. Large box development exceeding 2,500 square feet gross floor area shall be prohibited without variations in roof line, pitch, and elevation being required. Standing seam metal accents shall be required (copper, Verdi Gris, or dark green). Covered pedestrian walkways shall be required for ingress/egress to structures which shall extend, without interruptions, the full length façade.
3. Dumpster enclosures shall be required and shall be constructed of three (3) sided brick with screening gates. Dumpsters shall be required at a ratio of one (1) container per 3,000 square feet of gross floor space, unless a different requirement is specified by Henry County Environmental Health.
4. The majority of the site parking shall be located to the side and rear of the proposed structures.
5. Double row parking shall require a lineal shrubbery planting island, minimum of five (5) feet in width, to separate parking spaces.
6. Ground mounted signs shall be monument style with a reader board, brick and/or stone base, maximum twelve (12) feet in height from finished grade. The property address shall be identified on the sign in a minimum eight (8) inch copy. Only three (3) monument signs shall be permitted per public road frontage regardless of the number of subdivided commercial parcels per the petition identified herein as Tract C.
7. Wall signage shall be limited to one (1) sign per tenant elevation of heated exterior wall with a maximum permissible amount of two (2) wall signs per tenant or occupant. Neon signage and accents shall be prohibited. Roof mounted signage or signs that protrude above the fascia shall be prohibited.
8. On premise directional signage shall, when approved by the Community Development Director and/or designee, shall have a masonry base (brick and/or stone) and be monument style not to exceed two (2) square feet in sign area and three (3) feet in height from finished grade.
9. A signage plan shall be reviewed and approved by the Community Development Director which represents a consistent and compatible theme for Tract C herein per petition.

10. Temporary signs including but not limited to banners, temporary/portable signs, pennants, and streamers shall be prohibited. Flags shall be limited to not more than one (1) United States flag and/or one (1) State of Georgia flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
11. Window signage exceeding the total area of one (1) square feet shall be prohibited. Window signage shall not be illuminated.
12. No more than three (3) curb cuts shall be permitted onto Avalon Boulevard per the zoned parcel petition herein identified as Tract C subject to review/approval by the City Engineer. One (1) curb cut is to align with Avalon Court for future signalization.
13. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation.
14. Inter-parcel access shall be required through all subdivided commercial parcels.
15. Shared parking shall be required where commercial parcels are subdivided.
16. Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.
17. Detention/retention facilities, where provided, shall be located to the rear of the lot and shall be incorporated into the approved landscape plan per a master storm water management plan. An alternate design may be considered provided that the design is an integral part of the overall landscaping and does not create an adverse impact in accord with city codes.
18. All other requirements of the McDonough Zoning Ordinance, Subdivision Ordinance, Construction/development standards and specifically exempted or varied herein per written petition of the applicant and public advertisement shall be required.



City of McDonough, Georgia

Community Development Department

Rezoning Staff Report

APPROVED

FEB 23 2016

AD
YW

PLANNING COMMISSION

Case Petition #: 160104

Applicant: Steve Goodsell of S.A. Goodsell Development for Lot Source 1 Project

Address/Location: Avalon Parkway

Rezoning Request:

- C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) without conditions

Community Development (Planning & Zoning) Staff Recommendation: (Refer to Pages 3-6)

- Staff recommends **Denial** of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) without conditions
- Staff recommends **Approval**, as an alternate recommendation, of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) with new conditions.

*Note: Recommendations per review of the Applicant's Letter of Intent, Standards of Review with reference to ORD 05-05-02001(Z), and as-built conditions of site.

Land Lot/District: Land Lot(s) 191 of the 7th District of Henry County.

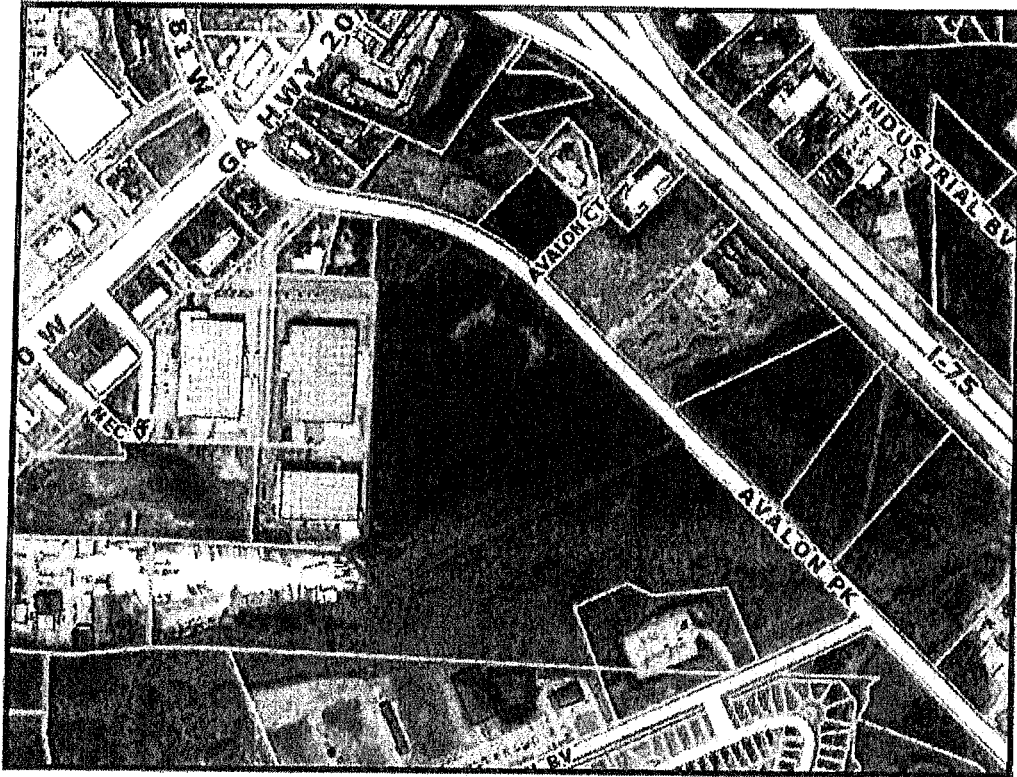
Subject Property Location: Avalon Parkway (a.k.a. Richfield Parkway)

Tract Size: 27.29 +/- acres

Council District: 4, Kamali Varner

Workshop:	City Council	March 3, 2016
	Planning Commission	February 16, 2016
Public Review:	Planning Commission	February 23, 2016 (Special Called)
Public Hearing:	City Council	March 21, 2016

JS
YW



Background Information:

The subject property is presently zoned **C-3 (Highway Commercial)** with conditions per **ORD 05-05-02001(Z)** and located along Avalon Parkway at Exit 218. To the north of the subject property is the expanding South Point/Avalon Activity Center Node defined by the intersection of Hwy 20W, Hwy 81W and Avalon Parkway. To the south of the subject property is the expanding Avalon Business Center/Distribution Activity Center Node defined by the intersection of Hwy 155S and Avalon Parkway. Said property was forecasted to be an integral part of the emerging Activity Centers per the initial rezoning in 2005. The focus of the land use matrix for the Activity Center is primarily Mixed Use Development (Residential/Commercial/Office/Industrial) coupled with customized exterior architectural design standards, pedestrian pathways, and signature streetscape elements that are intended to provide for economic sustainability as well as enhance Quality of Life .

ds
YW

Final Staff Recommendations by:

Rodney C. Heard, Community Development Director

Nathan Brown, City Planner

- Staff recommends **Denial** of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) without conditions per review of the Applicant's Letter of Intent, Standards of Review with reference to ORD 05-05-02001(Z), and as-built conditions of site.
- Staff recommends **Approval**, as an alternate recommendation, of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) with new conditions as outlined below.

~~Approval of C-3 zoning is limited to 17.68.010 uses with the exception of uses 1, 2, 3, 4, 5, 7, 8, 9 (outdoor only), 10, 11, 12, 13, 16, 17, and 20. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation. All other uses within the C-3 district shall require review and approval of the Planning Commission and Mayor and Council per a public hearing.~~

Section I - Natural

1. Provide a twenty (20) feet landscape strip/earthen berm adjacent to the Avalon Boulevard rights-of-way which shall include decorative accent, capstone fencing/wall, minimum four (4) feet in height, with masonry (stone) columns and board fencing per review of the Community Development Director and/or designee. Column placement shall not exceed twenty (20') feet intervals.
2. Street trees, Japanese Zelkova variety, shall be provided adjacent to Avalon Boulevard.
3. Provide a ten (10) feet landscape strip adjacent to all external property lines comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
4. Provide a five (5) feet landscape strip between internal property lines, existing and/or proposed, comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
5. Foundation plantings, minimum three (3) gallon in size at the time of planting, shall be required adjacent to the facades of structures/within pedestrian circulation areas where facing public rights-of-way except areas necessary for ingress/egress.
6. The site (pin to pin) shall be fully sodded with the exception of natural planting areas per an approved landscape plan. All other areas outside of the site area (e.g. right-of-way) that are disturbed pertaining to the development of the subject property shall also be sodded. Seeding shall be prohibited.

AG
YW

7. Landscape plan shall be reviewed and approved by the Community Development Director and/or designee that shall evidence diversity of species selection and continuity with adjacent developed Avalon properties.

Section II – Human Environment

1. Provide five (5) feet sidewalks and bicycle path adjacent to Avalon Boulevard which shall include a uniform planted groundcover strip between the curb and the sidewalk/bicycle path. ~~Decorative stamped concrete inserts shall be provided upon review and approval of the Community Development Director and/or designee.~~
2. A raised pedestrian path (hard surface) minimum of five (5) feet in width shall direct patrons to the front door of the business from the Avalon Boulevard frontage and interlink with the required sidewalk. ~~Surfacing material shall consist of pavers which shall complement the built structures.~~
3. Pedestrian Pathways, minimum five (5) feet in width, shall be provided to adjacent properties upon review and approval of the Community Development Director and/or designee.
4. Hard surface pedestrian pathways, minimum five (5) in width, shall be provided on the site to inter link vehicular corridors/service areas with pedestrian uses.
5. Georgia Power approved architectural designed street lights along Avalon Boulevard per review and approval of ~~Mayor and Council~~ and the Community Development Director and/or designee having reference to the overall aesthetic design standards of the South Point/Avalon Developments.
6. Outdoor loud speakers, except drive through facilities, shall be prohibited.

Section III – Built Environment

1. ~~Structures shall be residential in appearance with pitched roves and architectural features which provide connectivity to other Avalon properties. Structures shall be constructed of four (4) side brick and/or stone and/or glass. Glass surfaces shall not be permitted within three (3) feet of the finished floor unless an ingress/egress door. Glass surfaces shall be either true divided or true divided effect. Neon and neon accents shall be prohibited.~~ Final exterior design standards, demonstrating compatibility with the aforementioned developments, shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review.
2. Large box development exceeding 2,500 square feet gross floor area shall be prohibited without variations in roof line, pitch, and elevation being required. Standing seam metal accents shall be required (copper, Verdi Gris, or dark green). Covered pedestrian walkways shall be required for ingress/egress to structures which shall extend, without interruptions, the full length façade.

SO
YW

3. Dumpster enclosures shall be required and shall be constructed of three (3) sided brick and/or stone with screening gates. Dumpsters shall be required at a ratio of one (1) container per 3,000 square feet of gross floor space, unless a different requirement is specified by the Environmental Health.
4. The majority of the site parking shall be located to the side and rear of the proposed structures.
5. Double row parking shall require a lineal shrubbery planting island, minimum of five (5) feet in width, to separate parking spaces.
6. Ground mounted signs shall be monument style with a reader board, brick and/or stone base, maximum twelve (12) feet in height from finished grade. The property address shall be identified on the sign in a minimum eight (8) inch copy. Only three (3) monument signs shall be permitted per public road frontage regardless of the number of subdivided commercial parcels per the petition identified herein as Tract C.
7. Wall signage shall be limited to one (1) sign per tenant elevation of heated exterior wall with a maximum permissible amount of two (2) wall signs per tenant or occupant. ~~Electric wall signs shall be prohibited with illumination being provided by overhead lighting sources.~~ Neon signage and accents shall be prohibited. Roof mounted signage or signs that protrude above the fascia shall be prohibited.
8. On premise directional signage shall, when approved by the Community Development Director and/or designee, shall have a masonry base (brick and/or stone) and be monument style not to exceed two (2) square feet in sign area and three (3) feet in height from finished grade.
9. A signage plan shall be reviewed and approved by the Community Development Director which represents a consistent and compatible theme for Tract C herein per petition.
10. Temporary signs including but not limited to banners, temporary/portable signs, pennants, and streamers shall be prohibited. Flags shall be limited to not more than one (1) United States flag and/or one (1) State of Georgia flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
11. Window signage exceeding the total area of one (1) square feet shall be prohibited. Window signage shall not be illuminated.
12. No more than one (1) three (3) curb cuts shall be permitted onto Avalon Boulevard per the zoned parcel petition herein identified as Tract C subject to review/approval by the City Engineer. and One (1) curb cut is to align with Avalon Court for future signalization.
13. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation.

SD
YW

14. Inter-parcel access shall be required through all subdivided commercial parcels.
15. Shared parking shall be required where commercial parcels are subdivided.
16. Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.
17. Detention/retention facilities, where provided, shall be located to the rear of the lot and shall be incorporated into the approved landscape plan per a master storm water management plan. *An alternate design may be considered provided that the design is an integral part of the overall landscape and*
18. All other requirements of the McDonough Zoning Ordinance, Subdivision Ordinance, Construction/development standards and specifically exempted or varied herein per written petition of the applicant and public advertisement shall be required.

does not
create
an adverse
impact
is
needed
w/city
council

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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Preston Dorsey) - No comments returned
- Fire Chief (Mr. Steve Morgan) - No comments returned
- City Engineer (Mr. Mark Whitley) – No comments returned
- Business Development Director (Mr. Bob Trescott) – No comments returned
- Building Official (Mr. Mark Dobson) - No comments returned
- Public Works Director (Mr. Ronnie Thompson): **02-05-16 Email response** - No comments
- City Environmental Engineer (Mr. Tom Fleming) - No comments returned
- Henry County Department of Transportation (Mr. David Simmons): **02-08-16 Email response**
City of McDonough's Jurisdiction; Henry County recommends that the curb cuts be located such that the minimum intersection sight distance is met per the roads posted speed limit and should each have a deceleration/acceleration taper along Avalon Pkwy. The proposed curb cuts, if not aligned from an existing curb cut, should have a minimum separation of 230' from center to center, including with existing curb cuts along Avalon Parkway.
- Henry County Board of Education (Ms. April Brown): **02-05-16 Email response** - No comments
- Henry County Environmental Health Department (Ms. Glenda Scott) - No comments returned
- Georgia Department of Transportation (Mr. Donald Wilkerson) – No comments returned

Infrastructure: Water Service: Henry County Water and Sewer

Sewer Service: Henry County Water and Sewer

Electricity: Georgia Power/Central Georgia EMC

Telephone: Bellsouth

Cable Television: Charter Communications

Schools: TBA

Environmental: Small Water Supply Watershed: The site lies OUTSIDE all Small Water Supply Watersheds within the city.

Wetlands and Floodplain: There is no presence of wetlands and delineated floodplain areas. Detailed assessment and drawings shall be generated upon progression of petition to development stages.

JD
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- 2030 Comp Plan:** Property to be rezoned is designated for Commercial within the emerging South Point/Avalon Activity Center Node formed by the intersection of Hwy 20 W, Hwy 81W and Avalon Parkway
- Transportation:** The property is currently accessed by Avalon Parkway only. However, there is a potential for access from the west with the possible extension of NEC Drive.
- Zoning History:** The property is presently zoned C-3 (Highway Commercial) with conditions per ORD 05-05-02001(Z).
- Regulations:** Zoning Ordinance, Building and Development Ordinance, Soil Erosion and Sedimentation Control Ordinance, and Tree Preservation.
- Comments:** N/A

Staff Analysis: (Refer to Chapter 17.104 Amendments)
Section 17.104.048 Standards of Review for Rezoning

- A(1.) The existing land use pattern;
The subject property is bordered by the following (Refer also to zoning maps):
- North/Northeast Boundary
Zoning: Commercial
Property ID: Existing Nissan Automobile Dealership; Hampton Inn
Land Use: Specialty Retail/Service; Hotel
 - East Boundary
Zoning: Commercial
Property ID: N/A
Land Use: Vacant, undeveloped
 - South/Southwest Boundary
Zoning: Commercial
Property ID: N/A
Land Use: Vacant, undeveloped
 - West Boundary
Zoning: Commercial; Industrial
Property ID: McDonough Exchange; Avalon Pavilion; Vitalabs
Land Use: Specialty Retail/Service; Warehousing
- A(2.) The possible creation of an isolated district unrelated to adjacent and nearby districts;
Answer: No. The C-3 (Highway Commercial) request would couple with the existing Commercial zoning districts encompassing the subject property as noted in A(1)
- A(3.) The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;
Answer: Minimal or no impact to population density pattern, nor is an increase on public facilities expected due to the scope of work for the proposed development on-site. There are no reasons to suspect the requested petition would be burdensome to existing public facilities which already serve the site and surrounding properties.

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- A(4.) The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;
Answer: Minimal or no cost to the City or other governmental entity is expected due to the scope of work for the proposed development on-site. It is understood that there may be additional costs incurred from future development of this property; however, the costs shall be borne entirely by the applicant or the successors in title.
- A(5.) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.
Answer: Minimal with respect to the scope of work for the proposed development on-site.
- A(6.) Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Answer: No, provided the stipulations recommended by staff for development standards are included as a part of rezoning approval.
- A(7.) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Answer: Yes, the current limitations of uses imposed on the development hinder the type of viable businesses that can be constructed on the property.
- A(8.) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
Answer: It is expected to be compatible with adjacent developed properties per the scope of work and the scale of the proposed development on-site. Also, the proposed use will allow for continuation of the economic sustainability of the South Point/Avalon Activity Center Node.
- A(9.) The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;
Answer: The subject property is within the delineated boundaries of the Commercial zoning designations for the expanding South Point/Avalon Activity Center Node.
- A(10.) The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.
Answer: Minimal or no effects expected due to scope of work for the proposed development on-site that is deemed to be compatible with the zoning and land uses encompassing the subject property.
- A(11.) The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;
Answer: The subject property is located in an area characterized by Commercial Mixed Use Development, single family residential housing, and undeveloped tracts of Commercial & Industrial zoned land. Development of said property will allow for expansion of the Specialty Retail land uses associated with Avalon Activity Center Node at Exit 218, I-75 Corridor.
- A(12.) Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;
Answer: Applicant provided a partial conceptual site plan for the proposed development, totaling five (5) of the twenty-seven (27) plus acreage of the property.

JD
YW

- A(13.) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
Answer: N/A, no residential neighborhoods abutting the property boundaries of the subject property.
- A(14.) In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.
Answer: N/A, no residential neighborhoods abutting the property boundaries of the subject property.

1 STATE OF GEORGIA
2 CITY OF MCDONOUGH
3

4 **RESOLUTION NO. _____**
5

6 **A RESOLUTION IMPLEMENTING A LIMITED MORATORIUM ON THE**
7 **ACCEPTANCE AND/OR PROCESSING OF APPLICATIONS FOR MULTI-FAMILY**
8 **AND HOTEL DEVELOPMENTS WITHIN THE CITY OF MCDONOUGH AND FOR**
9 **OTHER LAWFUL PURPOSES**

10 **WHEREAS**, the City of McDonough ("City") is a municipal corporation duly organized
11 and existing under the laws of the State of Georgia;
12

13 **WHEREAS**, the duly elected governing authority of the City of McDonough, Georgia, are
14 the Mayor and Council ("City Council") thereof;
15

16 **WHEREAS**, the City Council is vested with the power under Article XI, Sec. 2, Par. 4 of the
17 Georgia constitution to adopt and implement zoning regulations for the City;
18

19 **WHEREAS**, the City has experienced a proliferation of multi-family developments and hotels
20 within the City within the past decade, which have brought about increased traffic, burdens on its
21 public safety departments and excessive demands on utility infrastructure;
22

23 **WHEREAS**, there currently exists an adequate number of multi-family and hotel
24 developments in the City, providing temporary and/or affordable housing opportunities for low and
25 moderate-income current and future residents and visitors; further, a significant number of properties
26 within the City, unaffected by this moratorium, are currently zoned for multi-family and/or hotel
27 developments, further meeting such future housing needs;
28

29 **WHEREAS**, the courts have recognized Georgia local governments' inherent ability to impose
30 moratoria when acting on behalf of the public welfare;
31

32 **WHEREAS**, the City Council finds that in order to protect public welfare, it is appropriate and
33 necessary for the City to evaluate and review current and future housing needs of the City;
34

35 **WHEREAS**, the City procured a zoning consultant to evaluate and review the City's current
36 and future housing needs and zoning code, and to prepare updates to the City's comprehensive plans
37 and zoning ordinances concerning the same;
38

39 **WHEREAS**, on or about August 21, 2023, the City adopted its updated comprehensive plan
40 and is striving and on path to complete its associated zoning ordinance updates in the near future;
41

42 **WHEREAS**, this Resolution is enacted while such zoning updates are underway, to
43 safeguard and promote the health, safety, and public welfare of the City.
44

45 **NOW, THEREFORE, BE IT RESOLVED**, by the governing authority of the City of
46 McDonough, Georgia, as follows:
47

48 **Section 1. Findings.**

49 In order to adequately study, evaluate and review relevant issues and/or recommended
50 ordinance amendments, and in addition to any other findings and/or facts stated herein, the City
51 Council further finds:

- 52 1. It is necessary that the City have opportunity to consider recommendations for zoning
53 ordinance amendments, thus justifying a limited cessation of approvals and acceptances of
54 multi-family and hotel land use developments, as set forth herein;
55
- 56 2. Substantial detriment and irreparable harm may result if further commitments are made for
57 approval of new multi-family and hotel developments in the City;
58
- 59 3. The City is currently awaiting the results of an evaluation and proposed revisions of the
60 zoning ordinance by an outside consultant;
61
- 62 4. It is necessary and in the public's interest to delay, for a reasonable and finite period of
63 time, the acceptance or processing of any applications for such land development projects
64 pending the possible amendment of the City's zoning ordinance;
65
- 66 5. The concept of public welfare is broad and inclusive, the values it represents are spiritual
67 as well as physical, aesthetic and monetary; and that it is within the City's power "to
68 determine that a community should be beautiful as well as healthy, spacious as well as
69 clean, well balanced as well as carefully patrolled;" Berman v. Parker, 348 U.S. 26 (1954);
70 Kelo v. City of New London, 545 U.S. 469 (2005); and
71
- 72 6. Public welfare includes the valid public objectives of aesthetics, conservation of the value
73 of existing lands and buildings within the City, preserving neighborhood characteristics,
74 enhancing and protecting the economic well-being of the community, facilitating adequate
75 provision of public services, and preservation City resources;
76

77 **Section 2. Moratorium.**

78

- 79 a. **Imposition.** There is hereby imposed a moratorium and temporary suspension on the City's
80 acceptance and/or processing of:
81
 - 82 1. Applications for the rezoning of property within the City to "RM-75 Multi-Family
83 Residential," "RTD" and/or "RCD;" and/or
84
 - 85 2. Land use and development permit applications for hotel developments. For purposes
86 of this Resolution, the term "hotel" shall have a meaning as defined under Sec.
87 5.06.010 of the City Code of Ordinances.
88
- 89 b. **Duration.** Unless otherwise amended by the City Council, the duration of this moratorium
90 shall be up to and through **December 31, 2023**, to afford the City adequate time to study,
91 evaluate, and/or adopt, if deemed appropriate, amendment(s) to the City's ordinances;
92
- 93 c. **Exemptions.** This moratorium shall have no effect upon:
94
 - 95 1. Property zoned "RM-75 Multi-Family Residential," "RTD" and/or "RCD" as of the
96 time of the adoption of this Resolution;" or
97
 - 98 2. Applications pending with the City as of the time of adoption of this Resolution for the
99 rezoning of property to "RM-75 Multi-Family Residential," "RTD" and/or "RCD."
100

3. Hotel land use and hotel development permit applications pending with the City as of the time of adoption of this Resolution. Additionally, this Resolution shall not restrict considerations of applications and/or permits for remodeling, repair and/or improvements to hotels in existence as of the time of adoption of this Resolution.

- d. **Vesting.** Pursuant to Georgia law, a property owner, prior to the adoption of this Resolution, may have acquired vested rights in approval of a project, which includes the rezoning of property to "RM-75 Multi-Family Residential," "RTD," or "RCD." In that event, such an owner shall have to right to submit a written request, which shall include verified supporting data, documents, and fact, requesting review by the City Council at a scheduled meeting of facts or circumstances which the owner feels substantiates a claim for vesting and the grant of an exception to this Resolution.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, and sentences of this Resolution are or were upon enactment believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The City Attorney and the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. This Resolution shall become effective immediately upon its adoption, unless required otherwise by the City Charter, state and/or federal law. As of the time of adoption, any subsequent action taken by any City employee, representative or agent which is contrary to this Resolution will be deemed in error, null and void and of no effect whatsoever.

BE IT SO RESOLVED, this ____ day of _____, 2023.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

APPROVAL AS TO FORM:

Emilia C. Walker, City Attorney

1 STATE OF GEORGIA
2 CITY OF MCDONOUGH

3
4 **RESOLUTION NO. _____**
5

6 **A RESOLUTION IMPLEMENTING A LIMITED MORATORIUM WITHIN THE CITY**
7 **OF MCDONOUGH ON THE ACCEPTANCE AND/OR PROCESSING OF**
8 **APPLICATIONS FOR INTERNALLY ILLUMINATED SIGNAGE WITHIN THE**
9 **DOWNTOWN DISTRICT AND/OR TO REZONE PROPERTY TO R-50 SINGLE**
10 **FAMILY RESIDENTIAL DISTRICT AND FOR OTHER LAWFUL PURPOSES**

11 **WHEREAS**, the City of McDonough ("City") is a municipal corporation duly organized
12 and existing under the laws of the State of Georgia;
13

14 **WHEREAS**, the duly elected governing authority of the City of McDonough, Georgia, are
15 the Mayor and Council ("City Council") thereof;
16

17 **WHEREAS**, the City has experienced tremendous growth within the past decade, which
18 has brought about challenges dealing with increased traffic, travel, housing, infrastructure
19 demands, and development, particularly with respect to internally illuminated signage within the
20 City's downtown district ("Downtown District") and R-50 Single Family Residential District
21 zoning;
22

23 **WHEREAS**, the City considers it a priority to ensure that traffic, travel, housing,
24 infrastructure demands and development needs are reviewed in light of such challenges and
25 growth, and has since hired a consulting firm to make recommendations and updates to the City's
26 zoning code and comprehensive plan, particularly with respect to challenges concerning signage
27 and R-50 Single Family Residential District zoning;
28

29 **WHEREAS**, the City Council is authorized under Article XI, Sec. 2, Par. 4 of the Georgia
30 constitution to adopt and implement zoning regulations. Additionally, courts have recognized
31 cities' inherent ability to impose moratoria when acting on behalf of the public welfare;
32

33 **WHEREAS**, the City Council finds that in order to protect public welfare, it is appropriate
34 and necessary for the City to place a temporary moratorium on internally illuminated signage
35 within the Downtown District and R-50 zoning applications while the City's codes and regulations
36 are being reviewed and updated; and
37

38 **WHEREAS**, this Resolution is enacted to safeguard and promote the health, safety, and
39 public welfare of the City.
40

41 **NOW, THEREFORE, BE IT RESOLVED**, by the governing authority of the City of
42 McDonough, Georgia, as follows:
43

44 **Section 1. Findings.**

45 In order to adequately study, evaluate and review relevant issues and/or recommended
46 ordinance and comprehensive plan amendments, and in addition to any other findings and/or facts
47 stated herein, the City Council further finds:

- 48
49 1. It is necessary that the City have opportunity to consider recommendations for comprehensive
50 plan and zoning ordinance amendments, thus justifying a limited cessation of approvals and
51 acceptances of sign applications/permits internally illuminated signs within the City's
52 Downtown District and requests to rezone property to R-50 Single Family Residential
53 District;
- 54
55 2. Substantial detriment and irreparable harm may result if further commitments are made in the
56 City for approval of such sign applications/permits and requests to rezone property to R-50
57 Single Family Residential District;
- 58
59 3. It is necessary and in the public's interest to delay, for a reasonable and finite period of time,
60 the acceptance or processing of any such sign applications/permits and requests to rezone
61 property to R-50 Single Family Residential District, pending the possible amendment of the
62 City's zoning ordinance;
- 63
64 4. The concept of public welfare is broad and inclusive, its values are physical, aesthetic and
65 monetary and within the City's power "to determine that a community should be beautiful as
66 well as healthy, spacious as well as clean, well balanced as well as carefully patrolled;"
67 Berman v. Parker, 348 U.S. 26 (1954); Kelo v. New London, 545 U.S. 469 (2005); and
68
- 69 5. Public welfare includes the valid public objectives of aesthetics, conservation of the value of
70 existing lands and buildings within the City, preserving neighborhood characteristics,
71 enhancing and protecting the economic well-being of the community, facilitating adequate
72 provision of public services, and preservation City resources.

73 74 **Section 2. Moratorium.**

- 75
76 a. **Imposition.** There is hereby imposed a moratorium causing for the immediate suspension on
77 the City's acceptance and/or processing of:
 - 78
79 1. Applications for the rezoning of property within the City to R-50 Single Family
80 Residential District; and/or
 - 81
82 2. Sign permit applications for internally illuminated signs for all property within the
83 Downtown District. The boundaries of the Downtown District are identified on the map
84 attached hereto as Exhibit A.
- 85
86 b. **Duration.** This moratorium and Resolution shall be effective immediately upon adoption, up
87 to and through **December 31, 2023**, to afford the City adequate and extended time to study,
88 evaluate, and/or adopt, if deemed appropriate, amendment(s) to the City's comprehensive plan
89 and /or ordinances;

- 91 c. **Vesting.** Pursuant to Georgia law, a property owner, prior to the adoption of this Resolution,
92 may have acquired vested rights involving signage and/or the rezoning of property to R-50
93 Single Family Residential District In that event, such an owner shall have to right to submit a
94 written request, which shall include verified supporting data, documents, and fact, requesting
95 review by the City Council at a scheduled meeting of facts or circumstances which the owner
96 feels substantiates a claim for vesting and the grant of an exception to this Resolution.
97

98 *****
99

100 **Section 3.** It is hereby declared to be the intention of the City Council that:

- 101 (a) All sections, paragraphs, and sentences of this Resolution are or were upon enactment
102 believed by the City Council to be fully valid, enforceable and constitutional.
103 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
104 clause or phrase of this Resolution is severable from every other section, paragraph,
105 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
106 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
107 sentence, clause or phrase of this Resolution.
108 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution
109 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
110 unenforceable by the valid judgment or decree of any court of competent jurisdiction,
111 it is the express intent of the City Council that such invalidity, unconstitutionality or
112 unenforceability shall, to the greatest extent allowed by law, not render invalid,
113 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
114 sentences, paragraphs or sections of the Resolution.
115

116 **Section 4.** The City Attorney and the City Clerk are authorized to make non-substantive
117 editing and renumbering revisions to this Resolution for proofing and renumbering purposes.
118

119 **Section 5.** This Resolution shall become effective immediately upon its adoption, but shall
120 instead become effective at the absolute earliest time legally allowable if an alternative
121 effective date is required by the City Charter, state and/or federal law. As of the time of
122 adoption, any subsequent action taken by any City employee, representative or agent which is
123 contrary to this Resolution will be deemed in error, null and void and of no effect whatsoever.
124

125 **BE IT SO RESOLVED,** this ____ day of _____, 2023.
126

127 ATTEST:
128

CITY OF MCDONOUGH, GEORGIA:
129

130 _____
Christy L. Taylor, City Clerk
131

Sandra Vincent, Mayor
132

132 APPROVAL AS TO FORM:
133

134 _____
135 Emilia C. Walker, City Attorney



State Highway System Revision

Order of the Commissioner

Document Reference Number: 3087C

Project Identification: 321530

County: Fayette, Clayton and Henry

City: McDonough

Project Description: State Routes 20 and 81 Relocation

System Revision Date: June 26, 2023

WHEREAS, the Commissioner of the Georgia Department of Transportation (hereinafter called the "Department"), under the authority vested in him by the State of Georgia, notifies the Fayette, Clayton and Henry County Boards of Commissioners and the City Council of McDonough (hereinafter called the "Local Government") that the State Highway will be revised as described herein; and

NOW THEREFORE, in the interest of the traveling public, the Commissioner of the Georgia Department of Transportation does hereby order and direct that the State Highway System be revised as detailed in the Description.

Revisions



1. Removing a State Route in Common

The Department intends to remove a State Route designation from an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage. It will not result in any physical construction to the roadway.



2. Re-designation of a State Route

The Department intends to change the designation of an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage.



3. State Route Addition

The Department intends to construct a new section or multiple sections of a State Route as detailed in the Description. Projected State Route designations will be assigned to proposed major realignments or new construction. The Projected State Route designation, usually beginning and ending at an intersection will remain in effect until construction is completed and the roadway is 'open to traffic'. 'Open to traffic' is defined as unimpeded traffic flow in all lanes; all construction barriers and barrels have been removed from the entire roadway project.

☐

4. State Route Obliteration

The Department intends to permanently obliterate a section or multiple sections of a State Route as detailed in the Description. The physical pavement or other surface material will be removed from the roadway and the roadway will not be open to the traveling public.

☐

5. Adding a State Route in Common

The Department intends to add a State Route designation to an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage. It will not result in any physical construction to the roadway.

☒

6. Intersection Improvements

- a. The Department intends to make improvements or has already made improvements to short sections of roadways (approximately 1/4 of a mile or less) at intersections that are necessary for seamless traffic transitions.
- b. With the completion of the project, the Local Government will accept for title, maintenance, utility accommodation, and ownership of the property of public roadways that were constructed, re-aligned, or widened as a part of this State Highway Project. The Local Government does hereby resolve that with the completion of the project the Local Government shall formally accept these roads into its official system of roads.
- c. This condition requires a Local Government signature and an Authorizing Resolution: Intersection Improvements.

☒

7. State Route Removal or Abandonment

- a. The Department intends to permanently remove a section or multiple sections of a State Route from the State Highway System as detailed in the Description.
- b. The Local Government will accept title, maintenance, utility accommodation, and ownership of the property for the roadway removed from the State Highway System. The Local Government does hereby resolve to formally accept the roadway(s) into its official system of roads.
- c. This condition requires a Local Government signature and an Authorizing Resolution: State Route Removal or Abandonment.

☐

8. Local Roadway(s) Transfer to the State Highway System (SHS)

- a. The Department intends to permanently accept a local roadway(s) as detailed in the Description as part of the State Highway System.
- b. The Department will accept title, maintenance, utility accommodation, and ownership of the property for the roadway(s) added to the State Highway System.

☒

9. Temporary State Route Removal

- a. The Department intends to permanently remove the Temporary State Route designation(s) as detailed in the Description. This will result in an administrative data change only and will not result in any physical changes to the roadway.
- b. Title, maintenance, utility accommodation, and ownership of the property for the roadway(s) will remain with the Local Government.

Description

County: Fayette, Clayton and Henry

City: McDonough

Project Description: Relocation of State Routes 20 and 81

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	Temporary 920
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Route 3/US 19 Temporary State Route 920 (Jonesboro Road) in Clayton County
Ending Intersection or Junction:	0.02 miles west of the intersection of Temporary SR 920 with Rosewood Dr (1151200118300INC) in Henry County
Total State Highway System Mileage Change:	Approximately 10.77 miles (existing)
Comments:	Revision #1 - Remove Temporary SR 920 (To revert back to Clayton and Henry Counties)

Revision Type:	Temporary State Route Removal
Route Type:	State Route
Route Number:	Temporary 920
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 54 in Fayette County
Ending Intersection or Junction:	To its intersection with State Route 3/U.S. 19 and Temporary State Route 920 in Clayton County
Total State Highway System Mileage Change:	Approximately 5.76 miles (existing)
Comments:	Revision #2 - Remove Temporary SR 920 (To revert back to Fayette and Clayton Counties)

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	920 West & 81 West
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 920 in the city of McDonough
Ending Intersection or Junction:	To its junction with Temporary State Route 920 West one-way pair operation
Total State Highway System Mileage Change:	Approximately 0.26 mile
Comments:	Revision #3 - Add SR-81WE(Effective when SR 920 West is removed per Order #3087A)

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	81 & 920 Connector
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 920 in the city of McDonough
Ending Intersection or Junction:	To its intersection with State Routes 20 and 81 (eastbound one-way pair operation)
Total State Highway System Mileage Change:	Approximately 0.30 mile
Comments:	Revision #4 - Add SR 81(Effective when SR 920CO is removed per Order #3087A)

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with the existing State Routes 20 and 81 in the city of McDonough
Total State Highway System Mileage Change:	Approximately 0.19 mile
Comments:	Revision #5 – Add as SR 20 & 81

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with the new alignment of State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with the new alignment of State Routes 20 & 81 (eastbound one-way)
Total State Highway System Mileage Change:	Approximately 0.21 mile
Comments:	Revision #6 - Remove SR 20 & SR 81

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20, 81 and 920 Connector (eastbound one-way pair operation)
Ending Intersection or Junction:	To its junction with State Route 920 West (westbound one-way pair operation)
Total State Highway System Mileage Change:	Approximately 0.07 mile
Comments:	Revision #7 – Add SR-20 & SR-81

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20 and 81 and State Route 920CO) in the city of McDonough (eastbound one-way pair operation)
Ending Intersection or Junction:	To its junction with the existing State Routes 20 and 81 (eastbound one-way pair operation)
Total State Highway System Mileage Change:	Approximately 0.21 mile
Comments:	Revision #8 – Add as SR 20 & SR 81

Revision Type:	Intersection Improvements
Route Type:	City Street
Route Number:	65409
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with the new alignment of State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with Toby Springs Lane
Total State Highway System Mileage Change:	Approximately 0.05 mile
Comments:	Revision #9 – To be Maintained by the City

Revision Type:	Re-designation of a State Route
Route Type:	State Route
Route Number:	Click here to enter text.
U.S. Route:	N/A
Beginning Intersection or Junction:	From its intersection with Marians Way (1151200069709INC)
Ending Intersection or Junction:	To its intersection with US 23 and SR 42SO
Total State Highway System Mileage Change:	Approximately 0.30 miles
Comments:	Revision #10 – Redesignate as SR-20 and SR-81WE

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	Temporary SR 920
U.S. Route:	N/A
Beginning Intersection or Junction:	0.02 miles west of the intersection of Temporary SR 920 with Rosewood Dr (1151200118300INC) in Henry County
Ending Intersection or Junction:	To 0.14 miles east of its intersection with Doris St (1151200064209INC)
Total State Highway System Mileage Change:	Approximately 0.30 miles
Comments:	Revision #11 – To be Maintained by the City



Signatures

GEORGIA DEPARTMENT OF TRANSPORTATION:

Commissioner: _____

Date: 6/26/23

Treasurer: _____

Date: 6/26/23

LOCAL GOVERNMENTS:

By: _____
Chairman, Fayette County Board of Commissioners

Date: _____

Attest: _____
Clerk, Fayette County

Date: _____

By: _____
Chairman, Clayton County Board of Commissioners

Date: _____

Attest: _____
Clerk, Clayton County

Date: _____

By: _____
Chairman, Henry County Board of Commissioners

Date: _____

Attest: _____
Clerk, Henry County

Date: _____

By: _____
Mayor, City of McDonough

Date: _____

Attest: _____
Clerk, City of McDonough

Date: _____

Document Reference Number: **3087C**



State Highway System Revision

Authorizing Resolution for Removal or Abandonment

Document Reference Number: 3087C

Project Identification: 321530

County: Fayette, Clayton and Henry

City: McDonough

Project Description: State Routes 20 and 81 Relocation

System Revision Date: **June 26, 2023**

WHEREAS, the City of McDonough and Henry County (hereinafter called the "Local Government") is being notified that the Georgia Department of Transportation (hereinafter called the "Department") intends to permanently remove a section or multiple sections of a State Route from the State Highway System as stated in the Project Description above; and

WHEREAS, the Local Government agrees that it is in the interest of all parties for the Local Government to accept title, maintenance, utility accommodation, and ownership of the property for the roadway removed from the State Highway System; and

NOW THEREFORE, BE IT RESOLVED by the Local Government that the Chairman and Mayor are hereby authorized to formally accept the roadway(s) into its official system on behalf of the Local Government, and that a copy of this Resolution will be furnished to the Department.

Local Government:

By: _____
Chairman, Henry County Board of Commissioners

Date: _____

Attest: _____
Clerk, Henry County

Date: _____

Local Government:

By: _____
Mayor, City of McDonough

Date: _____

Attest: _____
Clerk, City of McDonough

Date: _____



State Highway System Revision

Authorizing Resolution for Intersection Improvements

Document Reference Number: 3087C

Project Identification: 321530

County: Henry

City: McDonough

Project Description: Improvements to Toby Springs Connector

System Revision Date: June 26, 2023

WHEREAS, the City Council of McDonough (hereinafter called the "Local Government") is being notified that the Georgia Department of Transportation (hereinafter called the "Department") intends to make improvements or has already made improvements to short sections of roadways at intersections that are necessary for seamless traffic transitions; and

WHEREAS, with the completion of the project, the Local Government will accept for title, maintenance, utility accommodation, and ownership of the property of public roadways that were constructed, re-aligned, or widened as a part of this State Highway Project; and

NOW THEREFORE, BE IT RESOLVED by the Local Government that the Mayor is hereby authorized to formally accept the roadway(s) into its official system on behalf of the Local Government, and that a copy of this Resolution will be furnished to the Department.

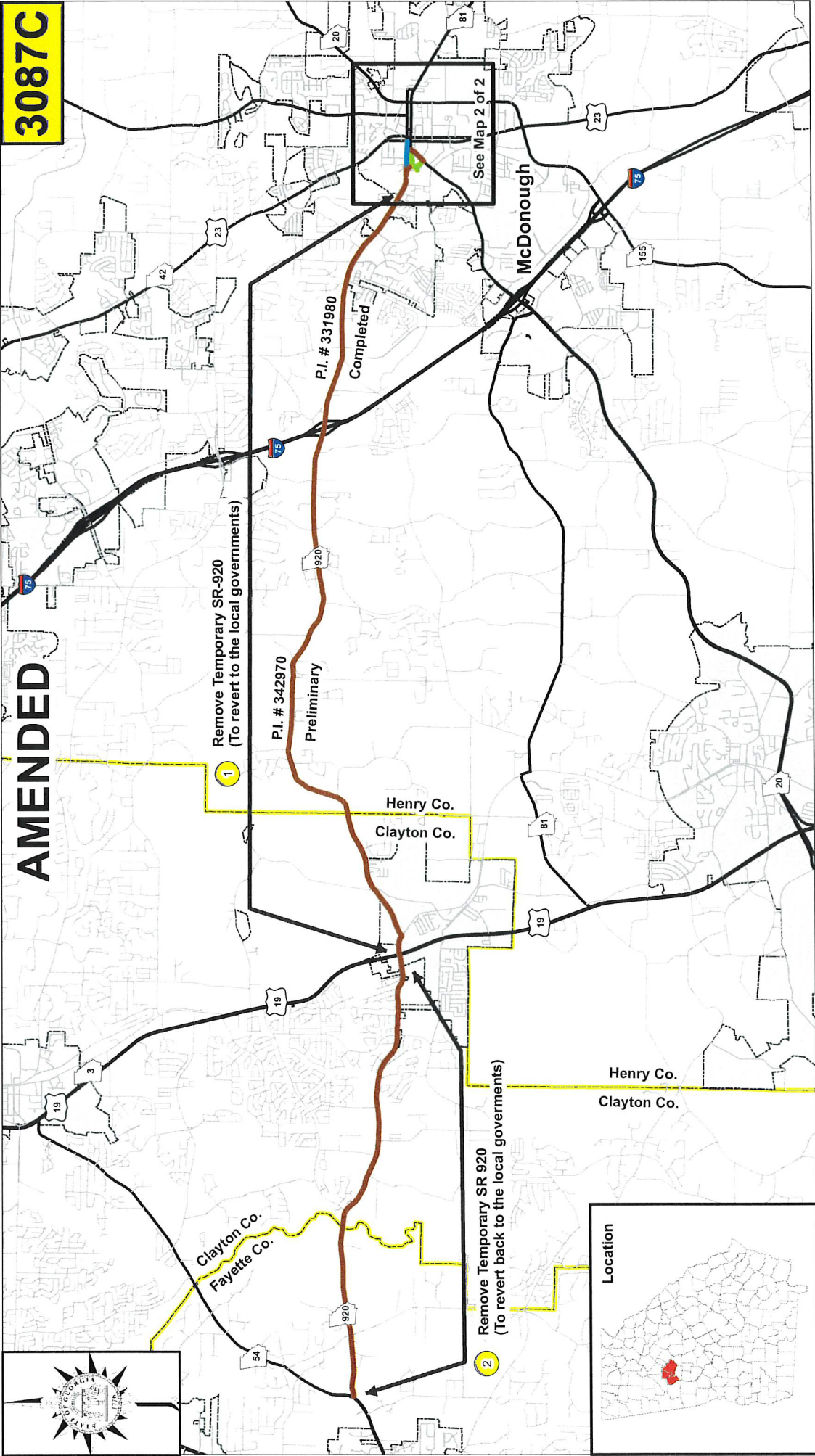
Local Government:

By: _____
Mayor, City of McDonough

Date: _____

Attest: _____
Clerk, City of McDonough

Date: _____



3087C

AMENDED

See Map 2 of 2

McDonough

Remove Temporary SR-920
(To revert to the local governments)

P.L. # 342970
Preliminary

P.L. # 331980
Completed

Henry Co.
Clayton Co.

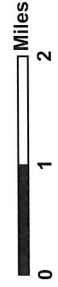
Henry Co.
Clayton Co.

Remove Temporary SR 920
(To revert back to the local governments)

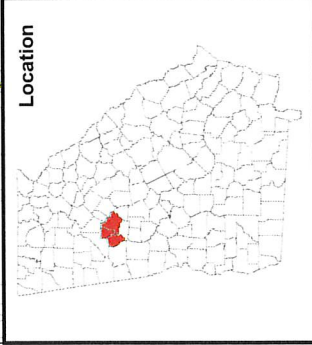
Clayton Co.
Fayette Co.

Revision

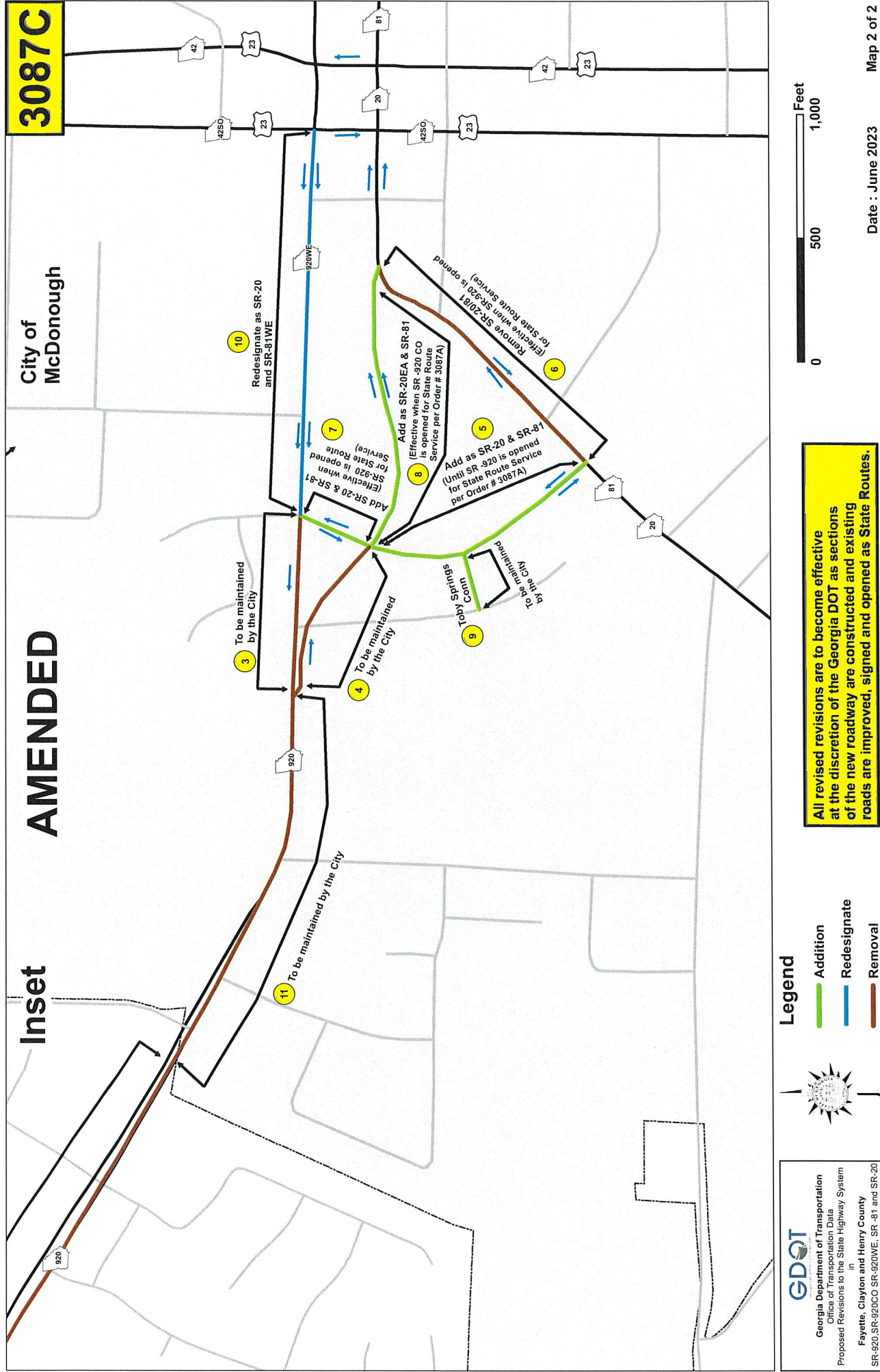
- Addition
- Redesignate
- Removal



Date : June 2023 Map 1 of 2



Georgia Department of Transportation
Office of Transportation Data
Proposed Revisions to the State Highway System
in
Fayette, Clayton, and Henry Counties
SR-920, SR-920CO, SR 20 & SR-81



AGENDA ITEM SUMMARY
September 7, 2023, City Council Workshop
Item Number: 13



Presented by: City Administrator Steve Morgan

Administration

ITEM SUMMARY:

Request approval of Amendments to Community Development Block Grant Program
Cooperation Agreement with Henry County for fiscal years 2024-2026

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Amendment

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes ☒ No

OTHER DEPARTMENTAL REVIEW

☐ Finance	☐ Fire	☐ Stormwater
☐ Highway and Streets	☐ Main Street	☐ Water Distribution
☐ Human Resources	☐ Police	☐ Water/Sewer Operations
☐ Community Development	☐ Technology Services	☐ Other

Department Name:

Comments:



Henry County
Community Development Block Grant
(CDBG) Program



Friday, August 25, 2023

Steve Morgan, City Administrator
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

HENRY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
COOPERATION AGREEMENT

[AUTHORITY: CPD NOTICE 23-02; April 10, 2023]

~~2023~~ 2024-2026

STATE OF GEORGIA – COUNTY OF HENRY COUNTY

AMENDMENT

The above referenced agreement is hereby Amended. Amendments are as follows:

- Correction to effective program year dates from 2023-2026 to 2024-2026.
- The paragraph below as found on the second page of the agreement; the specific revisions include additional verbiage related to the Emergency solutions Grant (ESG). Added verbiage is highlighted in yellow. The changes assure consistency in the verbiage prepared in the letter regarding the automatic renewal and dated Thursday, June 8, 2023.

The City understands that it is ineligible to apply for CDBG funded grants under the Georgia Department of Community Affairs (DCA) Small Cities or CDBG Programs' appropriations for fiscal years during the period in which it is participating in the County's CDBG Program and shall not consort with any local government entity other than the County for HOME and ESG funding purposes, in accordance with Section VIII, Provision C and D. However, this does not preclude the County or the City from applying to DCA for HOME and/or ESG when Henry Count, the Urban County, does not receive funds; if DCA allows.

By signing below, you acknowledge the amendment as presented above to the Cooperation Agreement between Henry County and the City of McDonough for federal fiscal years 2024-2026.

CITY OF MCDONOUGH

HENRY COUNTY COMMUNITY DEVELOPMENT

Steve Morgan, City Administrator

Shannan B. Sagnot, Director

Accountability • Collaboration • Fiscal Stewardship • Integrity • Service

140 Henry Parkway • McDonough, Georgia 30253

DIRECT: (770) 288-7525 • FAX: (770) 288-6440