

AGENDA ITEM SUMMARY
September 18, 2023, City Council Meeting
Item Number: 8



Presented by: Chief Dave Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request approval to pay Bennett Fire Products \$12,478.00 for (5) five pairs of structural firefighting turnout pants and (4) structural firefighting turnout coats. This was approved in the 2023-24 fiscal budget under uniforms.

SPECIAL CONSIDERATIONS OR CONCERNS:

A (5th) fifth structural firefighting turnout coat was also ordered, but due to size limitations and alterations, it's shipping at a later date. It will be invoiced upon delivery.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$12,478.00; budgeted under uniforms

FUNDING SOURCE:

Line Item: 100.5.3520.53.1785

ATTACHMENTS:

Bennett Fire Products Invoice # 82923-1

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Bennett Fire Products Co., Inc.
P.O. Box 2458
Woodstock, GA 30118

McDonough Fire Department
Attn: Chief Dave Williams
88 Keys Ferry St
McDonough, GA 30253

Invoice #82923-1
Invoice Date: 8/29/23

dwilliams@mcdonoughga.org

Re: Purchase Order #2201

4	Classix SE Stock Jacket	\$1,682.00	\$6,728.00
5	Classix SE Stock Pant	\$1,150.00	\$5,750.00

Total			\$12,478.00
-------	--	--	-------------

Thanks for the order!

Terms: net 30 days



AGENDA ITEM SUMMARY

September 18, 2023

Item Number: 9

Presented by: Steve Morgan

Department: Administration

ITEM SUMMARY:

A request for 9 Oak Tree Service INC to complete light grading, material export, bush hogging and mulching/mowing or retention pond for Geranium Park. Service Location - Judy Drive and Highway 155 Property.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends approving Oak Tree Service INC to complete light grading, material export, bush hogging and mulching/mowing or retention pond for Geranium Park. Service Location - Judy Drive and Highway 155 Property.

FINANCIAL IMPACT:

There will a prepayment charge in the amount not to exceed \$21,000.00.

FUNDING SOURCE:

Line Item: 360-5.6220-54-1311 | Impact Fee: Land Building Park Area

ATTACHMENTS:

Please see attached the following: Estimate from 9 Oak Tree Service INC including goal of project.

OTHER DEPARTMENTAL REVIEW NEEDED:

✓ Yes

No

OTHER DEPARTMENTAL REVIEW

✓ Finance

Comments: _____

Submitted and approved by:

Steve Morgan, City Administrator

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



9 Oak Tree Service Inc
Po Box 977
Locust Grove, Georgia 30248
770-557-5884
9oaktreeservice.com

ESTIMATE

Bill To:
Steve Morgan, City of McDonough
1 (678) 614-4287

Estimate# EST-005832
Estimate Date Sep 08, 2023
Salesperson Brandon

Service Location:
Judy Drive and HWY 155 Property

#	Description	Amount
1	Light grading, material export, bush hogging, and mulching/mowing of retention pond. Goal of Project: To get property cleaned up and back to a point where it can be easily maintained by City of McDonough. In this proposal, we are pricing to complete basic necessities. We understand City of McDonough simply wants to get this property to a manageable point until they decide what to do with it. We will not be performing any substantial grading or site work at this time. -Bush hog grass -Mulch/mow retention pond -Spread the 6-8 mulch piles out on property -Grade areas with ravines or ditches to a slope that can be mowed in the future by farm tractor -Export gravel, rock, asphalt, concrete, etc unless it could be recycled for a useful on-site purpose Note: At this time we will be working in areas that are accessible by machine. We believe this will be sufficient for City of McDonough's goals. There may be some small areas in swamp/wetland that are inaccessible by machines that will be onsite. If it turns out that City of McDonough would like these potential areas mowed, further options and pricing can be assessed. (For example, there is probably no need to haul in our 110 ton 250 ft reach crane just to lift out 1 small tree in the retention pond) Depending on a few variables, the final bill will fall within the range: \$18,000 - \$21,000	19,500.00

Feel free to text your salesperson or our office phone any time with questions. Thank you for your business!

Sub Total 19,500.00

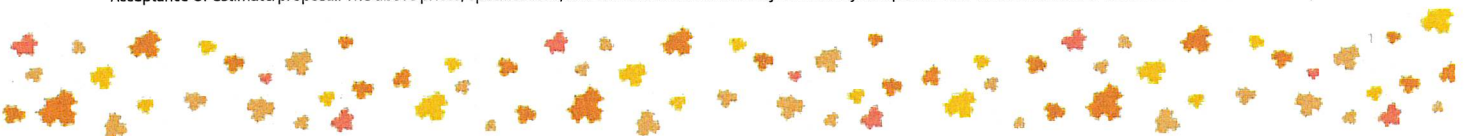
Total \$19,500.00

Crew Notes:

Terms & Conditions

All services above will be performed by 9 Oak Tree Service Inc., a licensed and insured company. 9 Oak assumes no liability for unmarked irrigation, sewage, concrete, wiring, or water systems. Completion dates are estimates subject to onsite conditions and weather. No changes can be made to job without written approval by 9 Oak. A deposit may be required to reserve a spot in our schedule. Deposit not refundable within 72 hours of scheduled job date. 25% contract cancellation fee.

Acceptance of estimate/proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. 9 Oak Tree Service Inc. is authorized to do the work as specified.



AGENDA ITEM SUMMARY
September 18, 2023, City Council Meeting
Item Number: 14



Presented by: Andrew Baker

Department: Interim 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 (deferred to 09/18/2023 Meeting)

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 DEPARMENTAL REVIEW NEEDED: YES

OTHER DEPARMENTAL 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: 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

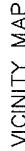
Department Name: HCBOE
Comments: Not a reviewing agency.

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.

REVISION	CO	BY	
ADDRESS: HENRY COUNTY COMMENTS		CITY	
COMPUTED NO.			
DRAWN BY: CM			
CHECKED BY: VM			
DATE: 06-17-2023			
SCALE: AS NOTED			



STRUCTURE	TYPE	TOP	INV N	INV N	INV N	INV N
A	IM25	553.78	-	847.05	-	947.07
B	IM25	551.57	-	847.05	-	947.05
C	IM25	555.47	-	847.05	-	945.44
D	IM25	555.47	-	847.05	-	945.44
E	IM25	555.47	-	847.05	-	945.44
F	IM25	555.47	-	847.05	-	945.44
G	IM25	555.47	-	847.05	-	945.44
H	IM25	555.47	-	847.05	-	945.44
I	IM25	555.47	-	847.05	-	945.44
J	IM25	555.47	-	847.05	-	945.44
K	IM25	555.47	-	847.05	-	945.44
L	IM25	555.47	-	847.05	-	945.44
M	IM25	555.47	-	847.05	-	945.44
N	IM25	555.47	-	847.05	-	945.44
O	IM25	555.47	-	847.05	-	945.44
P	IM25	555.47	-	847.05	-	945.44
Q	IM25	555.47	-	847.05	-	945.44
R	IM25	555.47	-	847.05	-	945.44
S	IM25	555.47	-	847.05	-	945.44
T	IM25	555.47	-	847.05	-	945.44
U	IM25	555.47	-	847.05	-	945.44
V	IM25	555.47	-	847.05	-	945.44
W	IM25	555.47	-	847.05	-	945.44
X	IM25	555.47	-	847.05	-	945.44
Y	IM25	555.47	-	847.05	-	945.44
Z	IM25	555.47	-	847.05	-	945.44



	Line #	Length	Direction	Line Table
	L1	127.029	S46° 08' 19.12"E	
	L2	180.495	S46° 08' 19.12"E	
	L3	80.000	S46° 08' 19.12"E	
	L4	189.506	S46° 08' 19.12"E	
	L5	319.630	S46° 08' 19.12"E	
	L6	198.140	S46° 15' 03.66"E	
	L7	189.505	S46° 15' 03.66"E	
	L8	50.000	N88° 05' 19.12"W	

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	300.75	1160.00	299.91	N58°18'53"W
C2	96.14	1160.00	96.11	N48°10'47"W

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

DEVELOPER:
S.A. GOODSELL DEVELOPMENT COMPANY
3715 NORTHSIDE PARKWAY
BUILDING 100, SUITE 130
ATLANTA, GA 30327
24-HOUR CONTACT: STEVE GOODSSELL
PHONE: (404) 467-6600
EMAIL: STEVEGOODSELL@GOODSELLDEV.COM

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR SURVEYING FOR THE CANADIAN GOVERNMENT, AND THE RULES OF THE CANADIAN BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. § 43-15-147. AUTHORITY O.C.G.A. SECS. 43-15-4, 43-15-4.1, 43-15-18, 43-15-19, 43-15-21.

THE FILED DATA FROM THIS PLAT IS BASED UPON A CLOSURE PRECISION OF ONE FOOT IN 153,323 FEET AND AN ANGULAR ERROR OF ONE SECONDS PER FOOT. THE CLOSURE ERROR OF THIS PLAT WAS 0.00000000 FEET. THE CALCULATED FOR CLOSURE WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 372,008 FEET.

ZONING: C-3

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

[illegible]

AVALON PARKWAY

Parcel 1
7.44AC

McDONOUGH, GA 30253
DB 14438 PG 190
PARCEL 075-0108005
ZONING M-1

TEXT	LEGEND
FF	IRON PIN FOUND
IF	IRON FOUND
OP	OPEN TOP PIPE
OT	OPEN TOP STEEL
RE	REBAR
CM	CORRUGATED METAL
TC	CONCRETE
FI	FIRE HYDRANT
LA	LAND LOT
LS	LAND LOT LINE
OP	OVERHEAD POWER
PP	POWER POLE
V	VALVE
WM	WATER METER
BO	POINT OF BEGINNING
PC	POINT OF COMMENCEMENT
BL	BUILDING LINE
CL	CENTERLINE
WN	RIGHT-OF-WAY

NOTES:

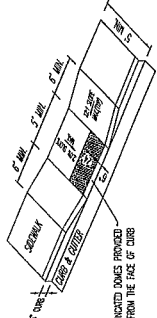
1. CONCRETE SHALL BE 4" CLASS "X" 3000 PSI
2. EXPOSED SURFACES OF RAMP SHALL BE COVERED WITH ASPHALT PAVING TO THE RAMP SURFACE
3. CURB PAMPS SHALL HAVE A SUFFICIENT STRENGTH CONSISTING OF REINFORCED CONCRETE, EXTERIOR FINISHES IN ORDER WITH THE SURROUNDING SURFACE (SEE TABLE 102-1.1, 200-1.1) EXTERIOR FINISHES SHALL BE MATCHED TO THE SURROUNDING SURFACE
4. CURB TRUNCATED EDGES AND ALL RELATED INSULATED SURFACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, ALL RELATED WELDING SURFACES INSTALLATIONS SHALL BE AS MINIMUM, AT LEAST AS MIN SPEC. FOR THE SURROUNDING PAVEMENT SURFACES.

HANDICAP RAMP DETAILS

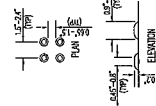
NS

— FIBER MESH CONCRETE

CONCRETE SIDEWALK DETAIL



SIDE ENTRY CURB RAMP



TRUNCATED DOME DETECTABLE WARNING DETAIL

HANDICAP RAMP DETAILS

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.

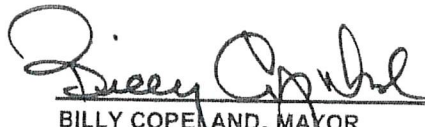
All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

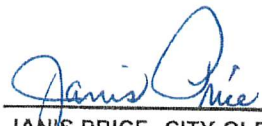
So ordained this 21st day of March, 2016.

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;

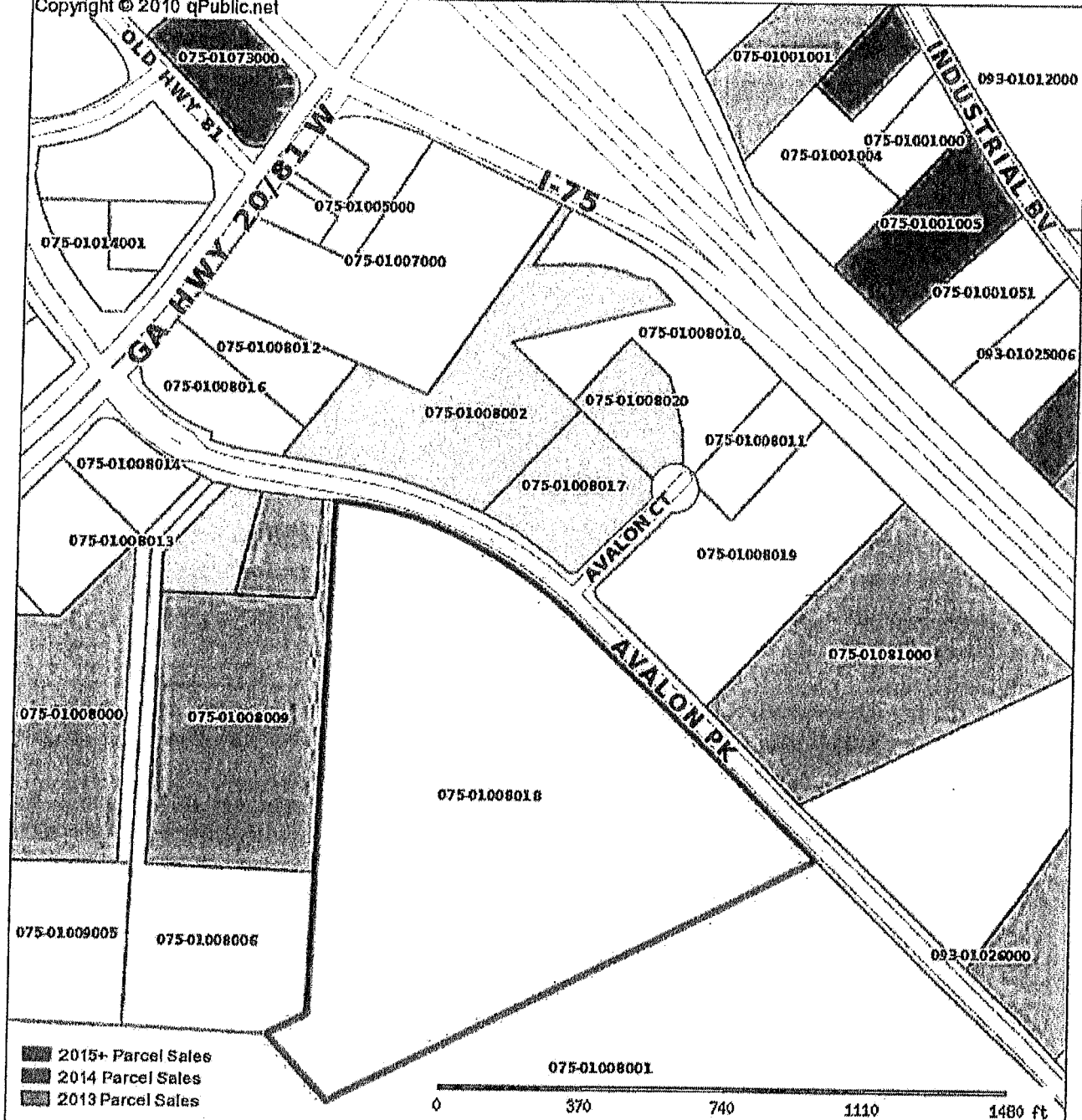
THENCE North 43 degrees 46 minutes 19 seconds West for a distance of 249.78 feet to an IPF $1\frac{1}{2}$ " RB/CAP;

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.

Copyright © 2010 qPublic.net

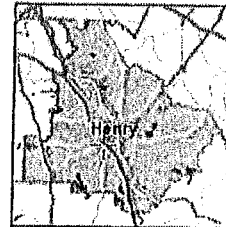


Henry County Assessor

Parcel: 075-01008018 Acres: 27.29

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

APPROVED

FEB 23 2016

YW

PLANNING COMMISSION

Rezoning Staff Report

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.

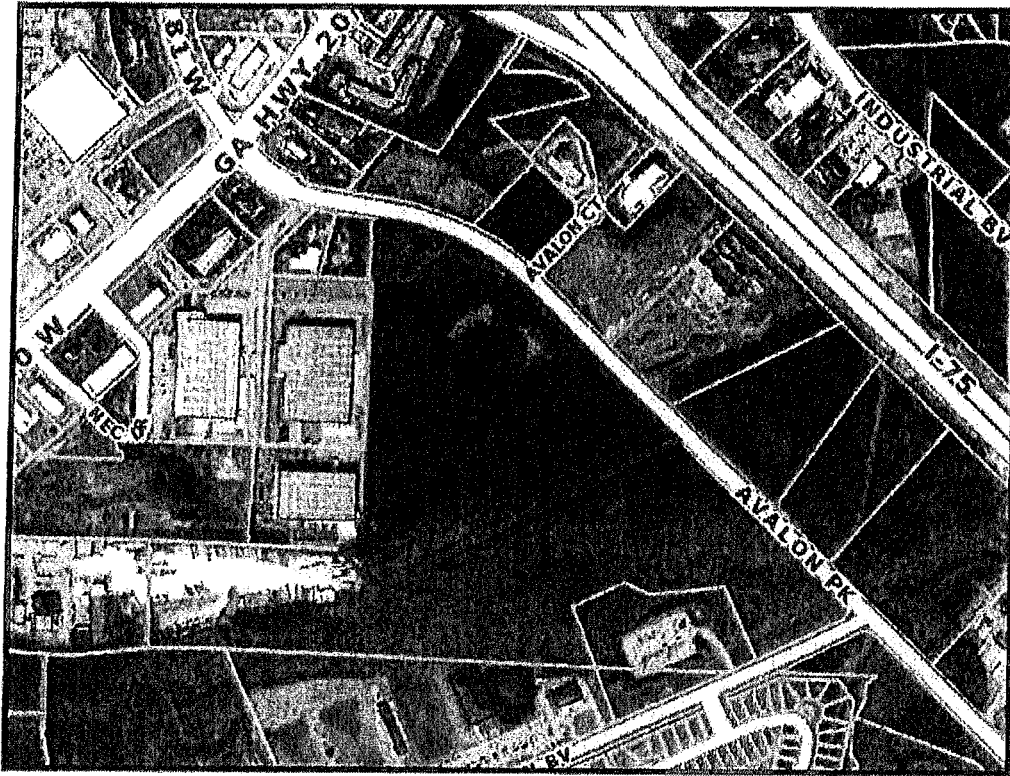
Subject Property Location: Avalon Parkway (a.k.a. Richfield Parkway)

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 1555 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 .

JD
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.

JD
YN

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 ~~Mayer 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 roofs 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.

do
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 linear 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.

LD
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 landscaping 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
in
accord
w/ city
codes*

JD
YW

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
YW

- 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.

Jo
YW

- 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.

- 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.

JD
YW

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MCDONOUGH, GEORGIA; TO AMEND APPENDIX A, SCHEDULE OF FEES; AND FOR OTHER LAWFUL PURPOSES.

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

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

WHEREAS, for public and administrative efficiency and convenience, the City has elected through this ordinance to update its Appendix A, Schedule of Permit Fees; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of McDonough, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

THE COUNCIL OF THE CITY OF MCDONOUGH HEREBY ORDAINS as follows:

Section 1. Appendix A, Schedule of Permit Fees, of the City of McDonough Code of Ordinances is hereby amended by deleting Appendix A, Schedule of Permit Fees in its entirety, and replacing it to read as Appendix A, Schedule of Fees, as attached hereto.

Section 2. This Appendix A, Schedule of Fees is not intended to contain all fees within the City. As such, additional fees not contained within Appendix A, Schedule of Fees, may be accessed by reviewing relevant and applicable City policies and Codes.

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

- (a) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their 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 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance 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 Ordinance.

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

Section 5. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

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

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

APPROVED AS TO FORM:

Emilia C. Walker, City Attorney

APPENDIX A - SCHEDULE OF PERMIT FEES

Effective June 19, 2023

A. Building Permits: One and Two-Family Residential

New Construction:	
Minimum Building Permit Fee	\$300.00
Total Square Footage (under roof)	\$0.25 per sq. ft. / \$0.30
Plus Applicable Trade Fees	\$60.00 ea. (min.) / \$75.00

B. Building Permits: Multi-Family / Commercial / Industrial

<i>(Compile the estimated cost of construction per the current building valuation data table as published by the International Code Council to determine the square foot value.)</i>	
1. Permit Fee: \$3.70	per \$1000.00 of the estimated cost of construction
2. Foundation Only Permit	20 % of complete structure fee
3. Shell Only Permit	70 % of complete structure fee
4. Interior Finish of Shell Only permit	30% of complete structure fee
5. Building Plan Review Fee: When construction valuation exceeds one thousand dollars (\$1,000.00) or when required by the Building Official, plans shall be submitted. Prior to a Plan Review, a Plan Review Fee must be paid which shall be equal to 25 % of the fee required for a Building Permit with a \$60.00 minimum / 75.00 minimum	
6. Plan Review Fee for Revisions	25% of original plan review fee with \$60.00 (min.) \$75.00

C. Trade Permits: Residential / Multi-Family / Commercial / Industrial

Minimum Fee for Each Trade:		\$60.00	
1. HVAC Permit -- based on size of units:			
Heating: Based on BTU input		I Cooling: Based on Tonnage	
0-295,000 BTU	\$18.00	0-5 T	\$18.00
386,000 -- 485,000 BTU's	\$24.00	15 T	\$39.75
486,000 -- 600,000 BTU's	\$27.00	20 T	\$48.75
601,000 -- 725,000 BT's	\$30.00	25 T	\$57.75
726,000 -- 860,000 BTU's	\$33.00	30 T	\$62.75

861,000 -- 1,270,000 BTU's	\$37.50	40 T	\$77.25
1,271,000 -- 1,750,000 BTU's	\$45.00	50 T	\$89.25
1,751,000 -- 2,610,000 BTU's	\$52.50	60 T	\$99.75
2,611,000 -- 2,980,000 BTU's	\$60.00	75 T	\$144.75
2,981,000 -- 3,700,000 BTU's	\$67.50	Over 75 T	\$144.75 + \$2 per T
3,701,000 -- 4,500,000 BTU's	\$75.00		
4,501,000 -- 5,210,000 BTU's	\$82.50		
5,211,000 -- 6,410,000 BTU's	\$90.00		
6,411,000 -- 7,500,000 BTU's	\$97.50		
7,501,000 -- 8,620,000 BTU's	\$105.00		
8,621,000 -- 10,000,000 BTU's	\$112.00		
10,001,000 -- 11,300,000 BTU's	\$120.00		
11,301,000 -- 12,700,000 BTU's	\$127.50		
12,701,000 -- 14,300,000 BTU's	\$135.00		
14,301,000 -- 15,900,000 BTU's	\$142.00		
15,901,000 -- 17,500,000 BTU's	\$150.00		
17,501,000+ BTU's	\$150.00 plus \$1.50 per 100,000 BTU's		

2. Mechanical Permits:

Exhaust Fan	\$7.00 -- per 1000 CFM
Grease Hood	\$7.00 -- per 1000 CFM
Gas Line	\$0.18 -- per linear foot
Bath Fan	\$2.00

3. Plumbing Permits -- based on classification of installation:

Water Closet	\$4.00
Urinal	\$3.00
Sink: Kitchen / Break-room	\$4.00
Garbage Disposal	\$3.00
Lavatory	\$4.00
Laundry Tub	\$3.00
Shower	\$4.00

Bath Tub	\$4.00
Whirlpool Bath Tub	\$9.00
Baptismal Pool in Churches	\$9.00
Dishwasher	\$3.00
Washing Machine	\$5.00
Water Heater	\$10.00
Drinking Fountain	\$3.00
Other Fixtures	\$3.00 ea.
Floor Drain	\$3.00
Hub Drain	\$3.00
Roof Drain	\$3.00
Sewer in Residential	\$10.00
Sewer in Multi-Family, Commercial and Industrial	\$10.00 -- for first 150 feet, plus \$0.10/ft for additional
Sewage Backwater Valve	\$5.00
Sewage Ejector / Pump	\$5.00
Interceptor / Grease Trap	\$20.00
Oil and Water Separator	\$20.00
Lawn Sprinkler	\$10.00
Sump Pump	\$5.00
Gas Line	\$0.18 per linear foot
Back Flow Preventer	\$5.00
Vacuum Breaker	\$3.00
4. Electrical Permits:	
a. Meter Loops:	
Temp. Service Pole	\$10.00
Up to 60 Amps	\$5.00
61 to 100 Amps	\$7.00
101 to 200 Amps	\$9.00
201 to 400 Amps	\$11.00
401 and Larger Amps	\$13.00 plus \$.05 per amp

b. Outlets, Switches, and Light Fixtures:	
Residential	\$0.15 ea.
Multi- Family, Commercial, and Industrial	\$0.30 ea.
c. Residential Ranges:	
Surface Unit	\$5.00
Oven Unit	\$5.00
Combined Unit	\$9.00
d. Residential Appliances:	
Water Heater	\$5.00
Clothes Dryer	\$5.00
Dishwasher	\$3.00
Disposal Unit	\$3.00
Furnace (Gas)	\$3.00
e. Flood and Area Lighting Fixtures:	
100 to 300 Watts	\$5.00 ea.
400 to 1000 Watts	\$6.00 ea.
1001 and over	\$7.00 ea.
f. Appliances, Transformers, Electric Heaters and Furnaces -- based on kilo-watts:	
Up to 3.5 KW	\$3.00 ea.
3.6 to 10 KW	\$5.00 ea.
10.1 to 25 KW	\$7.00 ea.
25 KW and over	\$10.00 plus \$.10 per KW ea.
g. Elevators / Lifts -- based on cost of construction:	
Up to \$20,000.00	1 % of construction cost for ea.
\$20,000.00 and up	\$200.00 plus 1/4 % for ea.
h. Motors / Fans -- based on kilo-watts:	
Up to 5 KW	\$3.00 ea.
5 1/2 to 10 KW	\$5.00 ea.
10 1/2 to 20 KW	\$9.00 ea.
20 1/2 to 50 KW	\$16.00 ea.

50 ¹ / ₂ KW and over	\$16.00 plus 0.03 per HP for ea.
i.Others:	
Whirlpool Bath:	\$5.00
Swimming Pool:	\$15.00
Gas Dispenser Pump:	\$3.00
X-Ray Machine:	\$5.00
Sign (Lighting):	\$10.00
5. Low Voltage Permits:	
T.V. Circuit	\$3.00 per outlet
Phone Circuit	\$3.00 per outlet
Communication Circuit	\$3.00 per station
Security Circuit	\$3.00 per outlet

D. Additions and Renovations: Residential/Multi-Family/Commercial/Industrial

Whichever is greater: Minimum Fee of \$100 plus applicable Trade Permit Fees; or, \$5.00 per each \$1,000.00 cost of construction plus applicable Trade Permit Fees. **\$10.00 per**

E. Penalties

Lost Permit Card Replacement	\$50.00
Work started prior to obtaining a permit (Payment of doubled fees shall not relieve Anyone from fully complying with the Requirements of the Standard Codes nor From any other penalties.)	Fees specified herein shall be doubled

F. Building Inspection/Re-Inspection Fees

First Re-Inspection	\$35.00
Additional Re-Inspections for the same deficiency	\$50.00 ea.
Fire Damage -- Preliminary Inspection	\$50.00

G. Occupational Tax License / Certificate of Occupancy: Processing & Inspection Fes

Building Official Inspections / Certificate of Occupancy:

Building Codes Inspection and First Re-Inspection	\$50.00
Subsequent Building Codes Re-Inspections	\$35.00 ea.
Fire Marshall Inspections / Certificate of Occupancy:	
Fire Safety Inspection and First Re-Inspection	\$50.00
Subsequent Re-Inspections	\$35.00 ea.
Administrative Processing / Certificate of Occupancy	\$25.00

H. Other Permits

Demolition Permit	\$60.00 / \$100.00
Swimming Pool Permit	\$75.00 / \$100.00
Utility Release on Existing Structure	\$60.00 / \$75.00
Ground Sign Building Permit	\$60.00 / \$75.00

I. Land Disturbance Fees

Erosion Control Maintenance Bond per sec. 18.06.050.B.6	\$3000.000 per acre
Soil Erosion Plan Approval Fees per State General Permit	per sec.18.06.050.B.3
Residential Subdivisions with Henry County Water Master Meter	\$700 per lot water impact fees
Residential Subdivisions with City of McDonough water and sewer	\$800 per lot water line maintenance \$700 per lot sewer line maintenance
Land Disturbance Permit Fees:	
0-1 Acre	\$200.00
1-5 Acres	\$400.00
6-10 Acres	\$600.00
11-20 Acres	\$800.00
21 + Acres	\$800.00 plus \$6.00 per acre over 20 acres
Residential Plan Review Fees:	
0 — 25 Lots	\$1200.00
26 — 50 Lots	\$1,700.00

51 or more lots	\$2,200.00
Multi-Family, Commercial, and Industrial Plan Review Fees:	
0 — 5 Acres	\$1,000.00
5 —10 Acres	\$1,200.00
10 + Acres	\$1,500.00
Redlined Plan Review Fees:	
First Re-Submittal	\$0.00
Second and Subsequent Re-Submittals	30 % of original Plan Review Fee
Post-Approval Revision Fee	50% of original Plan
Plat Review and Approval	
Lot Division	\$200.00
Preliminary Plat	\$25.00 per lot with a \$1,000.00 (max.)
Final Plat	\$50.00 per lot within
	subdivision
Street Dedication Only	\$1 per linear foot with a min. of \$200 and max. of \$1,000.00

J. Fire Safety Fees and Permits

Minimum Review Fee -- Fire Safety Plan Review	\$150.00
Building Permit -- Fire Safety Plan Review	\$.10 per square foot
Fire Alarm Permit -- Fire Safety Plan Review	\$.02 per square foot
Sprinkler Permit -- Fire Safety Plan Review	\$.03 per square foot
Blasting Permit	\$500.00
Commercial Blasting Permit	\$500.00
Incident Reports	\$.25 per side of page
Inspection Reports	\$.25 per side of page
Investigation Reports	\$.25 per side of page
Open Burning Permit -- by Homeowner: residential	No Charge

Open Burning Permit -- by Developer: residential, multi- family, commercial and industrial	\$500.00
Fire Safety Inspection	\$25.00 / \$50.00
Fire Safety — First Re-Inspection Delete	\$35.00 Delete
Fire Safety — Subsequent Re-Inspections Delete	\$50.00 ea. Delete
Response Cost for Hazardous Materials' Incidents	Actual cost of labor, materials and equipment

K. Bands: Bonds:

Maintenance Bond Fee Schedule:	
Residential Roads (22' pavement width):	
Without sidewalks	\$40 per linear foot
With sidewalks	\$50 per linear foot
Commercial/Office Roads (24' pavement width):	
Without sidewalks	\$50 per linear foot
With sidewalks	\$60 per linear foot
Industrial Roads (26' pavement width):	
Without sidewalks	¹ \$65 per linear foot
With sidewalks	\$75 per linear foot
Decel/Accel Lanes - Residential/Commercial/Office (8/3/1.5' paving section):	
Without sidewalks	\$28 per linear foot
With sidewalks	\$33 per linear foot
Decel/Accel Lanes — Industrial/Higher traffic right turn (10/4/1.5" paving section):	
Without sidewalks	\$31 per linear foot
With sidewalks	\$36 per linear foot
Sidewalks only (5' in width):	
Both sides of street	\$10 per linear foot
One side of street	\$5 per linear foot
2. Performance Bond Fee Schedule:	
Delete Entire section	
Temporary Residential cul-de-sac (40' radius w/6" of GAB only)	\$10,000 — Delete

Residential cul-de-sac (40' radius/GAB, asphalt, and curb) w/o sidewalk	\$25,000 —Delete
Residential cul-de-sac (40' radius/GAB, asphalt, and curb) w/sidewalk	\$30,000 —Delete
Sidewalks only (5' in width): Delete	
Both sides of street —Delete	\$30 per linear foot Delete
One side of street —Delete	\$15 per linear foot Delete

L. Planning and Zoning:

1. Annexation and Rezoning Petitions:	
a. Residential Zones (R-100, R-85, R-75, and R-50):	
0-5 acres	\$300 + \$25 per acre
6-10 acres	\$450 + \$25 per acre
11-20 acres	\$800 + \$25 per acre
21-50 acres	\$1,000 + \$25 per acre
50-100 acres	\$1,500 + \$25 per acre
100 acres plus	\$1,750+\$25 per acre
b. Multi-Family Zone (RM-75), Residential Townhouse District (RID) and Residential Condominium District (RCD):	
0-5 acres	\$500 + \$25 per acre
6-10 acres	\$800 + \$25 per acre
11-20 acres	\$1,200 + \$25 per acre
21-50 acres	\$1,500 + \$25 per acre
50-100 acres	\$2,000 + \$25 per acre
100 acres plus	\$3,000 + \$25 per acre
c. Office/Institutional Zone (OD):	
0-5 acres	\$600 + \$25 per acre

6-10 acres	\$1,000 + \$25 per acre
11-20 acres	\$1,400 + \$25 per acre
21-50 acres	\$2,000 + \$25 per acre
50-100 acres	\$3,000 + \$25 per acre
100 acres plus	\$4,000 + \$25 per acre
d. Commercial Zones (C-1, C-2, and C-3):	
0-5 acres	\$600 + \$25 per acre
6-10 acres	\$1,000 + \$25 per acre
11-20 acres	\$1,400 + \$25 per acre
21-50 acres	\$2,000 + \$25 per acre
50-100 acres	\$3,000 + \$25 per acre
100 acres plus	\$4,000 + \$25 per acre
e. Industrial Zones (M-1 and M-2):	
0-5 acres	\$600 + \$25 per acre
6-10 acres	\$1,000 + \$25 per acre
11-20 acres	\$1,400 + \$25 per acre
21-50 acres	\$2,000 + \$25 per acre
50-100 acres	\$3,000 + \$25 per acre
100 acres plus	\$4,000 + \$25 per acre
2. Variance Petition:	
Mayor and City Council	\$225
Board of Zoning Appeal (BZA)	\$225
Administrative	\$65
3. Appeals:	

Planning Commission	\$200
4. Special Use Permit (SUP) - <i>Refer to preceding Annexation and Rezoning Petitions chart based on zoning and size of property.</i>	
5. Zoning Modification (ZMOD) - <i>Refer to preceding Annexation and Rezoning Petitions chart based on zoning and size of property.</i>	
6. Wireless Communications Facilities (WCF) - <i>Refer to preceding Annexation and Rezoning Petitions chart based on zoning and size of property.</i>	
7. Zoning Certification	\$20 + \$5 per acre
8. Sign Permits:	
Banner	\$20
Temporary	\$50
Permanent	\$75
9. Architectural Facade Review:	
Single Family Residential (SFR) Properties — (Private Owner)	\$50
Non Single Family Residential (SFR) Properties — (Other)	\$250

(Note: Where a fee stated elsewhere in the Code or City policies conflicts with this Appendix A- Schedule of Permit Fees, this Appendix A- Schedule of Permit Fees shall control. Additionally, this Appendix A, Schedule of Fees, does not contain all fees assessed within the City. As such, fees not contained within Appendix A, Schedule of Fees, may be reviewed by accessing the relevant and applicable City policies and Codes for such fees.)

16

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. _____

**A RESOLUTION PROVIDING FOR THE APPROVAL OF THE
ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE
BONDS ISSUED BY THE HOUSING AUTHORITY OF THE CITY OF
MILLEDGEVILLE IN COOPERATION WITH THE CITY OF THE
MCDONOUGH HOUSING AUTHORITY AND FOR OTHER PURPOSES**

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

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

WHEREAS, pursuant to the Housing Authorities Law of the State of Georgia (O.C.G.A. Section 8-3-1, et seq.) (the "Act"), two or more housing authorities may join or cooperate with one another in the exercise, either jointly or otherwise, of any or all of their powers for the purpose of financing, including the issuance of bonds, with respect to projects located within the area of operation of any one or more of said authorities;

WHEREAS, the Act provides that an authority may by resolution prescribe and authorize another housing authority, so joining or cooperating with it, to act on its behalf with respect to any or all powers;

WHEREAS, in addition, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governing body of the governmental unit having jurisdiction over the area in which any facility is located, with respect to which financing is to be provided from the issue, shall approve the issuance of such Bonds, such approval to be given following a public hearing for which reasonable public notice was provided;

WHEREAS, McDonough Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership (the "Seniors Borrower"), has requested the Housing Authority of the City of Milledgeville, Georgia's (the "Issuer") assistance in financing, in part, the cost of the completion of the acquisition, construction and equipping of a 182-unit senior rental housing development located at 150 Cola Welch Pkwy, McDonough, Georgia and known as "Willow Place Apartments" (the "Seniors Project");

WHEREAS, McDonough Leased Housing Associates II, LLLP, a Minnesota limited liability limited partnership (the "Family Borrower") and, together with the Seniors Borrower, the "Borrowers"), has requested the Issuer's assistance in financing, in part, the cost of the completion of the acquisition, construction and equipping of a 288-unit workforce housing development located at 155 Cola Welch Pkwy, McDonough, Georgia and known as "The Promenade Apartments" (the "Family Project" and, together with the Seniors Project, the "Projects");

WHEREAS, the Project is located within the City and therefore the Borrowers have requested that the City Council also approve the issuance of the Bonds for the Project by the Issuer, the Housing Authority of the City of Milledgeville, as set forth under Section 147(f) of the Code;

WHEREAS, in accordance with the Act, including, but not limited to, the provisions of O.C.G.A. Section 8-3-15, the Issuer has requested that the City approve to the issuance of the Bonds by the Issuer with respect to the completion of the Project; and

NOW, THEREFORE, BE IT RESOLVED by the City of McDonough, Georgia, acting by and through the Mayor and City Council, and **IT IS HEREBY RESOLVED BY THE AUTHORITY AFORESAID**, as follows:

Section 1. Pursuant to the requirements of the Act, the City hereby approves the exercise of the Issuer's power within the territorial limits of the City solely for the purpose of issuing the Bonds and financing the completion of the Projects.

Section 2. The issuance of a series of the Bonds for the benefit of the Seniors Borrower in the aggregate principal amount of up to \$1,500,000, by the Issuer in cooperation with the McDonough, Georgia, Housing Authority for the benefit of the Seniors Borrower, which will be used by the Borrower to finance the completion of the Seniors Project, is hereby approved to the extent required by Section 147(f) of the Code.

Section 3. The issuance of a series of the Bonds for the benefit of the Family Borrower in the aggregate principal amount of up to \$2,500,000, by the Issuer in cooperation with the McDonough, Georgia, Housing Authority for the benefit of the Family Borrower, which will be used by the Borrower to finance the completion of the Family Project, is hereby approved to the extent required by Section 147(f) of the Code.

Section 4. The approval of the issuance of the Bonds contained herein by does not constitute an endorsement to a prospective purchaser of the Bonds or of the creditworthiness of the Borrowers or the Projects. The Resolution shall not obligate the City of McDonough for the payment of any funds, whatsoever. The Bonds shall not constitute an indebtedness or general obligation of the City of McDonough, State of Georgia or of any county, municipal corporation or political subdivision thereof, and shall be payable solely from the revenues derived from the respective Borrower and pledged to the payment thereof. No owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of the City of McDonough, State or of any county, municipal corporation or political subdivision of Georgia.

Section 5. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their 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 6. 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 7. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

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

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

APPROVAL AS TO FORM:

Emilia C. Walker, City Attorney

CITY CLERK'S CERTIFICATE

I, the undersigned City Clerk of the City of McDonough, Georgia, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution No. _____, adopted on September 18, 2023, by the Mayor and Council of the City of McDonough, Georgia, and that the original of said Resolution appears of record in the Minute Book of the Mayor and Council of the City of McDonough, Georgia which is in my custody and control.

GIVEN under my hand and the official seal of the City of McDonough, Georgia, this _____ day of September, 2023.

City Clerk, City of McDonough, Georgia

(CORPORATE SEAL)

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 23-09-18.1

**A RESOLUTION IN SUPPORT OF MAINTAINING CURRENT TRUCK
LENGTH AND WEIGHT RESTRICTIONS**

WHEREAS, the United States transportation infrastructure is crucial for connecting communities, fostering economic growth, and ensuring the safety of our residents; and

WHEREAS, local communities across the nation are dedicated to meeting the needs and safety of their residents and depend on well-maintained transportation infrastructure to achieve these goals; and

WHEREAS, local and rural roads and bridges, which are often older and not built to the same standards as Interstates, constitute a significant portion of the transportation network connecting people to jobs, schools, and leisure activities; and

WHEREAS, the current maintenance and replacement costs of local infrastructure already strain the budgets of many local governments due to chronic underfunding; and

WHEREAS, allowing longer double-trailer trucks or heavier single-trailer trucks on our roads would exacerbate the challenges faced by local communities and pose a serious threat to the safety and integrity of our transportation infrastructure; and

WHEREAS, millions of miles of truck traffic operate on local roads and bridges throughout the country, and any expansion in truck size and weight would inevitably lead to additional stress on our already overburdened local infrastructure; and

WHEREAS, longer and heavier trucks would cause substantially more damage to our transportation infrastructure, resulting in additional financial burdens that local government budgets cannot sustain, thus compromising the everyday routes that American motorists rely upon;

NOW, THEREFORE, be it resolved that we the undersigned Mayor and Council of the City of McDonough urge the members of Congress to oppose any legislative proposals that seek to increase truck length or weight limits on our nation's roadways; and

BE IT FURTHER RESOLVED, that we ask Congress to prioritize the preservation and maintenance of our existing transportation infrastructure, which is essential for the well-being and prosperity of our local communities and the safety of our residents and further call upon the House of Representatives and Senate of the great State of Georgia to support our efforts to maintain the safety and infrastructure of our roadways;

BE IT KNOWN, that we commend Congress for its commitment to safeguarding the interests and resources of local communities across the nation, this 18th day of September 2023.

CITY CLERK'S CERTIFICATE

I, the undersigned City Clerk of the City of McDonough, Georgia, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution No. 23-09-18.1, adopted on September 18, 2023, by the Mayor and Council of the City of McDonough, Georgia, and that the original of said Resolution appears of record in the Minute Book of the Mayor and Council of the City of McDonough, Georgia which is in my custody and control.

GIVEN under my hand and the official seal of the City of McDonough, Georgia, this 18th day of September, 2023.

City Clerk, City of McDonough, Georgia

(CORPORATE SEAL)