

AGENDA ITEM SUMMARY
November 2, 2023, City Council Workshop
Item Number: 8



Presented by: Ken Noble

Police Department

ITEM SUMMARY:

Presentation of two certificates for McDonough Police Department Officers C. Parrott and J. Daino.

SPECIAL CONSIDERATIONS OR CONCERNS:

The presentation of certificates for the quick response in the line of duty, to be given to Officer Charles Parrott and Officer Jamie Daino. This incident involved an unconscious infant, who was non-responsive and not breathing.

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No



AGENDA ITEM SUMMARY

November 02, 2023

Item Number: 9

Presented by: Steve Morgan

Department: Administration

ITEM SUMMARY:

A request for Current Edge Solutions to perform an emergency repair on the generator to remove current mechanism and control that appear burnt in the 800-amp ats new ABB. True one 800 amp-mechanism and control will be installed connected and commissioned. Power outage will be scheduled for ats to be changed out. A new start relay will be installed in genset as unit will crank but not start. This will include assessment once the relay is replaced.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends approving the proposal provided by Current Edge Solutions dated August 11, 2023

FINANCIAL IMPACT:

The total will be \$19,881.00.

FUNDING SOURCE:

Line Item: 100-5-1565-52-2240 | Facility and Asset Management

ATTACHMENTS:

Please see attached quote provided by Current Edge Solutions

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

1 Diamond Causeway #21-225
Savannah, Georgia 31406
912-659-3277

August 11, 2023

City of McDonough

50 Lawrenceville Street

McDonough, GA 30253

Steve Morgan

Police Dept.

(678) 614-4287

SMorgan@McDonoughGa.org

Re: McDonough Police ATS Replacement and Gen Repair

Attn: Mr. Morgan,

Current Edge Solutions is pleased to offer our proposal to swap out internals and control one the current ats with new as well as replace faulty relay on generator.

General Scope

Current Edge Solutions is pleased to offer our proposal to provide all labor, equipment, and supervision to remove current mechanism and control that are burnt up in customers 800 amp ats. New ABB True one 800 amp mechanism and control will be installed, connected, and commissioned. Power Outage will need scheduled for ats to be changed out. New start relay will be installed in genset as unit will crank but not start. Once relay is replaced, if further repairs are needed to genset, additional quote will be provided.

Total: \$19,881.00

Exclusion:

- 1.) *Local, State, or Federal Taxes*
- 2.) *Additional Repairs to Generator*
- 3.) *Overtime or accelerated schedule.*

Respectfully submitted,

David Magdanz

(912) 677-0413

Current Edge Solutions
Power Services Division



Proud Member
Electrical
Generating
Systems
Association



Customer Approval: _____

[Signature] 10/19/2023
STEVE M. MORGAN



AGENDA ITEM SUMMARY

November 02, 2023

Item Number: 10

Presented by: Steve Morgan

Department: Administration

ITEM SUMMARY:

To pay for the Otis Elevator annual service fee

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends approving invoice number F10000148169 and 100401114503

FINANCIAL IMPACT:

The total will be \$14,593.56.

FUNDING SOURCE:

Line Item: 100-5-1565-52-2240 | Facility and Asset Management

ATTACHMENTS:

Please see attached invoices from Otis Elevator Co.

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

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

PURCHASE ORDER

PO Number: 23-28223

Date: 10/17/2023

Request #: 23-28855

Vendor #: 01-72039

ISSUED TO: OTIS ELEVATOR CO
 PO BOX 730400
 DALLAS, TX 75373-0400

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

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	POLICE DEPT. DUES	100-5.1565.52.2240		0.00	300.00
2	0.00	CITY HALL ELEV SVC	100-5.1565.52.2240		0.00	14,293.56
8.14.2023 - INVOICE NO F1000148169 LOGISTICS AND FUEL IMPACT FEE.MCDONOUGH POLICE DEPT CONTRACT NUMBER 896651 TAP06757 - \$300.00						
4.1.2023 - INVOICE 100401114503 CITY OF MCDONOUGH ADMIN 136 KEYS FERRY STREET, CONTRACT NUMBER 896651 TAP06757 - \$14,293.56						
RECEIVED OCT 18 2023 BY:						
TOTAL						14,593.56

Authorized by: _____

Date: _____

1. Original invoice plus one copy must be sent to: City of McDonough, Accounts Payable Dept, 136 Keys Ferry St, McDonough, GA 30253-3213.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 68-8000618.

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



**Signature
Service**

INVOICE

Page 1 of 2

CUSTOMER NO.: 407263
DATE: 8/14/2023
INVOICE NO.: F10000148169

City of McDonough Administration
DUE: 9/13/2023
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS
MCDONOUGH POLICE DEPTME 50 LAWRENCEVILLE ST
MCDONOUGH GA 30253-2351
CONTRACT: 89665 | TAP06757

Logistics and fuel Impact fee

Letter of explanation enclosed within

\$300.00

Packet No. 31432

APPROVED FOR PAYMENT
DEPT HEAD: Steve Morgan
DATE: 10-17-2023
ACCT NO: 100-5.1565.52.2240
VENDOR NO: 72039
(For Accounting Use Only)

Req 23-28855

NET SERVICE CONTRACT AMOUNT

\$300.00

Sales Tax

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$300.00

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

Invoice Questions: 1-844-636-6847

OTISLINE®: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

CITY OF MCDONOUGH
1136 KEYS FERRY STREET
MCDONOUGH GA 30252

CUSTOMER NO.: 407263
DATE: 8/14/2023
INVOICE NO.: F10000148169
TOTAL SERVICE CONTRACT AMOUNT: \$300.00

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 73579
Chicago IL 60673-3579

F10000148169 0000030000 6



**Signature
Service**

RE: Fleet maintenance and logistics surcharge

To our valued customer:

We appreciate your business and strive to deliver for you each and every day.

In this inflationary environment, we have worked tirelessly to mitigate cost impact to your account. This includes leveraging technology to optimize routes and improve Service efficiency, piloting the use of electric vehicles, and assessing our overall fleet.

Despite these efforts, the price of new vehicles and repairs continue to increase, which is why we are implementing a fleet maintenance and logistics surcharge across our North America business. This surcharge helps offset some – not all – of the increased costs associated with operating and maintaining our fleet in your local area.

We recognize this surcharge comes amid a challenging economic backdrop and are thankful for your understanding. Please know we remain committed to providing you with the high-quality service and maintenance expertise that you expect from us.

If you have any questions about your account, please contact your local Ots account manager.

Sincerely,

Joe Dragich

Joe Dragich
Vice President, Eastern Region
Ots Americas



**Signature
Service**

Service Contract
INVOICE

Page 1 of 3

CUSTOMER NO.: 407263
DATE: 3/13/2023
INVOICE NO.: 100401114503

City of McDonough Administration
DUE DATE: 4/1/2023

ACCOUNT SUMMARY

BUILDING ADDRESS

CITY OF MCDONOUGH ADMIN B KEYS FERRY STREET MCDONOUGH GA 30253
CONTRACT: 89665 | TAP06757

Maintenance Service from 4/1/2023 to 3/31/2024
Special Billing

\$14,735.52
\$-441.96

Packet No 31422

APPROVED FOR PAYMENT

DEPT HEAD: Steve Morgan

DATE: 10-17-2023

ACCT NO: 100-5.1565.52.2240

VENDOR NO: 72039

(For Accounting Use Only)

REQ 23-28855

NET SERVICE CONTRACT AMOUNT
Sales Tax

\$14,293.56
\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$14,293.56

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

AR Rep's Email:
Jennifer.Benitez1@otis.com

AR Rep's Phone#:
OTISLINE@: 1-800-233-6847

100

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

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DETACH DOCUMENT ALONG PERFORATION, ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

CUSTOMER NO.: 407263
DUE DATE: 4/1/2023
INVOICE NO.: 100401114503
TOTAL SERVICE CONTRACT AMOUNT: \$14,293.56

MAKE CHECK PAYABLE TO:

CITY OF MCDONOUGH
1136 KEYS FERRY STREET
MCDONOUGH GA 30252

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400

100401114503 0001429356 0



**Signature
Service**

Service Contract
SERVICE NOTIFICATION

Page 3 of 3

CUSTOMER NO.: 407263 City of McDonough Administration
DATE: 3/13/2023
INVOICE NO.: 100401114503

BUILDING INFORMATION

Customer# - Name	PO Number	Gross Price	Fees/ Discount	Net Price	Tax Type	Tax Rate	Tax	Total
Contract Number: 89665 - TAP06767								
Building: CITY OF MCDONOUGH ADMIN B - KEYS PERRY STREET MCDONOUGH GA 30263								
Building: MCDONOUGH POLICE DEPARTMENT - 80 LAWRENCEVILLE ST MCDONOUGH GA 30263-2381								
407263 - City of McDonough Administration		14,735.52	-441.96	14,293.56				14,293.56
	Total	14,735.52	-441.96	14,293.56				14,293.56



**Signature
Service**

Service Contract SERVICE NOTIFICATION

Page 2 of 3

CUSTOMER NO.: 407263 City of McDonough Administration
DATE: 3/13/2023
INVOICE NO.: 100401114503

To: Customer
CITY OF MCDONOUGH
1136 KEYS FERRY STREET
MCDONOUGH GA 30252

Re: Price Adjustment Notification (NOT AN INVOICE)

Building

CITY OF MCDONOUGH ADMIN B
KEYS FERRY STREET
MCDONOUGH GA 30253

Dear Valued Customer:

Please accept this letter as notification of an adjusted contractual price. This is the result of an increase in the mechanic's straight-time hourly labor rate in accordance with the provision for the adjustment in price set forth in the contract entered for the maintenance of your elevator equipment.

The adjusted contract price becomes effective on April 1, 2023 and remains in effect until March 31, 2024.

Below is a detailed explanation of how the adjusted contract price was calculated. The new contract price indicated below is for all units on the contract and does not reflect a credit for any suspended units. We hope to continue to build a strong customer relationship and assure you of our quality service so if you have any questions please don't hesitate to call us.

Best Regards,

Labor & Material Price Adjustment Calculation

	Labor					Material					Total		
	A	B	$C=(B/A)-1$	D	$E=D*(1+C)$	A	B	$C=(B/A)-1$	D	$E=D*(1+C)$	$F=E+E$	G	$H=F*G$
Contract #	Old Mech Rate/Hr	New Mech Rate/Hr	% Change	Old Labor Cost	New Labor Cost	Old Material Index	New Material Index	% Change	Old Material Cost	New Material Cost	New (Adj) Contr Monthly Price	Months Included on Each Bill	New Gross (bill freq) Contract Price
89665	\$89.57	\$92.70	3.50%	\$1,051.90	\$1,088.38	333.61	309.26	-7.30%	\$150.55	\$139.57	\$1,227.95	12	\$14,735.52

AGENDA ITEM SUMMARY
November 2, 2023, City Council Workshop
Item Number: 11



Presented by: Steve Morgan

Water/Sewer Department

ITEM SUMMARY:

Request approval to purchase 100 (one hundred) $\frac{3}{4}$ Neptune Water Meters with antennas.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a budgeted item. These meters will be used for new development, residential homes, and change outs.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$25,500.00

FUNDING SOURCE:

Line Item: 505-5.4440.53.1732

ATTACHMENTS:

Quote from Delta Municipal Company

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



DELTA

MUNICIPAL SUPPLY

Quote

408 Jesse Cronic Road
Braselton, GA 30517

Date	Quote #
10/18/2023	14460

Bill To
City of McDonough E-Mail ALL Invoices

Ship To
City of McDonough 305 Racetrack Rd. McDonough, GA 30252

Your No.	Terms	Rep	FOB	Ship Via
	Net 30 Days	JW		

Quantity	Description	Unit Price	Total
100	5/8" x 3/4" Neptune T-10 Water Meter ProCoder)R900i Pit GAL w/6' Ant	255.00	25,500.00T

	Subtotal	\$25,500.00
	Sales Tax (0.00)	\$0.00
	Total	\$25,500.00

WE APPRECIATE YOUR BUSINESS! Please contact our office with any questions regarding this quote.
Pricing Subject to Change. Standard Quotes are valid for 30 Days. Copper Quotes are valid for 24 hours.

Phone: 770-277-0211 Fax: 770-277-2412 Toll Free: 1-800-273-0574

"We Supply Service"

AGENDA ITEM SUMMARY
November 2, 2023, City Council Workshop
Item Number: 12



Presented by: Mike Clark

Finance Department

ITEM SUMMARY:

Adoption of a Budget Amendment Resolution to Amend the FY 2023-2024 Budget to re-appropriate funds from the General Fund to the Special Events Fund, a special revenue fund, created to account for special events funded by Hotel Motel Taxes, as described in Exhibit A.

SPECIAL CONSIDERATIONS OR CONCERNS:

None.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Increases the Special Events Appropriations by \$180,000.00.
Decreases the General Fund Appropriations by \$180,000.00.

FUNDING SOURCE:

N/A

ATTACHMENTS:

Exhibit A

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 23-11-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH, GEORGIA AMENDING THE FISCAL YEAR 2023-2024 BUDGET; ADJUSTING, RECLASSIFYING, AND CORRECTING CERTAIN REVENUES AND EXPENDITURES, BY FUND, AS REFLECTED IN THE SCHEDULE OF BUDGET AMENDMENTS:

WHEREAS, The Mayor and Council of the City of McDonough approved transactions and budget adjustments that effect the Annual Budget Document of the City for fiscal year 2023-2024;

WHEREAS, The Annual Budget Document should be amended to reflect the adjustments, reclassifications, and corrections approved by the Mayor and Council of the City of McDonough;

WHEREAS, The Code of Ordinances of the City of McDonough requires amendments to the Annual Budget Document by made by Resolution;

WHEREAS, State law authorizes the City to amend its budget in order to adapt to changing governmental needs, under O.C.G.A. § 36-81-3(d).

NOW, THEREFORE BE IT RESOLVED, as follows:

Section 1. The City of McDonough Budget for the Fiscal Year ending June 30, 2024, is hereby amended to reflect the fund-level adjustments, reclassifications, and corrections as specifically set out in the attached Exhibit "A."

Section 2. All resolutions, ordinances or portions thereof in conflict with the provisions of this Resolution are hereby repealed.

Section 3. This Resolution shall become effective immediately upon adoption.

SO RESOLVED this 2nd Day of November, 2023.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

Attest: _____
Christy L. Taylor, City Clerk

	GL Account Number	Amendment			Explanation
		Current Budget	Increase (Decrease)	Amended Budget	
General Fund:					
Expenditures:					
Contracted Services	100-5.1110.52.3851	\$ 125,000	\$ (125,000)	\$ -	Transfer Budget to Special Events Fund
Other Events	100-5.1110.52.4970	180,000	(180,000)	-	Transfer Budget to Special Events Fund
Totals		<u>\$ 305,000</u>	<u>\$ (305,000)</u>	<u>\$ -</u>	
Revenues:					
Revenue from Hotel Motel Tax Fund	100-4.39.1500	<u>\$ 1,406,250</u>	<u>\$ (305,000)</u>	<u>\$ 1,101,250</u>	Transfer a Portion of Budgeted Hotel Motel Tax Revenue to Special Events Fund
Special Revenue Fund- Special Events					
Expenditures:					
Bicentennial Celebration Events	202-5.1110.52.4970	<u>\$ -</u>	<u>\$ 305,000</u>	<u>\$ 305,000</u>	Budgeted Cost of Events Associated With the McDonough Bicentennial
Revenues:					
Transfers from Hotel Motel Fund	202-4.39.1500	<u>\$ -</u>	<u>\$ 305,000</u>	<u>\$ 305,000</u>	Budgeted Transfer from Hotel Motel Tax Fund
Hotel Motel Tax Fund:					
Expenditures:					
Transfer to General Fund	275-5.7540.61.1500	937,500	(305,000)	632,500	Redirect Budgeted Transfer to Special Events
Transfer to Special Events Fund	275-5.7540.61.1600	-	305,000	305,000	Fund Budget
Totals		<u>\$ 937,500</u>	<u>\$ -</u>	<u>\$ 937,500</u>	

STATE OF GEORGIA
CITY OF MCDONOUGH

RESOLUTION NO. 23-11-02.1

**A RESOLUTION SIGNIFYING THE IMPORTANCE OF THE PRESERVATION OF
GREENSPACE WITHIN THE CITY OF MCDONOUGH**

WHEREAS, the City of McDonough has experienced unprecedented growth and development in recent years, bringing with it both opportunities and challenges; and

WHEREAS the Mayor and Council of the City of McDonough recognize the vital importance of preserving natural habitats, greenspaces, and environmental resources as an integral part of sustainable development; and

WHEREAS greenspaces contribute significantly to the quality of life of the residents of the City of McDonough by providing recreational opportunities, enhancing physical and mental health, and fostering a sense of community; and

WHEREAS these natural areas also play a crucial role in maintaining ecological balance, supporting biodiversity, and providing habitat for a variety of plant and animal species; and

WHEREAS, the preservation of green space is essential for the mitigation of air pollution, and management of stormwater runoff, thereby contributing to the overall resilience and sustainability of the city; and

WHEREAS, the City of McDonough is committed to the principles of smart growth, and recognizes that the conservation of greenspaces is a key component of a holistic approach to planning and development; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE
CITY OF MCDONOUGH, GEORGIA, as follows:**

SECTION 1: The City of McDonough hereby declares the preservation of greenspace within the city limits to be a top priority and commits to implementing policies and practices that support this goal.

SECTION 2: The City will actively seek to identify, protect, and enhance existing greenspaces, and will work to create new greenspaces as opportunities arise.

SECTION 3: The City will strive to ensure that all residents have access to greenspaces and will work to create an interconnected network of parks, trails, and natural areas throughout the community.

SECTION 4: The City will promote and support stewardship of greenspaces by engaging residents, community groups, and other stakeholders in conservation and restoration efforts.

SECTION 5: The City will incorporate greenspace preservation into all relevant planning and development processes and will encourage sustainable practices that minimize the impact on natural habitats and resources.

SECTION 6: This resolution shall be effective immediately upon its adoption.

ADOPTED this 2nd day of November 2023.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

ATTEST:

APPROVED AS TO FORM:

Christy L. Taylor, City Clerk

Emilia C. Walker, City Attorney

AGENDA ITEM SUMMARY
November 2, 2023, City Council Workshop
Item Number: 16



Presented by: Andrew Baker

Community Development Department

ITEM SUMMARY:

The request for Case #230104 (Wade Farm) is for a rezoning from RA-200 (Residential Agricultural) to R-50 (Single-Family Residential) or a Planned Unit Development (PUD). The subject property is located in District 3 (CM Reeves) at 343 Turner Church Rd., and further recognized as Tax Parcel ID #105-01061000 & #105-01061003.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 10/10/2023 Municipal Planning Commission Workshop
- **11/2/2023 City Council Workshop**
- 11/14/2023 Municipal Planning Commission Public Review
- 11/20/2023 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes – PENDING REVIEW AND COMMENTS



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

MEMORANDUM

October 6, 2023

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director 

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #230104

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

Applicant: Stephen Moore of Moore Bass for Turner Church Rd. – David Weekley Project.

Request: A petition to rezone property to R-50 (Single Family Residential). NOTE: The applicant has requested that a PUD (Planned Unit Development) be considered should the R-50 zoning be deemed inappropriate or denied for any reason.

Zoning History: RA-200 (Residential Agricultural) with conditions per ORD # 21-11-15002(A)(Z)

Tax-Parcel ID#: 105-01061000 & 105-01061003

Address: 343 Turner Church Rd.

Tract Size: 151.76 +/- acres

Location: Land Lot(s) 71, 72, 89 & 90 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals
Telephone: TBD
Cable: TBD

Attachments:



- LAND USE PLANNING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- CONSTRUCTION ADMINISTRATION
- DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

September 22, 2023

Andrew Baker
Interim Community Development Director
Community Development Department
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253



RE: LETTER OF INTENT (REVISED)
Turner Church Road Property – 343 Turner Church Rd.
Case # 230104

Dear Mr. Baker:

This document is intended to serve as a **Revised** Letter of Intent for Rezoning Case # 230104. The subject property is located on the north side of Turner Church Road, between Georgia Hwy 155 and Georgia Hwy 20 in the City of McDonough. The property is located in the City of McDonough and the current request is to rezone from RA-200 to R-50. **By way of this letter, we are officially requesting the City consider rezoning the property to PUD in the event R-50 is deemed inappropriate or denied for any reason.**

Further descriptions of the properties and the associated requests are below:

Subject Property		
Parcel #	Portion of Parcel 105-01061000	Portion of Parcel 105-01061003
Area	147.92 Acres	3.84 Acres
Owner	TJW Enterprises, LLLP	TJW Enterprises, LLLP
Address	343 Turner Church Road	343 Turner Church Road
Current Zoning	RA-200	RA-200
Proposed Zoning	R-50	R-50
Total property to be rezoned:		151.76 acres

The above case was heard by the Planning Commission during their February 14, 2023 workshop meeting and by the City Council during their March 2, 2023 workshop meeting. Following the workshop meetings, the applicant requested the case to be deferred, to allow time to host community meetings to receive input from the surrounding residents relating to the proposed plan.



- LAND USE PLANNING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- CONSTRUCTION ADMINISTRATION
- DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

The first of those community meetings was held on August 1, 2023 and an additional meeting was held on August 28, 2023. In addition, there were other internal meetings with Community Development Department staff to discuss potential changes to the plan. Those changes have been incorporated into the latest plan submitted with this letter of intent.

A summary of the changes is listed below:

Summary of Changes			
Original Plan Submitted	January 3, 2023	Revised Plan Submitted	August 28, 2023
Development Type:	Traditional Single-Family Community	Development Type:	Age-Restricted Community
Proposed Units:	281 Single-family detached lots	Proposed Units:	278 Single-family detached lots 48 attached villas 326 Units Total
Proposed Lot Size:	60' and 70' wide	Proposed Lot Size:	60' and 50' (Villas)
Proposed Density:	1.85 Units / Acre	Proposed Density:	2.15 Units / Acre
Proposed Access:	2 standard entrances to Turner Church Road	Proposed Access:	2 gated entrances to Turner Church Road
Proposed Open Space:	74.2 Acres	Proposed Open Space:	68.0 Acres

In addition, I am attaching a DRAFT set of proposed zoning conditions for your consideration. I presented these during the workshop meetings as voluntary conditions. These have been modified based on the above changes and are provided for your review and consideration.

I trust these updated documents are sufficient to allow our application to proceed with the remaining public hearings, anticipated to occur in October and November of this year. Should you require any additional information or have any questions concerning the above, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

Stephen D. Moore

Buckhorn A (B329)



Buckhorn B (B329)



Buckhorn C (B329)



Buckhorn D (B329)



Ransdall A (B330)



Ransdall B (B330)



Ransdall C (B330)



Ransdall D (B330)



Ransdall E (B330)





AGENDA ITEM SUMMARY
November 2, 2023, City Council Workshop
Item Number: 17



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request for Case #230805 (**Dollar General**) is for a concept plan review. The subject property is located in District 4 (CM Varner) at Industrial Pkwy, and further recognized as Tax Parcel ID #094-0105100.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 10/10/2023 Municipal Planning Commission Workshop
- **11/2/2023 City Council Workshop**
- 11/14/2023 Municipal Planning Commission Public Review
- 11/20/2023 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes – PENDING REVIEW AND COMMENTS



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

MEMORANDUM

October 6, 2023

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director 

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #230804

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

Applicant: Jason Fritz of SW West McDonough, LLC on behalf of the Dollar General

Request: A petition to conduct a Concept Plan Review as required per zoning conditions within ORD#05-02-07003(Z).

Zoning History: C-2 (Central Commercial) w/conditions per ORD #05-02-07003(Z)

Tax-Parcel ID#: 094-01051000 (further known as POD U)

Address: 2060 Industrial Pkwy.,

Tract Size: 1.41 +/- acres

Location: Land Lot(s) 195 of the 7th District

Infrastructure: Water & Sewer Service: Henry County Water Authority
Electrical Service: Georgia Power
Telephone: AT & T
Cable: Spectrum

Attachments:



4151 Ashford Dunwoody Road, NE
Suite 155
Atlanta, GA 30319
404.475.9000 • 404.475.9600 (Fax)

August 29, 2023

City of McDonough
Community Development
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253

Re: Letter of Intent for Concept Plan Approval for a Dollar General Store on approx. 1.41 acres at parcel 094-0105,1000, Avalon Parkway, McDonough, GA

City Staff,

As the applicant for this concept plan approval, SW West McDonough, LLC, is respectfully requesting approval of their site plan for a new Dollar General store on the subject parcel owned by Professional Property Investments, LLC. If approved, the building will be 10,640 square feet and will have 43 parking spaces. The 10,640 square foot store is DG's new prototype which provides for fresh produce and expanded cooler sections as well multiple aisles of home goods sold in DG's new pOpshelf concept store.

The property was rezoned C-2 (Central Commercial District) in 2005 as part of a master planned development. It is listed as Pod U in the rezoning. Dollar General is an approved use within the C-2 district, however as part of the conditions of the original rezoning it is required that all proposed development requires review and approval of the conceptual site plans by Mayor and Council.

The property was originally developed in 2006 which included adding the parking lot, curb cut on Pioneer Pkwy, landscaping, stormwater controls, fencing around the perimeter and the utilities. The proposed project will utilize the existing curb cut on Pioneer Parkway.

The rectangular shaped property is bordered to the north and south by commercial zoned land. The west property line borders a subdivision and across the street on Avalon Parkway is a distribution center and self-storage business.

The proposed Dollar General building would be constructed in accordance with City of McDonough regulations as well as per the conditions listed in the 2005 rezoning. Landscaping will utilize the existing landscaping, including the landscape strips, stone columns, street trees, etc. already in place and supplemented with any additional landscaping required by the city/zoning conditions. Sidewalks & pedestrian paths will be provided throughout the site as per the submitted site plan. In terms of architecture, the store will have a pitched style roof with 4-sided brick (see included elevation). The dumpster enclosure will be constructed of 3-sided brick with a screening gate, all as required per the 2005 zoning conditions. All building lights would be full-cutoffs (shielded) to direct the light downward and

not outward, while the two or three parking lot lights would be "shoe-box" type fixtures directing the light downward to prevent artificial light from impacting surrounding properties.

The Dollar General retail store would bring over 10 immediate local jobs to the area in addition to the short-term construction-related jobs and tax benefits to the city and county. The store would also bring additional consumer services to the area allowing local residents to purchase everyday goods such as fresh produce, meats, milk, bread, frozen foods, medicines, dry goods, general retail items and other household items. Residents today require a further drive to grocery stores or convenience stores where costs are often 25%-40% higher for the same name brand items such as Kraft, Hanes, Proctor & Gamble, Kellogg's, General Mills, and Mattell just to name a few. Dollar General is not a "dollar store" or a "\$0.99 cent store," in fact fewer than 25% of the merchandise sold by Dollar General costs a dollar or less. Dollar General is a neighborhood general store that serves the nearby community by providing quality, name brand household goods and groceries at convenient and low prices.

We would appreciate your positive consideration of our Concept Approval Plan request. Should you need any additional information or have questions regarding our request, please feel free to reach me at 404-475-9000 or via email at jason@sullivanwickley.com

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jason Fritz', with a horizontal line extending from the end of the signature.

Jason Fritz
SW West McDonough, LLC

NOTICE OF LEGAL AND CONSTITUTIONAL OBJECTIONS

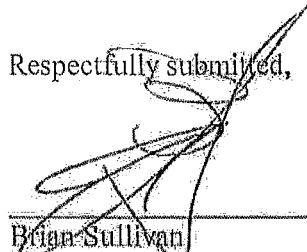
As agent for the owner of the property, SW West McDonough, LLC ("Applicant"), at issue in this site plan approval and zoning modification application, respectfully submits that any decision of the City of McDonough which would preclude the development of this project as requested is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to approve the Application would constitute a taking of the Owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

The Applicant also respectfully submits that any attempt by the City of McDonough to impose greater restrictions upon the manner in which the property will be developed than exist under the relevant City of McDonough Code of Ordinances, such as by way of applying later-adopted Ordinances or by approving the Application but conditioning said approval in such a way that the property may not be developed as designed, would be equally unlawful and unconstitutional. Such conditioning or restrictions would constitute an arbitrary and unreasonable use of the power delegated to the City of McDonough because they could bear no substantial relation to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and owners of the property and deprive them of reasonable, investment backed expectations based upon the current Codes of the City of McDonough. Finally,

any use of the power delegated to the City of McDonough to deny the Application or condition it would be a manifest abuse of its discretion.

This ____ day of August, 2023.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian Sullivan", is written over a horizontal line.

Brian Sullivan
SW West McDonough, LLC

Brian Sullivan
Sullivan Wickley Properties, LLC
4151 Ashford Dunwoody Road
Suite 155
Atlanta, Georgia 30319
404-475-9000

McDonough GIS



9/5/2023, 2:22:12 PM

Zoning Districts



Parcels



Outside City

City Limits

Streets



1:4,514

0.12 mi

0.06

0.03

0

0.2 km

0.1

0.05

0

Maxar

Maxar |

Rochester
DCCM
 425 Oak St NW, Gainesville, GA 30601
 770.711.8800 | www.rochester-dccm.com
 Rochester & Associates, LLC

DOLLAR GENERAL
WEST McDONOUGH
 PRELIMINARY SITE LAYOUT
 1400 10th Street
 City of McDonough
 Henry County, Georgia

NO.	DATE	DESCRIPTION	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GRAPHIC SCALE
 0' 20' 40'
 1" = 40'

NOT FOR CONSTRUCTION

DATE: 06/11/2023
SCALE: 1"=20'
PROJECT NO.: 230103004
DATE: 06/11/2023
SCALE: 1"=20'
PROJECT NO.: 230103004
DATE: 06/11/2023
SCALE: 1"=20'
PROJECT NO.: 230103004

