

AGENDA ITEM SUMMARY
March 18, 2024, City Council Meeting
Item Number: 6A



Presented by: Brian Linton

Technology Services Department

ITEM SUMMARY:

Request for approval to purchase 90 additional Microsoft 365 licenses, at a cost of \$10,669.20.

SPECIAL CONSIDERATIONS OR CONCERNS:

We have completed our first tier of implementation of Microsoft 365, we need to move into our second tier of purchasing 90 additional licenses to implement. We will deploy these new licenses to Police, Fire, and Water Customer Service personnel.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This will be paid from the approved budget FY 23-24

FUNDING SOURCE:

Line Item: 100.5.15354.52.1301

ATTACHMENTS:

SHI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Pricing Proposal
Quotation #: 24583209
Created On: 3/6/2024
Valid Until: 3/29/2024

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
McDonough, GA 30253
United States
Phone: 678-222-8670
Fax:
Email: BLinton@McDonoughGa.org

Inside Account Manager

Lucas DiStefano

290 Davidson Ave
Somerset, NJ 08873
Phone: 888-744-4084
Fax:
Email: Lucas_DiStefano@SHI.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 M365 G3 Unified FUSL GCC Sub Per User Microsoft - Part#: AAD-34704 Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Coverage Term: 4/1/2024 – 3/31/2025 Note: EA 56075006, 12 months, year 2 of 3	10	\$391.56	\$3,915.60
2 M365 F3 Unified GCC Sub Per User Microsoft - Part#: AAD-63092 Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Coverage Term: 4/1/2024 – 3/31/2025 Note: EA 56075006, 12 months, year 2 of 3	80	\$84.42	\$6,753.60
Total			\$10,669.20

Additional Comments

Please note, if Emergency Connectivity Funds (ECF) will be used to pay for all or part of this quote, please let us know as we will need to ensure compliance with the funding program.

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Year 2 \$10,669.20

Year 3 \$10,669.20

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

AGENDA ITEM SUMMARY
March 18, 2024, City Council Meeting
Item Number: 8



Presented by: Chief Dave Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request approval to purchase a 2024 SUV, a Chevrolet Tahoe or Ford Explorer for fire department administration / command. Costs as follows: \$60,000 for SUV, \$11,260 for emergency lights & sirens at West Chatham, \$608 for radio installation at Loudoun Communications, \$1750 for lettering/stripping at Sign Craft, and \$140 for window tinting at Auto Expressions...Totaling \$73,758.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

\$75,000 was budgeted this year for an SUV and the necessary equipment and accessories.

We had a 2013 Tahoe that was totaled in Sept 2023. We received a payout check in the amount of \$13,812.25 from GIRMA for that Tahoe.

Also, I didn't indicate a specific vendor or dealer for the SUV due to limited supply. I found several in white to match our current fleet, but most dealers had none or only one (1) in white. I was told that they don't stay on the lots long before they're sold, and none would agree to hold one while I completed the approval process.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$73,758.00

FUNDING SOURCE:

GL 100.5.3520.54.2599; Capital Outlay

ATTACHMENTS:

Price Quotes for SUVs, light & siren package and installation, radio installation, stripping, window tint.

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

Department Name:

Comments

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

David Williams

From: Barry Jenkins
Sent: Thursday, January 11, 2024 9:44 AM
To: David Williams
Subject: FW: Brannen Motor Company
Attachments: 2024 Tahoe PPV.pdf

Chief,

Here is the information on the Tahoes at Brannon Motor Company.

Thanks

Sent from my Galaxy

----- Original message -----

From: jamey@brannenmotors.com
Date: 1/11/24 9:34 AM (GMT-05:00)
To: Barry Jenkins <BJenkins@McDonoughGa.org>
Subject: RE: Brannen Motor Company

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

Good Morning,

I have 2024 Tahoes being built the week of January 22nd. They should start arriving in late February. I've attached a spec sheet for your review. Most of the units are pre-sold but I do have a few left available in white, black, and dark ash.

Thanks,
Jamey Reed

2024 Tahoe PPV 9C1 Package

- GBA- BLACK
- H1T- JET BLACK, CLOTH SEAT TRIM
- 5J3- CALIBRATION, SURVEILLANCE MODE INTERIOR LIGHTING
- 5J9- CALIBRATION, TAILLAMP FLASHER, RED/WHITE
- 5L0- CALIBRATION, TAILLAMP FLASHER, RED/RED
- 5T5- SEATS, FRONT CLOTH AND SECOND ROW VINYL
- 6J7- FLASHER SYSTEM, HEADLAMP AND TAILLAMP
- 9C1- IDENTIFIER FOR POLICE PACKAGE VEHICLE

- A2X- POWER SEAT ADJUSTER (DRIVERS SIDE)
- ATH- KEYLESS OPEN
- AYO- AIRBAGS, FRONTAL AIRBAGS FOR DRIVER AND FRONT
- BCV- LOCK CONTROL DRIVER SIDE AUTO DOOR LOCK DISABLE

- BGG- FLOOR COVERING, BLACK RUBBERIZED VINYL
- CJ2- AIR CONDITIONING, TRI-ZONE AUTOMATIC CLIMATE
- K34- CRUISE CONTROL, ELECTRONIC WITH SET AND RESUME
- KC4- COOLIN, ETERNAL ENGINE OIL COOLER, HEAVY DUTY
- K14- POWER OUTLETS, 2, 120-VOLT, LOCATED ON THE REAR
- KNP- COOLING AUXILIARY TRANSMISSION OIL COOLER, HEAVY DUTY
- KX4- ALTERNATOR, 250 AMPS
- N37- STEERING COLUMN, MANUAL TILT AND TELESCOPIC
- 3 YEARS OF ONSTAR REMOTE ACCESS
- R6Q- PROCESSING OPTION
- RC1- SKID PLATE, FRONT

- PRF- 3 YEARS OF ONSTAR REMOTE ACCESS
- R6Q- PROCESS OPTION
- RC1- SKID PLATE, FRONT
- T66- WIRING PROVISION, FOR OUTSIDE MIRRORS AND CARGO
- T8Z- BUCKLE TO DRIVE
- TB4- LIFTGATE, REAR MANUAL

- UD5- FRONT AND REAR PARK ASSIST
- UE1- ONSTAR AND CHEVROLET CONNECTED SERVICES
- UK3- STEERING WHEEL CONTROLS, MOUNTED AUDIO
- UT7- GROUND WIRES, BLUT CUT CARGO AREA
- UTJ- THEFT DETERRENT SYSTEM, CONTENT, ELECTRICAL
- UVB- REAR VISION CAMERA

- V03- COOLING SYSTEM, EXTRA CAPACITY
- VK3- LICENSE PLATE FRONT MOUNTING PACKAGE
- VQ2- FLEET PROCESSING OPTION
- WUA- FASCIA, FRONT HIGH-APPROACH ANGLE
- YK6- SEO PROCESSING OPTION
- Z56- SUSPENSION PACKAGE, HEAVY- DUTY, POLICE RATED
- Z82- TRAILERING EQUIPMENT

TOTAL- \$55,900.00

David Williams

From: jamey@brannenmotors.com
Sent: Thursday, February 29, 2024 12:21 PM
To: David Williams
Subject: RE: New Vehicles

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

Hey Chief,

I do have Tahoes and Explorers available. The Explorers are \$46,000.00 for the 3.3L V6 and \$48,500 for the EcoBoost 3.0L turbo. They come with rear A/C and Remote Keyless Entry. I have both available now in black with other colors coming over the next couple of months. Let me know if you have any questions or would like to reserve anything and I'll be happy to assist.

Best Regards,
Jamey Reed
Brannen Motor Company

-----Original Message-----

From: "David Williams" <DWilliams@McDonoughGa.org>
Sent: Thursday, February 29, 2024 12:15pm
To: "jamey@brannenmotors.com" <jamey@brannenmotors.com>
Subject: New Vehicles

Good afternoon Jamey:

You recently sent an email to Battalion Chief Barry Jenkins about 2024 Tahoes available; see attached. Do you still have any available, and do you have any of the Ford Explorers available? If so, will you please email me the package, color(s) and pricing information?

Thank you!



Contact: (770) 872-0868 527 Atlanta Rd, Cumming, GA 30040



ANDEAN
Established 1918

**No SSN
or DOB!**



Home of INSTANT Online Preapprovals



NO EFFECT ON CREDIT SCORE



INSTANT DECISION, KNOW IF YOU QUALIFY



NEW 2024 CHEVROLET TAHOE LS

130 views in the past 7 days



On The Lot at Andean Chevrolet

Detailed Pricing

MSRP	\$59,490
	-\$2,024

Andean Price	\$57,466
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Andean Price <u>Detailed Pricing</u>	\$57,466
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We're here to help (770) 872-0868



What's Your Trade-In Worth?

Get your Kelley Blue Book® Trade-In Value.

Make/Model

VIN

License Plate

NEW 2024 CHEVROLET

TAHOE LS

130 views in the past 7 days

On The Lot at Andean Chevrolet

Detailed Pricing

MSRP \$59,490
-\$2,024

Andean Price \$57,466

Andean Price
Detailed Pricing \$57,466

We're here to help (770) 872-0868



What's Your Trade-In Worth?

Get your Kelley Blue Book® Trade-In Value.

Make/Model VIN License Plate

Enter Year Make Model Trim

VEHICLE RECORDS™

CLICK FILE TO VIEW

Impel 360 Walk Around What is iPacket? Original MSRP / Option... Warranty

Video Test Drive Apply for Financing About Us
(https://www.andeanchevy.com/fi

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powered by iPacket®

Exterior Color

Summit White

Interior Color

Gideon/Very Dark
Atmosphere, Premium
cloth seat tr

Drivetrain

RWD

Engine

5.3L V8 engine

VIN

Fuel Economy

1GNSCMKD5RR151312

15/20 MPG City/Hwy

Stock Number

[Details](#)

R1631

Transmission

Automatic



CHEVROLET

Connected by 

REMOTE ACCESS PLAN
INCLUDED FOR 3 YEARS

Detailed Specifications

- WARRANTY
- SEATS AND TRIM
- POWERTRAIN
- SPECS AND DIMENSIONS
- ENTERTAINMENT
- EXTERIOR
- INTERIOR
- MECHANICAL
- PACKAGE
- SAFETY-EXTERIOR
- SAFETY-INTERIOR
- SAFETY-MECHANICAL



GMC

SouthTowne
Your Dealer For Life!
([HTTPS://WWW.SOUTHTOWNECHEVROLET.COM](https://www.southtownechevrolet.com))

(/)



NEW 2024 CHEVROLET TAHOE LS

VIN: 1GNSKMKD1RR169194 STOCK: 2D60416

MSRP	\$62,490(https://www.southtownechevrolet.com/inventory/new-2024-chevrolet-tahoe-ls-four-wheel-drive-suv-1gnskmkd1rr169194/)
Dealer Discount*	-\$4,000(https://www.southtownechevrolet.com/inventory/new-2024-chevrolet-tahoe-ls-four-wheel-drive-suv-1gnskmkd1rr169194/)
Sale Price	\$58,490 (https://www.southtownechevrolet.com/inventory/new-2024-chevrolet-tahoe-ls-four-wheel-drive-suv-1gnskmkd1rr169194/)

See Important Disclosures Here

Get Price Quote

Confirm Availability

Value Your Trade (/value-your-trade/)

Search

Contact

Explore Payments

Glovebox
(/glovebox/)

TEXT USCHAT LIVE

Basic Info

EXTERIOR:	Summit White
DRIVETRAIN:	Four Wheel Drive
INTERIOR:	Jet Black, Premium cloth seat trim
TRANSMISSION:	Automatic
ENGINE:	5.3L V8 engine
FUEL EFFICIENCY:	15 CITY / 20 HWY

David Williams

From: Christa Mooney <christa@bellamystrickland.net>
Sent: Friday, March 1, 2024 4:22 PM
To: David Williams
Subject: RE: Availability & Price Quote

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

Chief:

Good afternoon.

I hope all is well.

Listed below are Tahoes that I show either in stock or in production:

Red Tintcoat 2wd LT List price \$69,875

Black 4x4 High Country List price \$91,000

Gray

Red Tintcoat

Silver 4x4 LTZ List price \$75,400

I could possibly try to order a "retail sold" unit for you, just not sure how long it would take to get here. I can not order fleet right now (all fleet has been cut off for 2024).

Christa Mooney

Bellamy-Strickland Fleet and Commercial Truck Sales

103 Park West Dr.

McDonough, GA 30253

770-954-3017 ; fax 770-954-3014

From: David Williams <DWilliams@McDonoughGa.org>

Sent: Thursday, February 29, 2024 3:02 PM

To: Christa Mooney <christa@bellamystrickland.net>

Subject: Availability & Price Quote

Christa Mooney:

Can you please supply me with availability and pricing of a 2023 or 2024 Chevrolet Tahoe? I'd prefer white and V8; no specific package, options, interior color / material, but prefer keyless entry and remote start.

Thank you,



Dave Williams, Fire Chief
McDonough Fire Department
Office: 678-782-6252
Cell: 678-350-8044
Fax: 678-782-6466
DWilliams@McDonoughGa.org

Disclaimer: This email, along with any files, documents, and/or attachments thereto, is intended only for use of the addressee(s) named herein and may contain legally privileged or otherwise private information. If you are not the intended recipient(s) or have received this email in error, you are hereby notified that any dissemination, distribution or copying of any information contained in or attached to this email, is strictly prohibited; you're instructed to notify me immediately by return email or phone call to a number listed above and permanently delete the original and any copy of this email in its entirety or any portion thereof. This communication does not form any contractual obligation on behalf of the sender, the sender's employer, affiliates or subsidiaries.

Call Us

Chat

Contact

Directions

NEW 2024 CHEVROLET TAHOE LT REAR WHEEL DRIVE SUV

VIN: 1GNSCKD2RR167795 STOCK: 14764

 <https://www.bellamystrickland.com/inventory/new-2024-chevrolet-tahoe-lt-rear-wheel-drive-suv-1gnsckd2rr167795/printvdp>



MSRP \$69,875(<https://www.bellamystrickland.com/inventory/new-2024-chevrolet-tahoe-lt-rear-wheel-drive-suv-1gnsckd2rr167795/>)
NET PRICE \$69,875(<https://www.bellamystrickland.com/inventory/new-2024-chevrolet-tahoe-lt-rear-wheel-drive-suv-1gnsckd2rr167795/>)

Please contact dealer for final sales price.
 Details

Check Availability

Calculate Your Payment

Schedule a Test Drive

I'm here and ready to help!

Search

Contact

 Glovebox
(/glovebox/)

Chat

Ask me anything...



Basic Info

EXTERIOR:	Radiant Red Tintcoat
DRIVETRAIN:	Rear Wheel Drive
INTERIOR:	Jet Black, Leather-Appointed seating surfaces 1st and 2nd row
TRANSMISSION:	Automatic
ENGINE:	5.3L V8 engine
FUEL EFFICIENCY:	15 CITY / 20 HWY
MILEAGE:	5
CITY MPG	15
HWY MPG	20

Speedway Ford

Date: 2/29/2024

Salesperson:

Manager: Walter Wolfe

FOR INTERNAL USE ONLY

CUSTOMER

Home Phone :

Address :

Work Phone :

E-Mail :

Cell Phone :

VEHICLE

Stock # : 24T074

New / Used : New

VIN : 1FMSK8DH5RGA36008

Mileage: 4

Vehicle : 2024 Ford Explorer

Color : STAR WHITE MET

Type : XLT 4dr 4x4

K8D

Market Value Selling Price	43,100.00
Discount	1,000.00
Adjusted Price	42,100.00
Taxable Fees (Estimated)	89.00
Doc Fee	599.00
GATAVT	.00
Non Tax Fees	46.00
Cash Deposit	.00
Balance	42,834.00

Customer Approval:

Management Approval:

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

Speedway Ford

Date: 2/29/2024

Salesperson:

Manager:

Walter Wolfe

FOR INTERNAL USE ONLY

CUSTOMER

Home Phone :

Address :

Work Phone :

E-Mail :

Cell Phone :

VEHICLE

Stock # : 23T302

New / Used : New

VIN : 1FMSK7DH9PGC09990

Mileage: 4

Vehicle : 2023 Ford Explorer

Color : STAR WHITE MET

Type : XLT 4dr 4x2

K7D

Market Value Selling Price	48,625.00
Discount	2,973.00
Adjusted Price	45,652.00
Taxable Fees (Estimated)	89.00
Doc Fee	599.00
GATAVT	.00
Non Tax Fees	46.00
Cash Deposit	.00
Balance	46,386.00

Customer Approval:

Management Approval:

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

Speedway Ford

Date: 2/29/2024

Salesperson: _____

Manager: Walter Wolfe

FOR INTERNAL USE ONLY

CUSTOMER

Home Phone : _____

Address : _____

Work Phone : _____

E-Mail : _____

Cell Phone : _____

VEHICLE

Stock # : 24T050

New / Used : **New**

VIN : 1FMSK8DH1RGA10246

Mileage: 4

Vehicle : 2024 Ford Explorer

Color : ICONIC SILVER M

Type : XLT 4dr 4x4

K8D

Market Value Selling Price	45,885.00
Discount	1,000.00
Adjusted Price	44,885.00
Taxable Fees (Estimated)	89.00
Doc Fee	599.00
GATAVT	.00
Non Tax Fees	46.00
Cash Deposit	.00
Balance	45,619.00

Customer Approval: _____

Management Approval: _____

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

Date: 2/29/2024Salesperson: Kim MitchellManager: Kim MitchellCustomer ID #: 2031689

FOR INTERNAL USE ONLY

BUSINESS
NAME
CONTACTMCDONOUGH FIRE DEPTHome Phone : (678) 350-8306Address : 88 KEYS FERRY ST MCDONOUGH, GA 30253HENRYWork Phone : (770) 280-5498

E-Mail :

Cell Phone : (678) 410-3116

VEHICLE

Stock # : A14145New / Used : NewVIN : 1FMSK7DH1RGA14145Mileage: 0Vehicle : 2024 Ford ExplorerColor : STAR WHITE METType : XLT 4dr 4x2

Body Size :

Style :

Weight : 0

Unit Class :

Market Value Selling Price

44,640.00

Discount

488.00

Adjusted Price

44,152.00

DealerDoo

395.00

GATAVT

.00

Non Tax Fees

3.00

Cash Deposit

.00

Balance

44,550.00

Customer Approval: _____

Management Approval: _____

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

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

Quote

PHONE (912) 234-2600

FAX (912) 238-1369

Customer No.: MCDONOUGHFI

Quote No.: 97987

Quote To: **MCDONOUGH FIRE DEPT**
88 KEYS FERRY STREET
MC DONOUGH, GA 30253Ship To: **GRIFFIN INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
02/29/2024		Origin	NET 30	
Purchase Order Number		Sales Person	Quote Expires	
		ERIN.MCDONALD	03/30/2024	
Quantity	Item Number	Description	Unit Price	Amount
23-24 INT SUV				
1	WHE-GB8DDDD	LEGACY WC 48" RW/RW/RW/RW	2134.00	2134.00
1	WHE-MKAJ105	MKAJ105 ADJ STRAP 48-55" 20-23 INT SUV	0.00	0.00
1	WHE-HHS4206	HHS4206 SIREN AMP W/ KNOB & SLIDE CTRL	624.60	624.60
1	WHE-SA315P	Speaker 100 watt	173.29	173.29
1	WHE-SAK70	SA315P Mt Kit 21-23 Tahoe Driver or Pass	30.60	30.60
1	WHE-HOWLER	Howler 2 speakers/1 amp	693.75	693.75
1	WHE-HWLRB29	Howler Mounting Bracket 20-23 Police Int SUV for dual setup	0.00	0.00
2	WHE-MCRNTR	STUD MNT MICRON RED 2-IN GRILLE	94.20	188.40
2	WHE-IONR	ION LED LIGHT RED 2-CARGO	104.40	208.80
2	WHE-TLIR	ION T-SERIES LINEAR RED 2-BY TAG	100.80	201.60
2	WHE-TCRWX5-D	Tracer 5 LAMP WecanX DUO INC DUO head's Red/Clear **CCP NEEDED**	861.00	1722.00
2	WHE-TCRB50	Tracer Bkt 20 -23 SUV	30.00	60.00
1	WHE-CCP	Core Control Point * Needed if Not using Core WecanX **	133.20	133.20
1	HAV-C-VS-0618-INUT	VS-0618-INUT 24"flat console 20-23 INT SUV	439.60	439.60

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHFI

Quote No.: 97987

Quote To: **MCDONOUGH FIRE DEPT**
88 KEYS FERRY STREET
MC DONOUGH, GA 30253Ship To: **GRIFFIN INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
02/29/2024		Origin	NET 30	
Purchase Order Number	Sales Person		Quote Expires	
	ERIN MCDONALD		03/30/2024	
Quantity	Item Number	Description	Unit Price	Amount
1	HAV-C-CUP2-1001	CUP2-1001 Cupholder 4" Self Adjust	46.90	46.90
1	HAV-C-ARM-103	ARM-103 Armrest Top Mt Lg	127.40	127.40
1	HAV-C-EB40-CCS-1P	40-CCS-1P Equip Bkt for cctl6/canctl6 295ssa1	0.00	0.00
1	HAV-EB30-CHC-1P	Equipment Bracket 3" space Harris Ch-721 remote head	0.00	0.00
1	HAV-C-LP-2	2" Plate w/2 12vdc Lighter Outlets	39.90	39.90
1	HAV-C-MCB	Console Mic Clip Bracket	15.20	15.20
1	MAGMIC	Magnetic Mic MMSU-1	39.95	39.95
1		11" OF HAVIS FILLERS	0.00	0.00
1	HAV-C-HDM-204	hdm-204 8.5" Side Mt Pole w/short handle	161.00	161.00
1	HAV-C-MD-112	11" Slide Out Locking Swing Arm with Motion Adapter	256.90	256.90
1	HAV-DS-DELL-426	Docking Station w/Standard Port Replication & Power Supply-Dell Latitude Rugged Notebooks 5430, 7330, 5420 5424 & 7424	728.68	728.68
1		KUSSMAUL ON BOARD CHARGING UNIT W/ SUPER AUTO EJECT WHITE COVER	1252.00	1252.00
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	150.00	150.00
1	LABOR	Labor	1600.00	1600.00
1	SHIPPING		200.00	200.00

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHFI

Quote No.: 97987

Quote To: **MCDONOUGH FIRE DEPT**
88 KEYS FERRY STREET
MC DONOUGH, GA 30253Shlp To: **GRIFFIN INSTALL**

FAX NUMBER:

Date	Shlp Via	F.O.B.	Terms	
02/29/2024		Origin	NET 30	
Purchase Order Number	Sales Person		Quote Expires	
	ERIN MCDONALD		03/30/2024	
Quantity	Item Number	Description	Unit Price	Amount

Quote subtotal 11227.77

Quote total 11227.77

Pricing subject to Manufacture price increases

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHFI

Quote No.: 97986

Quote To: MCDONOUGH FIRE DEPT
88 KEYS FERRY STREET
MC DONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
02/29/2024		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		ERIN-MCDONALD		03/30/2024
Quantity	Item Number	Description	Unit Price	Amount

2023-24 TAHOE

1	WHE-GB2DDDD	LEGACY DUO 54" R/C CORNERS RED/WHITE FRONT RED/AMBER REAR	2134.00	2134.00
1	WHE-MKAJ101	Adj Mt Kit #101 21 Tahoe	0.00	0.00
1	WHE-HHS4200	SIREN AMP W/ HAND-HELD CONTR	513.60	513.60
1	WHE-SA315P	Speaker 100 watt	173.29	173.29
1	WHE-SAK70	SA315P Mt Kit Chevy Tahoe, 2021	30.60	30.60
1	WHE-HOWLER	Howler 2 speakers/1 amp *Specify Mt Bkt's *	555.00	555.00
1	WHE-HWLRB32	Howler Mt Bkt	160.80	160.80
23-24 TAHOE				
6	WHE-IONR	ION LED LIGHT RED 2 CARGO 4 GRILLE	104.40	626.40
2	WHE-TLIR	ION T-SERIES LINEAR RED FLUSH BY THE TAG	100.80	201.60
2	WHE-IONR	ION LED LIGHT RED REAR TOP BY BRAKE LIGHTS	104.40	208.80
2	WHE-TCRWX5-D	Tracer 5 LAMP WecanX DUO INC DUO head's Red/Clear YES CCP, NEW TRACERS	861.00	1722.00
2	WHE-TCRB54A	Tracer Mt Bkt 21 Tahoe	64.20	128.40
1	WHE-CCP	Core Control Point * Needed If Not using Core WecanX **	133.20	133.20

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHFI

Quote No.: 97986

Quote To: MCDONOUGH FIRE DEPT
88 KEYS FERRY STREET
MC DONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms		
02/29/2024		Origin	NET 30		
Purchase Order Number		Sales Person		Quote Expires	
		ERIN-MCDONALD		03/30/2024	
Quantity	Item Number	Description	Unit Price	Amount	
1	HAV-C-LP-2	2" Plate w/2 12vdc Lighter Outlets	39.90	39.90	
1	HAV-EB30-CHC-1P	Equipment Bracket 3" space Harris Ch-721 remote head	0.00	0.00	
1	HAV-C-AS-840-8	8" Enclosed 8 Deep 40 Angled *MOUNT BRACKETS NOT INCLUDED	189.70	189.70	
1	HAV-C-B72	3-PIECE HUMP MOUNT BRACKET 23 Tahoe	82.60	82.60	
1	HAV-C-MC	Console Mic Clip	11.20	11.20	
1	HAV-C-MCB	Console Mic Clip Bracket	13.30	13.30	
1	HAV-C-FP-3	3 Filler Plate Console	0.00	0.00	
1	HAV-DS-DELL-426	Docking Station w/Standard Port Replication & Power Supply-Dell Latitude Rugged Notebooks 5430, 7330, 5420 5424 & 7424	728.68	728.68	
1	HAV-PKG-PSM-1003	PKG-PSM-1003 Computer mt 21 Tahoe HDM-1003, HDM-304, HDM-209, MD-202	403.90	403.90	
1		KUSSMAUL ON BOARD CHARGING UNIT WITH SUPER AUTO EJECT/white cover	1252.00	1252.00	
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	150.00	150.00	
1	LABOR	Labor INSTALL ABOVE NO RADIO INSTALL	1600.00	1600.00	
1		freight per vehicle of equip with Kusssmaul	200.00	200.00	

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHFI

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88 KEYS FERRY STREET
MC DONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

FAX NUMBER:

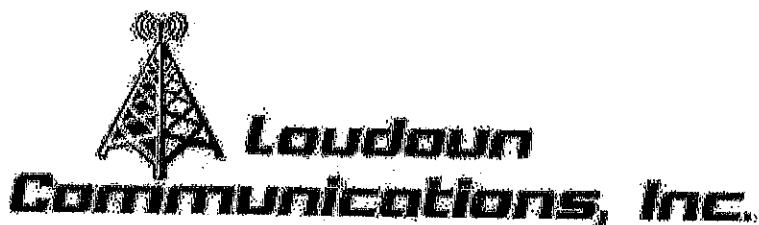
Date	Ship Via	F.O.B.	Terms	
02/29/2024		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		ERIN-MCDONALD		03/30/2024
Quantity	Item Number	Description	Unit Price	Amount

Quote subtotal 11258.97

Quote total 11258.97

Pricing subject to Manufacture price increases

Thank You



Sales Proposal

5680 Stitche Court
Douglasville GA 30134
Phone: (770) 948-9566
Fax: (770) 948-9532

Two-Way Radios * Data Communications * 911 Consoles * Sirens

By: Dianna Beckstedt

Email: Dianna@Loudouncomm.net

Date: 2024-03-05 No: LC-14592

Qty	Model	Description	Price ea.	Total
1	LABOR	Installation of customer provided radio into new SUV, includes service call	\$275.00	\$275.00
1	204468/90942	Low profile Antenna, coax, connector	\$85.00	\$85.00
1	CA-012616-001	Power cables-control head	\$88.80	\$88.80
1	CA-012365-001	Power cable-radio body	\$74.00	\$74.00
1	CA-009562-030	CAN bus cable	\$85.10	\$85.10

Quotation To:

Company: McDonough Fire Department

Address: Attn: Accounts Payable

88 Keys Ferry

McDonough GA 30253

Attn: David Williams

Email: dwilliams@mcdonoughga.org

Phone: (770) 957-1333

Fax: (678) 432-0400

Equipment \$607.90

Sales Tax \$0.00

Installation \$0.00

Deposit \$0.00

Total Sale \$607.90

(Pricing valid for 30 days from proposal date)

(Shipping may be additional if not included in Proposal)

David Williams

From: Barry Jenkins
Sent: Thursday, June 29, 2023 3:29 PM
To: David Williams
Subject: FW: TAHOE
Attachments: MFD TAHOE.jpg

Sent from my Galaxy

----- Original message -----

From: signcraft@bellsouth.net
Date: 6/29/23 3:26 PM (GMT-05:00)
To: Barry Jenkins <BJenkins@McDonoughGa.org>
Subject: TAHOE

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

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

Proof attached for your Tahoe, please review it carefully and confirm all text, spelling, size, colors and layout. Let me know if you need to make any changes or **REPLY IF PROOF AND QUOTE ARE APPROVED TO PROCEED.**

2023 WHITE TAHOE / GRAPHICS TO INCLUDE:
PRINTED REFLECTIVE LAMINATED CHEVRONS ON REAR
NON REFLECTIVE PRINTED LAMINATED STRIPES ON 2 SIDES
CUT NON REFLECTIVE BLACK WITH 22K SIGN GOLD LARGE ENGINE TURN VINYL ON ALL GOLD/BLACK
LETTERING AND TAG
1 – WHITE ALUMINUM TAG
GRAPHICS INSTALLED AS SHOWN @ \$ 1625

Upon **APPROVAL** of this proof we will proceed with production of your order and payment will be due when completed.

David Williams

From: slgncraftgraphic@gmail.com
Sent: Monday, September 18, 2023 11:23 AM
To: David Williams
Cc: bjenkins@mcDonoughga.org
Subject: LETTERS FOR TAHOE HOOD
Attachments: MFD TAHOE HOOD.jpg

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

Good morning Dave and Buddy, attached is a proof and below a quote to add McDonough fire to the front of the tahoe that we discussed when it was picked up. Let us know and we'll get it ready for you guys and back in to install.

Proof attached for your sign order, please review it carefully and confirm all text, spelling, phone numbers, size, colors and layout. Let me know if you need to make any changes or **REPLY IF PROOF AND QUOTE ARE APPROVED TO PROCEED.**

QTY. 1 -- CUT VINYL GOLD/BLACK INSTALLED @ \$125.00

Upon **APPROVAL** of this proof we will proceed with production of your order and payment will be due when completed.

Thanks!



ROBERT REAGAN
2951 Commerce Place
McDonough, GA 30253

P 770-957-9697 F 770-957-9614

CHECK OUT OUR NEW WEBSITE: www.SignCraft-Ga.com

Auto Expressions
 280 Macon Street
 McDonough, GA 30253
 678-432-0004
 STC 1

Customer Name			
Name And Address Phone SalesP	Dept McDonough Fire	Blank Date!	
	678-782-6250 Drop Off	<u>Day</u>	
	Installer ID	<u>Time</u>	
Dept McDonough Fire			
		SUBTOTAL	140.00
		TOTAL W/TAX	140.00

This is an Estimate for Installation and/or sale of the following:			
Qty	Description	Price	Amount
1	TINT 2FRUS AND F/S	140.00	140.00

Thank You
Auto Expressions
 280 Macon Street
 McDonough, GA 30253

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5 OF THE CITY OF MCDONOUGH,
GEORGIA, CODE OF ORDINANCES TO ALLOW TO-GO COCKTAIL SALES IN
ACCORDANCE WITH SENATE BILL 236 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 are the Mayor and Council ("City Council") thereof;

WHEREAS, the City is authorized pursuant to Section 2.17(b) of the City Charter to adopt ordinances, resolutions, rules and regulations deemed necessary, expedient, or helpful for the good order, welfare, prosperity and well-being of the City;

WHEREAS, Title 5, Chapter 5.24, of the City Code of Ordinances provides regulations governing the sale and service of alcoholic beverages in the City;

WHEREAS, in May 2021, Governor Kemp signed Senate Bill 236 into law (See O.C.G.A. § 3-3-11);

WHEREAS, Senate Bill 236 allows for the sale of mixed drinks for off-premises consumption with purchase of food from an appropriately licensed restaurant;

WHEREAS, the City Council desires to amend the City Code of Ordinances to allow for the to-go sales of mixed drinks as allowable by, and in accordance with, Senate Bill 236;

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

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

Section 1. Title 5, Chapter 5.24, Article III, Division 1, of the City of McDonough Code of Ordinances, is hereby amended by adding 5.24.313 - Off-premises consumption in approved containers, to read as follows:

TITLE 5 - BUSINESS LICENSES AND REGULATIONS

CHAPTER 5.24 - ALCOHOLIC BEVERAGES

ARTICLE III - REGULATIONS

**DIVISION 1 - REGULATIONS FOR ALL ESTABLISHMENTS AND OTHER
PROPERTY OPEN TO THE PUBLIC**

5.24.313 - Off-premises consumption in approved containers.

If an eating establishment holds a valid license to sell beer, wine and/or distilled spirits for on-premises consumption, it shall be authorized to sell unopened containers of beer, wine and/or mixed drinks (in accordance with the regulations of O.C.G.A. § 3-3-11) for carry-out or curbside pickup for consumption off-premises.

Section 2. 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 3. 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 4. 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 February, 2024.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

APPROVED AS TO FORM:

Emilia C. Walker, City Attorney

AGENDA ITEM SUMMARY
March 18, 2024, City Council Meeting
Item Number: 10



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

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

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed per schedule herein:

- 10/10/2023 Municipal Planning Commission Workshop
- 11/2/2023 City Council Workshop
- 2/13/2024 Municipal Planning Commission Public Review
- 2/19/2024 City Council Public Hearing & Vote (Deferral)
- **3/18/2024 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Concept Plan Review

– Motion made to recommend Approval of the request by Jerry Hayes, Seconded by Calvin McClendon. Motion Passed (4-1)

CDD –Approval of the Concept Plan.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

Refer to Final Staff Report



City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only

Case Petition: 230805

Applicant: Jason Fritz of SW West McDonough, LLC

Address/Location: 2060 Industrial Pkwy

Council District: #4 Kam Varner

Request: **A petition to approve the Concept Plan** as required per zoning conditions within ORD #05-02-07003(Z).

Land Lot District: 195 of the 7th District

Tract Size: Approximately 1.41 +/- (094-01051000)
(further known as POD U)

Meetings

10/10/23 Planning Commission Workshop

11/2/23 City Council Workshop

2/13/24 Planning Commission "Public Review"

2/19/24 City Council "Public Hearing"

Background Information

In 2005, the subject property was rezoned to C-2 (Central Commercial) with conditions per ORD. #05-02-07003(Z). The conditions state that **all proposed development shall require the review and approval of the conceptual site plans by the Mayor and City Council.**



North Boundary

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

West Boundary

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

South Boundary

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

East Boundary

Zoned: M-1 (Light Industrial)
Land Use: U-Haul Storage



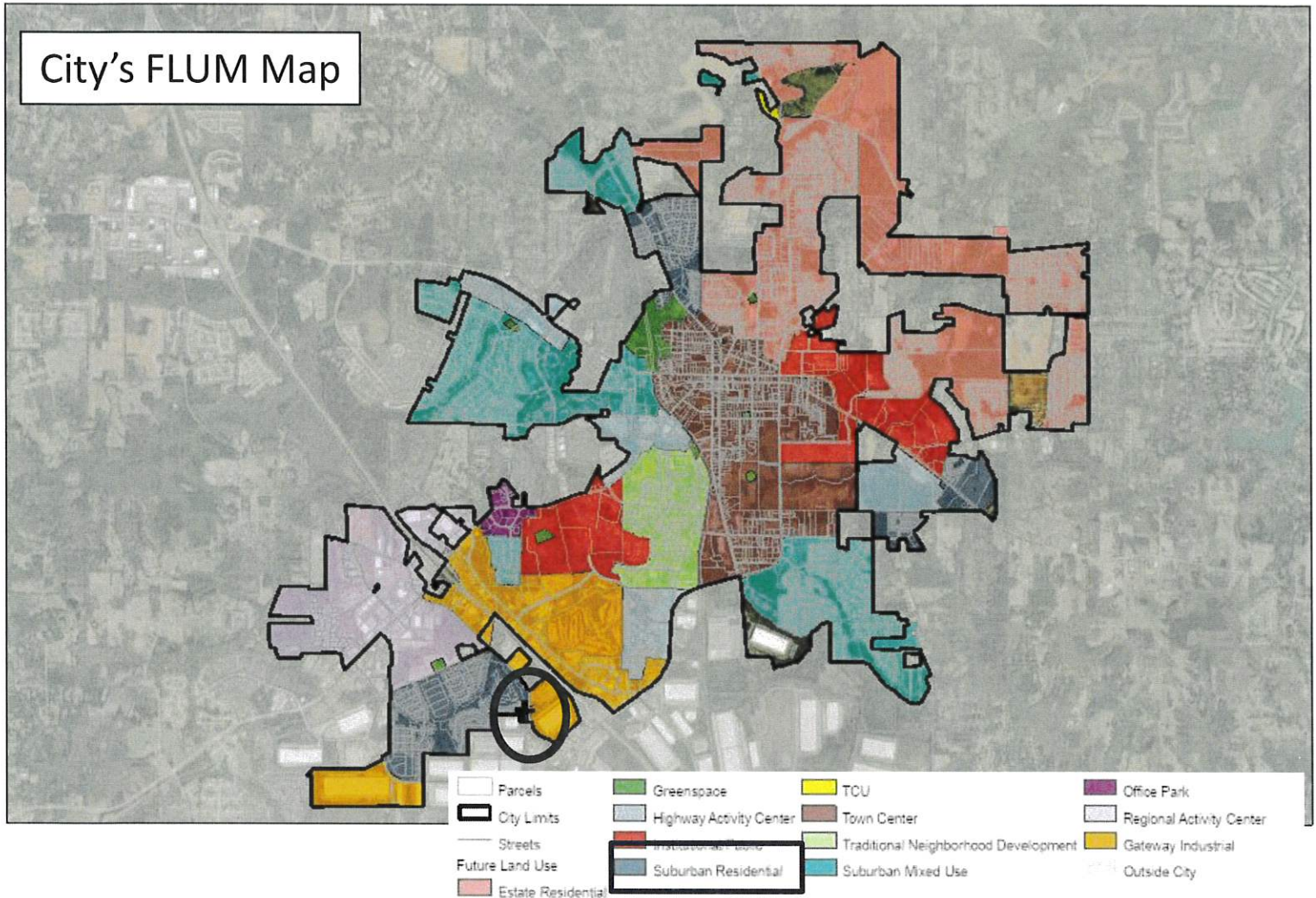
City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only

City's FLUM Map



Parcel Map



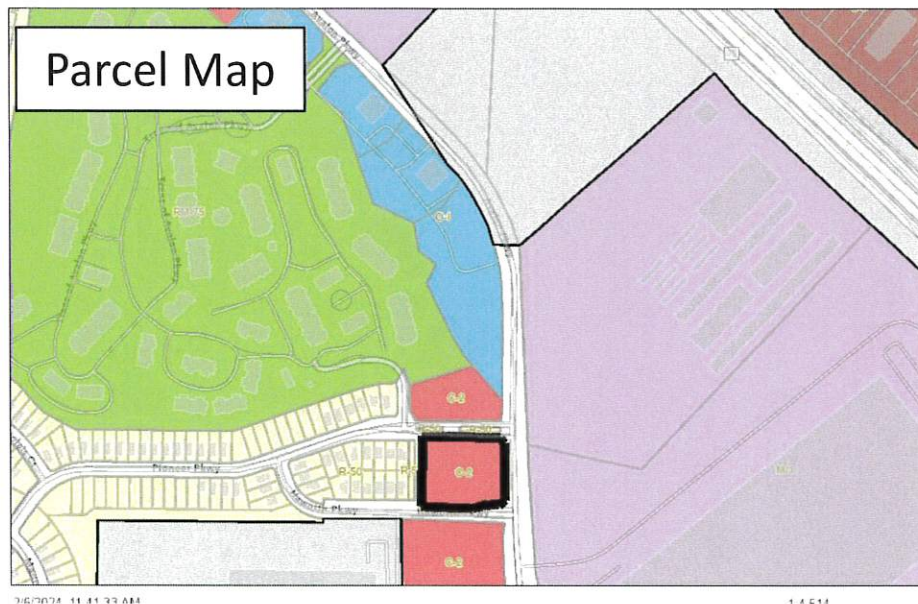
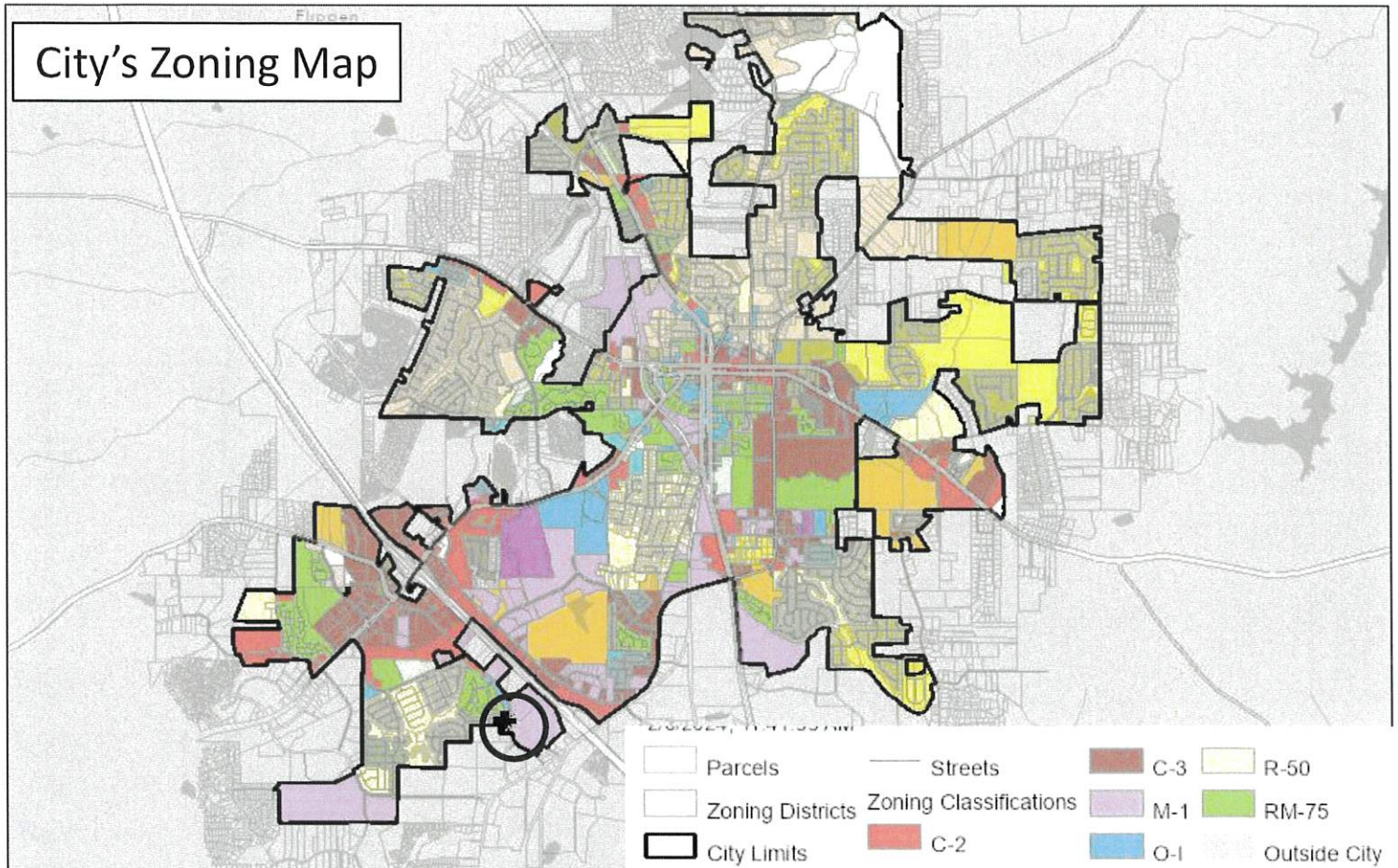


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only





City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only

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

N/A (Use approved during February 7, 2005, Mayor/Council Public Hearing)

Department Name: McDonough Police

Comments: Not a reviewing agency (USE APPROVED)

Department Name: McDonough Fire

Comments: No initial comments returned – official plan review required

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: No initial comments returned – official plan review required

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 Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.

[illegible]



City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

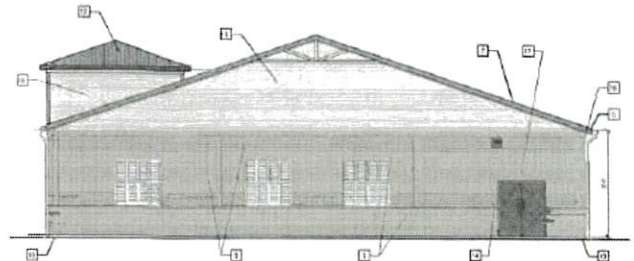
For Recommendation Only

Conceptual Facades

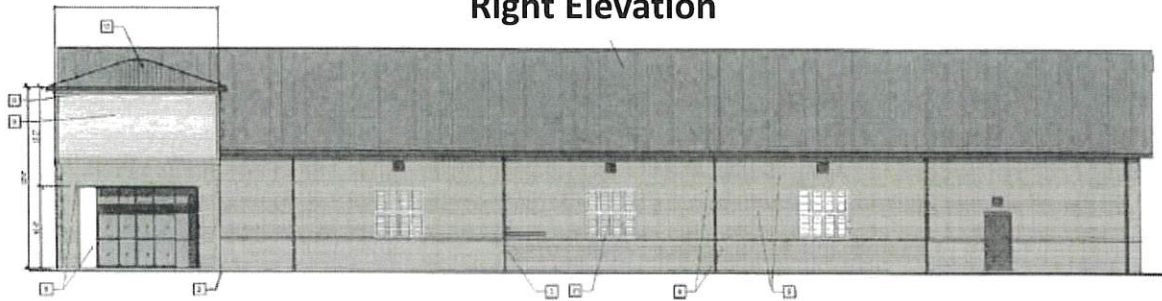
Front Elevation



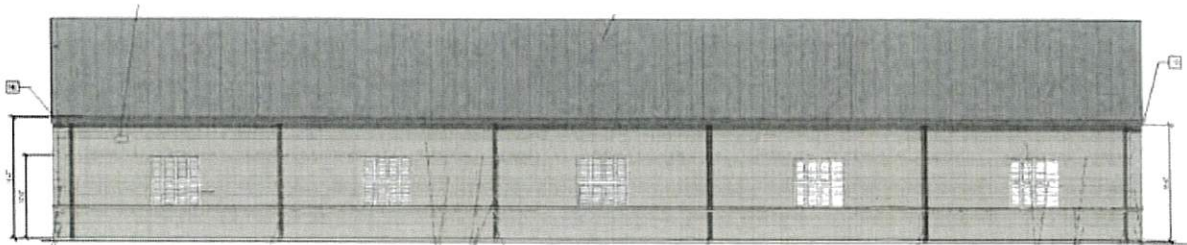
Rear Elevation



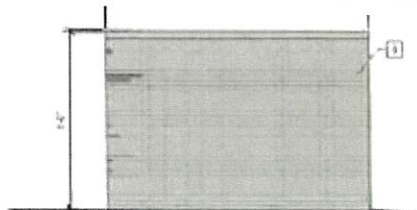
Right Elevation



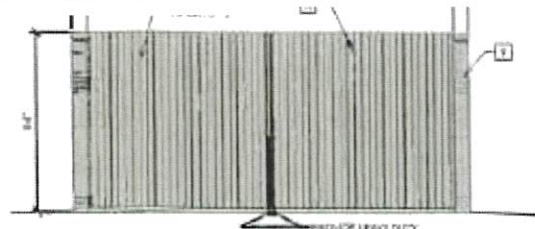
Left Elevation



Dumpster Enclosure



Side Elevation



Front Elevation



City of McDonough, GA
Community Development Department
Concept Compliance Staff Report
For Recommendation Only

Conceptual Plan's Ordinance Requirements

	Provided
Natural Environment	
Provide 20 ft. landscape strip adjacent to Avalon Pkwy, Haworth Pkwy & proposed adjacent rights-of-way	Y
Decorative accent capstone fencing/wall along rights-of-way	Y
Street trees along Avalon Pkwy, Haworth Pkwy & proposed rights-of-way	Y
Provide a 5 ft. landscape strip adjacent to all external property lines (non-residential & non-multi-family)	Y
Provide a 10 ft. landscape strip between internal property lines	Y
Provide a 50 ft structure setback where abutting residential zones properties which shall contain a 20 ft replanted buffer	Y
Human Infrastructure	
Provide 5 ft. sidewalks & bicycle path adjacent to Avalon Pkwy, Haworth Pkwy & proposed rights-of-way	Existing
A raised pedestrian path (hard surfaced) min. of 5 ft. in width shall direct patrons to the front door of the business from Avalon Pkwy frontages and interlink with the required sidewalk.	Y
Pedestrian pathways, min. 5 ft. in width, shall be provided to adjacent properties.	Existing
Architectural designed streetlights along Avalon Pkwy and Haworth Pkwy	Y
Built Environment	
Structures shall be residential in appearance with pitched roofs (real or simulated and architectural features that provide connectivity to other Avalon properties if development 2 or fewer stories.	Y
Dumpster enclosures shall be constructed of 3-sided brick or stone with screening gates.	Y
80% of site parking shall be located in the side or rear yards with 20% allowed in the front yard.	Y



City of McDonough, GA
Community Development Department
Concept Compliance Staff Report
For Recommendation Only

Conceptual Plan's Ordinance Requirements

	Provided
Double row parking shall require a lineal shrubbery planting island, min. of 5 ft. in width to separate parking spaces.	NA
Inter-parcel access shall be required through all subdivided commercial parcels.	Y
No vehicular ingress/egress to Avalon/Industrial Pkwy.	Y
Vehicular ingress/egress to the site shall be from Haworth Pkwy and via required inter-parcel access.	Y
Detention/retention facilities, where provided, shall be located to the rear of the lot, except required buffers, and shall be incorporated into the approved landscape plan (<i>Applicant proposes underground retention</i>)	NA



City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only

Infrastructure:

Water Service:	Henry County Water Authority
Sewer Service:	Henry County Water Authority
Electricity:	Georgia Power
Telephone:	AT & T
Cable Television:	Spectrum
Schools:	Henry County Schools

Final Staff Recommendation by: Andrew Baker, Interim Community Development Director

The parcel of land (POD U) was approved for C-2 (central commercial) by Mayor and Council in 2005. According to the conditions, the parcel is limited to professional office uses, restaurants, and **retail stores** or shops per 17.64.010. The proposed use, Dollar Store, is considered a retail establishment. In addition, the nearest Dollar General is 3.1 miles northwest of the proposed location and the nearest grocery store (Publix Super Market) is 2.9 miles east. The proposed business is the “new-generation” Dollar General concept which includes fresh produce and home goods. During formal plan submittal, all development activity shall comply with the conditions of zoning (i.e., four-sided brick, pitch roofs, sidewalks, landscape, sanitation enclosure etc.) **Note: this is NOT a rezoning application or use request.**

Staff recommends **Approval** of the **Concept Plan** as required per zoning conditions within ORD #05-02-07003(Z).

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

AGENDA ITEM SUMMARY
March 18, 2024, City Council Meeting
Item Number: 11



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request for Case #**231203** (Jones Petroleum Co.) is to rezone parcel 076-01011000 from C-2 (Central Commercial) to C-3 (Highway Commercial). The address of the subject property is 1726 Hwy 20 W, which is the 4th Council District (Kam Varner).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following the schedule herein:

- 2/13/2024 Municipal Planning Commission Workshop
- 3/7/2024 City Council Workshop
- 3/12/2024 Municipal Planning Commission Public Review
- **3/18/2024 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Special Use Permit

– Motion made to recommend Approval of the request by Calvin McClenden, Seconded by Eric Calhoun. Motion Passed (5-0)

CDD –Approval of the Rezoning.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

NA



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Case Petition: 231203

Applicant: Mike Horne for Jones Petroleum Fuel Center

Address/Location: 1726 Hwy 20 W

Council District: 4 (Kam Varner)

Request: Rezoning to C-3 (highway commercial) to allow for a fuel station with a drive-thru fast-food restaurant.

Land Lot District: 192 & 193 of the 7th District

Tract Size: Approximately 2.46 +/- acres (076-01011000)

Meetings:

02/13/24 Planning Commission Workshop

03/7/24 City Council Workshop

03/12/24 Planning Commission "Public Review"

3/18/24 City Council "Public Hearing"

Background Information:

In 2003, the subject parcel was annexed into the City of McDonough. The current zoning of property C-2 (central commercial) with conditions per ORD #03-08-4001A, prohibits drive-thru fast-food restaurants.



North Boundary

Zoned: RM-75 (Single Family Residential)
Land Use: Residential

East Boundary

Zoned: C-2 (Central Commercial)
Land Use: O'Reilly Auto Parts

South Boundary

Zoned: Commercial (Henry County)
Land Use: Bank

West Boundary

Zoned: O-I (Office Institutional)
Land Use: Medical



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

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

► Isolated district	No
► Possible overtaxing load on public facilities	No
► Cost increase to the City(<i>Public Utilities, schools streets, other public safety measures</i>)	No
► Impact on environment	Yes
► Amendment will be a deterrent to adjacent properties	No
► Current zoning may be used for the purpose intended	No
The property must be rezoned to C-3 to allow the convenience store/gas station with a drive-thru restaurant.	
► Property to stay compatible with adjacent properties	Yes
► Property is consistent with FLUM	Yes
The FLUM states that the area is designated a Regional Activity Center.	
► Any character change to the Zoning District	No
► Does the amendment follow the zoning regulations	Yes
► Applicant submitted all information	Yes
► Any impact to neighboring residential properties	No
► Buffers have been adhered to	Yes

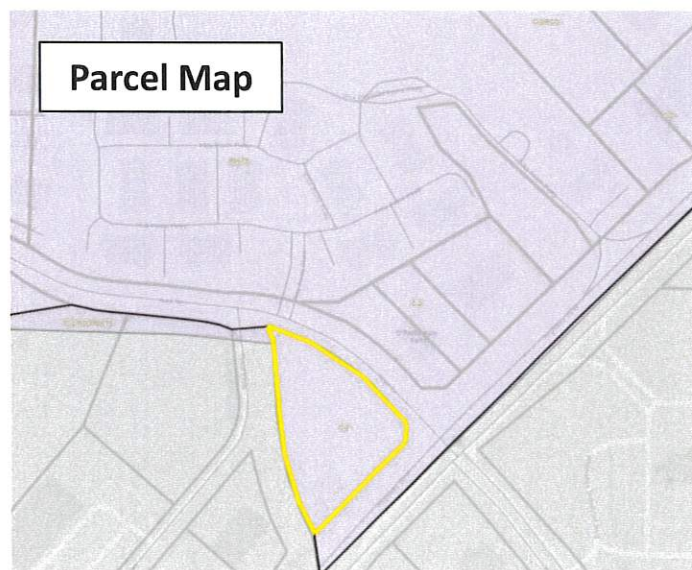
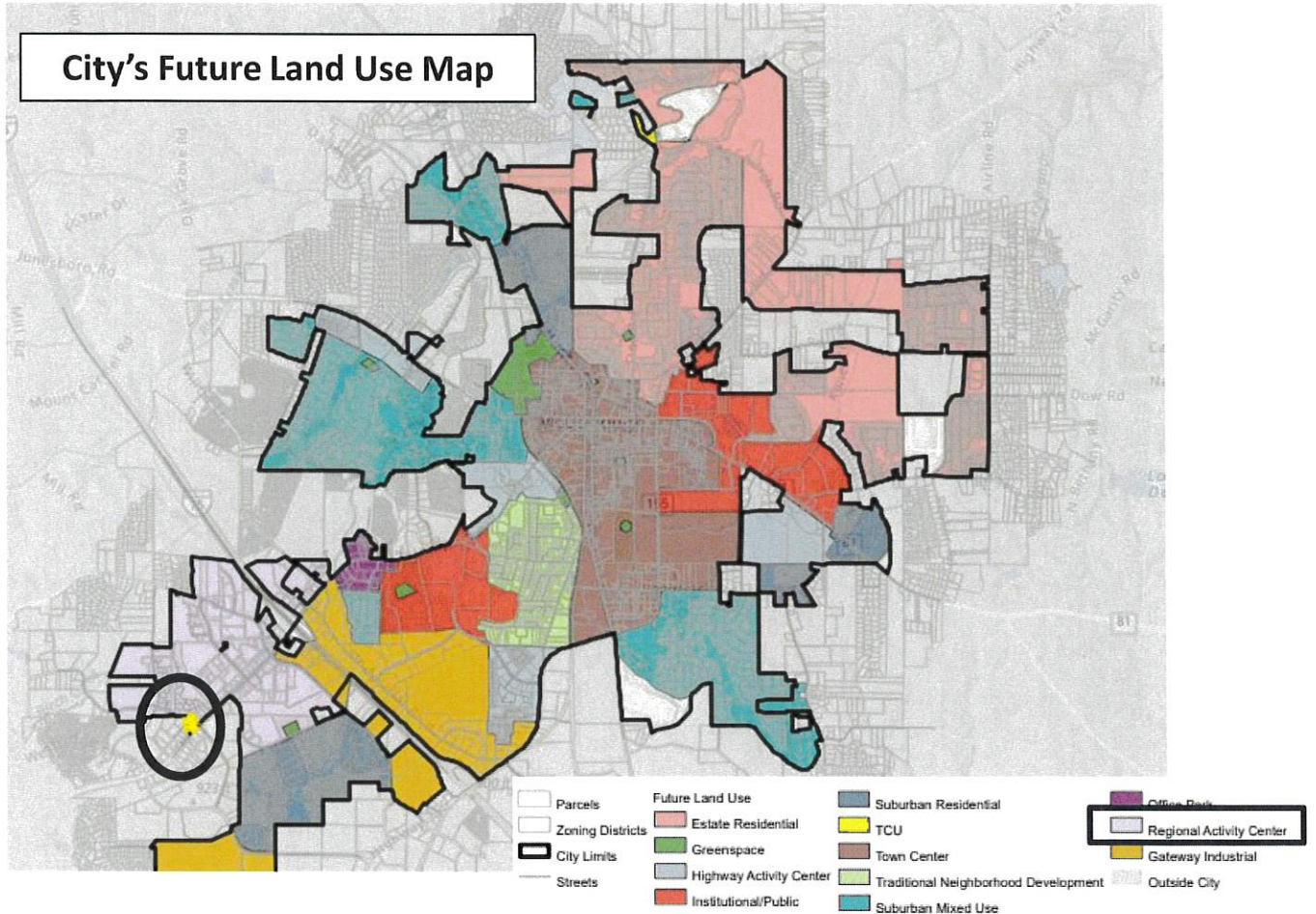


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only



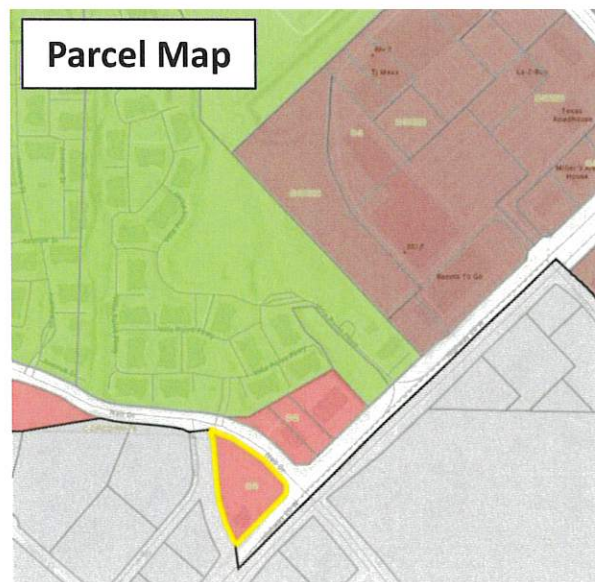
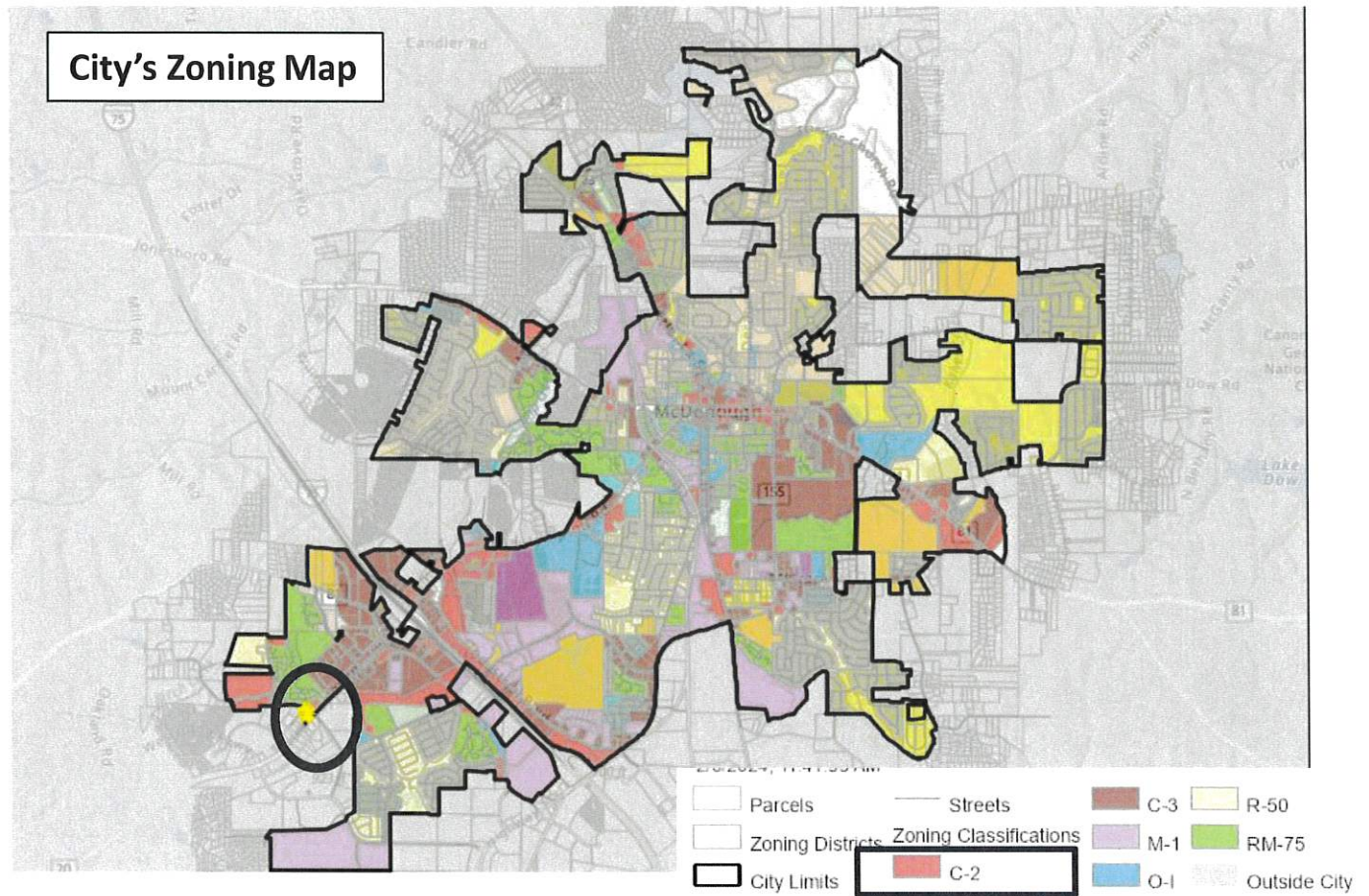


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only





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

Preliminary Site Plan





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

Preliminary Facade





City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

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 forthcoming.

Department Name: Stormwater

Comments: No initial comments returned. Official plan review forthcoming.

Department Name: Water Distribution

Comments: No initial comments returned. Official plan review forthcoming.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Infrastructure:	Water Service:	Henry County Water Authority
	Sewer Service:	Henry County Water Authority
	Electricity:	Georgia Power
	Telephone:	AT & T
	Cable Television:	Comcast
	Schools:	Henry County Schools

Final Staff Recommendation by: Andrew Baker, AICP, Interim Community Development Director

The site is located on a four-lane divided highway at the corner of Nail Road and SR 20. Although facing SR 20, the site will have access to Nail Road. According to the site plan submitted on December 12th, 2023, the architecture will be compatible with the surrounding architecture. The proposed structure utilizes brick with stucco accents for the primary convenience mart and restaurant. The proposed development is 0.8 miles from a Marathon Gas Station (Henry County) that does not have a drive-thru restaurant. The proposed use is commonly found along a commercial corridor and is not incompatible with the volume of cars along the roadway.

Recommends **Approval** of the Rezoning to **C-3 (Highway Commercial) with Conditions**

1. *The development shall be substantially in compliance with the conceptual site plan dated December 12th, 2023.*
2. *The development shall be landscaped and include fencing features consistent with the brick column and wood beams fencing as seen along SR 20.*

Natural Environment:

1. Extensive landscaping along Hwy 20 and Nail Road.
2. Architecturally designed street lights per review and approval by the Community Development Director and/or designee.
3. Trees shall be 3" caliper at the time of installation and a minimum 6' height.
4. Shrubs shall be 3-gallon minimum with full head at the time of installation.
5. Sod all distributed areas.

Human Environment:

1. Speakers shall be prohibited given the proximity to residential properties.
2. Install security cameras at the gas pumps.

Built Environment:

1. Structures shall be constructed of four (4) sided brick and/or stone and/or glass consistent with the architectural renderings submitted with this application. 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 divide effect. Neon and neon ascents shall be prohibited.



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

Built Environment:

1. Dumpster enclosure(s) shall be required and shall be constructed of three (3) -sided brick constructions with solid steel gates, heavy-duty hardware, and cane bolt hooks. Roof and drain structures shall be required for restaurant use(s).
2. Parking shall require a linear planting island, a minimum of five (5) feet in width to separate spaces.
3. Outdoor storage and display of vehicles is prohibited.
4. Ground-mounted signs shall be monument style, maximum six (6) feet in height with a reader board, with the property address identified in a minimum eight (8) inch copy. Only one monument sign shall be permitted per public road frontage regardless of the number of subdivided commercial parcels.
5. Wall signage shall be limited to one (1) sign per tenant elevation of the heated exterior wall and shall not face residentially zoned properties. Additional signage shall comply with all sign regulations.
6. Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.
7. All detention ponds shall be enclosed with a black 6' wrought iron fence and extensively landscaped with an evergreen screening: trees to be 6' in height and 3" caliper with a full canopy at the time of installation and native shrubs sized at 3 gallon with a full-head canopy.
8. No building construction shall commence without connection to public water and sewer.

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 24-03-18001(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **Mike Horne on behalf of William B. Jones (Jones Petroleum Company, Inc.) for Jones Petroleum Fuel Station:**

All that lot, tract or parcel of land, otherwise known 1726 Hwy. 20 W., further know as Parcel #076-01011000, lying and being in Land Lot(s) 192 & 193 of the 7th District of Henry County, Georgia, consisting of 2.46 +/- 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), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 18th day of March, 2024.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
March 18, 2024, City Council Meeting
Item Number: 12



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request for Case #**240101** (Lake Dow Storage Facility) to obtain a Special Use Permit for parcels 107-01034014 & 107-01034012. The address of the subject property is 11 Saras Bend, which is the 3rd Council District (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 2/13/2024 Municipal Planning Commission Workshop
- 3/7/2024 City Council Workshop
- 3/12/2024 Municipal Planning Commission Public Review
- **3/18/2024 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Special Use Permit

– Motion made to recommend Approval of the request by Jerry Hayes, Seconded by Brian Shullar. Motion Passed (5-0)

CDD –Approval of the Special Use Permit.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

NA



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Case Petition: 240101

Applicant: Merganser Enterprise, Inc. for Merganser Court at Lake Dow Storage Facility

Address/Location: 11 Saras Bend

Council District: 3 (Scott Reeves)

Request: Special Use Permit to allow for a multi-story climate-controlled storage facility.

Land Lot District: 153 of the 7th District

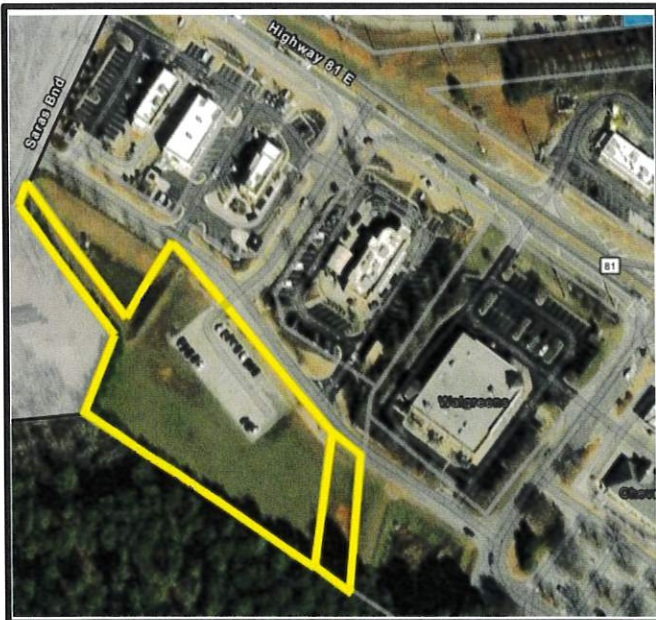
Tract Size: Approximately xxx +/- (Parcel 107-01034015 & a portion of 107-01034012)

Meetings:

02/13/24 Planning Commission Workshop
03/7/24 City Council Workshop
03/12/24 Planning Commission "Public Review"
03/18/24 City Council "Public Hearing"

Background Information:

The current zoning for the parcel is C-3 (highway commercial) with conditions per ORD #12-11-190002(Z).



North Boundary

Zoned: C-2 (*Central Commercial*)
Land Use: Publix Supermarket

East Boundary

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

South Boundary

Zoned: RA-200 (*Residential Agriculture District*)
Land Use: Undeveloped land

West Boundary

Zoned: Single Family Residential (*Henry County*)
Land Use: Residential



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

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

▶ Isolated District	No
▶ Possible overtaxing load on public facilities	No
▶ Cost increase to the City(<i>Public Utilities, schools streets, other public safety measures</i>)	No
▶ Impact on environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	Yes
▶ Property to stay compatible with adjacent properties	Yes
▶ Property is consistent with FLUM	Yes
▶ Any character change to the Zoning District	No
▶ Does the amendment follow the zoning regulations	Yes
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	No
▶ Buffers have been adhered to	Yes



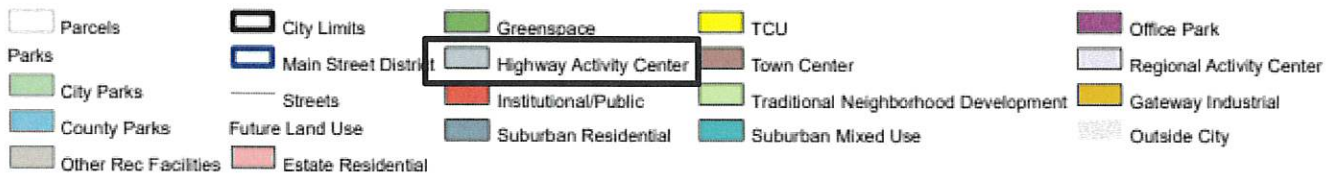
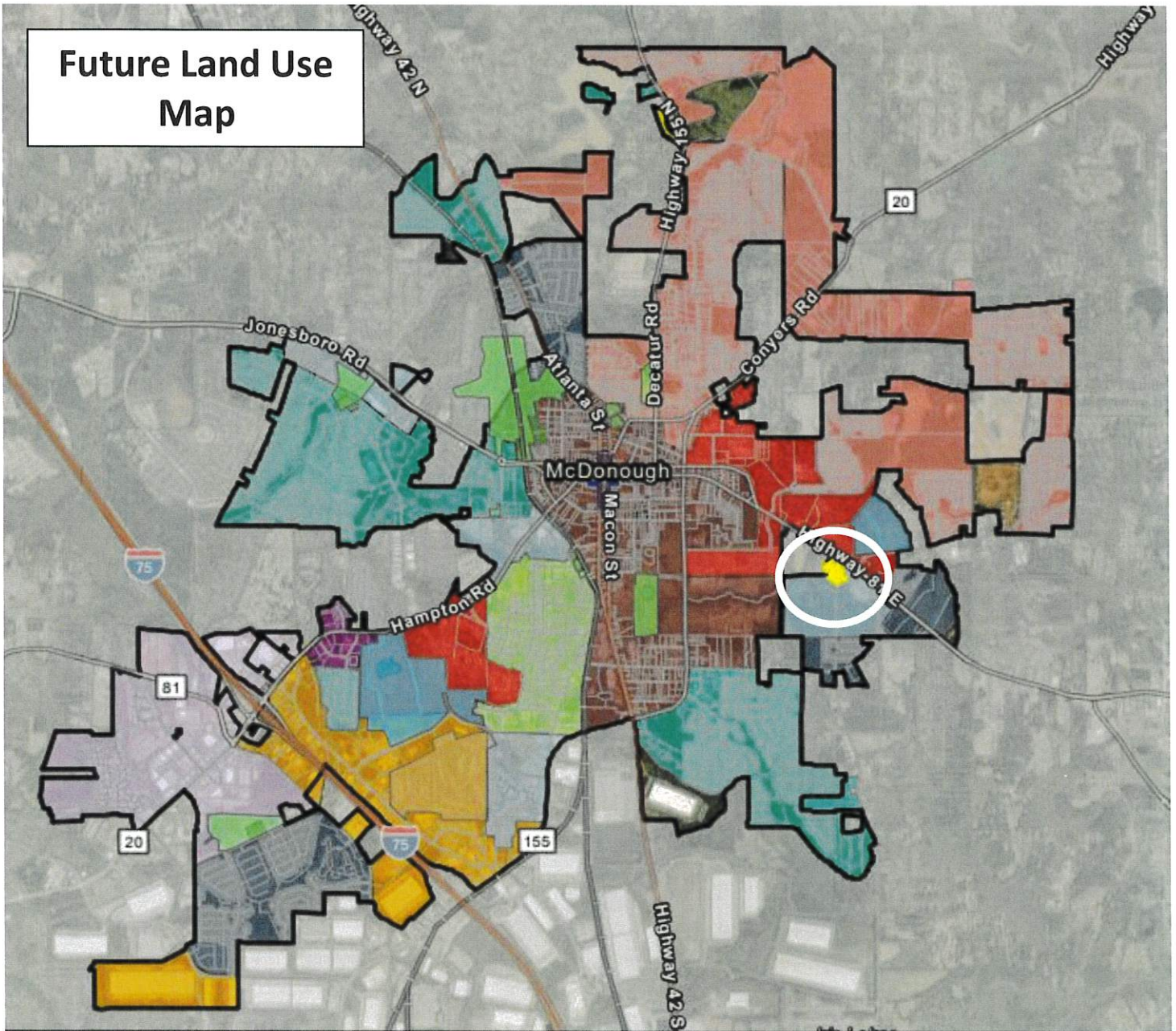
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Future Land Use Map





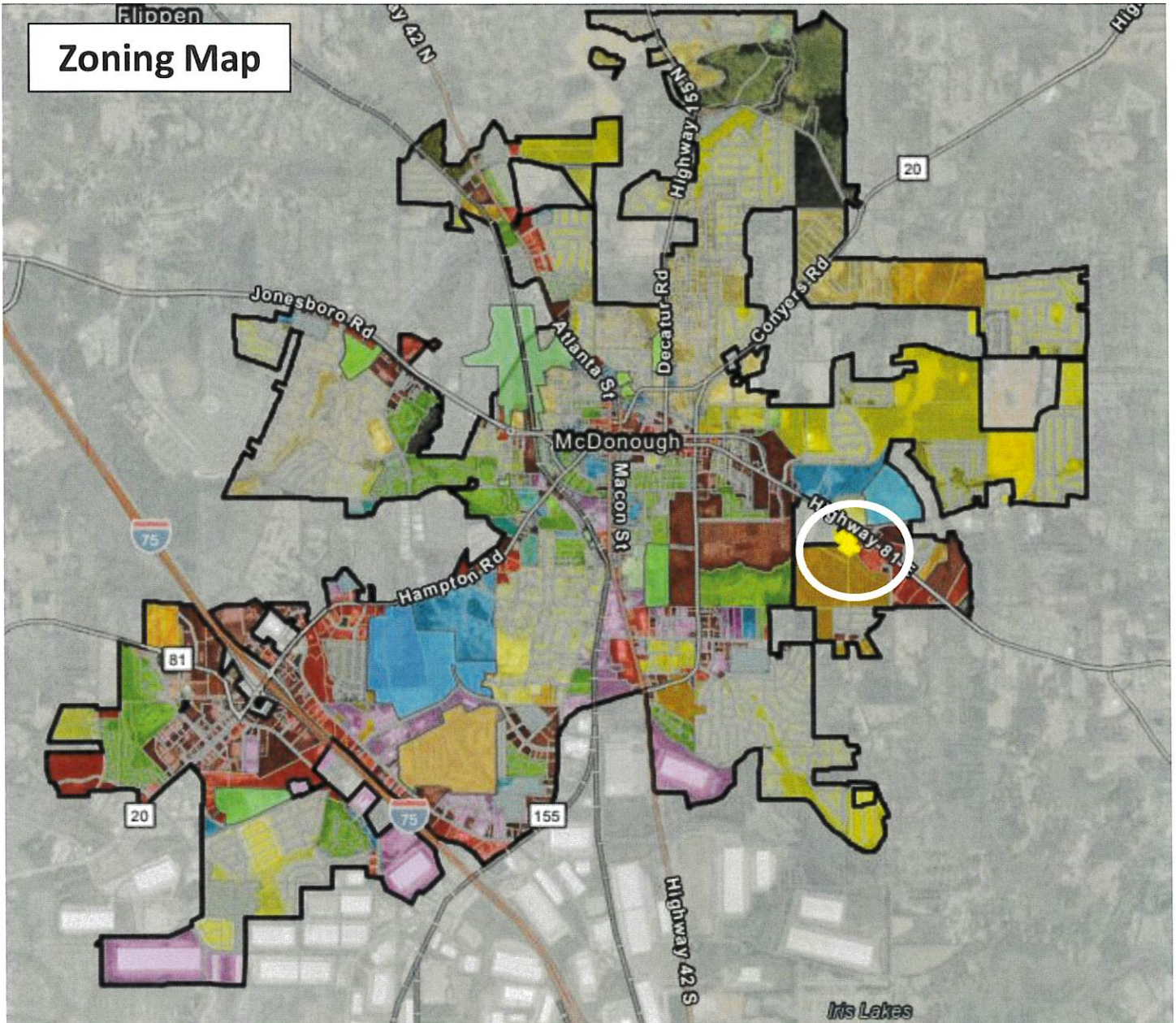
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Zoning Map



Parcels	Streets	C-2/RCD/RM-75	C-3/R-50	M-1/R-100	R-100	R-75/R-85/RM-75/RA-200	RGP
Parks	Zoning Classifications	C-2/RTD	C-3/RA-200	M-1/RA-200	R-50	R-75/RA-200	RGP/R-50
City Parks	C-1	C-3	C-3/RCD	M-2	R-50/RA-200	R-75/RGP	RM-75
County Parks	C-1/RA-200	C-3/C-2	C-4	MCDZ	R-75	R-75/RTD	RM-75CU
Other Rec Facilities	C-2	C-3/M-1	FUTURE R/W	O-I	R-75/R-50	R-85	RTD
City Limits	C-2/M-1	C-3/M-1/R-50	M-1	O-I w/conds & M-1	R-75/R-85	RA-200	Outside City



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

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 Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

Final Staff Recommendation by: Andrew Baker, AICP, Community Development Director

On November 11, 2023, the City of McDonough amended Chapter 17 to allow for multi-story climate control storage facilities. This was in response to the increasing market demands for the storage of personal miscellaneous items. In McDonough, because of their appearance, mini-warehouses were restricted to Industrial Zoning Districts. As adopted, multi-story climate-controlled storage facilities can be allowed in C-3 (highway commercial) with a special use permit. However, to ensure compatibility, the storage facility must resemble a class-A office building. As proposed, there should be no adverse impacts from storm drainage because the master retention pond was designed to meet the capacity needs, there will be limited impact on traffic as there is little traffic generation (less than 10-25 trips per day), and no peak hour, the architectural style is designed to complement the integrity of the overall commercial development at lake Dow, because the Staff recommends

Approval of the Special Use Permit with the following conditions:

- The development shall be substantially in compliance with the concept plan dated 1/23/24.
- Limited to a maximum of 108,000 sq. ft.
- Maintain a 50 ft enhanced setback to the residential land use

The development should adhere to the zoning conditions listed in ORD #12-11-19002(Z), in addition to the below zoning conditions.

Natural Environment:

1. All trees planted on-site shall be a minimum of three (3) inches in caliper and a minimum of twelve (12') feet in height at the time of planting.
2. Foundation plantings min. three (3) gal container size at the time of planting, shall be required adjacent to the facades of structures.
3. All disturbed areas associated with vertical building construction shall be sodded.
4. Parking and service areas shall be screened with landscaping from the public rights-of-way.

Human Environment:

1. Pedestrian pathways (i.e. sidewalks – min. 5' in width) shall be provided along the frontage of Hwy 81E and on each lot division to allow for connectivity/mobility to and within the Hwy 81E Village Center.
2. Outdoor lighting fixtures (lamp posts, wall mounts, and overhead mounts) with a black paint finish shall be reviewed/approved by the Community Development Director per the demonstration of compatibility with the lighting fixtures used in the Hwy 81E Village Center.
3. Install security cameras at all entrances, exists and facing the parking lots.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Built Environment:

1. Buildings/structures shall be constructed of brick and stone and may include stucco as an accent, on all four (4) sides. The brick/stone element shall comprise a minimum of 50% of each façade elevation for compatibility with the surrounding development properties. Final exterior design standards, demonstrating compatibility with the Hwy 81E Village Center properties, shall be approved by the Community Development Director and/or designee per Chapter 15.68 Façade Review.
2. Development ID signage shall be monument style with brick and/or stone base of one (1) design type-approved as a part of development design standards. The maximum overall height of primary signage shall be fifteen (15') feet and secondary signage (out-parcels) shall be six (6') feet, including reader boards and property address identified in a minimum eight (8") inch copy. One (1) monument ID sign shall be permitted per driveway/curb cut onto public road frontage, limited to a total of three (3) along the Hwy 81E corridor.
3. Wall signage shall be limited to one (1) sign per tenant elevation of a heated exterior wall with a maximum permissible amount of three (3) wall signs per tenant or occupant. Illumination for said signage shall be provided by overhead lighting or by interior lighting, with no more than fifty (50%) of each allowed for compatibility with Hwy 81E Village Center properties. Neon signage and accents shall be prohibited. Roof-mounted signage or signage that protrudes above the fascia/parapel shall be prohibited.
4. On-premise directional signage shall, when approved by the Community Development Director and/or designee, have a masonry has (brick or stone) and be monument style not to exceed two (2) square feet in area and three (3') feet in overall height from finished grade.
5. Interior driveways shall be a maximum of fourteen (14) feet (face of curb to face of curb) in width of one-way traffic and twenty-four (24') feet in width (face of curb to face of curb) if two (2) way traffic.
6. Inter-parcel access shall be provided between all lot divisions and adjacent developed properties (i.e. Chik-fil-a, Starbucks). An executed and recorded inter-parcel access agreement shall be provided to the Community Development Director.
7. Dumpster enclosures shall be required for each developed lot division and shall be clad on three (3) sides in the same materials used for the primary structure.
8. No Building development shall commence without connection to public water & sewer.

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 24-03-18002(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 **Merg Hoffman of Merganser Enterprise, Inc for Merganser Court @ Lake Dow Storage Facility:**

All that lot, tract or parcel of land, otherwise known 11 Saras Bend as a portion of Parcel #107-01034015 & a portion of 107-01034012, lying and being in Land Lot(s) 153 of the 7th District of Henry County, Georgia, consisting of 2.265 +/- 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 an Special Use Permit (SUP), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 18th day of March, 2024.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT