

AGENDA ITEM SUMMARY
July 1, 2024, City Council Workshop
Item Number: 8



Presented by: Chief Ken Noble

Public Safety – Police Department

ITEM SUMMARY:

Request approval for the purchase, implementation, and 1-year contract for (2) Paladin drones and services.

SPECIAL CONSIDERATIONS OR CONCERNS:

(2) new for city wide coverage. These drones can be used for a variety of uses for law enforcement. In the attached packet these options will be explained in more detail.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

- (1) Advanced Drone Package- \$49,000 per year (1-year contract)
- (1) Add-On Docking Station Package- \$35,000 per year (1-year contract)

FUNDING SOURCE:

Line Item: 214-5.3210.53.1795 RedSpeed Account

ATTACHMENTS:

- (1) Quote
- (1) Pamphlet
- (1) Contract

OTHER DEPARTMENTAL REVIEW NEEDED:

X Yes ☐ No

OTHER DEPARTMENTAL REVIEW

X Finance



McDonough Police Dept, GA

McDonough Police Dept, GA
50 Lawrenceville St
McDonough, GA 30253
US

Paul Honcharik
phoncharik@mcdonoughga.org
678-414-8094

Ken Noble
knoble@mcdonoughga.org
770-957-1218

Reference: 20240515-075303687
Quote created: May 15, 2024
Quote expires: August 13, 2024
Quote created by: Alex Hoppe
Account Executive
alex.hoppe@paladindrone.io
+17042843485

Comments from Alex Hoppe

The referenced Quote provides an all-inclusive pricing package with an annual subscription fee for a one (1) year term with the option to renew for two (2) additional twelve (12) month terms.

Products & Services

Item & Description	Quantity	Unit Price	Total
Advanced Package The Advanced Package is an all-inclusive base annual subscription fee which includes one (1) EXT Module, one (1) new M30T drone, one (1) new docking station, connectivity for one (1) drone to Watchtower Software, FAA and BVLOS Compliance review and set-up, delivery, implementation, training, customer support, unlimited users, unlimited data storage, unlimited maintenance, repairs, and battery replacements.	1	\$49,000.00 /year	\$49,000.00 /year for 1 year

Item & Description	Quantity	Unit Price	Total
Add-On Docking Station Package	1	\$35,000.00	\$35,000.00 / year
The Add-On Docking Station Is an all-inclusive annual subscription fee which Includes one (1) new docking station, one (1) new M30T drone, one (1) EXT Module, connectivity for one (1) docking station to Watchtower Software, connectivity for one (1) drone to Watchtower Software.		/ year	for 1 year
Annual subtotal			\$84,000.00
Total			\$84,000.00

Purchase terms

Questions? Contact me



Alex Hoppe
Account Executive
alex.hoppe@paladindrone.io
+17042843485

Paladin
11241 Richmond Ave
STE E102
Houston, Texas 77082
United States

AGENDA ITEM SUMMARY
July 1, 2024, City Council Workshop
Item Number: 9



Presented by: Sylvia Smith, Director

Community Development Department

ITEM SUMMARY:

Case #240501 (Whit Porter for Racetrack Road Townhomes) is a rezoning request from RA-200 (Residential Agricultural) to RTD (Residential Townhouse District). The address of the subject property is Racetrack Rd. (Parcel #108-01042000), which is in Council District 3 (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 06/11/2024 Municipal Planning Commission Workshop
- **07/01/2024 City Council Workshop**
- 07/09/2024 Municipal Planning Commission Public Review
- 07/22/2024 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 DEPARMENTAL REVIEW NEEDED:

Yes, comments are pending.



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

MEMORANDUM

June 8, 2024

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 #240501

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

Applicant: Whit Porter of PLG, LLC for Racetrack Road Townhomes

Request: To rezone property to RTD (Residential Townhouse District).

Zoning History: RA-200 (Residential Townhouse District)

Tax-Parcel ID#: 108-01042000

Address: Racetrack Rd.

Tract Size: 14.08 +/- acres

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

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Georgia Power
Telephone: AT & T
Cable: AT & T

Attachments:



May 1st, 2024

LETTER OF INTENT
FOR REZONING

Rezoning Application
City of McDonough, Georgia

Applicant:
PLG, LLC
20 Mansell Court East Suite 100
Roswell, Georgia 30076

Property:
+/-14.08 Acres of Land
Tax Parcel I.D.: 108-01042000
Located at 0 Racetrack Road, McDonough, Georgia 30252
From RA-200 to RTD



I. Introduction

This Application for Rezoning is submitted for a 14.08-acre tract of land located on Racetrack Road directly west of its intersection with Iris Lake Village Road in McDonough, Georgia 30252 ("The Property"). The Property is shown on the survey prepared by Moore Bass Consulting, Inc., dated January 30, 2024, and filed with this Application. The Property that is subject to the rezoning application is owned by John Daniel Eskew, as Trustee of the Valorie Hall Eskew Trust, and Dorothy Jane Eskew f/k/a Dorothy Eskew Cordobes and is depicted below from the Henry County GIS map:



PLG, LLC is seeking a rezoning from RA-200 (Residential-Agricultural District) to RTD (Residential Townhouse District) pursuant to the City of McDonough's Code of Ordinances to develop a townhome community with 94 homes at a size, quality, and price adequate to or exceeding existing homes in the surrounding area.



II. Property and Surrounding Area

The Property is a wooded, undeveloped tract of land that has approximately 608-feet of road frontage along Racetrack Road and is surrounded by a mix of residentially and commercially zoned properties both in the City of McDonough and unincorporated Henry County. The properties abutting the Property within the city limits include the Symphony Park community to the north that is zoned R-50, R-75, and RTD, the Iris Lake Villages single-family detached neighborhood to the east that is zoned R-50, and a 2.1-acre tract to the east fronting Racetrack Road that is zoned C-3. The remaining adjacent properties are in unincorporated Henry County including an 11.1-acre tract with a single-family home to the west that is zoned RA and two tracts of land to the south that are zoned RA. PLG is respectfully requesting the City of McDonough to rezone the Property to allow for a townhome residential development.

The City's Code of Ordinances labels RTD as a district intended to be used for medium density residential development that is designed to provide quality development and a variety in housing concepts. PLG believes its vision and corresponding plan for the site aligns with the City's intent for the vicinity. The City's Future Land Use Map designates the parcel as part of the Suburban Residential character area that calls for an area already developed in single-family residential subdivisions as well as areas which are likely to develop in a similar manner in the future. The requested zoning will enhance the surrounding areas and existing developments and is consistent with the spirit and intent of the City's Comprehensive Plan.

III. Development Summary

The site plan prepared by Moore Bass Consulting, Inc., dated May 1st, 2024, and submitted within the application is designed for 94 townhome lots that measure 24'-wide. There will be one entrance off Racetrack Road with a circular roadway throughout the development to promote interconnectivity and walkability. The site plan exhibits future amenity areas that include a dog park, pavilion, and playground area. The townhomes will range from 1,800 – 1,900 square feet. The architectural style and composition of the exterior of the homes would consist of brick, stacked stone, cedar, and or cementitious shake, siding board and batten or a combination thereof. Colored renderings of the townhomes are submitted in the Application. The entrance and open space areas will be owned and maintained by a Homeowner's Association.

The site is intended to be served by City of McDonough water and sewer, AT&T for internet and cable, and Georgia Power for power. There is an eight-inch water line located in Racetrack Road per the availability letter attached within this application. There is a sewer line being extended to the property line through Symphony Park to the



north, sewer in the adjacent neighborhood to the east, and in Cedar Road to the west down Racetrack Road. Moore Bass Consulting, Inc. will complete all analysis necessary for the City to confirm capacity.

If approved, PLG intends to acquire the property in the third quarter of 2024. Horizontal development will take roughly 12 months after a land disturbance permit would be obtained. The prices of the homes are expected to be in the mid-to-high \$300s, which is set at an attainable level for new residents.

IV. Conclusion

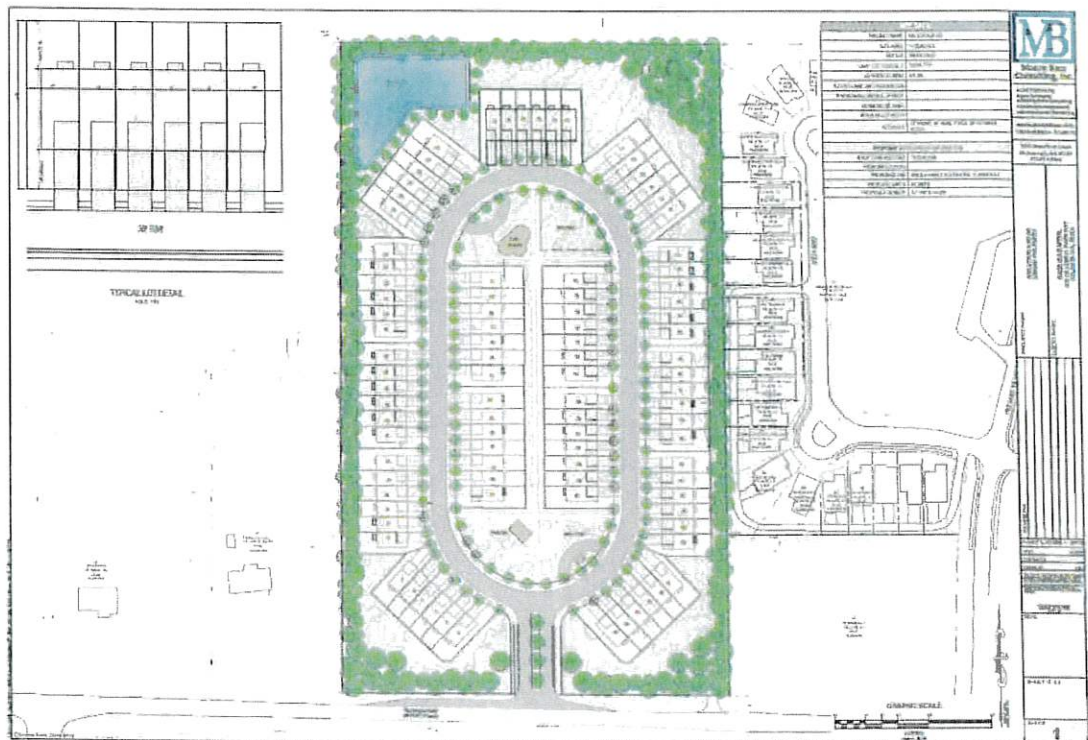
PLG is excited to present this Application to the City of McDonough and looks forward to hopefully developing and building a long-lasting, prosperous community for the area. PLG welcomes the opportunity to meet with members from City staff to review the application in more depth and incorporate desired aspects. For the reasons given in the Application, PLG hopes the City will approve the requested rezoning.

Sincerely,

Whit Porter
PLG, LLC / Georgia Capital, LLC
Land Acquisition Manager



Exhibit A – Site Plan





CARLISLE

1,887 SQUARE FEET | 3 BEDROOMS | 2 1/2 BATHS

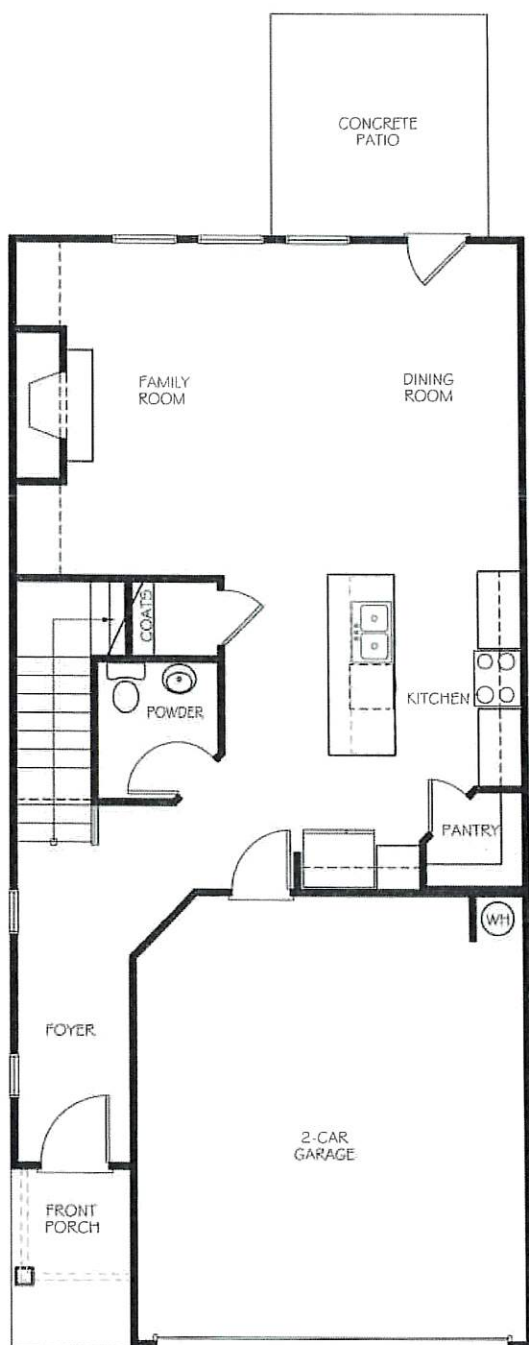


ParanHomes.com

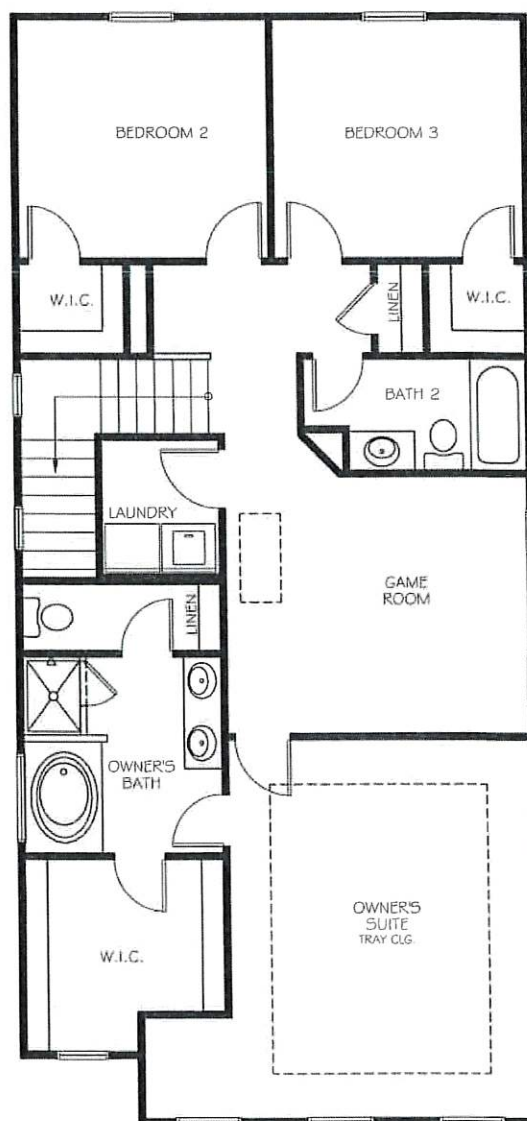
Artist rendering and floor plan graphics are for demonstration purposes only. Actual construction materials and floor plan may vary per community. Information believed accurate, but not warranted. Prices and specifications subject to change without prior notice. 06/10/20



CARLISLE



FIRST FLOOR



SECOND FLOOR



ELLIS

1,878 SQUARE FEET | 3 BEDROOMS | 2 1/2 BATHS

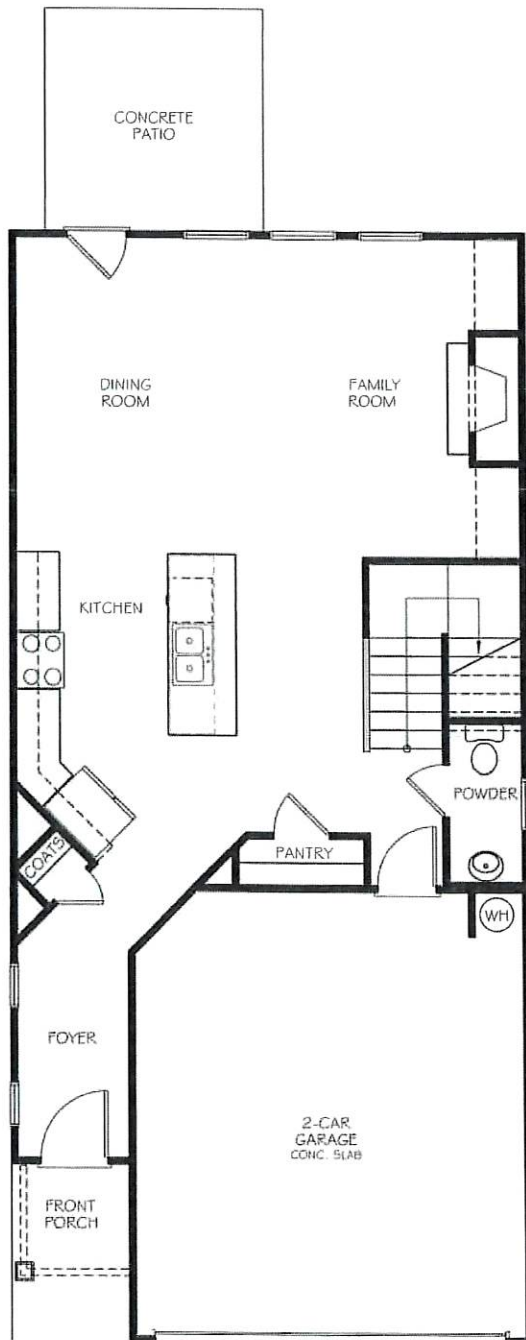


ParanHomes.com

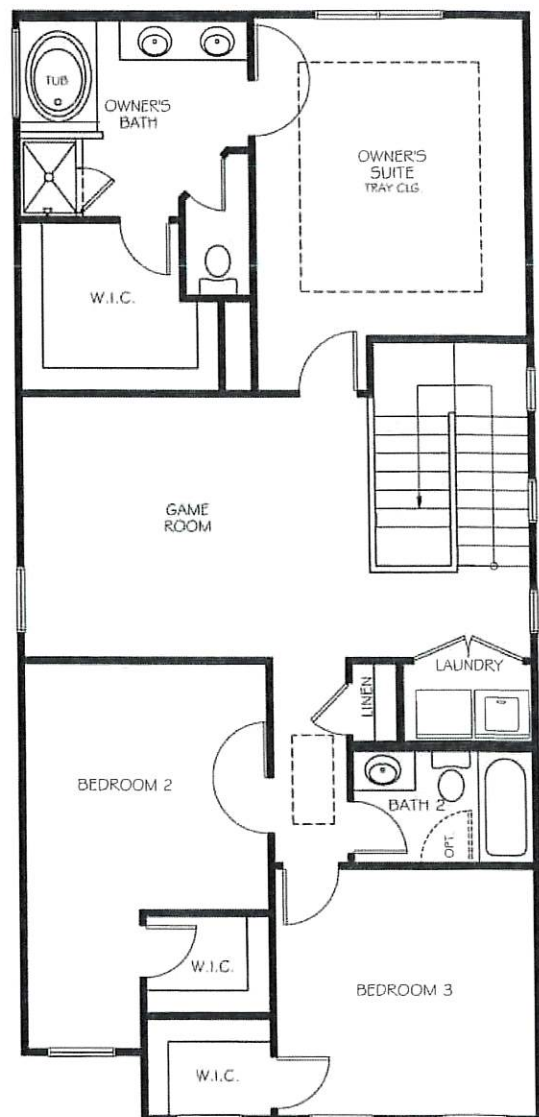
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ELLIS



FIRST FLOOR



SECOND FLOOR



STAFFORD

1,874 SQUARE FEET | 3 BEDROOMS | 2 1/2 BATHS

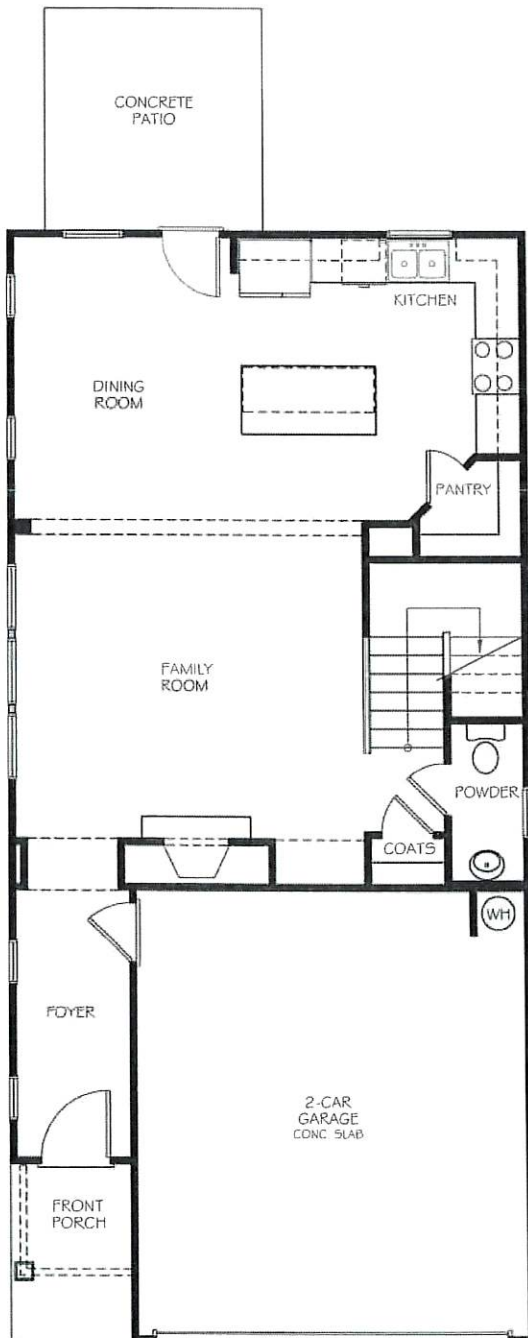


ParanHomes.com

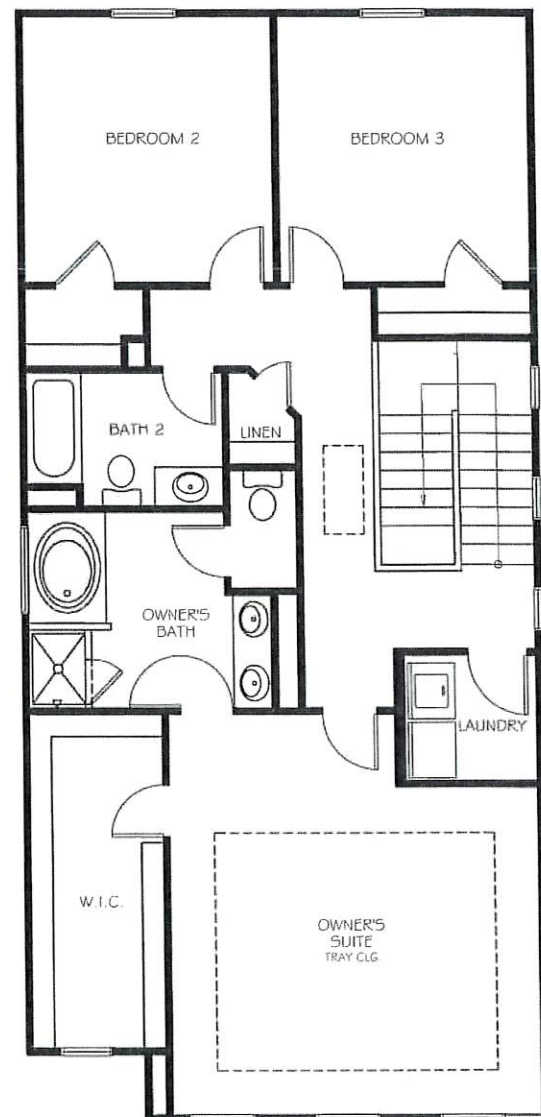
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STAFFORD



FIRST FLOOR



SECOND FLOOR



WESTPORT

1,888 SQUARE FEET | 3 BEDROOMS | 2 1/2 BATHS

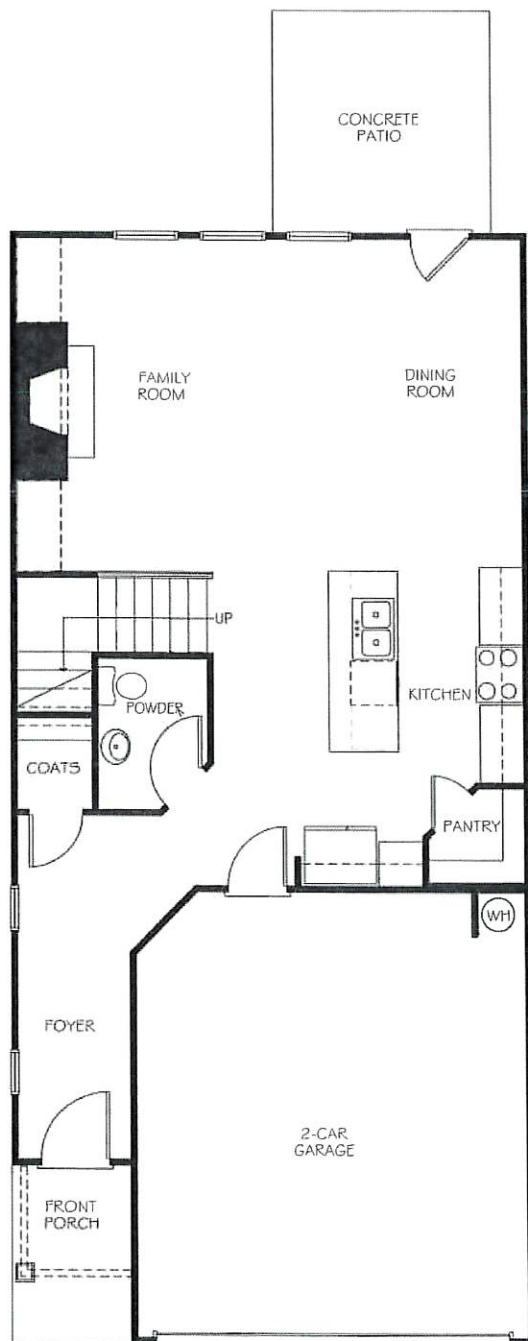


ParanHomes.com

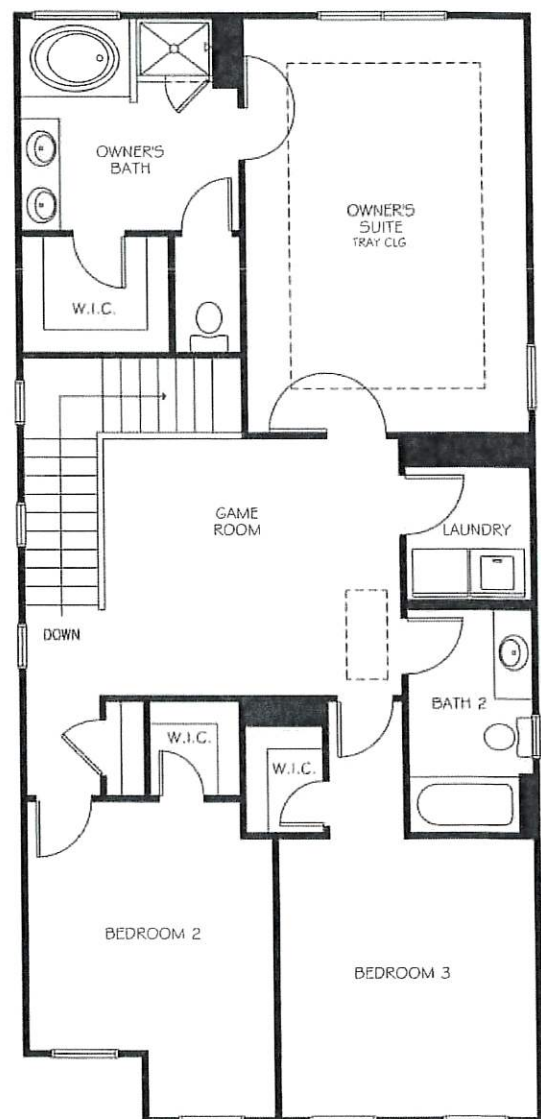
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WESTPORT

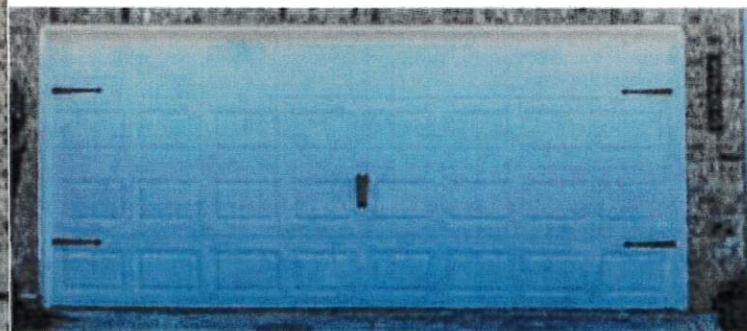
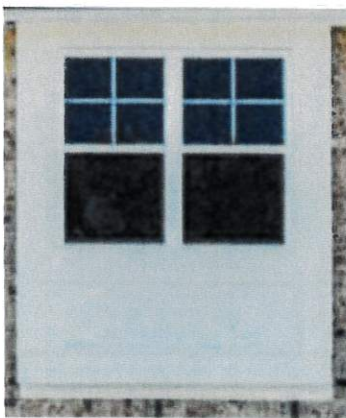


FIRST FLOOR



SECOND FLOOR

Façade Material





City of McDonough

MAYOR

Sandra Vincent

COUNCIL MEMBERS

Jamal Burt

Ben Pruett

Scott Reeves

Rufus Stewart

Vanessa Thomas

Kamali Varner

CITY CLERK

Christy Taylor

CITY

ADMINISTRATOR

Steve Morgan

We have reviewed the City of McDonough Public Works files and documents for land parcel(s) 108-01042000. This parcel is located at Racetrack Rd. at Iris Lake Rd.. The following findings stand as of 10/11/2023:

The City has the ability to provide water to said parcel;

The City has water supply; however, capacity is not guaranteed until tap fees are paid;

An eight inch water line is located along Racetrack Rd. (opposite side of Road from address. **The capacity of the water line will need to be determined by our duly licensed engineer by performing flow tests to ensure adequate pressure and capacity are available. It is the developer's responsibility to ascertain the availability and perform an analysis; This will all be done at the cost of the Developer.**

There is no sewer availability to this location.

The City will not know if any improvements will be required until all analysis have been completed. The developer may be responsible for a portion or all costs associated with water and/or sewerage system improvements as determined by analysis;

Construction plans need to be submitted and approved by the City of McDonough prior to any construction, at which time verification of capacity will be ascertained by the City Engineer of said findings.

All costs associated with installation of the water and sewer lines within the development shall be the responsibility of the developer.

McDonough GIS



1:9,028

0 0.05 0.1 0.2 0.4 mi

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap

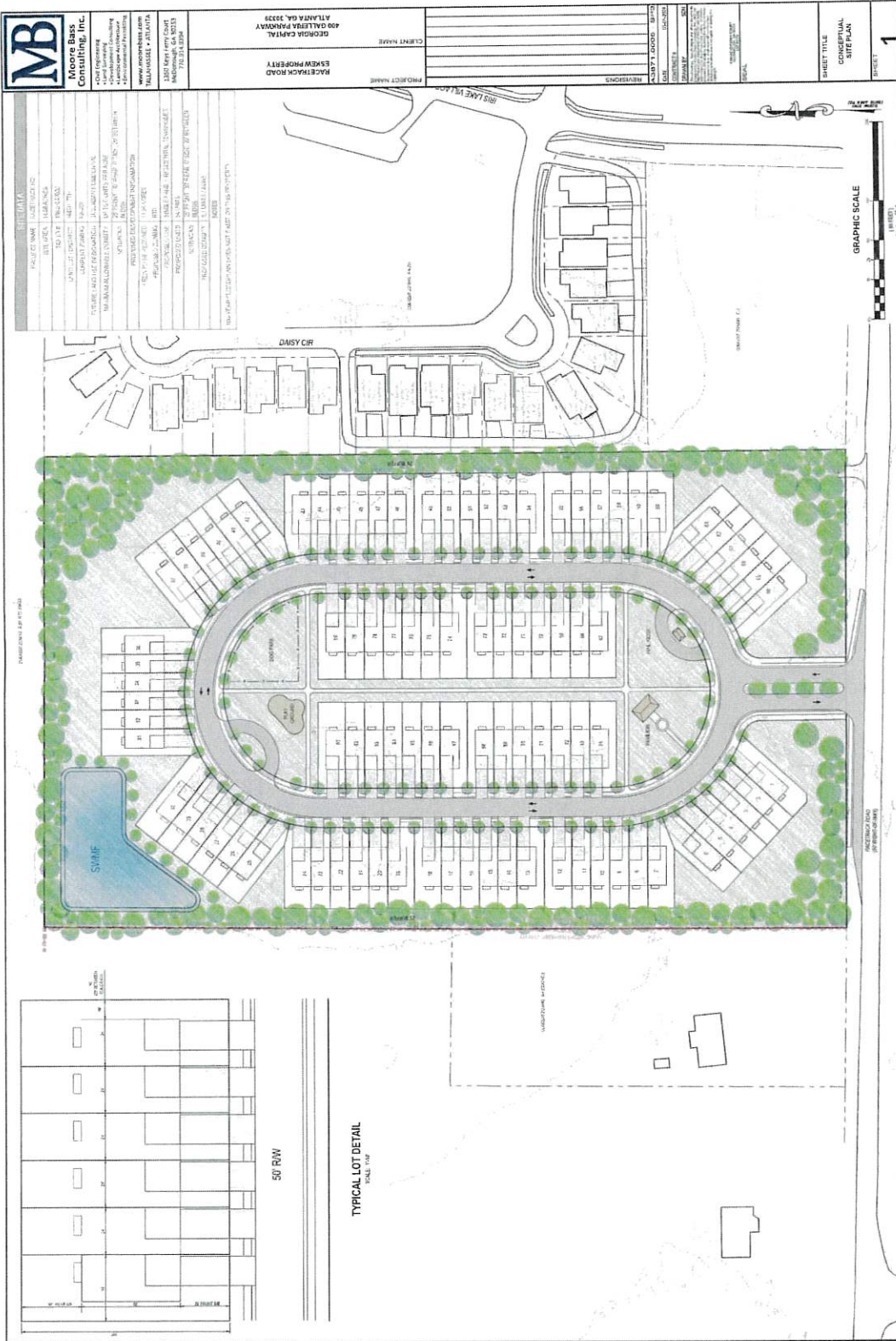
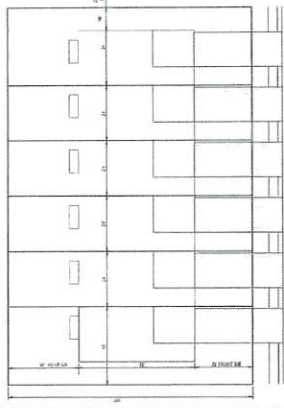
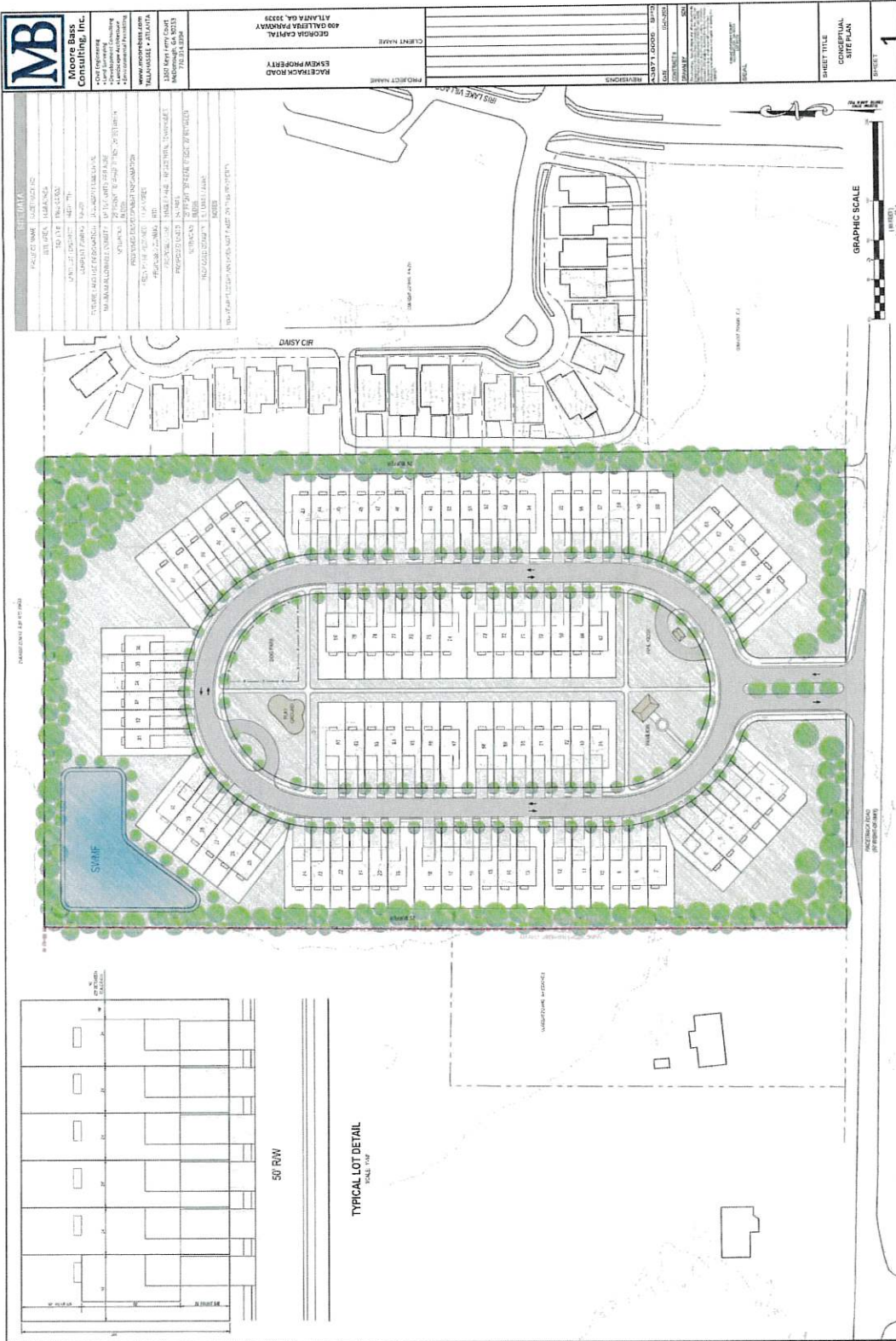
Streets

Parcels

City Limits

Outside City

6/3/2024, 10:02:44 AM



[illegible]

1. *Journal of the American Medical Association*, 1990; 263: 1033-1036.

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Environmental Planning

www.moorebass.com

TALLAHASSEE • ATLANTA

1300 New Perry Court
McDonough, GA 30253
770.914.9384

PROJECT NAME
RACETRACK ROAD
ESKEW PROPERTY

CLIENT NAME
GEORGIA CAPITAL
400 GALLERIA PARKWAY
ATLANTA, GA 30339

DATE
08-11-2024

CONTINUED
SHEET 1

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED TO ADD ADDITIONAL ACCESS RESERVATION	08-07-2024
2	REVISED PER MEETING WITH CITY	06-07-2024

SHEET TITLE
CONCEPTUAL
SITE PLAN

SHEET
1

