

AGENDA ITEM SUMMARY
August 1, 2024, City Council Workshop
Item Number: 7



Presented by: Mike Clark

Finance Department

ITEM SUMMARY:

Adoption of a Resolution adopting the Capital Improvements Element 2024 Annual Update: FY 2023 Financial Report & Community Work Program.

SPECIAL CONSIDERATIONS OR CONCERNS:

The Draft Report has been reviewed and approved for adoption by both the Atlanta Regional Commission and the Georgia Department of Community Affairs. Upon adoption, the report will be filed with the Atlanta Regional Commission.

STAFF RECOMMENDATION:

Adopt the Resolution adopting the Capital Improvements Element 2024 Annual Update: FY 2023 Financial Report & Community Work Program.

FINANCIAL IMPACT:

N/A

FUNDING SOURCE:

ATTACHMENTS:

FY 2023 Financial Report & Community Work Program
Resolution

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO.

**A RESOLUTION ADOPTING THE CAPITAL IMPROVEMENTS ELEMENT 2024
ANNUAL UPDATE**

WHEREAS, the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

WHEREAS, the City of McDonough has prepared a 2024 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2023; and

WHEREAS, the draft Capital Improvements Element 2024 Annual Update was prepared, submitted and reviewed in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Department of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs have reviewed the draft Capital Improvements Element 2024 Annual Update and found it to be in compliance with all State and Regional requirements pending certain minor adjustments; and

WHEREAS, all such minor adjustments have been incorporated into the revised Capital Improvements Element 2024 Annual Update dated August 1, 2024.

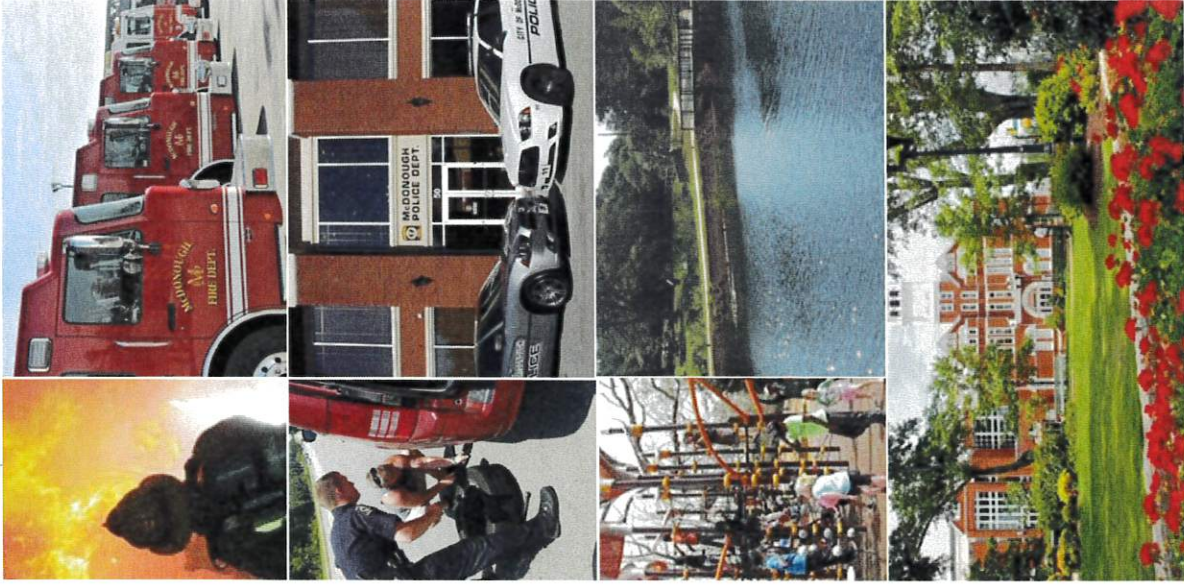
BE IT THEREFORE RESOLVED that the City Council does hereby adopt the revised Capital Improvements Element 2024 Annual Update dated August 1, 2024 (a copy of which is attached hereto), as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

RESOLVED this 1st day of August 2024.

Mayor

Attest:

City Clerk



Capital Improvements Element

2024 Annual Update: FY 2023 Financial Report & Community Work Program

McDonough, Georgia

Adopted: August 1, 2024

ROSS+associates

urban planning & plan implementation

in association with HatleyPlans, LLC

This CIE Annual Update covers the fiscal year 2023, and is based on the *Capital Improvements Element* adopted by the City in 2003, and subsequently amended March 18, 2019.

The City's fiscal year runs from July 1 through June 30.

This Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in

project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

requirements in a previous version of the *Standards and Procedures for Local Comprehensive*

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."¹

According to DCA's requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document beginning on page 7.

Planning. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

IMPACT FEE FINANCIAL REPORT

City of McDonough GA		Annual Impact Fee Financial Report - Fiscal Year 2023				
Public Facility Service Area	Fire Department City-wide	Police Department City-wide	Parks & Recreation City-wide	CIE Cost Recovery	Admin- istration	TOTAL
Impact Fee Fund Balance June 30, 2022	\$ 638,048.20	\$ 468,863.56	\$ 1,505,898.63	\$ (8,400.00)	\$ 45,666.54	\$ 2,650,076.93
Impact Fees Collected (July 1, 2022 through June 30, 2023)	\$ 418,156.03	\$ 444,733.01	\$ 896,546.64	\$ 3,631.45	\$ 52,655.97	\$ 1,815,723.10
Accrued Interest	\$ 2,122.72	\$ 2,257.64	\$ 4,551.22	\$ 18.43	\$ 267.30	\$ 9,217.31
Total Net Receipts	\$ 420,278.75	\$ 446,990.65	\$ 901,097.86	\$ 3,649.88	\$ 52,923.27	\$ 1,824,940.41
Impact Fee Project Expenditures	\$ (3,161.76)	\$ (7,377.43)	\$ (1,304,733.00)	\$ -	\$ -	\$ (1,315,272.19)
Transfer of Administrative Funds to City of McDonough	\$ -	\$ -	\$ -	\$ -	\$ (8,400.00)	\$ (8,400.00)
Impact Fee Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ (3,161.76)	\$ (7,377.43)	\$ (1,304,733.00)	\$ -	\$ (8,400.00)	\$ (1,323,672.19)
Net Revenue over (under) Expenditures	\$ 417,116.99	\$ 439,613.22	\$ (403,635.14)	\$ 3,649.88	\$ 44,523.27	\$ 501,268.22
Impact Fee Fund Balance June 30, 2023	\$ 1,055,165.19	\$ 908,476.78	\$ 1,102,263.49	\$ (4,750.12)	\$ 90,189.81	\$ 3,151,345.15
Impact Fees Encumbered	\$ 1,055,165.19	\$ 908,476.78	\$ 1,102,263.49			\$ 3,065,905.46

FY 2023 Financial Report: Project Tables

Public Facility: **Parks & Recreation**
 Responsible Party: Public Services Department
 Service Area: Citywide

Project Description*	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Under CIE adopted in 2003								
Park B Facility Expansion (Avalon)	2018	2022	\$ 2,000,000.00	100.00%	\$ 2,000,000.00			
Park C Facility Expansion (Alexander)	2018	2022	\$ 1,330,000.00	100.00%	\$ 1,330,000.00			
Future Park D (Hope Park)	2018	2022	\$ 535,000.00	100.00%	\$ 535,000.00			
Under CIE adopted March 18, 2019								
Park Acres	2025	2040	\$ 17,097,495.74	100.00%	17,097,495.74	\$ 1,304,733.00		Acquisitions*
Baseball/Softball Fields	**	**	\$ 4,348,423.80	96.96%	4,216,123.71			
Batting Cages	**	**	\$ 21,028.31	100.00%	21,028.31			
Football Fields	**	**	\$ 884,831.71	100.00%	884,831.71			
Multi-Purpose Fields	**	**	\$ 289,960.63	100.00%	289,960.63			
Tennis Courts	**	**	\$ 1,740,749.50	96.96%	1,687,775.87			
Pickleball Courts	2025	2026	\$ 394,280.75	42.11%	166,023.53		\$ 166,023.53	
Basketball Courts (Full Court)	**	**	\$ 290,289.20	96.96%	281,456.23			
Basketball Courts (Half Court)	**	**	\$ 48,381.53	72.72%	35,182.03			
Playgrounds	2025	2027	\$ 1,514,530.92	93.49%	1,416,006.87		\$ 373,053.77	
Pavilions	2025	2029	\$ 484,636.75	100.00%	484,636.75			
Restroom Buildings	2024	2026	\$ 149,485.34	100.00%	149,485.34		\$ 149,485.34	
Concessions Stands	**	**	\$ 93,428.34	72.72%	67,939.11			
Restroom/Concessions/Storage	2027	2030	\$ 603,690.79	96.96%	585,321.58			
Storage Buildings	**	**	\$ 215,603.85	72.72%	156,782.57			
Band Shell/Amphitheaters	**	**	\$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	**	**	\$ 440,773.02	72.72%	320,520.83			
Disc Golf Courses	**	**	\$ 147,875.82	42.10%	62,258.85			
Walking Trails	2024	2030	\$ 385,029.58	100.00%	385,029.58		\$ 385,029.58	
Benches	2024	2036	\$ 29,571.06	96.96%	28,671.26		\$ 28,671.26	
Parking Spaces	2028	2027	\$ 4,529,135.81	99.98%	4,528,240.50			
			\$ 34,777,268.61		\$ 33,539,241.86	\$ 1,304,733.00	\$ 1,102,263.49	

** Not yet programmed.

*\$451,705.84 for Alexander Park and \$853,027.36 for Geranium Park.

Public Facility: **Police Buildings and Equipment**

Responsible Party: Police Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	\$ 51,904.35	100.00%	\$ 51,904.35		\$ 51,904.35	
Simpson Street Precinct Vehicle	2022	2024	\$ 582,910.17	100.00%	\$ 582,910.17	\$ 7,377.43	\$ 856,572.43	Underway
Emergency Power Systems	2022	2022	\$ 35,459.48	100.00%	\$ 35,459.48			
Station 53	2019	2019	\$ 101,312.80	100.00%	\$ 101,312.80			
Vehicle	2020	--	\$ 2,002,852.76	100.00%	\$ 2,002,852.76			
Vehicle	2022	2022	\$ 36,396.61	100.00%	\$ 36,396.61			
Vehicle	2027	2027	\$ 37,358.51	100.00%	\$ 37,358.51			
Law Enforcement Complex Phase I	2028	2030	\$ 2,656,479	100.00%	\$ 2,656,478.63			
Vehicle	2028	2028	\$ 38,849.24	100.00%	\$ 38,849.24			
Vehicle	2030	2030	\$ 39,875.96	100.00%	\$ 39,875.96			
Vehicle	2032	2032	\$ 41,467.13	100.00%	\$ 41,467.13			
Law Enforcement Complex Phase II	2033	2033	\$ 3,225,782	100.00%	\$ 3,225,781.97			
Vehicle	2033	2033	\$ 42,563.04	100.00%	\$ 42,563.04			
Vehicle	2036	2036	\$ 44,261.44	100.00%	\$ 44,261.44			
Vehicle	2038	2038	\$ 45,431.20	100.00%	\$ 45,431.20			
Vehicle	2040	2040	\$ 46,631.86	100.00%	\$ 46,631.86			
			\$ 9,029,535.15		\$ 9,029,535.15	\$ 7,377.43	\$ 908,476.78	

Public Facility: **Fire Stations and Equipment**

Responsible Party: Fire Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	\$ 22,302.65	100.00%	\$ 22,302.65		\$ 22,302.65	
Brush Truck	2023	2023	\$ 202,625.59	100.00%	\$ 202,625.59		\$ 202,625.59	
Command Vehicle	2023	2023	\$ 194,520.57	100.00%	\$ 194,520.57		\$ 194,520.57	
Rescue ATV	2027	2027	\$ 19,452.06	100.00%	\$ 19,452.06			
Station 53	2020	--	\$ 3,719,584.54	100.00%	\$ 3,719,584.54		\$ 153,818.20	Delayed
Simpson Street Precinct	2021	2022	\$ 52,220.00	100.00%	\$ 52,220.00	\$ 3,161.76	\$ 49,058.24	
Ladder Truck	2023	2023	\$ 872,464.04	100.00%	\$ 872,464.04			
Pumper Truck	2024	2024	\$ 359,249.90	100.00%	\$ 359,249.90			
Brush Truck	2025	2025	\$ 205,285.66	100.00%	\$ 205,285.66			
Administrative Vehicle	2026	2026	\$ 48,080.89	100.00%	\$ 48,080.89		\$ 48,080.89	
Pumper Truck	2030	2030	\$ 409,298.09	100.00%	\$ 409,298.09			
Ladder Truck	2030	2030	\$ 872,464.04	100.00%	\$ 872,464.04			
Command Vehicle	2030	2030	\$ 98,537.12	100.00%	\$ 98,537.12			
New Future Station	2030	2030	\$ 1,654,302.44	100.00%	\$ 1,654,302.44			
Administrative Vehicle	2034	2034	\$ 40,288.09	100.00%	\$ 40,288.09			
Administrative Vehicle	2040	2040	\$ 43,567.48	100.00%	\$ 43,567.48			
			\$ 8,814,243.17		\$ 8,814,243.17	\$ 3,161.76	\$ 1,055,165.19	

2024-2028 COMMUNITY WORK PROGRAM

Impact Fee Projects only, based on CIE of March 18, 2019

The following impact fee funded projects are contained in this Capital Improvements Element Annual Update Report and amend the Community Work Program contained in the McDonough portion of the Henry County Joint Comprehensive Plan.

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Storage Building Expansion (Fire Dept. portion)	✓					Fire Department	\$ 22,302.65	100% Impact Fees
Fire Protection	Purchase Brush Truck	✓					Fire Department	\$ 202,625.59	100% Impact Fees
Fire Protection	Purchase Command Vehicle	✓					Fire Department	\$ 194,520.57	100% Impact Fees
Fire Protection	Construct Station 53 (Fire Dept. portion) - Delayed						Fire Department	\$ 3,719,584.54	100% Impact Fees
Fire Protection	Purchase Ladder Truck	✓					Fire Department	\$ 872,464.04	100% Impact Fees
Fire Protection	Purchase Pumper Truck		✓				Fire Department	\$ 359,249.90	100% Impact Fees
Fire Protection	Purchase Brush Truck			✓			Fire Department	\$ 205,285.66	100% Impact Fees

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Purchase Administrative Vehicle				✓		Fire Department	\$ 48,080.89	100% Impact Fees
Law Enforcement	Construct Storage Building Expansion (Police Dept. portion)	✓					Police Department	\$ 51,904.35	100% Impact Fees
Law Enforcement	Construct Simpson St. Precinct	✓					Police Department	\$ 582,910.17	100% Impact Fees
Law Enforcement	Construct Station 53 (Police Dept. portion) - Delayed						Police Department	\$ 2,002,852.76	100% Impact Fees
Law Enforcement	Purchase Police Vehicle		✓				Police Department	\$ 36,396.61	100% Impact Fees
Law Enforcement	Purchase Police Vehicle					✓	Police Department	\$ 37,358.51	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts		✓	✓			Public Works Department	\$ 166,023.53	42.11% Impact Fees; SPLOST
Parks & Recreation	Construct 2 Playgrounds		✓		✓		Public Works Department	\$ 166,023.53	93.49% Impact Fees; SPLOST
Parks & Recreation	Construct 5 Pavilions		✓				Public Works Department	\$ 484,636.75	100% Impact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓		✓			Public Works Department	\$ 149,485.34	100% Impact Fees

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Walking Trails	✓		✓			Public Works Department	\$ 385,029.58	100% Im-pact Fees
Parks & Recreation	Construct 2 Disc Golf Courses		✓				Public Works Department	\$ 62,258.85	42.10% Im-pact Fees; SPLOST
Parks & Recreation	Provide 2 Benches	✓					Public Works Department	\$ 28,671.26	96.96% Im-pact Fees; SPLOST
Parks & Recreation	Add 55 Parking Spaces					✓	Public Works Department	\$ 128,278.53	99.98% Im-pact Fees; SPLOST

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



Presented by: Chief Ken Noble

Public Safety – Police Department

ITEM SUMMARY:

Request approval for the purchase of (7) 2025 Ford Interceptor SUVs with police package, from Legacy Ford for the Uniform Patrol Division, with the addition of emergency lighting packages from West Chatham in Griffin, GA; Emergency Radios from Loudoun Communications in Douglasville, GA; and striping from Sign Craft in McDonough, GA.

SPECIAL CONSIDERATIONS OR CONCERNS:

New SUVs for the Uniform Patrol Division to replace higher mileage vehicles.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

(7) 2025 Ford Police Interceptor @ \$51,300.00	\$359,100.00
(7) Emergency Lighting Package @ \$18,671.82	\$130,702.74
(7) Emergency Radio Installation @ \$360.25	\$2,521.75
(7) Vehicle Striping/Decals @ \$485.00	\$3,395.00
Total Per Vehicle = \$70,817.07	Total Costs = \$495,719.49

FUNDING SOURCE:

Line Item: 326-5.3210.54.2200 SPLOST V - Project 12

ATTACHMENTS:

(5) Quotes

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ X Yes

☐ No



413 Industrial Blvd
McDonough, GA 30253

Cell: 407-274-3967 Office: 770-914-2800

DATE: 6/21/24

BILL TO

FOR

City of McDonough

50 Lawrenceville St McDonough GA 30253

Details

AMOUNT

2025 Ford Interceptor SUV EcoBoost Police Package

\$51,300.00

Carbonized Grey Metallic

SUBTOTAL

\$51,300.00

TAX RATE

0.00%

OTHER

\$0.00

TOTAL

\$51,300.00

If you have any questions concerning this invoice, use the following contact information:

All Bhojani, 407-274-3967, abhojani@legacyford.com

THANK YOU FOR YOUR BUSINESS!

Approved by: _____

Date: _____

Signature: _____

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

Quote

PHONE (912) 234-2600

FAX (912) 238-1369

Customer No.: MCDONOUGHPI

Quote No.: 98902

Quote To: MCDONOUGH POLICE DEPT
50 LAWRENCEVILLE ST
MCDONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

Honcharik

phoncharik@McDonoughGa.org

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
06/21/2024		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		07/21/2024
Quantity	Item Number	Description	Unit Price	Amount

INT SUV (2024)??

1	WHE-EB8EEEE	LEGACY WCX 48" BW/BW/BW/BW 6 GBDLB, 2 GSDSJ, 2 GBAWE GSPHOTO	1987.00	1987.00
1	WHE-MKAJ105	MKAJ105 ADJ STRAP 48-55" 20-22 INT SUV	0.00	0.00
1	WHE-C399	CENCOM CORE WecanX \$ INC ABOVE	975.00	975.00
1	WHE-CCTL8	CORE HEAD W/ROTARY KNOB \$\$ INC ABOVE	0.00	0.00
1	WHE-C399K4	OBDII Install Kit for WecanX 20-23 SUV for use W/O 61B option	0.00	0.00
1	WHE-SA315U	SA315U SPEAKER	173.29	173.29
1	WHE-SAK66P	Speaker Bkt Pass Side 20-22 SUV	30.60	30.60
1	WHE-CEM16	Expansion Module Wecan X 16 output 4 Input	171.60	171.60
2	WHE-LINSV2B	LINZ6 V SERIES BLUE Under Mirror Light	181.20	362.40
1	WHE-LSVBKT50	Under Mirror Mt (pair) 20-23 SUV	20.40	20.40
2	WHE-VTX609B	VERTEX BLUE Headlights -	84.60	169.20
2	WHE-VTXADAPT	Vertex Twist-In Adapter Kit	9.00	18.00
4	WHE-I2E	Duo ION Blue/White IN PB CHANNEL	120.60	482.40
2	WHE-TL12E	ION T-SERIES LINEAR DUO B/C MNT 2 PER CAR ON PIT ION T-SERIES LINEAR DUO B/C	117.00	234.00

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHPI

Quote No.: 98902

Quote To: MCDONOUGH POLICE DEPT
60 LAWRENCEVILLE ST
MCDONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

Honcharik

phoncharik@McDonoughGa.org

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
06/21/2024		Origin	NET 30	
Purchase Order Number		Sales Person	Quote Expires	
		MELINDA HAGAN	07/21/2024	
Quantity	Item Number	Description	Unit Price	Amount
2	WHE-TL12E	**TAG**	117.00	234.00
2	WHE-I2E	Duo ION Blue/White cargo	120.60	241.20
2	WHE-TCRWX5-E	Tracer 5 lamp WecanX DUO INC DUO head's Blue/Clear *** no ccp ***	861.00	1722.00
2	WHE-TCRB50	Tracer Bkt 2023 SUV	30.00	60.00
1	WHE-OEWD50	ION O.E. WC DUO 2022 INT SUV BLUE/RED	1050.00	1050.00
1	HAV-C-VS-0818-INUT	VS-0818-INUT 24"flat console 20-23 INT SUV	439.60	439.60
1	HAV-C-AP-0645-1	C-AP0645-1 ACC POCKET 6" X 4.5" DEEP Composite	50.48	50.48
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-UT-1001	Unlv Laptop w/lock 11-14" Depth 665"-1.265" CF54 * p/s- Lps Sold Separately *	236.60	236.60
1	HAV-C-PM-134-PC	Printer Mt for PJ8 6" space 20-24 SUV Inc USB-c cable	246.40	246.40
1	HAV-C-ARM-102	ARM-102 Side Mount Armrest	65.80	65.80
1	HAV-C-CUP2-1001	CUP2-1001 Cupholder 4" Self Adjust	46.90	46.90
1	HAV-C-FP-1	1 Filler Plate Console	0.00	0.00
1	HAV-C-EB30-APS-1P	EB30-APS-1P Motorola APX 4500, 40-CCS-1P Equip Bkt	0.00	0.00

Thank You

WEST CHATHAM WARNING DEVICES

2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600
FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHPI

Quote No.: 98902

Quote To: **MCDONOUGH POLICE DEPT**
50 LAWRENCEVILLE ST
MCDONOUGH, GA 30253

Ship To: **GRIFFIN INSTALL**

Honcharik
phoncharik@McDonoughGa.org

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
06/21/2024		Origin	NET 30	
Purchase Order Number	Sales Person		Quote Expires	
	MELINDA HAGAN		07/21/2024	
Quantity	Item Number	Description	Unit Price	Amount
1	HAV-C-EB40-CCS-1P	for CCSRN and C399	0.00	0.00
1	WES-36-2125	PUSHBUMPER 2023 SUV	990.00	990.00
1	WES-36-2126PB	PIT BAR 22 SUV \$ inc	0.00	0.00
1	WES-36-2125W	WING WRAP FOR BUMPER 20-21 SUV \$ inc	0.00	0.00
1	WES-36-6005W4	Westin Channel for 4 Ions 23 INT SUV \$ inc	0.00	0.00
1		BIG SKY ELS 270/30-A GUNRACK W/ ELS-RB ROLL BAR MOUNT	381.00	381.00
1	PRG-PRPSP4714UINT20A	SPACE SAVER- CENTER SLIDE W/ 2020-22 INT SUV EXP MET INS Inc Rec Panel & Lower Ext	837.20	837.20
1	PRG-S4702UINT20OSB	Transport Seat & Rear Poly 20-22 Int Suv Partition w/p & OUTBOARD SB = (2 BOXES)	1523.90	1523.90
1	PRG-WBP47NPUINT20	Pair, 1/4" Poly Window Bars (for use with O.E.M. door pa	224.00	224.00
1	BROT-PJ822	PocketJet 8 2000 dpi Thermal Printer (only) need power & USB-C sold separate	435.00	435.00
1	BROT-LB3602	Power Adapter Hard wired 14' *Work w/PJ7 & new PJ8 series	28.00	28.00
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	150.00	150.00
1	MAGMIC	Magnetic Mic MMSU-1	39.95	39.95
1	LABOR	Labor LABOR TO INSTALL ABOVE EQUIPMENT	2450.00	2450.00

Thank You

WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

Quote

PHONE (912) 234-2600
FAX (912) 238-1369Customer No.: MCDONOUGHPI
Quote No.: 98902Quote To: MCDONOUGH POLICE DEPT
50 LAWRENCEVILLE ST
MCDONOUGH, GA 30253

Ship To: GRIFFIN INSTALL

Honcharik

phoncharik@McDonoughGa.org

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
06/21/2024		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		07/21/2024
Quantity	Item Number	Description	Unit Price	Amount

1		FREIGHT	300.00	300.00
---	--	---------	--------	--------

1	WHE-ARGES1	ARGES SPOTLIGHT	463.20	463.20
---	------------	-----------------	--------	--------

1	WHE-ARG60D	Driver Fenter Mt for Arges 20 -23 SUV	67.80	67.80
---	------------	--	-------	-------

1	WHE-ARGCH1	Arges Control Head	207.00	207.00
---	------------	--------------------	--------	--------

1.000		labor to install spotlight	150.00	150.00
-------	--	----------------------------	--------	--------

1.000		LABOR TO INSTALL VISUAL LAB CAMERA SYSTEM (CUST SUPPLIED)	250.00	250.00
-------	--	---	--------	--------

1		AFS - CABLE HARNESS	740.00	740.00
---	--	---------------------	--------	--------

Front center console mt for
expansion module

NO RADIO INSTALL

PHONCHARIK@MCDONOUGHGA.O
RG

Quote subtotal 18671.82

Quote total 18671.82

Pricing subject to Manufacture price increases

Thank You



Sales Proposal

5680 Sttcher 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: 2024-02-12 No: LC-14523

Qty	Model	Description	Price ea.	Total
1	LABOR	Installation of customer provided radio equipment into Ford Interceptor	\$225.00	\$225.00
1	MATERIALS	Antenna, coax, and connector	\$85.25	\$85.25
1	SC	Service call charge	\$50.00	\$50.00

Quotation To:

Company: McDonough Police Dept.

Address: 50 Lawrenceville St.

Attn: Chief Noble

McDonough GA 30253

Attn: Chief Ken Noble

Email: knoble@mcDonoughga.org

Phone: (678) 414-7814

Fax: (770) 914-1731

Equipment	\$360.25
Sales Tax	\$0.00
Installation	\$0.00
Deposit	\$0.00
Total Sale	\$360.25

(Pricing valid for 30 days from proposal date)

(Shipping may be additional if not included in Proposal)



Firehouse Graphics Inc DBA-Sign Craft
770-957-9697
2951 COMMERCE PLACE
McDONOUGH, GA 30253
United States

Prepared For
PAUL HONCHARIK
MCDONOUGH POLICE DEPT
GA

Estimate Date
06/25/2024

Estimate Number
0000113

Reference
INTERCEPTOR
GRAPHICS

Description	Rate	Qty	Line Total
VEHICLE GRAPHICS PRINTED LAMINATED CONTOUR CUT GRAPHICS INSTALLED ON 2 SIDES AND REAR OF INTERCEPTOR TO INCLUDE FRONT TAG	\$485.00	1	\$485.00

Subtotal 485.00

Tax 0.00

Estimate Total (USD) \$485.00

Terms
NET 15

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford Explorer Police Interceptor **Base Price** **\$51,433.00**
K8A AWD

	Options	Price	Code
SWC #99999-SPD-ES40199373-002			
Equipment Included In Base price	3.3L V6 DI engine 136MPH	2,975.00	99B/44U
	3.0L V6 Eco-Boost 148 MPH	\$3,150.00	99C/44U
	Daytime Running Lights	75.00	942
	Engine Block Heater	150.00	41H
3.3L Police Calibrated V6 Hybrid Engine			
10 Speed Automatic Transmission	Interior Upgrade Pkg	567.00	65U
AWD Drivetrain			
4-Wheel Heavy Duty Disc-Brakes	FRT/headlight solution	1,346.00	66A
Engine Idle Hour meter			
Engine Hour meter	Tail/lamp lighting solution	905.00	66B
Class III Trailer Towing PKG			
Police Grade Cloth seating	Rear lighting solution	\$932.00	66C
75 mph Rear-Impact Crash Tested			
Consol Mounting Plate	Ready for the road pkg	\$4,572.00	67H
Simple key w/o microchip , w/ 4 keys			
Bluetooth			
Manual Liftgate	Ultimate wiring pkg	\$1,102.00	67U
Full size spare			
Dual Zone Climate Control /Front			
Cruise Control	Rear aux liftgate lights	\$576.00	43A
	Spot light prep kit	432.00	61P
	Spot light "Whelen"	\$894.00	51T
	Hidden door lock plunger	350.00	82P

Colors Available

	Exterior	Interior	
YZ	Oxford White	Charcoal Black	
UM	Agate Black	"	Optional Equipment Total
TN	Silver Grey met.	"	
M7	Carbonize Gray	"	Other vender Equipment
UJ	Sterling Grey	"	
JS	Iconic Siler	"	Delivery
LK	Dark-Blue	"	
E4	Vermillion Red	"	

Total

Delivery-see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-988-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

Contact person _____
Agency _____
Phone Number _____
Email address _____

AGENDA ITEM SUMMARY
August 01, 2024, City Council Workshop
Item Number: 9



Presented by: Steve Morgan

Administration

ITEM SUMMARY:

Requesting approval to purchase two hometown trollies at a cost of \$241,026.00 each, for a total cost of \$482,052.00. This plan emphasizes collaboration across sectors, embracing new technologies, improving tourism, small businesses, enhancing the quality of life, and supporting economic growth, all of which align with the goals of the City's Comprehensive Plan.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends that the Mayor and Council approve the purchase of the trollies to enhance the city's historic appeal and further connectivity.

FINANCIAL IMPACT:

$\$241,026.00 \times 2 = \$482,052.00$ (with Video Monitoring)

FUNDING SOURCES:

ARPA 230-5.1512.54.1200 (\$149,000.00)
ARPA Line Item 230-5.1110.54.1210 (\$200,000.00)
Special Revenues Line Item 202-5.1110.54.2599 (\$133,052.00)

ATTACHMENTS:

Quote from Mobile 1

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Comments: _____

Submitted and approved by:

Steve Morgan, City Administrator

Hometown Trolley

Villager 32'



Whether you need to fill a spot in your fleet or create an entirely new vehicle, your Model 1 experts have a single top priority: *you*. With a clear understanding of your needs, we find ways to deliver — starting with deep relationships all the way back at the manufacturer level. And with the nation's largest inventory of commercial vehicles, you'll never be short on the best choices to make for your business.

SALES EXPERIENCE

550+ Years of Collective Bus
Sales Experience Servicing Over
1,500 Customers Annually

COMPETITIVE PRICING

Volume Discounts
Fixed Contract Pricing

IN-HOUSE FINANCING

Seamless Transactions
Flexible Solutions

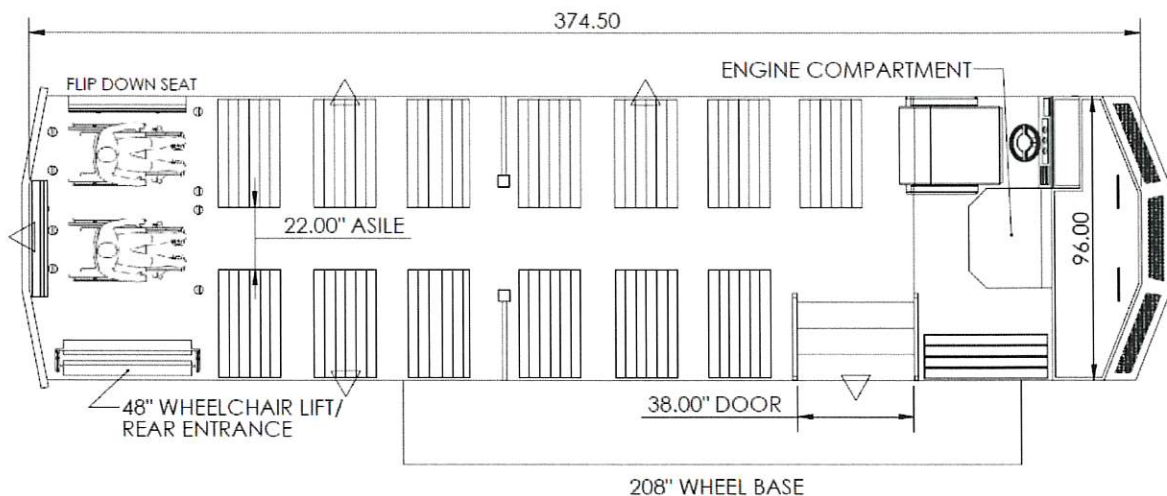
NATIONWIDE NETWORK

21 Full-Service Locations
Nationwide Partners with
25+ Top Manufacturers



MODEL 1

IMAGES & FP (Final Exterior Design TBD)



SPECIFICATIONS

CHASSIS

- 2022 Ford F53 – VL208GG
- Engine: 7.3L V8
- Fuel Type: Gas
- GWVR: 22,000 lbs

EXTERIOR

- Exterior Color: Black top and Cupola- McDonough Floral Garden Design
- Undercoating
- Wheelbase: 208"
- Totally Enclosed body
- A&M Electric Entry Door 32" wide x 92" high with header access
- Front Bumper Cow Catcher – Woven Wire, Black
- Ramco Heated Remote Mirrors
- Standard 2 Tone PPG Paint and HT Stripe Package (Stock vinyl colors only)
- Cupola Windows
- Window Etchings (18)
- Chrome Wheel Simulators 19.5" (4)
- Standard Rear Bumper
- Front and Rear Tow Hooks
- Front and Rear Wheel Well Flares
- Aluminum locking fuel door
-

INTERIOR

- Natural Oak Interior with Trim
- Altro Transit One Piece Flooring
- Plywood Sub Floor
- Black Barmat Acoustic Driver Mat
- Stainless Steel Handrails, Horizontal and Entry
- Interior Rear Mirror and Convex Mirror
- Engine Cover

A/C & HEAT

- Dash Defroster / Heat
- ACC (Split System) 120,000 BTU
- Passenger Area Heater 45,000 BTU
- Heat Circulation Pump

LIGHTING

- Exterior LED Awning Light
- 12 Volt Chrome Center Headlight
- LED Headlight
- Clearance Light Chrome Guards
- DOT-Approved LED Exterior Lighting
- LED Interior ADA Light, Door Light Driver Light and Step Well Lighting
- Transign LED Destination Sign w/ Software & Control (System included Front LED Sign, Programming Controller Pad, Software)
- Transign LED Extra Destination Sign
- Entry exterior toggle switch with cover located under passenger side headlight bucket

ELECTRICAL

- Master Disconnect in sealed battery compartment
- Interlock Brake & Transmission
- Standard Wiring w/ Printed Wire
- 240 Amp Upgraded Ford Alternator
- Driver Fan (2)
- 110 Volt Inverter Outlet for Decorative Lighting

AUDIO / VISUAL

- Standard AM/FM/CD/iPod/USB with 4 speakers
- Page System w/ 4 Speakers
- Page, Jack Remote

WHEELCHAIR ACCESSIBILITY

- Braun Century Package Lift
- Priority Seating Signs / ADA Locations
- Q'Straint Slide-N-Click Restraint System w/ Storage Box (2 sets)

ACCESSORIES

- Engine Alarm System for High Water Temp
- Low Oil Pressure/Low Water Pressure Gauge/Alarm

SAFETY

- Back up Camera – Color Monitor
- Escape Hatch
- Driver's Stanchion, w/ Lexan Modesty Barrier
- White Step Edges
- White Standee Line
- Gong Bell with Electrical Switch and Pull Cord (Continuous rings or pull to ring)
- Back-up Alarm
- Fire Extinguisher, 5lb.
- Triangle Reflector Kit, Safety Kit

PASSENGER SEATING OPTIONS

- 26 Ambulatory, 2 Wheelchairs
- 28 Ambulatory, 1 Wheelchair
- 30 Ambulatory, 0 Wheelchair

SEATING

Passenger Seating:

- Standard – Vintage style seats with oak slats
- Double bench seats (13)
- 2 Position Flip Seat Perimeter Fold Up with Wood Slats

Driver Seating: Freedman Mechanical Transit Seat

WARRANTY

Manufacturer Warranty

Body Structure: 3 Years/50,000 Miles

Bumper to Bumper: 1 Years/12,000 Miles

Chassis Warranty

Powertrain: 5 Years/60,000 Miles

Chassis Components: 3 Years/36,000 Miles

All vehicles come with warranty, but Model 1 offers more value without the added cost.

Our coverage and support come with each of our new vehicles — *standard*.

WE PROCESS ALL THE WARRANTY REGISTRATIONS

We register all of your bus parts for you, no more pesky warranty cards to fill out. This includes *all* parts, wheelchair lift, electronics, HVAC, etc.

WE HANDLE ALL THE PAPERWORK

We administer and coordinate any warranty work. You make one call to our warranty department, and they take it from there.

REPAIR FACILITIES NEAR YOU

When warranty work is needed, we use service repair facilities near the bus location. We have over 3200 authorized centers and growing. You will never have to drive far to get repairs completed.

NO MORE CLAIM FORMS

Model 1 handles all parts of the claim process, you will have no out of pocket expenses, no reimbursements, and the service facility will be paid directly by us.

LONGER WARRANTY PERIOD

We have negotiated extended periods for the units we sell. Unprecedented 60 month/100,000 mile bumper-to-bumper warranty on the Starcraft bus upfit.

Cost per Vehicle \$237,826.20

Delivery 6-8 weeks after receipt of PO

Terms Net 30

Journal of Management Inquiry 20(6) December 2011 798-811
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<http://www.sagepub.com/journalsPermissions.nav>

Table 1 Demographic characteristics of study population

AGENDA ITEM SUMMARY
August 1, 2024, City Council Workshop
Item Number: 10



Presented by: Sylvia Smith

Community Development Department

ITEM SUMMARY:

A Text Amendment to amend Zoning District Chapter 17.56 (O-I/Office Institutional), more specially Section 17.56.020: to allow for public/private schools and vocational schools under a Special Use Permit (SUP).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 07/09/2024 Municipal Planning Commission Workshop
- **08/01/2024 City Council Workshop**
- 08/13/2024 Municipal Planning Commission Public Review
- 08/19/2024 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

O-I Text Amendment

PUBLIC/PRIVATE SCHOOLS

Sylvia Smith – Director
August 1, 2024



PURPOSE

To consider a **Text Amendment** to **CHAPTER 17** of the City of McDonough Code to **allow for “Public/Private Schools”** in the **Office Institutional District (O-I)**.



CITY OF MCDONOUGH



ISSUE

CITY OF MCDONOUGH



THE CURRENT CODE
DOES NOT INCLUDE
“PUBLIC OR PRIVATE
SCHOOL” AS PERMISSIBLE
USES IN THE OFFICE
INSTITUTIONAL ZONING
DISTRICT.





CITY OF MCDONOUGH

O-I OFFICE INSTITUTIONAL DISTRICT

17.56.010 Purpose and Permitted Uses

- A. The O-I Office Institutional District is intended to encourage and provide suitable areas for business and professional offices, hospitals, medical and dental clinics and certain related activities.
- B. Within any O-I Office Institutional District, the following uses shall be permitted unless one or more of these uses are otherwise prohibited, not authorized, limited or restricted by the City Council when acting upon a zoning application and/or rezoning of a parcel(s) of property:
 - 1. Business Colleges, barber, and beauty college, art schools, music and dance studios, and trade schools, provided that all activities shall be enclosed.
 - 2. Business and profession offices; including medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturing representative, provided no goods are offered for sale at retail.



CITY OF MCDONOUGH

O-I OFFICE INSTITUTIONAL DISTRICT

17.56.020 Special Uses Table

Within any O-I Office Institutional District, the following uses may be allowed upon obtaining a special use permit from the City Council:

- A. Churches and associated buildings.
- B. Day care facilities when constructed as part of a planned office park on a lot of at least three acres.
- C. Rooming/Boarding house.
- D. Halfway house.
- E. Public/Private Schools (new)
- F. Vocational School (new)



CITY OF MCDONOUGH

MARKET TRENDS SUPPORT

The office institutional name indicates that both business and institutional uses are envisioned in the zoning district.

Office/Business Park Trends

- Business/Professional Offices
- Hospitals/Medical Offices
- Workforce & Vocational Training
- Educational Facilities



Church Campus Trends

- Daycare
- Religious Schools/Education
- Affordable Housing
- Family Life Centers
- Senior Housing



ANALYSIS

CITY OF MCDONOUGH



The allowance for consideration of educational facilities within the Office Institutional (O-I) Zoning District as a Special User Permit allows the Mayor and Council the opportunity to:



Have public participation.



Determine the potential impact (pros/cons).



Determine the “synergy” between uses on the subject parcel.



Impact on existing infrastructure.





CITY OF MCDONOUGH

TEXT AMENDMENT SECTIONS

Definitions Title 17.08

Off-Street Parking Section 17.20

Buffer Strip Requirements Section 17.20.100

Special Uses Title 17.56.020



TEXT AMENDMENT DEFINITION

- “Schools, public/private” means any building or group of buildings, the use of which meets state requirements for elementary, middle, or high school education and secures funding from private and/or governmental agency.
- “School, vocational” means any specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills or specialized curriculum for special needs individuals or the arts. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone.

TEXT AMENDMENT

Development Standards

CITY OF MCDONOUGH



Buffer Strip Requirements

Existing language Sect. 17.20.100
(no change from current standards)

A fifty-foot buffer strip shall be required whenever the project site abuts any property which is zoned for residential use. A twenty-five-foot landscaped buffer shall be provided along all other lots abutting the project site. As used in this Chapter, a project site is the entire parcel of land for which self-service storage units area proposed.

Off Street Parking

Proposed additional language Sect. 17.20.020
(no change from current standards)

Elementary schools, public and private - One space for each classroom and administrative office or one space for each four seats in the assembly hall, whichever is greater.

Senior high schools and colleges, both public and private
- One space for each ten students for whom the school was designed, plus one space for each classroom and administrative office.

Dimensional Requirements

Sect. 17.84.010
(no change from current standards)

Lot coverage remains
80% Maximum Height remains 35 ft.

Yard setbacks remains:

- 40 ft. from major streets
- 30 ft. from other streets
- 10ft(e) from side
- 30ft(e) from rear

(e) When and 0-1 or RM district abuts a single-family district, a setback of fifty (50) feet shall be provided including a buffer strip.



CITY OF MCDONOUGH

STAFF RECOMMENDATION: APPROVAL

OF A TEXT AMENDMENT TO CHAPTER 17 OF THE CITY OF MCDONOUGH CODE.

TO ALLOW FOR PUBLIC/PRIVATE SCHOOLS AND VOCATIONAL TRAINING IN THE
OFFICE INSTITUTIONAL (O-I) ZONING DISTRICT AS A SPECIAL USE PERMIT.

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17, ZONING OF THE CITY OF MCDONOUGH,
GEORGIA, CODE OF ORDINANCES, REGULATING PUBLIC/PRIVATE SCHOOL
FACILITIES, VOCATIONAL FACILITIES 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, the City finds it desirable and to the benefit of the public health and safety to provide for the regulations set forth herein; and

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 17, Zoning, Section 17.08.020, Definitions, of the City Code of Ordinances is hereby amended by adding the following three additional definitions, which shall be alphabetically inserted and read as follows:

TITLE 17 – ZONING

CHAPTER - 17.08

SECTION - 17.08.020 – Definitions.

...

Schools, public/private Any building or group of buildings, the use of which meets state requirements for elementary, middle, or high school education and secures funding from private and/or governmental agency.

School, vocational: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills or specialized curriculum for special needs individuals or the arts. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone.

...

Section 2. Title 17, Zoning, Chapter 17.60, C-1 Neighborhood Commercial District, Section 17.60.010(B), Purpose and Permitted Uses, of the City Code of Ordinances is hereby amended to add a new 17.60.010(B)(20), which shall read as follows:

TITLE 17 -- ZONING

CHAPTER 17.56 -- O-I OFFICE INSTITUTIONAL DISTRICT

SECTION 17.60.010 -- Purpose and Permitted uses.

...

(B) Within any O-I Office Institutional District, the following uses may be allowed upon obtaining a special use permit from the Mayor and Council:

- A. Churches and associated buildings.
- B. Day care facilities when constructed as part of a planned office park on a lot of least three acres.
- C. Rooming/boarding house.
- D. Halfway house.
- E. Public or Private Schools
- F. Vocational Schools

...

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 19th day of August, 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
August 1, 2024, City Council Workshop
Item Number: 11



Presented by: Sylvia Smith

Community Development Department

ITEM SUMMARY:

Case #240601 is for a rezoning to C-2 (Central Commercial) to allow an event venue within the MU_CR (Mixed Use Commercial Residential) overlay district. The address of the subject property is 108 Jonesboro Rd. (Parcel #091-01028000), which is in Council District 2 (Jamal Burt). The current zoning is R-100 (Single-Family Residential).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 7/9/2024 Municipal Planning Commission Workshop
- **8/1/2024 City Council Workshop**
- 8/13/2024 Municipal Planning Commission Public Review
- 8/19/2024 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

July 3, 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 #240601

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

Applicant: Gail Notti for the Notti property

Request: A petition to rezone property to C-2 (Central Commercial) to allow an event center under the MU_CR (Mixed Use Commercial Residential) overlay district.

Zoning History: R-100 (Single-Family Residential)

Tax-Parcel ID#: 091-01028000

Address: 108 Jonesboro Rd.

Tract Size: 4.0 +/- acres

Location: Land Lot(s) 133 of the 7th District

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

Attachments:

June 5, 2024

VIA E-MAIL: ttebo@mcdonoughga.org

Tina Tebo

City of McDonough Community Development

136 Keys Ferry Street

McDonough, Georgia



RE. Letter of Intent and Ownership for Rezoning Application
4.00 acres located at 108 Jonesboro Road, McDonough, Georgia 30253
Tax Parcel ID # 091-010-280-00

Dear Tina:

Please accept this Letter of Intent and Ownership to accompany the application for rezoning. I am the owner of said Property defined above.

I write to request a rezoning from R-100 to C-2 for the purpose of allowing my residential property to accommodate an event venue use and be part of the Mixed Use – Commercial Residential (MU-CR) Overlay per Chapter 15.18 of the City of McDonough's code of ordinances.

Smith, Welch, Webb & White will represent me in the application for rezoning.

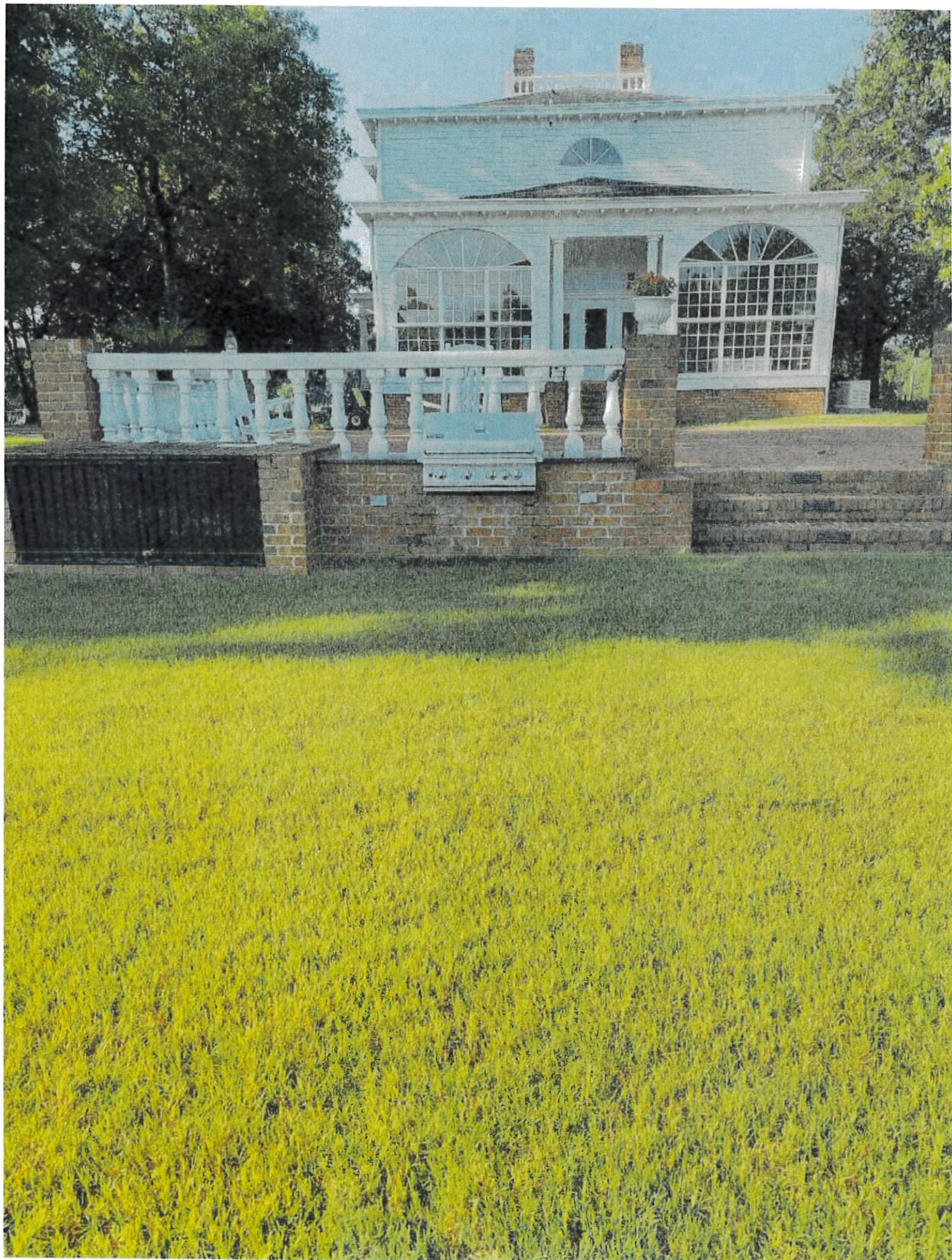
Sincerely,

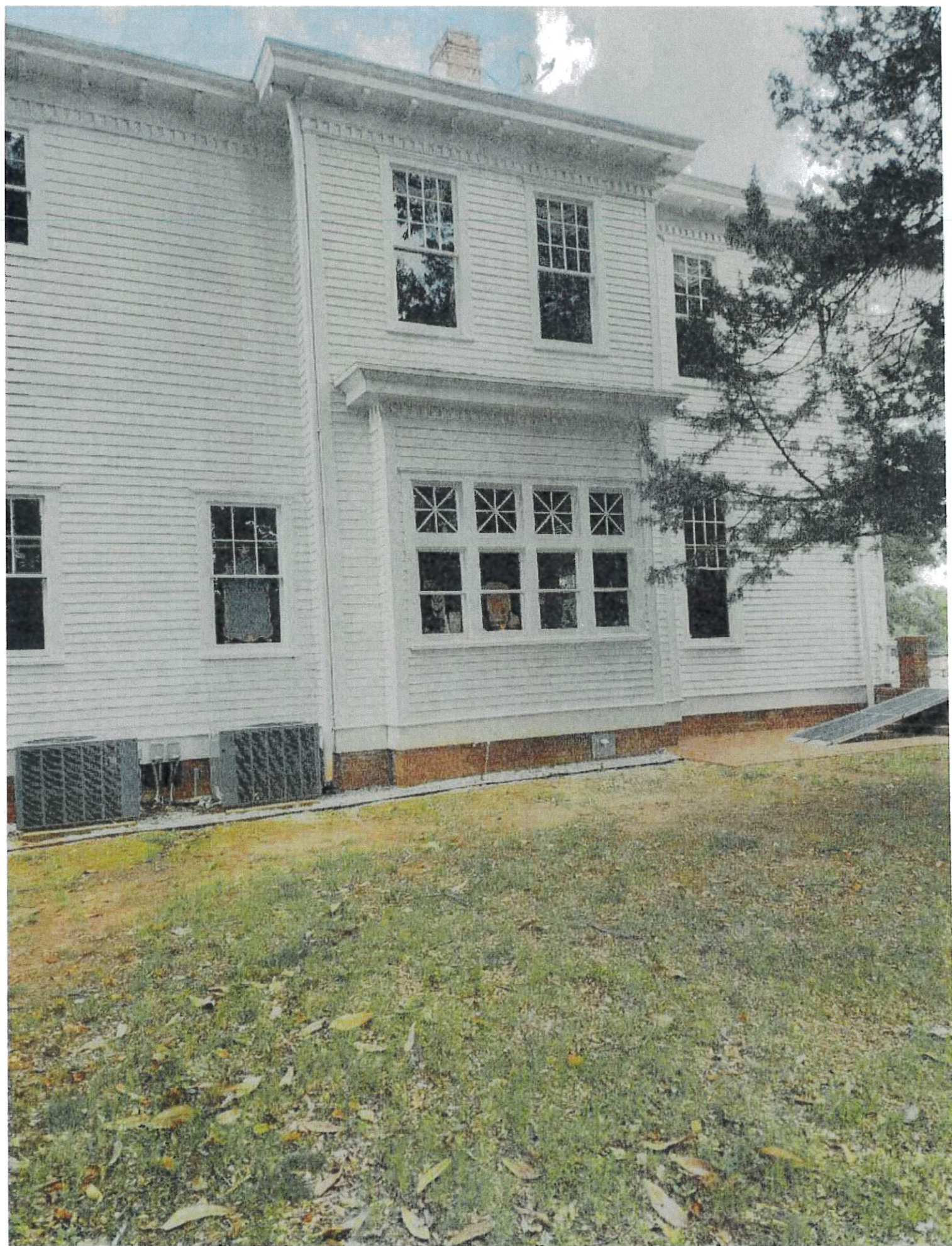
A handwritten signature in blue ink, which appears to read 'Gail W. Notti', is written over the typed name.

Gail W. Notti

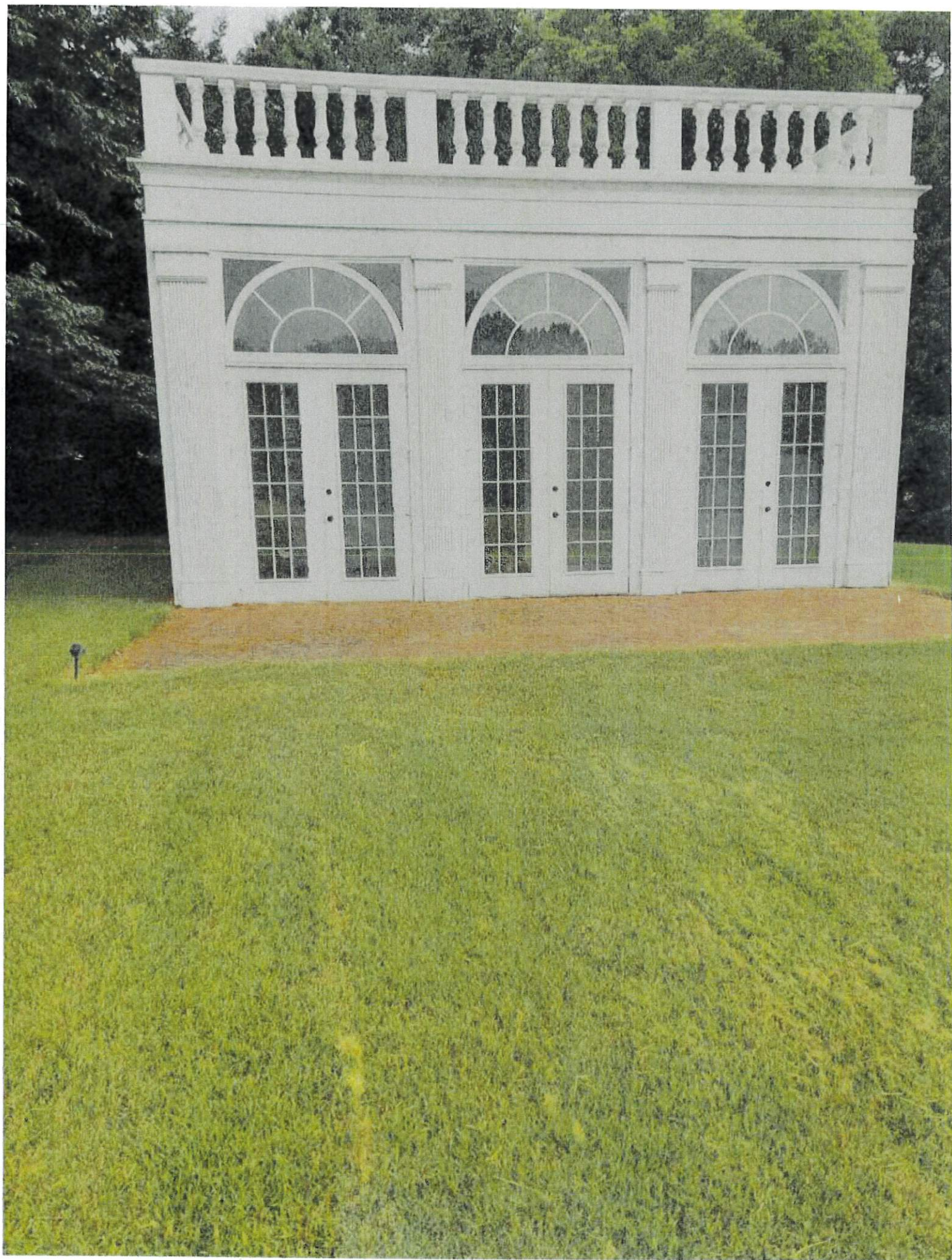










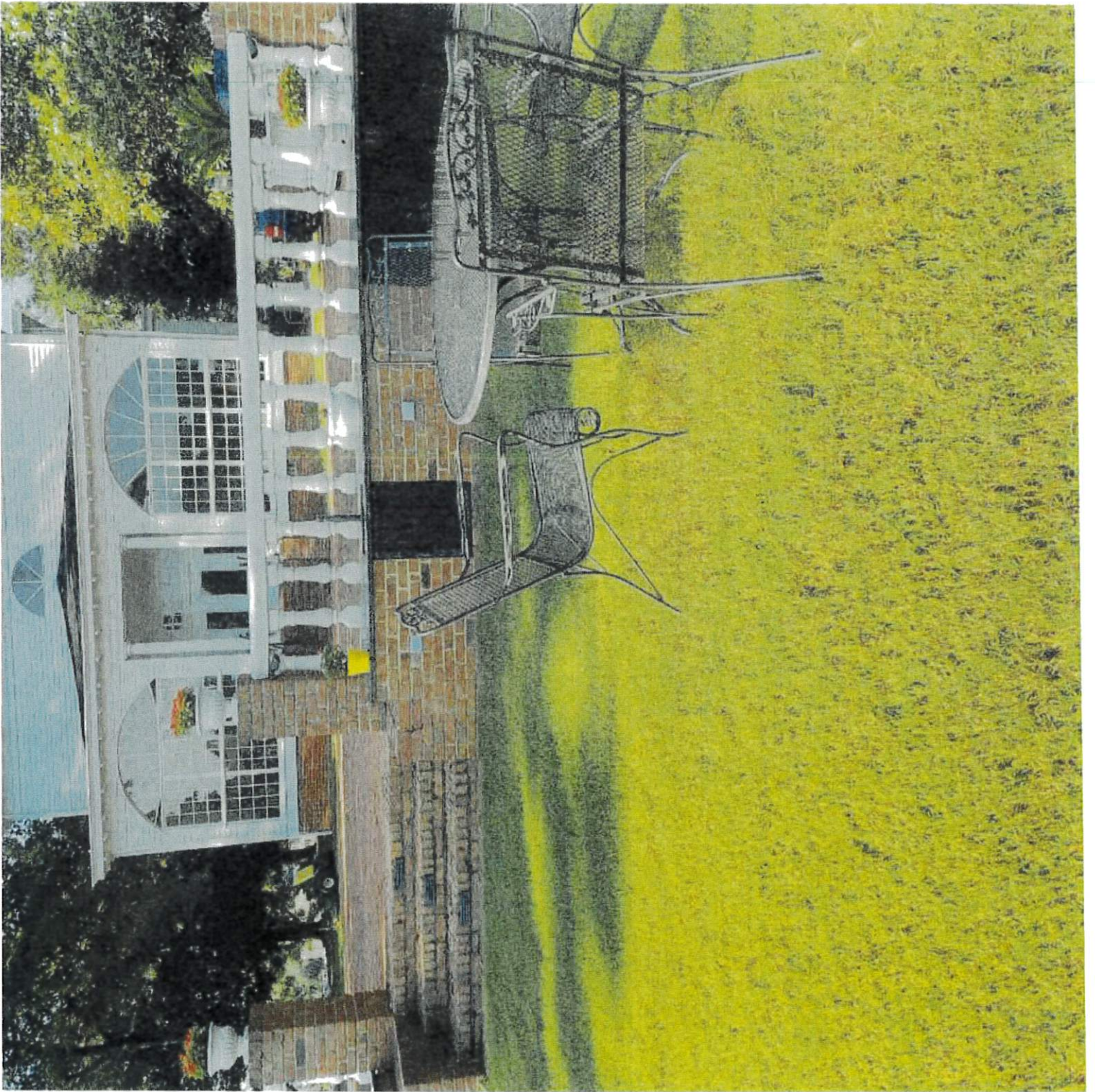










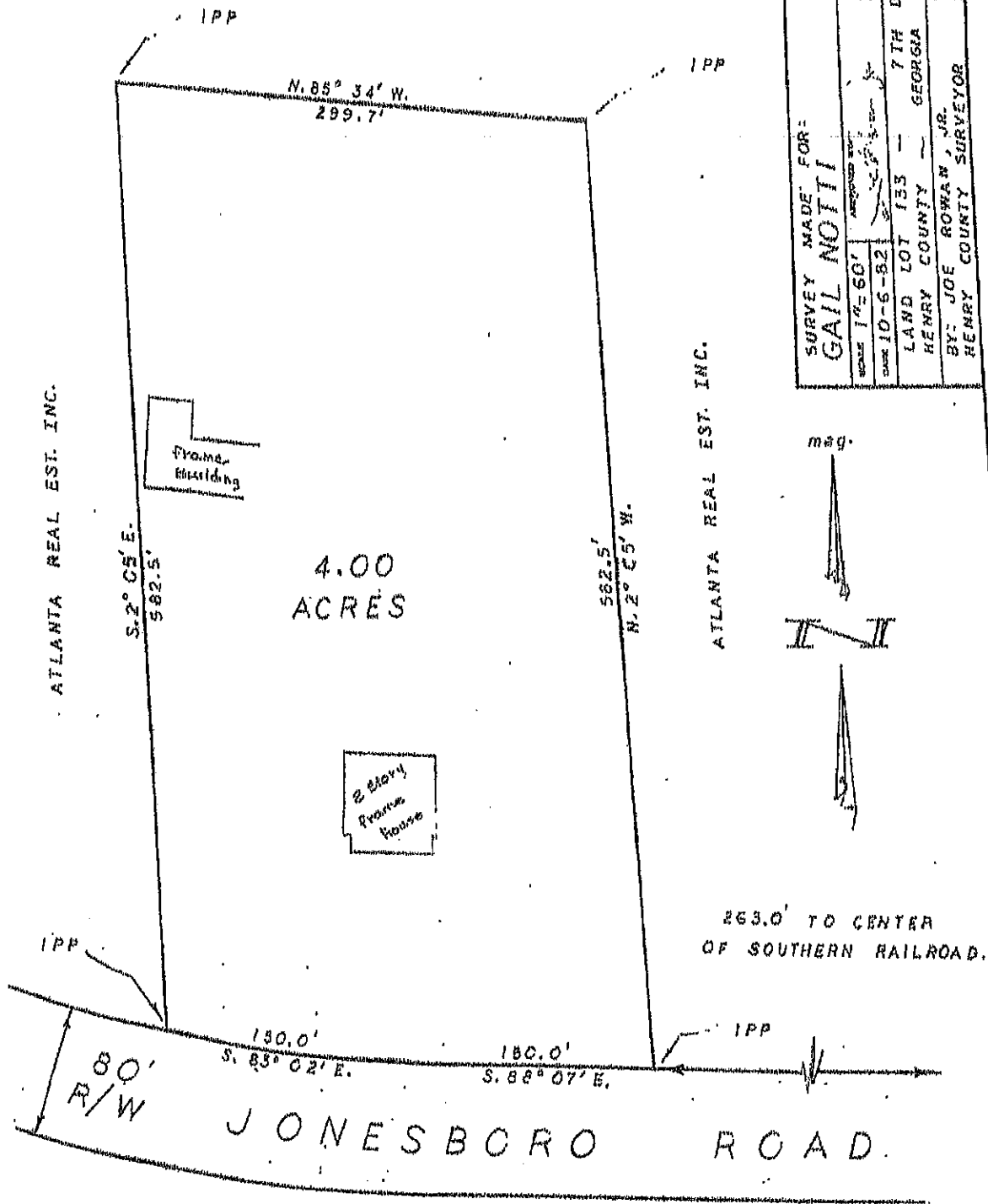




Filed in office with the
 City of DeKalb 1982
 10:15 a.m. D.K.
Sara E. Taylor
 Clerk Superior Court

ATLANTA REAL EST. INC.

SURVEY MADE FOR:	
GAIL NOTTI	
SCALE 1"=60'	RECORDED BY
DATE 10-6-82	7TH DISTRICT
LAND LOT 133 - GEORGIA	
HENRY COUNTY	
BY: JOE ROWAN, JR.	
HENRY COUNTY SURVEYOR	



Approved For Recording
 City of McDonough Planning Commission
 By T. E. Pincus
 Building Inspector
 Nov. 10, 1982

I certify that this plat
 has been made from a
 field survey and is true
 and correct.
Joe Rowan, Jr.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	091-01028000	Class	R	Owner	NOTTIGAIL W	Land	\$54,000				
Property	108	Acreage	4.0	Address	PO BOX 1406	Value:					
Address	JONESBORO RD					Building	\$495,800	Last 2 Sales			
District	City/McDonough					Value:		Date	Price	Reason	Qual
						Misc	\$300	11/25/1998	\$0	FAMILY/GIFT	U
						Value:		12/1/1982	\$40,000	n/a	Q
						Total	\$550,100				
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/28/2024

Last Data Uploaded: 5/28/2024 8:33:32 AM

Developed by  Schneider
GEOSPATIAL

AGENDA ITEM SUMMARY
August 1, 2024, City Council Workshop
Item Number: 12



Presented by: Sylvia Smith

Community Development Department

ITEM SUMMARY:

The request for Case #**240602** (Heritage Montessori) to obtain a Special Use Permit to allow a K-12 school. The current zoning is O-I (Office Institutional)/SUP (Special Use Permit) w/conditions. The address is 262 Macon St. (Parcel # M21-04001000), which is the 1st Council District (Rufus Stewart).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 07/09/2024 Municipal Planning Commission Workshop
- **08/01/2024 City Council Workshop**
- 08/13/2024 Municipal Planning Commission Public Review
- 08/19/2024 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 DEPARTMENTAL 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

July 3, 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 #240602

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

Applicant: Chase Hardin for Heritage Montessori School

Request: Special Use Permit (SUP) to allow a K-12 school

Zoning History: O-I (Office Institutional)/SUP (Special Use Permit) w/conditions per ORD #12-11-19004(Z)

Tax-Parcel ID#: M21-04001000

Address: 262 Macon St.

Tract Size: 8.81 +/- acres

Location: Land Lot(s) 134 of the 7th District

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

Attachments:

06/06/24



Greetings,

Heritage Montessori will be applying for the approval of a Special Use Permit for the purpose of Pre-K- 12th Grade Montessori School located at 262 Macon St McDonough, Ga 30253. See the completed application and information to verify this request.

Thank you,

Chase Hardin

Impact Statement



We are proposing a K-12 Montessori School located within city limits at 262 Macon St, McDonough. This project will encompass an early education wing, a K-12 educational center, and an indoor gym. The total square footage of the building is 20,600, with a use occupancy of 160 students and 13 staff totaling 173. (1 Site Plan, 2 Aerial View). The building is an existing structure and has been developed to operate as an educational center. The potential impacts on traffic will be minimal. We have 50 carpooling students, 25 staff children, and 40 children are siblings and share cars. This totals to 15 carpooling vehicles, 5 staff children vehicles, and 18 sibling vehicles, 45 individual student vehicles and 10 staff vehicles. Drop off from 8:00 – 8:30 am Monday through Friday and 3:30 – 3:45 pm Monday through Friday. We are complying with DOT recommendations on the project. The primary access to the school will be located on Rogers Street due to traffic flow patterns.

Our site will utilize 115 parking spaces, with calculations for parking detailed on the Site Plan (PER SEC. 17.20.020 OF CODE OF ORDINANCES). There will be no impact on existing infrastructure or water drainage. There are no potential adverse impacts on land values. Our school will increase the value of surrounding land due to the benefits of proximity to a school. Our school is compatible with surrounding land use activities and is near a city-owned park, church, and residential homes to the north. Our facility has existing green spaces and complements the nearby park, pond, and residential properties. Our school is less than .5 miles from any other daycare or K -12th school, and there will be no adverse effects on these existing businesses.

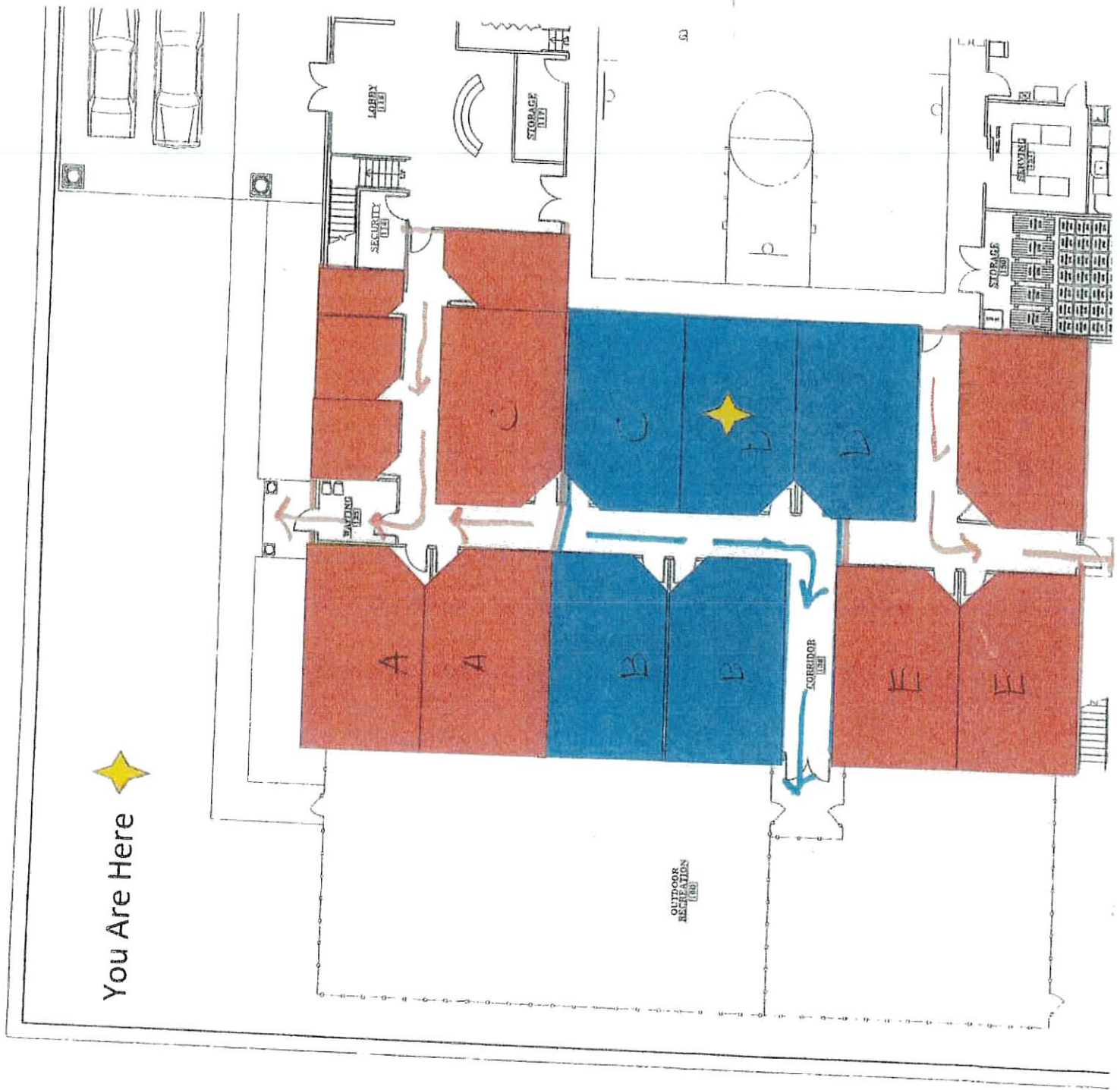
Our school will enhance the quality of life for the students and families enrolled and positively impact the local residents. The continued establishment of our school will bring additional educational opportunities to the community and increase home values due to the high quality of our program. Our school focuses on the safety and well-being of our families, ensuring no adverse effects on the surrounding neighborhoods. We have worked diligently to provide a comprehensive proposal and are heartened by the community's support for this project.

Chase Hardin

Heritage Montessori School Director

chardin@heritagemontessori.school

You Are Here 







NEW IMPERIOUS 25,00CSF
13 - 2" CANOPY TREES
12 - 2" UNDERSTORY TREES
77 - 3 GALLON SHRUBS

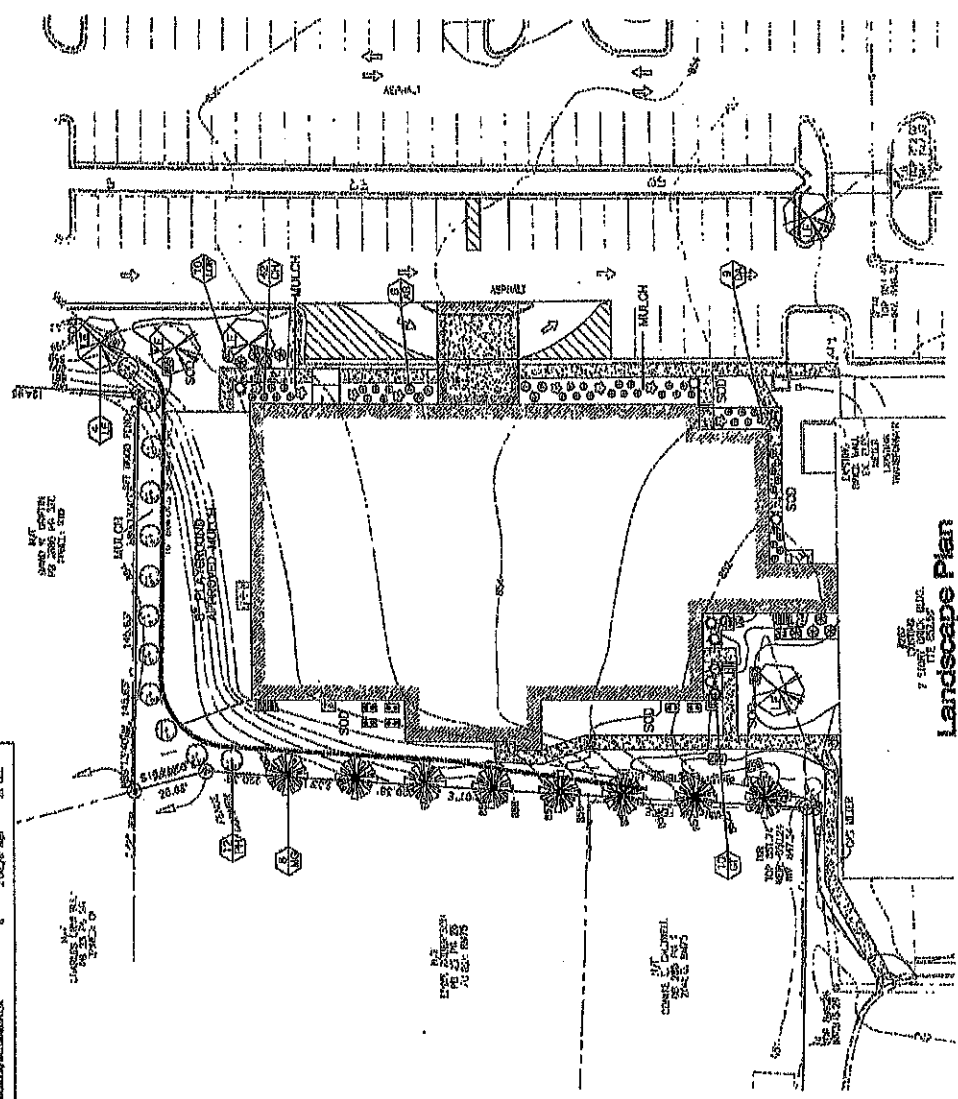
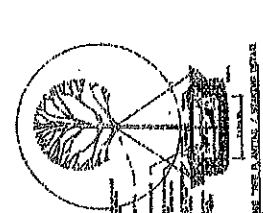
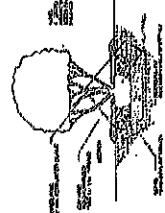
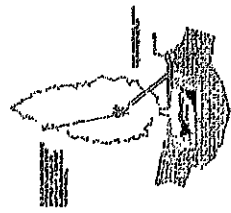
13 - 2" CANOPY TREES
19 - 2" UNDERSTORY TREES

77 - 3 GALLON SPRINGS

50103 11/27/72

DATE	PLANT NAME	PLANT USE			COUNT	STATIONS
		TURNS				
194	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
195	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
196	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
197	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
198	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
199	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12
200	AMERICAN CANNERY / 1000 LBS. VEGE	12	12	12	12	12

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



Edsall
The 3252

Parcels

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, Hanty County, GA, © OpenStreetMap contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechniques, Inc., Mapbox, USGS, EPA, NPS, US Census

AGENDA ITEM SUMMARY
August 1, 2024, City Council Workshop
Item Number: 13



Presented by: Steve Morgan

Department: Administration

ITEM SUMMARY:

Request for Approval to make repairs to Ms. Lilly Miller's driveway, per conditions of Ordinance 21-08-16002(Z); whereby the Applicant failed to comply with the conditions.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Ordinance 21-08-16002(Z)

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 21-08-16002(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 **Troy Crumbly for the Crumbly Auto Sales:**

All that lot, tract or parcel of land, otherwise known as a 177 Old Griffin Rd. (Parcel #M12-01001000), lying and being in Land Lot(s) 165 & 166 of the 7th District of Henry County, Georgia, consisting of 0.407 +/- 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-2 (Central Commercial), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

** Conditions were added at the Council Meeting
(See page 5)
J. Price 8-16-2021*

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.

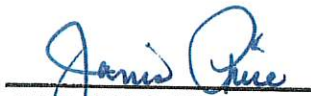
So ordained this 16th day of August, 2021.

CITY OF MCDONOUGH, GEORGIA


BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:


JANIS PRICE, CITY CLERK


CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Troy Crumbley
1855 King Mill Rd
McDonough, GA 30252

BK: 17532 PG: 347-348
Filed and Recorded
Oct-09-2020 02:24:51PM
DOC#: D2020-032883
Real Estate Transfer Tax Paid \$6.00
0752020008870
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Quit-Claim Deed

STATE OF GEORGIA, HENRY County.

THIS INDENTURE, made this 8th day of October 2020 between

Dianna Smith, Clarence Baker, Patricia Barlow, Willene Davidson, and Betty Fletcher

as party or parties of the first part, hereinafter called Grantor, and Troy Crumbley as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH: That Grantor for and in consideration of the sum of SIX THOUSAND AND NO/100 DOLLAR(\$6,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land lying and being in the 7th District of Henry County, Georgia, lying just south of the City of McDonough, and being a part of the lands known as the "Chubb Lands" and being formerly owned by Mrs, Annie Noland Brown, and now known as 177 Old Griffin RD. county tax parcel ID M12-01001000, described as follows:

Commencing at a point 491 feet South of the corner of the Chubb Lands, which said point is on the East side of the City of McDonough and Griffin public road; and running thence East 227 feet more or less, to the right of way of the Southern Railway Company, thence South along the West side of said right of way 155.5 feet; thence West 256 feet, more or less, to the East side of the McDonough and Griffin Public Road; thence along the East Side of said public road 155.5 feet back to the point of beginning. This lot is a vacant lot and is bounded on the North by lot sold to Annie Baron Price, on the east by right of way of the Southern Railway Company, on the south by Newt Wyatt and on the West by McDonough and Griffin Public Road.

2020 OCT -9 AM 9:35

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

LESS AND EXCEPT:

All that tract or Parcel of Land lying and being in the 7th Land District of Henry County, Georgia, and being a part of land purchased from T.J. Brown, more particularly described as follows:

Beginning at a point on the McDonough and Griffin Public Road 79.9 feet from the corner separating this land from the lands of Newt Wyatt Estate and running thence East 227 feet; thence south along the Southern Railway Right of Way 77.9 feet to the line of Newt Wyatt Property; thence West along the line of Newt Wyatt a distance of 256 feet to the McDonough and Griffin Road; thence North along said road a distance of 77.9 feet to the point of beginning. This being according to the plat of the Fannie Mae Baker Land recorded in Plat Book 1, Page 175, Henry County Records.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Dianne Smith

Patrice Barlow

Patrice Barlow

Signed, sealed and delivered in the presence of

Charles E. Cook

Charles E. Cook

NOTARY PUBLIC
GEORGIA
2/12/21

Clarence Baker

Clarence Baker

Willene Davidson

Willene Davidson

Betty Fletcher

Betty Fletcher

		ISSUE DATE 3/27/21
SCALE 1" = 20'		SHEET NUMBER 1
PROJECT NAME TROY GRUMBLEY AUTO SALES		C1 OF 1
PROJECT ADDRESS 11255 N. 15th, 7th Dist, McDonough, Henry Co., GA		
PREPARED BY TROY GRUMBLEY AUTO SALES		
CHECKED BY TROY GRUMBLEY AUTO SALES		
DATE 3/27/21		
REVISIONS		
NO. DESCRIPTION DATE		
1.00 CONCEPTUAL REZONING PLAN for TROY GRUMBLEY AUTO SALES		
1.01 Add Gravel and Access Road to gravel		
SITE PLAN		

GENERAL PROJECT NOTES:

- DEVELOPMENT NAME: CRUMLEY AUTO SALES
LOCATION: LAND LOT 181 & 182, 7th DISTRICT, CITY OF
WOODBRUSH, HENRY COUNTY, GA
TAX PARCEL: 161-07-001-000 SHOWN AS TRACT "A", TRACT "A"
TRACT "A" ON SURVEY.
STREET ADDRESS: 177 OLD GIFFEN ROAD, WOODBRUSH
ZONING: 1630
PROPOSED ZONING: C-2
CLIENT: TROY CRUMLEY

1988 KING WILL ROAD

PHONE: 770-528-4005
D. WAYNE SMITH, PE
Design Group Inc.
29 HALLSTON STREET
McDONOUGH, GA 30253

(877) 583-5950
 BITE A DREA = 0 877 AC *

MINIMUM LOT SIZE: N/A
MINIMUM FREIGHT: N/A

RETBACCEL: FRONT = 30 FT. (MINOR ST)
MAY NOT ENTER ROAD. SEE

1. THIS SITE IS NOT LOCATED WITHIN A 100' WETLAND BUFFER ZONE AS SHOWN ON THE AERIAL PHOTOGRAPH MAP # 15451C01670, DATED OCT. 8, 2014.

PROTECTION DISTRICT,
STATE MINING AND REVENUE

ALL STATE WATERS DO NOT EXIST.
1. WETLANDS DO NOT EXIST ON SITE.
1. BOUNDARY INFORMATION TAKEN FROM SURVEYING INC. DATED NOVEMBER 7, 2020.

LANE COORDINATE SYSTEM

DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AND LOCATION OF ALL UTILITIES.

ALL CONSTITUTION THAN I BE HONORABLE

APPLICABLE CODES AND ORDINANCES. CONFIRM THAT ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE ENGINEER'S ASSUMED NO RESPONSES TO VERIFY CONFORMANCE.

CONSULTATION PRACTICES, SUPERVISION,

1. CONTRACTOR MUST CONTACT UTILITY PRIOR TO ANY EXCAVATION OR ERECTION OF PROPOSED IMPROVEMENTS.

ATLANTA: 775-823-4344

THIS PLAN IS PREPARED FOR THE BOLS
FACTS 31, 3 & 4 AS SHOWN ON THE PLAN.
AND PERMITS MUST BE OBTAINED PRIOR TO
ACT FOR SAME

References

GRAPHIC SCALE

0 10 20 40

(100000)

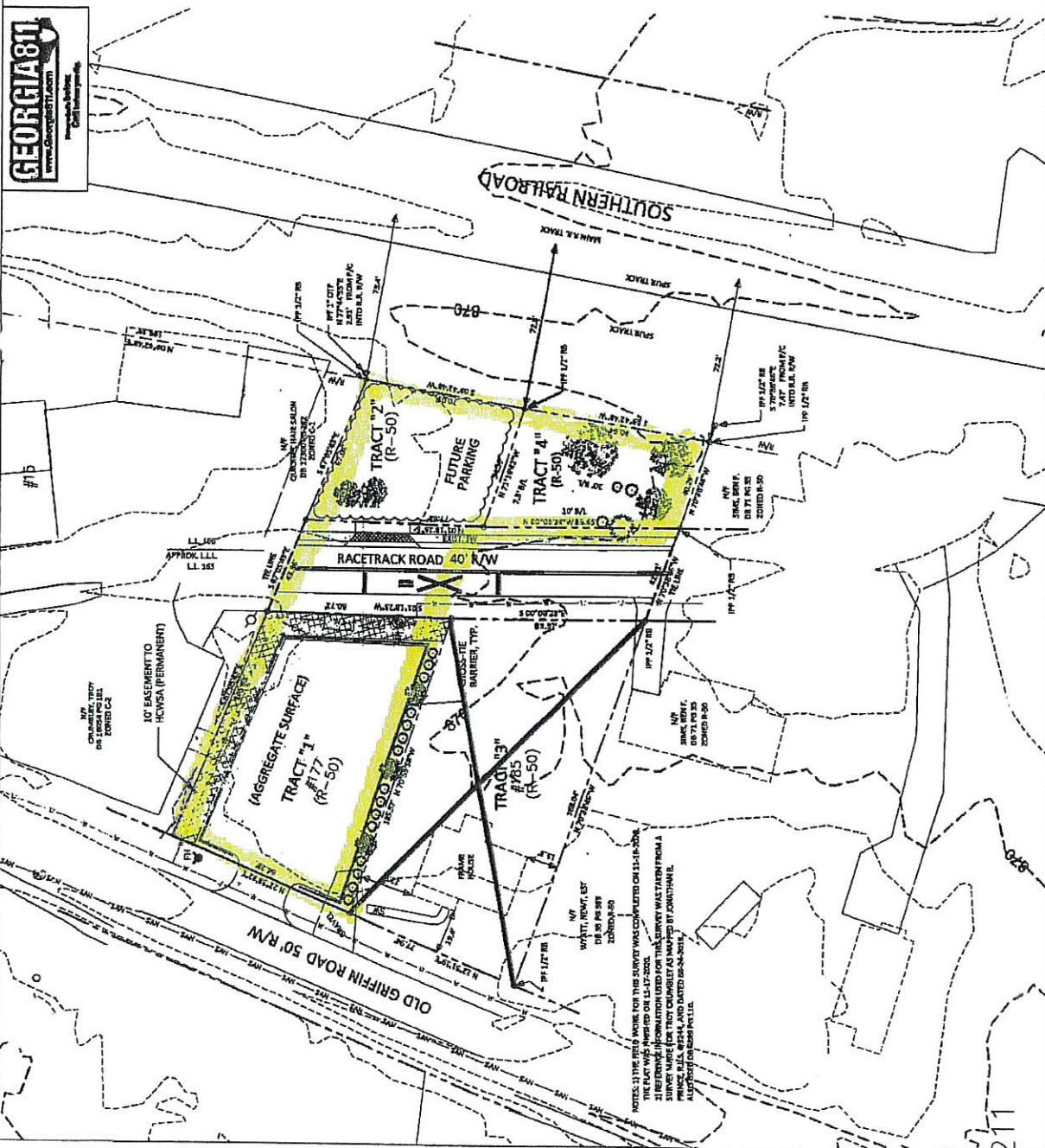


Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia

Community Development Department

Rezoning Staff Report *(For Recommendation Only)

Case Petition:

#210609

Applicant:

Troy Crumbley

Address/Location:

177 Old Griffin Road

Council District:

Kam Varner

Request:

Land Lot/District:

Land Lot(s) 165 and 166 of the 7th District

Tract Size:

Approximately 0.407 acres +/- (Parcel) M12-01001000

Meetings:

> 7/13/21

Planning Commission Workshop

> 8/5/21

City Council Workshop

> 8/10/21

Planning Commission "Public Review"

> 8/16/21

City Council "Public Hearing"

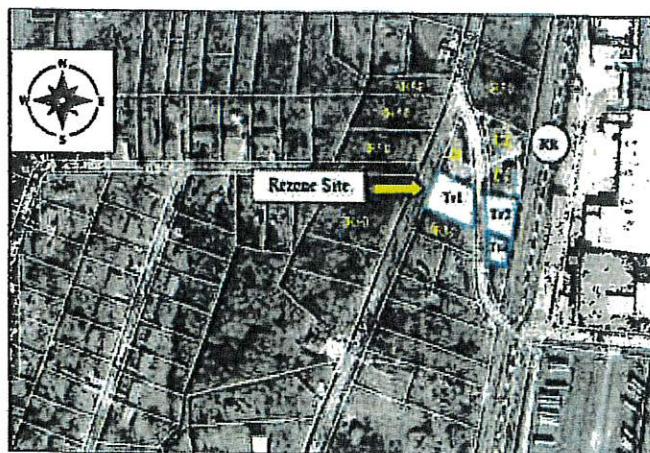
Community Development Staff recommendation:Staff recommends **Approval** of the Rezoning to C-2 (Central Commercial)

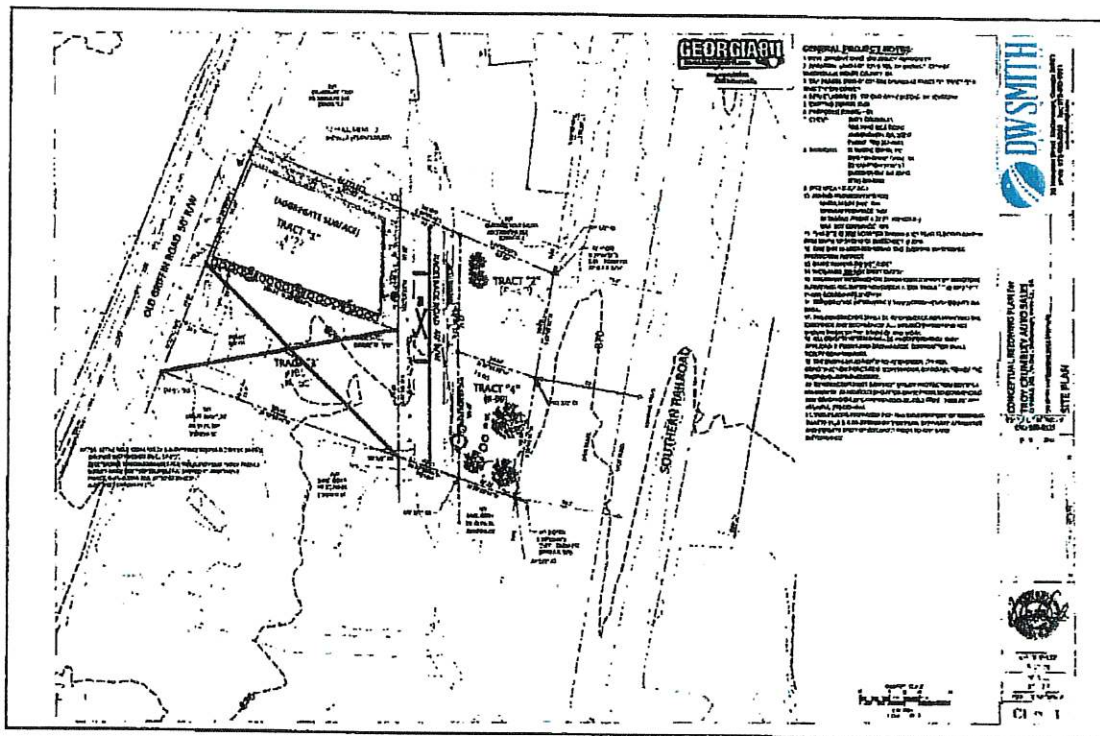
The rezoning request is to expand existing car lot to park additional inventory.

Background Information

The subject property is presently zoned R-50 (*Single Family Residential*) and is located at 177 Old Griffin Road McDonough, GA. The property is situated between Old Griffin Road to the west, the railroad tracks to the east and is bisected by Racetrack Road. Mr. Crumbley owns the adjacent property (15 Racetrack Road) zoned C-2 SUP with conditions per ORD #11-04-04-04001(ZSUP) and is currently operating a used car business.

The business located at 15 Racetrack Road was recognized in 2011 as having *legal non-conformance business operations*, i.e., Crawford Barber, Crawford Lawn Service, and Taxi Service. [Case 11-01-04, submitted by Otis Lee Crawford for Crawford Plaza]

Site and Location Photo



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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) Not applicable at this time
- Fire Chief (Mr. Steve Morgan) Not applicable at this time
- City Engineer (Mr. Mark Whitley) Not applicable at this time
- Building Official (Mr. Mark Dobson) Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) Not applicable at this time
- Henry County Board of Education (Ms. April Brown) Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) Not applicable at this time

Infrastructure:

Water Service: Henry County Water Authority

Sewer Service: Henry County Water Authority

Electricity: Georgia Power

Telephone: ATT

Cable Television: N/A

Schools: N/A

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

- A(1.) The subject property is bordered by the following (refer to Zoning Maps):
- North Boundary
Zoning: C-2 (Central Commercial District)
Land Use: Commercial
 - East Boundary (Old Griffin Road)
Zoning: N/A
Land Use: Industrial
 - South Boundary
Zoning: R-50
Land Use: Single Family Residential
 - West Boundary
Zoning: Old Griffin Road
Land Use: Single Family Residential
- A(2.) The possible creation of an isolated district unrelated to adjacent and nearby districts;
Answer: No. The C-2 (Central Commercial District) request aligns with the existing C-2 zoning districts encompassing the subject property as noted in A(1).
- A(3.) The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;
Answer: No impact to the population density pattern or possible increase on public facilities are expected due to the scope of work and minor scale of the proposed development on-site.
- A(4.) The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;
Answer: Minimal or no cost to the City or other governmental entity is expected due to the scope of work and minor scale of the proposed development on-site.
- A(5.) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.
Answer: Minimal impacts are expected with respect due to the existing as built conditions of the subject property, scope of work, and minor scale of the proposed development on site.
- A(6.) Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Answer: The stipulations, customarily associated with the development standards are expected to create compatibility with and enhance the value of adjacent & nearby properties.
- A(7.) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Answer: Yes, the existing R-50 (Single Family Residential) zoning designation does not allow for a commercial parking lot.
- A(8.) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

Answer: It is expected that the parcel will continue to be a parking lot into the future due to parcel size, proximity to railroad, adjacent streets and setback requirements.

- **A(9.)** The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;

Answer: The subject property is consistent with the Land Use Plan.

- **A(10.)** The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.

Answer: The proposed amendment, including proposed land use, is deemed to be compatible with the zoning and land uses encompassing the subject property.

- **A(11.)** The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;

Answer: The proposed development will create an added benefit to the existing businesses while keeping with the zoning scheme.

- **A(12.)** Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;

Answer: Currently as-built conditions.

- **A(13.)** The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to not adversely affect the integrity of the residential properties

- **A(14.)** In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to provide an effective land use transition.

Final Staff Recommendation by: Charles Reese, Director of Planning and Zoning

Staff recommends **Approval** of the Rezoning to **C-2 Central Commercial** = 0.755+/- acres

Approval of rezoning from O-I to C-2 (17.64) with the following conditions:

Reasonable Conditions

- Utilize pervious material as parking lot surface to allow for storm water management
- Secure parking lot surface edge to keep material in place
- Add a professionally installed 3.5 - 4 feet high rough cut fence (or similar)

*Fence must be behind the new monument sign

*Fence must be outside of ROW

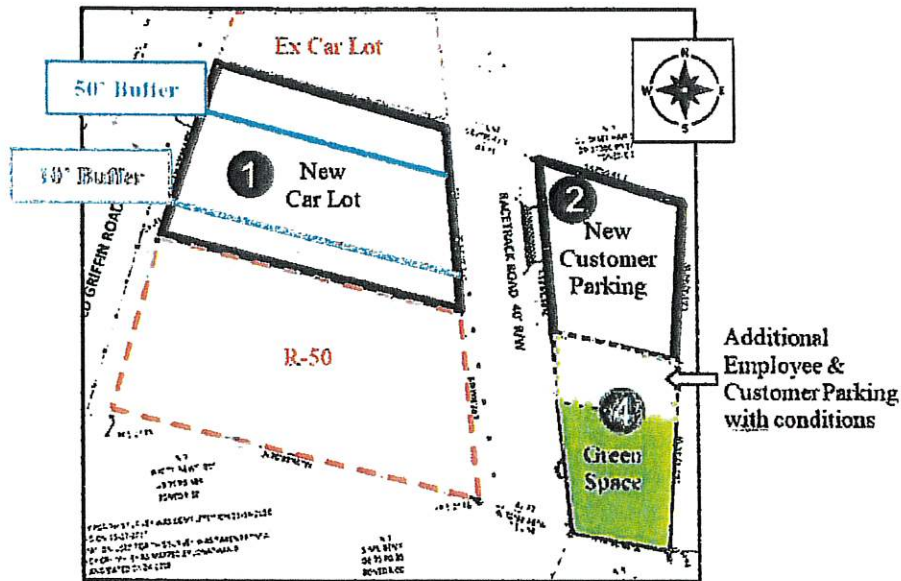
*Fence must be installed around perimeter of property with exception to ingress/egress areas

*Gates must be made with similar material and style as fence



*A 18 inch high stone or brick base (to match monument signage) at egress/ingress

- Signage to be monument style to meet code
- A variance will be needed to reduce the buffer from 50' to 10' to accommodate the expanded lot and a signed affidavit from the adjoining residential property owner accepting this change
- "Additional parking" option with Tree Protection Plan to make sure no more than 25% of the tree's critical root zone is impacted on track #4



Conditions added at the meeting:

- (1). The fence is done professionally and completed within 30 days from today.
- (2). To address Ms. Lilly Miller's driveway within a reasonable amount of time.
- (3). The applicant will work with the Community Development Director to insure that all of the conditions are met.
- (4). The variance is approved to reduce the buffer from 50' to 10'.

Councilmember Varner motioned and Councilmember Stewart seconded.
The vote was seven in favor.

J. Price, City Clerk
8-16-2021

AGENDA ITEM SUMMARY

Date: August 16, 2021

Item Number:

8B

ITEM SUMMARY:

The request for Case #210609 (Crumbley Auto Sales), is for rezoning from R-50 (Single Family Residential) to C-2 (Central Commercial). The subject property is recognized as Tax Parcel ID #M12-01001000, located at 177 Old Griffin Rd.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 7/13/21 Municipal Planning Commission Workshop
- 8/10/21 Municipal Planning Commission Public Review
- 8/3/21 City Council Workshop (Special Called)
- 8/16/21 City Council Public Hearing

RECOMMENDATION (Community Development Director):

MPC

Stanley Head made motion for approval of the zoning with staff recommendations and Planning Commission conditions as stated pertaining to the variance for the fifty (50) feet buffer with SFT affidavit and the gate system to be agreed to with the Planning & Zoning Staff regarding aesthetics and is to be consistent in style with fence, Calvin McClenden seconded.

➤ Vote: 5-0 Passed

CDD –Approval with conditions

ATTACHMENTS:

- P/Z Final Staff Report
- ORD # 21-08-16002(Z)

Submitted by:

Charles Reese; Community Development Director
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