

CONSENT AGENDA ITEM SUMMARY
September 16, 2024, City Council Meeting
Item Number: 6A



Presented by: William VonDenBosch, Director

Public Woks - Water/Sewer

ITEM SUMMARY:

Request for approval to purchase 100 (one hundred) ¾ Neptune Water Meters with antennas.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$26,500.00

FUNDING SOURCE:

Line Item: 505-5.4440.53.1732

ATTACHMENTS:

Quote from Delta Municipal Company

OTHER DEPARMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARMENTAL REVIEW

☒ Finance



DELTA

MUNICIPAL SUPPLY

Quote

408 Jesse Cronin Road
Braselton, GA 30517

Date	Quote #
8/26/2024	15342

Bill To
City of McDonough E-Mail ALL Invoices

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

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

Quantity	Description	Unit Price	Total
100	5/8" x 3/4" Neptune T-10 Water Meter ProCoder)R900i Pit GAL w/6' Ant	265.00	26,500.00T

	Subtotal	\$26,500.00
	Sales Tax (0.00)	\$0.00
	Total	\$26,500.00

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

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

"We Supply Service"

AGENDA ITEM SUMMARY
September 16, 2024, City Council Meeting
Item Number: 9



Presented by: Brandon Williams, Director

Parks Department

ITEM SUMMARY:

Request for consideration and approval to solicit bids for the square landscape installation (Bespoke Plan).

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

AGENDA ITEM SUMMARY
September 16, 2024, City Council Meeting
Item Number: 10



Presented by: Steve Morgan, City Administrator

Administration

ITEM SUMMARY:

Request approval of agreement for utility relocation assistance for the dual roundabouts on Hwy 20 at McGarity Road and Lawrenceville Street, to be paid in an 80/20 split between the City of McDonough and the GDOT, as follows: City of McDonough will pay \$1,240,292.00; and GDOT will pay a total of \$310,073.00. Total project costs \$1,550,365.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

\$1,240,292.00

FUNDING SOURCE:

TSPLOST 335-5.4210.54.1407

ATTACHMENTS:

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No

Good Evening Mr. VonDenBosch,

The Department has reviewed the City of McDonough's Utility Aid request, relocation cost, and audited financial reports.

The total relocation cost is \$ 1,420,365.00 out of which in-kind relocation cost is \$ 1,420,365.00 and there is no betterment/upgrade cost.

The relocation cost is an approximate amount, which can change (more or less) based upon the contractor's bid price on this job. All the relocation work will be included in Department's contract and the relocation work will be done by Department's Contractor.

1. The Department will partially participate in the **in-kind, non-reimbursable relocation cost.**
The details are as follows.

- GDOT partially participate in the relocation cost - **20 % of the in-kind relocation cost (no upgrade/betterment relocation cost)**, which is \$ **284,073.00** [$\$ 1,420,365.00 \times 0.20 = \$ 284,073.00$].

So, the total participation from GDOT would be \$ 284,073.00

2. The City of McDonough would be responsible for **80 % of the in-kind, non-reimbursable relocation cost**, which is \$ **1,136,292.00** [$\$ 1,420,365.00 \times 0.80 = \$ 1,136,292.00$]

The total cost for the City of McDonough is = \$ 1,136,292.00

Please keep in mind that, the Department is taking an additional cost - almost 25 to 30 % more in miscellaneous items - Grading Complete, Traffic Control and Erosion Control, flat works, concrete, asphalt, sidewalks etc.... which is not included in the relocation cost.

The total cost for the preliminary Engineering is \$ **130,000.00**.

The City of McDonough will be responsible for **80.0 % of the preliminary engineering costs \$ 104,000.00** and inspection cost associated with relocation design of the subject facilities and **any upgrade/betterment relocation cost.**

The Department will be responsible for the **20.0 % of the preliminary engineering costs \$ 26,000.00.**

The Project is in the November 2024 Letting. Please let me know **if you concur with this determination as soon as possible**, to move forward with the Letting.

Feel free to give me a call if you have any questions. I will be traveling so if I miss your call I will return it as soon as possible.

Thanks,

Nicholas Fields

State Utilities Administrator



CITY OF McDONOUGH
UTILITY RELOCATION
S.R. 20 DUAL ROUNDABOUTS @ MCGARITY RD. & LAWRENCEVILLE ST.
PROJECT COST ESTIMATE
P. I. NO. 0015916

Part 'A' Water Lines

ITEM NO.	ITEM CODE	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.	600-0001	25	CY	FLOWABLE FILL	\$480.00	\$12,000.00
2.	610-0959	160	LF	REMOVE PIPE	\$75.00	\$12,000.00
3.	615-1000	265	LF	JACK OR BORE PIPE, 12 IN	\$880.00	\$233,200.00
4.	670-1060	2,900	LF	WATER MAIN, 6 IN - PVC PIPE	\$120.00	\$348,000.00
5.	670-1060	245	LF	WATER MAIN, 6 IN - DUCTILE IRON M.J. R.J. PIPE	\$170.00	\$41,650.00
6.	670-1060	235	LF	WATER MAIN, 6 IN, DUCTILE IRON PIPE	\$170.00	\$39,950.00
7.	670-2060	35	EA	GATE VALVE, 6 IN	\$2,400.00	\$84,000.00
8.	670-4000	3	EA	FIRE HYDRANT	\$7,800.00	\$23,400.00
9.	670-5620	720	LF	WATER SERVICE LINE, 3/4 IN	\$60.00	\$43,200.00
10.	670-8061	25	EA	DBL STRAP SADDLE - 6 IN X 3/4 IN	\$2,200.00	\$55,000.00
11.	670-9730	25	EA	RELOCATE EXIST. WATER METER, INCL. BOX	\$1,600.00	\$40,000.00
12.	670-9910	11	EA	REMOVE EXIST. WATER VALVE, INCL BOX	\$1,000.00	\$11,000.00
13.	670-9920	3	EA	REMOVE EXIST. FIRE HYDRANT	\$2,350.00	\$7,050.00

Estimated Construction Cost, Part 'A'

\$950,450.00

Part 'B' Sewer Lines

ITEM NO.	ITEM CODE	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.	600-0001	5	CY	FLOWABLE FILL	\$480.00	\$2,400.00
2.	610-0959	330	LF	REMOVE PIPE	\$75.00	\$24,750.00
3.	610-6625	3	EA	REM MANHOLE	\$5,250.00	\$15,750.00
4.	611-8050	4	EA	ADJUST MANHOLE TO GRADE	\$2,420.00	\$9,680.00
5.	660-0004	200	LF	SAN SEWER PIPE, 4 IN, PVC	\$60.00	\$12,000.00
6.	660-0006	500	LF	SAN SEWER PIPE, 6 IN, PVC	\$250.00	\$125,000.00
7.	660-0008	485	LF	SAN SEWER PIPE, 8 IN, PVC	\$175.00	\$84,875.00
8.	660-0808	220	LF	SAN SEWER PIPE, 8 IN, DUCTILE IRON	\$260.00	\$57,200.00

9.	660-1220	240	LF	SEWER FORCE MAIN, 6 IN - PVC	\$100.00	\$24,000.00
10.	660-2020	2	EA	PLUG VALVE, 6 IN	\$4,500.00	\$9,000.00
11.	660-2600	22	EA	SEWER CLEANOUTS	\$2,000.00	\$44,000.00
12.	668-3300	7	EA	SAN SEWER MANHOLE, TP 1	\$7,800.00	\$54,600.00
13.	668-3311	9	VF	SAN SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	\$740.00	\$6,660.00
Estimated Construction Cost, Part 'B'						\$469,915.00
Total Estimated Construction Cost						\$1,420,365.00
Engineering						\$130,000.00
<i>Total Estimated Project Cost</i>						<u><u>\$1,550,365.00</u></u>

Prepared by:
 Turnipseed Engineers
 Atlanta, Georgia
 June 21, 2024

AGENDA ITEM SUMMARY
September 16, 2024, City Council Meeting
Item Number: 13



Presented by: Steve Morgan, City Administrator

Administration

ITEM SUMMARY:

Request for approval of the Johnson, Mirmiran & Thompson, Inc. (JMT) proposal for Phase II of the Blacksville Community Improvements Project.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$328,470.00

FUNDING SOURCE:

Liene Item: 230-5.5540.54.1213 – WATER SEWER/ STORMWATER

ATTACHMENTS:

Supporting Documentation

OTHER DEPARTMENTAL REVIEW NEEDED:

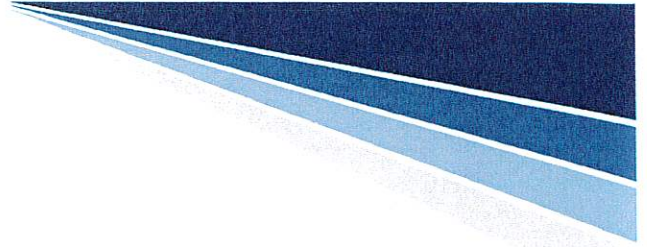
Yes

No

OTHER DEPARTMENTAL REVIEW

Submitted and approved by:

Steve Morgan, City Administrator



August 2, 2024

City of McDonough Georgia
Attn: Mayor Sandra Vincent
136 Keys Ferry Street
McDonough, GA 30253

RE: Blacksville Community Improvements
JMT Job No. 22-03018-001

Dear Mayor Vincent:

Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit this proposal for Phase II of the Blacksville Community Improvements project to the City of McDonough, Georgia. The Blacksville Community has faced many challenges over the years and flooding issues caused by storm drain and conveyance deficiencies have not been fully addressed. On May 16th, 2024, the JMT team presented to the City our Phase I drainage study of the existing storm drain and conveyance system throughout this portion of the community. The analysis was performed for the entire watershed that drains through the community, ultimately to the existing 72-inch culvert under Ronnie Steward Drive.

This proposal includes scope of work, detailed fees, and project schedule. We look forward to working on this project for the city. Thank you for this opportunity.

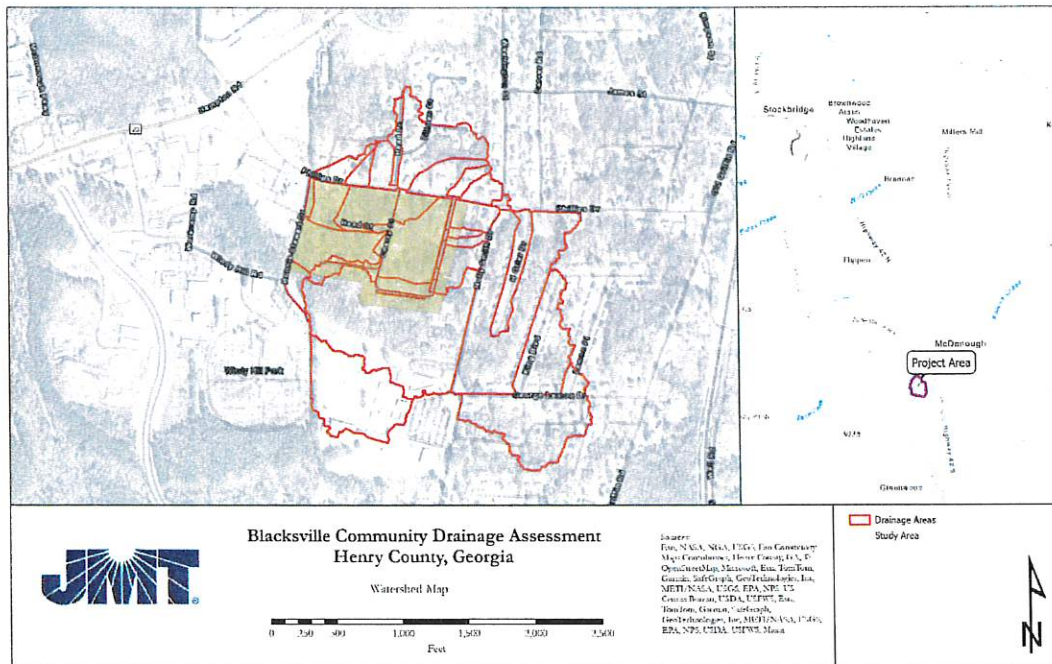


Figure 1. Study Area, Watershed, and Vicinity Map

Upon completion of the existing watershed and drainage infrastructure assessment, JMT has determined the following Phase II scope of work as the next steps to reduce flooding in the community.

Phase II Scope of Work

Task 1: Alternatives and Design Report

- Phase II will provide a report that includes the following analyses:
 - Development of up to three options, each with a suite of drainage upgrades, for solving flooding issues. One of the options will be the recommended option.
 - Results of the existing and proposed hydrologic and hydraulic (H&H) analyses. This analysis includes:
 - Inlet, gutter, and closed storm drain calculations.
 - Downstream property impact analysis and FEMA floodplain impact analysis to evaluate if increases in peak flows impact downstream properties. A HEC-RAS model will be required and JMT will coordinate with FEMA to obtain existing flood model downstream of the 72-inch culvert to determine potential impacts.
 - Concept sketches for the design options.
 - Conceptual cost estimate for the recommended option.
- JMT will meet with the City to discuss findings and design options.
 - JMT assumes one (1) round of review comments from the City.

Task 2: Field Analysis

- JMT will provide a field analysis, draft design, and final design of the recommended option.
 - Field analysis will be performed based on the footprints of the recommended improvements. This includes:
 - geotechnical assessment and report (if necessary for new infrastructure or stormwater management facilities) (up to 10 borings),
 - environmental assessment and report,
 - additional topographic survey,
 - property surveys as necessary to accommodate required RW or Easements
 - utility designation and survey, and
 - utility soft dig test holes.

Task 3: Draft Design of Recommended Option

- Draft design of the recommended option:
 - Preliminary construction plans consisting of the following sheets:
 - General Notes Sheet: Showing the title and location of the project along with site related data and notes, general plan notes, and certifications by the Owner, Consultant, and County officials if necessary.
 - Existing Conditions / Demolition Plan: Depicting the overall project area, its boundaries, names, and locations of property owners, existing natural and manmade features within the property, and contours. This sheet will also indicate existing features to be removed and features/areas to be preserved and protected.
 - Proposed Layout Plan: Showing the proposed drainage improvements and layout notes. Additionally, the layout plan will indicate the boundaries of existing parcels as well as the locations of the proposed improvements. These sheets will also include details and typical sections as necessary. This design will include proposed sidewalks if requested by the City.
 - Landscaping and Amenity Plan: Showing proposed plantings and community amenities such as sidewalks, trails, gardens, fountains, etc.
 - Grading and Drainage Plan: Indicating the existing and proposed final grades and detail flagging. This plan will also depict the locations of the proposed inlets and stormwater management facilities.
 - Utility and Drainage Profiles: Indicating the horizontal and vertical locations of the proposed storm drainage. The plans will also depict the top of rim/grate and invert elevations of the storm drain.
 - Erosion & Sediment Pollution Control Plan: Indicating erosion control measures to be utilized during construction in accordance with State and Local regulations. These sheets will also include details and any necessary operation and maintenance requirements and procedures.
 - Preliminary quantities and engineer's cost estimate.

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- Drawings and descriptions necessary for right-of-way or easements required to perform construction.
 - JMT will provide a draft preliminary construction plan set to the City for review. Comments will be addressed prior to permit submittal.
 - Public Involvement: JMT will perform the following to disseminate information and gather feedback from stakeholders.
 - Research and prepare list of stakeholders
 - Send letters to stakeholders (up to 100)
 - Newspaper advertisements (2). The City will advertise on their website, social media, etc.
 - Develop a public-facing project website
 - Prepare presentation materials
 - Organize and attend a public meeting
 - Collect letters, responses, and summarize feedback

Task 4: Permitting

- JMT will perform the following tasks for permits and approvals:
 - Land development permit filed with the Community Development Director of the City of McDonough.
 - NPDES Permitting through Georgia Environmental Protection Division (EPD) Watershed Protection Branch.
 - Aquatic Resources Delineation and Request to United States Army Corps of Engineers (USACE)
 - USACE Permit – Nationwide Permit, if applicable
 - Environmental Protection Division (EPD) - Watershed Protection Branch (WPB) EPD/WPD 401 Water Quality Certification, if applicable due to the possibility of wetland impacts.

Task 5: Final Design and Specifications of Recommended Option

- Final design of recommended option:
 - JMT will add a Construction Stakeout Plan to the final plan set, which will locate the proposed facilities for stakeout in the field. Stakeout to be accomplished by others and not part of this proposal.
 - JMT will revise the construction plan-set based upon comments received by the City and develop a final construction plan consisting of the sheets provided in the preliminary construction plans. Two City reviews are assumed for this scope item.
 - Prepare a bid-ready set of plans and technical specifications. JMT will provide advertisement for the letting of the project.

This proposal does not include deed preparation nor right of way/easement acquisition services, but can be provided by JMT upon request. JMT can provide these services in coordination with the city attorney.

This proposal does not include Construction Engineering Inspection (CEI) services, but can be provided by JMT upon request. Any service not explicitly included in the scope of services is excluded.

COMPENSATION:

The terms will be monthly billing based on percent complete per tasks.

"Additional Services" will be provided on a cost-plus fixed fee basis at such time that additional services are deemed necessary. "Additional Services" may also be negotiated and authorized on a lump sum fee basis for additional scope tasks or hourly fees as deemed necessary.

This scope may be amended as needed according to your project requirements and JMT will modify any effort or fees at your request to better suit your needs. I thank you for the opportunity to work with you on this project and I look forward to its successful completion. If you have any questions or need further information, please do not hesitate to contact me at 404-804-4571 or dbmillen@JMT.com .

TERMS & CONDITIONS

A. General Provisions

JMT agrees that this proposal shall remain open for 60 days from the date of this proposal. Acceptance of the proposal after the end of the 60-day period is valid if JMT elects, in writing, to reaffirm the proposal and waive its right to re-evaluate and resubmit the proposal.

JMT reserves the right to renegotiate the contract which this proposal, if accepted, will comprise, on or after six (6) months from the date of this proposal, provided the Client is given 30 days of notice in writing if salaries or operational costs increase in a sufficient amount. Our present quotation is based upon current salaries and operational costs.

It is understood and agreed that once work is started on this project by JMT, only the Client or its duly authorized representative has the authority to order the work stopped on his behalf and only upon giving JMT, 10 days of notice in writing, as to when the work shall stop. The Client further agrees to be liable and pay to JMT, for all labor done, work performed, materials furnished, and expenses incurred up to and including the day work is stopped in accordance with the notice.

JMT will provide the Client with data on electronic files; however, the Client acknowledges that data stored on electronic media can deteriorate undetected or be modified without the JMT's knowledge. Therefore, electronic files are provided without warranty or obligation on the part of JMT as to accuracy of information contained on the electronic files. All information on the electronic files must be independently verified by the Client and the Client agrees to indemnify and hold JMT harmless from any and all claims, damages, losses, and expenses including but not limited to attorney's fees arising out of the use of the electronic files.

B. Time of Payments and Litigation Expenses

JMT will submit monthly certified invoices for services rendered during the preceding month. Payments are due and payable within 30 days from the date of invoice. If Client fails to pay the full amount due for services and expenses within 30 days after date of invoice, the amount due will include a charge at the rate of 1-1/2% per month of the outstanding balance from said 30th day. In addition, in the event any invoice has not been paid in full by its due date, JMT may, after giving three (3) days written notice to Client, suspend services under this Agreement until Client has paid in full amounts due JMT for services, expenses and interest.

In the event JMT deems it necessary to refer any unpaid invoices to its attorneys for the purposes of instituting collection or mechanic's liens proceedings, Client agrees to pay JMT's attorney's fees, court costs, and litigation expenses, including fees for expert witnesses, trial and deposition transcripts, cost of printing briefs, and travel expenses for witnesses, attorneys, and employees.

In the event Client asserts a claim against JMT and/or JMT's subconsultants for any act arising out of performance of the services provided herein, whether by an original action, or by counterclaim set-off or other defense to any mechanic's lien or other claim asserted by JMT as a result of Client non-payment of fees and expenses for services rendered, and if Client fails to prevail in such action, counterclaim, set-off, or defense, Client agrees to pay all attorney's fees, costs and litigation expenses (including fees for expert witnesses, trial transcripts and deposition transcripts) incurred by JMT and/or JMT's subconsultants in opposing any such action, counterclaim, set-off or defense.

JMT may withhold the delivery, signature or sealing plans and specifications, and may repossess all plans and specifications previously delivered to or otherwise made available to Client, their agents or assigns, without incurring any liability for direct and/or consequential damages to Client or anyone claiming through them or on their behalf whenever JMT deems it necessary to ensure payment for services rendered. Should any claim for such damages be made, Client agrees to hold JMT harmless from all litigation expenses incurred by JMT as defined herein.

C. Additional Services

In the event additional services beyond those identified in the Scope of Work are required by the Client or by circumstances beyond JMT's control, JMT will furnish such services upon written authorization of the Client. Payment for Additional Services will be charged at the hourly rates stated.

D. Insurance

JMT maintains Professional Liability, General Liability and Workmen's Compensation Insurance. On request, JMT will furnish Client certification of insurance.

E. Termination

In the event of termination of this Agreement by Client, Client shall pay JMT for services (including additional services) rendered, performed, or procured through such phase, including Expenses, at the rates stated in the Agreement, plus all termination expenses. Termination expenses mean additional Reimbursable Expenses directly attributable to termination.

F. Indemnification and Limitation of Liability

JMT shall hold harmless and indemnify the Client against injury, loss or damage arising out of its performance of the Services, but only to the extent caused by the negligent acts, errors, or omissions of JMT. The Client agrees to limit JMT's liability hereunder to Client and to all Construction Contractors and Subcontractors on the project, due to such negligent acts, errors, or omissions, such the total aggregate liability of JMT to all those named shall not exceed JMT's total fee for services rendered on this project.

G. Site Work

All survey control points will be set selected locations on the site outside of actual construction areas (as possible) and will be conspicuously flagged with guard stakes. All other stakeout will be placed as requested and/or required and will be properly marked and/or flagged. Work required to reset destroyed control point and destroyed surveys will be considered extra work and if requested will be billed at the hourly rates stipulated in this proposal. A minimum of four (4) hours work is required for each field stakeout request.

H. Standard of Care

JMT will perform the services in a manner consistent with the degree of skill and care ordinarily exercised by members of the same profession currently practicing under the same conditions. JMT makes no representation or warranties, express or implied, with respect to its services.

I. Severability

If any provision of this Agreement, or application thereof, shall be held invalid, the invalidity shall not affect the other provisions of the Agreement which can be given effect without the invalid provisions or applications, and to this end the provisions of this Agreement are declared to be severable.

If you find this proposal acceptable, please sign, scan and email to dbmillen@JMT.com for my records.

WE HEREBY AUTHORIZE JOHNSON, MIRMIRAN & THOMPSON, INC. TO PROCEED IN ACCORDANCE WITH THE ABOVE PROPOSAL. IF ANY PROFESSIONAL SERVICES ARE ORDERED BY A REPRESENTATIVE OF THE CLIENT, FOR ITEMS LISTED ABOVE WITH A RETURNED ACCEPTANCE, THE PRICES AND TERMS OF THIS PROPOSAL SHALL BE IN EFFECT.

ORGANIZATION: _____ DATE: _____

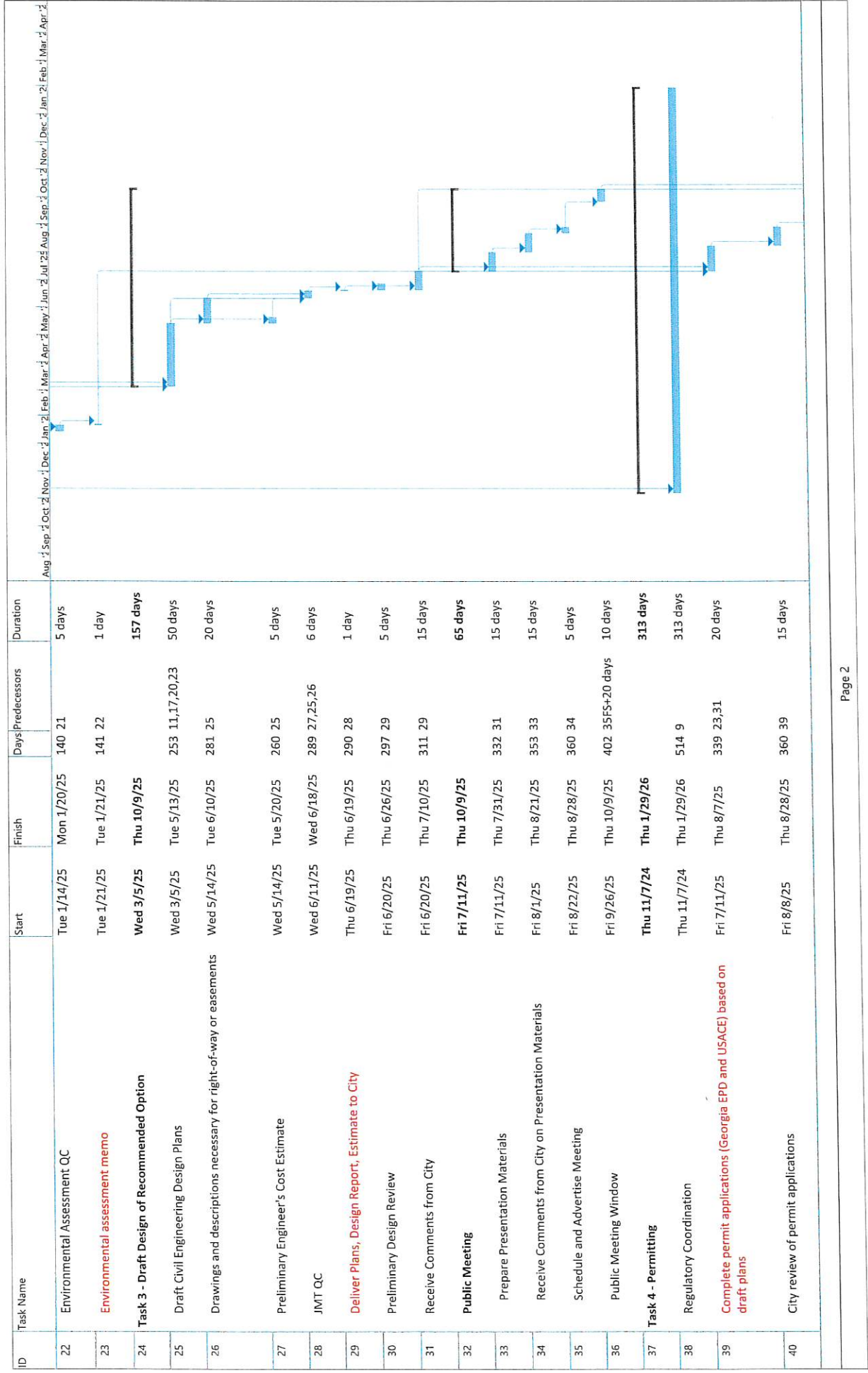
BY: _____ TITLE: _____

Sincerely,



Johnson, Mirmiran, & Thompson, Inc.
David B. Millen, PLS | Vice President | Sr. Project Manager

ID	Task Name	Start	Finish	Days	Predecessors	Duration
1	Notice to Proceed	Mon 9/2/24	Mon 9/2/24	0		0 days
2	Task 1 - Alternatives and Design Report	Tue 9/3/24	Fri 11/29/24			62 days
3	Kick-off meeting with City	Tue 9/3/24	Mon 9/9/24	7	1	5 days
4	Review of Prior Studies / Existing Data Analysis	Tue 9/10/24	Mon 9/16/24	14	3	5 days
5	Conceptual Design Alternatives	Tue 9/17/24	Mon 10/21/24	49	3,4	25 days
6	Conceptual Design Hydrologic & Hydraulic Analysis	Tue 9/17/24	Mon 10/21/24	49	3,4	25 days
7	Conceptual Design Alternatives Cost Estimates	Tue 9/17/24	Mon 10/28/24	56	3,4	30 days
8	JMT QC	Tue 10/29/24	Tue 11/5/24	64	5,7,6	6 days
9	Deliver Plans and Estimate to City	Wed 11/6/24	Wed 11/6/24	65	8	1 day
10	Design Review Meeting with City	Thu 11/7/24	Wed 11/13/24	72	9	5 days
11	Receive Comments from City	Thu 11/7/24	Fri 11/29/24	88	9	15 days
12	Task 2 - Field Analysis	Mon 12/2/24	Tue 3/4/25			61 days
13	Topographic Survey	Mon 12/2/24	Mon 1/13/25	133	11	25 days
14	Property Surveys	Mon 12/2/24	Mon 1/13/25	133	11	25 days
15	Utility Designation and Survey	Mon 12/2/24	Mon 1/13/25	133	11	25 days
16	Topographic, Property, and Utility Survey QC	Tue 1/14/25	Mon 1/20/25	140	13	5 days
17	Deliverables (Survey drawings)	Tue 1/21/25	Tue 1/21/25	141	16	1 day
18	Geotechnical Assessment and Report	Mon 12/2/24	Mon 2/24/25	175	11	55 days
19	Geotechnical QC	Tue 2/25/25	Mon 3/3/25	182	18	5 days
20	Deliverables (Geotech Report)	Tue 3/4/25	Tue 3/4/25	183	19	1 day
21	Environmental Assessment and Report	Mon 12/2/24	Mon 1/13/25	133	11	25 days



ID	Task Name	Start	Finish	Days	Predecessors	Duration
41	Submit permit applications to Georgia EPD and USACE	Fri 8/29/25	Thu 9/18/25	381 40		15 days
42	Field verification with agencies (wetlands)	Fri 10/17/25	Thu 10/23/25	416 41FS+20 days		5 days
43	Respond to RAls (1)	Fri 10/17/25	Thu 11/6/25	430 41FS+20 days		15 days
44	Respond to RAls (2)	Fri 12/5/25	Thu 12/18/25	472 43FS+20 days		10 days
45	Expected receipt of EPD permit	Fri 12/19/25	Thu 1/29/26	514 44		30 days
46	Expected receipt of USACE permit	Fri 12/19/25	Thu 1/29/26	514 44		30 days
47	Task 5 - Final Design and Specifications of Recommended Option	Fri 10/10/25	Tue 3/3/26			103 days
48	Final Civil Engineering Design Plans	Fri 10/10/25	Thu 12/18/25	472 31,36		50 days
49	Final Specifications / Special Provisions	Fri 10/10/25	Thu 12/18/25	472 31,36		50 days
50	Final Engineer's Cost Estimate	Fri 12/19/25	Thu 12/25/25	479 48		5 days
51	JMT QC	Fri 12/26/25	Fri 1/2/26	487 48,49,50		6 days
52	Deliver Plans, Technical Specs, Estimate to City	Mon 1/5/26	Mon 1/5/26	490 51		1 day
53	Final Design Review	Tue 1/6/26	Mon 1/12/26	497 52		5 days
54	Receive comments from City	Tue 1/6/26	Mon 1/26/26	511 52		15 days
55	Revisions & QC	Tue 1/27/26	Mon 2/9/26	525 54		10 days
56	Deliver Revised Plans, Technical Specs, Estimate to City	Tue 2/10/26	Tue 2/10/26	526 55		1 day
57	Advertisement	Wed 2/11/26	Tue 3/3/26	547 56		15 days

AGENDA ITEM SUMMARY
September 16, 2024, City Council Workshop
Item Number: 14



Presented by: Sylvia Smith, Director

Community Development Department

ITEM SUMMARY:

The request for Case #240205 (Lake Dow Storage Facility) is to obtain a Special Use Permit. The address of the subject property is Lake Dow Rd, (Parcel #107-01004000), and lies within the 3rd Council District (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 3/12/2024 Municipal Planning Commission Workshop
- 4/4/2024 City Council Workshop
- 4/9/2024 Municipal Planning Commission Public Review
- 4/15/2024 City Council Public Hearing & Vote - **POSTPONED**
- 5/20/2024 City Council Public Hearing & Vote - **POSTPONED**
- 6/6/2024 City Council Public Hearing & Vote - **POSTPONED**
- 7/22/2024 City Council Public Hearing & Vote - **POSTPONED**
- 8/19/2024 City Council Public Hearing & Vote - **POSTPONED**
- 9/16/2024 City Council Public Hearing & Vote

RECOMMENDATION:

MPC

- Latonua Hawkins made motion for denial, Eric Calhoun seconded.
- Motion passed (6-0)

CDD STAFF: Approval with conditions.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #24-09-16001(SUP)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only (3rd Revision)

Case Petition: 240205
Applicant: Steve Moore of Moore Bass for Storage Units McDonough (Lake Dow Self Storage)
Address/Location: Lake Dow Rd.
Council District 3: Scott Reeves
Request: A Special Use Permit to allow for a multistory climate-controlled self-storage facility.
Land Lot District: 152 of the 7th District
Tract Size: Approximately 5.15 +/- (Parcel 107-01004000)

Meetings:
 03/12/24 Planning Commission Workshop
 04/04/24 City Council Workshop
 04/09/24 Planning Commission "Public Review" (Deferred to May 14, 2024)
 07/22/24 City Council "Public Hearing" & Vote (Deferred to 5/20/24, 6/6/24, 7/22/24)

Background Information:

The parcel adjoins a Master Development Plan that was rezoned from C-2 (central commercial) to C-3 (highway commercial) with conditions per ORD #07-08-06006(Z). The subject property consists of 10.16 acres of land, however, a portion of the above-referenced tract, consisting of 5.15 acres of land is proposed to be developed as a self-storage facility. The recently approved text amendment allows for the SUP.



North Boundary

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

East Boundary

Zoned: R-75 Single Family Residential
 Land Use: Residential

South Boundary

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

West Boundary

Zoned: C-3 (highway commercial)
 Land Use: Vacant



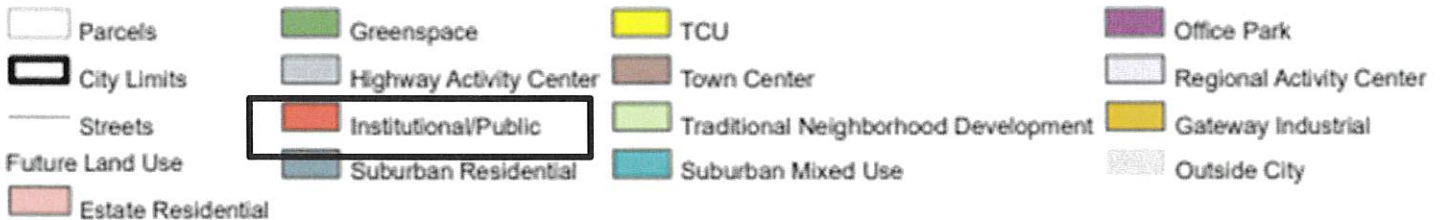
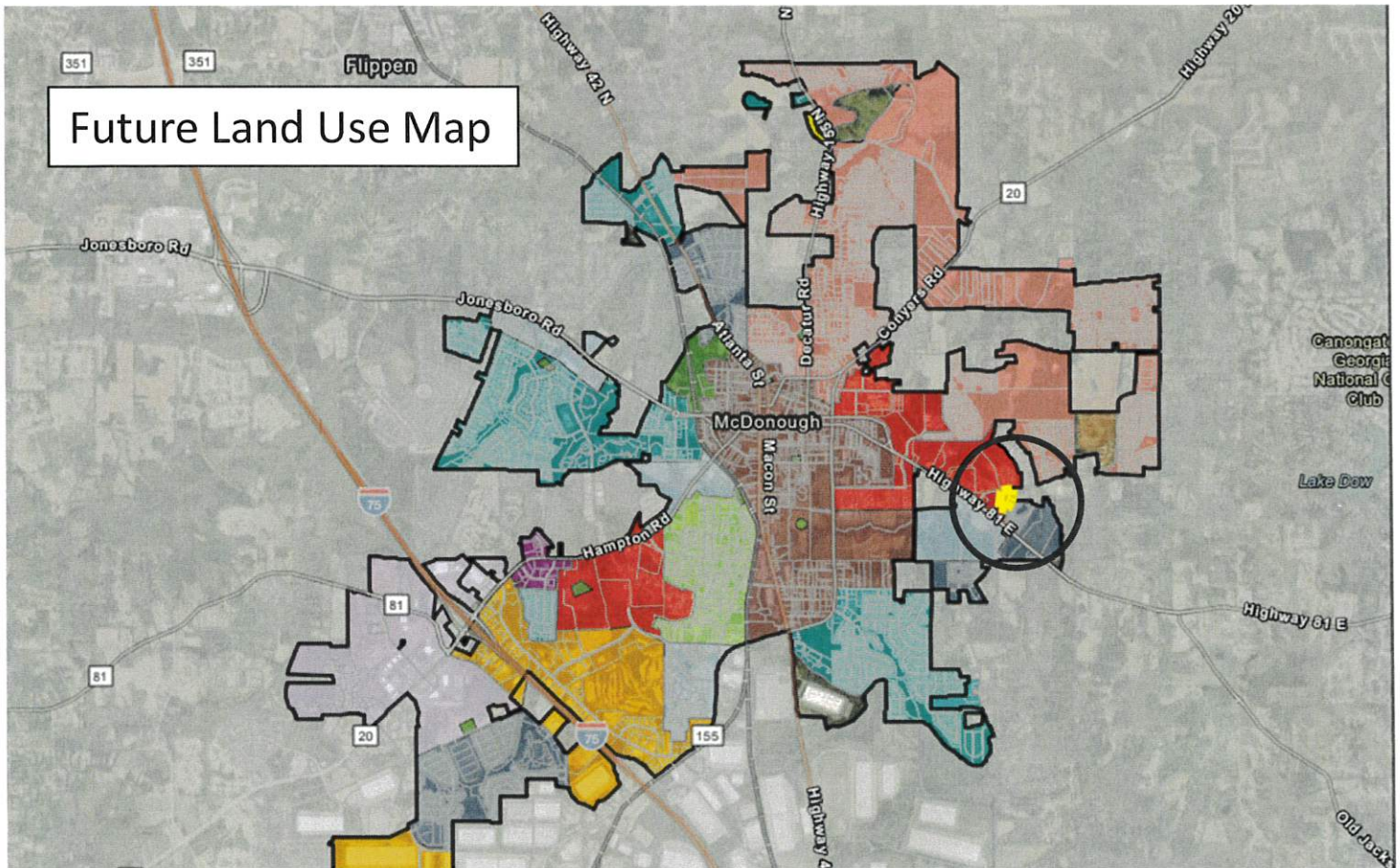
City of McDonough, GA

Community Development Department

Rezoning Staff Report

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Future Land Use Map



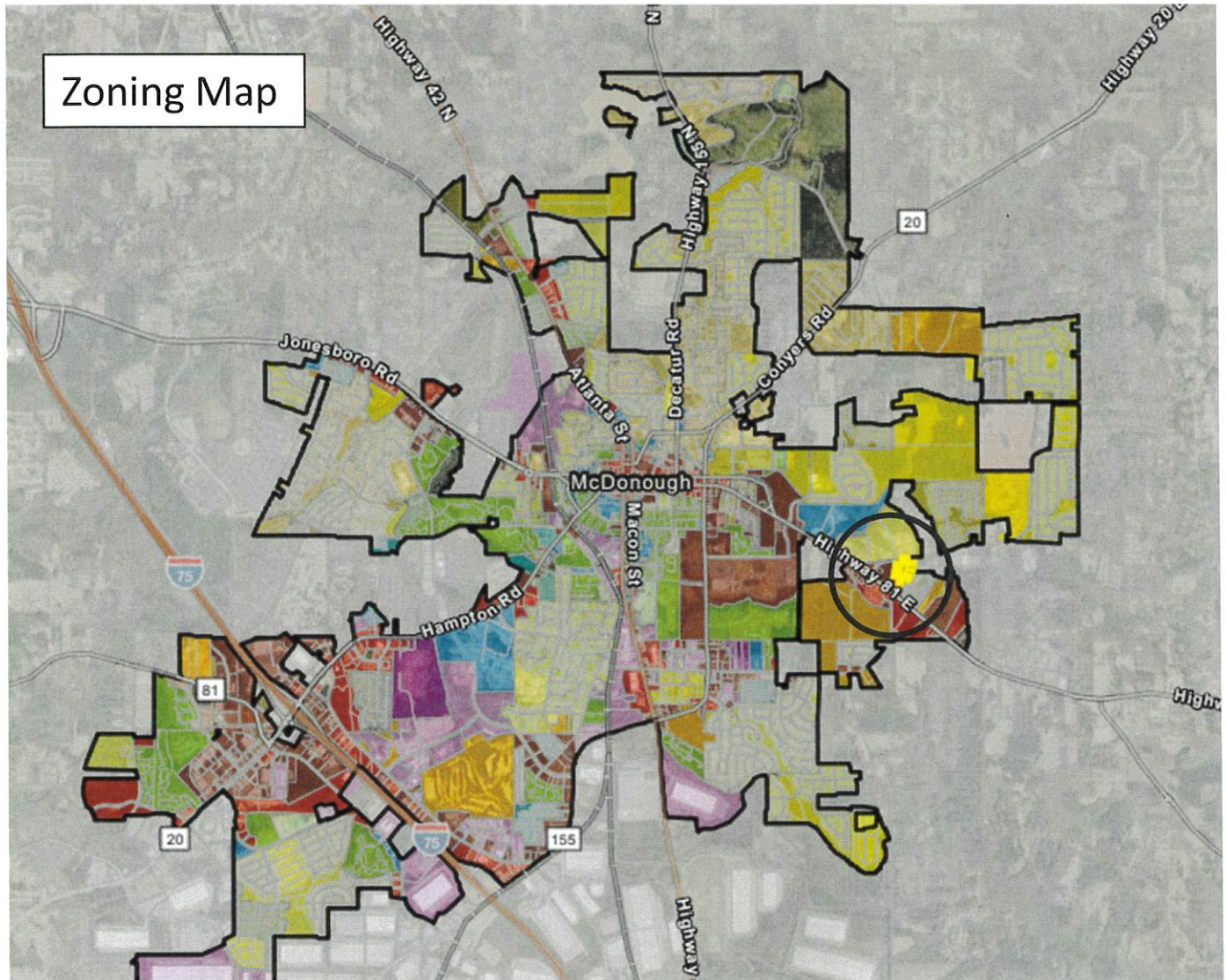


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Parcels	C-2	C-3/M-1	FUTURE R/W	O-1	R-75/R-50	R-85	RTD
City Limits	C-2/M-1	C-3/M-1/R-50	M-1	O-1 w/condos & M-1	R-75/R-85	RA-200	Outside City
Streets	C-2/RCD/RM-75	C-3/R-50	M-1/R-100	R-100	R-75/R-85/RM-75/RA-200	RGP	
Zoning Classifications	C-2/RTD	C-3/RA-200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



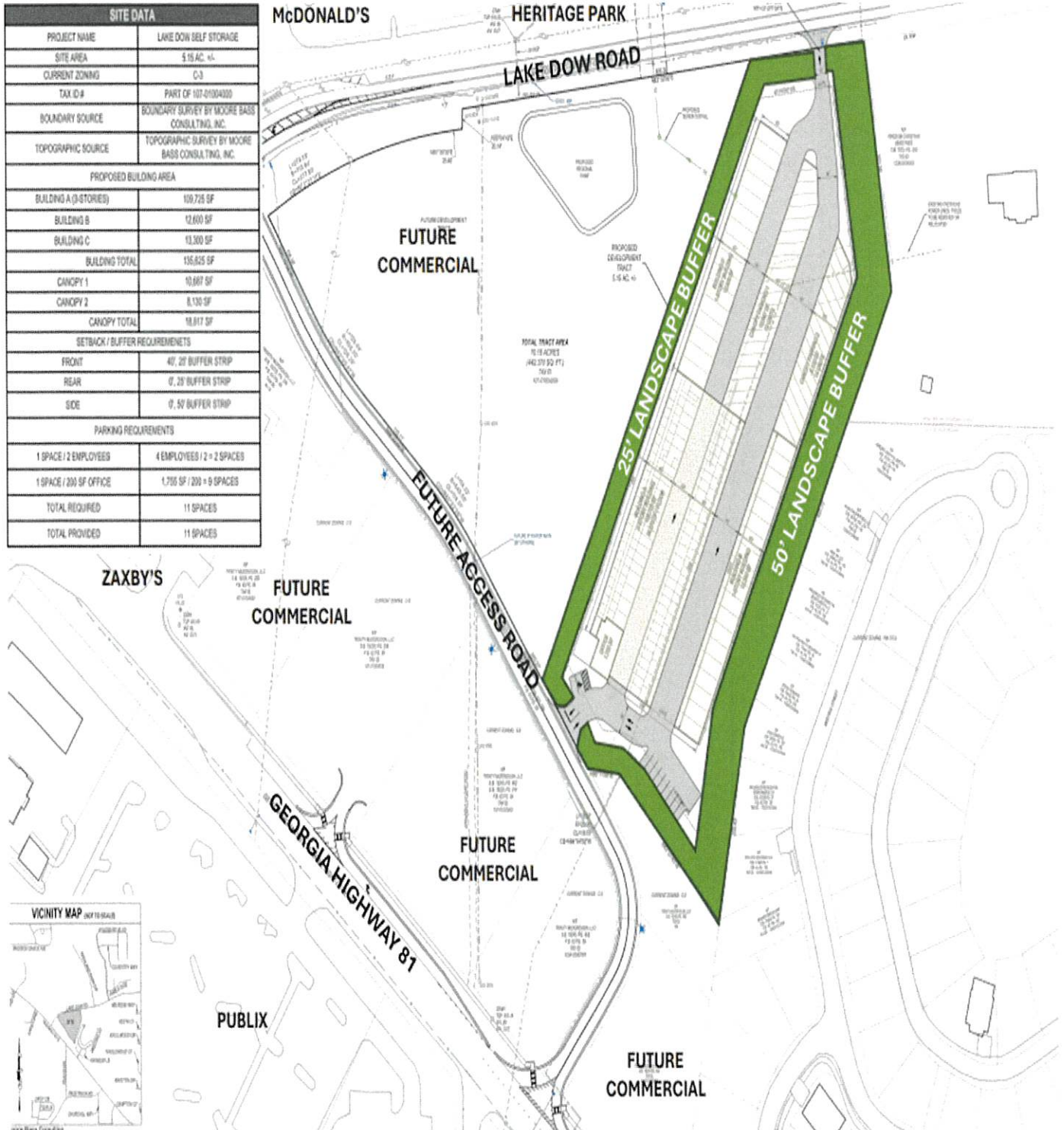
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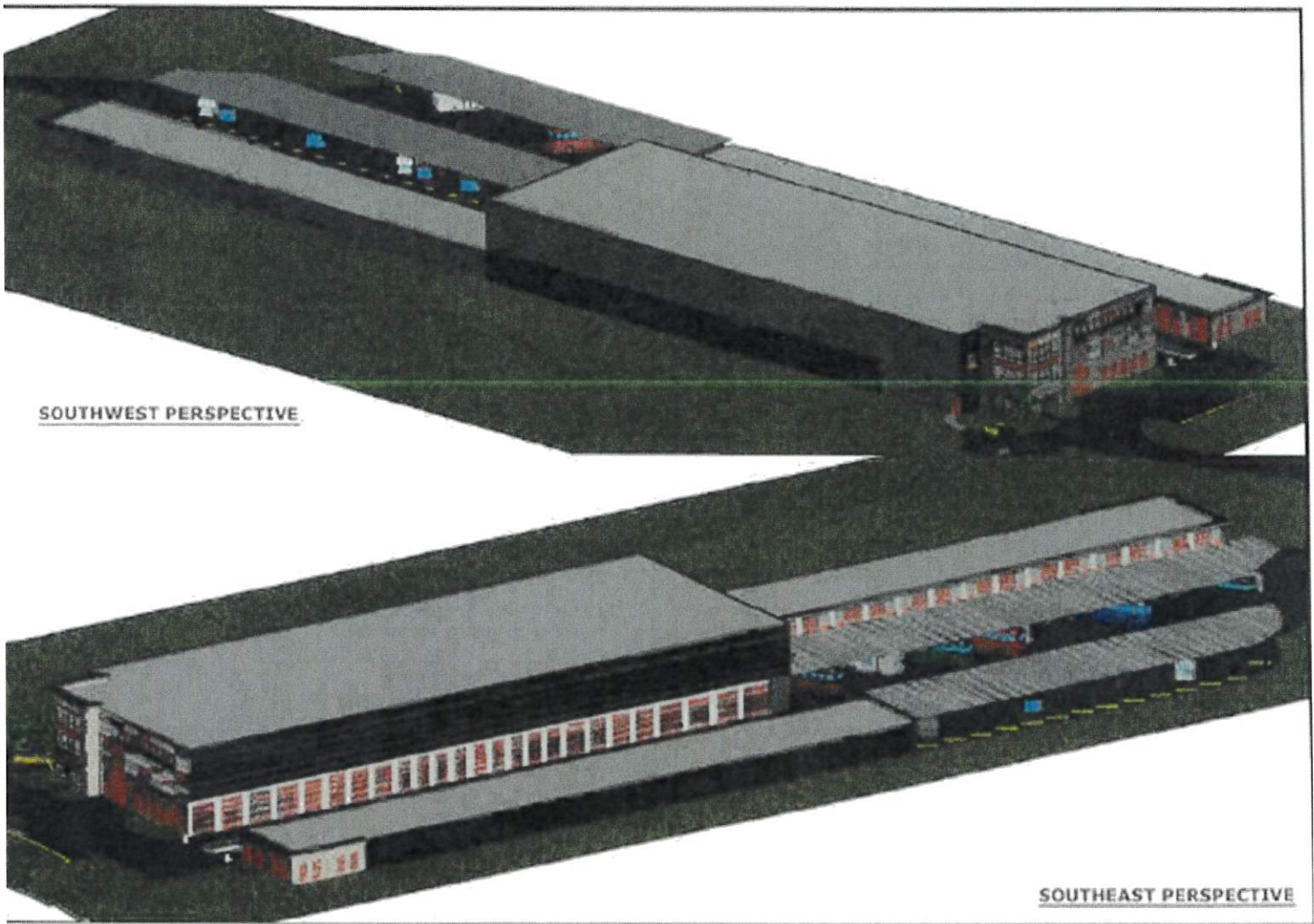
SITE DATA	
PROJECT NAME	LAKE DOW SELF STORAGE
SITE AREA	5.15 AC +/-
CURRENT ZONING	C-3
TAX ID #	PART OF 107-01004000
BOUNDARY SOURCE	BOUNDARY SURVEY BY MOORE BASS CONSULTING, INC.
TOPOGRAPHIC SOURCE	TOPOGRAPHIC SURVEY BY MOORE BASS CONSULTING, INC.
PROPOSED BUILDING AREA	
BUILDING A (3-STORIES)	109,725 SF
BUILDING B	12,600 SF
BUILDING C	13,300 SF
BUILDING TOTAL	135,625 SF
CANOPY 1	10,667 SF
CANOPY 2	8,130 SF
CANOPY TOTAL	18,817 SF
SETBACK / BUFFER REQUIREMENTS	
FRONT	40', 25' BUFFER STRIP
REAR	0', 25' BUFFER STRIP
SIDE	0', 50' BUFFER STRIP
PARKING REQUIREMENTS	
1 SPACE / 2 EMPLOYEES	4 EMPLOYEES / 2 + 2 SPACES
1 SPACE / 200 SF OFFICE	1,750 SF / 200 + 9 SPACES
TOTAL REQUIRED	11 SPACES
TOTAL PROVIDED	11 SPACES





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

Original Conceptual Plan





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

Revised Conceptual Plan





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





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Original Conceptual Plan included RV and Boat Storage
(Removed)





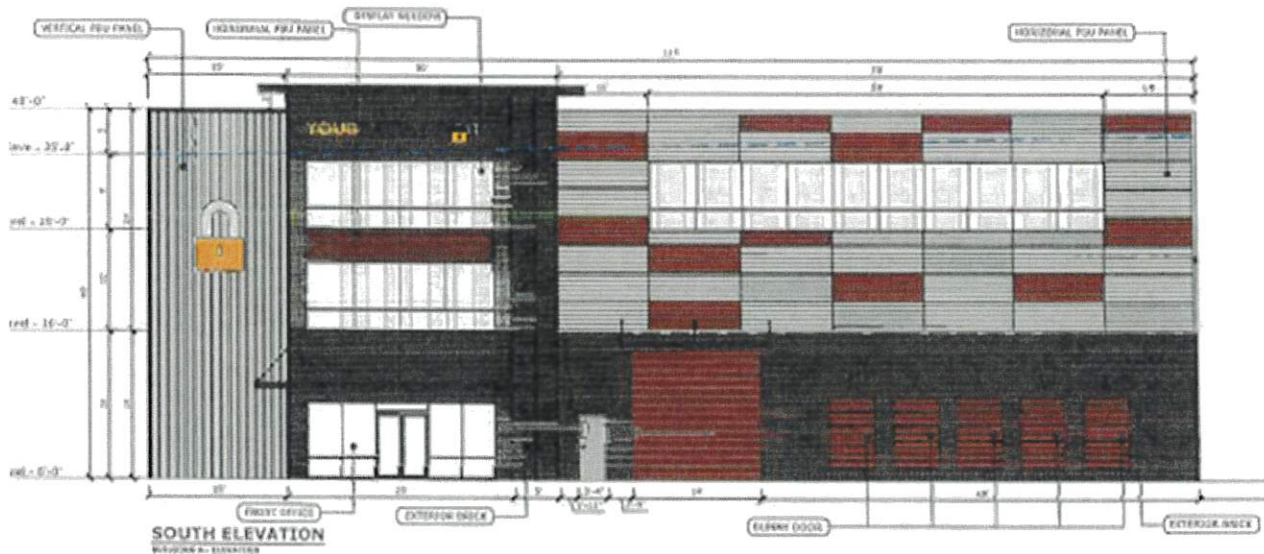
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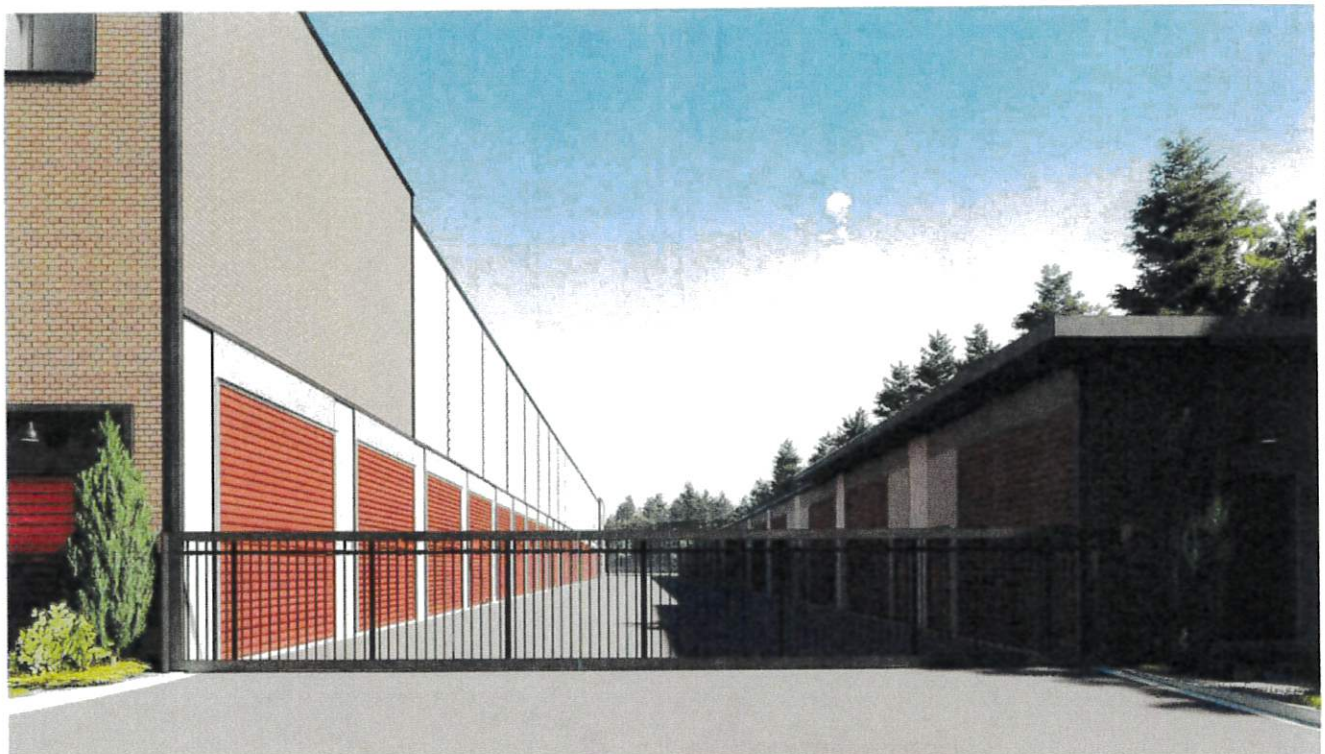
Original & Proposed Building Façade and Materials





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

Revised Building Façade and Materials & Fencing





City of McDonough, GA

Community Development Department

Rezoning Staff Report

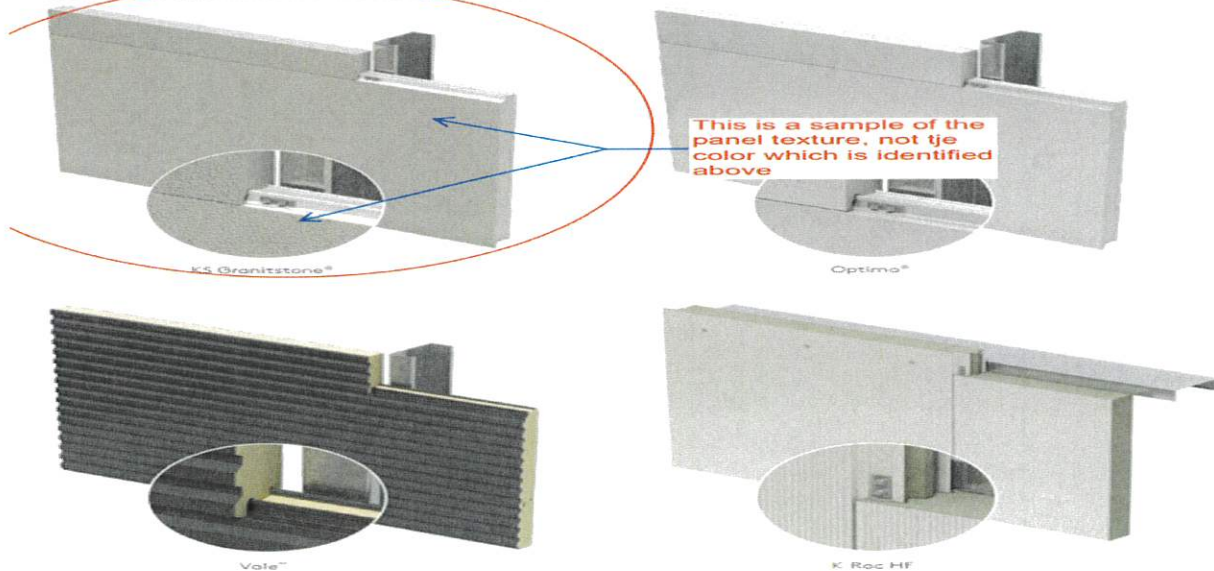
For Recommendation Only

Proposed Building Façade and Materials

Insulated Panel Systems
Product Portfolio

Products at a Glance

Wall - Vertical and Horizontal Application



BELDEN
THE BELDEN BRICK COMPANY

Home / Brick / Face / 470-479 Dark Range Smooth



470-479 DARK RANGE SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 4
Manufacturing Method	Extruded

Gallery

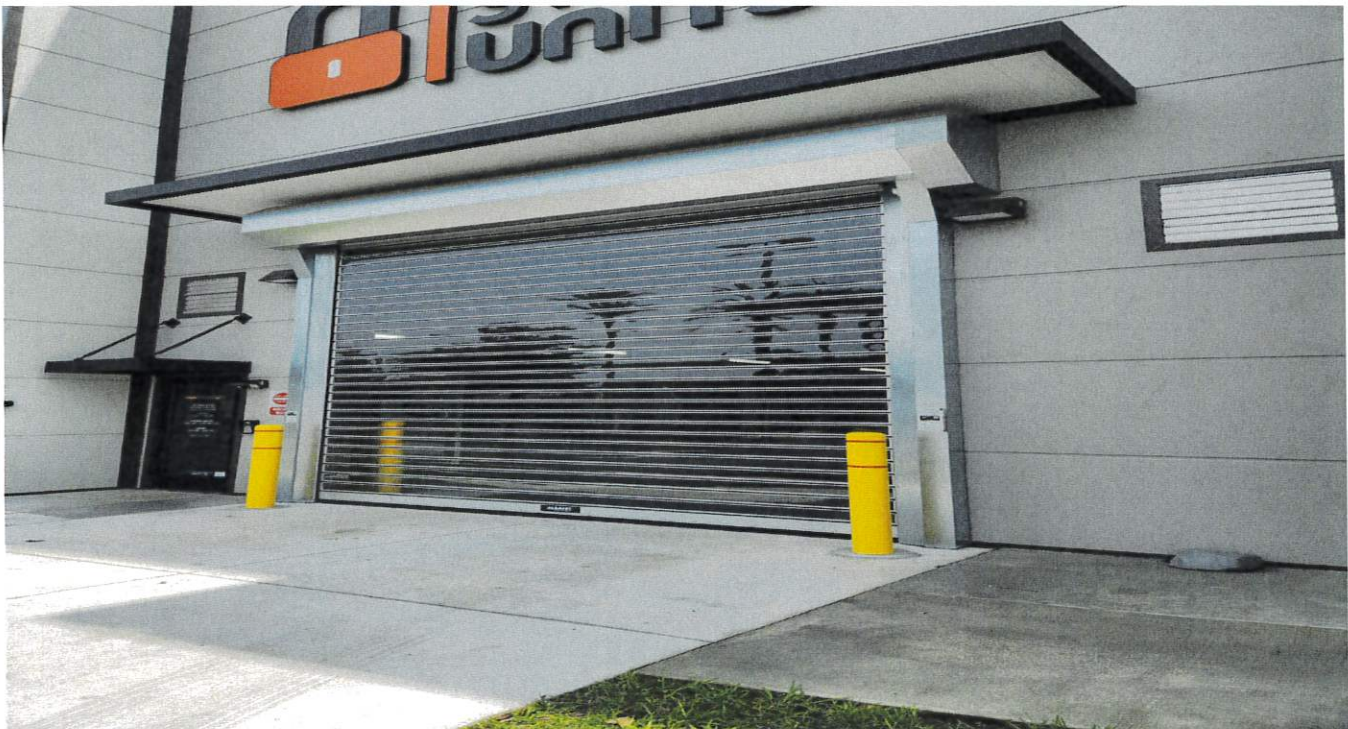


470-479 Dark Range Smooth



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

Proposed Building Complex and Gated Entry





City of McDonough, GA
Community Development Department
Rezoning Staff Report
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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 <i>The applicant is requesting a special use permit.</i>	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

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: Approval of the development.

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

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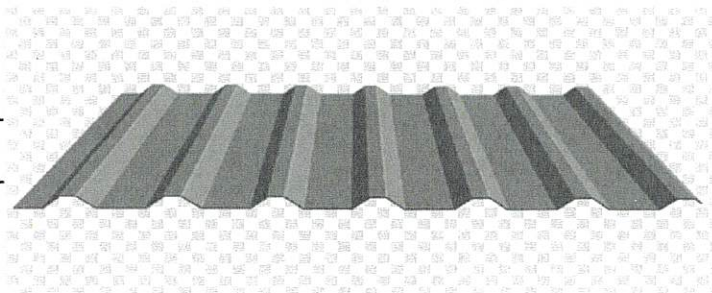
Infrastructure:

Water Service:	City of McDonough
Sewer Service:	City of McDonough
Electricity:	Snapping Shoals EMC
Telephone:	AT & T
Cable Television:	Charter
Schools:	Henry County Schools

Final Staff Report by: Sylvia Smith, Community Development Director

Your Storage Units McDonough is proposing a multi-story, climate-controlled, self-storage facility, located southeast of the intersection of Georgia Highway 81 and Lake Dow Road. Primary access to the development is proposed via a new frontage road outline in the Lake Dow Master Plan (under development). A secondary, exit-only access is proposed to Lake Dow Road. The development consists of three (3) enclosed buildings and two (2) canopies for covered RV and boat storage.

As adopted in 2023, multi-story climate-controlled storage facilities can be allowed in C-3 (highway commercial) with a Special Use Permit (SUP). Under this text amendment, the development must resemble a Class-A office building. According to BOMA International (Building Owners and Managers Association International), the term [building class] also includes such criteria as the quality of materials used, hardware and finishes, architectural design and detailing. Class A buildings are considered the most prestigious buildings in an area with high quality finishes and above average rents. The proposed building consists of PBU Panels (metal) appear to be inconsistent with building materials associated with a Class A building and more suitable to structures in an industrial park.



In addition, the allowance of outside parking and overnight parking boats and RVs is inconsistent with a Class A office building and the intent of the Self Storage text amendment.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

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Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Snapping Shoals EMC
	Telephone:	AT & T
	Cable Television:	Charter
	Schools:	Henry County Schools

Final Staff Recommendation by: Sylvia Smith, Community Development Director

Based on the text amendment approved by Mayor & Council in 2023, multi-story climate-controlled self storage is allowed in C-3 zoning as Special Use Permit provided it resembles a "Class A" office building. Furthermore, all zoning conditions found Ordinance #07-08-06006(Z) adopted August 6, 2007, shall be met, along with the following:

1. The design of the building shall be that of a Class "A" commercial office building as defined per City Code ORD #23-11-20.1 and resembling that of the Merganser Court Self Storage building.

As depicted, the large loading doors on the front facade as well as the single-story secondary buildings continue to resemble storage units. However, due to the irregular shape of the lot and the enhanced landscape the units on the side will not be visible from the street frontage. As it relates to the front entry drive through door, the applicant has proposed a plexi-glass to resemble a large window.

The proposed use generates a minimal amount of traffic as compared to other high impact uses ALLOWED BY RIGHT under Highway Commercial (without a public hearing or input). The proposed use will have the least traffic impact on the area.

Based on the changes made by the applicant to the façade, the minimal impact on traffic, and the enhanced landscaping, the Community Development Department does not object to the proposed SUP.

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. 24-09-16001(SUP)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **Steve Moore of Moore Bass for Storage Units McDonough (Lake Dow Self Storage)**:

All that lot, tract or parcel of land, otherwise known as Lake Dow Rd. and further described as Parcel #107-01004000, lying and being in Land Lot(s) 152 of the 7th District of Henry County, Georgia, consisting of 5.15 +/- 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 16th day of September 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