

CONSENT AGENDA ITEM SUMMARY
November 7, 2024, City Council Workshop
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for approval to pay MCCI annual maintenance invoice in the amount of \$13,802.93.

SPECIAL CONSIDERATIONS OR CONCERNS:

MCCI provides our Laserfiche solution (Digital filing system).

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is a budgeted expense approved in the FY 24 budget

FUNDING SOURCE:

Line Item - 100.5.1535.52.1301

ATTACHMENTS:

MCCI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Bill To:

City of McDonough
Attention: Brian Linton
136 Keys Ferry Street
McDonough, GA 30253

Invoice Number RN20144

Invoice Date 10/18/2024

PO Number

Payment Terms Net 30

Customer ID MCDONOGA01

End Customer ID McDonough

Reference: Annual Billing for 2024-2025

Description	Quantity	Unit Price	Extended Amount
-------------	----------	------------	-----------------

Software Support (LF)

Laserfiche Avante ScanConnect (Legacy) - Basic Annual Support	1	\$36.3825	\$36.38
Laserfiche Avante Import Agent - Basic Annual Support	1	\$429.975	\$429.98
Laserfiche Avante Standard Audit Trail - Basic Annual Support	41	\$16.5375	\$678.04
Laserfiche Avante Server for MS SQL with Workflow - Basic Annual Support	1	\$1102.5	\$1,102.50
Laserfiche Avante Named Full User - Basic Annual Support	41	\$138.915	\$5,695.52
Laserfiche Avante ScanConnect - Basic Annual Support	2	\$110.25	\$220.50
Laserfiche Avante Connector - Basic Annual Support	41	\$5.5125	\$226.01
Subtotal			\$8,388.92

Software Support (M)

OCR Scheduler for Laserfiche - Annual Support	1	\$346.5	\$346.50
Subtotal			\$346.50

Subscription-Training Center (CS)

Training Center for Laserfiche (25-49 Users)	1	\$2840.00	\$2,840.00
Subtotal			\$2,840.00

Supplemental Support Subscription (LF)

Managed Support Services, Level 2	1	\$2227.5	\$2,227.50
Subtotal			\$2,227.50

Subtotal		\$13,802.93
Downpayment Applied		-\$0.00
Sales Tax		\$0.00
Total Due		\$13,802.93

Electronic Payment Information:

MCCI, LLC

c/o Enterprise Bank

ABA: 081006162

Account: 1293909

(800) 342-2633

Thank you for your business.

Mail-in Payment Information

MCCI, LLC

c/o Enterprise Bank

P.O. Box 790379

St. Louis, MO 63179-0379

(800) 342-2633

3717 Apalachee Parkway, Suite 201
Tallahassee, FL 32311

CONSENT AGENDA ITEM SUMMARY
November 7, 2024, City Council Workshop
Item Number: 6B



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for approval to pay the SHI annual maintenance invoice in the amount of \$10,500.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is our Barracuda Email Gateway, Achieve cloud solution, all emails coming through this system scan all incoming and outgoing emails, and a copy is saved for future use. This is the annual maintenance renewal.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is a budgeted expense, approved in the FY 24 budget

FUNDING SOURCE:

Line: 100.5.1535.52.1301

ATTACHMENTS:

SHI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Pricing Proposal
Quotation #: 25318335
Created On: 9/17/2024
Valid Until: 11/17/2024

GA-City of McDonough

Brian Linton

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

Inside Account Executive

John Kearney

290 Davidson Ave,
Somerset, NJ 08873
Phone: 732-564-8563
Fax: 732-564-8363
Email: John_Kearney@shi.com

[Click here](#) to order this quote

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Barracuda Essentials Compliance Edition, 1 User, 1 Month Barracuda Networks - Part#: BEOESC Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Serial #: HW Serial# 1838885 Coverage Term: 11/22/2024 – 11/21/2025	3000	\$3.50	\$10,500.00
			Subtotal \$10,500.00
			Total \$10,500.00

Additional Comments

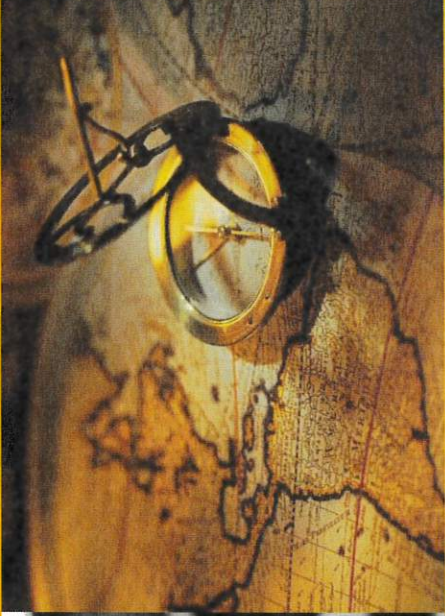
Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

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

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

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

Classification and Compensation Study for McDonough, GA



Evergreen Solutions, LLC

Presentation of Results

Presented by: Brenda Whurr

November 7, 2024

Overview

- Study Goals
- Project Phases
- Employee Participation
- Current System Findings
- Market Results
- Recommendations and Implementation Costs
- Next Steps

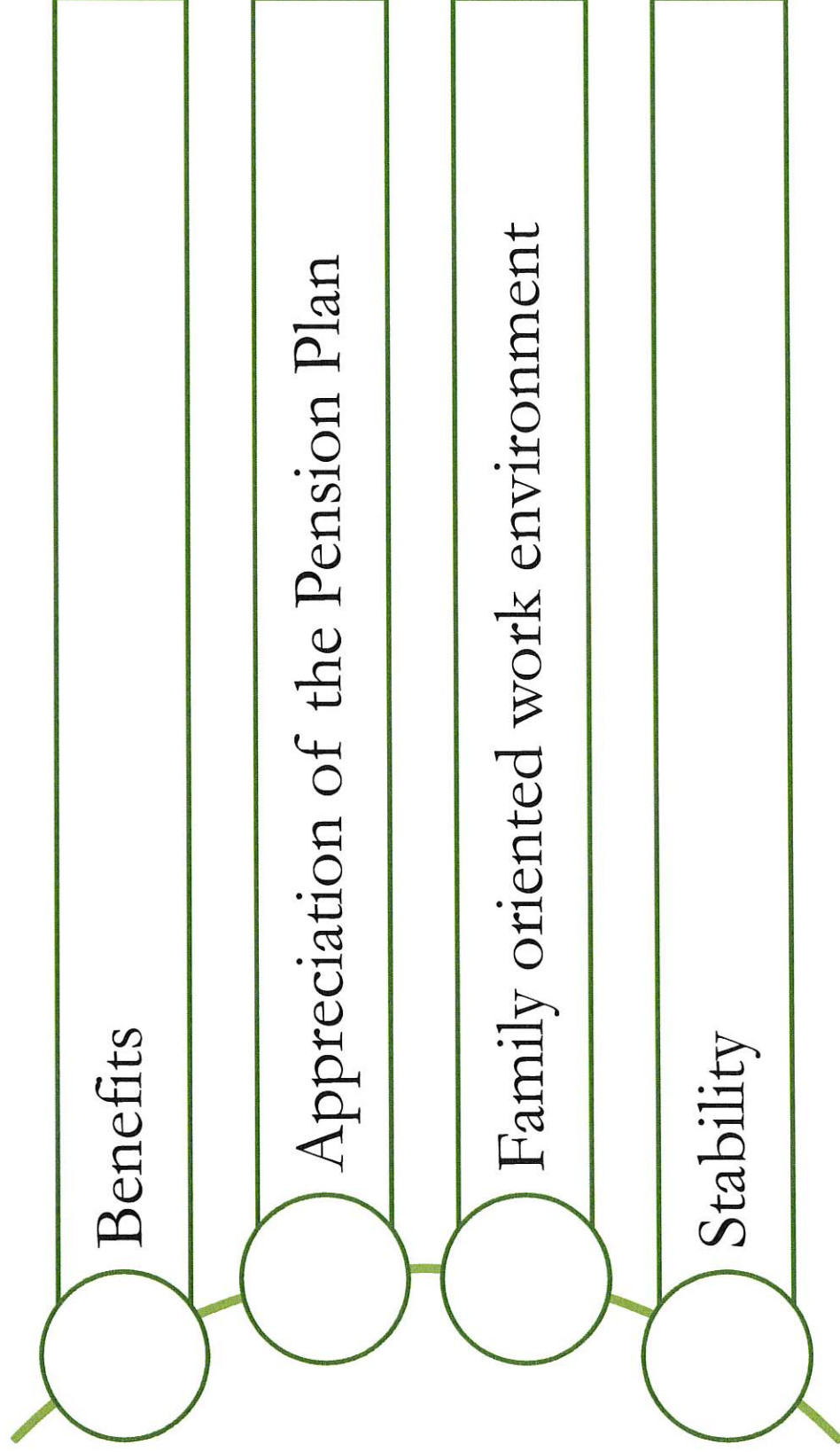
Study Goals

- Review current classification and compensation system to ensure internal alignment.
- Survey peer organizations to ensure external equity.
- Produce recommendations to provide the organization with a classification and compensation system that is both competitive with the market and meets the City's compensation philosophy.

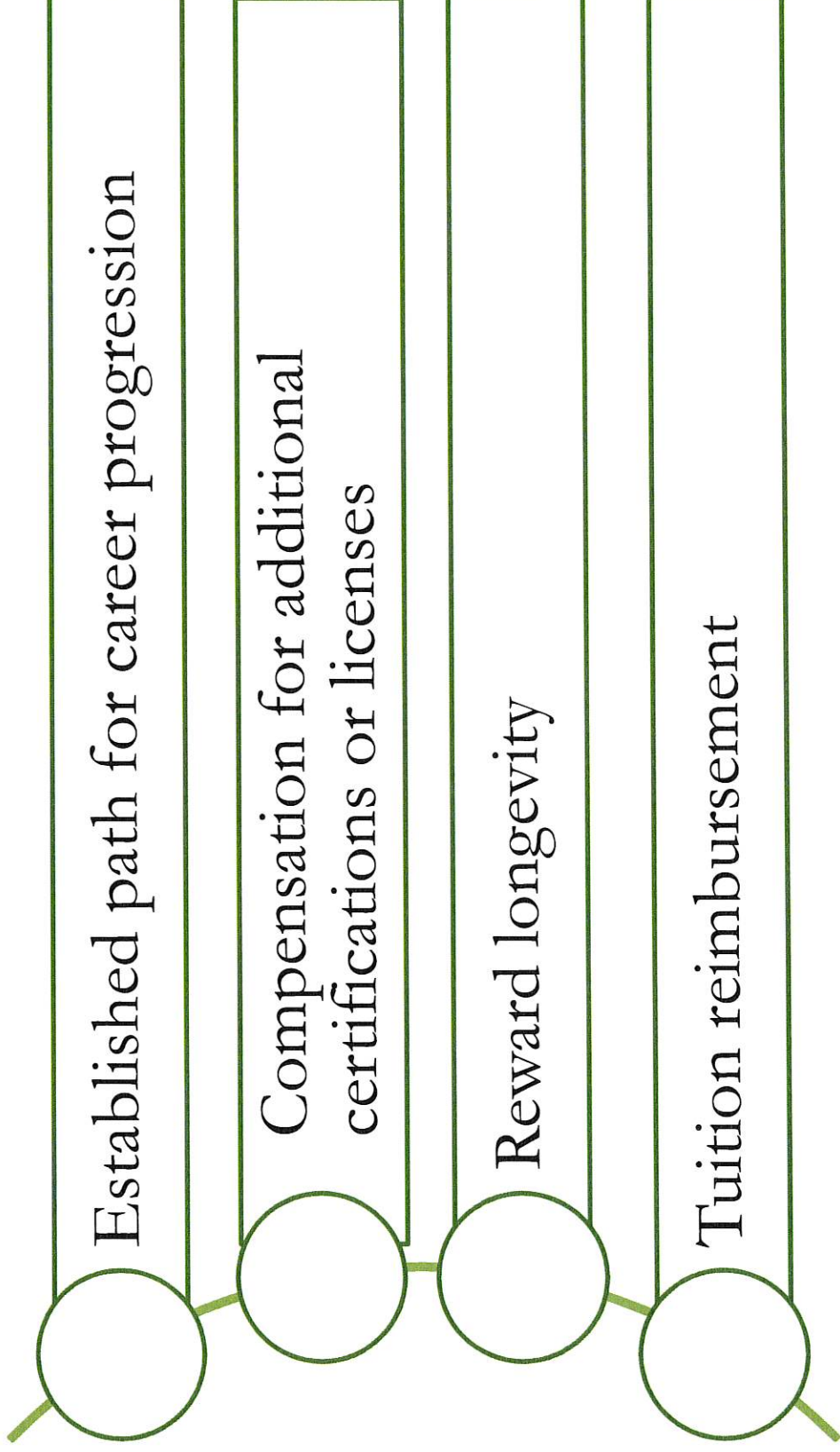
Project Phases



Employee Meetings Comments - Positive



Employee Meetings Comments - Requests



Classification Employee Participation

Conducted a Job Assessment Tool (JAT) survey offered to all employees.

Employee Summary			Supervisor Summary	
Total # of Employees taking electronic JAT	# Of Employee Surveys Complete	# Of Employee Surveys Incomplete	# Of Supervisor Reviews Complete	# Of Supervisor Reviews Incomplete
174	166	8	166	0
	% Complete	% Incomplete	% Complete	% Incomplete
	95.40%	4.60%	100.00%	0.00%

Classification Summary		
Total # of Classifications Surveyed	# of Classifications with a JAT	# of Classifications without a JAT
73	70	3
	% Complete	% Incomplete
	95.89%	4.11%

Current System Review



Compensation Review

Conducted a salary survey; collected salary range data from 21 approved market peers:

- 72 benchmark classifications*
- average number of matches for each classification of 8*
- not all peers had matches for all benchmark classifications*
- adjusted for cost of living*

Compensation Review *(Continued)*

Respondent Organizations
Stockbridge, GA
Brookhaven, GA
Decatur, GA
Dunwoody, GA
East Point, GA
Griffin, GA
Hampton, GA
Johns Creek, GA
Locust Grove, GA
Peachtree City
Roswell, GA
Sandy Springs, GA
Smyrna, GA
South Fulton, GA
Valdosta, GA
Fulton County, GA
Henry County, GA
Cherokee County, GA
Clayton County, GA
Cobb County, GA
Polk County, GA

Compensation Review *(Continued)*

MARKET RESULTS

Market Survey indicates the City of McDonough current pay ranges are behind the market average at the minimum, midpoint & maximum of the pay range.

Classification	Survey Minimum		Survey Midpoint		Survey Maximum		Survey Avg Range	# Resp.
	Average	% Diff	Average	% Diff	Average	% Diff		
Overall Average		-26.7%		-25.1%		-24.1%	56.9%	8.2

Key Recommendations

No employee is recommended for a pay decrease as a result of the study.

1. **Adopt** the proposed pay plan creating new market competitive pay ranges.
2. **Reassign** positions to pay grades based on internal equity and the market results. Some positions will see larger adjustments than others due to the market response and regional specific market factors.
3. **Place** employees within their newly recommended pay grades.
4. **Select** an implementation methodology that aligns with the compensation philosophy and financial means of the City.

The most cost-effective recommendations are Hybrid Parity Option for nonexecutive employees and Move to Midpoint for executive employees.



Recommendation & Costs

Implementation Option	Total Salary-Only Cost	Number of Employees Adjusted	Average Adjustment for Impacted Employees	% of Payroll
Bring to Min	\$ 222,971.30	41	\$ 5,438.32	2.2%
Hybrid Parity	\$ 709,308.98	103	\$ 6,886.49	7.1%
Move to Midpoint - Executive EE Database	\$ 164,163.35	11	\$ 14,923.94	1.6%

*Cost displayed is for base salary adjusted.

Bring to Minimum – places employees into the proposed pay plan at the minimum of their new pay range but does not correct for any wage compression.

20-Year Hybrid Parity – places employees into their proposed pay ranges based on how long employees have been with the City. The parity effectively divides the pay range by 20, and places employees within their range based on their time in current classification (class time). Additionally, employees are given partial credit for anytime they have spent at the City outside of their current classification at half credit.



Recommendation & Costs

Implementation Option	Total Salary-Only Cost	Number of Employees Adjusted	Average Adjustment for Impacted Employees	% of Payroll
Bring to Min	\$ 222,971.30	41	\$ 5,438.32	2.2%
Hybrid Parity	\$ 709,308.98	103	\$ 6,886.49	7.1%
Move to Midpoint - Executive EE Database	\$ 164,163.35	11	\$ 14,923.94	1.6%

*Cost displayed is for base salary adjusted.

Move to Midpoint – places employees at the midpoint of the pay range prioritizing market competitiveness along with experience they bring to the City and their classifications.

Next Steps

- **Finalize implementation options and communicate decision with employees.**
- **Job Force Manager Training** – training for staff to perform ongoing pay plan maintenance.
- **Provide Final Report** – provide reports that memorialize the work and study findings. *Draft report has been provided.*
- **Job Description update** – update job descriptions to align with essential functions, minimum qualifications and FLSA. *In process.*
- **Project Close-out**



Thank You!

Any Questions?

Evergreen Solutions, LLC

2528 Barrington Circle, Unit 201

Tallahassee, Florida 32308

850.383.0111 phone

850.383.1511 fax

www.ConsultEvergreen.com



AGENDA ITEM SUMMARY
November 7, 2024, City Council Workshop
Item Number: 11



Presented by: Sylvia Smith, Director

Community Development Department

ITEM SUMMARY:

The request for Case #**240902 (Shoppes Lane Gas Station)** is for a Concept Review Plan. The subject property is located at 1005 Shoppes Lane and further recognized as Tax Parcel ID #075-01028022 and lies within District 4 (Kam Varner). NOTE: **This is not a rezoning application**, but the review is required per zoning conditions within ORD #04-09-13006(A)(Z). The current zoning is C-3 (Highway Commercial) which allows for a gas station and drive-thru restaurants.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 10/8/2024 Municipal Planning Commission Workshop
- **11/7/2024 City Council Workshop**
- 11/12/2024 Municipal Planning Commission Public Review
- 11/18/2024 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

October 1, 2024

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Planning Tech 
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #240902

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

Applicant: Steve Moore on behalf of Alliance Investment & Management, LLC for the Shoppes Lane Gas Station.

Request: A petition for a Concept Plan Review. **This is not a rezoning application**, but the review is required per zoning conditions within ORD #04-09-13006(A)(Z).

Zoning History: C-3 (Highway Commercial) with conditions ORD #04-09-13006(A)(Z)

Tax-Parcel ID: #075-01028002

Address: 1005 Shoppes Lane

Tract Size: 1.36 +/- acres

Location: Land Lot(s) 158, 159, 162 & 163 of the 7th District

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

Attachments:



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

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

September 6, 2024

Sylvia Smith
Interim Community Development Director
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: Parcel #075-01028022
1005 Shoppes Lane
Letter of Intent for Concept Plan Review

Dear Sylvia:

Please allow this document to serve as the Letter of Intent for the above referenced Concept Plan Review request.

The subject property is located at 1005 Shoppes Lane and lies within the incorporated limits of McDonough, Georgia. The property is current zoned C-3 (with conditions) and consists of 1.36 acres of land. The parcel is identified as Tract 2 on the Final Plat for The Shoppes at Willow (PB 38, Page 55-57), Henry County Tax Parcel # 75-0128022.

Alliance Investment and Management, LLC proposes the development of a 6,300 SF convenience store with a drive-through restaurant and 26 paved parking spaces. The project will also include a separate covered fuel canopy with 6 double-sided fuel pumps. Access to the development will be made by the construction of driveways to Shoppes Lane and to the existing shared access drive on the east side of the property.

The property was rezoned to C-3 (with conditions) under Ordinance No. 04-09-13006 on September 13, 2004. Zoning conditions 2 and 3 require review and approval of a concept site plan by the Planning Commission and City Council, which is the basis for this request.

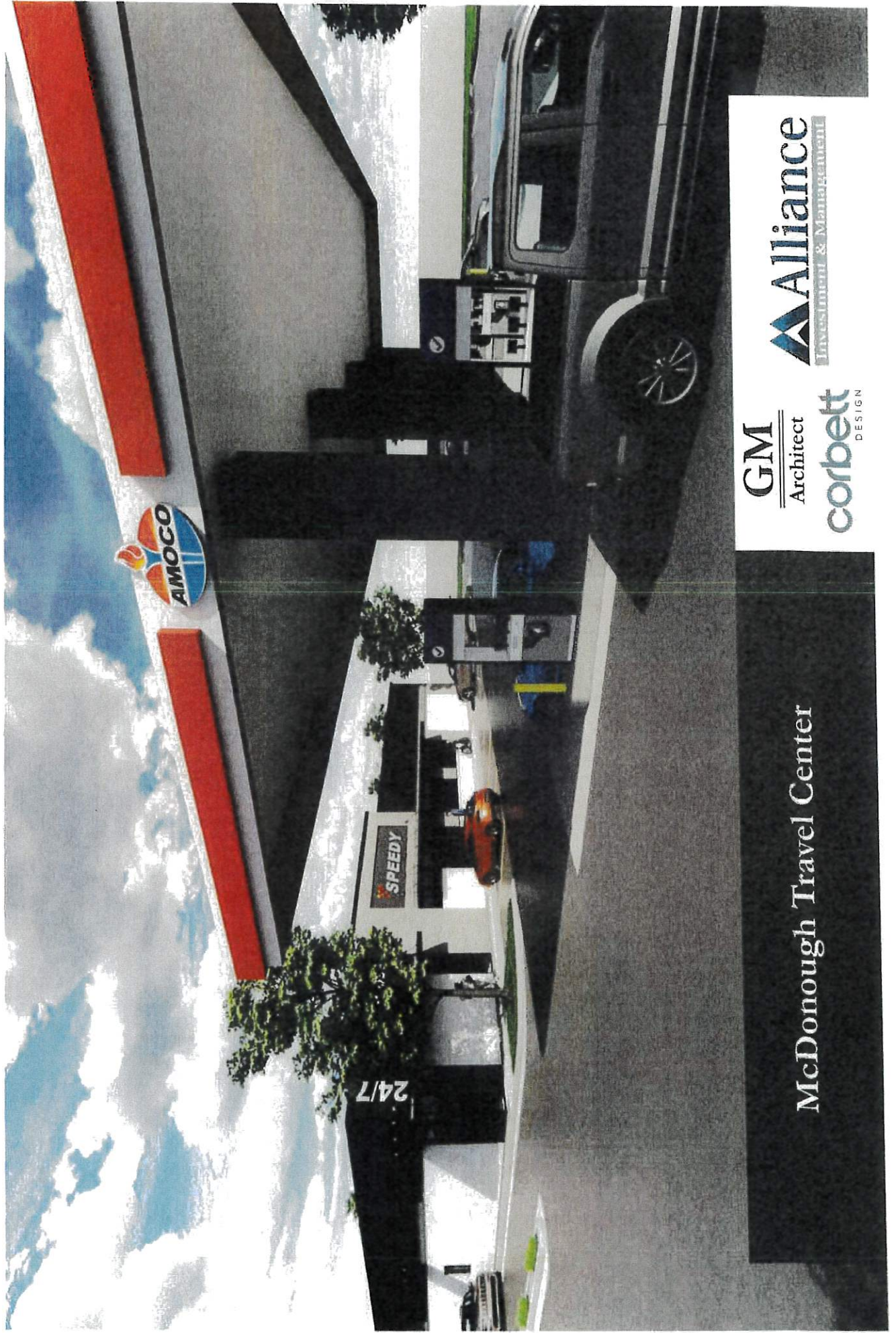
Should you have any questions or need to discuss further, please do not hesitate to call me at (770) 616-7094.

Sincerely,

Moore Bass Consulting, Inc.

Steve Moore

SCALE: 1/4" = 1'-0"



GM
Architect
corbett
DESIGN

Alliance
Investment & Management

McDonough Travel Center



GM
Architect
corbett
DESIGN

Alliance
Investment & Management

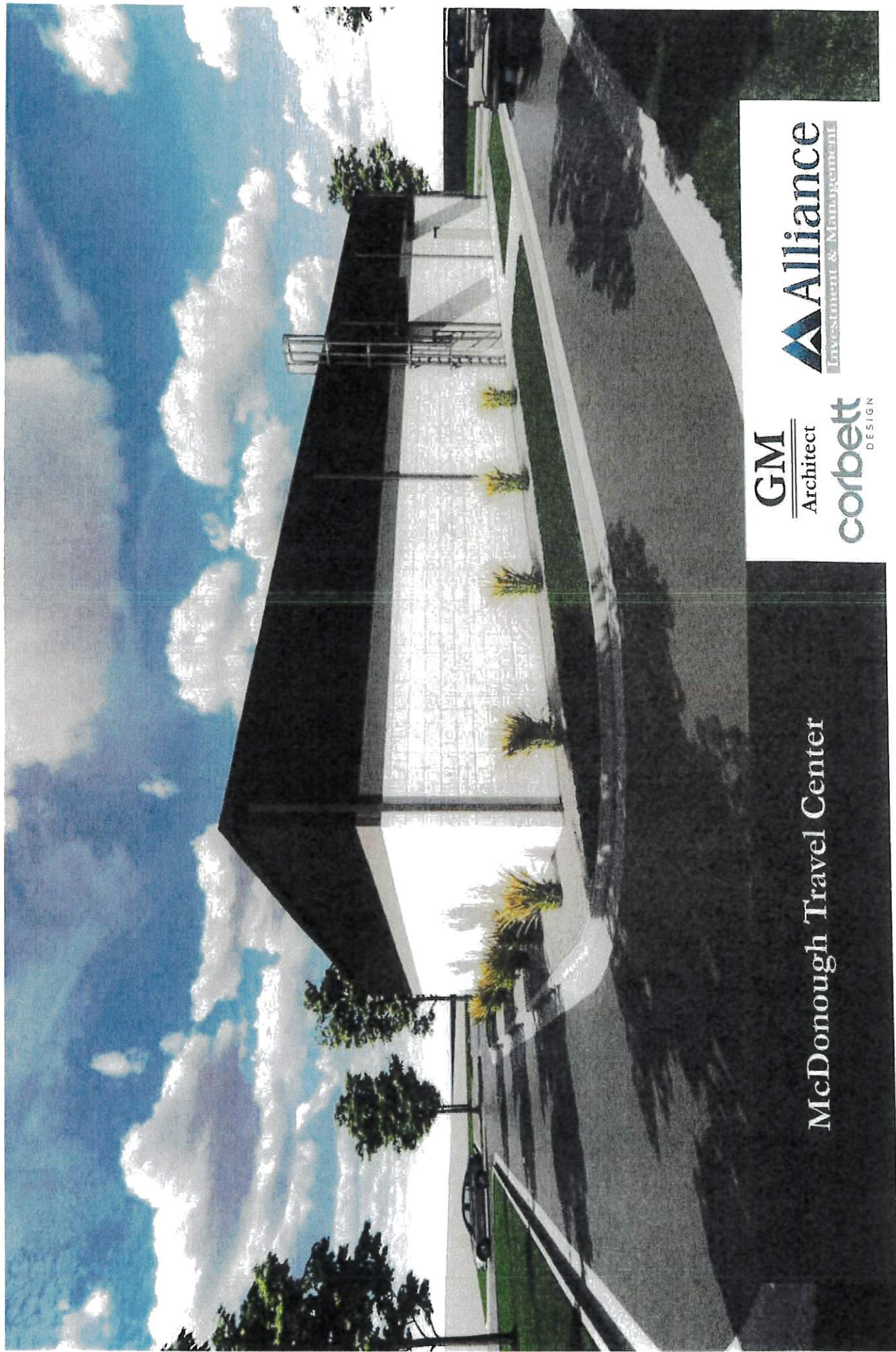
McDonough Travel Center



McDonough Travel Center

GM
Architect
corbett
DESIGN

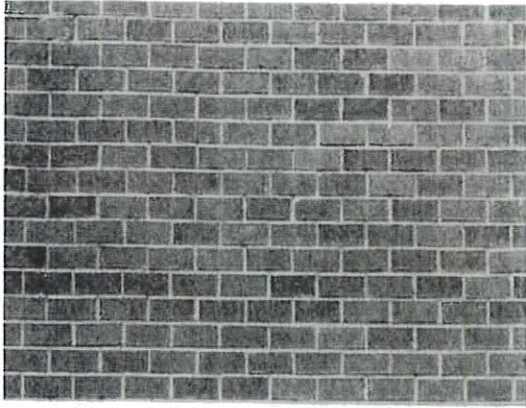
Alliance
Investment & Management



McDonough Travel Center

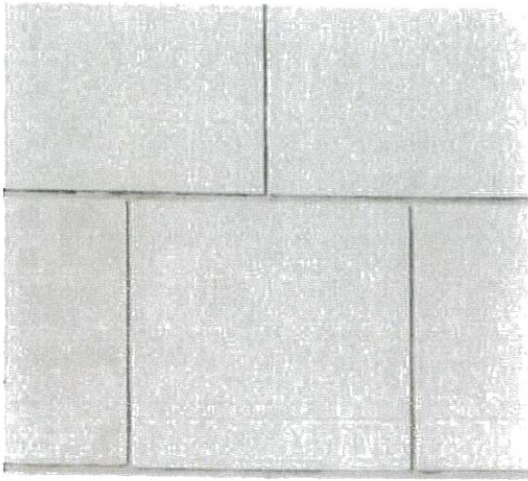
GM
Architect
corbett
DESIGN

Alliance
Investment & Management



Cherokee Brick "Velour" Medium Gray

See attached Data Sheet



Arriscraft 1000 REN - Limestone

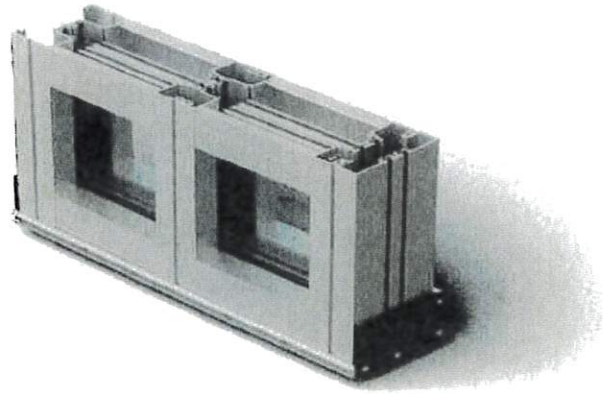
See attached Data Sheet



MBCI 7.2 Panel

Coverage Width: 36"
 Minimum Slope : 1/2:12
 Panel Attachment : Exposed Fastening System
 Gauge : 24 (standard); 26, 22 (optional)
 Finishes : Smooth (standard); Embossed (optional)
 Coatings : Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic
 Rib Spacing : 7.2" on center
 Rib Height : 1-1/2"
 Length : 5'-0" to 50'-0"

See attached Data Sheet



STOREFRONT: KAWNEER 451T

McDonough GIS

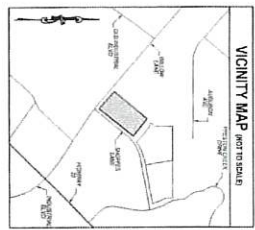


9/20/2024, 1:12:04 PM

Parcels ☐ City Limits ☐ Streets

1:2,257
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census

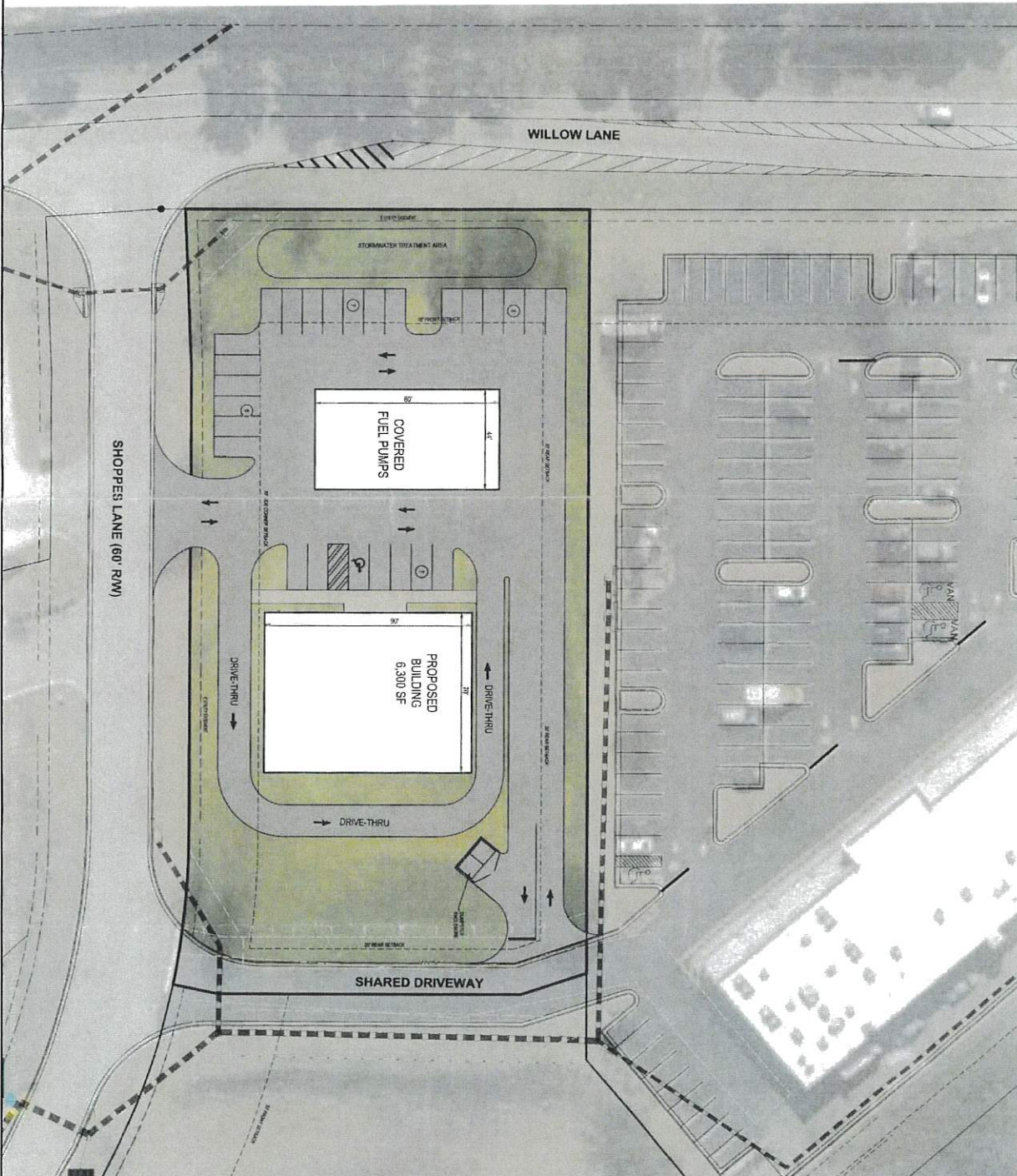
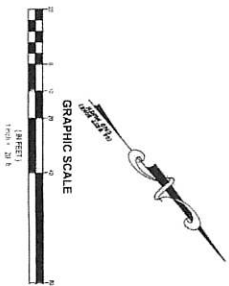


FLOOD NOTE

ALL FLOODING INFORMATION IS BASED ON THE FLOOD DATA PROVIDED BY THE ATLANTA-Fulton County Office of Emergency Management. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE FLOOD DATA AND FOR OBTAINING NECESSARY FLOOD INSURANCE.

SITE DATA

1. TOTAL SITE AREA	1.5 AC
2. TOTAL LOT AREA	1.3 AC
3. TOTAL LOT DIMENSIONS	175' x 110' (approx.)
4. TOTAL LOT FRONT SETBACK	25'
5. TOTAL LOT SIDE SETBACK	25'
6. TOTAL LOT REAR SETBACK	25'
7. TOTAL LOT CORNER SETBACK	25'
8. PROPOSED BUILDING USE	SALES AND SERVICE
9. PARKING REQUIRED	10 SPACES
10. PARKING PROVIDED	10 SPACES
11. TOTAL PARKING SPACES PROVIDED	10 SPACES
12. TYPICAL USE OF PARKING SPACE	25' x 8'



Moore Bass Consulting, Inc.

1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1234
www.moorebass.com

PROJECT NAME
SHOPPES LANE FUEL STATION

CLIENT NAME
PARTHI PATEL
ALLIANCE INVESTMENT & MANAGEMENT

REVISIONS
1. 100% DESIGN
2. 100% DESIGN
3. 100% DESIGN
4. 100% DESIGN
5. 100% DESIGN
6. 100% DESIGN
7. 100% DESIGN
8. 100% DESIGN
9. 100% DESIGN
10. 100% DESIGN

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1.0

AGENDA ITEM SUMMARY
November 7, 2024, City Council Workshop
Item Number: 12



Presented by: Sylvia Smith, Director

Community Development Department

ITEM SUMMARY:

The request for Case # **240903 (Hardeman property)** is for an annexation and rezoning. The subject property is located at 705 Tomlinson St., and further recognized as Tax Parcel ID #122-02061000 and lies within District 3 (Scott Reeves). The current zoning within the County is RA (Residential Agricultural); the proposed zoning is R-75 (Single-Family Residential).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 10/8/2024 Municipal Planning Commission Workshop
- **11/7/2024 City Council Workshop**
- 11/12/2024 Municipal Planning Commission Public Review
- 11/18/2024 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

October 1, 2024

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Planning Tech 
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #240903

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

Applicant: Andy Welch on behalf of the PulteGroup, Inc. for the Hardman property.

Request: To annex and rezone property to R-75 (Single-Family Residential)

Zoning History: RA (Residential Agricultural) – *COUNTY*

Tax-Parcel ID: #122-02061000

Address: 705 Tomlinson St.

Tract Size: 4.49 +/- acres

Location: Land Lot(s) 120 of the 7th District

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

Attachments:

August 12, 2024

VIA E-MAIL: ttebo@mcdonoughga.org

Tina Tebo
City of McDonough Community Development
136 Keys Ferry Street
McDonough, Georgia

RE. Letter of Intent for Annexation and Rezoning Application
4.49 acres located at 705 Tomlinson Street, McDonough, Georgia 30252
Tax Parcel ID # 122-02061000 ("Subject Property")

Dear Tina:

Please accept this Letter of Intent to accompany the application for annexation and rezoning of the Subject Property. PulteGroup, Inc. is the applicant of this request.

I write to request an annexation of the Subject Property into the City of McDonough and a rezoning from R-A (Henry County designation) to R-75 for the purpose of a subdivision. Smith, Welch, Webb & White will represent PulteGroup, Inc. in this request.

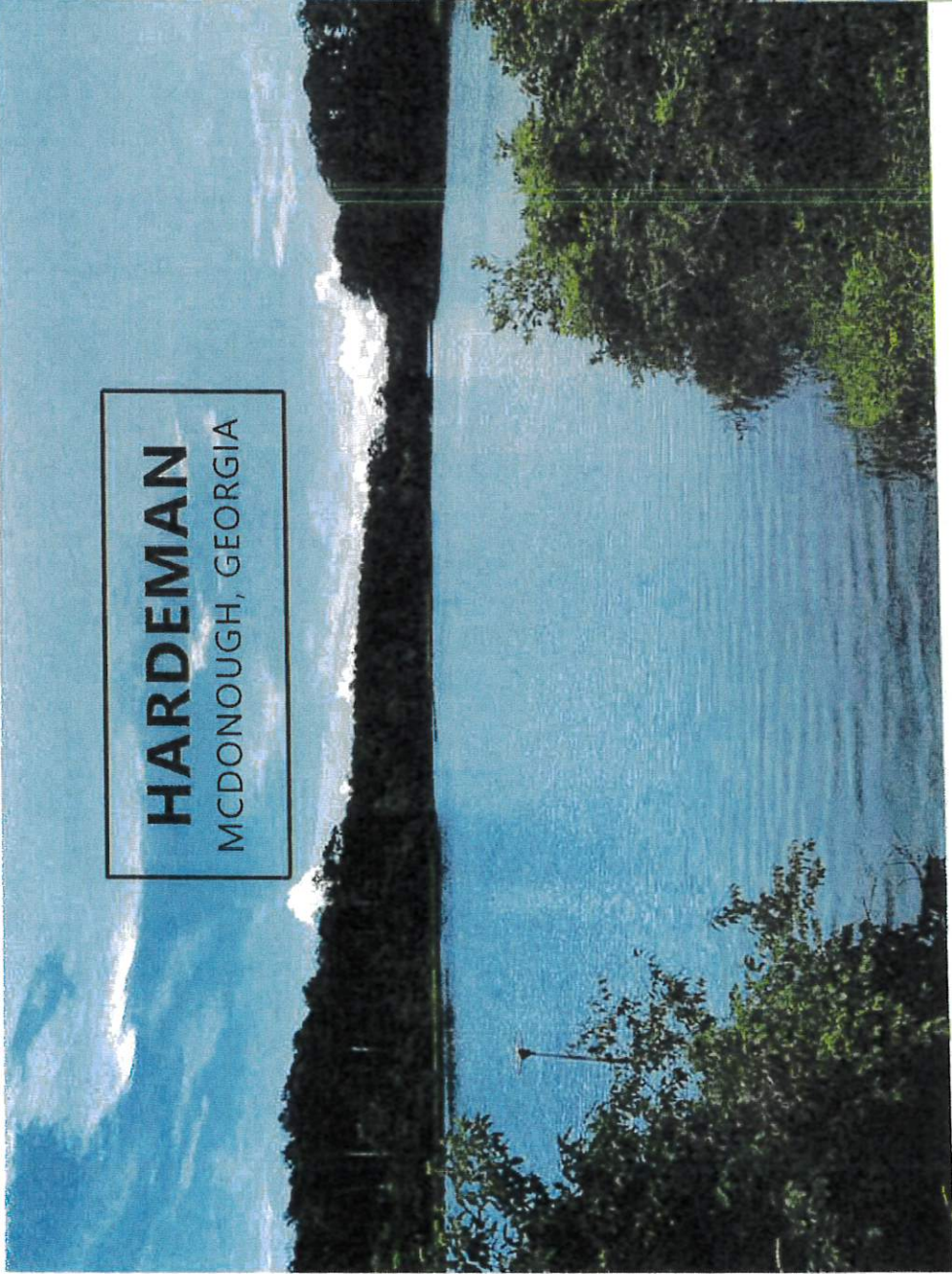
Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Martin".

Rick Martin
PulteGroup, Inc.



PRODUCT BOOK



HARDEMAN - ACTIVE ADULT (AGE TARGETED)

Mainstay, Mystique,
Palmary, Prestige,
Prosperity, The Distinctive
Series house plans are great
for those who like flexible
space or to host guests.
These single-story house
designs offer large walk-in
closets as well, spacious 2
car garages, and much
more.



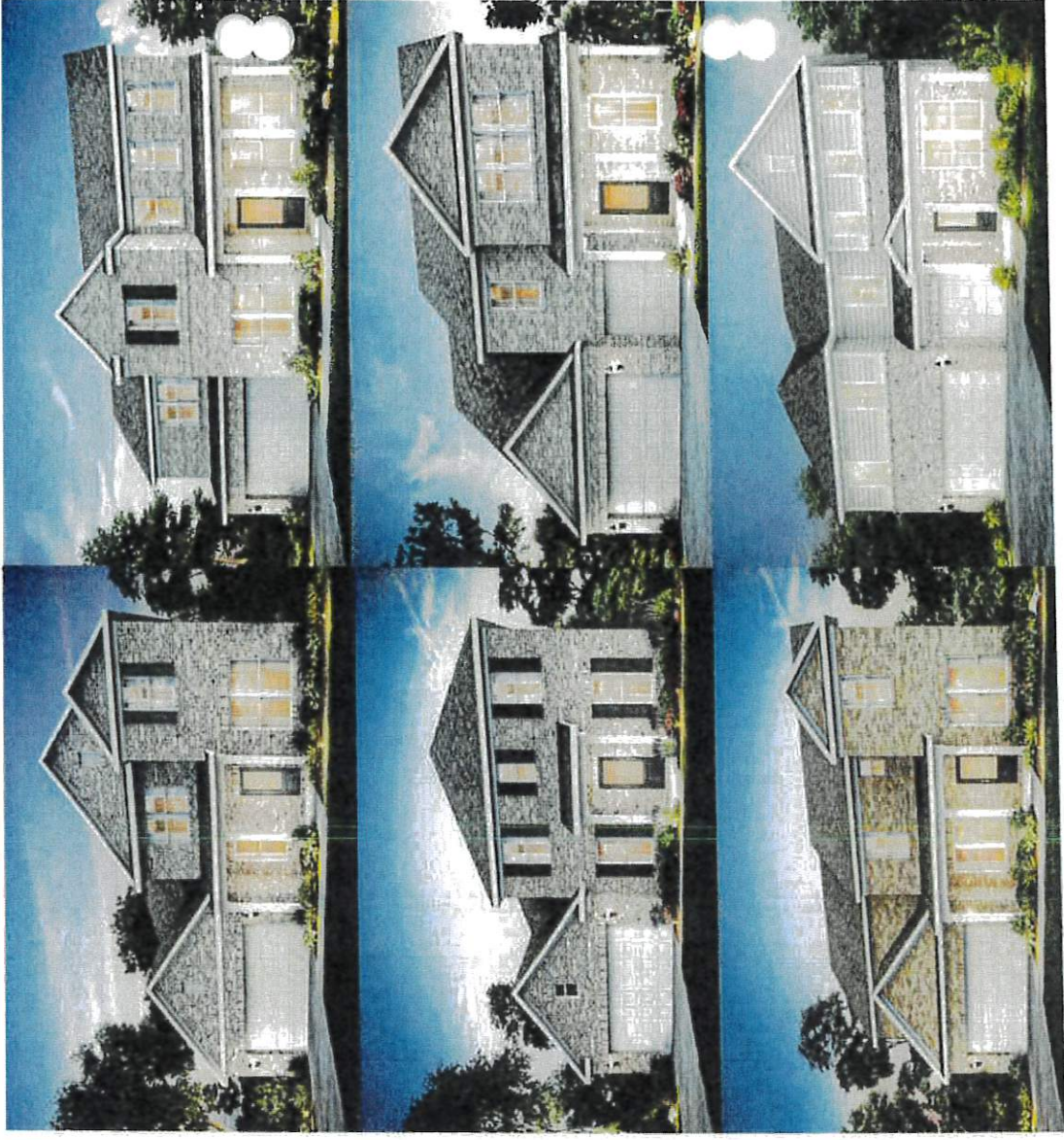
HARDEMAN - ANDERSON POINT

Aspire, Hartwell, Hampton,
Mitchell, Pennington, The
Summit series offers a
collection of single-family
homes that are perfect for a
new or growing family or
even first-time homeowners.
Featuring flexible options
and plenty of dining and
gathering



**HARDEMAN –
ANDERSON POINT**
(Cont'd)

Willard, Braddock, Frazier,
Liston, Tunney Dempsey, The
Estates series of single-
family homes is perfect for
growing families featuring
spacious bedrooms, lofts for
secondary living spaces and
3rd car garage options.



ABOUT US

PulteGroup, Inc. is an American residential home-construction company based in Atlanta, Georgia, United States. As of 2023, the company is the third-largest home-construction company in the United States based on the number of homes closed. In total, the company has built over 775,000 homes.



**BUILT
— TO —
HONOR**



**PULTE
GROUP**

In gratitude for their patriotism and sacrifice, PulteGroup's Built to Honor® program has given more than 60 military families a new, mortgage-free home.



FORTUNE



**BEST COMPANIES
TO WORK FOR® 2024**

THANK YOU

Rick Martin

770-883-0402

Rick.Martin@Pulte.com

www.Pulte.com

PRODUCT INFORMATION (DISTINCTIVE SERIES)

Plan Name	Bed/Bath/Garage	Square Foot Min	Popular Options
Prosperity	2-3 / 2-3 / 2	1,600+	Sunroom, Flexible Laundry Layouts
Mystique	2-5 / 2-3 / 2	1,809+	Loft with Bed/Bath
Palmary	2-3 / 2-3 / 2	1,858+	Screened in Patio, Glass Sliding Doors
Mainstay	2-4 / 2-3 / 2	1,872+	Loft with Bed/Bath
Prestige	2-3 / 2.5-3.5 / 2	1,987+	Sunroom, Extended Screened in Patio ⁷

PRODUCT INFORMATION (SUMMIT SERIES)

Plan Name	Bed/Bath/Garage	Square Foot Min	Popular Options
Aspire	3 / 2.5 / 2	2,390+	Upstairs loft, Fireplace
Hartwell	3 / 2.5 / 2	2,474+	Covered Lanai
Hampton	4 / 2.5 / 2	2,622+	Downstairs Flex, Covered Lanai
Mitchell	4-5 / 2.5-3 / 2	2,956+	Lanai, Owner's Bath
Pennington	4-6 / 2.5-4.5 / 2	3,251+	Screened in Porch ⁸

PRODUCT INFORMATION (ESTATE SERIES)

Plan Name	Bed/Bath/Garage	Square Foot Min	Popular Options
Willard	4 / 2.5-3 / 2	2,809+	Main floor Owner's Suite
Braddock	4-5 / 3.5-4 / 2	3,109+	Oversized closets, walk-in pantry
Frazier	4-5 / 3.5-4 / 2	3,361+	First Floor Bedroom
Liston	4-5 / 3.5-4 / 2	3,361+	Owner's Suite Spa bath
Tunney	4-5 / 3.5-4 / 3	3,694+	Covered Patio
Dempsey	5-6 / 3.5-4 / 3	3,922+	Formal Dining Room ₃

McDonough GIS



9/20/2024, 9:20:29 AM

☐ City Limits
 ☐ Streets

1:9,028

0 0.05 0.1 0.2 0.4 mi

0 0.1 0.2 0.4 km

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

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, EPA, NPS, US Census



PAL ASSOCIATES
CONSULTANTS

10000 N. 10th St.
Suite 100
Phoenix, AZ 85020
Phone: (602) 998-1100
Fax: (602) 998-1101
www.palaz.com

HARBORWAY CONCEPT PLAN

PULTE

LOCATED IN:

CITY OF MCDONOUGH, GA

FOR

CONCEPT PLAN

Project Name: Harborway

Client: Pulte

Address: 10000 N. 10th St., Suite 100, Phoenix, AZ 85020

Project Number: 10000

Project Date: 10/1/2010

Project Status: Concept Plan

Scale: 1" = 100'

North Arrow: [North Arrow]

DATE: 10/1/2010

PROJECT: Harborway

CLIENT: Pulte

ADDRESS: 10000 N. 10th St., Suite 100, Phoenix, AZ 85020

PROJECT NUMBER: 10000

PROJECT DATE: 10/1/2010

PROJECT STATUS: Concept Plan

Scale: 1" = 100'

North Arrow: [North Arrow]

SHEET NUMBER

1

LAND USE SUMMARY

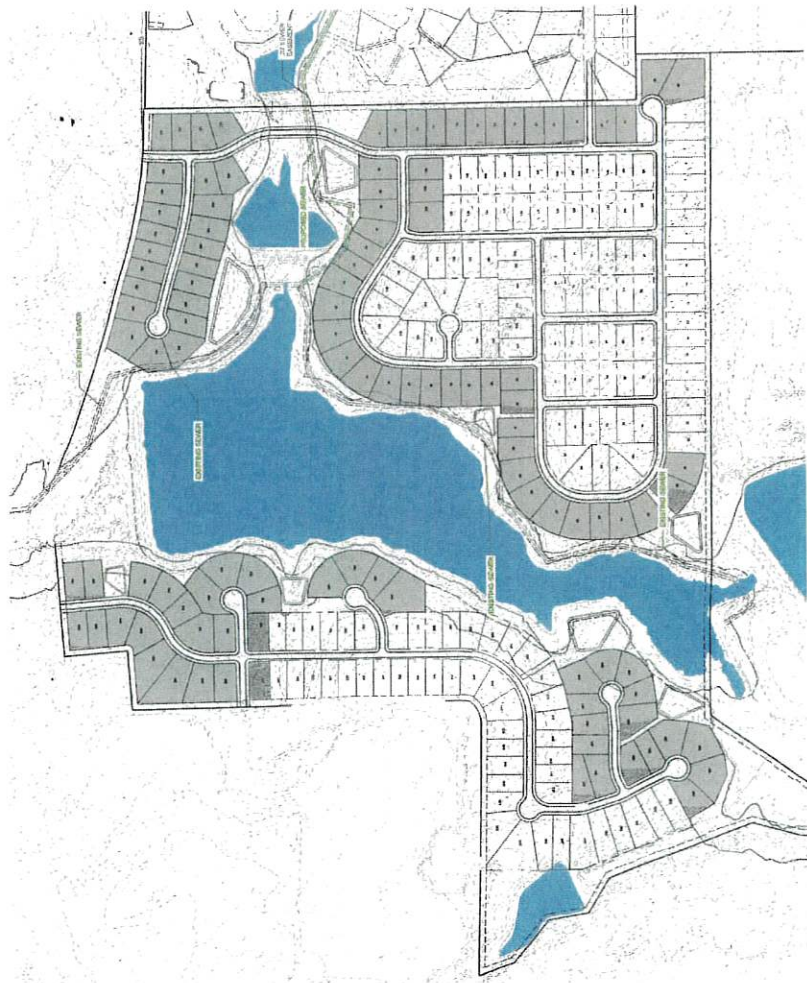
ZONING:
R-75R-85 CITY OF MCDONOUGH

R-75 LOTS:
MIN. LOT AREA: 12,000 sq. ft.
MIN. LOT WIDTH: 75 ft.
FRONT S/B: 35'
SIDE S/B: 10'
REAR S/B: 30'
UNITS: 153

R-85 LOTS:
MIN. LOT AREA: 14,000 sq. ft.
MIN. LOT WIDTH: 85 ft.
FRONT S/B: 40'
SIDE S/B: 10'
REAR S/B: 40'
UNITS: 113

TOTAL UNITS: 4,265 UNITS

THIS CONCEPT PLAN IS BASED ON GIS INFORMATION OBTAINED FROM HENRY COUNTY. A BOUNDARY SURVEY, ENVIRONMENTAL ASSESSMENT, AND FINAL ENGINEERING MAY RESULT IN CHANGES TO THE CONCEPT PLAN THAT COULD AFFECT TOTAL NUMBER OF UNITS.



PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE

1" = 100'

1" = 100'

