

AGENDA ITEM SUMMARY
February 17, 2025, City Council Meeting
Item Number: 9



Presented by: William VonDenBosch

Public Works - Stormwater Department

ITEM SUMMARY:

Request for authorization to award the bid to replace 210 feet of 36-inch storm drainpipe between Keys Ferry Street and John Frank Ward to RDJE INC, at a cost of 48,550.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

The existing corrugated metal pipe has deteriorated and collapsed in several areas.
Location is

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$48,550.00

FUNDING SOURCE:

Line Item: SPLOST VI Project # 28

ATTACHMENTS:

3 Quotes: RDJE, Inc. \$48,550.00
Coggins Construction \$57,622.25
C&H Utility Contractor \$69,700.00

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

220 Keys Ferry Street - Storm Drain Replacement



RDJE, Inc.

679 Hwy 29 South, Suite A
Newnan, GA 30263

Contact: Joe Webb
Phone: 678-633-2632
Email: jwebb@rdjeinc.com

Quote To: City of McDonough

Job Name:
Date of Plans:
Revision Date:

Phone:
Email:

36" HDPE Pipe supplied by City

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1.00	LS	6,000.00	6,000.00
2	Tree & Stump Removal	1.00	LS	8,200.00	8,200.00
3	Fence Removal	1.00	LS	1,450.00	1,450.00
4	Remove & Replace 36" Storm Drain Pipe	210.00	LF	75.00	15,750.00
5	Remove & Replace Drop Inlet	1.00	EA	8,300.00	8,300.00
6	Connect to Ex Structure	1.00	EA	2,500.00	2,500.00
7	Connect to Ex 36" RCP pipe	1.00	EA	2,500.00	2,500.00
8	Final Cleanup & Temporary Grassing	1.00	LS	3,850.00	3,850.00
GRAND TOTAL					\$48,550.00

NOTES:

Standard Terms & Conditions for RDJE Quotes:

- + No Engineering included.
- + No Tap fees, Permits, or Impact fees included.
- + No Stabilization Stone included.
- + No Special Licenses included.
- + Permanent grassing/sod not included.
- + Landscaping not included.
- + Asphalt/Concrete paving not included.
- + Fence Replacement not included.
- + Traffic control not included.
- + Extra fee charged for Repair of Damages by others.
- + Extra fee charged for Locating Lines following installation.
- + Removal of Unsuitable Materials not included.
- + Removal of Hazardous Materials not included.
- + Stone Bedding, if required, will be added at \$50.00 per ton.
- + All permits and easements shall be obtained by others.
- + This quote is based upon one mobilization and the continuous uninterrupted progress for each utility.
- + Should work be interrupted by the actions or inactions of others, additional costs for delays will be invoiced at RDJE published standard T&M rates.
- + Any work outside the scope of work listed on the attached estimate sheets will be performed at T&M rates for the

57,622.25

PROPOSAL



UTILITY
CONTRACTORS

Date: 1/18/2024
Project: 36" Storm Sewer Replacement
Location: 230 Keys Ferry Rd.
Owner: City of McDonough

To: City of McDonough
136 Keys Ferry Street
McDonough, GA 30253
Office: 770-957-3915

From: C&H Utility Contractors, Inc
Jesse Cole, PE
1902 Tucker Industrial Road
Tucker, GA 30084
Office: 678-691-1558
Mobile: 404-937-0757
jessecole@candhutilitycontractors.com

We are pleased to provide the following pricing for the subject project.
Please contact us if you have any questions or require additional information.

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Mobilization	LS	1	\$ 6,500.00	\$ 6,500.00
2	Tree Removal	Allowance	1	\$ 25,000.00	\$ 25,000.00
3	Chain Link Fence Remove/Replace 4'	LF	80	\$ 45.00	\$ 3,600.00
4	36" CMP Remove/Replace	LF	120	\$ 275.00	\$ 33,000.00
5	Sidewalk Remove/Replace	LS	1	\$ 1,300.00	\$ 1,300.00
6	Hay Bales	EA	10	\$ 30.00	\$ 300.00
				Total	\$ 69,700.00

Stipulations:

Pricing includes existing soil backfill compacted to grade.
Owner / Prime will provide access, permits, ROEs, permissions, traffic control, required to perform the work.
This is a unit priced contract and billing will be based on installed quantities.
The contract price is exclusive of applicable state and local sales taxes.
C&H Utility Contractors's bid proposal shall be incorporated into the subcontract agreements. C&H will initiate this project upon an agreement or receipt of a subcontract or purchase order.
Locations requiring cleaning, inspections and/or rehab shall have unrestricted drive up access.
Payment terms: Net 30 days. Interest will be added to balances outstanding after 30 days (10% APR).

Client Approval Signature

Date



AGENDA ITEM SUMMARY
February 17, 2025, City Council Meeting
Item Number: 10

Presented by: Deputy City Administrator, Andrew Baker

Public Works - Stormwater

ITEM SUMMARY:

Request for approval to authorize Johnson, Mirmiran & Thompson, Inc. (JMT) to complete Amendment #1 (Stream and Wetland Assessment) near Holly Smith Drive for the Blacksville Community Improvements Project, at a cost of \$33,455.70.

SPECIAL CONSIDERATIONS OR CONCERNS:

During times of inclement weather, the area adjacent to Holly Smith Drive experiences major draining issues, which lead to a chronic mosquito problems in the summer.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$33,455.70

FUNDING SOURCE:

SPLOST VI Project 28

ATTACHMENTS:

Proposal from JMT

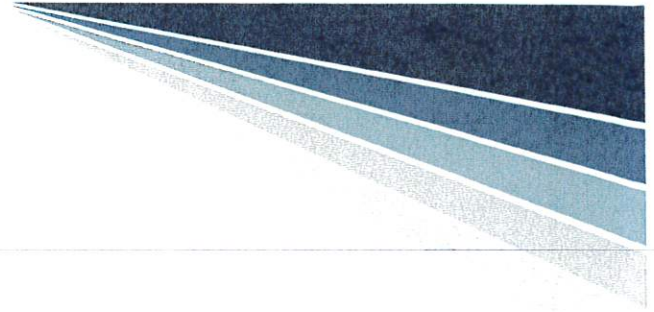
OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



January 23, 2025

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

RE: Blacksville Community Improvements – Amendment #1 (Stream and Wetland Assessment)
JMT Job No. 22-03018-002

Dear Mayor Vincent:

Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit this proposal to conduct a stream and wetland assessment as part of the Blacksville Community Improvements project.

Background

On January 7, Mayor Sandra Vincent asked, “I am checking to see if 116 Holly Smith is a part of the study. Mayor Pro Tem Varner informed me today that this area has major drainage issues and standing water during the summer. I understood from speaking with her that the mosquito problem during the summer is chronic, which makes me concerned about West Nile Virus.” This proposal is to include a stream assessment to the scope.

Behind and adjacent to 116 Holly Smith Drive is a stream and floodplain system that drains west toward Ronnie Stewart Drive. In each of the Blacksville Community Improvements proposed alternatives, JMT included a “Proposed Stream Restoration Area” and a rough “Total Restoration Cost” in the alternative matrix to show this cost separate from the other drainage and roadway improvements. That restoration would be to remove the two artificial, unmaintained impoundments south of Chappel Street and restore them to a stream and floodplain system. These downstream impoundments could be a source of mosquitos (photos below), and the proposed restoration would eliminate the standing water there. Removing the downstream obstructions may help reduce the mosquitos for the residents on Holly Smith Drive and elsewhere.



Scope Amendment

Task 9: Additional survey and cross sections:

- JMT will collection additional topographic survey west of 116 Holly Smith Drive.
- JMT will collect profile shots along the stream centerline (thalweg) every 25 foot (minimum), capturing the top and bottom of every grade break especially headcuts.
- Cross sections will be surveyed every 100 feet, capturing grade breaks along floodplain and channel, top of bank, bottom of bank, edge of water, thalweg. Cross sections should be wide enough to cover entire floodplain.
- This additional survey data will aid the stream assessment and will be used for design of stream and wetland restoration in this area should the City wish to pursue it.
- JMT will provide the additional survey with other collected topographic and boundary survey.

Task 10: Visual stream and wetland assessment

- JMT will perform a visual assessment to assess stream geomorphic stability and the extent of wetlands. At locations of existing streambank erosion, JMT will collect soil samples. These samples will be analyzed for bulk density, total phosphorus (TP), and total nitrogen (TN). The soil samples will help demonstrate the current nutrient load entering the stream and floodplain system from streambank erosion, and it may be possible to reduce this load with a proposed design.
- JMT will perform a visual wetland delineation west of 116 Holly Smith Drive.
- JMT will submit a technical memorandum of observations, results, and recommendations.

The total cost for additional topographic survey, the visual stream and wetland assessment, and soil lab analysis is \$33,455.70.

If you have any questions or need further information, please do not hesitate to contact me at 404-804-4571 or dbmillen@jmt.com.

Very truly yours

Johnson, Mirmiran & Thompson, Inc.



David B. Millen, PLS
Vice President



TOTAL COST SUMMARY FORMAT				
PART I - GENERAL				
PROJECT TITLE: Blacksville Community Improvements Phase 2 Amendment 1			Task	002
NAME OF CONSULTANT: Johnson, Mirmiran and Thompson			PROPOSAL DATE	1/23/2025
300 Chastain Center Boulevard, Kennesaw, GA 30144				
PART II - COST SUMMARY				
OFFICE DIRECT LABOR	HOURS	HOURLY RATE	ESTIMATED COST	TOTALS
Project Manager	10	\$ 232.81	\$ 2,328.10	
Project Engineer	50	\$ 232.81	\$ 11,640.50	
Design Engineer	48	\$ 126.95	\$ 6,093.60	
Senior Environmental Scientist	4	\$ 163.84	\$ 655.36	
Senior Party Chief	12	\$ 123.66	\$ 1,483.92	
Party Chief	32	\$ 98.60	\$ 3,155.20	
Instrument Operator I	32	\$ 74.73	\$ 2,391.36	
Survey Technician	32	\$ 59.67	\$ 1,909.44	
Senior CADD Technician	12	\$ 109.97	\$ 1,319.64	
Clerical	2	\$ 98.29	\$ 196.58	
TOTAL OFFICE HOURS	234			
OFFICE DIRECT LABOR SUBTOTAL				\$ 31,173.70
Total of Direct Labor & Overhead Costs				\$ 31,173.70
TOTAL PROFESSIONAL FEE				\$ 31,173.70
OTHER DIRECT COSTS (refer to attached itemization)				
DIRECT COSTS	QTY.	COST	ESTIMATED COST	
Travel	1	\$ 1,352.00	\$ 1,352.00	
Soil Lab Analysis	10	\$ 93.00	\$ 930.00	
DIRECT COSTS SUBTOTAL			\$ 2,282.00	
Schnabel Engineering, Inc. (SUB-consultant)			\$ -	
Lumenor Consulting Group (SUB-DBE)			\$ -	
OTHER DIRECT COSTS TOTAL				\$ 2,282.00
TOTAL PRICE				\$ 33,455.70



AGENDA ITEM SUMMARY
February 17, 2025, City Council Meeting
Item Number: 11

Presented by: Deputy City Administrator, Andrew Baker

Public Works - Stormwater

ITEM SUMMARY:

Request for authorization to accept the Alternative 4B Estimate for the Blacksville Community Improvements from Johnson, Mirmiran & Thompson, Inc. (JMT).

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

FUNDING SOURCE:

ATTACHMENTS:

Proposal from JMT – Alternative 4B Estimate

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes ☐ No

OTHER DEPARTMENTAL REVIEW

☐ Finance

Blacksville Community Improvements

City of McDonough

JMT Project # 22-03018-002

Alternative 4B Estimate

12/6/2024

ITEM NO.	DESCRIPTION	QNTY	UNIT	PRICE/UNIT	TOTAL
<i>CATEGORY 1 - ROADWAY IMPROVEMENTS</i>					
210-0100	Grading Complete	1	LS	\$ 20,000.00	\$ 20,000.00
310-5060	Graded Aggregate Base CRS, 6", incl Matl	11	TN	\$ 42.87	\$ 471.57
402-3130	Recycled Asph Conc, 12.5mm Superpave, Gp 2 only, incl Bitum Matl & H Lime	284	TN	\$ 165.00	\$ 46,860.00
636-1020	Highway Signs, Type 1 Material, Reflective Sheeting Type 3	4	SF	\$ 24.69	\$ 98.76
636-1041	Highway Signs, Type 1 Material, Reflective Sheeting Type 9	7	SF	\$ 28.37	\$ 198.59
636-2070	Galvanized Steel Posts, Type 7	20	LF	\$ 10.74	\$ 214.80
432-0206	Mill Asph Conc Pavement, 1.5" Depth	4774	SY	\$ 3.50	\$ 16,709.00
<i>CATEGORY 1 SUBTOTAL</i>					\$ 84,552.72
<i>CATEGORY 2 - DRAINAGE IMPROVEMENTS</i>					
441-0104	Concrete Sidewalk, 4"	1375	SY	\$ 54.09	\$ 74,373.75
441-0016	Driveway Concrete, 6"	131	SY	\$ 83.66	\$ 10,959.46
441-0204	Plain Concrete Ditch Paving		SY	\$ 78.62	\$ -
441-6012	Concrete Curb & Gutter, 6" x 24" Type 2	2067	LF	\$ 23.59	\$ 48,760.53
441-7011	Curb Cut Wheelchair Ramp, Type A	2	EA	\$ 2,525.66	\$ 5,051.32
441-7012	Curb Cut Wheelchair Ramp, Type B	2	EA	\$ 3,116.81	\$ 6,233.62
550-1180	Storm Drain Pipe, 18", H 1-10	3098	LF	\$ 86.80	\$ 268,906.40
550-1240	Storm Drain Pipe, 24", H 1-10	160	LF	\$ 110.17	\$ 17,627.20
550-1300	Storm Drain Pipe, 30", H 1-10	912	LF	\$ 142.56	\$ 130,014.72
550-1360	Storm Drain Pipe, 36", H 1-10	292	LF	\$ 168.52	\$ 49,207.84
550-4218	Flared End Section, 18", Storm Drain	1	EA	\$ 1,310.16	\$ 1,310.16
550-4224	Flared End Section, 24", Storm Drain	2	EA	\$ 1,434.59	\$ 2,869.18
550-4230	Flared End Section, 30", Storm Drain	1	EA	\$ 1,732.45	\$ 1,732.45
550-4236	Flared End Section, 36", Storm Drain	1	EA	\$ 2,372.45	\$ 2,372.45
603-2018	Stone Dumped Riprap, Type 1, 18"	2	TN	\$ 86.05	\$ 172.10
1002	Select Stone (Stream Restoration)	116	TN	\$ 300.00	\$ 34,800.00
668-1100	Catch Basin, Group 1	21	EA	\$ 6,464.59	\$ 135,756.39
668-2100	Drop Inlet, Group 1	21	EA	\$ 5,188.01	\$ 108,948.21
668-4300	Storm Sewer Manhole, Type 1	8	EA	\$ 5,088.37	\$ 40,706.96
204-0001	Channel Excavation (Stream Restoration)	3200	CY	\$ 55.47	\$ 177,504.00
603-2018	Stone Dumped Riprap, Type 1, 18" (Stream Restoration)	158	TN	\$ 86.05	\$ 13,595.90
<i>CATEGORY 2 SUBTOTAL</i>					\$ 1,117,306.74
<i>CATEGORY 3 - MISCELLANEOUS MATERIALS</i>					
700-6910	Permanent Grassing	0.8	AC	\$ 1,667.99	\$ 1,334.39
700-9300	SOD	1237	SY	\$ 10.19	\$ 12,603.84
1001	Mailbox and post	13	EA	\$ 50.00	\$ 650.00
700-6910	Permanent Grassing (Stream Restoration)	0.8	AC	\$ 1,667.99	\$ 1,334.39
<i>CATEGORY 3 SUBTOTAL</i>					\$ 15,922.62

Blacksville Community Improvements

City of McDonough

JMT Project # 22-03018-002

Alternative 4B Estimate

12/6/2024

CATEGORY 4 - STANDARD OPERATING COSTS

150-1000	Traffic Control (10% of Cat 1 & 2)	1	LS	\$	120,185.95	\$	120,185.95
163-0100	Erosion Control (5% of Cat 1 & 2)	1	LS	\$	60,092.97	\$	60,092.97
CATEGORY 4 SUBTOTAL							\$ 180,278.92

Subtotal: \$ 1,398,061.00

30% Contingency: \$ 419,418.30

Conceptual Construction Cost: \$ 1,817,479.30

Blacksville Community Improvements

City of McDonough

JMT Project # 22-03018-002

Alternative 4A Estimate

12/6/2024

ITEM NO.	DESCRIPTION	QNTY	UNIT	PRICE/UNIT	TOTAL
<i>CATEGORY 1 - ROADWAY IMPROVEMENTS</i>					
210-0100	Grading Complete	1	LS	\$ 20,000.00	\$ 20,000.00
310-5060	Graded Aggregate Base CRS, 6", incl Matl	11	TN	\$ 42.87	\$ 471.57
402-3130	Recycled Asph Conc, 12.5mm Superpave, Gp 2 only, incl Bitum Matl & H Lime	284	TN	\$ 165.00	\$ 46,860.00
636-1020	Highway Signs, Type 1 Material, Reflective Sheeting Type 3	4	SF	\$ 24.69	\$ 98.76
636-1041	Highway Signs, Type 1 Material, Reflective Sheeting Type 9	7	SF	\$ 28.37	\$ 198.59
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432-0206	Mill Asph Conc Pavement, 1.5" Depth	4774	SY	\$ 3.50	\$ 16,709.00
<i>CATEGORY 1 SUBTOTAL</i>					\$ 84,552.72
<i>CATEGORY 2 - DRAINAGE IMPROVEMENTS</i>					
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441-0016	Driveway Concrete, 6"	131	SY	\$ 83.66	\$ 10,959.46
441-0204	Plain Concrete Ditch Paving		SY	\$ 78.62	\$ -
441-6012	Concrete Curb & Gutter, 6" x 24" Type 2	2067	LF	\$ 23.59	\$ 48,760.53
441-7011	Curb Cut Wheelchair Ramp, Type A	2	EA	\$ 2,525.66	\$ 5,051.32
441-7012	Curb Cut Wheelchair Ramp, Type B	2	EA	\$ 3,116.81	\$ 6,233.62
550-1180	Storm Drain Pipe, 18", H 1-10	3450	LF	\$ 86.80	\$ 299,460.00
550-1240	Storm Drain Pipe, 24", H 1-10	474	LF	\$ 110.17	\$ 52,220.58
550-1300	Storm Drain Pipe, 30", H 1-10	921	LF	\$ 142.56	\$ 131,297.76
550-1360	Storm Drain Pipe, 36", H 1-10	272	LF	\$ 168.52	\$ 45,837.44
550-4218	Flared End Section, 18", Storm Drain	1	EA	\$ 1,310.16	\$ 1,310.16
550-4224	Flared End Section, 24", Storm Drain	1	EA	\$ 1,434.59	\$ 1,434.59
550-4230	Flared End Section, 30", Storm Drain	1	EA	\$ 1,732.45	\$ 1,732.45
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603-2018	Stone Dumped Riprap, Type 1, 18"	2	TN	\$ 86.05	\$ 172.10
1002	Select Stone (Stream Restoration)	116	TN	\$ 300.00	\$ 34,800.00
668-1100	Catch Basin, Group 1	21	EA	\$ 6,464.59	\$ 135,756.39
668-2100	Drop Inlet, Group 1	20	EA	\$ 5,188.01	\$ 103,760.20
668-4300	Storm Sewer Manhole, Type 1	15	EA	\$ 5,088.37	\$ 76,325.55
204-0001	Channel Excavation (Stream Restoration)	3200	CY	\$ 55.47	\$ 177,504.00
603-2018	Stone Dumped Riprap, Type 1, 18" (Stream Restoration)	158	TN	\$ 86.05	\$ 13,595.90
<i>CATEGORY 2 SUBTOTAL</i>					\$ 1,207,415.11
<i>CATEGORY 3 - MISCELLANEOUS MATERIALS</i>					
700-6910	Permanent Grassing	1.6	AC	\$ 1,667.99	\$ 2,668.78
700-9300	SOD	1237	SY	\$ 10.19	\$ 12,603.84
1001	Mailbox and post	13	EA	\$ 50.00	\$ 650.00
700-6910	Permanent Grassing (Stream Restoration)	0.8	AC	\$ 1,667.99	\$ 1,334.39
<i>CATEGORY 3 SUBTOTAL</i>					\$ 17,257.01

Blacksville Community Improvements

City of McDonough

JMT Project # 22-03018-002

Alternative 4A Estimate

12/6/2024

CATEGORY 4 - STANDARD OPERATING COSTS

150-1000	Traffic Control (10% of Cat 1 & 2)	1	LS	\$	129,196.78	\$	129,196.78
163-0100	Erosion Control (5% of Cat 1 & 2)	1	LS	\$	64,598.39	\$	64,598.39
CATEGORY 4 SUBTOTAL						\$	193,795.17

Subtotal: \$ 1,503,020.02

30% Contingency: \$ 450,906.01

Conceptual Construction Cost: \$ 1,953,926.02



AGENDA ITEM SUMMARY
February 17, 2025, City Council Meeting
Item Number: 12

Presented by: Bill Spivey, Senior Planner

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 (**PREVIOUSLY HELD**)
- 11/7/2024 City Council Workshop (**PREVIOUSLY HELD**)
- 11/12/2024 Municipal Planning Commission Public Review (**POSTPONED**)
- 02/11/25 Municipal Planning Commission Public Review (**RE-ADVERTISED**)
- 11/18/2024 City Council Public Hearing & Vote (**POSTPONED**)
- **02/17/2025 City Council Public Hearing & Vote (RE-ADVERTISED)**

STAFF RECOMMENDATION:

MPC: Jerry Hayes made a motion to recommend approval of the concept review plan with staff recommendations, with a change to condition #6, to allow for two (2) six (6) month extensions for project completion, Stanley Head seconded. Motion Does Not Carry (3 yes - 1 no). No other motions were made.

CDD: Approval with conditions per ORD #04-09-13006(A)(Z) and additional conditions.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Final Staff Report

For Recommendation Only

Case Petition: #240902

Applicant: Steve Moore for Alliance Investment & Management, LLC

Project Name: Shoppes Lane Gas Station

Address: 1005 Shoppes Lane

Parcel #: 075-01028002

Council District 4: Kam Varner

Request: A Concept Review Plan for a gas station and drive-thru restaurant

Land Lot District: 158, 159, 162 & 163 of the 7th District

Tract Size: 1.36 +/- acres

Meetings

10/08/24 Planning Commission Workshop

11/07/24 City Council Workshop

11/12/24 Planning Commission "Public Review"

11/18/24 City Council "Public Hearing"

Background Information

Current Zoning is C-3 (Highway Commercial) with conditions per ORD #04-09-13006(A)(Z). The conditions require the Concept Review Plan be heard by the Planning Commission and the City Council. **NOTE: This is not a rezoning.**



North Boundary

Zoned: C-3 (Highway Commercial)
Land Use: Commercial Retail

East Boundary

Zoned: C-3 (Highway Commercial)
Land Use: Commercial Retail

South Boundary

Zoned: COUNTY
Land Use: Commercial Retail

West Boundary

Zoned: C-3 (Highway Commercial)
Land Use: Commercial Retail

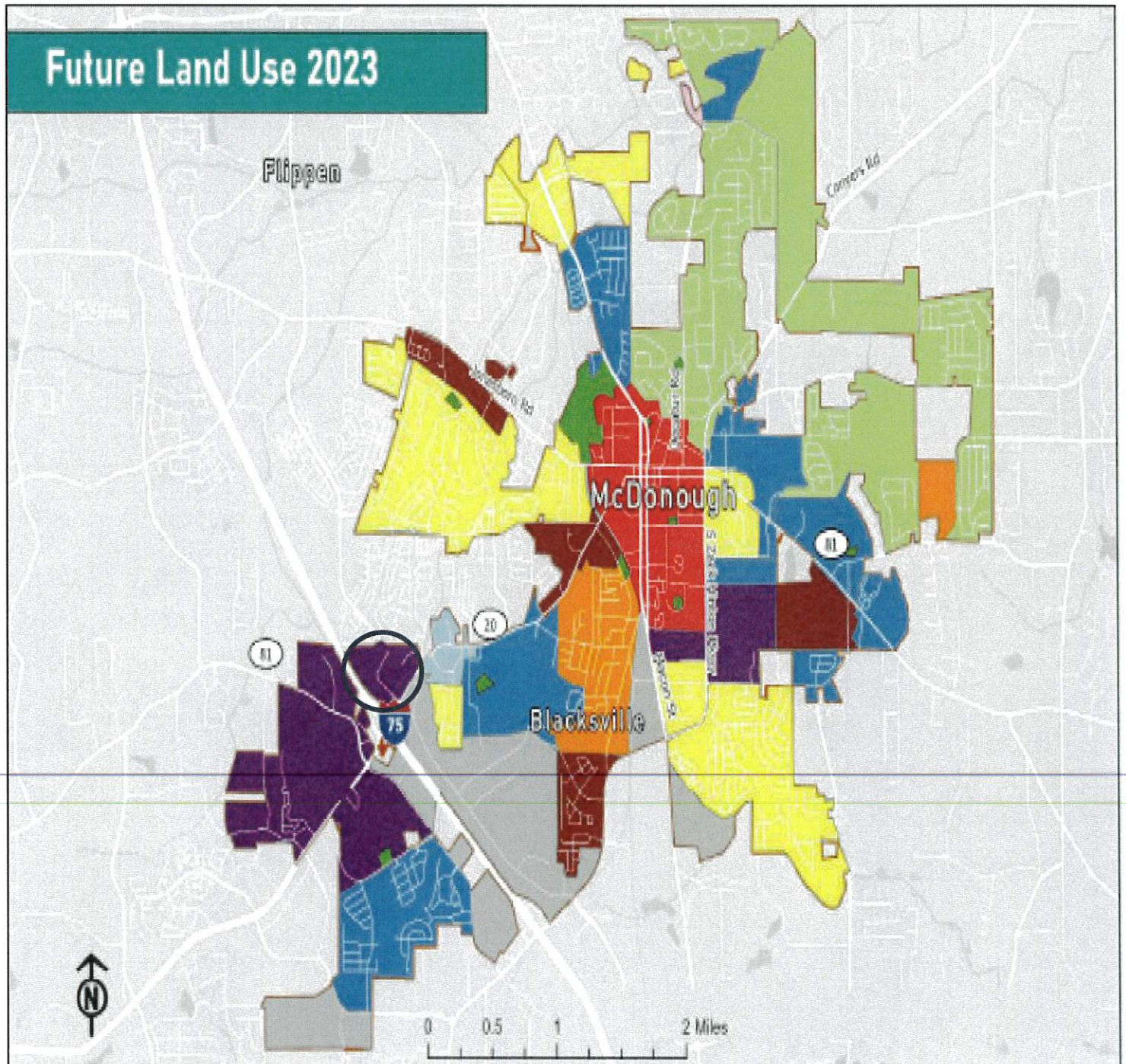


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only



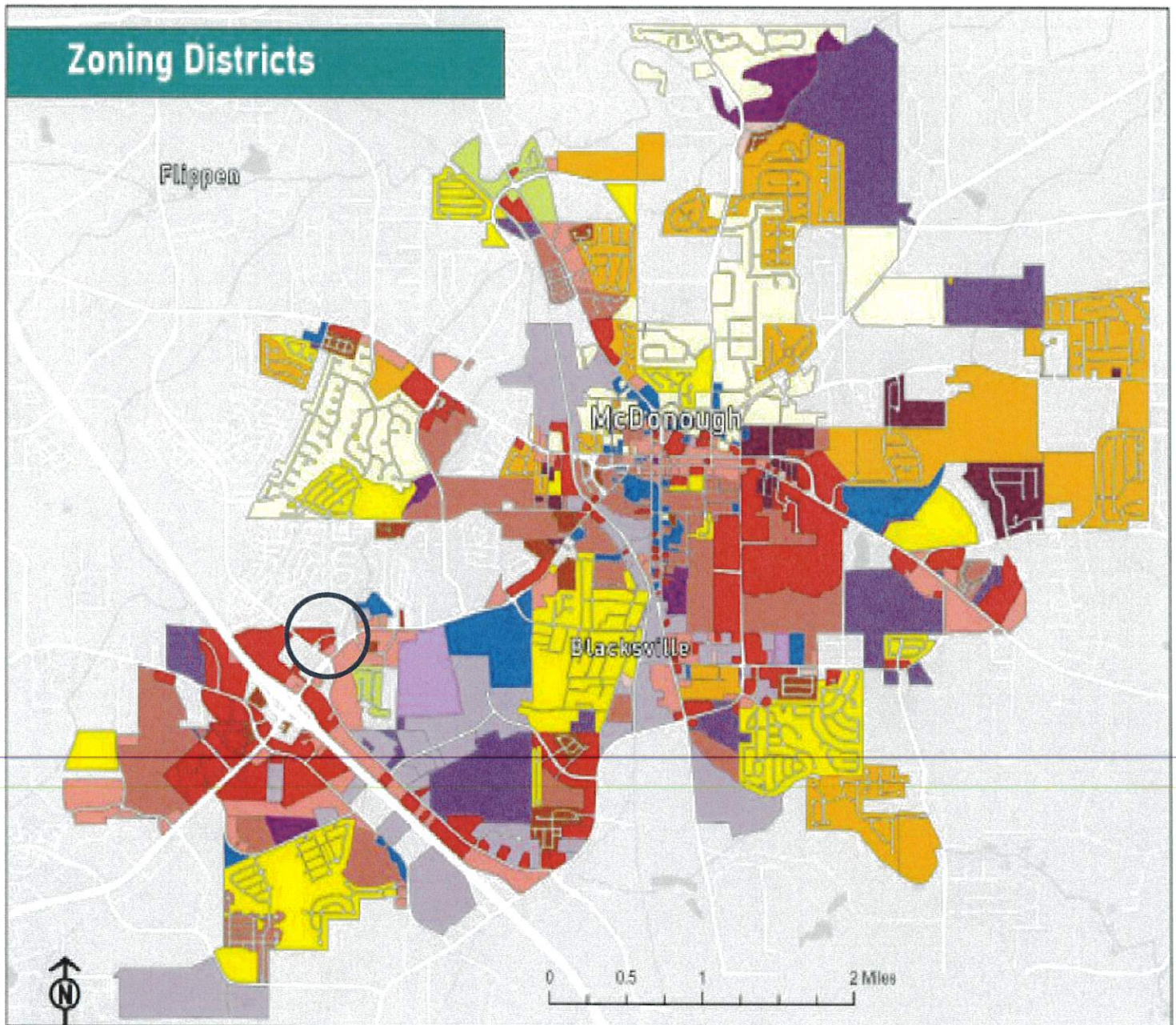
Features Guide

Suburban Residential	Office Park	Institutional/Public	Regional Activity Center
TCU	Suburban Mixed-Use	Highway Activity Center	Traditional Neighborhood Development
Town Center	Estate Residential	Gateway Industrial	Conservation/Recreation/Open Space



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

Zoning Map



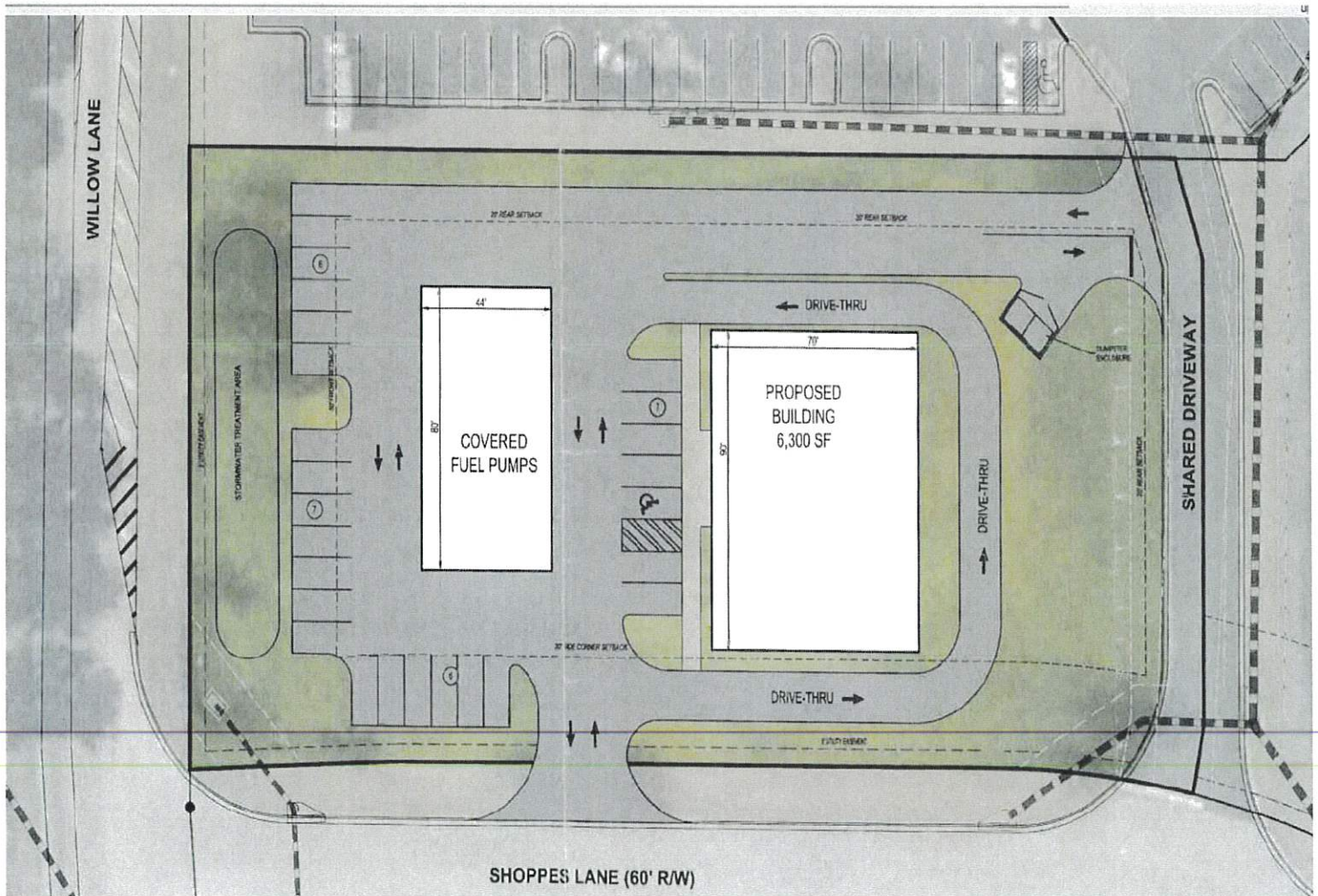
Features Guide

MU-CR OVERLAY	C-2/RCD/RM-75	C-3/M-1/R-50	FUTURE R/W	MCD2	R-50/RA-200	R-75/RA-200	RGP
C-1	C-2/RTD	C-3/R-50	M-1	O-I	R-75	R-75/RGP	RGP/R-50
C-1/RA-200	C-3	C-3/RA-200	M-1/R-100	O-I w/condo & M-1	R-75/R-50	R-75/RTD	RM-75
C-2	C-3/C-2	C-3/RCD	M-1/RA-200	R-100	R-75/R-85	R-85	RM-75CU
C-2/M-1	C-3/M-1	C-4	M-2	R-50	R-75/R-85/RM-75/RA-200	RA-200	RTD



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

Site Plan





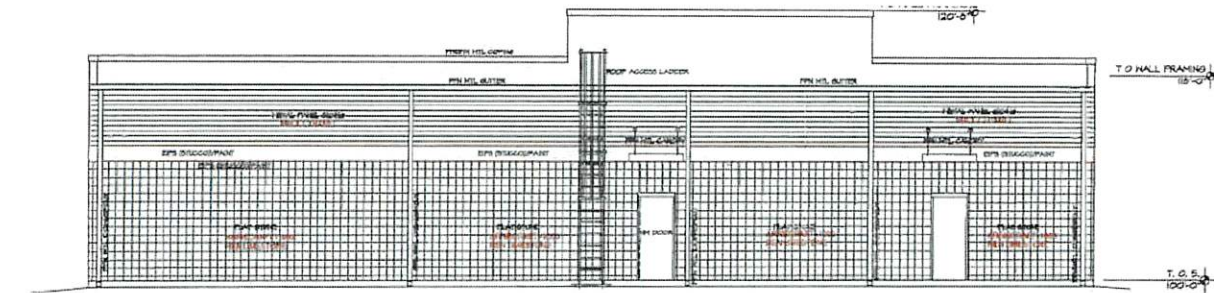
City of McDonough, GA

Community Development Department

Rezoning Staff Report

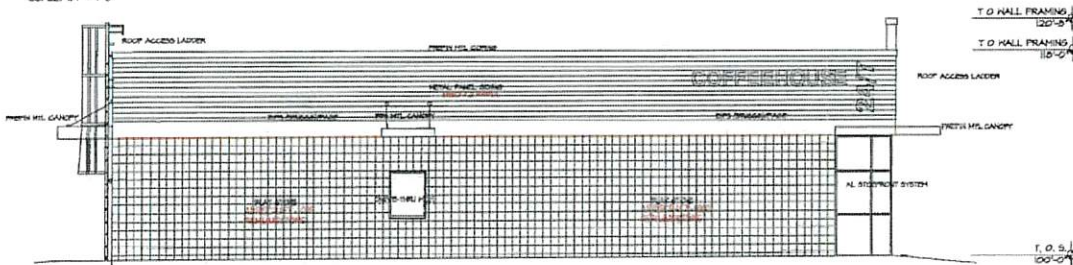
For Recommendation Only

Elevations



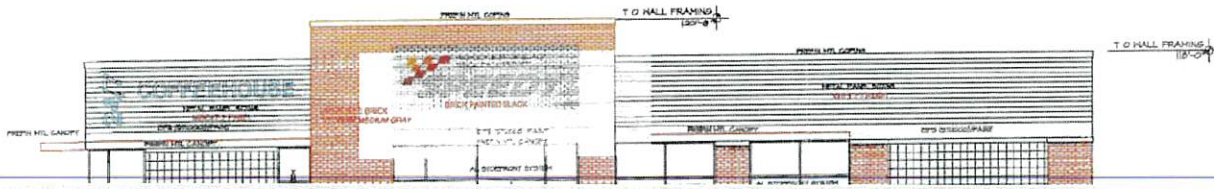
NORTH ELEVATION

SCALE: 1/4\"/>



EAST ELEVATION (WEST SIMILAR)

SCALE: 1/4\"/>





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

Concept Plan





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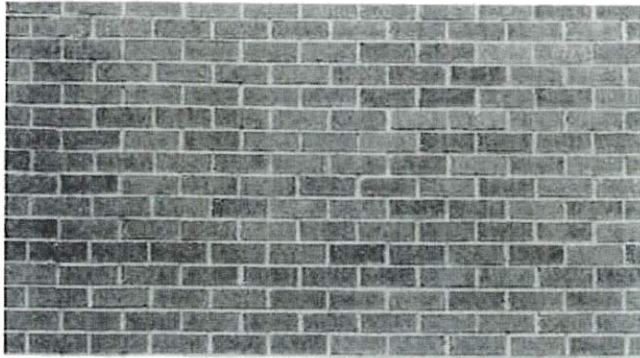
Concept Plan





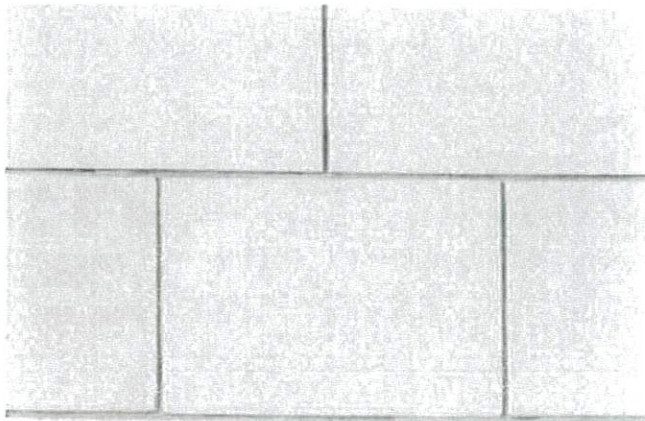
City of McDonough, GA
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Building Materials



Cherokee Brick "Velour" Medium Gray

See attached Data Sheet



Arriscraft 1000 REN - Limestone

See attached Data Sheet



MBCI 7.2 Panel

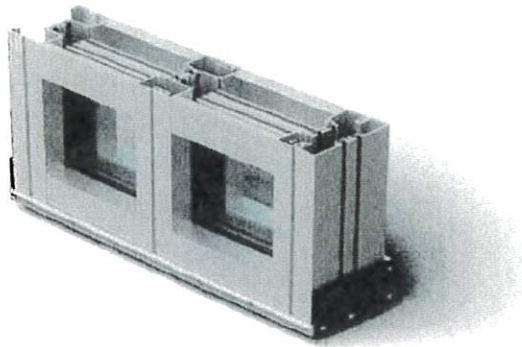
Coverage Width: 36"
Minimum Slope : 1/2:12
Panel Attachment : Expose
System
Gauge : 24 (standard); 26,
Finishes : Smooth (standard
(optional)
Coatings : Galvalume Plus
200, Signature® 300, Signa
Metallic
Rib Spacing : 7.2" on center
Rib Height : 1-1/2"
Length : 5'-0" to 50'-0"



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Building Materials

See attached Data Sheet



STOREFRONT: KAWNEER 451T



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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 to environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	No
▶ 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



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

Department Name: McDonough Police

Comments: Since South Willow Lane is a heavily traveled roadway, will vehicles be allowed to turn left leaving the gas station on to South Willow Lane? I would propose right turn only and what will the ingress/egress strategy be?

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: The Shoppes Lane Gas Station would make seven gas stations within a mile. It is also a very high traffic area. A traffic study must be submitted for concept approval.

Department Name: City Engineer

Comments: The proposed Driveway on Shoppes Lane will be restricted to a right in/right out only.

Department Name: Public Works

Comments: No initial comments returned – official plan review required.

Department Name: Stormwater

Comments: No initial comments returned – official plan review required.

Department Name: Water Distribution

Comments: No initial comments returned – official plan review required.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.



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

Department Name: GDOT

Comments: Not a reviewing agency. The location is outside of our construction limit on Willow lane. I noticed they are proposing IN/OUT from Shoppes Lane and not proposing any driveway from the Willow lane. I don't see any conflicts with our project. Are they doing any traffic study or have they submitted any traffic report

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.



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Infrastructure:	Water Service:	Henry County Water Authority
	Sewer Service:	Henry County Water Authority
	Electricity:	Georgia Power
	Telephone:	Spectrum
	Cable Television:	Spectrum
	Schools:	N/A

Final Staff Recommendation by: Sylvia Smith, Community Development Director

Staff recommends **Approval** of the Concept Plan with following Conditions:

All previous conditions mentioned in ORD #04-09-13006(A)(Z) and three new conditions which are shown in red are listed below:

- (1) Development of the property shall be reviewed and approved by the Planning Commission and City Council with recommendation by the Community Development Director and/or his designee with respect to the progression of the SR 20/81 city gateway streetscape development. Review shall commence with a concept plan review with design of subject property and adjacent properties that shall address the planning methodology embodying the elements of the Natural, Human and Built Environment as outlined in the standard formatting.
- (2) All development within the C-3 (Highway Commercial District) zoning classification shall require the review and approval of the Planning Commission and Mayor and Council. (3) The subject property shall be developed and maintained as cohesive, existing tracts as depicted on the Final Plat for The Shoppes At Willow as recorded in PB 28, PG 55, Henry County Superior Court.
- (3) Façade must be compatible with the surrounding area.
- (4) A Tree Protection Plan and Inventory is required. The tree inventory shall be conducted by a licensed arborist and shall include the species, size and general health of each tree. If any trees can be saved, a credit for each viable tree shall be made and shall reduce the amount of plant materials required for the landscape plan.
- (5) A traffic study is required to determine if a left turn lane from Willow Lane is needed for Shoppe's Lane.
- (6) Construction shall be at the fifty (50) percent stage of completion within one (1) year of approval by the Mayor and City Council.



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GENERAL CODE COMPLIANCE DISCLAIMER

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

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