

AGENDA ITEM SUMMARY
April 21, 2025, City Council Meeting
Item Number: 8



Presented by: Steve Morgan, City Administrator

Public Works Department

ITEM SUMMARY:

Request approval to allow TTS Roofing and Contracting demo the 2 existing pole barn structures at 77 Lawrenceville St. and remove all trees along fence line.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost \$34,600.00

FUNDING SOURCE:

Line Item: 327-5.1300.54.1253 SPLOST 6 Project 53

ATTACHMENTS:

- TTS Roofing and Contracting
- Advanced Roofing & Interiors

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X Finance



QUOTE

DATE: December 18, 2024
NAME: City of McDonough
ATTN: Steve Morgan
ADDRESS: 77 Lawrenceville St.
CITY/ZIP: McDonough, Ga 30253

DESCRIPTION: JOB SUMMARY	
We will take down and remove 2 Pole Barns.	
We will take down and remove all trees along fence line behind pole barns.	
We will remove all aluminum, wood, materials and debris from the pole barns.	
We will remove all concrete from pole barns.	
This price includes all labor and container fees.	
ATTENTION: IF CONCRETE DOES NOT NEED TO BE REMOVED, WE WILL TAKE \$4500.00 OFF OF THE TOTAL PRICE.	
WE ARE NOT RESPONSIBLE FOR LAWNS, SPRINKLER SYSTEMS, FLOWERS OR UNDERGROUND UTILITIES DUE TO REMOVAL OF TREES.	
Total:	\$34,600.00

QUOTE APPROVAL: _____

Toby Spires

Owner

PO Box 45
Cordele, GA 31010

Office: (229) 406-5599
FAX: (470) 781-5385
ttsroofingllc@gmail.com

THANK YOU FOR YOUR BUSINESS!!!!

Toby Spires

Owner

SIGNATURE

TTS ROOFING & CONTRACTING, LLC

DATE

PO Box 45
Cordele, GA 31010

Office: (229) 406-5599
FAX: (470) 781-5385
ttsroofingllc@gmail.com

THANK YOU FOR YOUR BUSINESS!!!!



207A Main Street • Barnesville, GA 30204

SPECIFICATIONS FOR LABOR AND MATERIAL

Address: 73 Lawrenceville Street McDrough

First Check: \$35,212.50

Second Check: \$14,662.50

548 875 00

DESCRIPTION OF WORK, REPAIR:

Demo: Existing, sounding like barn on the left and pole barn on back fence. Demo existing concrete and trees along left side and back side of fence line. Material fill is inside of goldbar, now w/relative to be removed of an additional change will come and pay.

...Once this takes place we will be able to meet back up and see the area and figure out the best way to lay the new building out for entry and exist of all vehicles. ...

PAYMENT TERMS

[illegible]

LIMITED POWER OF ATTORNEY:

On the other hand, the fact that the *in vitro* and *in vivo* results are in good agreement suggests that the *in vitro* model is a good approximation of the *in vivo* situation. The results of the *in vivo* study are in good agreement with the *in vitro* results, suggesting that the *in vitro* model is a good approximation of the *in vivo* situation.

International Journal of

✕

2

1

[illegible]

Chapel University 2014-2015

With Best Love

AGENDA ITEM SUMMARY
April 21, 2025, City Council Meeting
Item Number: 10



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for approval to purchase a Civic Plus voting module for an annual cost of \$2,400.00; and authorization for the Mayor to sign the statement of work (SOW).

SPECIAL CONSIDERATIONS OR CONCERNS:

We are currently leveraging Civic Plus for our Website, See-Click-Fix, Agendas and Meetings. The voting module can be utilized to provide further transparency and simplify voting.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This will be paid from FY 24 – 25 Budget.

FUNDING SOURCE:

Line: 100-5.1535.52.1301

ATTACHMENTS:

Civic Plus invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:**Date:****Expires On:**

Statement of Work

Q-93265-1

2/24/2025 9:25 AM

4/25/2025

Client:

City of McDonough, GA

Bill To:

MCDONOUGH CITY, GEORGIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Woody Estep	850-692-7032	westep@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	AMM Select: Live Meeting Manager Implementation Fee	Live Meeting Manager Implementation

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	AMM Select: Live Meeting Manager Annual Fee	AMM Select: Live Meeting Manager Annual Fee

Total Investment - Prorated Year 1	USD 1,552.60
Annual Recurring Services (Subject to Uplift)	USD 2,400.00

Total Days of Quote:161

Initial Term	Beginning at signing and ending 9/8/2025, Renewal Term 9/9 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-terminated to align with the Client's current CivicClerk billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement.

This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: <https://www.civicplus.help/hc/en-us/sections/11726451593367-Solutions-and-Services-Terms-and-Conditions> (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Acceptance of Quote # Q-93265-1

The undersigned has read and agrees to the Binding Terms, which are incorporated into this SOW, and have caused this SOW to be executed as of the date signed by the Customer which will be the Effective Date:

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

After Recording, Please Return To:

**Emilia Walker-Ashby, Esq.
Denmark Ashby LLC
100 Hartsfield Centre Pkwy., Ste. 400
Atlanta, Georgia 30354
Ph: (770) 478-9950**

Cross References:

**Deed Book: 19075, Page: 254
Plat Book: 61, Page: 293**

STATE OF GEORGIA
COUNTY OF HENRY

**DEED OF DEDICATION
(Arcadia at Symphony Park Apartments, Tract 3)**

THIS INDENTURE, made and entered into this _____ day of April, 2025, by and between **TLV RE MF IV MCDONOUGH OWNER, LLC**, a Delaware limited liability company, referred to herein as **"Grantor"**, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits, and the **CITY OF MCDONOUGH, GEORGIA**, a political subdivision of the State of Georgia, referred to herein as **"Grantee"**, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and adequacy of which are hereby acknowledged by Grantor, has bargained, granted, sold, aliened, conveyed, and confirmed, and by these presents does bargain, grant sell, alien, convey and confirm unto Grantee, all property and property rights identified as Tract 3 in Deed Book: 19075, Page: 254, Henry County, Georgia, Superior Court (the "Property"), and as hereinafter further described, together with all improvements and fixtures thereon, to-wit as:

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 7TH DISTRICT OF HENRY COUNTY, CITY OF MCDONOUGH, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 81 (VARIABLE R/W WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF TRAVIS DRIVE (80' R/W WIDTH); THENCE, FOLLOWING ALONG TRAVIS DRIVE RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, 530.49 FEET TO 1/2 INCH REBAR W/CAP BEING THE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, 213.50 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, 20.42 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 13.00 FEET AND A CHORD BEARING SOUTH 45 DEGREES 18 MINUTES 10 SECONDS WEST, 18.38 FEET) TO A POINT; THENCE, NORTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, 266.06 FEET TO A POINT; THENCE, NORTH 00 DEGREES 18 MINUTES 08 SECONDS EAST, 242.24 FEET TO A POINT, THENCE, SOUTH 88 DEGREES 27 MINUTES 57 SECONDS EAST, 33.05 FEET TO A 1/2 INCH REBAR W/CAP; THENCE, SOUTH 88 DEGREES 28 MINUTES 16 SECONDS EAST, 246.44 FEET TO A 1/2 INCH REBAR W/CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF TRAVIS DRIVE (80' R/W WIDTH) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.30 ACRES (65,365 SQUARE FEET).

subject, however, to (i) the lien of general and special taxes and assessments for the year of 2024 and subsequent years, not yet due and payable, (ii) all matters of record, and (iii) all matters that would be disclosed by a current, accurate survey of the Property (the "Permitted Exceptions").

The Grantee, as part of the consideration for this conveyance, accepts this conveyance of said Property subject to the Permitted Exceptions and the acceptance and the delivery of these presents shall be conclusive evidence of such agreement.

TO HAVE AND TO HOLD said Property unto Grantee, its successors and assigns in FEE SIMPLE. Grantor hereby warrants and represents that it is the owner of the above-described Property, subject to the Permitted Exceptions, and has the authority to convey to the Grantee the Property set forth herein, and that said Grantor will forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in the
presence of:

GRANTOR:

TLV RE MF IV MCDONOUGH OWNER, LLC

Witness

By: _____

Name: _____

Notary Public

Title: _____

My Commission expires:

(NOTARY SEAL)

ACCEPTANCE BY CITY OF MCDONOUGH, GEORGIA

**DEED OF DEDICATION
(Arcadia at Symphony Park Apartments, Tract 3)**

The foregoing Deed of Dedication is hereby accepted by the City of McDonough, Georgia, this
_____ day of April, 2025.

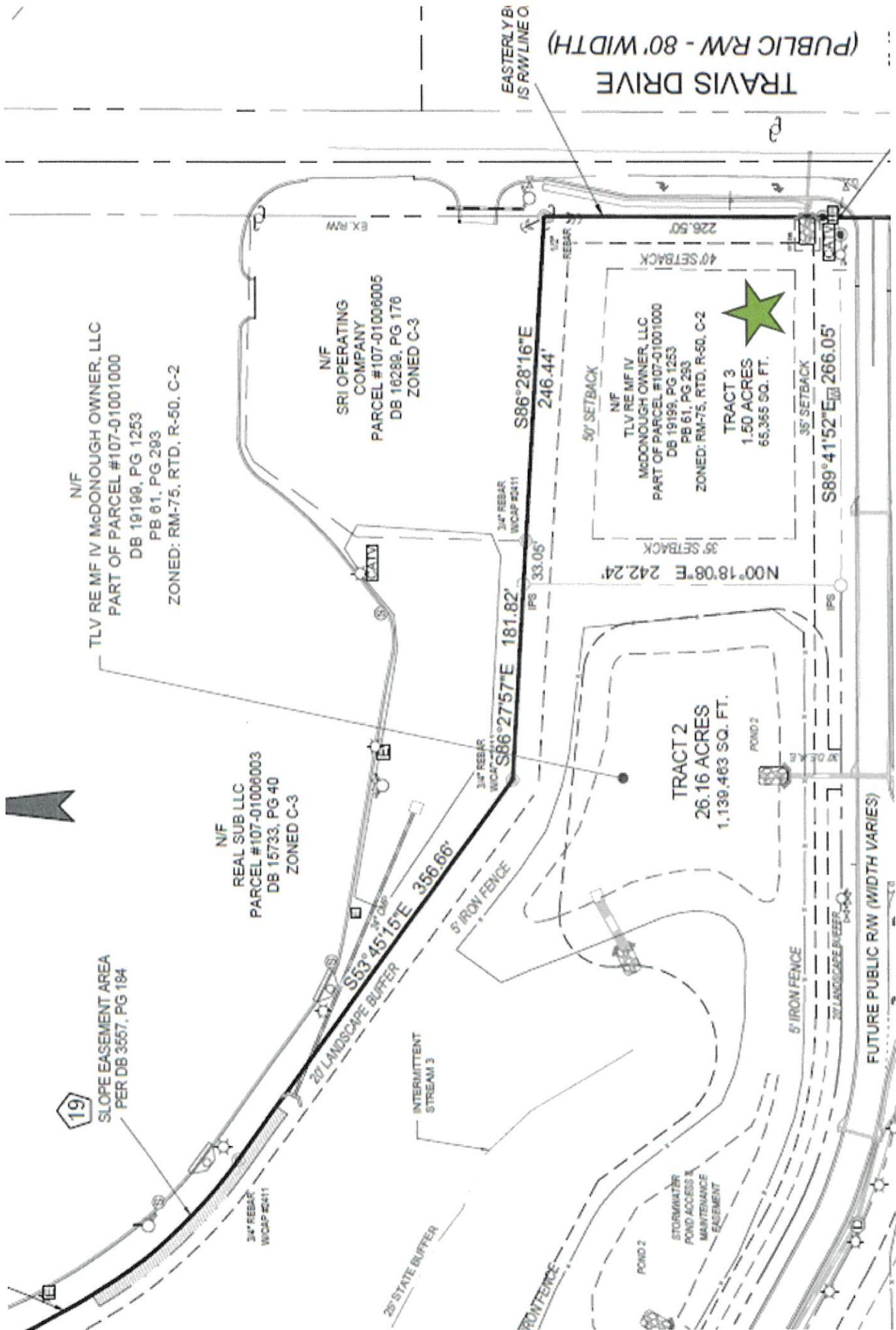
ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Sandra Vincent, Mayor

(CITY SEAL)



N/F
TLV RE MF IV McDONOUGH OWNER, LLC
PART OF PARCEL #107-01001000
DB 19199, PG 1253
PB 61, PG 293
ZONED: RM-75, RTD, R-50, C-2

N/F
REAL SUB LLC
PARCEL #107-01006003
DB 15733, PG 40
ZONED C-3

N/F
SRI OPERATING
COMPANY
PARCEL #107-01006005
DB 16288, PG 176
ZONED C-3

N/F
TLV RE MF IV
McDONOUGH OWNER, LLC
PART OF PARCEL #107-01001000
DB 19199, PG 1253
PB 61, PG 293
ZONED: RM-75, RTD, R-50, C-2



TRACT 3
1.50 ACRES
65,365 SQ. FT.

TRACT 2
26.16 ACRES
1,139,463 SQ. FT.

POND 2

STORMWATER
POND ACCESS &
MAINTENANCE
EASEMENT

POND 2

TRAVIS DRIVE
(PUBLIC RM - 80' WIDTH)

EASTERLY B
IS R/W LINE O

FUTURE PUBLIC R/W (WIDTH VARIES)

19
SLOPE EASEMENT AREA
PER DB 3557, PG 184

25' STATE BUFFER

INTERMITTENT
STREAM 3

20' LANDSCAPE BUFFER

5' IRON FENCE

5' IRON FENCE

20' LANDSCAPE BUFFER

IRON FENCE

EX. R/W

12" REBAR

3/4" REBAR
W/ CAP #2411

3/4" REBAR
W/ CAP #2411

3/4" REBAR
W/ CAP #2411

40' SETBACK

50' SETBACK

35' SETBACK

35' SETBACK

IPS

IPS

IPS

IPS

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-04-19001(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by Blue River Development for Symphony Park (Case #190302):

All that lot, tract or parcel of land, otherwise known as a portion of Parcel #, lying and being in Land Lot(s) 153 of the 7th District of Henry County, Georgia, consisting of 107.88 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) AND C-2 (Central 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.

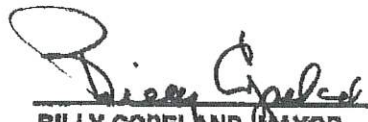
All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 19th day of April, 2021.

CITY OF MCDONOUGH, GEORGIA



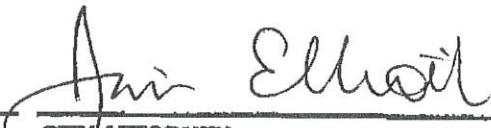
BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:



JANIS PRICE, CITY CLERK



CITY ATTORNEY

Case #190302, The Blue River Development, Symphony Park to rezone from RA-200 to R-50, RM-75, RTD with Conditions

Section I – Natural

1. Provide a minimum twenty (20) feet landscape buffer along the Travis Drive Corridor rights of way and along the spine roads of the development.
2. Provide a minimum five (5') foot landscape strip with six (6') foot high, black chain link fencing installed parallel to the north, south, and west property lines that is comprised of mixed hardwoods (overstory/understory); evergreens; shrubbery; and native ornamental grass varieties to create a naturalized appearance.
3. All trees planted on-site shall be a minimum of three (3) inches in caliper and a minimum of twelve (12') feet in height at time of planting. Street trees, Japanese Zelkova variety or other approved species that are minimal invasive at maturity with respect to Public Safety, shall be required.
4. Foundation plantings, min. three (3) gal, container size, at time of planting, shall be required adjacent to facades of structures.
5. All disturbed areas shall be sodded or landscaped. Parking and service areas for the RM pod, with exception of on street parking, shall be screened with landscaping from the public rights-of-way.
6. Comprehensive landscape plan prepared by a Georgia licensed landscape architect shall be reviewed by the Community Development Director prior to the issuance of site development permit/construction improvement plan.

Section II - Human Environment

1. Sidewalks minimum of five (5') feet in width shall be provided along interior streets.
2. Hard surface pedestrian pathways/nature trails, minimum five (5') feet in width, shall be provided in the R-50 pod.
3. Pedestrian seating benches/areas shall be provided along the internal street of the R-50 pod (estimated interval guide of one (1) per every 200 feet of lineal frontage) per placement review by the Community Development Director.
4. A single sidewalk a minimum eight feet (8') wide along the extension of Lake Dow Road to Travis Road.

Case #190302, The Blue River Development, Symphony Park to rezone from RA-200 to R-50, RM-75, RTD with Conditions

Section III – Built Environment

1. Buildings/Structures shall be constructed with siding consisting of brick, stone, or cementitious fiber board with a brick or stone water table at the base of all four sides. For multi-family pod, the brick and/or stone element shall comprise a minimum 25% for compatibility with surrounding developed properties. Final exterior design standards shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review. The structures shall be architecturally similar to those shown in this staff report; to the extent a conflict arises, these conditions shall control.
2. Variations in roof lines with use of 3-D architectural shingles and/or decorative standing seam metal roofing (i.e., entry overhangs, exterior accent) and/or tiles with approved paint color finish (i.e., copper or verdigris) approved by the Community Development Director and/or his/her designee.
3. Development ID signage shall be monument style with brick and/or stone base. Maximum overall height of primary signage shall be Twelve (12') feet, including reader boards and property address identified in a minimum eight (8") inch copy. One (1) monument sign shall be permitted per driveway/curb cut onto public road frontage.
4. Wall signage shall be limited to one (1) sign per building and/or residential unit elevation on heated exterior.
5. On premise directional signage, when approved by the Community Development Director and/or his/her designee, may include a masonry base (brick and/or stone) per overall thematic design for community and be monument style not to exceed two (2) square feet in area and three (3') feet in overall height from finished grade.
6. The minimum lot width, as measured for R-50 subdivision lots, shall be 60 feet rather than the otherwise permitted 50 feet.
7. Prior to the issuance of the first certificate of occupancy, the Applicant or Developer agrees to provide the City with \$100,000.00 as a traffic impact offset to assist the City with road improvements to Travis Road or the intersections of Travis Road with Racetrack Road or State Route 81.
8. After the issuance of a certificate of occupancy, the Developer of the single-family detached houses and townhomes shall sell such house-lots and townhome units to owner-occupants, not to a for-rent corporation. This condition does not apply to the multi-family apartment portion of this development.

**Case #190302, The Blue River Development, Symphony Park to
rezone from RA-200 to R-50, RM-75, RTD with Conditions**

9. Temporary signs including, but not limited to, banners; temporary/portable signs; pennants; and streamers shall be prohibited, excepting "Grand Opening" temporary banner and signage for the opening of a tenant or for the development as a whole, not to exceed ninety (90) days in each case. Flags shall be limited to not more than one (1) United State Flag and/or one (1) State of Georgia flag, and/or Corporate ID Flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
10. Minimum widths for Interior streets are to be fourteen (14) feet in width for One Way traffic and twenty-four (24') feet in width for two (2) way traffic. Final design layout, including width measurement, subject to review/approval of the McDonough Fire Chief and City Engineer.
11. Street Lighting shall be included along all subdivision streets and shall be placed 150 to 210 feet apart on alternating sides of the street where possible.
12. For the RM pod, refuse disposal for the proposed development shall be as follows:
 - ☐ Centralized communal dumpster/trash receptacles shall be fully screened by a masonry structure (i.e. brick and/or stone) minimum six (6') feet in height with operable screening gates to allow access by city's Waste Service Provider and shall be incorporated into the landscape to minimize overall appearance amid streetscape.
 - ☐ The following establishes the bedroom percentages for the RM-75 (apartments) pod: single bedrooms 30-35%, two bedrooms, 50-60%, and three bedrooms, 10-15%. No units with more than three bedrooms permitted.
13. Detention/retention facilities, where provided, shall be incorporated into the approved landscape plans per a master storm water management plan. Also, said facilities shall comply with the city's Storm Water Facility Maintenance Agreement to ensure effective operations and maintenance.
14. No development shall commence without connection to public water & sewer.
15. Except as otherwise provided in these conditions, the development layout and use of the subject property shall be consistent with concept plan for Symphony Park dated October 19, 2020.
16. Understanding the City's needs and plans to increase water capacity over the next four to five years, Developer and City agree that the City will provide water to the 484-unit development on the following incremental basis. As of January 1, 2022, the City will have available water for no more than 30% of the units to be built in the development (i.e., 145 units). As of January 1, 2023, the City will have available water for no more than an additional 35% of the units to be built in the development

**Case #190302, The Blue River Development, Symphony Park to
rezone from RA-200 to R-50, RM-75, RTD with Conditions**

(i.e., 170 additional units). As of January 1, 2024, the City will have available water for no more than an additional 25% of the units to be built in the development (i.e., 121 additional units). As of January 1, 2025, the City will have available water for no more than an additional 10% of the units to be built in the development (i.e., 48 additional units).

Exhibit A
Legal Description (See Attached)

Legal Description

Tract 1

BEGINNING AT A;

THENCE, NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1,570.78 FEET;

THENCE, NORTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 232.25 FEET;

THENCE, NORTH 89 DEGREES 28 MINUTES 40 SECONDS EAST A DISTANCE OF 244.20 FEET;

THENCE, NORTH 76 DEGREES 37 MINUTES 19 SECONDS EAST A DISTANCE OF 378.20 FEET;

THENCE, SOUTH 62 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE OF 1,288.33 FEET;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 1,316.85 FEET;

THENCE, NORTH 89 DEGREES 33 MINUTES 10 SECONDS WEST A DISTANCE OF 386.57 FEET;

THENCE, NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST A DISTANCE OF 723.88 FEET;

THENCE, NORTH 89 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 641.68 FEET;

TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 67.64 ACRES (2,946,378 SQUARE FEET).

March 8, 2019

Legal Description

Tract 2

BEGINNING AT A;

THENCE, SOUTH 67 DEGREES 18 MINUTES 34 SECONDS EAST A DISTANCE OF 44.94 FEET;

THENCE, SOUTH 53 DEGREES 53 MINUTES 26 SECONDS EAST A DISTANCE OF 180.54 FEET;

THENCE, SOUTH 86 DEGREES 07 MINUTES 58 SECONDS EAST A DISTANCE OF 79.92 FEET;

THENCE WITH A CURVE 52.84', ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 399.94', AND A CHORD BEARING SOUTH 00 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 52.80 FEET);

THENCE, SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST A DISTANCE OF 309.23 FEET;

THENCE, SOUTH 00 DEGREES 04 MINUTES 50 SECONDS EAST A DISTANCE OF 181.92 FEET;

THENCE, NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST A DISTANCE OF 1,288.33 FEET;

THENCE, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 410.50 FEET;

THENCE, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 228.30 FEET;

THENCE, NORTH 89 DEGREES 25 MINUTES 07 SECONDS EAST A DISTANCE OF 202.76 FEET;

THENCE, SOUTH 57 DEGREES 04 MINUTES 17 SECONDS EAST A DISTANCE OF 393.56 FEET,

TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 7.81 ACRES (340,179 SQUARE FEET).

March 8, 2019

Legal Description

Tract 3

BEGINNING AT A;

THENCE, NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 428.79 FEET;

THENCE, NORTH 89 DEGREES 33 MINUTES 10 SECONDS WEST A DISTANCE OF 754.86 FEET;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,316.85 FEET;

THENCE, NORTH 00 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 181.82 FEET;

THENCE, NORTH 89 DEGREES 44 MINUTES 49 SECONDS EAST A DISTANCE OF 309.23 FEET;

THENCE WITH A CURVE 349.66', ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 399.94', AND A CHORD BEARING SOUTH 28 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 338.82 FEET);

THENCE, SOUTH 53 DEGREES 45 MINUTES 15 SECONDS EAST A DISTANCE OF 358.66 FEET;

THENCE, SOUTH 86 DEGREES 27 MINUTES 57 SECONDS EAST A DISTANCE OF 181.82 FEET;

THENCE, SOUTH 86 DEGREES 28 MINUTES 16 SECONDS EAST A DISTANCE OF 248.44 FEET;

THENCE, SOUTH 00 DEGREES 18 MINUTES 08 SECONDS WEST A DISTANCE OF 979.70 FEET;

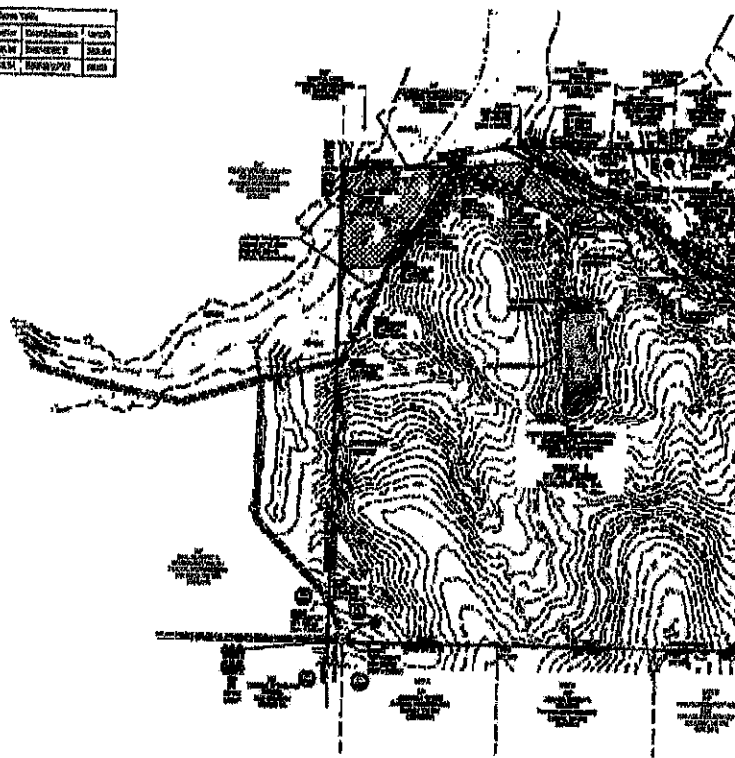
TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 32.43 ACRES (1,412,803 SQUARE FEET).

March 6, 2019

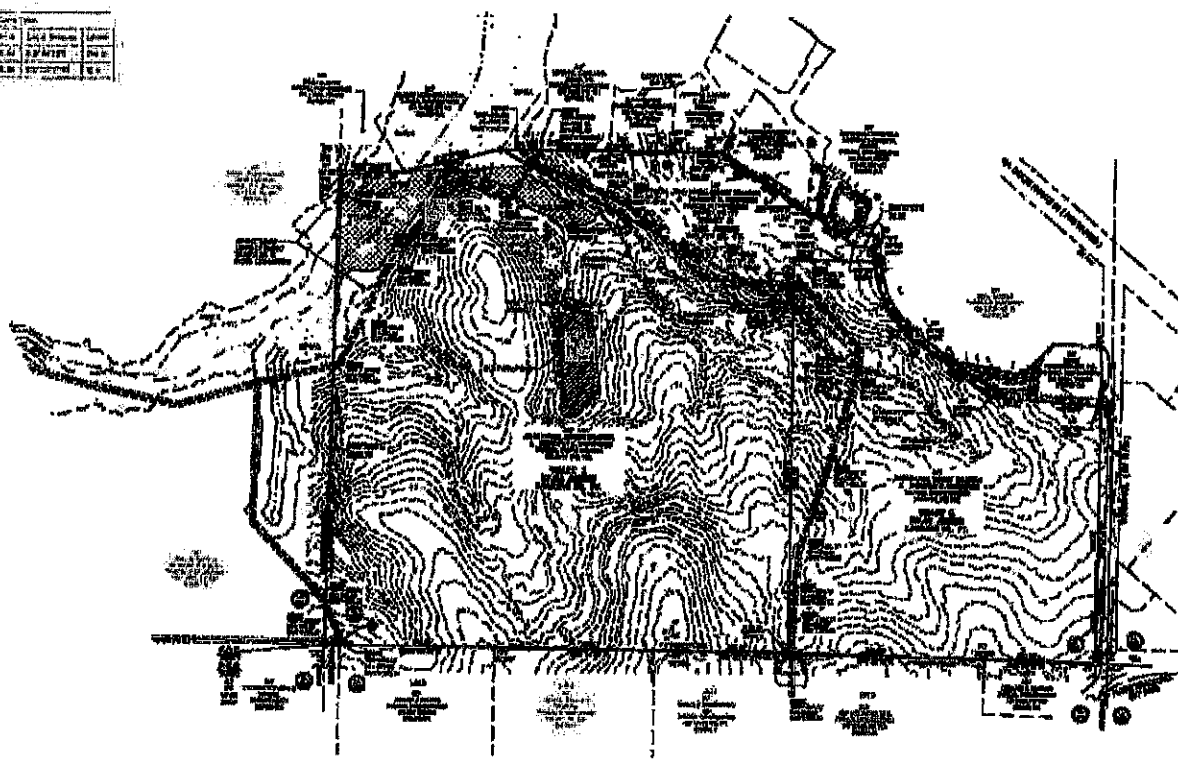
ALTA/USPS LAND TITLE BY
 BLUE RIVER DEVELOPMENT
 ACQUISITIONS,
 LAND LOT 165, 7TH D
 HENRY COUNTY, GA

ALTA/USPS LAND TITLE BY				
Owner	Acq. Date	Acq. Method	Acq. Description	Acq. Value
17	1944	1944	1944	1944
23	1944	1944	1944	1944



ALMA/NEFF LAND TITLE SURVEY FOR:
 BLUE RIVER DEVELOPMENT
 ACQUISITIONS, LLC
 LAND LOT 183, 7TH DISTRICT
 HENRY COUNTY, GEORGIA

Block	Acres	Area	Area	Area
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
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John Smith, Surveyor



Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

DENIED

Case 190302



City of McDonough, Georgia

Community Development Department

Rezoning Staff Report

Case Petition #: 190302

Applicant: Blue River Development for Symphony Park

Address/Location: North of Racetrack Road and East of Travis Drive (Parcels #107-01034000, #107-01001000 & #107-01034001)

Rezoning Request:

- **RA-200 (Residential Agricultural)** with conditions per ORD #04-09-13001 (A)(Z) to **R-50 (Single Family Residential)**, **RTD (Residential Townhouse District)**, **RM-75 (Multi-Family Residential)** and 1.5 +/- acres allocated for development of a Public Safety Facility.

Community Development (Planning & Zoning) Staff Recommendation: (Refer to Pages 3-6)

- Staff recommends **Approval** of the Rezoning from **RA-200 (Residential Agricultural)** with conditions per ORD #04-09-13001 (A)(Z) to **R-50 (Single Family Residential)**, **RTD (Residential Townhouse District)**, **RM-75 (Multi-Family Residential)** and 1.5 +/- acres allocated for development of a Public Safety Facility.

***Note:** Recommendations per review of the Applicant's Letter of Intent, Standards of Review, and as-built conditions of site (i.e. irregular shape, size, and topography).

Land Lot/District: Land Lot(s) 153 of the 7th District of Henry County.

Subject Property Location: North of Racetrack Road and East of Travis Drive.

Tract Size: 107.88 +/- acres

Council District: 3, Craig Elrod

Municipal Planning Commission:

Work Session – September 15, 2020

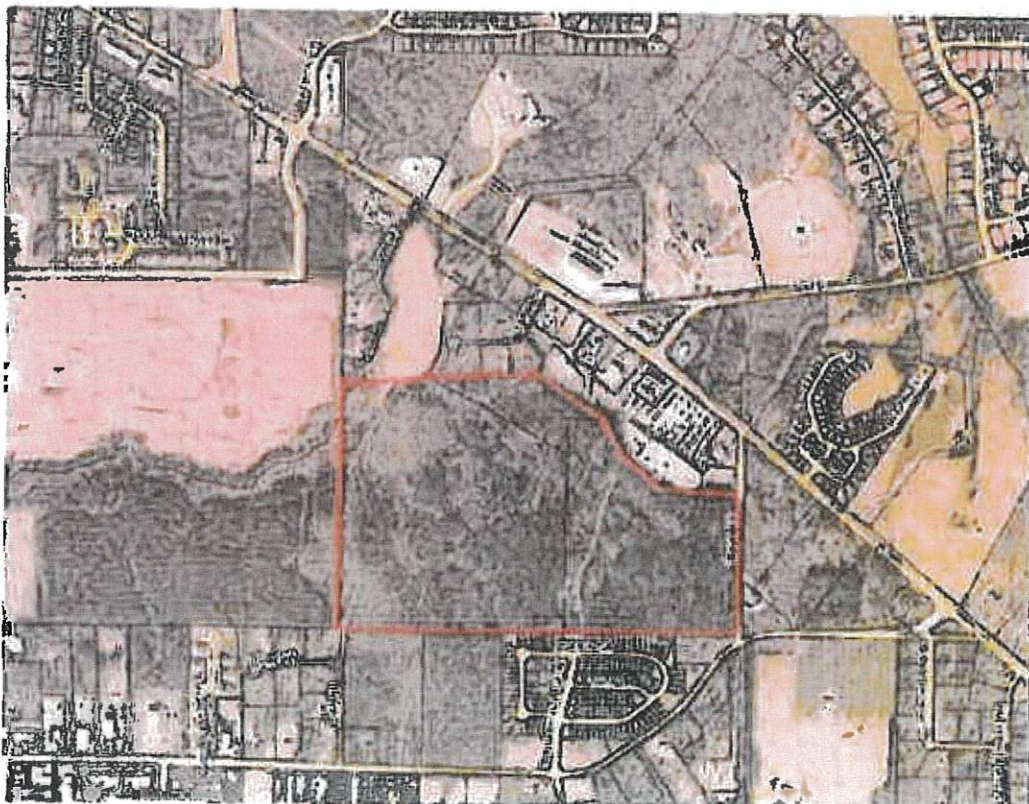
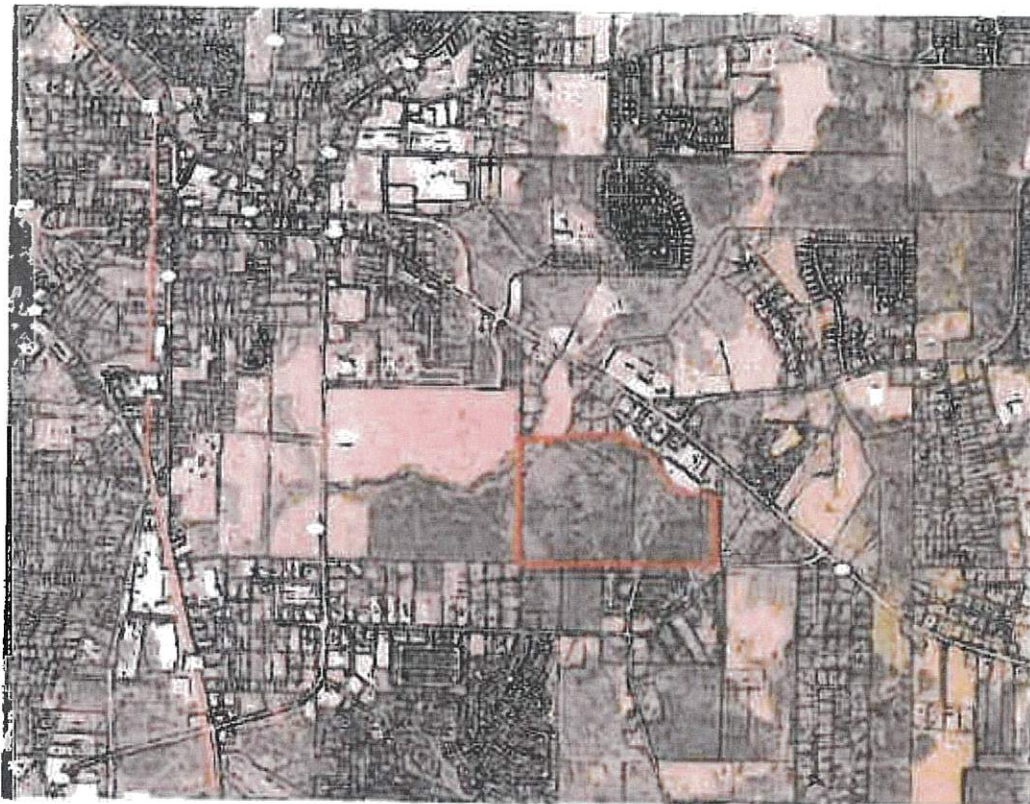
Public Review – October 13, 2020

City Council:

Work Session – October 1, 2020

Public Hearing – October 19, 2020

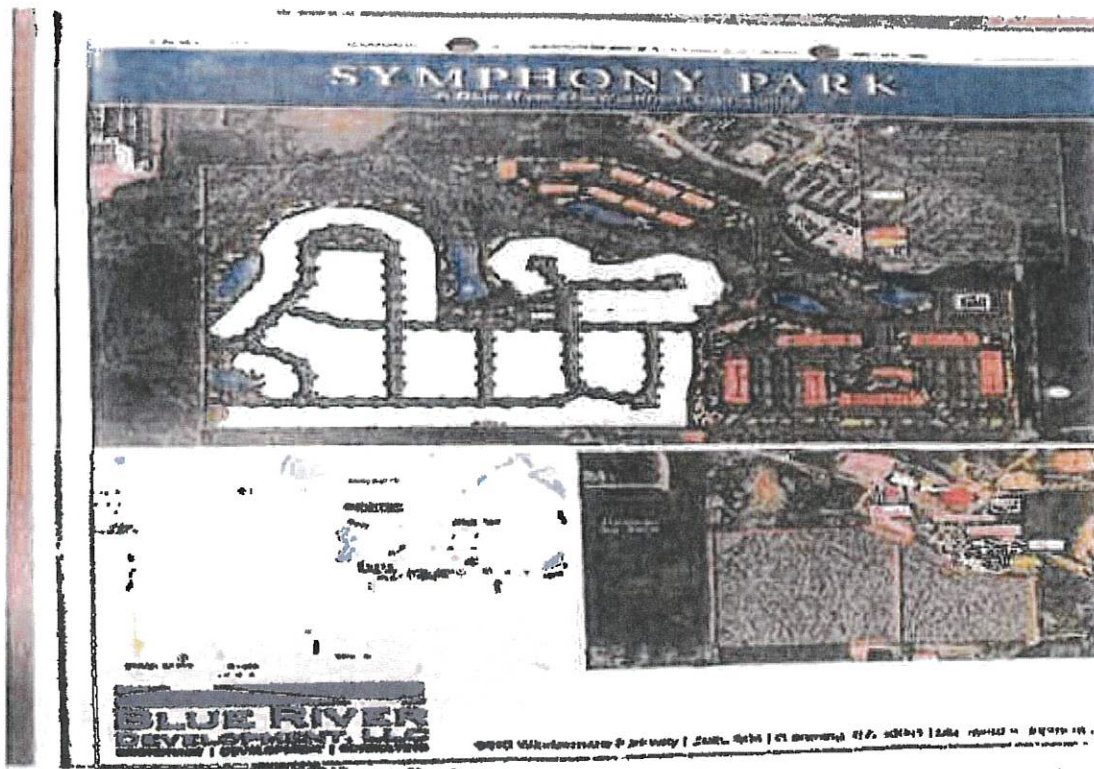
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Background Information:

The subject property is presently zoned RA-200 (Residential Agricultural) and located south of SR 81, west of Travis Drive and North of Racetrack Rd. It is directly behind the Publix Shopping center along SR 81, in an area identified as a Highway Activity Center providing a gateway into the City. This project is a master-planned residential property on 107.88 +/- acres. The project contains 499 total residential units, including 180 single-family homes, 16 cottages, and 250 multifamily units. The overall density of the site is 4.6 dwelling units per acre. Access to the site is proposed to be provided from the north by an extension of Lake Dow Rd and from the East with a new street off Travis Drive. An additional emergency-only access gate is proposed at the southeastern corner of the site along Travis Drive, south of the primary entrance.

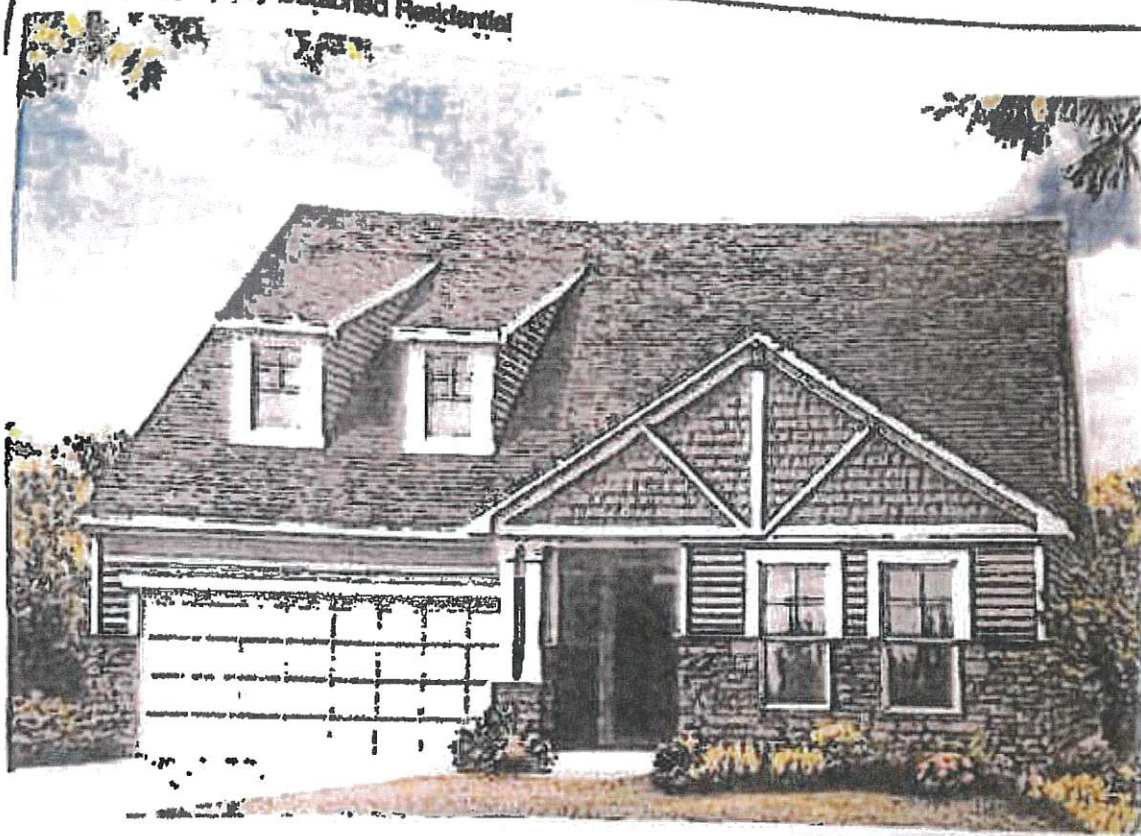


Final Staff Recommendations by:
Eric C. Pitts, P.E., City Planner

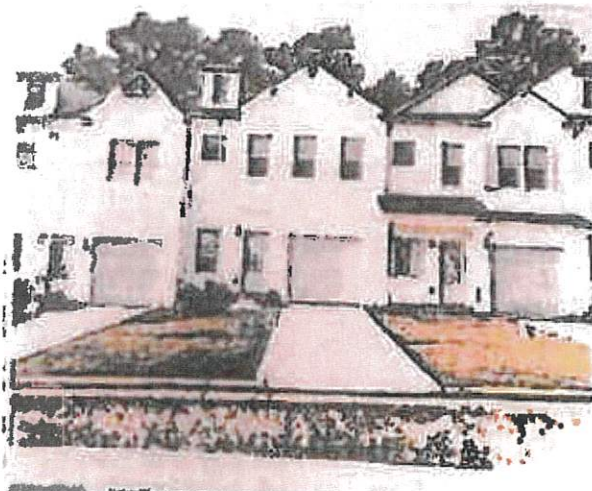
- Staff recommends **Approval** of the Rezoning from RA-200 (Residential Agricultural) with conditions per ORD #04-09-13001 (A)(Z) to R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) and 1.5 +/- acres allocated for development of a Public Safety Facility.

Handwritten signature and initials in blue ink.

Sample Single Family Detached Residential

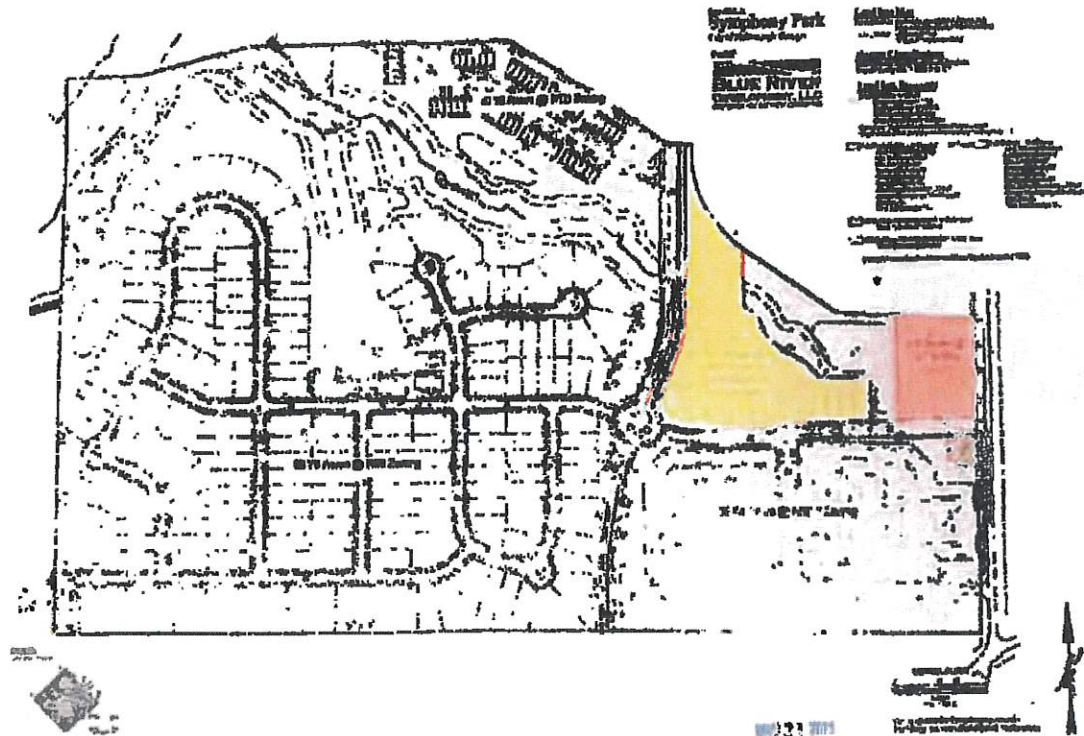


Sample Residential Townhouse District



Sample Multi Family Residential





Section I - Natural

1. Provide a minimum twenty (20) feet landscape buffer along the Travis Drive Corridor rights of way and along the spine roads of the development.
2. Provide a minimum five (5') foot landscape strip with six (6') foot high, black chain link fencing installed parallel to the north, south, and west property lines that is comprised of mixed hardwoods (overstory/understory); evergreens; shrubbery; and native ornamental grass varieties to create a naturalized appearance.
3. All trees planted on-site shall be a minimum of three (3) inches in caliper and a minimum of twelve (12') feet in height at time of planting. Street trees, Japanese Zelkova variety or other approved species that are minimal invasive at maturity with respect to Public Safety, shall be required.
4. Foundation plantings, min. three (3) gal, container size, at time of planting, shall be required adjacent to facades of structures.
5. All disturbed areas shall be sodded or landscaped. Parking and service areas, for the "RM POD", with exception of on street parking, shall be screened with landscaping from the public right-of-ways.

6. Comprehensive landscape plan prepared by a Georgia licensed landscape architect shall be reviewed by the Community Development Director prior to the issuance of site development permit/construction improvement plan.

Section II - Human Environment

1. Sidewalks minimum of five (5') feet in width shall be provided along interior street and an eight (8') feet in width multi-use trail shall be added along the main spine road.
2. Hard surface pedestrian pathways/nature trails, minimum five (5') feet in width, shall be provided within the R-50 POD.
3. Pedestrian seating benches/areas shall be provided along the internal street of the R-50 POD (estimated interval guide of one (1) per every 200 feet of lineal frontage) per placement review by the Community Development Director.

Section III – Built Environment

1. Buildings/Structures shall be constructed of brick and/or stone, and may include plank siding as an accent, on all four sides. The brick and/or stone element shall comprise a minimum 25% for residential/multi-family properties for compatibility with surrounding developed properties. Final exterior design standards shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review.
2. Variations in roof lines with use of 3-D architectural shingles and/or decorative standing seam metal roofing (i.e. entry overhangs, exterior accent) and/or tiles with approved paint color finish (i.e. copper or verdigris) approved by the Community Development Director and/or his/her designee.
3. Development ID signage shall be monument style with brick and/or stone base. Maximum overall height of primary signage shall be Twelve (12') feet, including reader boards and property address identified in a minimum eight (8") inch copy. One (1) monument sign shall be permitted per driveway/curb cut onto public road frontage.
4. Wall signage shall be limited to one (1) sign per building and/or tenant elevation of heated exterior wall with a maximum permissible amount of three (3) wall signs per tenant or occupant spaces to account for any future Mixed Use Retail conversion space(s).
5. On premise directional signage, when approved by the Community Development Director and/or his/her designee, may include a masonry base (brick and/or stone) per overall thematic design for community and be monument style not to exceed two (2) square feet in area and three (3') feet in overall height from finished grade.

6. Temporary signs including, but not limited to, banners; temporary/portable signs; pennants; and streamers shall be prohibited, excepting "Grand Opening" temporary banner and signage for the opening of a tenant or for the development as a whole, not to exceed ninety (90) days in each case. Flags shall be limited to not more than one (1) United State Flag and/or one (1) State of Georgia flag, and/or Corporate ID Flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
7. Minimum widths for interior streets are to be fourteen (14) feet in width for One Way traffic and twenty-four (24') feet in width for two (2) way traffic. Final design layout, including width measurement, subject to review/approval of the McDonough Fire Chief and City Engineer.
8. Traffic control (i.e. speed humps) and/or barrier devices (i.e. bollards) shall be employed to channel traffic and deter interference with parking lot vehicular/pedestrian circulation.
9. Street Lighting shall be included along all subdivision streets and shall be placed 150 to 210 feet apart on alternating sides of the street where possible.
10. For the RM POD, refuse disposal for the proposed development shall be as follows:
 - Centralized communal dumpster/trash receptacles shall be fully screened by a masonry structure (i.e. brick and/or stone) minimum six (6') feet in height with operable screening gates to allow access by city's Waste Service Provider and shall be incorporated into the landscape to minimize overall appearance amid streetscape.
11. Detention/retention facilities, where provided, shall be incorporated into the approved master and landscape plans per a master storm water management plan. Also, said facilities shall comply with the city's Storm Water Facility Maintenance Agreement to ensure effective operations and maintenance.
12. No development shall commence without connection to public water & sewer.

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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Preston Dorsey) - No comments returned
- Fire Chief (Mr. Steve Morgan) - No comments returned
- City Engineer (Mr. Mark Whitley) – No Comments returned
- Building Official (Mr. Mark Dobson) – 11/01/19 Traffic Signals at both ends of Travis Drive, Upgrade to existing and new connecting roads for width and specs for additional traffic volumes



- Public Works Director (Mr. Ronnie Thompson) - No comments returned
- City Environmental Engineer (Mr. Tom Fleming) - No comments returned
- Henry County Department of Transportation (Mr. David Simmons) - 9/21/20, requests traffic study, roadway and intersection design for road system access to be granted, including, pavement sections, lane width and turning lanes. Recommends tie-in to commercial development to north as well and acquiring County-owned Road to SR 81 (continuation of Lake Dow Road) to access this property. Also recommend access to Travis Road and to Iris Lake Road. Recommend looking forward to future improvements to these access points and how development would affect current planned improvements, such as (SPLOST V) future roundabout at Iris Lake Road (or Iris Lake Village Road) and Racetrack Road and Travis Road. Recommend no access from development to Cedar Road except as needed for emergency purposes.
- Henry County Board of Education (Carl Knowlton) - 03/09/2020 provided estimates on 998 students, utilizing calculation of two (2) students x 499 units, for Tussahaw Elementary School, McDonough Middle School, and McDonough High School. The Projected Capital Improvement costs are \$25,000 per classroom for modular and \$30,000 per classroom for permanent. Increase in classrooms needed is 40, based on 25 students per class.
- Henry County Environmental Health Department (Ms. Glenda Scott) - No comments returned
- Henry County Water Authority (Scott Sage) -
- Georgia Department of Transportation (Mr. Donald Wilkerson) - 11/01/19 - Off System, No comments

Infrastructure: Water Service: City of McDonough

Sewer Service: City of McDonough

Electricity: Georgia Power

Telephone: AT&T

Cable Television: TBD

Schools: Tussahaw Elementary, McDonough Middle, and McDonough High

Environmental: Small Water Supply Watershed: The site lies OUTSIDE all Small Water Supply Watersheds within the city.

~~CONFIDENTIAL~~
(Case 190302)
Page 9

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Regulations: Zoning Ordinance, Building and Development Ordinance, Soil Erosion and Sedimentation Control Ordinance, and Tree Preservation.



Comments: N/A



Staff Analysis: (Refer to Chapter 17.104 Amendments)

Section 17.104.048 Standards of Review for Rezoning

➤ **A(1.) The existing land use pattern;**

Answer: The subject property is bordered by the following (Refer also to zoning maps):

- **North Boundary**
Zoning: C-2 (Central Commercial)
Property ID: #107-01006003
Land Use: Grocery Store, Retail Shops & Restaurants
- **East Boundary**
Zoning: N/A
Property ID: Travis Drive
Land Use: Public Infrastructure (Roadway) - City
- **South Boundary**
Zoning: RM-75 (Multi-Family Residential)
Property ID:
Land Use: Iris Lake Village Subdivision
- **West Boundary**
Zoning: rm-75 (Multi-Family Residential)
Property ID: #107-01032000
Land Use: Currently wooded area (Pending development by McDonough Leased Housing Association, LLC)

➤ **A(2.) The possible creation of an isolated district unrelated to adjacent and nearby districts;**
Answer: No. The R-50 (Single Family Residential), RM-75 (Multi-Family Residential), and RTD (Residential Townhouse District) request would couple with the existing zoning districts, associated with the Highway Activity Center Gateway designation.

➤ **A(3.) The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;**
Answer: Minimal impact, per the proposed development primarily utilizing an existing transportation corridor, Travis Drive (between Racetrack Rd and SR 81E) and Lake Dow Rd extension for primary ingress/egress to proposed internal streets. There are no reasons to suspect the requested petition would be burdensome to existing public facilities which already serve the site and surrounding properties.

➤ **A(4.) The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;**
Answer: Minimal or no cost to the City or other governmental entity is expected due to the scope of work for the proposed development on-site. It is understood that there may be additional costs incurred from future development of this property; however, the costs shall be borne entirely by the applicant or the successors in title.

➤ **A(5.) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.**



Answer: Minimal with respect to scope of work (i.e. site design, landscaping and placement of structures) proposed for development on-site. New development will require a Land Disturbance Permit (LDP) plan review which shall include review/approval of Stormwater Management plan to ensure proper site design of improvements.

- **A(6.) Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;**
Answer: The requested zoning change is expected to create compatibility with and/or enhance the value of adjacent and nearby properties
- **A(7.) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;**
Answer: Yes, the permitted uses within the current RA (Residential Agricultural) zoning designation impose limitations on the lot sizes, number of homes that can be constructed on the subject property, particularly a service station with multiple fuel pumps.
- **A(8.) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;**
Answer: It is expected, per the inclusion of the stipulations recommended, that the subject property will be compatible with adjacent developed properties per scope of work, scale of the proposed development on-site, and proposed use expected to allow for continuation of the economic sustainability/expansion of projects within this Highway Activity Center Gateway corridor.
- **A(9.) The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;**
Answer: The 2040 FLUM identifies the subject property as Medium-High Density residential within the delineated boundaries of the Highway Activity Center Gateway within the city's jurisdictional boundaries along the SR 81E Corridor.
- **A(10.) The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.**
Answer: Minimal, due to scope of work for the proposed development on-site that is deemed to be compatible with the zoning and land uses encompassing the subject property. It is expected that the proposed development may act as an economic catalyst and significantly enhance the future sustainability of development along the SR 81 E and Racetrack Rd Corridors.
- **A(11.) The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;**
Answer: The subject property is located in an area characterized by Commercial/ Mixed Use and Residential Development. Development of said property will enhance, in addition to providing diversity of housing concepts, the expansion of Residential zoned land uses directly associated with Identified Highway Activity Centers.

- A(12.) Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;
Answer: Applicant submitted a conceptual site plan with the Rezoning request.
- A(13.) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
Answer: N/A, however, the proposed stipulations, with identification & design of an enhanced development template with specific thresholds for exterior façade materials, respect as well as provide for architectural compatibility with the adjacent developed Residential properties and Non-Residential Specialty properties so as to assist in maintaining, or enhancing the property values of residential neighborhoods in proximity.
- A(14.) In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.
Answer: N/A, refer to notes for A(13).