

CONSENT AGENDA ITEM SUMMARY
September 15, 2025, City Council Workshop
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for approval to pay the Flock Safety invoice in the amount of \$33,500.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a great investigative tool for the Police Department; they have had great success utilizing this tool.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This expense was budgeted and approved in the FY 25-26 budget.

FUNDING SOURCE:

Line Item: 100-5.1535.52.1301

ATTACHMENTS:

Flock invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-69927
Invoice Date: 8/28/2025
Due Date: 9/27/2025
Payment Terms: Net 30
PO#:

Bill To: GA - McDonough PD
50 Lawrenceville St.
McDonough, Georgia, 30253

Ship To: GA - McDonough PD
136 Keys Ferry St
McDonough, Georgia 30253

Billing Company Name: GA - McDonough PD
Billing Contact Name: Brian Linton
Billing Email Address: blinton@mcDonoughga.org

Payment Terms: Net 30
Contracted Billing Structure: Annual - First Year at Signing

Notes: GA - McDonough PD (Falcons): Year 2 of 24 Month Term, 2025 - 2026

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR, fka Falcon	11	\$3,000.00	\$0.00	\$33,000.00
LPR Integration Subscription	2	\$250.00	\$0.00	\$500.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.
Link to Location of Services: <https://planner.flocksafety.com/public/c814bd64-021e-4f0a-8b65-8c0aaf510a9e>

Subtotal: \$33,500.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$33,500.00

If you have questions about your invoice or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-69927
Invoice Date: 8/28/2025
Due Date: 9/27/2025
Payment Terms: Net 30
PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-69927
Mail to: PO Box 121923
Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Pay by ACH:

Account Legal Name: Flock Group Inc.
Account Number: 3302113966
Account Type: Checking
Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via
USPS: Flock Group Inc
PO Box 121923
Dallas, TX 75312-1923

Or

If sending via
UPS, FedEx or
USPS: Flock Group Inc
891923
885 East Collins Boulevard,
Suite 110
Richardson, TX 75081

Account: GA - McDonough PD

Invoice # INV-69927

Amount Due: **\$33,500.00**

Amount Enclosed: \$ _____



AGENDA ITEM SUMMARY
September 15, 2025, City Council Meeting
Item Number: 11

Presenter: Dr. Ralph Igwedibie and Dana Strickland

Finance Department

ITEM SUMMARY:

Request for the Council to approve the Budget amendment for the FY 2024-2025 for all accounts.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☐ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

Department Name:

Comments:

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 25-09-15

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH,
GEORGIA AMENDING THE FISCAL YEAR 2024-2025 BUDGET; ADJUSTING,
RECLASSIFYING, AND CORRECTING CERTAIN REVENUES AND EXPENDITURES, BY
FUND, AS REFLECTED IN THE SCHEDULE OF BUDGET AMENDMENTS:**

WHEREAS, The Mayor and Council of the City of McDonough approved transactions and budget adjustments that effect the Annual Budget Document of the City for fiscal year 2024-2025;

WHEREAS, The Annual Budget Document should be amended to reflect the adjustments, reclassifications, and corrections approved by the Mayor and Council of the City of McDonough;

WHEREAS, The Code of Ordinances of the City of McDonough requires amendments to the Annual Budget Document made by Resolution;

WHEREAS, State law authorizes the City to amend its budget so as to adapt to changing governmental needs, under O.C.G.A. § 36-81-3(d).

NOW, THEREFORE BE IT RESOLVED, as follows:

Section 1. The City of McDonough Budget for the Fiscal Year ending June 30, 2025, is hereby amended to reflect the fund-level adjustments, reclassifications, and corrections as specifically set out in the attached Exhibit "A."

Section 2. All resolutions, ordinances, or portions thereof in conflict with the provisions of this Resolution are hereby repealed.

Section 3. This Resolution shall become effective immediately upon adoption.

SO RESOLVED this 15th day of September, 2025.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

ATTEST:

Christy L. Taylor, City Clerk



AGENDA ITEM SUMMARY
September 15, 2025, City Council Meeting
Item Number: 13

Presented by: Sylvia Smith, Director

Community & Economic Development Department

ITEM SUMMARY:

The request for Case #250502 (**McDonough Community Chiropractic**) is for a rezoning from M-1 (Light Industrial) to C-1 (Neighborhood Commercial) for a chiropractic/medical office. The subject property is located at 310 Griffin St. and further recognized as Tax Parcel ID #M10-01012000 and lies within District 1 (CM Rufus Stewart).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 06/10/2025 Municipal Planning Commission Workshop
- 07/01/2025 City Council Workshop
- 07/08/2025 Municipal Planning Commission Public Review - POSTPONED
- 09/09/25 Municipal Planning Commission Public Review
- 07/21/2025 City Council Public Hearing & Vote – POSTPONED
- **09/15/2025 City Council Public Hearing & Vote -**

RECOMMENDATIONS:

MPC

Type of Petition (i.e. Annexation/Rezoning etc.)

– Motion made by Stanley Heard to recommend Approval of the request with Staff Recommendations, Lois Word Second

➤ **Vote: (7-0): Approved**

CDD –Approval as requested by Applicant with Stipulations.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-09-15001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



City of McDonough, GA

Community Development Department

Final Staff Report

For Recommendation Only

Case Petition:	#250502
Applicant:	Rigoberto & Karla Galindo for McDonough Community Chiropractic
Address/Location	310 Griffin St.
Council District 1:	Rufus Stewart
Request:	To rezone property to C-1 (Neighborhood Commercial) for a medial office.
Land Lot District:	156 of the 7 th District
Tract Size:	Approximately 0.30 +/- acres (Parcel #M10-01012000)

Background Information

The current zoning is M-1(Light Industrial) but was used as a residential home until a year ago. The applicant has proposed rezoning the property to C-1 (Neighborhood Commercial) to use the property as a Chiropractic Office. The applicant proposes significant exterior/interior remodeling, additional parking spaces and upgraded landscaping.



North Boundary

Zoned: C:3

Land Use: commercial

East Boundary

Zoned: C-2

Land Use: Commercial

South Boundary

Zoned: M-1

Land Use: Residential

West Boundary

Zoned: C-2/M-1

Land Use: Commercial



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

The rezoning request from M-1 (Light Industrial) to C-1 (Neighborhood Commercial) for a chiropractic office is appropriate and consistent with the surrounding land use and city planning goals. Although the property is currently zoned M-1, this designation is antiquated for the area. Historically, this location has never functioned as industrial but has always consisted of residential or residential-styled commercial uses such as professional offices.

The chiropractic office use fits well within this framework by providing a professional service that complements nearby residential-styled commercial properties and enhances neighborhood vitality. Conditions regarding building materials, setbacks, landscaping buffers, and screening will help maintain neighborhood character and compatibility. Overall, the rezoning corrects an outdated industrial zoning designation and furthers the city's goals for a walkable, mixed-use Town Center environment.

Final Staff Recommendation by: Sylvia Smith, Community Development Director

Staff recommends **Approval** of the Rezoning to **C1-Neighborhood Commercial** *with Conditions:*

- *The property shall only be used for professional services only.*
- *The building shall use either brick, stone or cementitious siding on all exterior walls according to Chapter 17 Section 17.60.040*
- *All new construction and renovations shall meet ADA accessibility standards and parking requirements*
- *Trash containers and mechanical units shall be screened from public view.*
- *Landscaping shall include approved shrubs, trees or other plantings as listed in Chapter 17.020.023*



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The project location falls within the Town Center designation in terms of future land use, which is defined as

"The intent of the Town Center land use category is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. Maximum height of 6 stories and view shed protection of the city's signature landmarks."

Furthermore, the request supports the City's Future Land Use Map (FLUM) designation of **Town Center**, intended to promote concentrated, pedestrian-friendly mixed-use development that serves multiple neighborhoods. The Town Center vision emphasizes reducing automobile travel, promoting walkability and transit use, and accommodating a mix of commercial, professional, and residential activities at appropriate scales.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: If our water/sewer infrastructure are ok, I have no additional concerns or reasoning for denial of the re-zoning. Official approval based on review for code compliance (i.e. ADA compliant).

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: 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.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



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

Elevations





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

Elevations





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

Proposed Upgrades



FRONT ELEVATION

Notes:

- Concrete siding to provide long-lasting protection & a modern appearance.
- Energy-efficient windows designed to improve insulation, reduce energy consumption, & enhance indoor comfort.
- Shingled roof for durability, weather resistance, & visual appeal.



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

Proposed Upgrades



REAR ELEVATION

Notes:

- Concrete siding to provide long-lasting protection & a modern appearance.
- Energy-efficient windows designed to improve insulation, reduce energy consumption, & enhance indoor comfort.
- Shingled roof for durability, weather resistance, & visual appeal.



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

Proposed Upgrades



Notes:

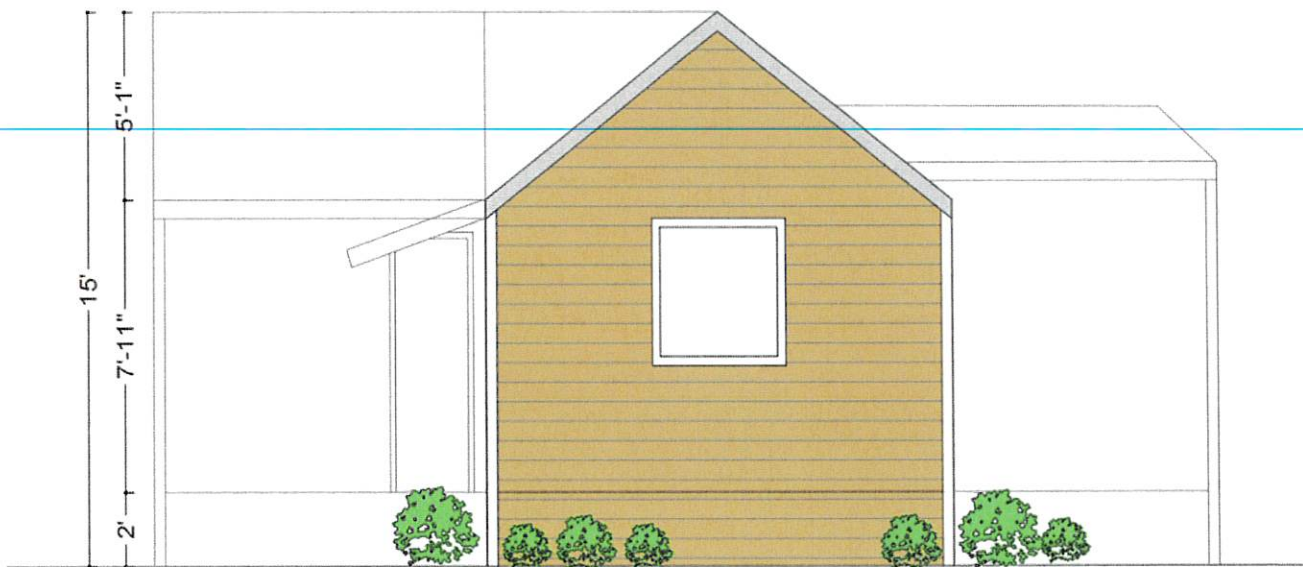
- Concrete siding to provide long-lasting protection & a modern appearance.
- Energy-efficient windows designed to improve insulation, reduce energy consumption, & enhance indoor comfort.
- Shingled roof for durability, weather resistance, & visual appeal.

SOUTH SIDE ELEVATION



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

Proposed Upgrades



NORTH SIDE ELEVATION

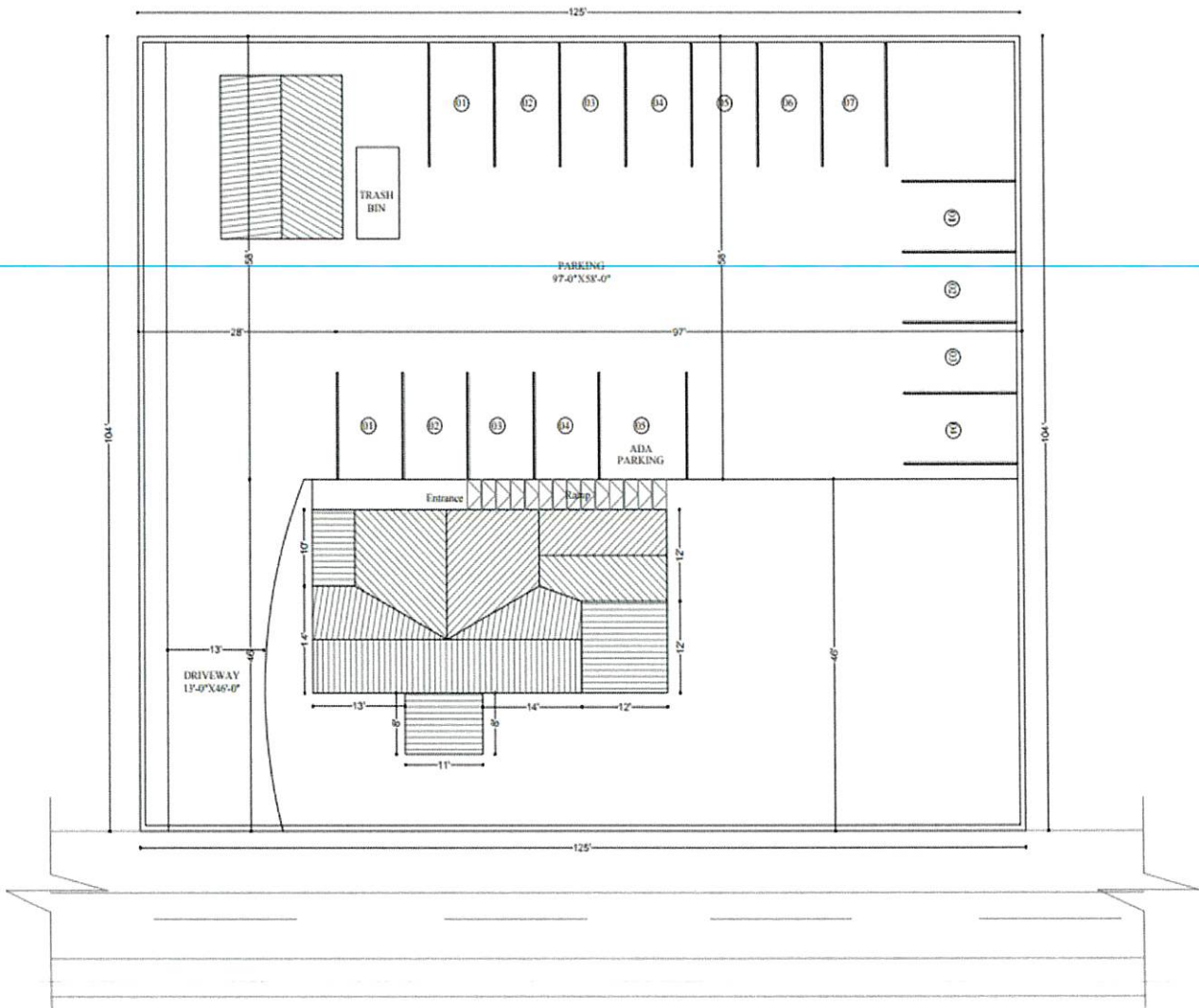
Notes:

- Concrete siding to provide long-lasting protection & a modern appearance.
- Energy-efficient windows designed to improve insulation, reduce energy consumption, & enhance indoor comfort.
- Shingled roof for durability, weather resistance, & visual appeal.



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

Proposed Site Plan



SITE PLAN



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

Building Materials and Landscaping

Section of House	Material Used/Details
Siding	Hardie Plank Fiber Cement
Roof	Architectural Shingles
Landscaping	American Boxwood Shrubs
Parking Lot	Concrete Slab, approximately 16 spaces

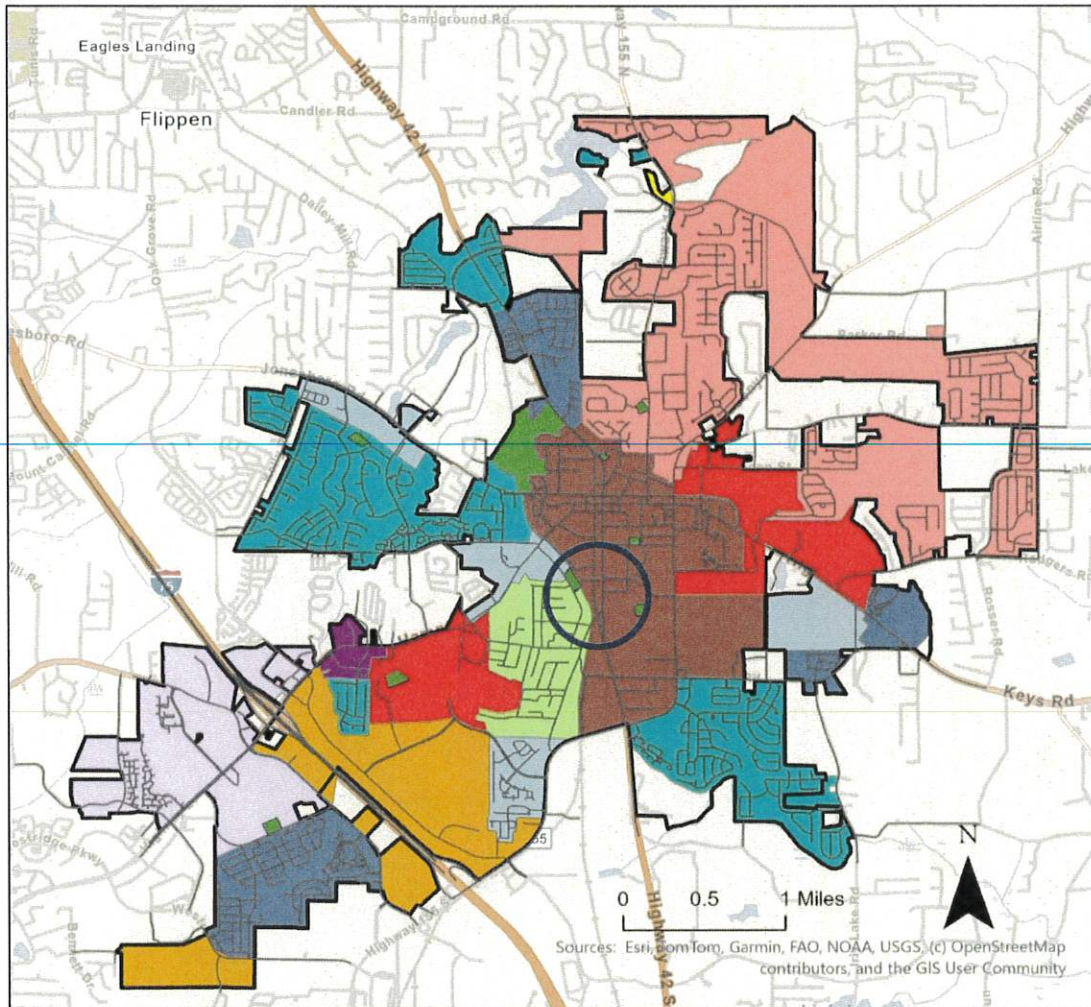


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

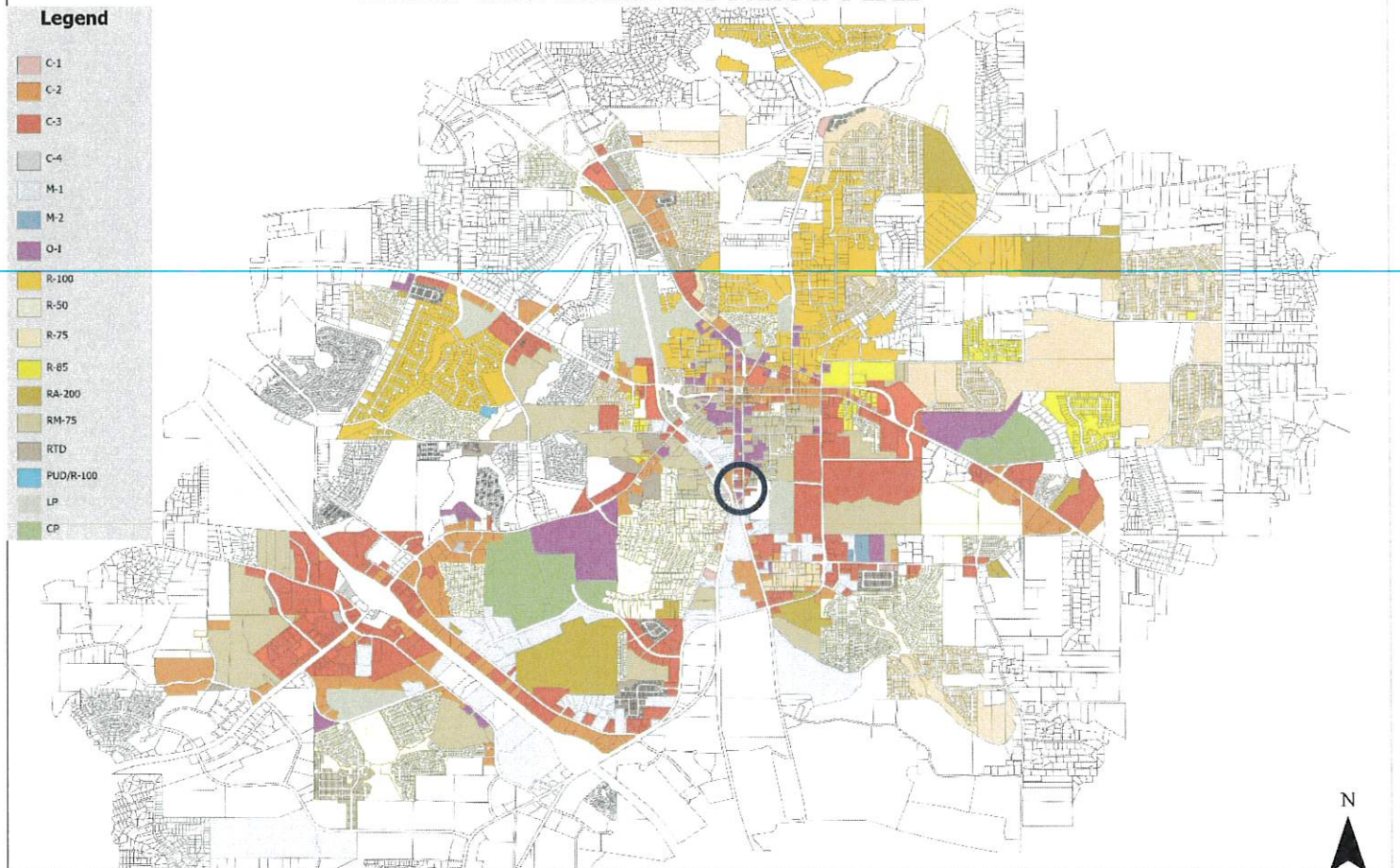




City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Zoning Map

2025 OFFICIAL ZONING MAP



STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-09-15001(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 **Rigoberto & Karla Galindo for McDonough Community Chiropractic:**

All that lot, tract or parcel of land, otherwise known 310 Griffin St. (Parcel #M10-01012000), lying and being in Land Lot(s) 156 of the 7th District of Henry County, Georgia, consisting of 0.30 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-1 (Neighborhood 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 15th day of September, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Final Staff Report

For Recommendation Only

Case Petition:	250805
Applicant:	City Initiated
Project Name:	Mighty Hero Homes
Address/Location	122 Legion Rd.
Parcel(s)	M23-06009000
Council District 4:	TBD
Request:	Rezoning property to a PUD for the public purpose of assisting homeless veterans.
Land Lot District:	166 of the 7 th District
Tract Size:	Approximately 2.5 +/-

Meetings:	
9/15/25	City Council "Public Hearing"

Background Information:

The current zoning for the property is R-75 (Single-Family Residential) and is the location for the American Legion Post 516.



North Boundary

Zoned: R-75

Land Use: Residential

East Boundary

Zoned: R-75

Land Use: Residential

South Boundary

Zoned: R-75

Land Use: Residential

West Boundary

Zoned: R-75

Land Use: Residential



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The subject property is designated as **Town Center** on the City's Future Land Use Map. The intent of the Town Center category is to "promote the concentration of residential and commercial structures" and to serve as a focal point with a variety of uses, including "higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians". The proposal is for a 12-unit tiny home community on 2.5 acres represents a form of higher-density housing that is consistent with this designation. The inclusion of walking trails and community amenities further aligns with the Town Center goal of promoting walkability and providing public realm amenities. The PUD zoning district is the most appropriate tool to achieve this unique blend of residential density and community open space within the Town Center framework

SWOT analysis conducted in the Comprehensive Plan identified homelessness as a key community weakness and affordable housing as a significant opportunity. This project directly confronts that weakness and seizes the opportunity. The Housing Element of the plan establishes clear community goals to "provide a range of housing types and price points", "increase the affordable housing stock", and "create sustainable, mixed income neighborhoods". A tiny home community for veterans is an innovative housing type that fulfills this objective.

Furthermore, the Public Safety and Public Service goals explicitly call for the City to "provide services to support... veterans" and to "coordinate with community organizations to promote initiatives to address homelessness". This city-led initiative, in partnership with Mighty Hero Homes, is a direct and tangible implementation of these stated goals. The public/private partnership model used for this project is also a key opportunity identified in the plan to develop mixed-income and affordable housing options



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

The rezoning request from R-75 to PUD is necessary and appropriate for the proposed use. While the R-75 district is intended for single-family detached dwellings, the proposed tiny home community is a unique residential concept that does not fit within the standard dimensional requirements of any single-family district. The City's Zoning Ordinance specifically allows for "Tiny Home Cluster Development Projects (THC)" to be permitted within a Planned Unit Development. This project is a perfect example of such a use.

The PUD district is designed to provide flexibility from standard requirements to achieve a comprehensive and well-planned development. The ordinance states that the application of PUD terms may be varied "in a manner that will be in harmony with the goals of the comprehensive plan". Although the subject property is 2.5 acres, slightly less than the three acres typically required for a PUD, a variance is justified because the project is for a clear public purpose and overwhelmingly supports the goals of the Comprehensive Plan. The PUD framework allows the project to depart from standard lot arrangements to provide for the "maximum preservation of common spaces, natural features, and livability for the occupants", which is precisely what the inclusion of walking trails and shared amenities accomplishes.

The surrounding area is primarily single-family residential. The PUD zoning district provides the best mechanism to ensure the tiny home community is designed compatibly with the neighborhood. Through the PUD, the City can require enhanced landscaping, buffers, and architectural standards that will mitigate any potential impacts and create a high-quality development that enhances the community.

Final Staff Recommendation by: Sylvia Smith, Community & Economic Development Director

Staff recommends Approval based on the following

- 1. The development shall be in substantial conformance with the concept plan submitted for the Mighty Hero Homes community, including the provision of 12 tiny home units, walking trails, and associated amenities.**
- 2. The use of the property shall be restricted to a supportive housing community for veterans and operations for American Legion Post .**
- 3. Architectural facades for all proposed tiny homes and the upgraded American Legion building shall be submitted to the Community Development Director for review and compatibility with the surrounding neighborhood**
- 4. A 10-foot undisturbed landscape buffer shall be established and maintained along all property lines adjacent to existing residential uses. All landscaping material shall be in compliance with Chapter 17.120.023**
- 5. An additional two amenities to be added in Phase 2 (community garden, trails etc)**
- 6. All proposed amenities, including the walking trail and landscaping, shall be completed prior to the issuance of the final Certificate of Occupancy for the 12th residential unit.**



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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>)	Yes
▶ Impact on environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	Yes
▶ Property to stay compatible with adjacent properties	Yes
▶ Property is consistent with FLUM	Yes
▶ Any character change to the Zoning District	No
▶ Does the amendment follow the zoning regulations	Yes
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	No
▶ Buffers have been adhered to	Yes



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

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

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Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Concept Plan





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

Concept Plan



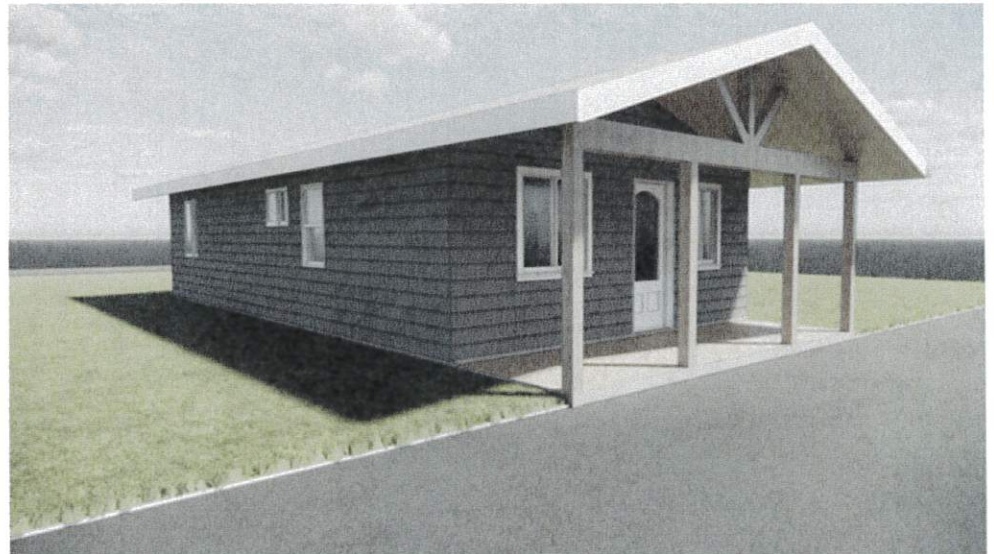
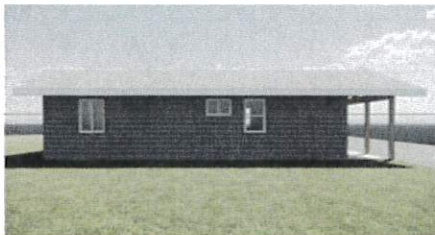
1. 723 FRONT ELEVATION



2. 723 RIGHT ELEVATION



3. 723 - REAR ELEVATION



5. 723 SP. OPTION



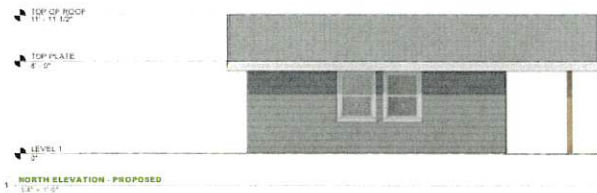
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Concept Plan



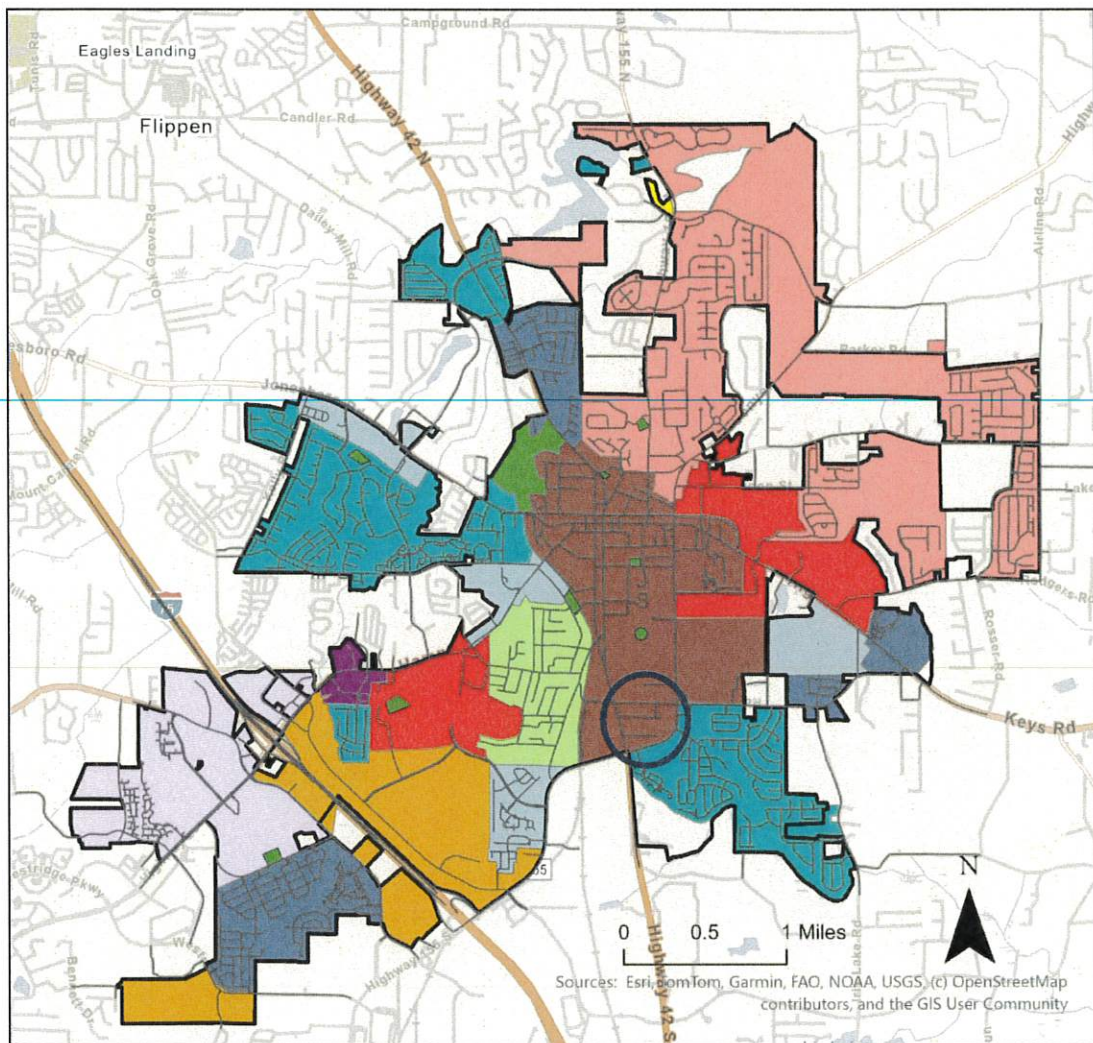


City of McDonough, GA

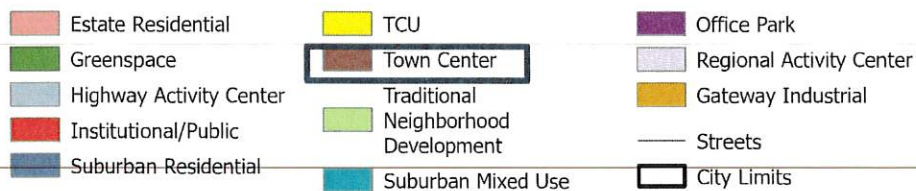
Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map



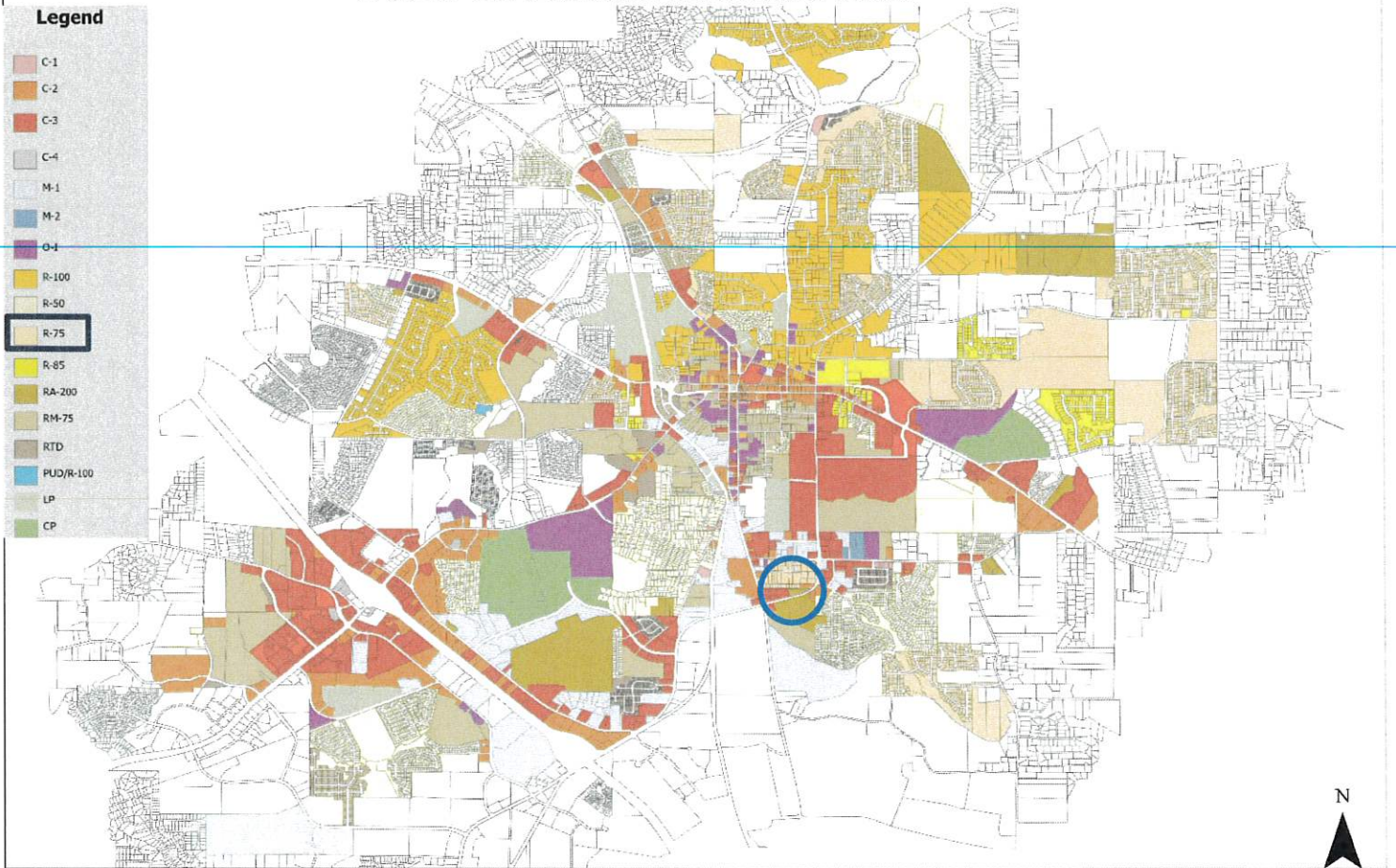


City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

2025 OFFICIAL ZONING MAP

Legend

C-1
C-2
C-3
C-4
M-1
M-2
O-1
R-100
R-50
R-75
R-85
RA-200
RM-75
RTD
PUD/R-100
LP
CP





City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Infrastructure:

Water Service:	City of McDonough
Sewer Service:	City of McDonough
Electricity:	Georgia Power
Telephone:	TBD
Cable Television:	TBD
Schools:	Henry County Schools

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-09-15002(ZPUD)

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 **McDonough City Council for Mighty Hero Homes:**

All that lot, tract or parcel of land on or about 122 Legion Rd., lying and being in Land Lot(s) 166 of the 7th District of Henry County, Georgia, consisting of 2.5 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned for a Planned Unit Development (PUD) 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 15th day of September, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT