

CONSENT AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 6A



Presented by: Chief Dave Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request for approval to add the Flow MSP Pre-fire planning web-based module to the current Fire Department Incident Reporting System and for Mayor to sign any necessary agreements.

SPECIAL CONSIDERATIONS OR CONCERNS:

The addition of this module will simplify the creation and storage of all pre-fire plans, allow for real-time planning, easy access to all current and created plans by all MFD personnel, easier presentation for ISO purposes. <https://youtu.be/73oNIZkjumE?si=w5CTMn5JDG4BybNc>

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$1350 initial one time set up fee, transfer, & training, \$3780 annual use & service totaling \$5130 for first year with a three-year agreement. Possible 7% uplift at renewal time(s); Year 2 = \$4044.60, Year 3 = \$4327.72, but this is negotiable depending on number of calls, number of businesses, & length of time.

FUNDING SOURCE:

Technology Services GL 100-5.1535.52.1301

ATTACHMENTS:

Quote / Order / Agreement Forms & summary success explanation form.

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

Technology Services

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name: Technology Services

Comments: Director Brian Linton took part in meetings and discussions reference the Flow MSP Pre-planning web-based Module for the fire department and advised funds were available for purchase.

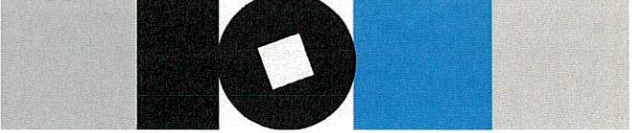
GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

ImageTrend 

McDonough Fire Department (GA)

Elite Visual Pre-Plans



What We've Heard...

Current Challenges	Negative Impact	Desired Outcomes with ImageTrend
<p>No Pre-Planning Tools</p>	<ol style="list-style-type: none"> 1. FD hand-draws pre-plans in Word → leading to inconsistencies and difficulties in updating information 2. Outdated & inaccessible preplans → Increased risk to Fire Fighters and citizens 3. Inability to update pre-plans and reflect changes in businesses (e.g., new walls, different occupancy) → impacts operational readiness. 	<ul style="list-style-type: none"> • Crews arrive on scene with correct building info and knowledge of the hazards ahead to mitigate risk • Less time updating or distributing paper preplan books
<p>Maintain/Improve ISO Rating</p>	<ol style="list-style-type: none"> 1. ISO ratings account for pre-plans and risk reduction → Community pays more in insurance costs 2. Crews spend more overtime and hours compensating for poor data (paper binders, Visio files, manual updates). 	<ul style="list-style-type: none"> • ISO score improved because pre-plans are always current
<p>Consolidating vendors/tech</p>	<ol style="list-style-type: none"> 1. Working w/ multiple vendors → different support, invoicing, etc. 2. Disconnected/siloed systems → systems are not integrated, which forces more manual work on the crew 	<ul style="list-style-type: none"> • One system that consolidates visual pre-plans, alerting, is connected into dispatch

ELITE VISUAL PRE-PLANS

Pre-Plan Fast, Respond Smart

- Image-based fire department pre-planning and operations software designed to eliminate all obstacles preventing successful incident mitigation
- Access floor plans and hazard details
- Map fastest access routes
- Track inspection patterns
- Turn-by-Turn Directions / Alerting
- Share pre-plans w/ mutual aid partners
- Import existing property data into Locations, Occupants and Inspections within the RMS
- [Real-time Pre-Plan Creation w/ Elite Visual Pre-Plans \(7-min demo overview\)](#)



Investment Summary (based on 5,300 incidents/year)

Non-Recurring Fees	List Price	3-Year Price
Setup & Training	\$1,500	\$1,350

Recurring Fees	List Price	3-Year Price
Elite Visual Pre-Plans	\$4,200/yr	\$3,780/yr

Totals	List Price	3-Year Price (~10% Disc.)
Non-Recurring Fees	\$1,500	\$1,200
Annual Recurring Fees	\$4,200*	\$3,790*
Year 1 Total	\$5,700	\$5,130



*7% annual price escalator on recurring fees

CONSENT AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 6B



Presented by: William VonDenBosch Public Works – Highways & Streets Department

ITEM SUMMARY:

Ratify emergency road repair on Hwy 81 E due to the development of a sink hole.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

Remove & Replace with CL B GDOT paving: Approx 54 square yards (20x24) \$31,678.00

Traffic Control : 1 Day \$1950.00

Total : \$33,628.00

FUNDING SOURCE:

326-5.4210.54.1402 SPLOST 5 Project 14

ATTACHMENTS:

Onsite Paving Invoice # 5603

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



PO Box 1149
 McDonough, GA 30253
 770-914-6400

Invoice

Date	Invoice #
9/15/2025	5603

Bill To
City of McDonough 136 Keys Ferry St. McDonough, GA 30253

Terms
Net 30

Quantity	Description	U/M	Rate	Amount
	Project Information: GDOT Paving Replacement - Alternate CL B Paving - T&T Meats Hwy. 81 McDonough, GA 30253			
1	Remove & Replace with CL B GDOT Paving:: Approx. 54 square yards (20x24) Lump Sum	LS	31,678.00	31,678.00
1	Traffic Control: 1 day @ \$1,900.00 / day = \$1,950.00	LS	1,950.00	1,950.00
Thank you for your business.			Total	\$33,628.00

All legal and court costs incurred in the collection of monies owed according to the signed contract will be the responsibility of the customer. Interest of 18% annum will be charged on all accounts over 30 days.

CONSENT AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 6C



Presented by: William VonDenBosch

Public Works - Hwy & Street Department

ITEM SUMMARY:

Request for approval for Onsite Paving to do emergency curb & road replacement @ the intersection of 81 Woodruff St & Low St. and authorize the Mayor to sign all documents associated with the project.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

- | | |
|--|--------------------|
| 1. 24" Valley gutter removal & replacement: Approx 46 linear feet | \$6,857.00 |
| 2. Light duty paving removal & replacement: Approx 52 square yards (46x10) | \$24,728.00 |
| Total : | \$31,585.00 |

FUNDING SOURCE:

326-5.4210.54.1402 SPLOST 5 Project 14

ATTACHMENTS:

Onsite Paving Proposal 2025-7919

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



Proposal

Date	Proposal #
9/17/2025	2025-7919

PO Box 1149
 McDonough, GA 30253
 Phone # 770-914-6400 Fax # 770-914-6485
 www.Onsitepaving.com

<p>Customer Information</p> <p>City of McDonough 136 Keys Ferry St. McDonough, GA 30253</p>

Description	Total
<p>**THIS PROPOSAL INCLUDES (1) CURB CREW MOBILIZATION & (1) PAVING CREW MOBILIZATION. **STRIPING NOT INCLUDED.</p>	
Page ___ of ___	

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of: \$31,585.00

WITH PAYMENTS TO BE MADE AS FOLLOWS: _____

All material is guaranteed to be specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance upon above work. our workers are covered by Workmen's Compensations Insurance.

Acceptance of Proposal: Signing below acknowledges the acceptance of the above pricing, work specifications and authorizes to do the work as specified. Payment is due upon completion of the project unless otherwise stated above. All legal and court costs incurred in the collection of monies owed according to this signed contract will be the responsibility of the customer. Interest of 18% Annum will be charged on all accounts over 30 days. Prices good for 30 days. The undersigned by entering this agreement acknowledges and agrees to the attached terms and conditions of Onsite Paving Sealcoating and Maintenance.

Acceptance of Proposal:

 Signature Title

Print Name: _____

Date of acceptance: _____

CONSENT AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 6D



Presented by: William VonDenBosch

Public Works – Highways & Streets

ITEM SUMMARY:

Request for authorization to pay Barfield Underground Invoice # 0926251 for emergency repairs to water main and subsequent valve insertions at the intersection of Sims Street and Lawrenceville Street, in the amount of \$54,620.00

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total: \$54,620.00

FUNDING SOURCE:

327-5.4210.54.1434 SPLOST VI 6 Project 34

ATTACHMENTS:

Barfield Underground Invoice # 0926251

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



BARFIELD
UNDERGROUND
Sewer - Water - Septic - Storm

404-606-4483 (James)
 2745 Pine Valley Rd
 The Rock, GA 30285
barfieldunderground@live.com

Invoice for:
 City of McDonough Sewer & Water
 136 Keys Ferry St.
 McDonough, GA 30253

DATE: 09/26/2025

INVOICE # 0926251

<i>Job Location: HWY 155 at Lawrenceville and Fairview, McDonough</i>	
<ul style="list-style-type: none"> • <i>Excavation of water main in two locations for water main repair and valve insertion. Equipment and labor only.</i> • <i>Concrete cutting and demo of roadway.</i> • <i>Hydro vac excavation.</i> • <i>Installed three 6" water main insertion valves.</i> • <i>Replaced leaking section of water main. Material, equipment and labor.</i> • <i>Traffic control for lane closures.</i> 	<p>\$14,120.00</p> <p>\$1,500.00</p> <p>\$4,800.00</p> <p>\$25,500.00</p> <p>\$3,500.00</p> <p>\$5,200.00</p>
<i>Job Invoice Total</i>	\$54,620.00

THANK YOU FOR YOUR BUSINESS

AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 10



Presented by: Sylvia Smith

Community & Economic Development Department

ITEM SUMMARY:

The request for Case #250709 (**Mateu Project**) is for a rezoning for an office building. The subject property is located at 67 Jonesboro St. and further recognized as Tax Parcel ID #M08-05033000 and lies within District 2 (Jamal Burt).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 9/09/2025 Municipal Planning Commission Workshop
- **10/02/2025 City Council Workshop**
- 10/14/2025 Municipal Planning Commission Public Review
- 10/20/2025 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:


Yes, comments are pending.



City of McDonough
Community & Economic Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

September 5, 2025

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Planning Tech 
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #250709

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

Applicant: Carlos Mateu for the Mateu project
Request: A rezoning to C-2 (Central Commercial) for an office building.
Zoning History: R-100 (Single-Family Residential)
Tax-Parcel ID#: M08-05033000
Address: 67 Jonesboro St.
Tract Size: 0.6 +/- acres
Location: Land Lot(s) 133 of the 7th District
Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Georgia Power
Telephone: N/A
Cable: N/A

Attachments:

7/27/2025

Carlos J. Mateu
769 Hulet Drive
McDonough, GA 30252

City of McDonough
Community and Economic Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253

To Whom it May Concern,

This letter of intent is in reference to the property located on 67 Jonesboro Street in the city of McDonough owned by me.

1. Purpose:

The purpose of this project is to rezone this property from Residential to Commercial for the use of/service of professional business suites. Please consider the following:

- a. There will not be any adverse impact on the current traffic pattern on Jonesboro Street. There will only be one paved ingress and egress on the left side of the named property.
- b. No construction took place/will take place that would adversely impact the storm drainage of the city.
- c. This project will positively impact the surrounding land values due to the investment made in this property.
- d. The current project and its desired commercial use is compatible to properties on each side of 67 Jonesboro St., and on the opposite side of the same.
- e. The project will have paved 10 parking spaces and 1 handicap parking spot, and a handicap accessible ramp to the back entrance to the named property.
- f. The project has the following conforming properties in close proximity: 40, 55, 60, and 89 Jonesboro St. There are more similar commercial use properties east of and west of the project on Jonesboro St.

2. Commitment and Conclusion:

67 Jonesboro Street is a property built in 1910 with beautiful early century architecture. My wife and I committed to investing in this property to bring it back to its original glory and to help continue to beautify the city of McDonough. We also purchased this property with the intent of making it commercial to bring more business and tax revenue to the city. The property and its intended use will have a positive impact on the surrounding land values and the community and city of McDonough.

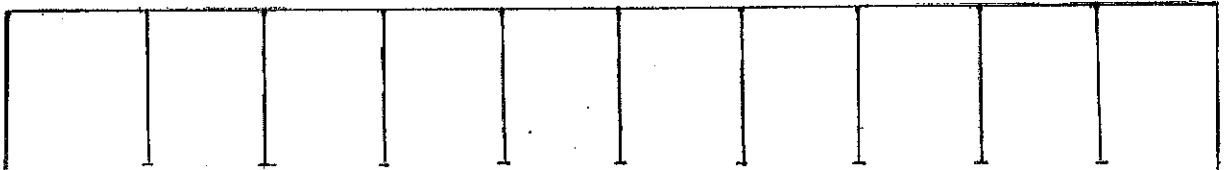
I look forward to the approval of this request to rezone this property to commercial.

Respectfully,

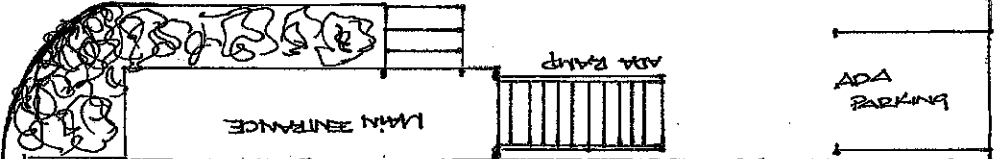
A handwritten signature in black ink, appearing to read 'Carlos J. Mateu', written in a cursive style.

Carlos J. Mateu

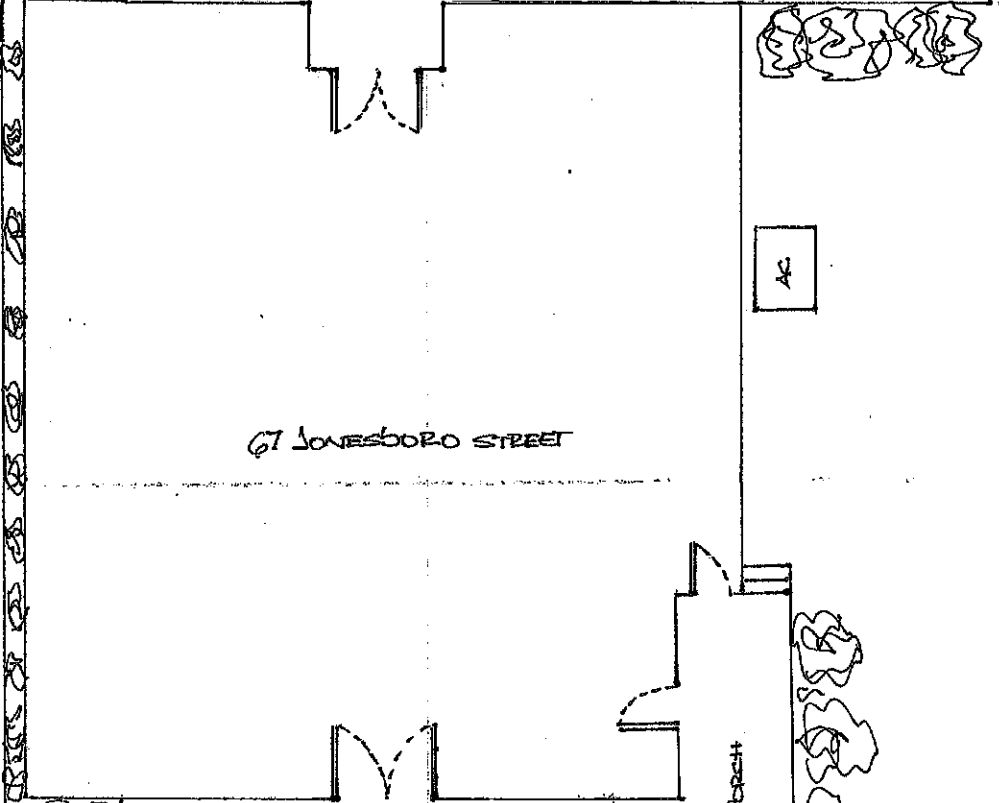




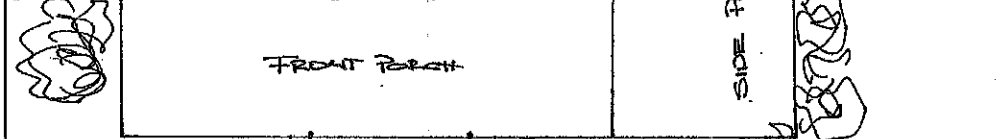
PARKING



ADA PARKING



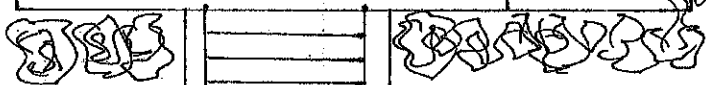
67 JONESBORO STREET



FRONT PORCH

SIDE PORCH

DRIVEWAY



SIDEWALK

JONESBORO STREET

McDonough GIS



7/31/2025, 1:35:02 PM

Parcels City Limits Streets

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Maxar, Microsoft | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |



AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 11

Presented by: Sylvia Smith, 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 – POSTPONED**
- **10/02/2025 City Council Public Hearing & Vote**

RECOMMENDATIONS:

MPC

Type of Petition (Rezoning)

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

- **VOTE: 7-0 (Motion Passed)**

CDD –Approval as requested by Applicant with Stipulations.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-10-02001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

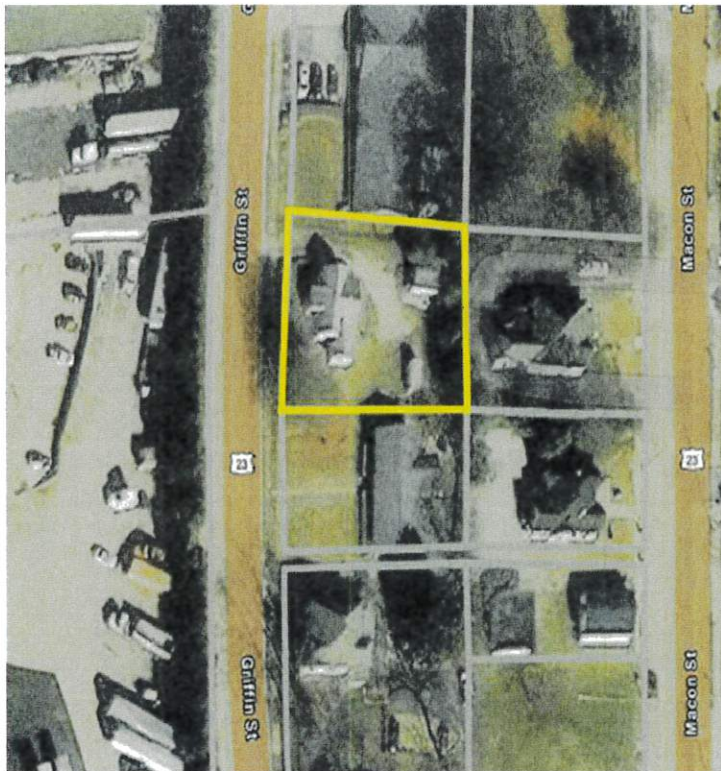


City of McDonough, GA
Community Development Department
Final Staff Report
For Recommendation Only

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 7th 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.



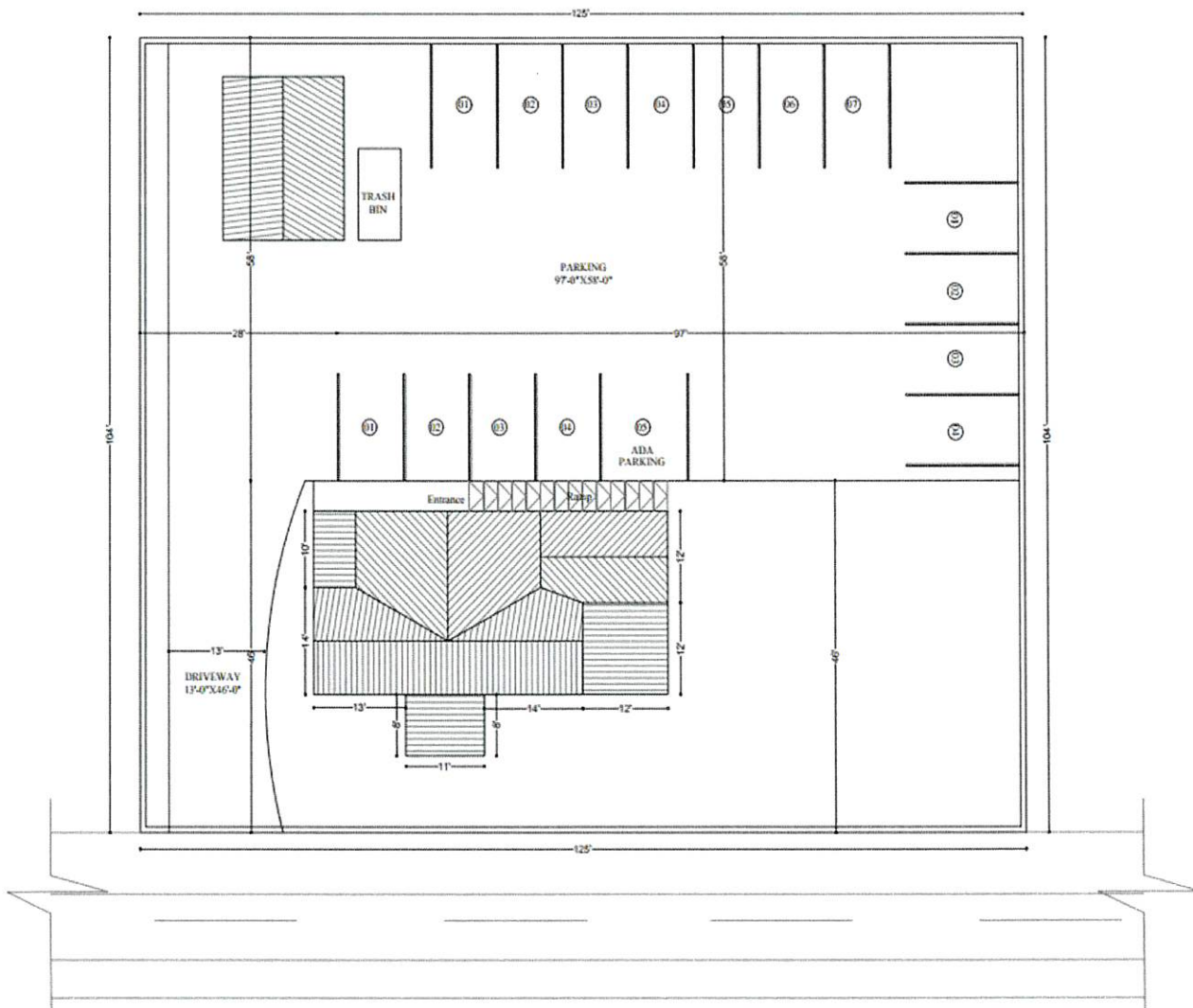
City of McDonough, GA

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

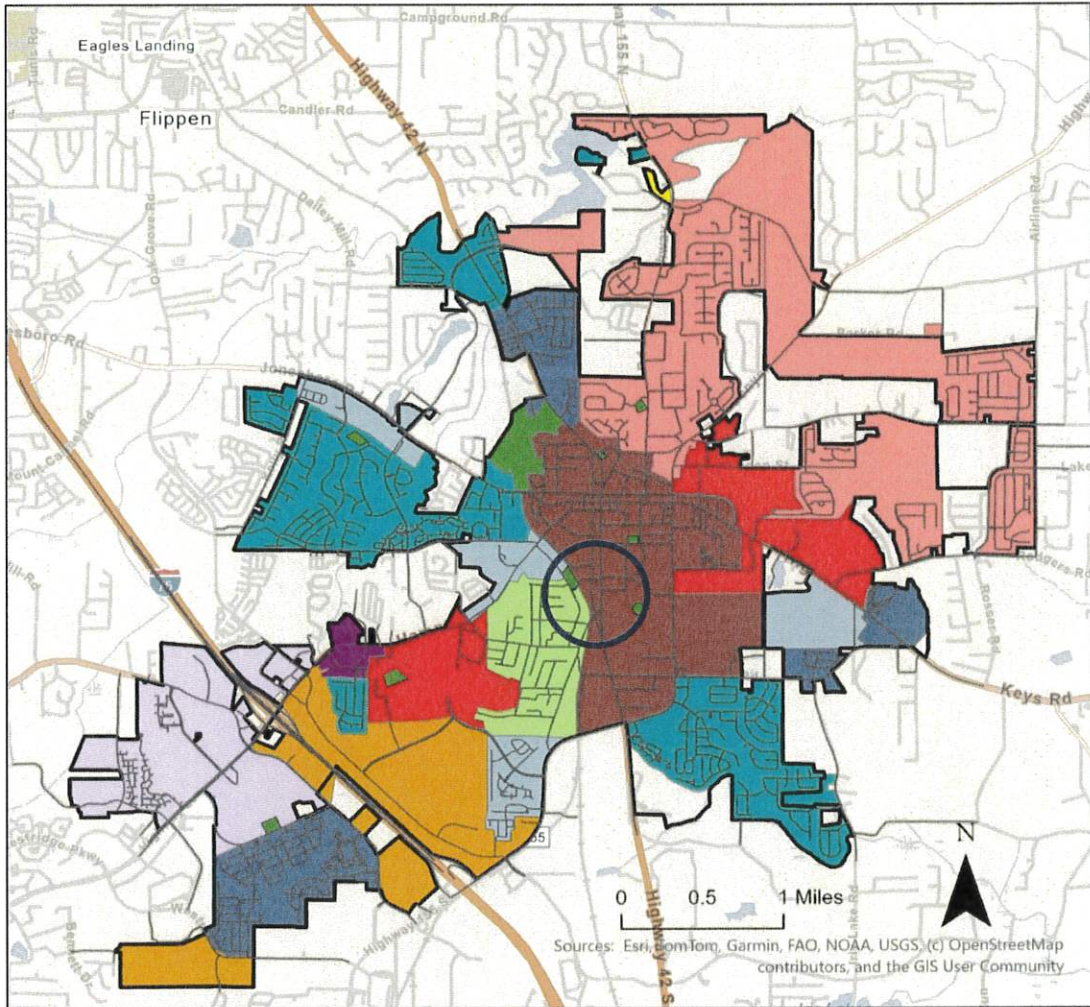


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

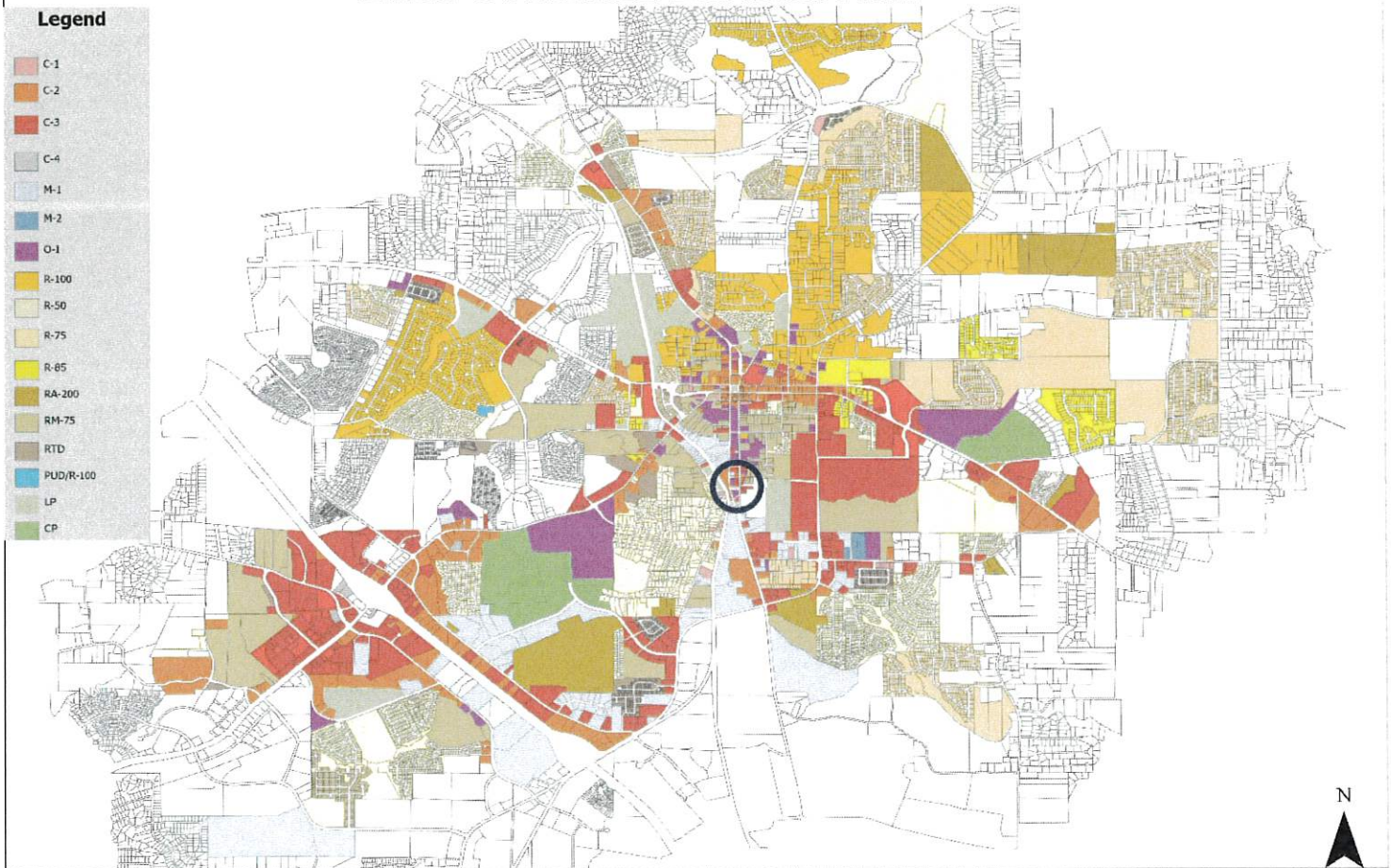
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|-------------------------|--------------------------|--------------------------|
| Estate Residential | TCU | Office Park |
| Greenspace | Town Center | Regional Activity Center |
| Highway Activity Center | Traditional | Gateway Industrial |
| Institutional/Public | Neighborhood Development | Streets |
| Suburban Residential | Suburban Mixed Use | City Limits |



**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. 25-10-02001(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 2nd day of October, 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

AGENDA ITEM SUMMARY
October 2, 2025, City Council Workshop
Item Number: 12



Presented by: City Administrator, Steve Morgan

Public Safety – Highways & Streets

ITEM SUMMARY:

Approval per City of McDonough policy to take over the street light monthly bill for the Iris Landing subdivision. (27 streetlights) and Mayor to sign the Ga Power Lighting Agreement.

SPECIAL CONSIDERATIONS OR CONCERNS:

The development has reached 100% build out.

STAFF RECOMMENDATION:

Staff recommend approval.

FINANCIAL IMPACT:

Monthly Estimated Total: \$841.73

FUNDING SOURCE:

100-5.4210.52.1301 General Fund - Street Department

ATTACHMENTS:

Request Letter from Iris Landing HOA
Current Ga Power bill for Iris Landing HOA
Georgia Power Lighting Agreement

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

