

**CONSENT AGENDA ITEM SUMMARY**  
November 06, 2025, City Council Workshop  
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services

**ITEM SUMMARY:**

Request for approval to pay annual renewal MCCI LaserFiche invoice in the amount of \$14,222.37.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

This is the annual maintenance renewal for LaserFiche, which is our electronic document and workflow filing system. This software is utilized by all departments, eliminating the need for keeping paper copies in filing cabinets.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**FINANCIAL IMPACT:**

This is budgeted and approved in the FY 25 – 26 Budget.

**FUNDING SOURCE:**

Line 100-5.1535.52.1301

**ATTACHMENTS:**

MCCI invoice

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No

**OTHER DEPARTMENTAL REVIEW**

Finance



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

<b>Invoice Number</b>	RN25414
<b>Invoice Date</b>	10/16/2025
<b>PO Number</b>	
<b>Payment Terms</b>	Net 30
<b>Customer ID</b>	MCDONOGA01
<b>End Customer ID</b>	Mcdonough

**Reference:** Annual Billing for 2025-2026

Laserfiche Renewal Coverage Period: 12/31 - 12/30

Description	Quantity	Unit Price	Extended Amount
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**Software Support (LF)**

Laserfiche Avante ScanConnect (Legacy) - Basic Annual Support	1	\$38.201625	\$38.20
Laserfiche Avante Import Agent - Basic Annual Support	1	\$451.47375	\$451.47
Laserfiche Avante Standard Audit Trail - Basic Annual Support	41	\$17.364375	\$711.94
Laserfiche Avante Server for MS SQL with Workflow - Basic Annual Support	1	\$1157.625	\$1,157.63
Laserfiche Avante Named Full User - Basic Annual Support	41	\$145.86075	\$5,980.29
Laserfiche Avante ScanConnect - Basic Annual Support	2	\$115.7625	\$231.53
Laserfiche Avante Connector - Basic Annual Support	41	\$5.788125	\$237.31
		<b>Subtotal</b>	<b>\$8,808.37</b>

**Software Support (M)**

OCR Scheduler for Laserfiche - Annual Support	1	\$346.5	\$346.50
		<b>Subtotal</b>	<b>\$346.50</b>

**Subscription-Training Center (CS)**

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

**Supplemental Support Subscription (LF)**

Managed Support Services, Level 2	1	\$2227.5	\$2,227.50
		<b>Subtotal</b>	<b>\$2,227.50</b>

	Subtotal	\$14,222.37
	Downpayment Applied	-\$0.00
	Sales Tax	\$0.00
	<b>Total Due</b>	<b>\$14,222.37</b>

Electronic Payment Information:

MCCI, LLC  
c/o Enterprise Bank  
ABA: 081006162  
Account: 1293909  
(800) 342-2633

Thank you for your business.

Mail-in Payment Information

MCCI, LLC  
c/o Enterprise Bank  
P.O. Box 790379  
St. Louis, MO 63179-0379  
(800) 342-2633

3717 Apalachee Parkway, Suite 201  
Tallahassee, FL 32311

**AGENDA ITEM SUMMARY**  
**November 6, 2025, City Council Workshop**  
**Item Number: 8**



Presented by: Dr. Ralph Igwedibie

Department: Finance

**ITEM SUMMARY:**

Request for adoption of a Resolution adopting the Capital Improvements Element 2025 Annual Update: FY 2024 Financial Report & Community Work Program.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The Draft Report has been reviewed and approved for adoption by both the Atlanta Regional Commission and the Georgia Department of Community Affairs. Upon adoption, the report will be filed with the Atlanta Regional Commission.

**STAFF RECOMMENDATION:**

Adopt the Resolution adopting the Capital Improvements Element 2025 Annual Update: FY 2024 Financial Report & Community Work Program.

**FINANCIAL IMPACT:**

**FUNDING SOURCE:**

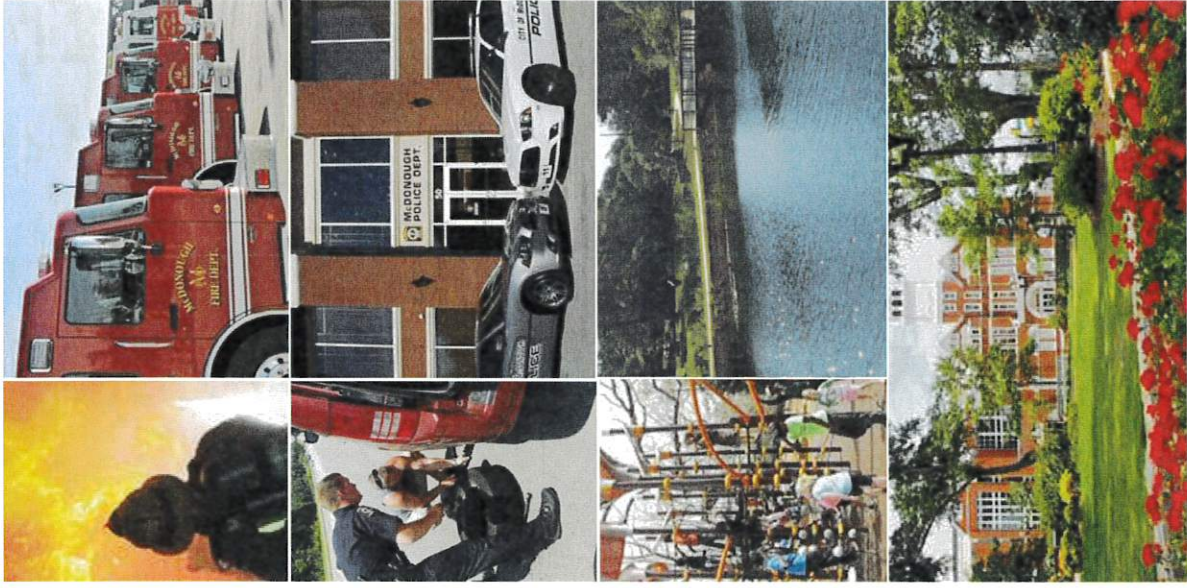
**ATTACHMENTS:**

FY 2024 Financial Report & Community Work Program  
Resolution to Adopt

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No



# Capital Improvements Element

## 2025 Annual Update:

### Financial Report & Community Work Program

McDonough, Georgia

11.6.25 Adoption

**ROSS+associates**

urban planning & plan implementation

in association with HatleyPlans LLC

This CIE Annual Update covers the fiscal year 2024 and is based on the *Capital Improvements Element* adopted by the City in 2003 and subsequently amended March 18, 2019 and December 16, 2024.

The City's fiscal year runs from July 1 through June 30.

This Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to

<sup>1</sup> Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program

or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

**Financial Report**

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

requirements in a previous version of the *Standards and Procedures for Local Comprehensive*

**Schedule of Improvements**

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."<sup>1</sup>

According to DCA's requirements,<sup>2</sup> the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document beginning on page 7.

<sup>1</sup> *Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

<sup>2</sup> Chapter 110-12-1-.03(3).

City of McDonough Annual Impact Fee Financial Report - Fiscal Year 2024

FY 24 Information	Public Facility Category			TOTAL
	Fire Protection	**Law Enforcement	Parks & Recreation	
Service Area:	Citywide	Citywide	Citywide	
*Impact Fee Fund Balance June 30, 2023	\$404,177.41	\$331,760.00	\$2,336,422.97	\$3,142,944.25
Impact Fees Collected (July 1, 2023 through June 30, 2024)	\$68,571.35	\$72,943.47	\$419,354.15	\$577,695.04
<b>Subtotal: Fee Accounts</b>	<b>\$472,748.76</b>	<b>\$404,703.47</b>	<b>\$2,755,777.12</b>	<b>\$3,720,639.29</b>
Accrued Interest	\$2,208.65	\$303.53	\$12,658.85	\$15,675.96
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures	(\$67,225.72)	(\$626,378.93)	(\$452,331.63)	(\$1,179,439.28)
Impact Fee Fund Balance June 30, 2024	\$407,731.69	(\$221,371.93)	\$2,316,104.34	\$2,556,875.97
<b>Impact Fees Encumbered</b>	<b>\$407,731.69</b>	<b>\$0.00</b>	<b>\$2,316,104.34</b>	<b>\$2,723,836.03</b>

\* The Fee Account Balances as of June 30, 2022 and June 30, 2023 were adjusted in accordance with the City's annual financial audits to reflect the modified rates and fee allocations in the amended Impact Fee Schedule (adopted August 3, 2021). The Financial Reports for Fiscal Years 2022 and 2023 have been revised, accordingly, and are included in this Annual Update on the following pages.

\*\*The amended Impact Fee Schedule resulted in reduced impact fees allocated to Fire Protection and Law Enforcement and increased allocations to Parks and Recreation after August 3, 2021. The reallocations applied retrospectively resulted in a deficit balance in the Law Enforcement category during the fiscal year ended June 30, 2024. In addition, FY24 expenditures were made for land acquisition to accommodate future police functions; however, it has been determined the land is better suited as a future park. Accordingly, Park funds will reimburse the Law Enforcement account, and this transaction will be reflected in a future Annual Update report.

\*\*\*The amended Impact Fee Schedule (August 3, 2021) included an Administrative Fee of 3%, as allowed under state law, and eliminated the CIE Cost Recovery Fee of .20%.

City of McDonough Annual Impact Fee Financial Report - Fiscal Year 2023 (Amended)

FY 23 Information	Public Facility Category				Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation			
<i>Service Area:</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>	<i>Citywide</i>		
Impact Fee Fund Balance June 30, 2022	\$470,557.41	\$290,392.00	\$1,854,705.97		\$26,020.87	\$2,641,676.25
Impact Fees Collected (July 1, 2022 through June 30, 2023)	\$210,811.00	\$224,251.00	\$1,327,776.00		\$52,885.00	\$1,815,723.00
<b>Subtotal: Fee Accounts</b>	\$681,368.41	\$514,643.00	\$3,182,481.97		\$78,905.87	\$4,457,399.25
Accrued Interest	\$1,169.00	\$1,243.00	\$6,538.00		\$267.00	\$9,217.00
Impact Fee Refunds	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Expenditures	(\$278,360.00)	(\$184,126.00)	(\$852,597.00)		(\$8,589.00)	(\$1,323,672.00)
Impact Fee Fund Balance June 30, 2023	\$404,177.41	\$331,760.00	\$2,336,422.97		\$70,583.87	\$3,142,944.25
<b>Impact Fees Encumbered</b>	\$404,177.41	\$331,760.00	\$2,336,422.97			\$3,072,360.38

**City of McDonough Annual Impact Fee Financial Report - Fiscal Year 2022 (Amended)**

FY 22 Information	Public Facility Category				Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation			
	Citywide	Citywide	Citywide			
<b>Service Area:</b>						
Impact Fee Fund Balance June 30, 2021	\$307,878.46	\$223,868.40	\$677,591.06		(\$5,416.75)	\$1,203,921.17
Impact Fees Collected (July 1, 2021 through June 30, 2022)	\$198,078.50	\$210,332.50	\$1,076,220.00		\$44,542.00	\$1,529,173.00
<b>Subtotal: Fee Accounts</b>	\$505,956.96	\$434,200.90	\$1,753,811.06		\$39,125.25	\$2,733,094.17
Accrued Interest	\$120.45	\$128.10	\$272.82		\$15.62	\$536.99
*Transfer from General Fund	\$0.00	\$0.00	\$100,622.09		\$0.00	\$100,622.09
Impact Fee Refunds	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Expenditures	(\$35,520.00)	(\$143,937.00)	\$0.00		(\$13,120.00)	(\$192,577.00)
Impact Fee Fund Balance June 30, 2022	\$470,557.41	\$290,392.00	\$1,854,705.97		\$26,020.87	\$2,641,676.25
<b>Impact Fees Encumbered</b>	\$470,557.41	\$290,392.00	\$1,854,705.97			\$2,615,655.38

\* Reimbursement for expenditures initially thought to have been impact fee eligible.

City of McDonough Annual Impact Fee Financial Report - Fiscal Year 2021 (Amended)

FY 21 Information	Public Facility Category				Administration	TOTAL
	Fire Protection	Law Enforcement	Parks & Recreation			
Service Area:	Citywide	Citywide	Citywide	Citywide		
Impact Fee Fund Balance June 30, 2020	\$189,242.07	\$0.00	\$544,459.73		(\$10,911.74)	\$722,790.06
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$218,859.53	\$232,769.71	\$140,281.50		\$18,936.26	\$610,847.00
<b>Subtotal: Fee Accounts</b>	<b>\$408,101.60</b>	<b>\$232,769.71</b>	<b>\$684,741.23</b>		<b>\$8,024.52</b>	<b>\$1,333,637.06</b>
Accrued Interest	\$77.75	\$82.69	\$49.83		\$6.73	\$217.00
Impact Fee Refunds	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Expenditures	(\$100,300.89)	(\$8,984.00)	(\$7,200.00)		(\$13,448.00)	(\$129,932.89)
<b>* Impact Fee Fund Balance June 30, 2021</b>	<b>\$307,878.46</b>	<b>\$223,868.40</b>	<b>\$677,591.06</b>		<b>(\$5,416.75)</b>	<b>\$1,203,921.17</b>
<b>Impact Fees Encumbered</b>	<b>\$307,878.46</b>	<b>\$223,868.40</b>	<b>\$677,591.06</b>			<b>\$1,209,337.92</b>

\* Corrected. The original FY21 Financial Report contained a mathematical error that affected the June 30, 2021 Impact Fee Fund Balance.

**Public Facility: Parks & Recreation**  
**Responsible Party: Public Services Department**  
**Service Area: Citywide**

Project Description	Project Start Date	Project End Date	Estimated Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Park Acres	2025	2050	\$ 32,957,073.80	100.00%	32,957,073.80	\$ 452,331.63	\$ 1,751,109.51	
Baseball/Softball Fields	2035	2050	\$ 5,276,909.02	100.00%	5,276,909.02	\$ -	\$ -	
Batting Cages	2035	2050	\$ 26,499.79	100.00%	26,499.79	\$ -	\$ -	
Football Fields	2035	2050	\$ 1,115,061.54	100.00%	1,115,061.54	\$ -	\$ -	
Multi-Purpose Fields	2035	2050	\$ 487,209.71	100.00%	487,209.71	\$ -	\$ -	
Tennis Courts	2035	2050	\$ 2,193,685.87	100.00%	2,193,685.87	\$ -	\$ -	
Pickleball Courts	2025	2026	\$ 331,247.39	100.00%	331,247.39	\$ -	\$ 100,000.00	
Basketball Courts (Full Court)	2035	2050	\$ 325,174.53	100.00%	325,174.53	\$ -	\$ -	
Basketball Courts (Half Court)	2035	2050	\$ 40,646.82	100.00%	40,646.82	\$ -	\$ -	
Playgrounds	2026	2050	\$ 1,817,720.08	100.00%	1,817,720.08	\$ -	\$ 100,000.00	
Pavilions	2026	2050	\$ 570,021.56	100.00%	570,021.56	\$ -	\$ 100,000.00	
Restroom Buildings	2026	2050	\$ 215,310.81	100.00%	215,310.81	\$ -	\$ 100,000.00	
Concessions Stands	2035	2050	\$ 89,712.84	100.00%	89,712.84	\$ -	\$ -	
Restroom/Concessions/Storage	2035	2050	\$ 772,910.59	100.00%	772,910.59	\$ -	\$ -	
Storage Buildings	2035	2050	\$ 207,029.62	100.00%	207,029.62	\$ -	\$ -	
Band Shell/Amphitheaters	2035	2050	\$ 897,128.36	100.00%	897,128.36	\$ -	\$ -	
Splash Pad	2035	2050	\$ 370,306.98	100.00%	370,306.98	\$ -	\$ -	
Disc Golf Courses	2028	2050	\$ 124,217.77	100.00%	124,217.77	\$ -	\$ -	
Walking Trails	2026	2050	\$ 502,941.73	100.00%	502,941.73	\$ -	\$ 109,994.83	
Benches	2026	2050	\$ 36,437.21	100.00%	36,437.21	\$ -	\$ 5,000.00	
Dog Park	2035	2050	\$ 5,913,456.09	100.00%	5,913,456.09	\$ -	\$ -	
Parking Spaces	2025	2050	\$ 110,415.80	100.00%	110,415.80	\$ -	\$ 50,000.00	
			<b>\$ 54,381,117.91</b>		<b>\$ 54,381,117.91</b>	<b>\$ 452,331.63</b>	<b>\$ 2,316,104.34</b>	

**Public Facility: Fire Stations and Equipment**

Responsible Party: Fire Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
New Storage Building	2024	2025	\$ 138,669.00	100.00%	\$ 138,669.00	\$ -	\$ -	Complete
New Station 53	2027	2028	\$ 5,499,000.00	100.00%	\$ 5,499,000.00	\$ -	\$ -	
New Station 54	2031	3032	\$ 5,499,000.00	100.00%	\$ 5,499,000.00	\$ -	\$ -	
New Station	2037	2038	\$ 2,175,925.00	100.00%	\$ 2,175,925.00	\$ -	\$ -	
New Station	2044	2045	\$ 2,175,630.00	100.00%	\$ 2,175,630.00	\$ -	\$ -	
Rescue Pumps	2026	2050	\$ 4,500,000.00	100.00%	\$ 4,500,000.00	\$ -	\$ 367,731.69	
Aerial Platform	2045	2045	\$ 1,555,640.00	100.00%	\$ 1,555,640.00	\$ -	\$ -	
Brush/Utility Trucks	2038	2050	\$ 500,000.00	100.00%	\$ 500,000.00	\$ -	\$ -	
Command SUVs	2025	2050	\$ 150,000.00	100.00%	\$ 150,000.00	\$ 67,225.72	\$ -	
Administrative SUV Vehicles	2026	2050	\$ 360,000.00	100.00%	\$ 360,000.00	\$ -	\$ 40,000.00	
			<b>\$ 22,553,864.00</b>		<b>\$ 22,553,864.00</b>	<b>\$ 67,225.72</b>	<b>\$ 407,731.69</b>	

**Public Facility: Police Buildings and Equipment**

Responsible Party: Police Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Estimated Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2024 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2045	2025	\$ 184,892.00	100.00%	\$ 184,892.00	\$ -	\$ -	Complete
Simpson Street Precinct	2024	2025	\$ 582,910.00	100.00%	\$ 582,910.00	\$ -	\$ -	Complete
Emergency Power Systems	2026	2050	\$ 101,313.00	100.00%	\$ 101,313.00	\$ -	\$ -	
Law Enforcement Complex	2026	2027	\$ 2,000,000.00	100.00%	\$ 2,000,000.00	\$ 626,378.93	\$ -	
Vehicles	2028	2050	\$ 3,883,947.00	100.00%	\$ 3,883,947.00	\$ -	\$ -	
			<b>\$ 6,753,062.00</b>		<b>\$ 6,753,062.00</b>	<b>\$ 626,378.93</b>	<b>\$ -</b>	

**COMMUNITY WORK PROGRAM**  
**Impact Fee Eligible Projects, Based on 12.16.24 CIE**

Category	Action/Item	2025/26	2027	2028	2029	2030	Responsible Party	Cost Estimate*	Funding Source**
Fire Protection	Purchase 1 Rescue Pumper	✓					Fire Department	\$500,000	100% Impact Fees
Fire Protection	Purchase 3 Admin. Vehicles – SUVs	✓	✓			✓	Fire Department	\$120,000	100% Impact Fees
Fire Protection	Construct New Station 53		✓	✓			Fire Department	\$5,499,000	100% Impact Fees
Law Enforcement	Purchase 2 Police Admin. Vehicles			✓			Police Department	\$85,250	100% Impact Fees
Law Enforcement	Install 1 Emergency Power System	✓					Police Department	\$101,313	100% Impact Fees
Law Enforcement	Construct Law Enforcement Complex		✓				Police Department	\$6,500,000	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts	✓					Public Works Department	\$331,247	100% Impact Fees
Parks & Recreation	Construct 2 Playgrounds	✓	✓				Public Works Department	\$363,544	100% Impact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓	✓				Public Works Department	\$143,541	100% Impact Fees

Category	Action/Item	2025/26	2027	2028	2029	2030	Responsible Party	Cost Estimate*	Funding Source**
Parks & Recreation	Construct Walking Trails	✓	✓				Public Works Department	\$502,942	100% Impact Fees
Parks & Recreation	Install Pavilion	✓					Public Works Department	\$81,432	100% Impact Fees
Parks & Recreation	Construct Disc Golf Course		✓				Public Works Department	\$62,109	100% Impact Fees
Parks & Recreation	Install 15 Benches	✓	✓				Public Works Department	\$24,844	100% Impact Fees
Parks & Recreation	Add 235 Parking Spaces	✓	✓				Public Works Department	\$616,258	100% Impact Fees

\*Costs subject to change.

\*\*Although projects are 100% eligible for impact fee funding, alternate or supplemental funding may be utilized temporarily when impact fee funds on hand are less than a project will cost. In such cases, project costs would be reimbursable from impact fee collections as such fees are collected.

**STATE OF GEORGIA  
CITY OF MCDONOUGH**

**RESOLUTION NO. 25-11-06**

**A RESOLUTION ADOPTING THE CAPITAL IMPROVEMENTS ELEMENT  
2024 ANNUAL UPDATE**

**WHEREAS**, the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

**WHEREAS**, the City of McDonough has prepared a 2025 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2024; and

**WHEREAS**, the draft Capital Improvements Element 2025 Annual Update was prepared, submitted, and reviewed in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Department of Community Affairs pursuant to the Georgia Planning Act of 1989; and

**WHEREAS**, the Atlanta Regional Commission and Georgia Department of Community Affairs have reviewed the draft Capital Improvements Element 2025 Annual Update and found it to comply with all State and Regional requirements pending certain minor adjustments; and

**WHEREAS**, all such minor adjustments have been incorporated into the revised Capital Improvements Element 2025 Annual Update dated November 6, 2025;

**BE IT THEREFORE RESOLVED** that the City Council does hereby adopt the revised Capital Improvements Element 2025 Annual Update dated November 6, 2025 (a copy of which is attached hereto), as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

**RESOLVED** this 6th day of November 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



CITY OF MCDONOUGH  
**DEPARTMENT PRESENTATION**

# City Council Workshop

November 6th, 2025

**BID – Consulting Services for a  
Comprehensive Parks Master Plan**

Andy Butts | Assistant Director of Public  
Works

The following presentation is intended to educate and provide information to McDonough personnel.  
Please DO NOT share with outside parties.



# PURPOSE

CITY OF MCDONOUGH  
DEPARTMENT PRESENTATION

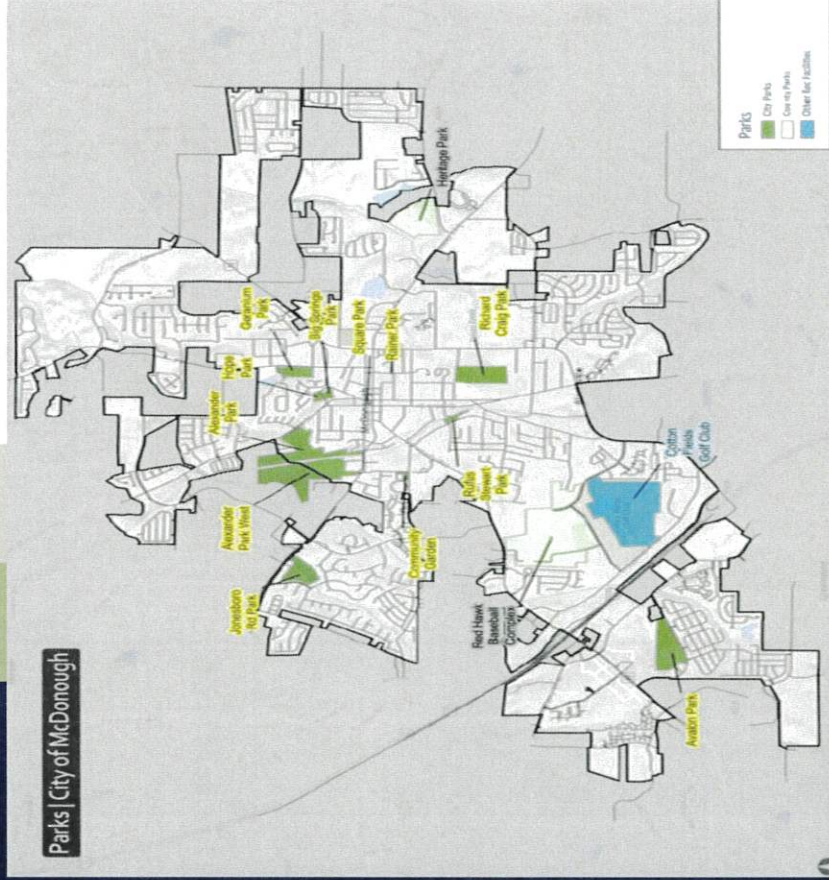


*To obtain support for the development of a Comprehensive Parks Master Plan for the City of McDonough that will guide the: planning, development and management of the city's parks system; as well as the cataloging of green spaces and green belts by awarding the “Bid” to the most qualified and responsive firm as determined by the selection committee.*

# Background



CITY OF MCDONOUGH  
**DEPARTMENT PRESENTATION**



2024-Mayor and City Council established  
a new Parks Department



The need for a Comprehensive Parks  
Master Plan is identified in the City of  
McDonough Comprehensive Plan



ARPA funds are obligated for a  
Comprehensive Parks Master Plan

# EVALUATION



CITY OF MCDONOUGH  
DEPARTMENT PRESENTATION

- The RESPONSIVE BIDS were evaluated by staff and scored in a fair and equitable manner
- Perez Planning \$ Design, LLC received the HIGHEST evaluation score

FACTOR	MAX POINTS	Berry Dunn	Perkins+Will, Inc	Perez Planning+Design, LLC	Brandsetter Carroll Inc.	CPL Architects, Engineers and Landscape Architecture, D.P.C.	TSW
Qualifications and Key Personnel	25	23	24	25	25	25	25
Relevant Experience and References	25	23	24	25	25	25	24
Understanding and Approach of the Project	25	22	23	25	23	23	24
Cost Proposal	25	20	20	25	22	24	23
Cost		\$199,216	\$200,000	\$114,800	\$179,000	\$147,325	\$162,600
TOTAL	100	88	91	100	95	97	96

# STAFF

## RECOMMENDATION

CITY OF MCDONOUGH  
DEPARTMENT PRESENTATION



- **AWARD Bid Consulting Services for a Comprehensive Parks Master Plan (RFP# 25-01) to Perez Planning & Design, LLC**
- **Perez Planning & Design, LLC**
  - **Over 20 Years of Experience**
  - **Experience serving other government municipalities**
    - **Henry County**
    - **City of Norcross**
    - **Chastain Park**
  - **Extensive Team with many years of experience**
  - **Knowledgeable and ability to complete the project**



CITY OF MCDONOUGH  
**DEPARTMENT PRESENTATION**

# QUESTIONS & COMMENTS



Date: 08/27/25  
Proposal

City of McDonough  
Attention: Andrew Butts  
Assistance Director of Public Works

Job: Avalon Park  
1068 Industrial Park  
McDonough, Ga 30253

---

Description:	Amount :
<b>Playcraft Systems Equipment</b>	
<b>Unit:</b>	
Climber-Across Net Link Bridge W/ Hardware.	\$2,700.00
Hex Canopy Replacement. (Recommend replacing both to assure match)	
\$4,980.00 each x 2 =	\$9,960.00
Net Link Replacement Net R-5.	\$2,340.00
Net Tower Ladder W/Hardware. \$ 420.00 each x 9 =	\$3,780.00
<b>Swings:</b>	
6 each strap seats. \$ 70.00 each x 6 =	\$420.00
2 each tot seats with new chain. \$250.00 each x 2 =	\$500.00
8 each Pendulums. \$ 24.00 each x 8 =	\$192.00
Miscellaneous missing hardware on 2 Superior Units.	\$225.00
Freight and handling fees.	\$1,900.00
Installation of all parts above	\$5,500.00

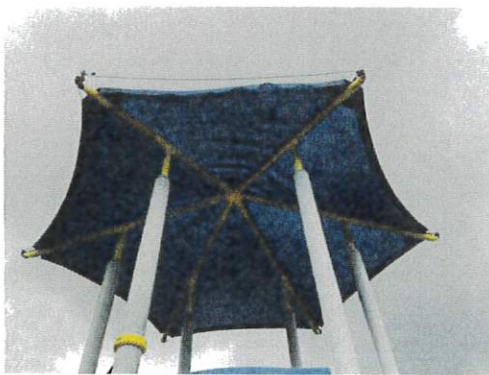
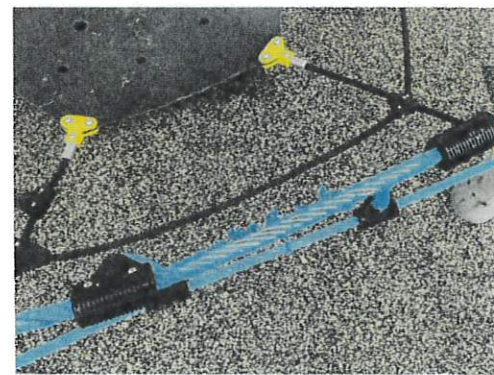
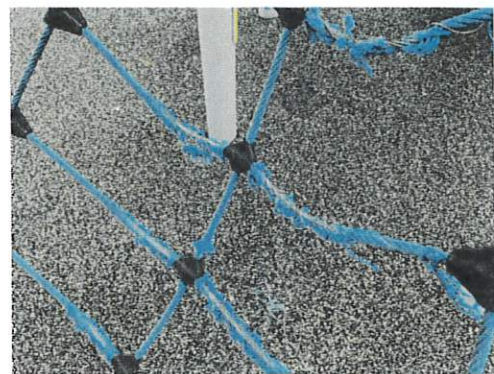
NOTE: EPDM REPAIRS WILL BE A DIFFERENT QUOTE.

Tax: Exempt

---

PROPOSAL TOTAL \$ 27,517.00

Pricing is good for 30 days.  
Terms are net upon completion. Payment may be required for materials received.  
Lead time is 6-8 weeks  
Jasper Outdoors LLC  
1928 Sprayberry Rd  
Monticello, Ga 31064  
David Loggins  
(770)891-1932



**AGENDA ITEM SUMMARY**  
**November 06, 2025, City Council Workshop**  
**Item Number: 12**



Presented by: William VonDenBosch, Director

Public Works - Hwy & Streets Dept

**ITEM SUMMARY:**

Request approval for the Mayor to sign all documents approving Signs by Lightning Maintenance, Inc. to manufacture (2) 8' X 20' single face, internal illuminated, sign cabinet, with vinyl graphic, Install on existing brick structures @ the intersection of Keys Ferry St & Zack Hinton Parkway.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

A claim will be filed with the appropriate insurance company to recover the associated costs.

**STAFF RECOMMENDATION:**

Staff recommends approval

**FINANCIAL IMPACT:**

\$16,500.00

**FUNDING SOURCE:**

Lint Item - 100 5.1565.52.2240

**ATTACHMENTS:**

Signs by Lighting Maintenance, Inc. Invoice

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No

**OTHER DEPARTMENTAL REVIEW**

Finance



**Lighting Maintenance, Inc.**

DATE: 09/24/2025

295 Racetrack Rd.  
 McDonough, GA 30252  
 Phone 770-898-7010 Fax 770-898-9070

TO: William VonDenBosch  
 City of McDonough  
 305 Racetrack Rd  
 McDonough, GA. 30252  
 678-782-6204

PROJECT	PROJECT LOCATION	PAYMENT TERMS	
SINGLE SIDED SIGN CABINET	CORNER OF KEYS FERRY & ZACH HINTON	50% DEPOSIT REMAINING DUE UPON COMPLETION	
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Manufacture (2) 8'x20' single face, internal illuminated, sign cabinet, with vinyl graphic. Install on existing brick structures.		
	<b>Manufacture:</b>		\$8,500.00
	<b>Install:</b>		\$8,000.00
	<b>Total:</b>		\$16,500.00

**AGENDA ITEM SUMMARY**  
**November 06, 2025, City Council Workshop**  
**Item Number: 13**



Presented by: Sylvia Smith, Community & Economic Development Department  
Aaron Hypolite, City Planner

**ITEM SUMMARY:**

The request for Case #**250806 (Watkins property)** is a zoning modification to allow the addition of professional offices as a use. The subject property is located at 200 Hampton St., and further recognized as Tax Parcel ID #M10-07022000 and lies within District 1 (Rufus Stewart)

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Said application is to be processed following schedule herein:

- 10/14/2025 Municipal Planning Commission Workshop
- **11/06/2025 City Council Workshop**
- 11/10/2025 Municipal Planning Commission Public Review
- 11/17/2025 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, 3<sup>rd</sup> Floor  
McDonough, GA 30253  
Phone (678) 432-4622  
Fax (678) 432-4665

MEMORANDUM

October 3, 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 #250806

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

**Applicant:** Joe Watkins for the Watkins property

**Request:** A zoning modification to allow the addition of professional offices as a use.

**Zoning History:** C-1 (Neighborhood Commercial) with conditions per ORD #04-03-01003(Z) and #05-12-05003(ZM)

**Tax-Parcel ID#:** M10-07022000

**Address:** 200 Hampton Rd.

**Tract Size:** 0.32 +/- acres

**Location:** Land Lot(s) 156 of the 7th District

**Infrastructure:** Water & Sewer Service: Henry County Water Authority  
Electrical Service: Georgia Power  
Telephone: N/A  
Cable: N/A

**Attachments:**

**Letter of Intent for Zoning Modification Request**

**Date:** 8/20/25

To: Tina Tebo

City of McDonough Planning and Zoning

City of McDonough

**Subject:** Request for Zoning Modification – 200 Hampton St., McDonough, GA 30253

Dear Ms. Tebo, Planning Director/Commission Members,

I am submitting this Letter of Intent to request a zoning modification for the property at 200 Hampton St., McDonough, GA 30253. The current C1 designation limits the property to salon use only. I am seeking to expand allowable uses to include a physical therapy office, as well as other professional offices such as attorney, CPA, real estate, and similar businesses.

**Background**

The property is under contract to be purchased by a local physical therapist who currently operates a mobile business. She plans to expand with in-office therapy services and additional staff. The current salon-only restriction does not reflect the building's potential. Allowing light medical and professional office uses will better serve the community and ensure the property is fully utilized.

**Proposed Use**

Approval of this modification would allow the building to be used for a physical therapy office and other compatible professional services. The 800 sq. ft. space is well-suited for small-scale medical and office operations, which would bring new services and skilled professionals to the area.

**Justification**

This request supports the city's long-term development goals by encouraging diverse small businesses in McDonough. Expanding permitted uses will create opportunities for local entrepreneurs while preserving the character of the area.

### **Impact Considerations**

The change will have minimal impact on neighboring properties. No structural or parking lot modifications are required, and the existing nine parking spaces are sufficient. Traffic and water usage will be equal to or less than current salon use, as salons typically generate more customer visits and higher water demand than office or small medical practices.

### **Conclusion**

For these reasons, I respectfully request approval of the proposed zoning modification for 200 Hampton St. I am happy to provide further information or meet to discuss this request in more detail.

Thank you for your time and consideration.

Sincerely,



Joe Watkins, Manager

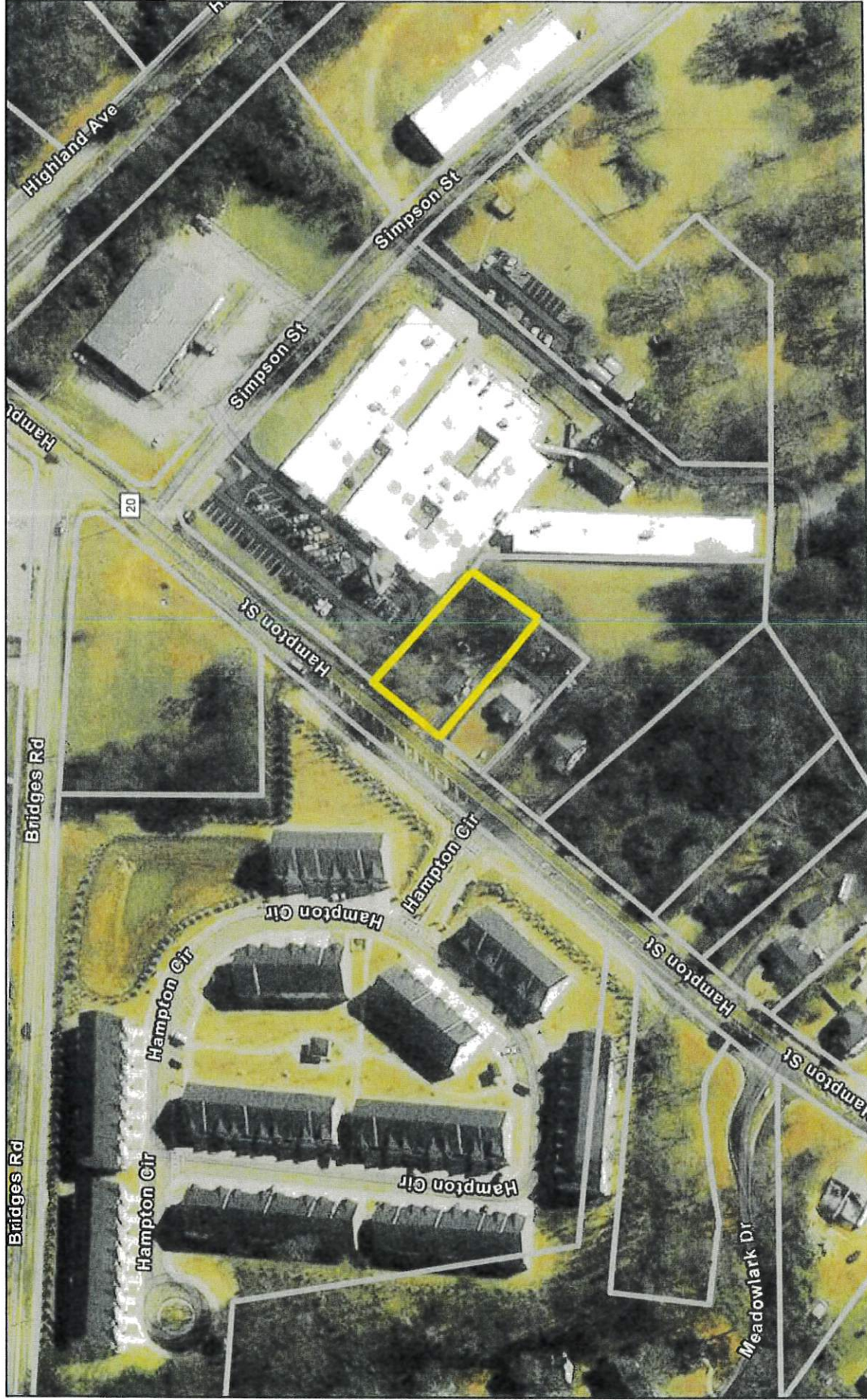
JKH Holdings, LLC

922 HWY 81E, Suite 162

McDonough, GA 30252

770-712-5144

# McDonough GIS



9/5/2025, 12:43:34 PM

Parcels City Limits Streets

1:2,257  
0 0.01 0.03 0.05 0.06 mi  
0 0.03 0.05 0.1 km  
Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



**AGENDA ITEM SUMMARY**  
**November 06, 2025, City Council Workshop**  
**Item Number: 14**



Presented by: Sylvia Smith, Community & Economic Development Department  
Aaron Hypolite, Senior Planner

**ITEM SUMMARY:**

The request for Case #250809 (**Manor Lake Assisted Living, Memory Care & Cottages**) is a rezoning to PUD (Planned Unit Development) for a senior living community. The subject property is located at Lake Dow Rd. & Hwy. 81 E. and further recognized as Tax Parcel ID #107-01004000 & 123A-02007002 and lies within District 3 (Scott Reeves). NOTE: The current zoning is C-3 (Highway Commercial) with conditions per ORD #07-08-06006(Z) & #23-03-20001(Z).

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Said application is to be processed following schedule herein:

- 10/14/2025 Municipal Planning Commission Workshop
- **11/06/2025 City Council Workshop**
- 11/10/2025 Municipal Planning Commission Public Review
- 11/17/2025 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, 3<sup>rd</sup> Floor**  
**McDonough, GA 30253**  
**Phone (678) 432-4622**  
**Fax (678) 432-4665**

**MEMORANDUM**

October 3, 2025

**TO:** City and County Reviewing Agencies  
**CC:** Municipal Planning Commission Members  
**FROM:** Tina Tebo, Planning Techn<sup>1</sup>  
**SUBJECT:** Initial Review of Proposed Petition(s) Request – Case #250809

---

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

**Applicant:** Tom Kane for the Manor Lake Assisted Living, Memory Care & Cottages.

**Request:** A rezoning to PUD (Planned Unit Development) for a senior assisted living community.

---

**Zoning History:** C-3 (Highway Commercial) with conditions per Ordinance(s) #07-08-06006(Z) & #23-03-20001(Z)

**Tax-Parcel ID#:** 107-01004000 (Tract 1) & 123A-02007002 (Tract 2)

**Address:** Lake Dow Rd. & Hwy. 81 E.

**Tract Size:** 10.157 +/- acres

**Location:** Land Lot(s) 152 & 153 of the 7th District

**Infrastructure:** Water & Sewer Service: Henry County Water Authority  
Electrical Service: Georgia Power/Snapping Shoals  
Telephone: TBD  
Cable: TBD

**Attachments:**

# Manor Lake



DEVELOPMENT

August 26, 2025

Henry County Planning & Zoning Department

140 Henry Parkway

McDonough, GA 30253

**RE: Rezoning Application for Manor Lake Development - Proposed Assisted Living Community at Hwy 81 and Lake Dow Road**

Dear Henry County Planning & Zoning Department,

On behalf of Manor Lake Development, LLC, we are submitting this letter in support of our rezoning application to construct a new senior living community in McDonough, Georgia. We are proposing a project that will provide high-quality housing and care for the area's growing senior population.

---

## Project Overview

Our proposed community is designed to meet the diverse needs of senior residents. The main building will feature **104 beds**, including **68 Assisted Living** and **36 Memory Care** units, all within a single-story structure spanning nearly 77,000 square feet. This design prioritizes accessibility, eliminating the need for elevators and making it easier for residents to navigate the facility. The community will also include **24 Independent Living Cottages**, each with two bedrooms and two full bathrooms, as well as a dedicated clubhouse.

The exterior of the main building will feature a lodge-style aesthetic with masonry and HardiePlank siding, topped with architectural shingles. A prominent double-sided stone fireplace will be a key architectural feature, visible from both the lobby and the main dining room. The Independent Living Cottages will also feature high-end amenities, including full kitchens, laundry facilities, and electric fireplaces.

---

## Location and Community Benefit

The project is located on a **10.157-acre site** at the intersection of Hwy 81 and Lake Dow Road, directly across from Heritage Park. This prime location is easily accessible and centrally located

for residents and their families. We anticipate that most residents will come from surrounding neighborhoods, including the many 55+ active adult communities in the area. Our facility will offer a convenient and attractive option for local seniors who need assisted care but wish to remain close to their homes and loved ones.

This community will also be an economic asset, creating approximately **80 full-time and part-time jobs**. We are committed to providing exceptional care and services, including 24-hour staffing, three daily meals with snacks and a bistro, and physical and mental therapy options. Residents will enjoy a wide range of amenities, such as a golf putting green, a salon/spa, a library, and a multi-use auditorium. We will also provide shuttle services for residents to attend local shopping, church, and doctor's appointments.

---

### **Conclusion**

Manor Lake Development is confident that this project will be a significant asset to the McDonough community. Our goal is to provide a welcoming and supportive environment where senior residents can live with dignity and receive the care they need while staying connected to the community they know. We believe our proposal aligns with the community's needs and will contribute positively to the area's development.

We appreciate your time and consideration of our application. We are available to answer any questions you may have and look forward to the opportunity to discuss this project further.

Sincerely,

---

Will Creekmore

Manor Lake Development, LLC

678-618-1899

## Manor Lake Assisted Living, Memory Care & Independent Living Cottages

### Zoning Ordinances needing modifications

- All Ordinances listed in 23-03-20001 should not apply.
  - Note we have designed our site utilizing a 50' building setback and 25' landscape buffer.

---

- All Ordinances listed in 07-08-06006 (Z) should not apply.
  - Property is not directly located on Highway 81.
  - Ordinance is related to Office/ Retail which was not built.
  
- Ordinance 25-01-02
  - Amend ordinances and zoning to allow for a 104 Bed Assisted Living, Memory Care and 24 Unit Independent Living Facility, with Clubhouse.
  - Allow for Quadplexes in place of Duplexes.
  - Allow one car garages, not two.
  - Removal of "wall hung" bench seats from showers.
  - Allow for slightly smaller units in Assisted Living Building.  
Proposed Studios 353 to 422 Sq. Ft. Ordinance defines 400 Sq. Ft. or greater.  
Proposed 1 Bedroom units 561 Sq. Ft. to 668 Sq. Ft. Ordinance defines 700 Sq. Ft. or greater.

---

  - Reduce 10% of features required on Wheelchair Assessable Units to 2%.  
Remove, Roll Under Cooktops. Utilize ADA stove with cooktop.  
Remove, Pull-down upper shelves.
  - Removal of Rounded Corners
  - Façade approval of Hardiplank Siding, Stone & Architectural Shingles.
  - Remove 40% gross site area shall be open space
  - Remove routes shall be 10' wide for full access



FourPlay



Lap Siding - Textured Hardie, Painted Blue SW#7074  
Board & Batten- Hardie, Painted Blue SW#7074  
Roofing - Architectural Shingles, Weatherwood  
Stone- Real Tennessee Fieldstone

# HORIZON SENIOR COTTAGES



PRECISION COMMERCIAL  
ARCHITECTS, INC.  
ARCHITECTURE/SPACE PLANNING/CONSULTING  
2420 LITTLE JOHN LANE  
DUNWOODY, GEORGIA 30028  
P. (404) 372-5580 WWW.PCAARCHITECTS.COM

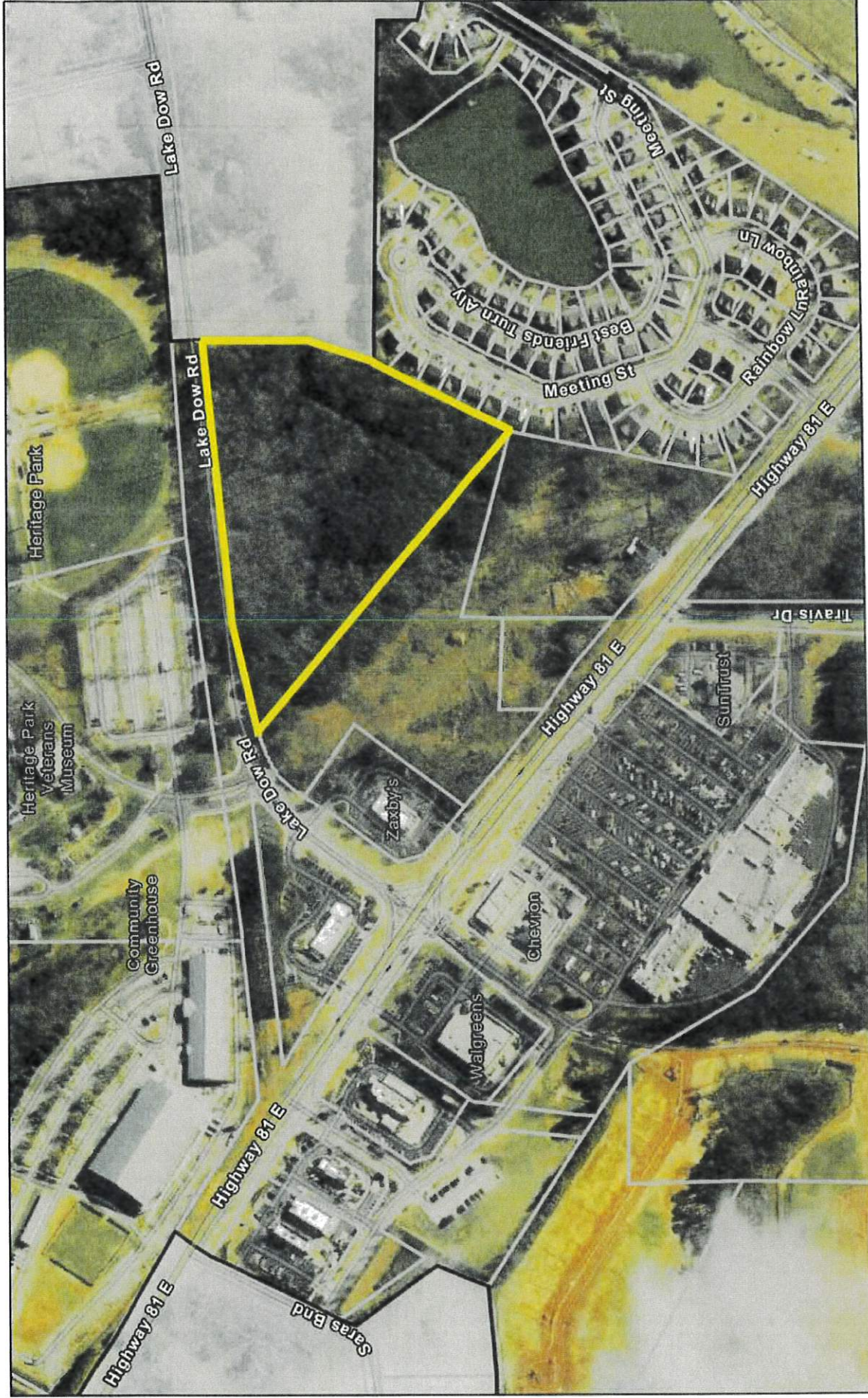
Clubhouse



**PRECISION COMMERCIAL ARCHITECTS, INC.**

Lap Siding - Textured Hardie, Painted Blue SW#7074  
Board & Batten- Hardie, Painted Blue SW#7074  
Roofing - Architectural Shingles, Weatherwood  
Stone- Real Tennessee Fieldstone

# McDonough GIS



9/5/2025, 12:11:24 PM

Parcels City Limits Streets

1:4,514  
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km  
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar



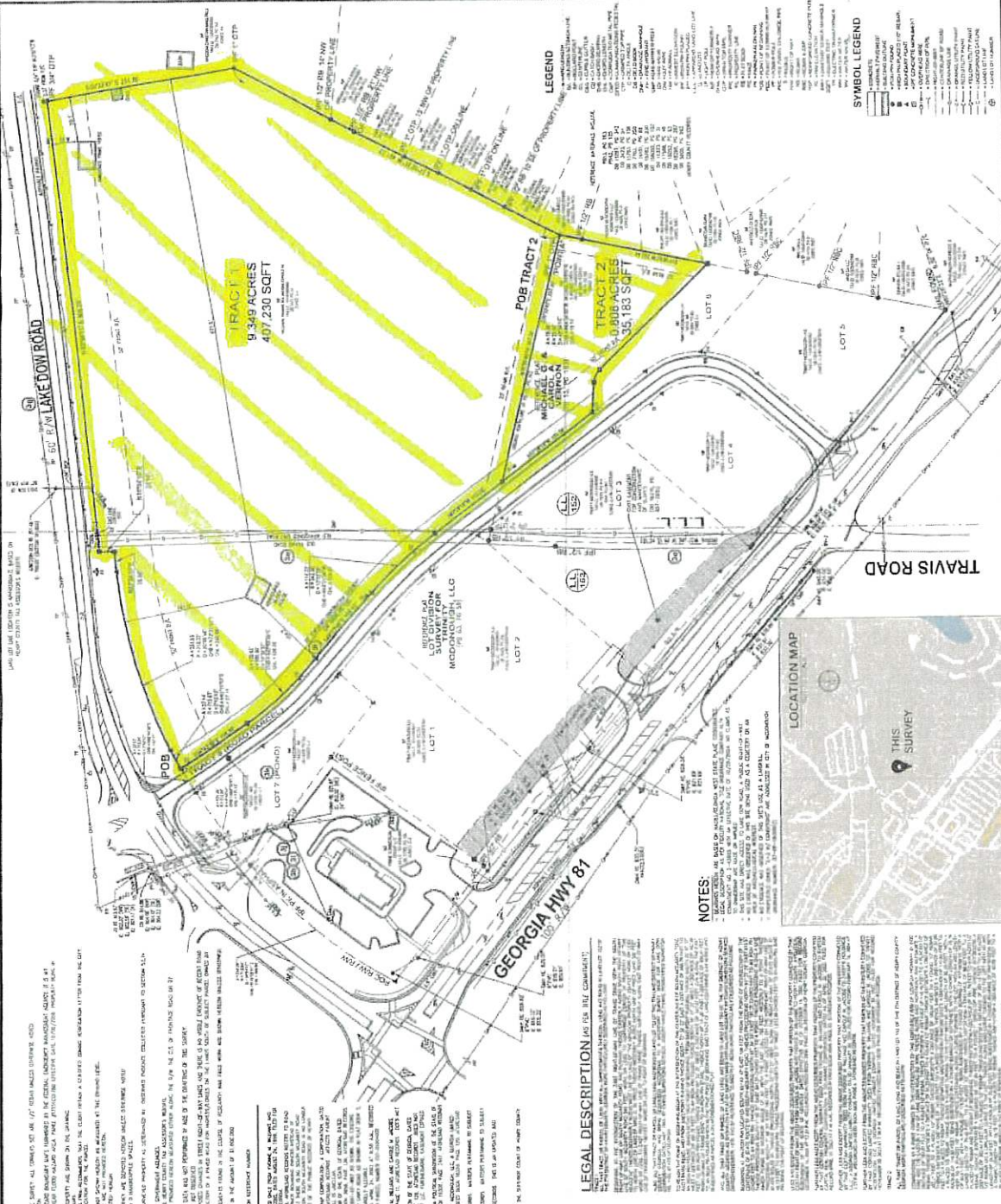


NO.	DESCRIPTION OF REVISION

**IRONSTONE**  
CONSULTING & DESIGN  
1501 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 770.851.6100  
Fax: 770.851.6101  
www.ironstone.com

**ALTA/SPS LAND TITLE SURVEY**  
FOR MORGANSER ENTERPRISES, INC.  
IN LAND LOT 152 & 153, DISTRICT 7 HENRY COUNTY, GEORGIA

**GEORGIA811**  
www.Georgia811.com  
Contact 811 before you dig



**TABLE A ITEMS:**

1. ALL DIMENSIONS TO CENTER OF LOT.
2. ALL DIMENSIONS TO CENTER OF LOT.
3. ALL DIMENSIONS TO CENTER OF LOT.
4. ALL DIMENSIONS TO CENTER OF LOT.
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7. ALL DIMENSIONS TO CENTER OF LOT.
8. ALL DIMENSIONS TO CENTER OF LOT.
9. ALL DIMENSIONS TO CENTER OF LOT.
10. ALL DIMENSIONS TO CENTER OF LOT.

**SCHEDULE B-II EXCEPTIONS**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

**LEGAL DESCRIPTION (AS SHOWN)**

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

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**LEGAL DESCRIPTION (AS SHOWN)**

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THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

**LEGEND**

**SYMBOL LEGEND**

**NOTES:**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

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9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.



**AGENDA ITEM SUMMARY**  
**November 6, 2025, City Council Workshop**  
**Item Number: 15**

Presented by: Sylvia Smith, Community & Economic Development Department  
Aaron Hypolite, Planner

**ITEM SUMMARY:**

The request for Case #250901 (**Hardeman property**) is a modification to existing zoning conditions. The subject property is located at 705 Tomlinson St. and further recognized as Tax Parcel ID #123-01061000 & 122-02059000 consisting of a total of 169.26 +/- acres and lies within District 3 (Scott Reeves). The current zoning is R-75/R-85 (Single-Family Residential) with conditions per ORD #05-12-19001(A)(Z).

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Said application is to be processed following schedule herein:

- 10/14/2025 Municipal Planning Commission Workshop
- **11/06/2025 City Council Workshop**
- 11/10/2025 Municipal Planning Commission Public Review
- 11/17/2025 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 Development Department  
136 Keys Ferry Street, 3<sup>rd</sup> Floor  
McDonough, GA 30253  
Phone (678) 432-4622  
Fax (678) 432-4665**

**MEMORANDUM**

October 3, 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 #250901

---

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

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

**Request:** To modify conditions of zoning.

**Zoning History:** R-75/R-85 (Single-Family Residential) with conditions per ORD #05-12-19001(A)(Z)

**Tax-Parcel ID:** #123-01061000 & #122-02059000

**Address:** 705 Tomlinson St.

**Tract Size:** 169.26 +/- acres

**Location:** Land Lot(s) 120, 136 & 137 of the 7th District

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

**Attachments:**

Ernest M. Smith (1911-1992)  
A. J. Welch, Jr. (1944-2018)  
John P. Webb, PC  
William A. White, PC  
Andrew J. Welch, III, PC (NY & GA)  
L. Scott Mayfield  
Marc A. Avidano (FL & GA)  
David M. Waldromp  
Andrew J. Gebhardt  
R. Brian Strickland  
Elizabeth P. O'Neil  
Megan Murren Rittle (GA & AL)  
Lajuana C. Ransaw  
Warren M. Tilley  
Orlon G. Webb



SMITH WELCH  
WEBB & WHITE<sup>LLC</sup>

ATTORNEYS AT LAW

~~TRUSTED SERVICE FOR A CENTURY~~

2200 KEYS FERRY COURT • MCDONOUGH, GA 30253  
Telephone: 770-937-3937 • Facsimile: 770-937-9165  
www.smithwelchlaw.com

Grant B. McBride  
Hanan K. Davis  
Miranda N. Hanley  
Brandon F. Palmer  
M. Chase Collins  
Brooke A. Wilto

ASSOCIATES

Christopher T. Webb  
Susana Gude-Rodriguez  
Richard A. McCall  
Amber D. Porter  
Morgan R. Thomas  
Billy D. Thomas, Jr.  
Jacob S. Barlar  
Priyesh Patel

OF COUNSEL  
Amy M. Fletcher

September 4, 2025

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

VIA ELECTRONIC MAIL:  
SSmith@McDonoughGa.org

**RE:** Letter of Intent | Pulte Group, Inc.'s Major Modification of Conditions  
705 Tomlinson Street (2005 Rezoning and Annexation)

Dear Director Smith:

Please accept this as the letter of intent on behalf of PulteGroup, Inc. ("Applicant") and its request for a major modification of conditions. I previously wrote to you on August 5, 2025 to request a minor modification of conditions to be approved by you in your capacity as Director of McDonough's Community Development. Ms. Tebo responded by requesting that I submit an application for major modification of conditions to be considered and voted upon by the McDonough City Council. Accordingly, I am filing with Letter of Intent with the Applicant's application for a major modification of conditions.

On December 19, 2005, the City of McDonough approved the annexation and rezoning request of Mike Hardeman on December 19, 2005 for 169.26+/- acres in Land Lot(s) 120, 136, and 137 of the 7<sup>th</sup> Land District of Henry County, Georgia ("Subject Property") through Ordinance No. 05-12-19001(A)(Z).

The Applicant has applied for a change of conditions to request that those conditions approved for the Subject Property in 2005 be the same as those conditions approved on May 19, 2025 through rezoning Ordinance No. 25-05-19002(Z) for an adjoining 16.45+/- acres located at 705 Tomlinson Street (parcels #122-02061000 and a portion of parcel #122-02059000) in Land Lot 120 of the 7<sup>th</sup> District of Henry County, Georgia; and

The conditions approved by the Mayor and City Council on May 19, 2025 which the Applicant requests apply to the Subject Property are as follows:

### Natural

1. Provide a twenty-five (25') foot buffer, along all property lines (except utility easements, existing water bodies and approved ingress/egress)
2. Where replanting in buffer strip is required due to disturbance, the replantings shall incorporate the following minimum plant varieties: Southern Magnolia (Magnolia Grandflora), Leyland Cypress, Deodar Cedar, holly, dogwood, native azaleas, and native ornamental grass varieties where disturbed.
3. Required-uniform variety street trees (Medium to Large) shall be provided along internal subdivision streets and along the Property where it abuts Tomlinson Street and McGarity Road which shall be planted not greater than fifty feet (50') apart. The variety of tree must vary from street to street so that a monoculture of trees are not created.

### Human

1. Sidewalks a minimum of five (5) feet in width shall be provided on both sides of interior streets and a uniform three (3) foot or greater groundcover strip between the curb and the sidewalk which shall accommodate the required canopy street trees.
2. Development shall set aside the minimums for common area as per 16.12.070 per respective zoning tract designations. The acreage contained in the lakes shall be considered common space under 16.12.070, even if any portion of said acreage is in the floodplain.
3. An eight (8) foot unpaved and mulched walking trail shall be created surrounding the lake and connect those portions of the subdivision divided by the lake via the top of the dam. The walking trail shall exist within the buffer and shall not encroach on any property owner's individual lot, and it shall be shown on the preliminary plat along with all amenities. The walking trail should be constructed prior to obtaining building permits; a statement pertaining to the walking trail should be included in the HOA covenants.

### Built

1. The Facades of each residential structure shall be reviewed and approved by the issuance of a Façade Permit.
  - Elevations for the rear and two (2) sides shall be a mix of two or more of the following cladding options: brick, stone, cementitious siding, and/or stucco.
  - On the front side, brick, stone and/or cementitious siding, or any combination thereof shall be utilized.
  - Architectural 3-D roofing shingles shall be required on every residential structure and the Clubhouse.
  - A minimum of six (6) brick, stone, stucco finishes and/or a selection of reveals for cementitious siding, and six (6) roof shingle style colors for the development shall be provided and used to determine if a structure meets all exterior requirements before a Façade Permit is issued.

2. Fencing within the development shall be a uniform style and set forth by private covenant. Posterior fencing shall be prohibited along Tomlinson Street and McClarty Road unless approved as part of a master site plan, entrance and landscape plan. Vinyl fencing is not allowed.
3. A mandatory homeowners' association shall be established and maintained pursuant to the laws of the State of Georgia to own and maintain all common open space and amenity areas. Mandatory covenants shall provide for the perpetual ownership, care and maintenance of all subdivision improvements/common spaces and the durability of built structures. Additionally, the mandatory covenants shall include limiting the number of rental units allowed in the development to five (5%) percent. A copy of all the covenants shall be provided to the City for their records.
4. All underground utilities shall be required.
5. A traffic impact study shall be required to determine if acceleration/deceleration lanes shall be provided at project entrance(s) per review of the City Engineer.
6. No more than two (2) boulevard entrances shall be required; one (1) from McClarty Road and one (1) from Tomlinson Street as shown on the site plan. There may be a neighborhood "right of light, air" entrance to McClarty Road between Tomlinson Road and the required boulevard entrance to McClarty. These points of ingress and egress satisfy the requirements of 16.16.060.
7. Verification must be made that the City of McDonough has water and sewer capacity for the property. A sewer capacity study will be required.

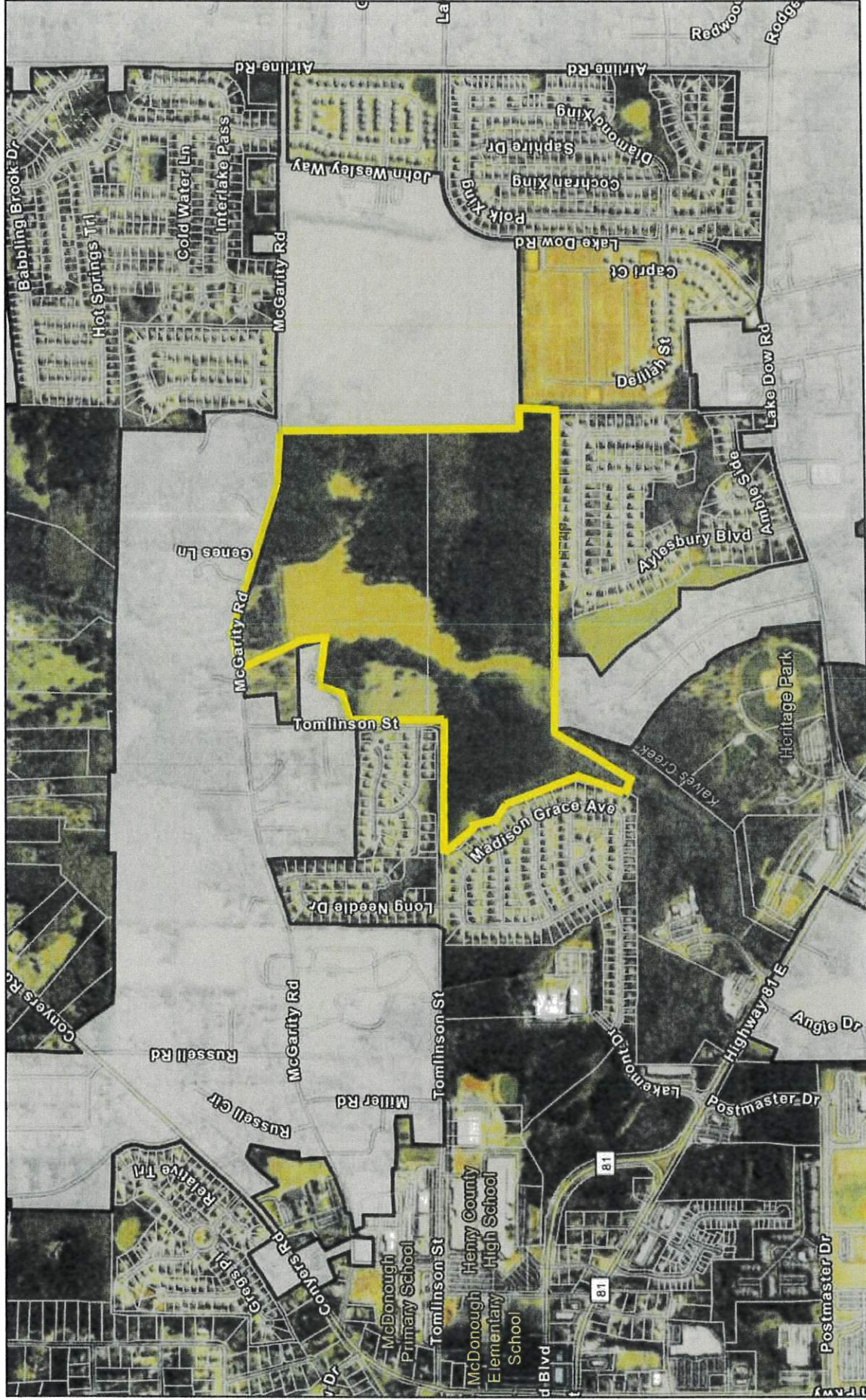
With kindest regards,

  
Andrew J. "Andy" Welch III

AJW/MLP  
Enclosure

1000 Tina Felt  
Ashley Wells  
Debra Walker-Ashby  
Client

# McDonough GIS



9/5/2025, 12:33:37 PM

Parcels City Limits Streets

1:18,056  
0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km

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



CITY OF McDONOUGH, GA  
 HARDEMAN PROPERTY  
 FOR  
 ZONING PLAN  
 LOCATED IN:

DATE	REVISIONS

DATE:	
SCALE:	
DESIGNER:	
CHECKED BY:	
APPROVED BY:	

SHEET NUMBER  
**2P-1**

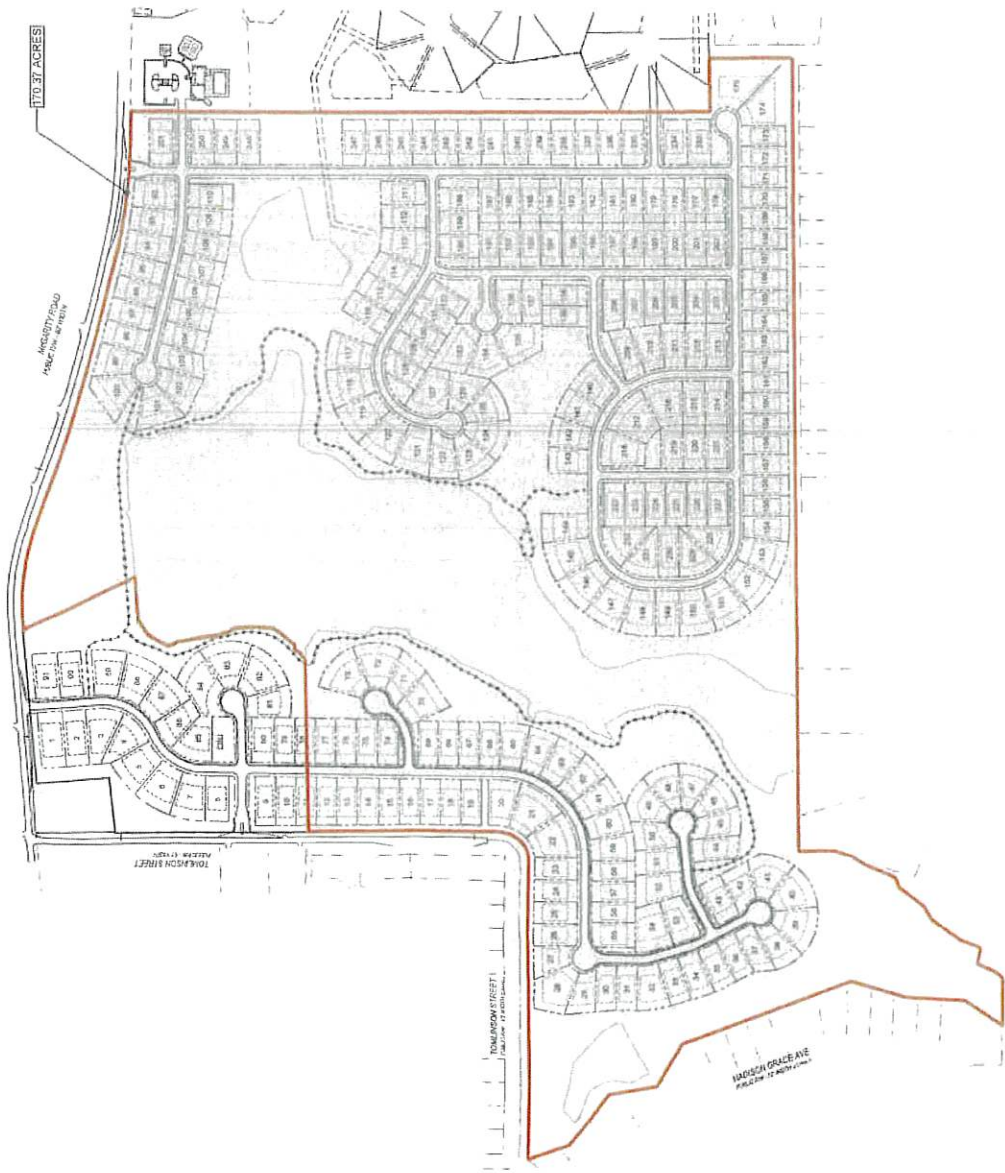
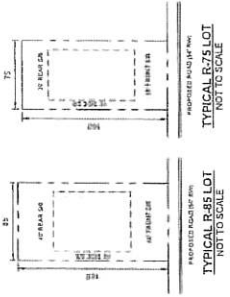
**LAND USE SUMMARY**  
 AREA TO BE ANNEXED ZONED  
 PROPOSED ZONING R-75/26.45  
 AREA TO BE ZONED 170.37 ACRES  
 TOTAL AREA 1,863.82 ACRES

**SUBBALL OBJECT**  
 ZONING  
 R-75/26.45 CITY OF McDONOUGH

**BL-2 LOTS**  
 MIN. LOT AREA: 12,000 sq. ft.  
 MIN. LOT WIDTH: 75 ft.  
 MAX. GROUND COVER: 35%  
 SIDE SETBACK: 25'  
 REAR SETBACK: 25'  
 R-75 UNITS: 140

**R-35 LOTS**  
 MIN. LOT AREA: 14,000 sq. ft.  
 MIN. LOT WIDTH: 60 ft.  
 MAX. GROUND COVER: 35%  
 SIDE SETBACK: 25'  
 REAR SETBACK: 25'  
 R-35 UNITS: 110

TOTAL UNITS: 250 UNITS



- GENERAL NOTES:**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR INFORMATION PURPOSES ONLY. A FINAL LAYOUT WILL BE REQUIRED TO DESIGN THE PROJECT.
  - THIS CONCEPT PLAN IS BASED ON GIS INFORMATION OBTAINED FROM HENRY COUNTY EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPOGRAPHIC DATA.
  - ENVIRONMENTAL ASSESSMENT AND FINAL ENGINEERING MAY RESULT IN CHANGES TO THE CONCEPT PLAN THAT COULD AFFECT TOTAL NUMBER OF UNITS.
  - LAYOUT ASSUMES DETERMINATION OF ALL UTILITIES (WATER MAIN, SEWER, AND GAS) AND QUALITY DRAINAGE (STORAGE/TREATMENT) WILL BE UTILIZED FOR WATER QUALITY.



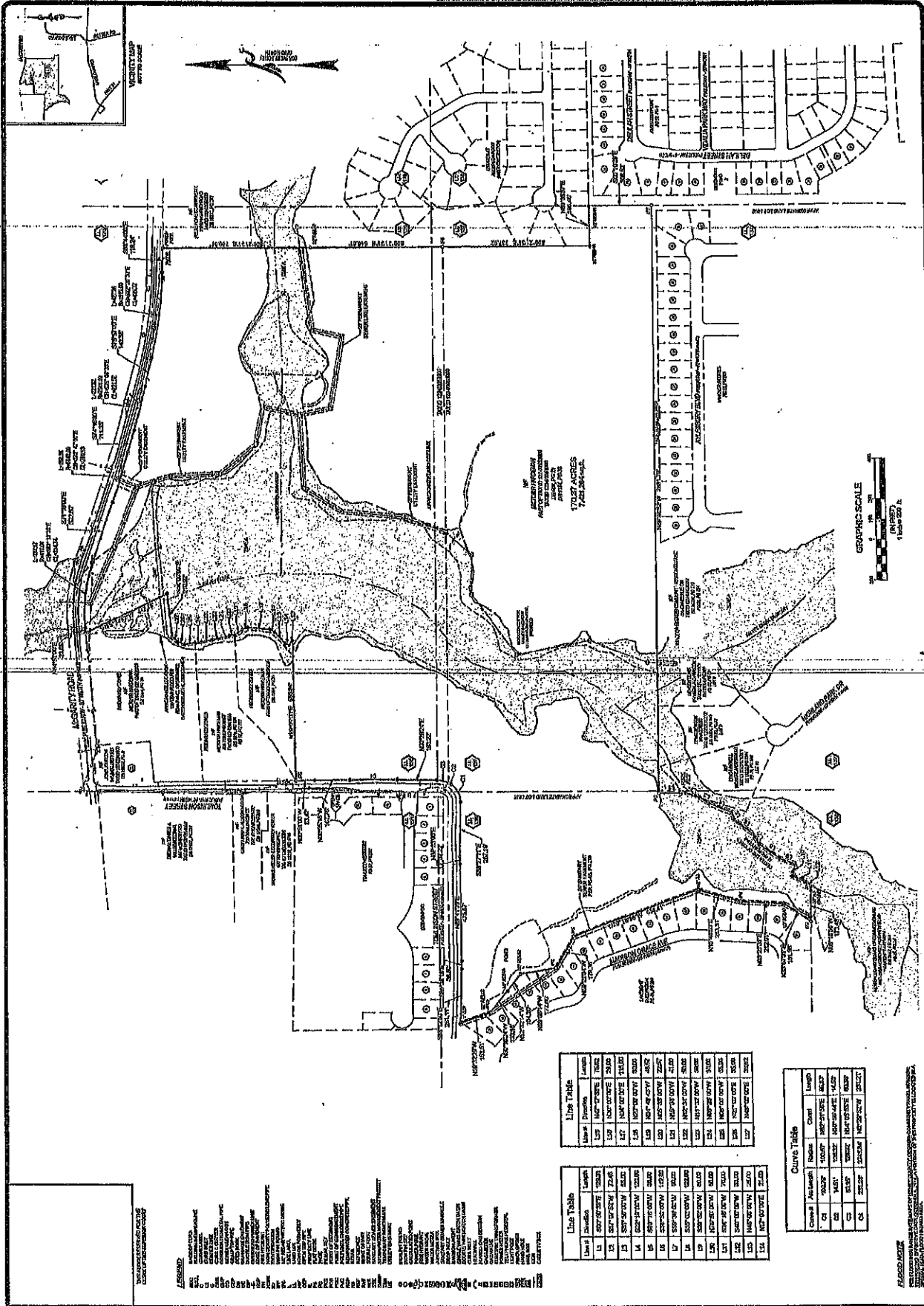
**HARDEMAN PROPERTIES**  
**ZONING EXHIBIT**  
 LAND LOTS 120, 126  
 4TH DISTRICT  
 HENRY COUNTY, OREGON

**REVISIONS**

NO.	DATE	DESCRIPTION



SHEET NUMBER  
**1 of 1**



**LEGEND**

1. PROPERTY LINES AND CORNERS  
 2. EXISTING AND PROPOSED STREETS  
 3. EXISTING AND PROPOSED ALLEYS  
 4. EXISTING AND PROPOSED EASEMENTS  
 5. EXISTING AND PROPOSED ENCUMBRANCES  
 6. EXISTING AND PROPOSED UTILITIES  
 7. EXISTING AND PROPOSED SURVEY DATA  
 8. EXISTING AND PROPOSED ZONING BOUNDARIES  
 9. EXISTING AND PROPOSED ZONING CLASSIFICATIONS  
 10. EXISTING AND PROPOSED ZONING DISTRICTS  
 11. EXISTING AND PROPOSED ZONING SUBDISTRICTS  
 12. EXISTING AND PROPOSED ZONING MAPS  
 13. EXISTING AND PROPOSED ZONING ORDINANCES  
 14. EXISTING AND PROPOSED ZONING REGULATIONS  
 15. EXISTING AND PROPOSED ZONING APPLICABILITY

**Line Table**

Line #	Description	Length
1	20th Street	100.00
2	21st Street	100.00
3	22nd Street	100.00
4	23rd Street	100.00
5	24th Street	100.00
6	25th Street	100.00
7	26th Street	100.00
8	27th Street	100.00
9	28th Street	100.00
10	29th Street	100.00
11	30th Street	100.00
12	31st Street	100.00
13	32nd Street	100.00
14	33rd Street	100.00
15	34th Street	100.00
16	35th Street	100.00
17	36th Street	100.00
18	37th Street	100.00
19	38th Street	100.00
20	39th Street	100.00
21	40th Street	100.00
22	41st Street	100.00
23	42nd Street	100.00
24	43rd Street	100.00
25	44th Street	100.00
26	45th Street	100.00
27	46th Street	100.00
28	47th Street	100.00
29	48th Street	100.00
30	49th Street	100.00
31	50th Street	100.00
32	51st Street	100.00
33	52nd Street	100.00
34	53rd Street	100.00
35	54th Street	100.00
36	55th Street	100.00
37	56th Street	100.00
38	57th Street	100.00
39	58th Street	100.00
40	59th Street	100.00
41	60th Street	100.00
42	61st Street	100.00
43	62nd Street	100.00
44	63rd Street	100.00
45	64th Street	100.00
46	65th Street	100.00
47	66th Street	100.00
48	67th Street	100.00
49	68th Street	100.00
50	69th Street	100.00
51	70th Street	100.00
52	71st Street	100.00
53	72nd Street	100.00
54	73rd Street	100.00
55	74th Street	100.00
56	75th Street	100.00
57	76th Street	100.00
58	77th Street	100.00
59	78th Street	100.00
60	79th Street	100.00
61	80th Street	100.00
62	81st Street	100.00
63	82nd Street	100.00
64	83rd Street	100.00
65	84th Street	100.00
66	85th Street	100.00
67	86th Street	100.00
68	87th Street	100.00
69	88th Street	100.00
70	89th Street	100.00
71	90th Street	100.00
72	91st Street	100.00
73	92nd Street	100.00
74	93rd Street	100.00
75	94th Street	100.00
76	95th Street	100.00
77	96th Street	100.00
78	97th Street	100.00
79	98th Street	100.00
80	99th Street	100.00
81	100th Street	100.00

**Curve Table**

Curve #	Radius	Chord	Length
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13	100.00	100.00	100.00
14	100.00	100.00	100.00
15	100.00	100.00	100.00
16	100.00	100.00	100.00
17	100.00	100.00	100.00
18	100.00	100.00	100.00
19	100.00	100.00	100.00
20	100.00	100.00	100.00
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28	100.00	100.00	100.00
29	100.00	100.00	100.00
30	100.00	100.00	100.00
31	100.00	100.00	100.00
32	100.00	100.00	100.00
33	100.00	100.00	100.00
34	100.00	100.00	100.00
35	100.00	100.00	100.00
36	100.00	100.00	100.00
37	100.00	100.00	100.00
38	100.00	100.00	100.00
39	100.00	100.00	100.00
40	100.00	100.00	100.00
41	100.00	100.00	100.00
42	100.00	100.00	100.00
43	100.00	100.00	100.00
44	100.00	100.00	100.00
45	100.00	100.00	100.00
46	100.00	100.00	100.00
47	100.00	100.00	100.00
48	100.00	100.00	100.00
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50	100.00	100.00	100.00
51	100.00	100.00	100.00
52	100.00	100.00	100.00
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66	100.00	100.00	100.00
67	100.00	100.00	100.00
68	100.00	100.00	100.00
69	100.00	100.00	100.00
70	100.00	100.00	100.00
71	100.00	100.00	100.00
72	100.00	100.00	100.00
73	100.00	100.00	100.00
74	100.00	100.00	100.00
75	100.00	100.00	100.00
76	100.00	100.00	100.00
77	100.00	100.00	100.00
78	100.00	100.00	100.00
79	100.00	100.00	100.00
80	100.00	100.00	100.00
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82	100.00	100.00	100.00
83	100.00	100.00	100.00
84	100.00	100.00	100.00
85	100.00	100.00	100.00
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92	100.00	100.00	100.00
93	100.00	100.00	100.00
94	100.00	100.00	100.00
95	100.00	100.00	100.00
96	100.00	100.00	100.00
97	100.00	100.00	100.00
98	100.00	100.00	100.00
99	100.00	100.00	100.00
100	100.00	100.00	100.00

**PLANNING COMMISSION**  
 CITY OF ALBANY, OREGON  
 1000 ALBANY STREET, ALBANY, OREGON 97321  
 PHONE: (503) 863-1234  
 FAX: (503) 863-1234  
 WWW: WWW.CITYOFALBANY.ORG

**AGENDA ITEM SUMMARY**  
**November 6, 2025, City Council Workshop**  
**Item Number: 16**



Presented by: Sylvia Smith, Community & Economic Development Department  
Aaron Hypolite, Senior Planner

**ITEM SUMMARY:**

The request for Case #**250903 (Anderson Landing)** is for a rezoning to R-75 (Single-Family Residential). The subject property is located on Turner Church Rd. and further recognized as Tax Parcel ID #105-01071000 and lies within District 3 (Scott Reeves).

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Said application is to be processed following schedule herein:

- 10/14/2025 Municipal Planning Commission Workshop
- **11/06/2025 City Council Workshop**
- 11/10/2025 Municipal Planning Commission Public Review
- 11/17/2025 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, 3<sup>rd</sup> Floor  
McDonough, GA 30253  
Phone (678) 432-4622  
Fax (678) 432-4665

**MEMORANDUM**

October 3, 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 #250903

---

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

**Applicant:** MTS ATL, LLC c/o Eastwood Homes of Ga, LLC for Anderson Landing.  
**Request:** Rezone property to R-75 (Single-Family Residential)  
**Zoning History:** RA-200 (Residential Agricultural) w/conditions per ORD #21-11-15003(A)(Z)  
**Tax-Parcel ID#:** 105-01071000  
**Address:** Turner Church Rd.  
**Tract Size:** 54.54 +/- acres  
**Location:** Land Lot(s) 89 of the 7th District  
**Infrastructure:** Water & Sewer Service: City of McDonough  
Electrical Service: Georgia Power  
Telephone: TBD  
Cable: TBD  
**Attachments:**

taylor | duma

**Taylor Duma LLP**  
1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339  
Main: 770.434.6868 | Fax: 770.434.7376 | www.taylorduma.com

**Stevan L. Jones | Partner**  
**Direct Dial:** 678.336.7282  
**Cell Phone:** 404.218.2756  
**E-mail:** sjones@taylorduma.com

September 5, 2025

VIA EMAIL

VIA ELECTRONIC DELIVERY

City of McDonough, Georgia Mayor and Councilmembers  
c/o Christy L. Taylor, City Clerk &  
Sylvia Smith, Community Development Director  
City of McDonough  
136 Keys Ferry Street  
McDonough, GA 30253  
ctaylor@mcdonoughga.org  
ssmith@mcdonoughga.org

**RE: Henry County Tax Assessor Parcel Identification Number ("TPN"): 105-01071000  
(the "Property");  
Rezoning Application regarding the Property (the "Application").**

Dear Mayor and Councilmembers (the "Council") of the City of McDonough, Georgia (the "City") and the Planning Commission (the "Planning Commission") of the City:

This law firm represents MTS ATL, LLC (the "Applicant") which is the proponent of the Application. The Applicant is an affiliate of Eastwood Homes, which will be the builder of the homes within the development proposed by the Application.

The Property consists of 54.54+/- acres and is presently zoned within the Residential-Agricultural ("RA") District. The Applicant proposes to rezone the Property to the R-75 Single-Family Residential District ("R-75") for a single-family neighborhood consisting of 89 home lots and an amenity area with a pool, pavilion with restrooms, pool equipment, and covered mail kiosk, and a playground.

As shown by the renderings included with the Application, the homes that Eastwood will construct in the development, if the Application is approved, are consistent with the high-quality that is indicative of the Eastwood brand and the caliber of homes that the City expects for new development within the City.

Enclosed for consideration by the Planning Commission of the City and the Council prior to the Planning Commission's and the Council's official action on the above styled Application for the Property, as Exhibit "A" and Exhibit "B", respectively, are the Constitutional Objection

City of McDonough, Georgia, Mayor and Councilmembers and Planning Commission  
September 3, 2025  
Page 2 of 2

and York Objection of the Applicant regarding the Application. Decisions of Georgia's appellate courts require the Applicant to submit to the Planning Commission and the Council the enclosed objections prior to the Council's decision and/or official action on the Application.

**The Applicant respectfully requests that the the Council approve the Application as presented with only conditions consented to by the Applicant.**

Should you have any questions or concerns regarding this letter or its attachments/enclosures, please do not hesitate to contact me.

Sincerely,



Steven L. Jones

cc: Applicant

Enclosures - Exhibit "A" – Constitutional Objection to Current Zoning;

Exhibit "B" – Objection to Zoning Hearing Based on *York v. Athens College of Ministry, Inc.*

## EXHIBIT "A"

### CONSTITUTIONAL OBJECTION

With respect to the real property of Wade Thomas Anderson, as Executor of the Last Will and Testament of Renee Wade Anderson/the Estate of Renee Wade Anderson (the "Owner") identified as Henry County Tax Parcel Identification Number ("TPN") 105-01071000 and more particularly described in the legal description submitted with the Application, as that term is defined in the foregoing letter to which this objection is attached, (the "Property") and is the subject of Application, filed herewith by MTS ATL, LLC (the "Applicant"), if the Application is not approved or is approved with condition(s) not consented to by the Applicant, Chapter 17 of The Code of Ordinances, City of McDonough, Georgia, which chapter was adopted on January 2, 2025 (the "Zoning Ordinance"), facially and/or as applied to the Owner, the Applicant, and/or the Property, will be unconstitutional in that the Owner's and/or the Applicant's property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. In such case, such action on the Application as well as the Zoning Ordinance, facially and/or as applied to the Owner, the Applicant, and/or the Property, will deprive the Owner and/or the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application, application of the Zoning Ordinance to the Applicant, the Owner, and/or the Property, and/or said ordinance facially will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner and/or the Applicant an economically viable use of the Property while not substantially advancing legitimate state interests and imposing a significant detriment on the Property, the Owner, and the Applicant that is insubstantially related to the public, health, safety, and general welfare.

Inasmuch as it is impossible for the Owner and/or the Applicant to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application, application of the Zoning Ordinance to the Owner, the Applicant, and/or the Property, and/or said ordinance facially, will constitute arbitrary, capricious, and unreasonable act(s) by the City of McDonough, Georgia (the "County"), by and through the Mayor and Councilmembers of the City (the "Council"), without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the

**EXHIBIT "A"**

United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application, application of the Zoning Ordinance to the Property, the Applicant, and/or the Owner, and/or said ordinance facially, will be unconstitutional and discriminate against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

As applied to the Owner, the Applicant, and/or the Property and/or facially, the Zoning Ordinance is a significant detriment and is insubstantially related to the public health, safety, morality, and general welfare.

WHEREFORE, the Applicant requests that the Mayor and Councilmembers of the City of McDonough, Georgia, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 5th day of September 2025.

**TAYLOR DUMA LLP**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

1600 Parkwood Circle  
Suite 200  
Atlanta, Georgia 30339  
(678) 336-7282  
sjones@taylorduma.com

## EXHIBIT "B"

### OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Application (as that term is defined in the foregoing letter to which this objection is attached) which seeks to rezone real property of Wade Thomas Anderson, as Executor of the Last Will and Testament of Renee Wade Anderson/the Estate of Renee Wade Anderson (the "Owner") identified as Henry County Tax Parcel Identification Number ("TPN") 105-01071000 and more particularly described in the legal description submitted with the Application (the "Property"), filed herewith by MTS ATL, LLC (the "Applicant"), any and every public or other hearing or meeting regarding, and any the Mayor and Councilmembers of the City of McDonough, Georgia (the "Council") or Planning Commission of the City of McDonough (the "Planning Commission"), Georgia action (including, but not limited, any final action) on, the Application are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public or other hearing or meeting regarding the Application, including, but not limited to, those before the Planning Commission and the City Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and every public or other hearing or meeting, including, but not limited to, before the Planning Commission and the Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the Council's decision on the Application (*i.e.*, do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Chapter 17 of The Code of Ordinances, City of McDonough, Georgia, which chapter was adopted on January 2, 2025 (the "Zoning Ordinance"); (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the Council; and/or (h) are not residents of the City.

Additionally, the Applicant/the Owner object to any Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant (or, with respect to the Planning Commission, recommends such action) and any other action of the

**EXHIBIT "B"**

City, the Council, and/or the Planning Commission to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the Council and/or the Planning Commission; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, hearsay, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the Planning Commission and/or the Council (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the Planning Commission and/or the Council in its evaluation of the Application; (e) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any and every hearing and meeting, and prior to the Council's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the Council.

WHEREFORE, the Applicant requests that the Mayor and Councilmembers of the City of McDonough, Georgia, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 5th day of September 2025.

**TAYLOR DUMA LLP**  
Counsel for the Applicant  
/s/ Steven L. Jones  
Steven L. Jones

1600 Parkwood Circle  
Suite 200  
Atlanta, Georgia 30339  
(678) 336-7282  
sjones@taylorдума.com

RE: Eastwood Homes of GA, LLC;  
Property Owner's Authorization -- Zoning and Land Use and other Applications and Entitlements;  
54.543 +/- acres of real property in Land Lot 89 of the 7th District of Henry County, Georgia and identified as Henry County Tax Parcel Identification Number 105-01071000

To whom it may concern:

Wade Thomas Anderson, as Executor of the Estate of Renee Wade Anderson, (the "Owner") is the owner of 54.543 +/- acres of real property (the "Property") located in the above referenced land lots and district of Henry County, Georgia and identified by the above referenced Henry County Tax Parcel Identification Number.

The Owner hereby authorizes MTS ATL, LLC and/or Eastwood Homes of GA, LLC and their managers, representatives, attorneys, engineers, and the like (collectively, "Eastwood") to sign, submit/file on behalf of the Owner, and do any and all things Eastwood deems necessary or appropriate, including, but not limited to, proposing and consenting to conditions of approval, with respect to, application(s) and/or request(s) (a) to rezone all or any portion of the Property to such zoning district(s) as Eastwood, in its sole discretion, deems appropriate for Eastwood's intended use(s) of all or any portion of the Property; (b) for utility availability letters/confirmation; and/or (c) for approval or authorization under, or to vary, waive, or otherwise grant relief from, any development, zoning, or other code, ordinance, statute, rule, or regulation of any local, state, or federal government or authority related in any way to all or any portion of the Property and Eastwood's intended use(s) of all or any portion of the Property.

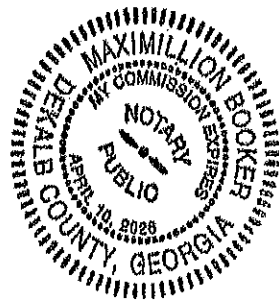
Sworn and subscribed, on this 26 day of August, 2025, before and in the presence of:

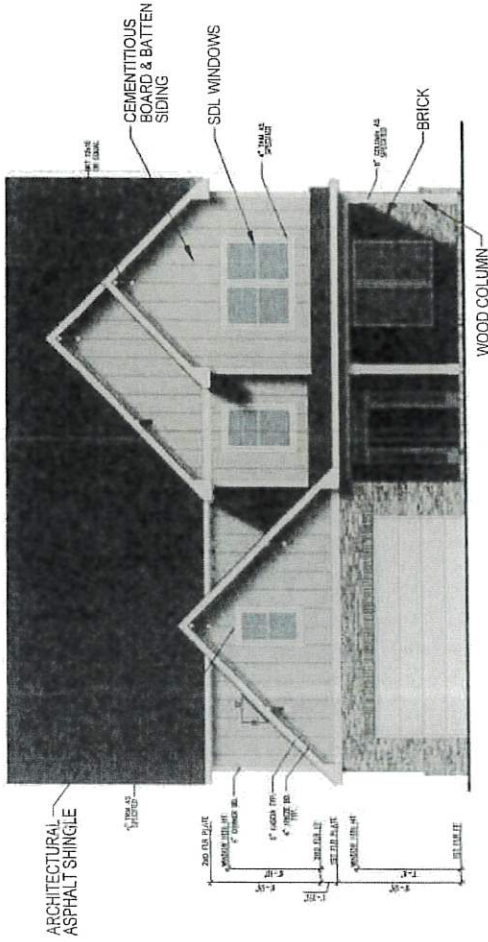
Wade Thomas Anderson,  
as Executor of the Estate  
of Renee Wade Anderson

[Signature]  
Notary Public

By: [Signature]

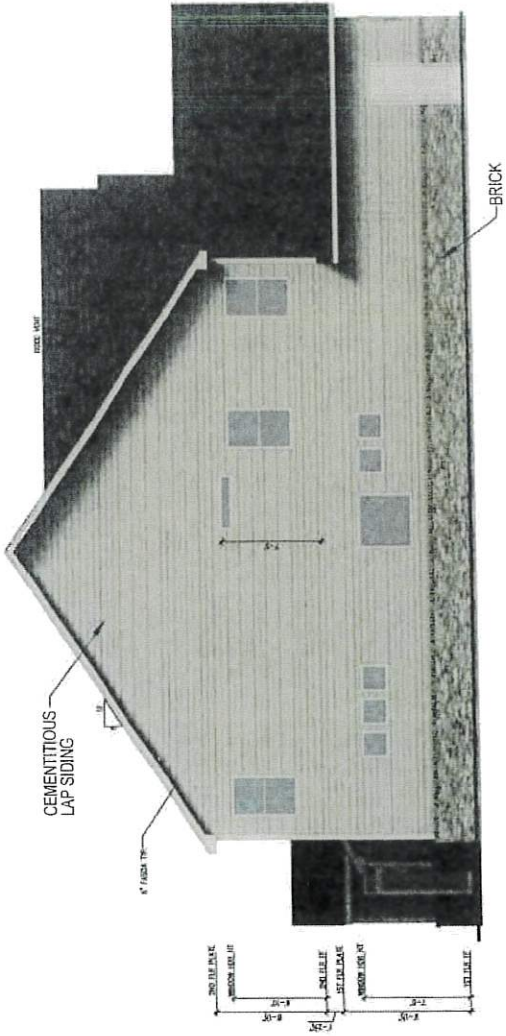
My commission expires: 4/10/26





FRONT ELEVATION

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

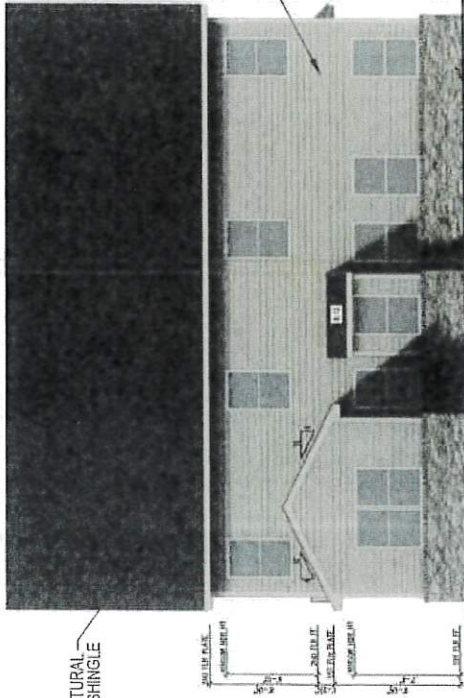


LEFT SIDE ELEVATION

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



MCDOWELL - L-LH  
PROPOSED ELEVATIONS



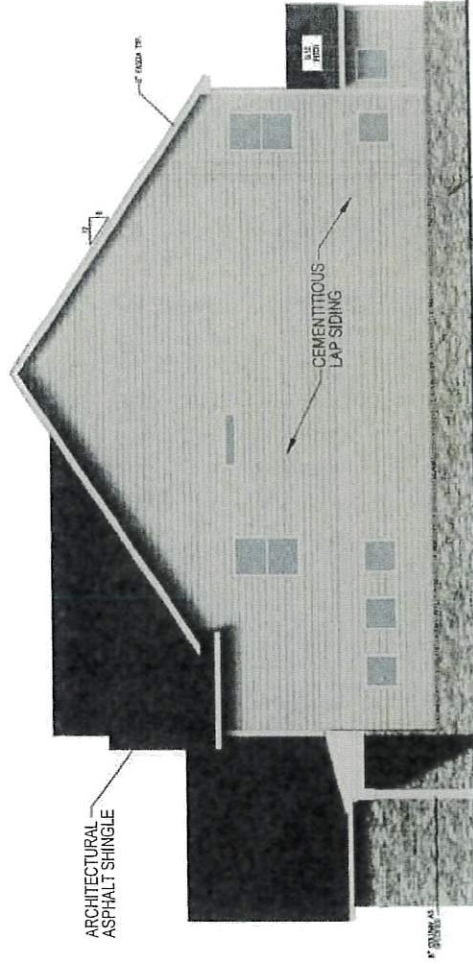
ARCHITECTURAL ASPHALT SHINGLE

CEMENTITIOUS LAP SIDING



REAR ELEVATION

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



ARCHITECTURAL ASPHALT SHINGLE

CEMENTITIOUS LAP SIDING

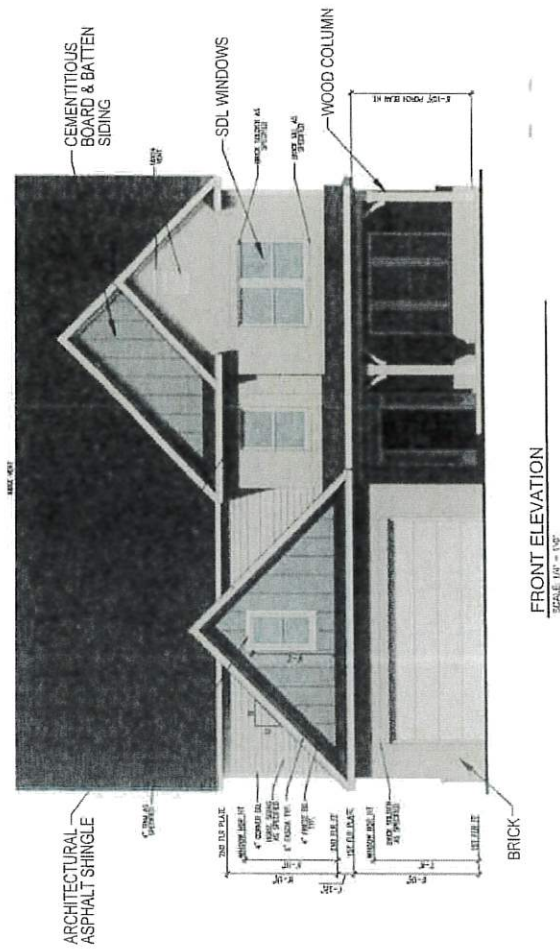
BRICK

RIGHT SIDE ELEVATION

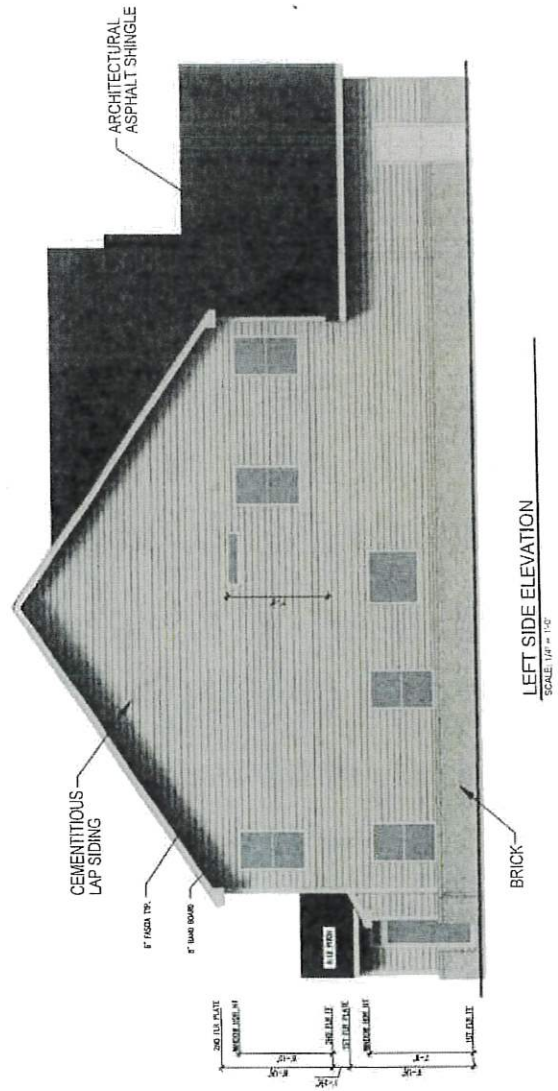
SCALE: 1/4" = 1'-0"



MCDOWELL - L - LH  
PROPOSED ELEVATIONS



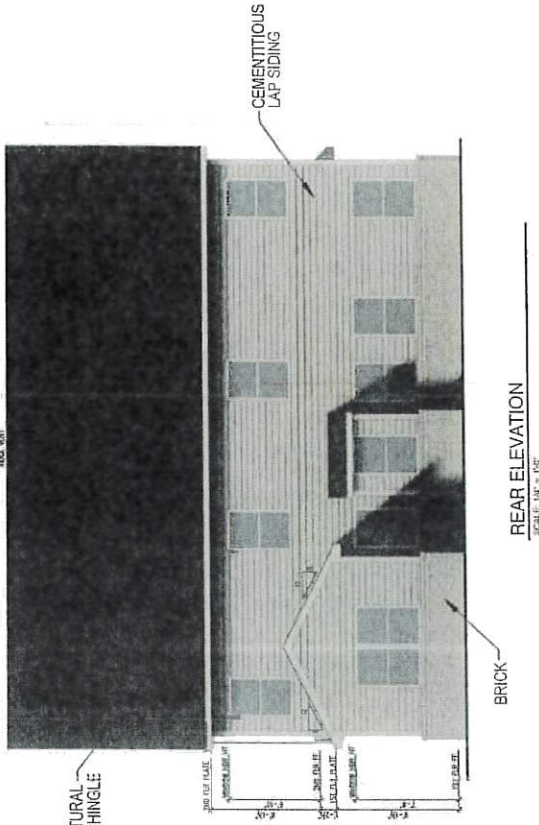
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



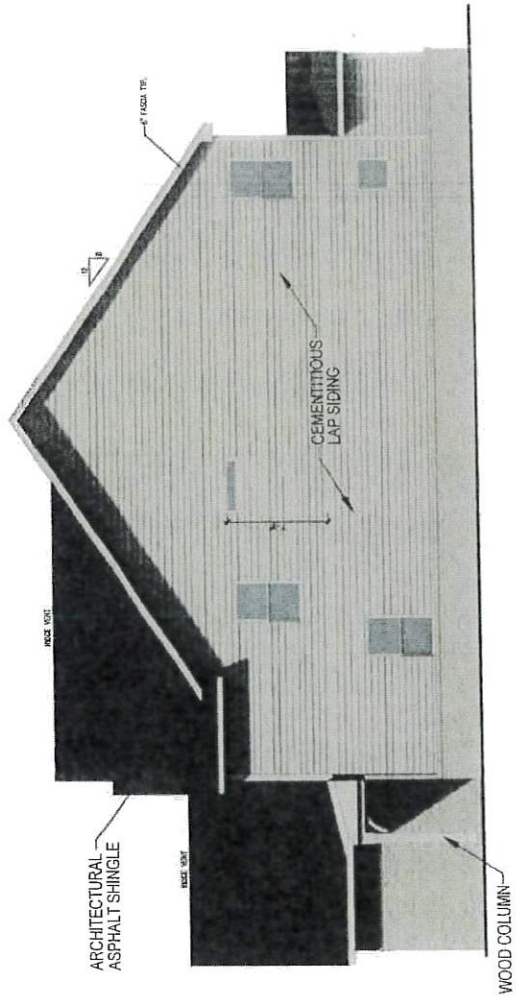
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



MC DOWELL - H - LH  
PROPOSED ELEVATIONS



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

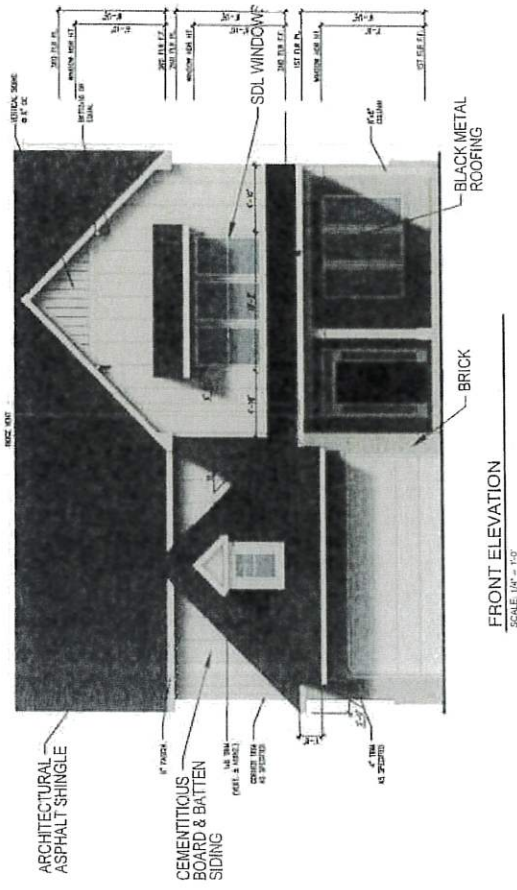


RIGHT SIDE ELEVATION  
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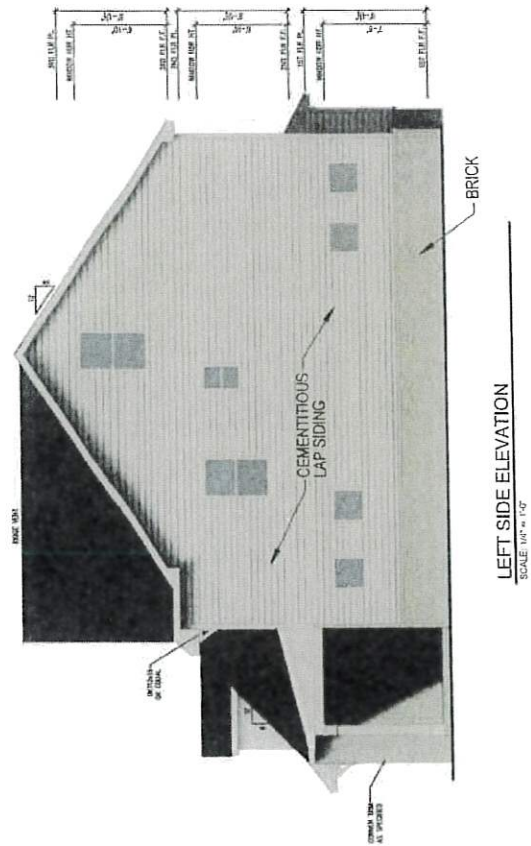


MCDOWELL - H - LH  
PROPOSED ELEVATIONS





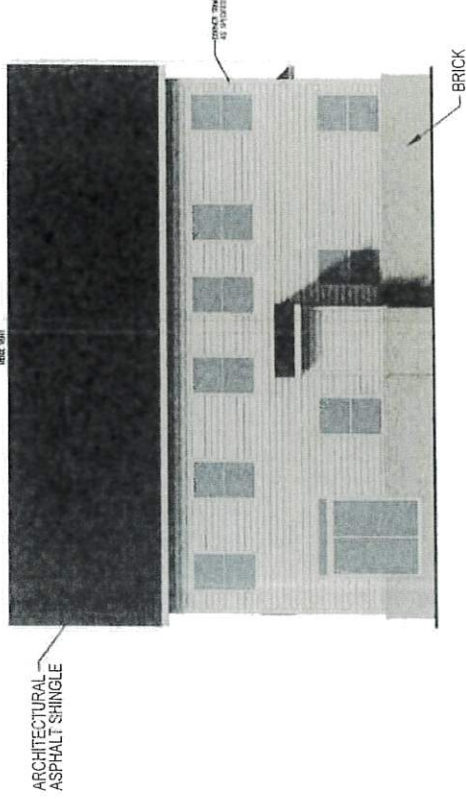
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



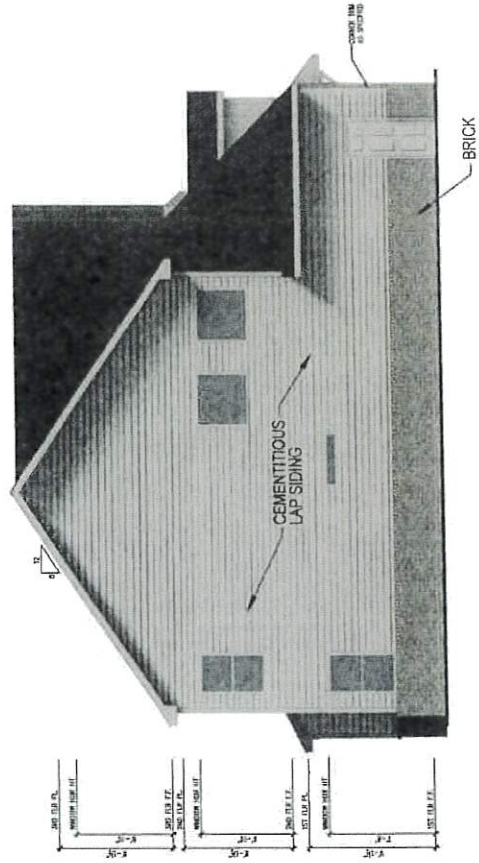
LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



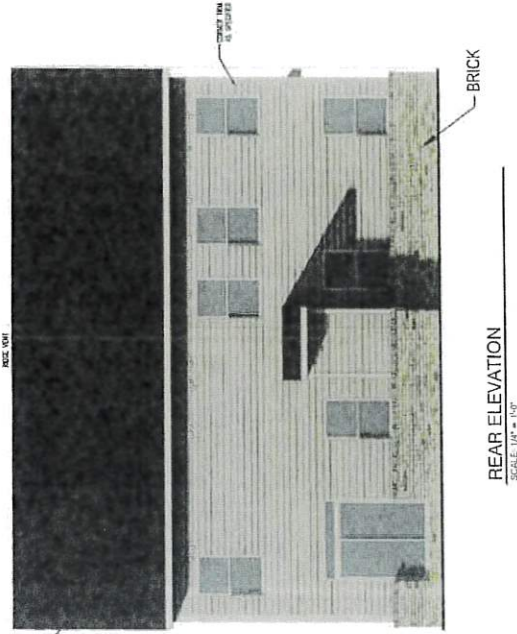
CYPRESS - T - LH  
PROPOSED ELEVATIONS



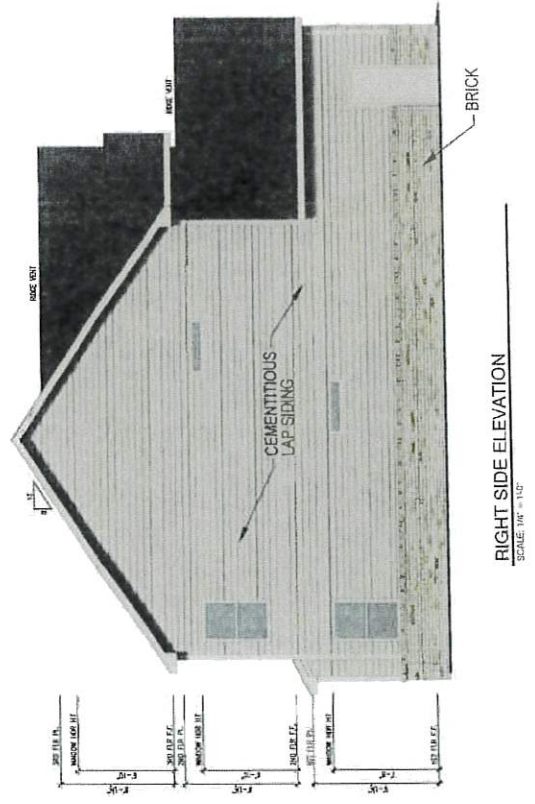
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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



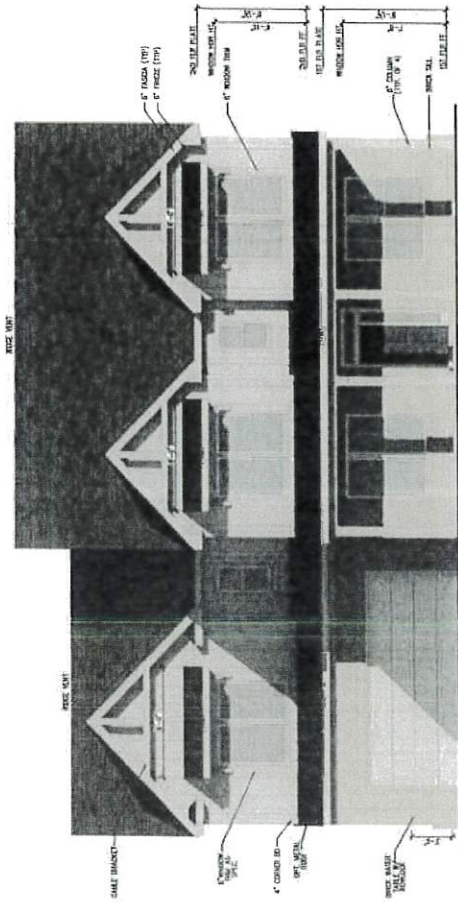
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



CYPRESS - D - LH  
PROPOSED ELEVATIONS

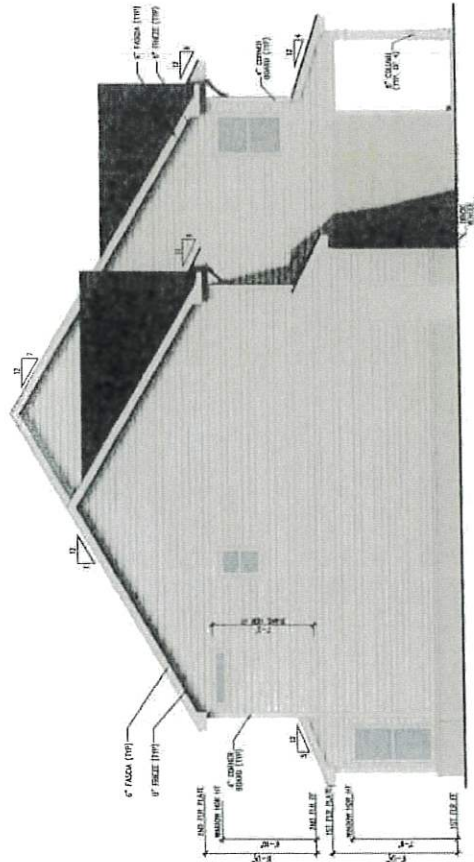






FRONT ELEVATION

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

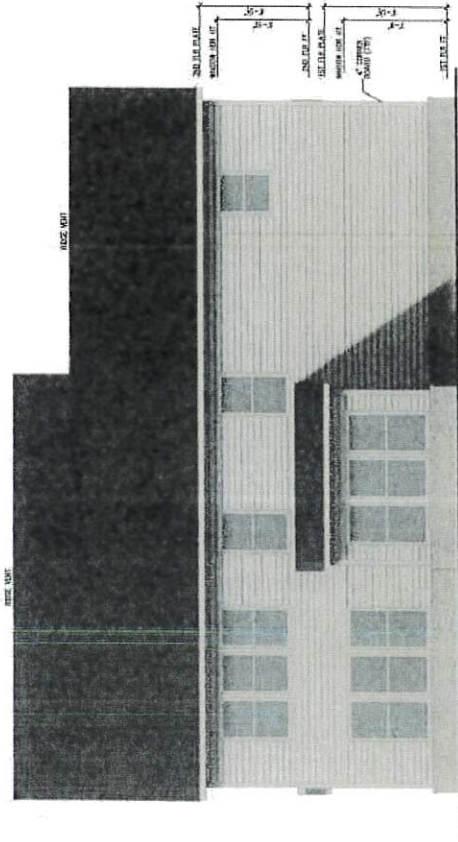


LEFT SIDE ELEVATION

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

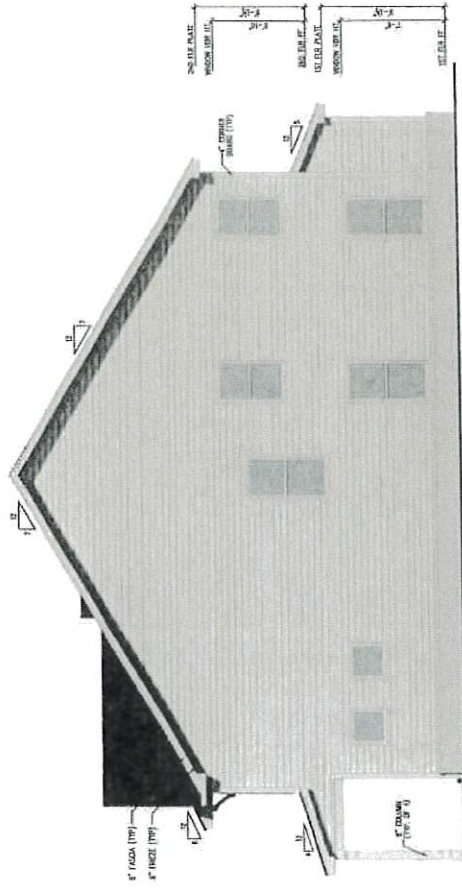


COLFAX - P - LH  
PROPOSED ELEVATIONS



REAR ELEVATION

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

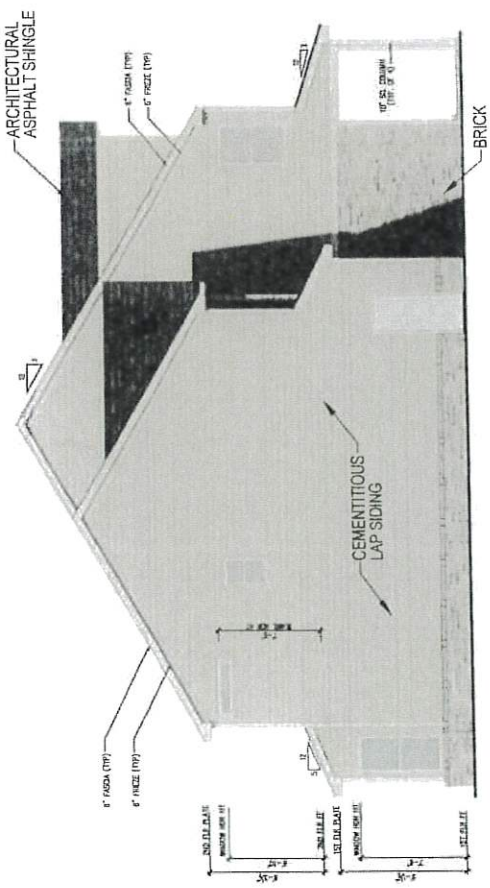
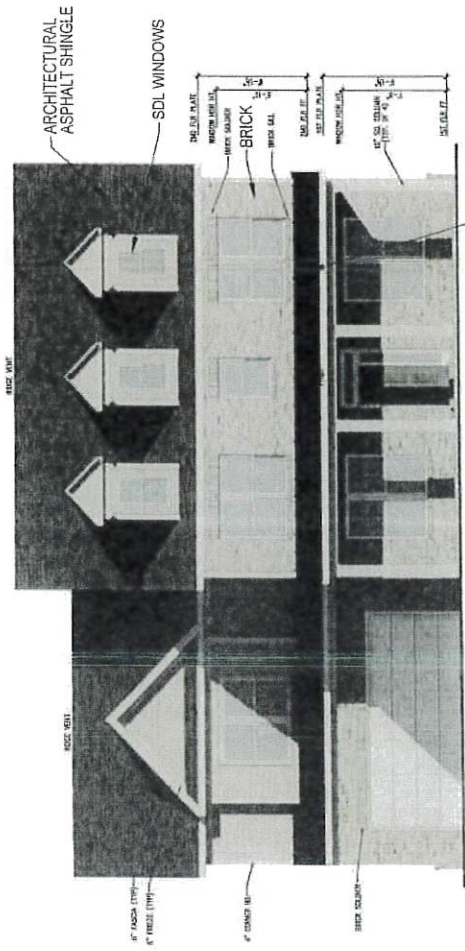


RIGHT SIDE ELEVATION

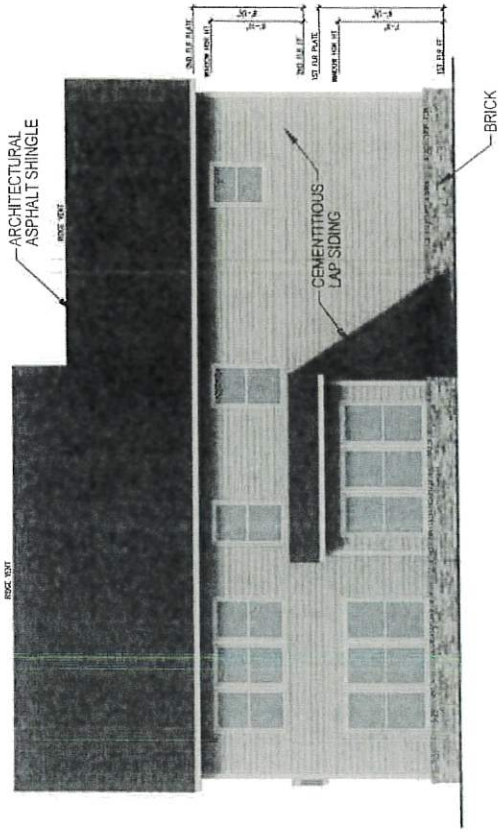
SCALE: 1/4" = 1'-0"



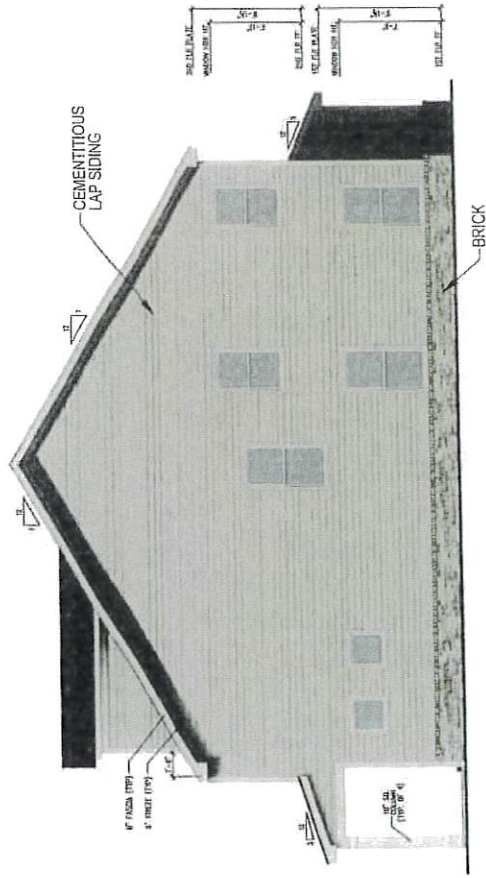
COLFAX - P - LH  
PROPOSED ELEVATIONS



COLFAX - N - LH  
PROPOSED ELEVATIONS

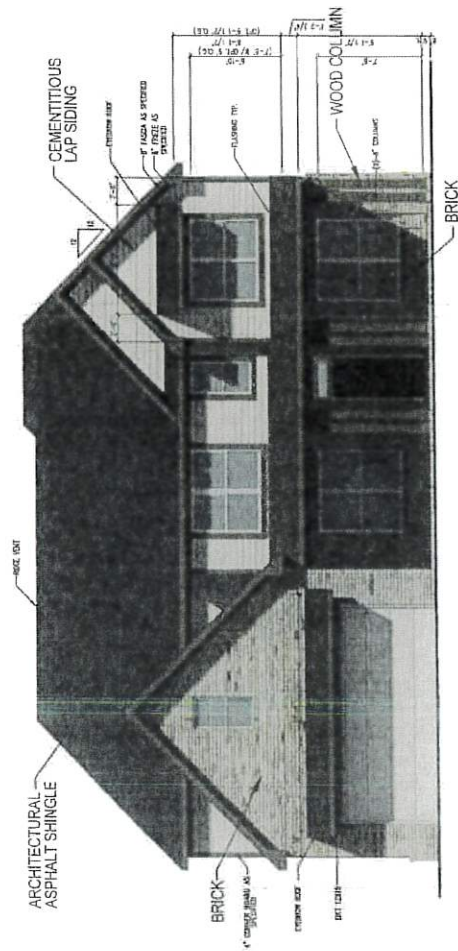


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

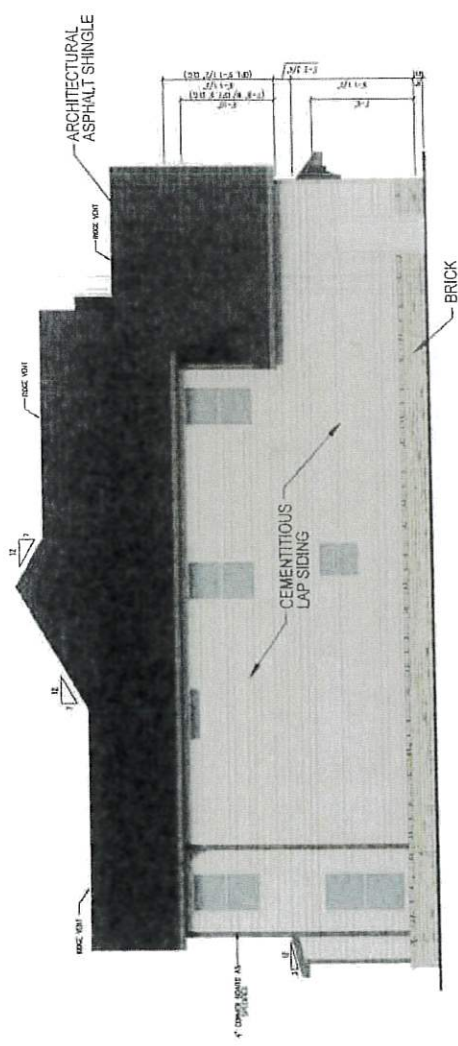


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"





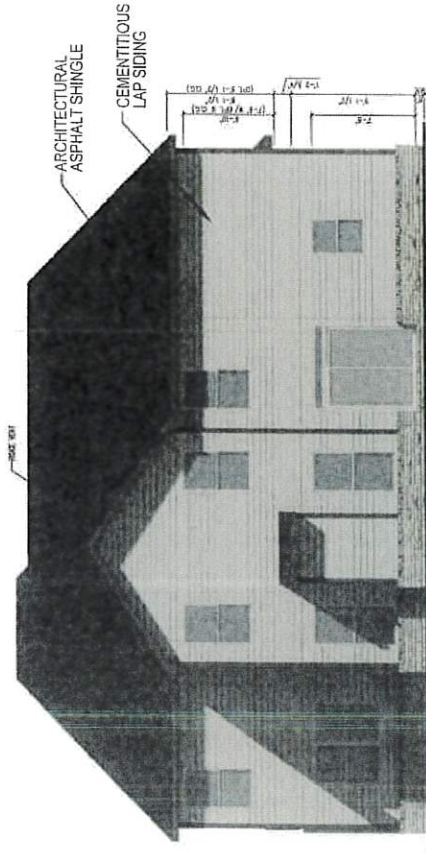
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



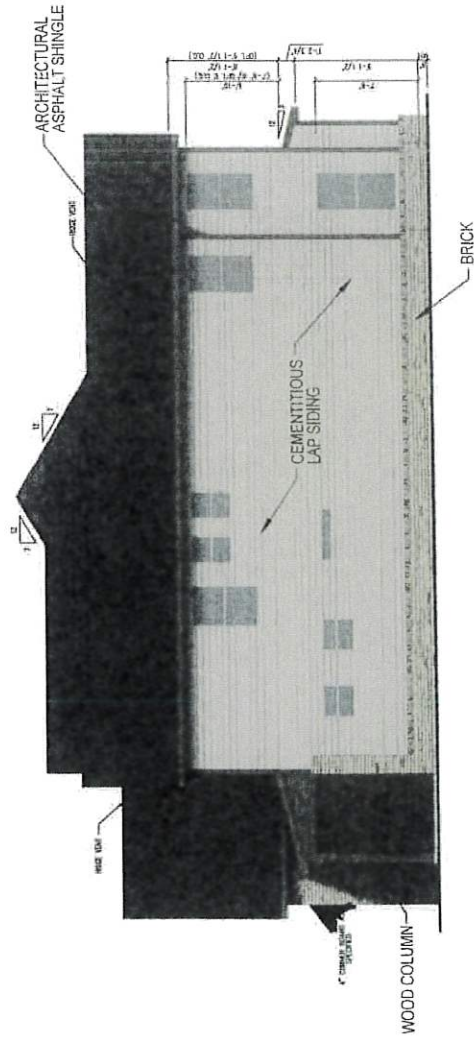
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



CHARLESTON - M - LH  
PROPOSED ELEVATIONS



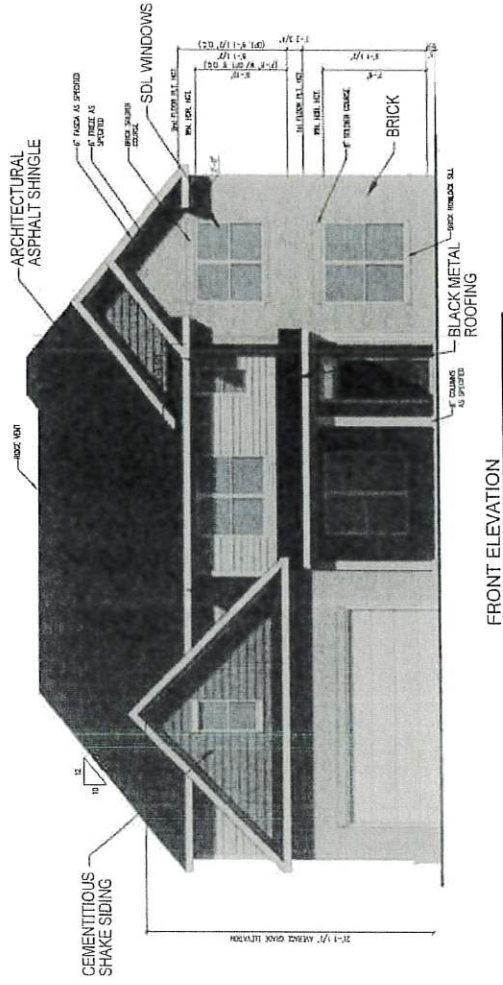
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



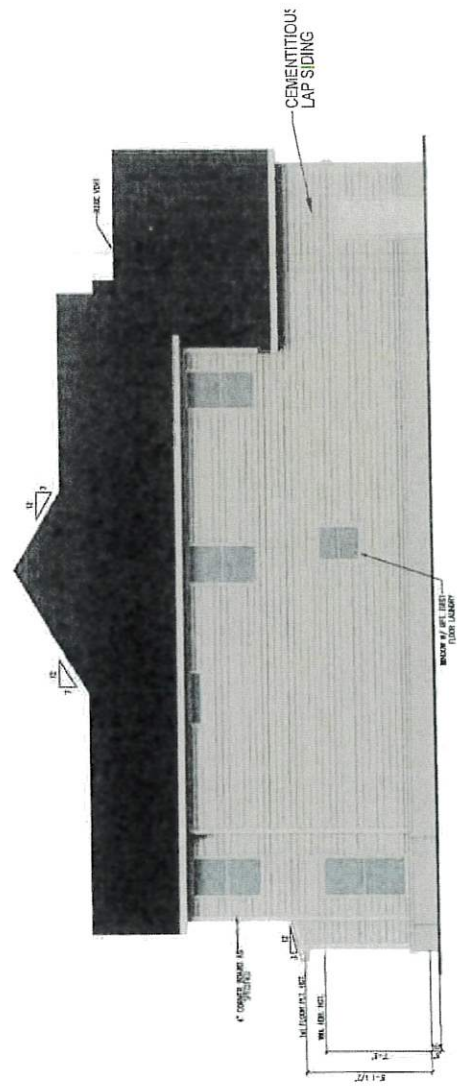
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



CHARLESTON - M - LH  
PROPOSED ELEVATIONS



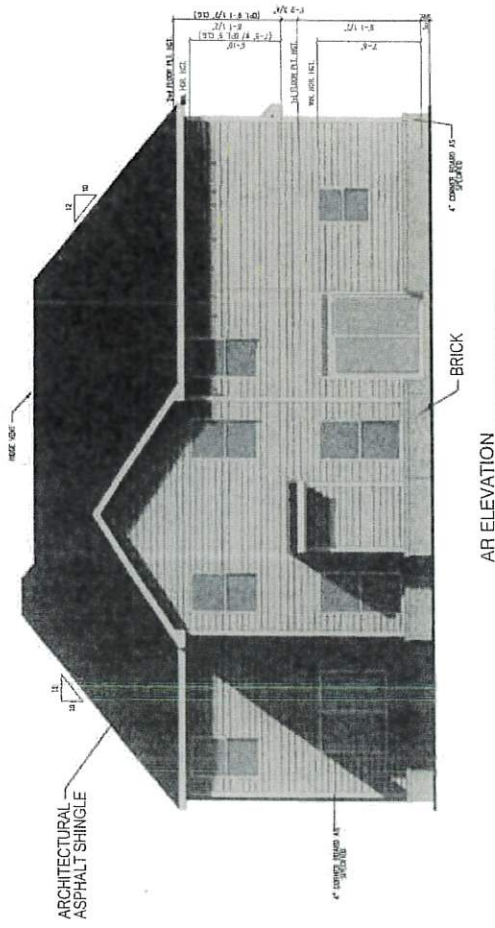
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



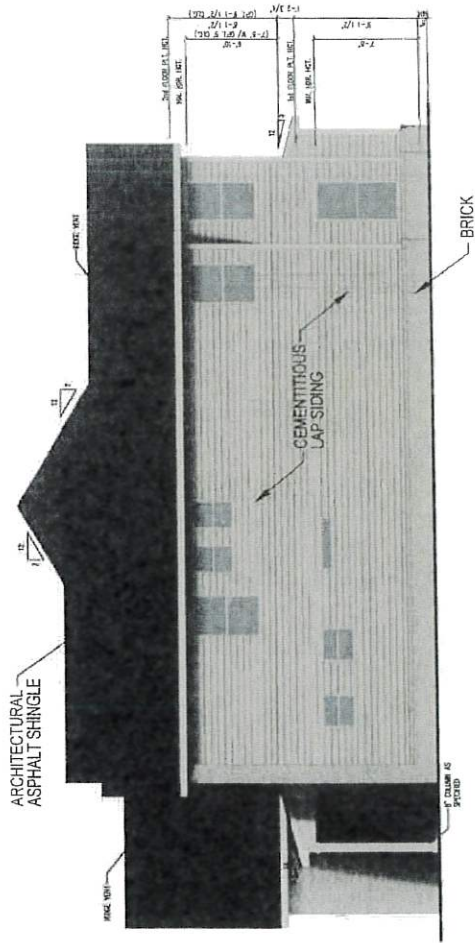
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



CHARLESTON - B - LH  
PROPOSED ELEVATIONS



AR ELEVATION  
SCALE 1/4" = 1'-0"

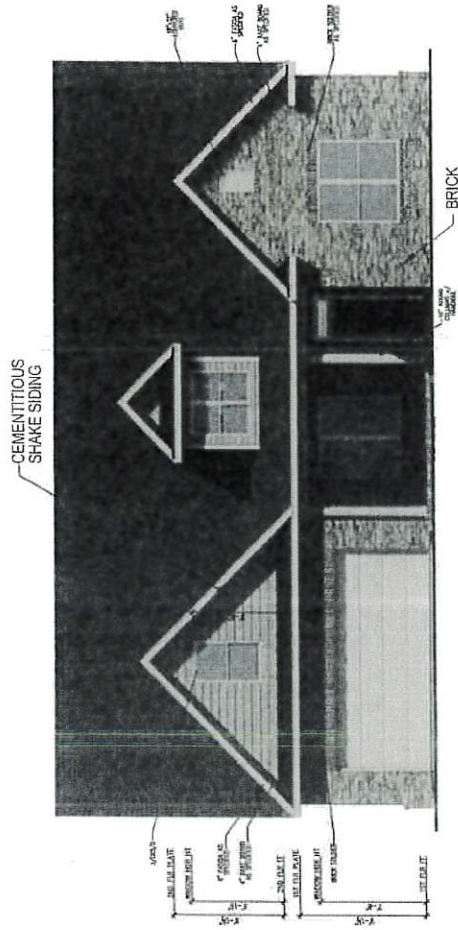


RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

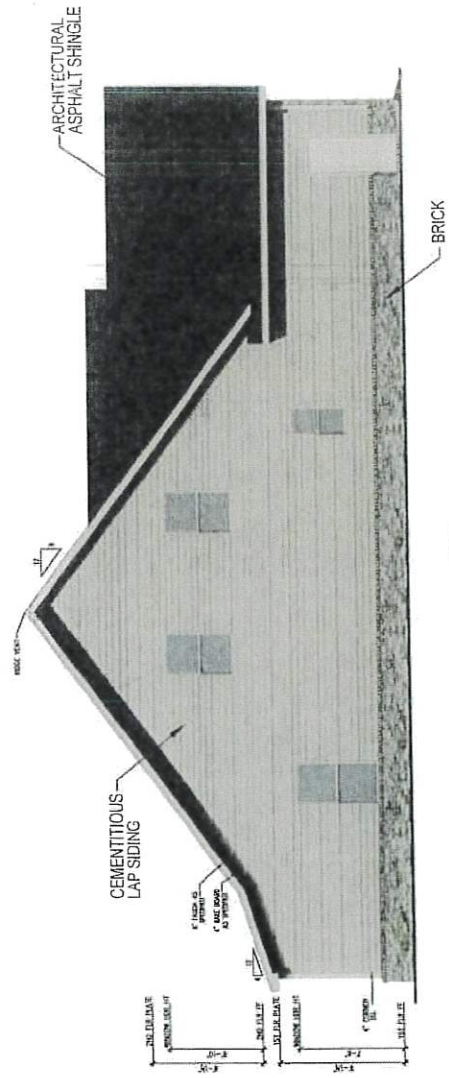


CHARLESTON - B - LH  
PROPOSED ELEVATIONS





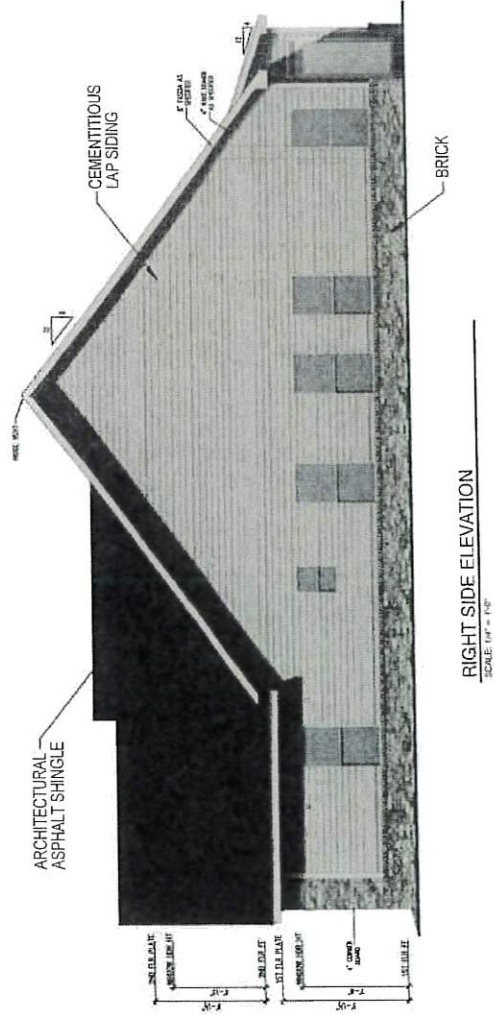
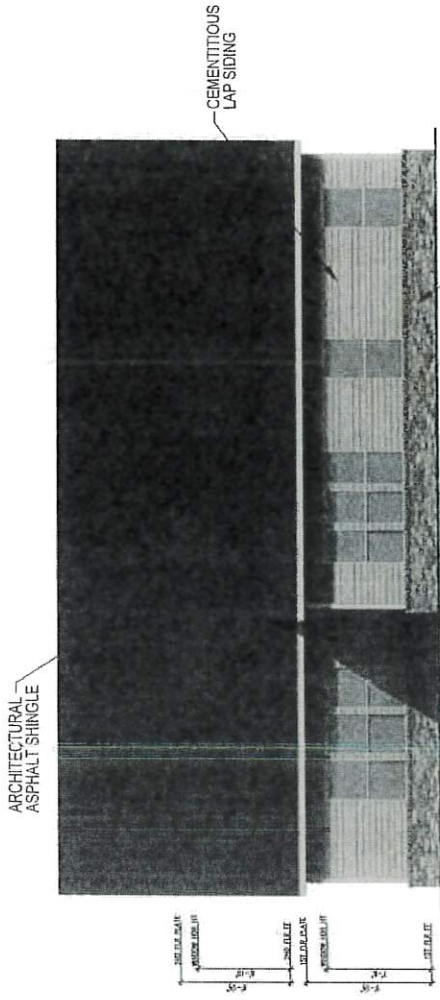
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



ASHEBORO - LH  
PROPOSED ELEVATIONS

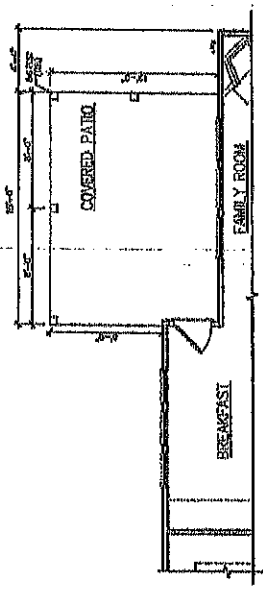


ASHEBORO - LH  
PROPOSED ELEVATIONS

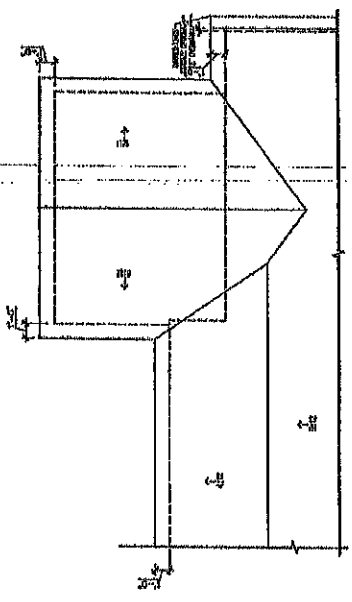


7127 - ASHBORO - LH  
OPTIONAL COVERED PORCH  
(SLAB FOUNDATION)

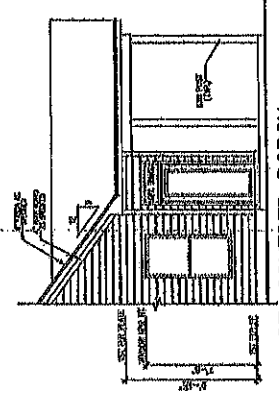
DATE	2014
PROJECT	7127 - ASHBORO - LH
DESCRIPTION	OPTIONAL COVERED PORCH
SCALE	1/8" = 1'-0" ON TYP.
SHEET	2.4



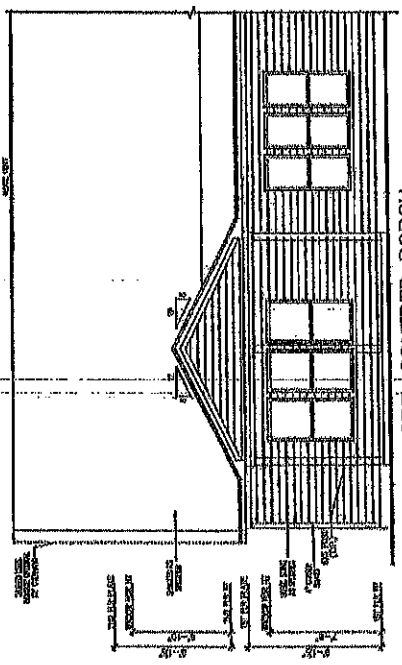
OPT. COVERED PORCH  
FLOOR PLAN  
SCALE 1/8" = 1'-0" ON TYP.



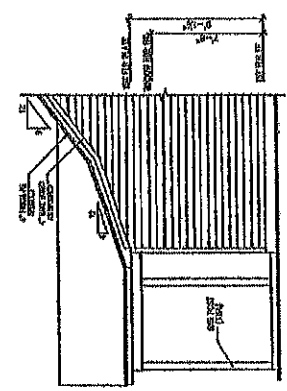
OPT. COVERED PORCH  
ROOF PLAN  
SCALE 1/8" = 1'-0" ON TYP.



OPT. COVERED PORCH  
RIGHT ELEVATION (SLAB)  
SCALE 1/8" = 1'-0" ON TYP.



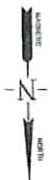
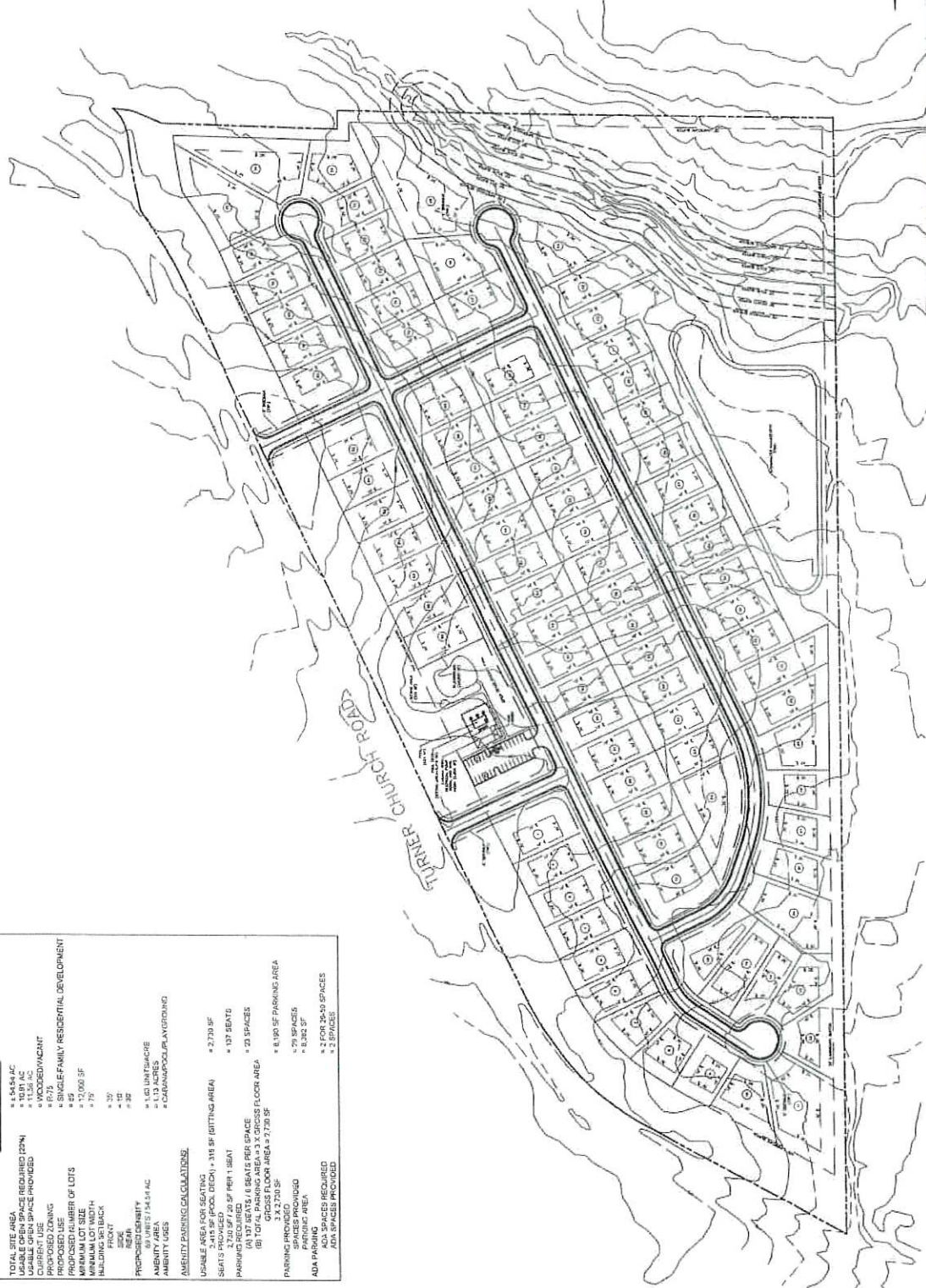
OPT. COVERED PORCH  
REAR ELEVATION (SLAB)  
SCALE 1/8" = 1'-0" ON TYP.



OPT. COVERED PORCH  
LEFT ELEVATION (SLAB)  
SCALE 1/8" = 1'-0" ON TYP.

**CONCEPT PLAN**

SITE ANALYSIS	
TOTAL SITE AREA	* 10.1 AC
USABLE OPEN SPACE REQUIRED (20%)	* 11.56 AC
AVAILABLE OPEN SPACE PROVIDED	* 11.56 AC
CURRENT USE	* WOODED/VACANT
PROPOSED USE	* SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
PROPOSED NUMBER OF LOTS	* 45
MINIMUM LOT SIZE	* 12,000 SF
MINIMUM FRONT SETBACK	* 75'
MINIMUM SIDE/REAR SETBACK	* 30'
MINIMUM FRONT YARD SETBACK	* 30'
PROPOSED DENSITY	* 1.45 UNITS/ACRE
PROPOSED AMENITY	* 1.0 ACRE
AMENITY USES	* CABANA/POOL/ARTERING
AMENITY PARKING CALCULATIONS	
USABLE AREA FOR SEATING	* 2,770 SF
SEATS PROVIDED (1 SEAT PER 100 SF)	* 27 SEATS
PARKING SPACES REQUIRED (1 SEAT PER 1 SPACE)	* 27 SPACES
(A) TOTAL PARKING AREA 3 X CROSS FLOOR AREA	* 27 SPACES
(B) TOTAL PARKING AREA 3 X CROSS FLOOR AREA	* 27 SPACES
PARKING PROVIDED	* 27 SPACES
ADA PARKING	* 2 SPACES
ADA SPACES PROVIDED	* 2 SPACES



DATE: 2/20/23  
 SCALE: 1" = 100'  
 0 100 200

**TURNER CHURCH ROAD CONCEPT PLAN**

CITY OF MCDONOUGH, HENRY COUNTY, GEORGIA



# McDonough GIS



9/17/2025, 9:31:59 AM

Parcels City Limits Streets

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

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

**AGENDA ITEM SUMMARY**  
**November 06, 2025, City Council Workshop**  
**Item Number: 17**



Presented by: Steve Morgan, City Administrator

Department: Administration

**ITEM SUMMARY:**

Request for approval to authorize Harding Plumbing, Heating & Cooling to complete the installation of a new sewer line for the City of McDonough at Jonesboro Road Park, as outlined in their estimate #797 dated October 16, 2025. The service includes running a new sewer line, approximately **375 feet** from an existing building, and tying it into an existing manhole

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Harding Plumbing, Heating & Cooling provided an estimate for this work for \$14,500.00. Another quote, provided by Anchored Plumbing for a similar service (sewage drain line for Jonesboro Park, approx. 450 feet), was \$28,000.00. The Harding Plumbing quote is significantly lower for a comparable scope of work.

**STAFF RECOMMENDATION:**

Staff recommend approving Harding Plumbing, Heating & Cooling based on the cost-effectiveness demonstrated in their quote of \$14,500.00.

**FINANCIAL IMPACT:**

The total cost of the project is \$14,500.00.

**FUNDING SOURCE:**

327-5.6220.54.1412

**ATTACHMENTS:**

Estimate #797 from Harding Plumbing, Heating & Cooling dated Oct 16, 2025.

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No

**OTHER DEPARTMENTAL REVIEW**

X Finance



ESTIMATE	#797
ESTIMATE DATE	Oct 16, 2025
EXPIRATION DATE	Nov 15, 2025
<b>TOTAL</b>	<b>\$14,500.00</b>

**Harding Plumbing, Heating & Cooling**

City of McDonough/Billing  
 136 Keys Ferry St  
 McDonough, GA 30253

**CONTACT US**  
 63 Keys Ferry St  
 McDonough, GA 30253

☎ (678) 614-4287  
 ✉ smorgan@mcdonoughga.org

☎ (770) 957-5770  
 ✉ plumbing-support@hardingplumbingsupply.com

**ESTIMATE**

**See your financing options**  
 Prequalify to find out how much you can borrow within minutes and pay as low as \$314.54/mo\*. Your credit score will not be affected.



Run new sewer line from existing building app 375' to a n existing manhole and tie into . 1.0

Subtotal	\$14,500.00
Tax (Henry County Tax 0%)	\$0.00
<b>Total</b>	<b>\$14,500.00</b>

**Anchored Plumbing**

USA  
kevyn.frlas@me.com

**INVOICE**

BILL TO  
Bruce

INVOICE 1002  
DATE 09/23/2025  
DUE DATE 10/23/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
sewage drain line for Jonesboro park	Includes 6in pvc and 4in pvc it's about 450 feet from the bathrooms to the main hall Machines for excavating up to 10 feet deep One dump truck full of gravel Tieing up into the main sewage line Coving everything up and making flat again after inspection Clean outs every 100 feet with its boxes in the ground		28,000.00	28,000.00

BALANCE DUE

**\$28,000.00**

**STATE OF GEORGIA**  
**COUNTY OF HENRY**

**INTERGOVERNMENTAL AGREEMENT**  
(Old Golf Course Property)

**THIS INTERGOVERNMENTAL AGREEMENT**, (hereinafter, "Agreement") is made and entered into by and between HENRY COUNTY, GEORGIA by and through the Board of Commissioners of Henry County (hereinafter, the "County") and the CITY OF MCDONOUGH (hereinafter, the "City") by and through its Council.

**WITNESSETH:**

**WHEREAS**, the County is a duly constituted public entity created under the laws of the State of Georgia; and

**WHEREAS**, the City is a duly constituted public entity created under the laws of the State of Georgia; and

**WHEREAS**, the County owns land and facilities located within the City (See Exhibit "A" attached hereto and hereinafter referred to as the "Premises"); and

**WHEREAS**, in accordance with Georgia law, the County is not subject to a municipalities' zoning and regulation law, but must comply with municipalities' ordinance and regulation for building activities; and

**WHEREAS**, the County's development and redevelopment of the Premise will require extensive inspections, permitting, and plan review associated with the development and redevelopment of the Premises; and

**WHEREAS**, the County has adequate budget, equipment, and personnel levels to handle all the inspections, permitting, and plan review associated with the development and redevelopment of the Premises; and

**WHEREAS**, the County is willing to apply City standards for the Premise when conducting inspections, permitting, and plan review associated with the development and redevelopment of the Premises, where State law requires it to do so; and

**WHEREAS**, the County desires to conduct its own extensive inspections, permitting, and plan review for the Premises; and

**WHEREAS**, the City's budget, personnel, and equipment would be substantially impacted by the extensive inspection, permitting, and planning review associated with the development and redevelopment of the County's Premises; and

**WHEREAS**, the City desires for the County to conduct inspections, permitting, and plan review for the County Premises.

**NOW THEREFORE**, in consideration of mutual covenants and promises and the authority granted to these parties by the laws of Georgia, the County and City through their duly authorized undersigned representatives hereby enter into and agree to be bound by the provisions set forth in the preamble of this Agreement as if fully set forth below and the following provisions:

#### **ARTICLE I: DUTIES**

##### **A. County' s Duties:**

1. The County shall approve plan review and inspections of the County's Premises in all stages of development, redevelopment, and construction, including but not limited to the following: grading, surveying, erosion, and sediment control, tree preservation, drainage, flood control, water quality, buffers, easements, set back, building, electricity, plumbing, mechanical, energy, fire prevention, life safety, and handicap accessibility. While the County may engage, through contractors or otherwise, in reasonable pest control, the County shall in no way issue any permitting authorizing any third party to destroy wildlife on the Premises.
2. The County shall apply City standards and be solely responsible for conducting inspections, permitting, and plan review associated with the development, redevelopment, and construction on the Premise, where required to do so by State law.
3. Upon request, the County will allow the City's inspector to observe the County's inspection during all stages of the development, redevelopment, and/or construction.

B. City's Duties:

1. The City shall not interfere, through action or inaction, interfere with the County review or inspections of the County's Project.
2. The City shall not impose any impact, plan review, permitting, and/or inspection fee against the County.

**ARTICLE II: TERM AND TERMINATION**

A. Term:

This Agreement shall commence immediately upon the execution of this document and shall expire within one year of execution, with five (5) one-year automatic renewals.

- B. Termination of Agreement for Cause: Either party may terminate this Agreement, in the event that the other party fails to perform in accordance with the provisions of the Agreement, or the breaching party does not cure such default to the reasonable satisfaction of the nonbreaching party within sixty (60) days of prior written notice to the other party.

**ARTICLE III: GENERAL CONDITIONS**

- A. **Modifications:** Either party may initiate a request for modification to the Agreement. Such modifications shall be in writing.

B. **Notices:**

Official notices and correspondence to the County shall be delivered in person, transmitted by regular mail or by certified mail, postage prepaid to the following:

Henry County  
Attention: Cheri Hobson-Matthews,  
County Manager  
140 Henry Parkway  
McDonough, Georgia 30253

Official notices and correspondence to City shall be delivered in person, transmitted by regular mail or by certified mail, postage prepaid to the following:

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

- C. **Defenses:** Neither the County nor the City waives any defenses, immunities, or limits of liability available under applicable law as part of this Agreement.
- D. **Entire Agreement:** This Agreement constitutes the sole agreement between the parties. No representations oral or written, not incorporated herein, shall be binding on the parties.
- E. **Severability:** In the event any provision of this Agreement is held to be unenforceable for any reason, the remainder of the Agreement shall be in full force and effect and enforceable in accordance with its terms.
- F. **Georgia Law Governs:** This Agreement shall be governed by and construed and enforced in accordance with the laws of Georgia.
- G. **Venue:** This Agreement shall be deemed to have been made and performed in Henry County, Georgia. For the purpose of venue, all suits or causes of action arising out of this Agreement shall be brought in the courts of Henry County, Georgia.
- H. **Waiver:** The failure of any party at any time to require performance by the other of any provision hereof shall in no way affect the right of the party thereafter to enforce the same. Nor shall the waiver by one party of any breach of any provision hereof be taken to be a waiver of any succeeding breach of such provisions or as a waiver of the provision itself.
- I. **Counterparts:** This Agreement may be signed in counterparts and shall be binding upon the undersigned and their successors in office.
- J. **Effective Date:** This Agreement will become effective upon the date it has been approved by the governing authority of the City and County, and executed thereafter by and through the signatures of their duly authorized representatives appearing below.

IN WITNESS HEREOF, the parties, by and through their undersigned, hereby affix their hands and seals as follows:

**HENRY COUNTY, GEORGIA**

BY: \_\_\_\_\_

**Carlotta Harrell, Chair**

This \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest: \_\_\_\_\_

**Stephanie Braun, County Clerk**

[SEAL]

Approved as to form by:

\_\_\_\_\_

**CITY OF MCDONOUGH, GEORGIA**

BY: \_\_\_\_\_

**Sandra Vincent, Mayor**

This \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest: \_\_\_\_\_

**Christy L. Taylor, City Clerk**

[SEAL]

Approved as to form by:

\_\_\_\_\_  
**Emilia Walker-Ashby, City Attorney**

**STATE OF GEORGIA**

**COUNTY OF HENRY**

**INTERGOVERNMENTAL AGREEMENT**

(County Jail Property)

**THIS INTERGOVERNMENTAL AGREEMENT**, (hereinafter, "Agreement") is made and entered into by and between HENRY COUNTY, GEORGIA by and through the Board of Commissioners of Henry County (hereinafter, the "County") and the CITY OF MCDONOUGH (hereinafter, the "City") by and through its Council.

**WITNESSETH:**

**WHEREAS**, the County is a duly constituted public entity created under the laws of the State of Georgia; and

**WHEREAS**, the City is a duly constituted public entity created under the laws of the State of Georgia; and

**WHEREAS**, the County owns land and facilities located within the City (See Exhibit "A" attached hereto and hereinafter referred to as the "Premises"); and

**WHEREAS**, in accordance with Georgia law, the County is not subject to a municipalities' zoning and regulation law, but must comply with municipalities' ordinance and regulation for building activities; and

**WHEREAS**, the County's development and redevelopment of the Premise will require extensive inspections, permitting, and plan review associated with the development and redevelopment of the Premises; and

**WHEREAS**, the County has adequate budget, equipment, and personnel levels to handle all the inspections, permitting, and plan review associated with the development and redevelopment of the Premises; and

**WHEREAS**, the County is willing to apply City standards for the Premise when conducting inspections, permitting, and plan review associated with the development and redevelopment of the Premises, where State law requires it to do so; and

**WHEREAS**, the County desires to conduct its own extensive inspections, permitting, and plan review for the Premises; and

**WHEREAS**, the City's budget, personnel, and equipment would be substantially impacted by the extensive inspection, permitting, and planning review associated with the development and redevelopment of the County's Premises; and

**WHEREAS**, the City desires for the County to conduct inspections, permitting, and plan review for the County Premises.

**NOW THEREFORE**, in consideration of mutual covenants and promises and the authority granted to these parties by the laws of Georgia, the County and City through their duly authorized undersigned representatives hereby enter into and agree to be bound by the provisions set forth in the preamble of this Agreement as if fully set forth below and the following provisions:

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1. The County shall approve plan review and inspections of the County's Premises in all stages of development, redevelopment, and construction, including but not limited to the following: grading, surveying, erosion, and sediment control, tree preservation, drainage, flood control, water quality, buffers, easements, set back, building, electricity, plumbing, mechanical, energy, fire prevention, life safety, and handicap accessibility. While the County may engage, through contractors or otherwise, in reasonable pest control, the County shall in no way issue any permitting authorizing any third party to destroy wildlife on the Premises.
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Attention: Cheri Hobson-Matthews,  
County Manager  
140 Henry Parkway  
McDonough, Georgia 30253

Official notices and correspondence to City shall be delivered in person, transmitted by regular mail or by certified mail, postage prepaid to the following:

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

- C. **Defenses:** Neither the County nor the City waives any defenses, immunities, or limits of liability available under applicable law as part of this Agreement.
- D. **Entire Agreement:** This Agreement constitutes the sole agreement between the parties. No representations oral or written, not incorporated herein, shall be binding on the parties.
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**IN WITNESS HEREOF**, the parties, by and through their undersigned, hereby affix their hands and seals as follows:

**HENRY COUNTY, GEORGIA**

**BY:** \_\_\_\_\_

**Carlotta Harrell, Chair**

This \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Attest:** \_\_\_\_\_

**Stephanie Braun, County Clerk**

[SEAL]

**Approved as to form by:**

\_\_\_\_\_

**CITY OF MCDONOUGH, GEORGIA**

**BY:** \_\_\_\_\_

**Sandra Vincent, Mayor**

This \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Attest:** \_\_\_\_\_

**Christy L. Taylor, City Clerk**

[SEAL]

**Approved as to form by:**

\_\_\_\_\_  
**Emilia Walker-Ashby, City Attorney**