

CONSENT AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 7A



Presented by: Chief Dave Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request approval to pay Ten-8 Fire & Safety LLC \$13,474.24 for emergency repairs to Truck 52 after being damaged at a commercial fire.

SPECIAL CONSIDERATIONS OR CONCERNS:

Funds are available in current budget but plan and hope to recoup part or all through insurance.

STAFF RECOMMENDATION:

Recommend approval

FINANCIAL IMPACT:

\$13,474.24

FUNDING SOURCE:

General Fund GL 100-5.352052.2210; Vehicle / Apparatus Repairs & Maintenance

ATTACHMENTS:

Service invoice for repairs, 3 pages

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



TEN-8 FIRE & SAFETY, LLC

2904 59TH AVENUE DRIVE EAST
 BRADENTON, FL 34203
 Phone: 800-228-8368
 Fax: 941-756-2598

Invoice to:
MCDONOUGH FIRE DEPT

88 KEYS FERRY STREET
 MCDONOUGH GA 30253
 USA

Original

Page: 1/3
 Invoice No: 1310088008
 Invoice Date: 11/11/25
 Payment Terms: 30 DWOR

Customer No: C00627
 PO Number: 38157
 Equipment Id.: 38157
 VIN #: 4P1BCAGF9PA026057
 Description: APPARATUS
 Veh. Miles: 6,321
 Veh. Hours: 652
 Approved:

| No. | Description | Quantit | Price | Amount | Disc. % | Disc. Amt. | Total |
|---------------------|--|---------|----------|----------|---------|------------|-----------------|
| COMPL | 38157/ COURTESY INSPECTION | | | | | | |
| LABOR | LABOR | 1 | | | | | |
| | Subtotal: | | | | | | 0.00 |
| COMPL | 38157/ INSPECT FOR INTERNAL PUMP DAMAGE | | | | | | |
| LABOR | LABOR | 35 | 195.00 | 6,825.00 | | | 6,825.00 |
| SHOP | SHOP SUPPLIES | 1 | 546.00 | 546.00 | | | 546.00 |
| W37168-4 | O-RING 10-1/2 X 10-3/4 S100 | 1 | 5.63 | 5.63 | | | 5.63 |
| K-991 | MECHANICAL SEAL REPLACEMENT KIT | 1 | 867.29 | 867.29 | | | 867.29 |
| W3768-4 | O-RING 4-1/4 X 4-1/2 CG | 1 | 1.73 | 1.73 | | | 1.73 |
| W3930-262 | OIL SEAL 1-7/8 X 2-5/8 PA | 1 | 24.38 | 24.38 | | | 24.38 |
| 51720 | GASKET | 1 | 18.00 | 18.00 | | | 18.00 |
| Parts | FLANGE GASKET | 1 | 30.00 | 30.00 | | | 30.00 |
| 2210354 | ANODE,THREADED,0.75" MNPT,5 | 2 | 147.35 | 294.70 | | | 294.70 |
| 1984853 | GASKET,EXHAUST,SPHERICAL,5" TECONNEX | 1 | 29.60 | 29.60 | | | 29.60 |
| 61403 | SCREEN, INTAKE 6" ZINC | 2 | 20.51 | 41.02 | | | 41.02 |
| 61402 | SCREEN, INTAKE 5" ZINC | 1 | 19.04 | 19.04 | | | 19.04 |
| FUEL | ON ROAD DIESEL FUEL | 50 | 6.75 | 337.50 | | | 337.50 |
| 2.5 GAL DEF OREILLY | DEF FLUID | 1 | 18.56 | 18.56 | | | 18.56 |
| | Subtotal: | | | | | | 9,058.45 |
| | COMPL 38157/ REPLACE REAR ACCESS LADDER | | | | | | |
| LABOR | LABOR | 4 | 195.00 | 780.00 | | | 780.00 |
| SHOP | SHOP SUPPLIES | 1 | 62.40 | 62.40 | | | 62.40 |
| 3153038 | LADDER ASSY,REAR BODY,CORNER | 1 | 2,372.02 | 2,372.02 | | | 2,372.02 |
| 82-2057-0150 | SCR,SHD,SOC .38-16 G8 MB .50 DIA,1.50 LG | 4 | 19.11 | 76.44 | | | 76.44 |
| 3148242 | BSHG,FLG .50X.62X.50 BRZ | 8 | 11.15 | 89.20 | | | 89.20 |
| 3199755 | WASH,FLT .531X1.00X.075 SS SPL .50 BOLT,14GA | 8 | 1.35 | 10.80 | | | 10.80 |
| 2902979 | DOOR HOLDER,RUBBER SOFT,12 LB PULL | 2 | 41.25 | 82.50 | | | 82.50 |
| 1436703-0075 | BOLT,.31-18NC,FLANG HD,ZN,G-8 0.75" LONG | 2 | 0.45 | 0.90 | | | 0.90 |
| 82-2072-0125 | "SCREW,.25-20NC,HX HD,SS 1.25"LG" | 2 | 0.27 | 0.54 | | | 0.54 |
| 82-1029-810 | WASHER,FLAT,SS, | 4 | 0.05 | 0.20 | | | 0.20 |

013 CORRECTION: Inspected for pump damage and replaced mechanical Seal, Tested and all ok.



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Service Invoice

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Customer No. **C00627**
 PO Number **38157**
 Equipment Id.: **38157**
 VIN #: **4P1BCAGF9PA026057**
 Description: **APPARATUS**
 Veh. Miles: **6,321**
 Veh. Hours: **652**
 Approved:

Currency: \$

| No. | Description | Quantit | Price | Amount | Disc. % | Disc. Amt. | Total |
|--------------|---|---------|--------|--------|---------|------------|-----------------|
| 82-3037-0025 | NUT,LOCK,NYLON INSERT,SS,NC .25-20NC. | 2 | 0.15 | 0.30 | | | 0.30 |
| 82-2034-0100 | BOLT -25-20NC PH TR HD S/S | 4 | 0.22 | 0.88 | | | 0.88 |
| 1429857 | GROMMET,NYLON,MIN.125MAX .275" | 4 | 0.35 | 1.40 | | | 1.40 |
| 3172238 | LIFT ARM,LADDER STEP,UPR | 2 | 136.29 | 272.58 | | | 272.58 |
| 1355744-0050 | SCREW,TAPPING,1/4,PH TR HD,S/S .50"LG | 4 | 0.40 | 1.60 | | | 1.60 |
| 3172236 | LIFT ARM,LADDER STEP,LWR | 2 | 193.84 | 387.68 | | | 387.68 |
| 934403-00078 | TUBING S/S .50 OD X .065 WALL | 4 | 8.83 | 35.32 | | | 35.32 |
| 81-0062 | BUSHING,BRONZE, .50 ID/.75 OD | 4 | 4.47 | 17.88 | | | 17.88 |
| 82-1019 | BEARING,THRUST, .50" | 4 | 4.73 | 18.92 | | | 18.92 |
| 82-1032-0050 | "WASHER,FLT,SAE HARD,ZY .50""" | 4 | 0.69 | 2.76 | | | 2.76 |
| 82-1029-814 | WASHER,FLAT ,SS,SPCL,MS15795814 .38" X .81 OD | 20 | 0.09 | 1.80 | | | 1.80 |
| 82-3037-0038 | NUT,LOCK,NYLON INSERT,SS,NC, .38-16 NC | 4 | 0.35 | 1.40 | | | 1.40 |
| 19888888 | PRIORITY HANDLING FEE | 1 | 40.00 | 40.00 | | | 40.00 |
| | CORRECTION: Removed old broken ladder, assembled new ladder and adjusted. | | | | | | |
| | Subtotal: | | | | | | 4,257.52 |
| | COMPL 38157/ QUALITY CHECK | | | | | | |
| | LABOR | LABOR | 1 | | | | |
| | Subtotal: | | | | | | 0.00 |

Tax Details

| Tax Code | Tax % | Net | Tax |
|----------|-------|-----|-----|
| | | | |

Additional Expenses:

Shipping Type:

| # | Description | Net | Tax Code | Tax % | Tax | Gross |
|---|----------------|--------|----------|-------|------|--------|
| 1 | FREIGHT SER GA | 158.27 | GAHENRY | 8.000 | 0.00 | 158.27 |

Subtotal: **\$ 13,315.97**
 Freight: **\$ 158.27**
 Total Before Tax: **\$ 13,474.24**
 Total Tax Amount: **\$ 0.00**
Total Amount: \$ 13,474.24



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| VIN #: | 4P1BCAGF9PA026057 |
| Description: | APPARATUS |
| Veh. Miles: | 6,321 |
| Veh. Hours: | 652 |
| Approved: | |

Currency: \$

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at <https://ten8fire.com/return-policy>
Please remit to: Ten-8 Fire and Safety, LLC, P.O. Box 749713 Atlanta Ga. 30374-9713
Net 30 terms apply unless otherwise defined.



AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 15

Presented by: Dr. Ralph Igwedibie/ Dana Strickland

Finance

ITEM SUMMARY:

Request for approval of Budget amendment #2 for the FY 2024-2025 for all accounts.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

___ No

OTHER DEPARTMENTAL REVIEW

___ Finance

___ Fire

___ Stormwater

___ Highway and Streets

___ Main Street

___ Water Distribution

___ Human Resources

___ Police

___ Water/Sewer Operations

___ Community Development

___ Technology Services

___ Other

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 25-11-17

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

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

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

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

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

NOW, THEREFORE BE IT RESOLVED, as follows:

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

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

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

SO RESOLVED this 17th day of November 2025.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

Attest: _____
Christy L. Taylor, City Clerk

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 16



Presented by: Dr. Ralph Igwedibie

Finance

ITEM SUMMARY:

Request for approval to submit a Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Fiscal Year 2026 and approval for the Mayor to sign all related documents.

SPECIAL CONSIDERATIONS OR CONCERNS:

None.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The 2026 LMIG Grant amount is \$379,645 and requires a match of 30% or \$113,893. The grant and corresponding match will be accounted for and financed through SPLOST VI.

FUNDING SOURCE:

Line Item: Not Applicable at this time.

ATTACHMENTS:

Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Fiscal Year 2026.

Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation

List of Planned Roads for Milling, Leveling, and Resurfacing .

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Highways and Streets

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Sandra Vincent (Name), the Mayor (Title), on behalf of the City of McDonough (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

147330

E-Verify Number

(Signature)

Sworn to and subscribed before me,

Sandra Vincent (Print)

This ____ day of _____, 20____,

Mayor / Commission Chairperson

In the presence of:

November 17, 2025 (Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL (required):

My Commission Expires:

NOTARY PUBLIC SEAL (required):

**CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent

Sandra Vincent

Printed Name of Authorized Officer or Agent

Mayor

Title of Authorized Officer or Agent

November 17, 2025

Date

CLEARWATER POINT SUB.

| | | |
|---|---|-----------|
| ✓ | LOWER FALLS DRIVE FROM MCGARITY ROAD TO BABBLING BROOK DRIVE | 3054 FEET |
| ✓ | INTERLAKE PASS FROM MCGARITY ROAD TO CUL-DE-SAC | 3147 FEET |
| ✓ | COLD WATER LANE FROM SPARKLING SPRINGS TRAIL TO LOWER FALLS DRIVE | 1325 FEET |
| ✓ | WARMS SPRING TRAIL FROM INTERLAKE PASS TO CUL-DE-SAC | 325 FEET |
| ✓ | BANKSIDE COURT FROM SPARKLING SPRINGS TRAIL TO CUL-DE-SAC | 289 FEET |
| ✓ | RUNNING BROOK COURT FROM SPARKLING SPRINGS TRAIL TO CUL-DE-SAC | 295 FEET |
| ✓ | SPARKLING SPRINGS TRAIL FROM INTERLAKE PASS TO HOT SPRINGS TRAIL | 1278 FEET |
| ✓ | HARBOR VIEW LANE FROM COLD WATER LANE TO HOT SPRINGS TRAIL | 838 FEET |
| ✓ | AQUA SHORE DRIVE FROM COLD WATER LANE TO HOT SPRINGS TRAIL | 873 FEET |
| ✓ | BABBLING BROOK DRIVE FROM AIRLINE ROAD TO DEAD END. | 3390 FEET |
| ✓ | TRICKLING SPRINGS FROM BABBLING BROOK DRIVE TO HOT SPRINGS TRAIL | 596 FEET |
| ✓ | STILLRIVER RUN DRIVE FROM BABBLING BROOK DRIVE TO HOT SPRINGS TRAIL | 627 FEET |
| ✓ | CLUBHOUSE COURT FROM BABBLING BROOK DRIVE TO HOT SPRINGS TRAIL | 654 FEET |
| ✓ | HOT SPRINGS TRAIL FROM LOWER FALLS DRIVE TO DEAD END. | 2227 FEET |
| ✓ | CREEK CROSSING DRIVE FROM LOWER FALLS DRIVE TO CUL-DE-SAC | 897 FEET |
| ✓ | HOLLOW SPRINGS COURT FROM BABBLING BROOK DRIVE TO CUL-DE-SAC | 274 FEET |

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



Presented by: Sylvia Smith, Community & Economic Development Department

ITEM SUMMARY:

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

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 9/09/2025 Municipal Planning Commission Workshop
- 10/02/2025 City Council Workshop
- 10/14/2025 Municipal Planning Commission Public Review
- 11/10/2025 Municipal Planning Commission Public Review - **READVERTISED**
- 10/20/2025 City Council Public Hearing
- **11/17/2025 City Council Public Hearing & Vote - READVERTISED**

STAFF RECOMMENDATIONS:

PLANNING COMMISSION

Jerry Hayes made a motion to recommend Approval with Staff Conditions, Stanley Head second

- **Vote:** 6-0 (Motion Passed)

STAFF

Approval with Conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-11-17001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



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

| | |
|-----------------------|--|
| Case Petition: | #250709 |
| Applicant: | Carlos Mateu for the Mateu project |
| Address/Location | 67 Jonesboro St. |
| Council District: | #2 (Jamal Burt) |
| Request: | Rezoning to O-I (Office/Institutional) |
| Land Lot District: | 133 of the 7 th District |
| Tract Size: | Approximately 0.6 +/- (Parcel #M08-05033000) |

| | |
|-----------------|-------------------------------------|
| Meetings | |
| 9/9/25 | Planning Commission Workshop |
| 10/2/25 | City Council Workshop |
| 10/14/25 | Planning Commission "Public Review" |
| 10/20/25 | City Council "Public Hearing" |

Background Information
 Current Zoning R-100 (Single-Family Residential).



- North Boundary**
 Zoned: RM-75 (Multi-Family Residential)
 Land Use: Vacant
- East Boundary**
 Zoned: C-2 (Central Commercial)
 Land Use: Office
- South Boundary**
 Zoned: C-2 (Highway Commercial)
 Land Use: Office
- West Boundary**
 Zoned: R-100 (Single-Family Residential)
 Land Use: Residential Home



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

The proposed change would allow the older home to be repurposed as a professional office, a use that aligns with the character of the surrounding area and supports the city's vision for its downtown corridor. This recommendation is based on a thorough review of the project's compatibility with neighboring land uses and its consistency with the city's planning documents.

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The rezoning to O-I is consistent with the city's official planning documents.

- **Future Land Use Map (FLUM):** The property is located in an area designated as a Town Center on the McDonough Future Land Use Map. The Town Center designation promotes a walkable hub for the city and county with public amenities, and it encourages reinvestment and redevelopment. Reusing an existing residential-style building for office space is consistent with this vision of maintaining the historic feel while supporting commercial activity.
 - **Location in Town Center:** The property is in the Town Center area as designated on the Future Land Use Map. The O-I district intent is "to encourage and provide suitable areas for business and professional offices... with a minimum of interference from traffic and conflicting uses". This is a precise match for the proposed use and the City's long-range plan..
- **Comprehensive Plan:** The proposed use aligns with the Comprehensive Plan's goals for economic development and land use. The plan supports fostering a positive environment for businesses and promoting reinvestment. It also values preserving the city's sense of place and historic character. Converting an older home into an office suite fits the character of a "residential-style commercial business," which is common near the downtown/historic area.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis (cont.):

The proposed change would allow the older home to be repurposed as a professional office, a use that aligns with the character of the surrounding area and supports the city's vision for its downtown corridor. This recommendation is based on a thorough review of the project's compatibility with neighboring land uses and its consistency with the city's planning documents.

- **Compatibility and Land Use Transition:** The O-I zoning acts as a superior **transitional buffer** between the more intensive C-2 and C-3 commercial zones to the east and south, and the R-100 (Single-Family) and RM-75 (Multi-Family) residential zones to the west and north
- **Adaptive Reuse and Preservation:** The proposal involves converting an existing home, a form of adaptive reuse. This is a sound planning practice, especially in historic or transitional areas like this downtown corridor. It preserves the architectural character of the building while allowing it to serve a new economic purpose.
- **No Adverse Impact:** The proposed use is for professional offices, which are generally low-intensity and are unlikely to generate excessive traffic, noise, or other nuisances that would negatively impact adjacent properties. The staff analysis confirmed there would be no overtaxing of public facilities, no increase in costs to the city, and no deterrent to adjacent properties.
- **Consistency with Planning Goals:** The property is located in an area designated as a Town Center on the Future Land Use Map. The city's Comprehensive Plan for this area aims to promote a concentration of commercial and residential structures that serve the community and reduce vehicle travel. Repurposing an existing building for office use supports this goal by encouraging reinvestment and a mix of uses within a walkable, urban environment

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

Staff recommends Approval based on the following

1. **The building's exterior must maintain a residential appearance. Any modifications to the building's facade, windows, or doors must be reviewed and approved by the Community Development Department to ensure consistency with the historic downtown area.**
2. **All signage must be professionally designed, compatible with the building's residential style limited to 5 ft in height and be compatible with the surrounding commercial area. No flashing, animated, or roof signs are permitted.**
3. **A planted 10 ft buffer strip shall be planted along the sides and rear of the property. All landscaping shall use approved materials from Chapter 17.120.023**
4. **Off-street parking must be provided in the rear of the property. The driveway and parking area must be constructed of an approved material such as concrete or asphalt and must not impede traffic flow on Jonesboro Street.**
5. **The property is restricted exclusively to professional office space, and no other uses permitted in the O-I Office/Institutional are authorized.**



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

Staff Analysis:

Section 17.92.046 Standards of Review for Rezoning

| | |
|---|-----|
| ▶ Isolated district | No |
| ▶ Possible overtaxing load on public facilities | No |
| ▶ Cost increase to the City(<i>Public Utilities, schools streets, other public safety measures</i>) | No |
| ▶ Impact to environment | No |
| ▶ Amendment will be a deterrent to adjacent properties | No |
| ▶ Current zoning may be used for the purpose intended | No |
| ▶ Property to stay compatible with adjacent properties | Yes |
| ▶ Property is consistent with FLUM | Yes |
| ▶ Any character change to the Zoning District | No |
| ▶ Does the amendment follow the zoning regulations | Yes |
| ▶ Applicant submitted all information | Yes |
| ▶ Any impact to neighboring residential properties | No |
| ▶ Buffers have been adhered to | Yes |
| ▶ Maintains the integrity of surrounding neighborhoods | Yes |



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

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

Department Name: McDonough Police

Comments: No concerns regarding the development.

Department Name: McDonough Fire

Comments: No concerns regarding the development. Approval is based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: A land disturbance permit (LDP) may be required. A basic site plan can be submitted to determine the extent of the disturbed area as well as impervious surfaces. The review of that plan will determine if a more detailed plan will be required and if stormwater will need to be addressed. Approval based on review for code compliance.

Department Name: Public Works

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

Department Name: Stormwater

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

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.



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

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

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.

Department Name: GDOT

Comments: Has no comments.



City of McDonough, GA

Community Development Department

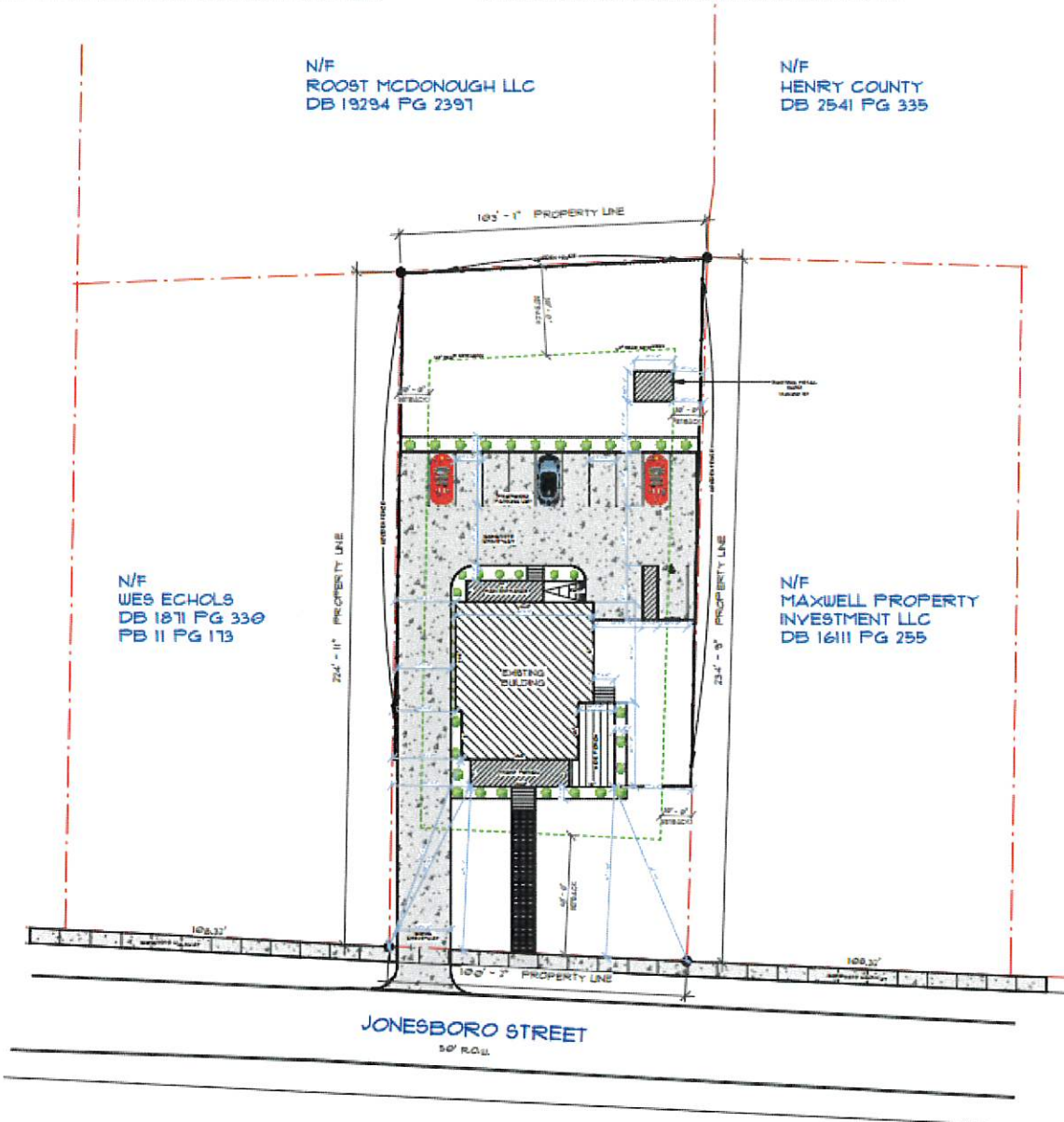
Rezoning Staff Report

For Recommendation Only

Concept Plan

PROJECT LOCATION:
 61 JONESBORO ST, MCDONOUGH,
 GA 30253.

PROJECT BRIEF & SCOPE
 A PROPOSED SITE PLAN DESIGN ON A
 0.63 ACRES PLOT AT THE ABOVE
 LOCATION.





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

Elevations (front)





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

Elevations (Rear)





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

Elevations (side)





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

Elevations (Side)



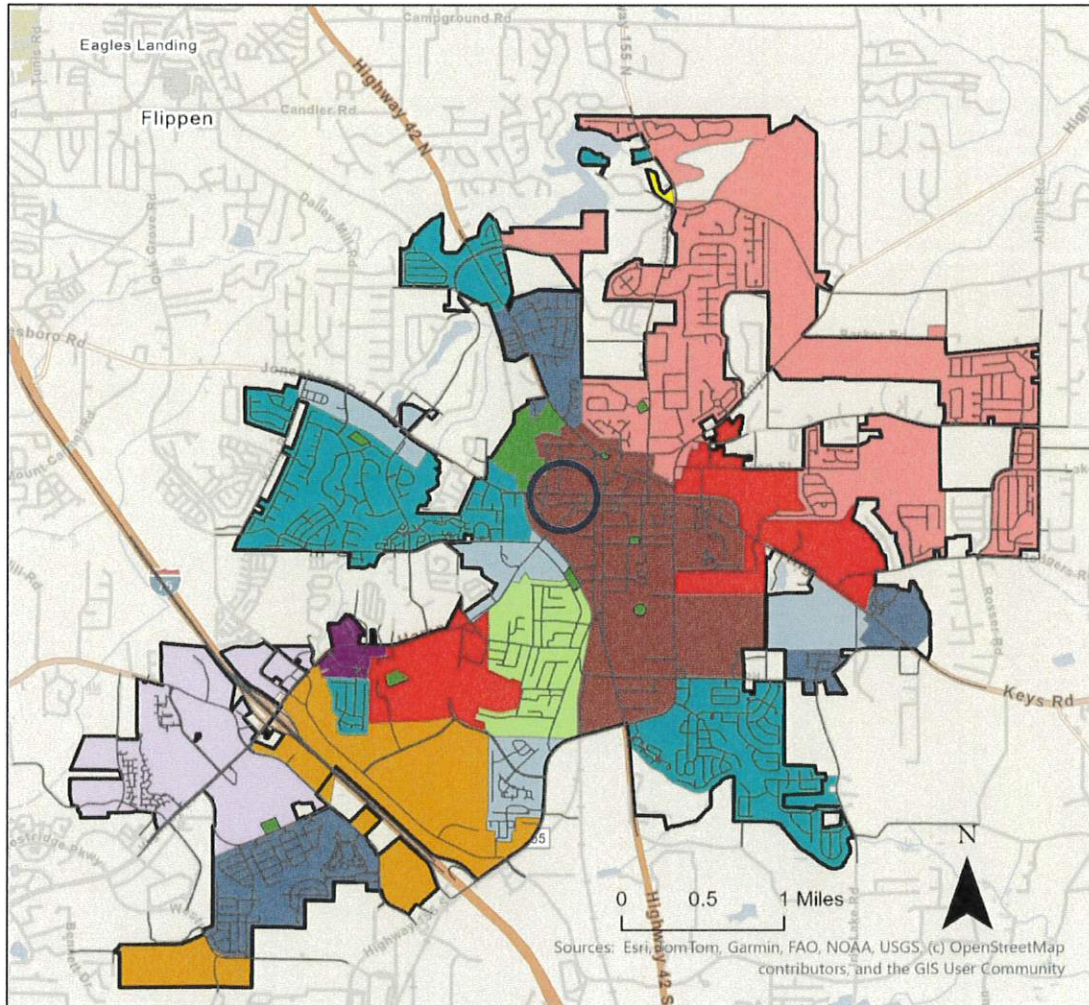


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



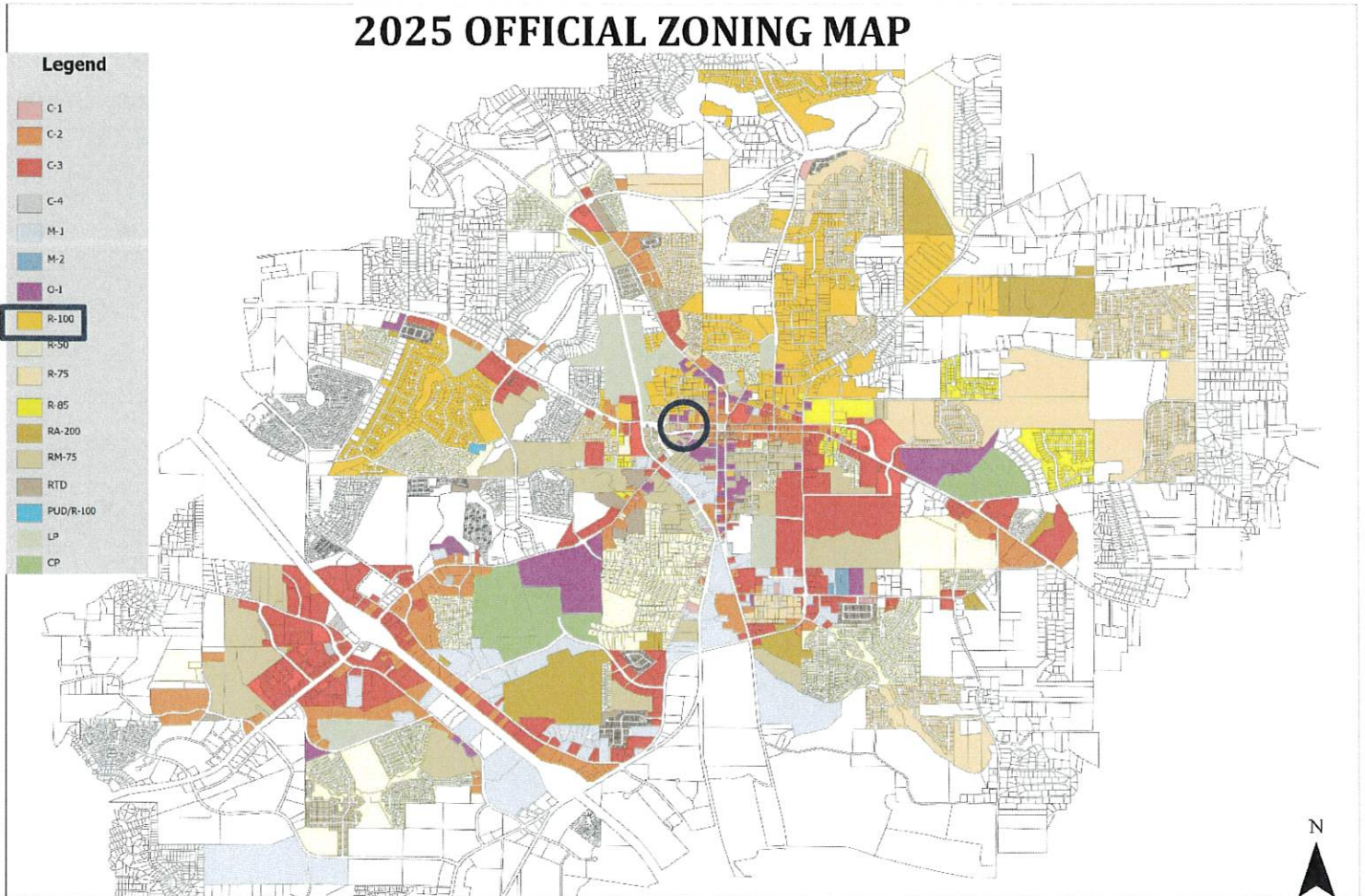
McDonough Future Land Use Map

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



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

Zoning Map





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

Infrastructure:

| | |
|-------------------|----------------------|
| Water Service: | City of McDonough |
| Sewer Service: | City of McDonough |
| Electricity: | Georgia Power |
| Telephone: | N/A |
| Cable Television: | N/A |
| Schools: | Henry County Schools |

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-11-17001(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **Carlos Mateu for the Mateu Project**:

All that lot, tract or parcel(s) of land, otherwise known 67 Jonesboro St., further described as of Parcel #M08-05033000, lying and being in Land Lot(s) 133 of the 7th District of Henry County, Georgia, consisting of a total of 12 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-2 (Central Commercial), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 17th day of November, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 18



Presented by: Sylvia Smith, Community & Economic Development Department
Aaron Hypolite, Senior 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
- 11/10/2025 City Council Workshop
- 11/06/2025 Municipal Planning Commission Public Review
- **11/17/2025 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Jerry Hayes made a motion to recommend Approval with Staff Conditions, Taira Castora second

- **Vote:** 6-0 (**Motion Passed**)

CDD –Approval with conditions.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-11-17002(ZM)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Final Staff Report For Recommendation Only

| | |
|-----------------------|--|
| Case Petition: | #250806 |
| Applicant: | Joe Watkins for the Watkins property |
| Address/Location | 200 Hampton St. |
| Council District 1: | Rufus Stewart |
| Request: | Zoning Modification to include professional offices as a permitted use |
| Land Lot District: | 156 of the 7 th District |
| Tract Size: | Approximately 0.32 +/- (Parcel #M10-07022000) |

| | |
|-----------------|-------------------------------------|
| Meetings | |
| 10/14/25 | Planning Commission Workshop |
| 11/06/25 | City Council Workshop |
| 11/10/25 | Planning Commission "Public Review" |
| 11/17/25 | City Council "Public Hearing" |

Background Information
 Current Zoning C-1 (Neighborhood Commercial) with conditions per ORD #04-03-01003(Z) and #05-12-05003(ZM). Condition only allows for a hair salon and other uses must be approved by the Planning Commission and City Council.



North Boundary

Zoned: C-3
 Land Use: Commercial

East Boundary

Zoned: RM-75
 Land Use: Commercial

South Boundary

Zoned: O-I
 Land Use: Office Institutional

West Boundary

Zoned: RTD
 Land Use: Residential



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The proposed zoning modification aligns with the city's overall vision and goals as outlined in the Comprehensive Plan.

- **Future Land Use Map (FLUM):** The property is located in a **Commercial Highway Activity Center** according to the Future Land Use Map. The intent of this land use category is to encourage high-quality, more intense development along major corridors that serve as gateways to the city. This can include a mix of uses, such as commercial, retail, office, residential, and institutional uses. A professional office use is consistent with this land use designation.
- **Comprehensive Plan:** The plan's goals for economic development are to foster a positive environment for all businesses and create new commercial opportunities. The proposed professional office use supports these goals by diversifying the economic base and is compatible with the mixed-use development encouraged in a Highway Activity Center.

Staff Analysis:

The request for a zoning modification to allow professional offices at 200 Hampton Street is a logical step given the property's context and the surrounding land uses. The current zoning of the 0.32-acre parcel is C-1 (Neighborhood Commercial) with a condition that restricts its use to a hair salon, requiring approval for any other use.

The staff analysis found that the proposed use aligns well with the neighborhood and would not create negative impacts. Key findings include:

- **Compatibility:** The professional offices would be compatible with the existing and adjacent properties. The surrounding area includes commercial, office institutional, and residential uses (C-3, O-I, RM-75, and RTD).
- **No Negative Impacts:** The proposed change would not create an isolated district, overtax public facilities, increase costs for the city, or negatively impact the environment.
- **Consistency with Zoning Regulations:** The amendment follows the city's zoning regulations and adheres to buffer requirements.
- The proposed use of professional offices would enhance the property's commercial appeal

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

Staff recommends Approval based on the following:

1. **The applicant must adhere to all codes and ordinances of the City of McDonough, the State of Georgia, and all other applicable regulatory agencies**
2. **Any changes to the building, exterior or interior, shall be approved by the Community Development Department**
3. **The property, including the building and grounds, must be kept in good repair and present a neat and orderly appearance. Any dumpsters or trash receptacles must be fully enclosed with materials that match the primary building.**
4. **Per the applicant's request, the property can be used for professional office and light medical office space ONLY.**



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

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

| | |
|---|-----|
| ▶ Isolated district | No |
| ▶ Possible overtaxing load on public facilities | No |
| ▶ Cost increase to the City(<i>Public Utilities, schools streets, other public safety measures</i>) | No |
| ▶ Impact to environment | No |
| ▶ Amendment will be a deterrent to adjacent properties | No |
| ▶ Current zoning may be used for the purpose intended | No |
| ▶ Property to stay compatible with adjacent properties | Yes |
| ▶ Property is consistent with FLUM | Yes |
| ▶ Any character change to the Zoning District | No |
| ▶ Does the amendment follow the zoning regulations | Yes |
| ▶ Applicant submitted all information | Yes |
| ▶ Any impact to neighboring residential properties | No |
| ▶ Buffers have been adhered to | Yes |



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

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

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

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

Department Name: Stormwater

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

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



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

| | | |
|-----------------|-------------------|------------------------------|
| Infrastructure: | Water Service: | Henry County Water Authority |
| | Sewer Service: | Henry County Water Authority |
| | Electricity: | Georgia Power |
| | Telephone: | TBD |
| | Cable Television: | TBD |
| | Schools: | Henry County Schools |

GENERAL CODE COMPLIANCE DISCLAIMER

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

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



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

Elevations





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

Elevations





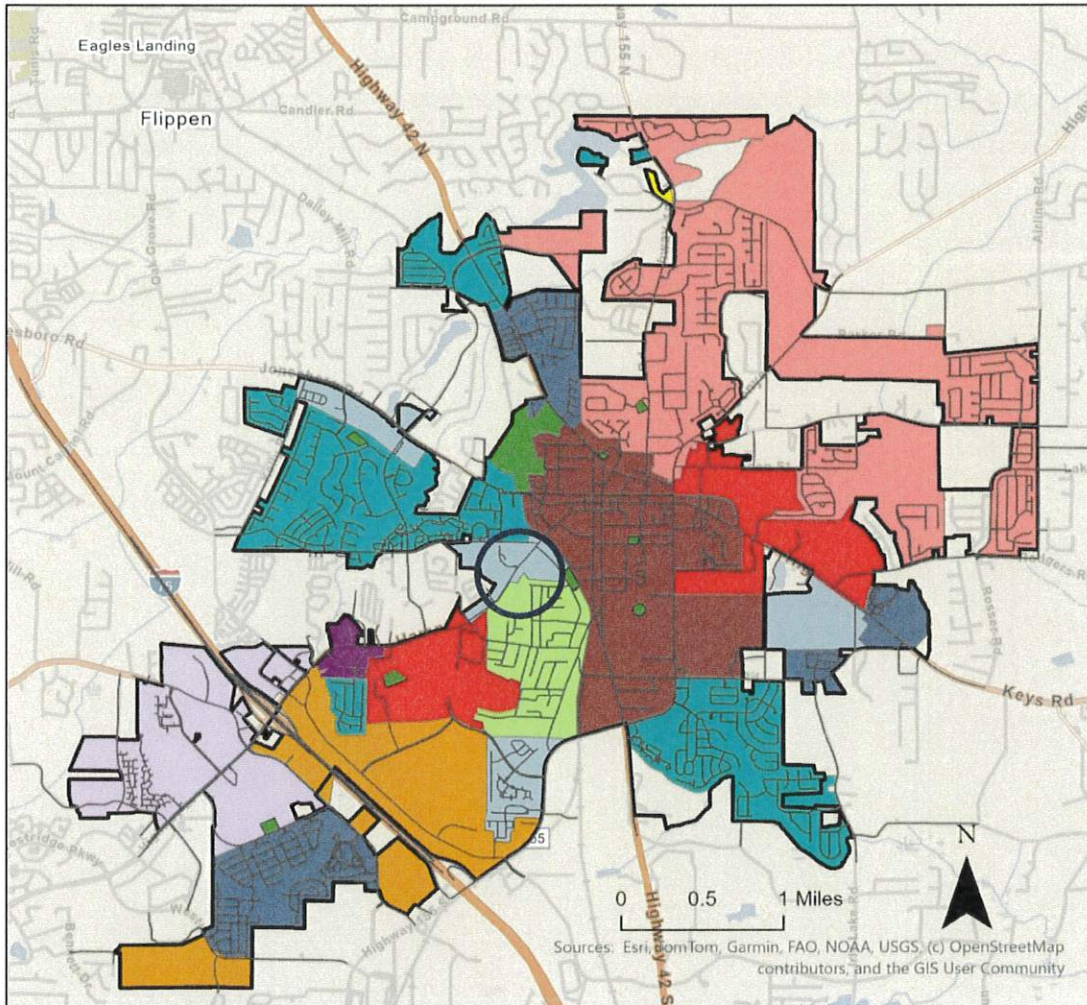
City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Elevations





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



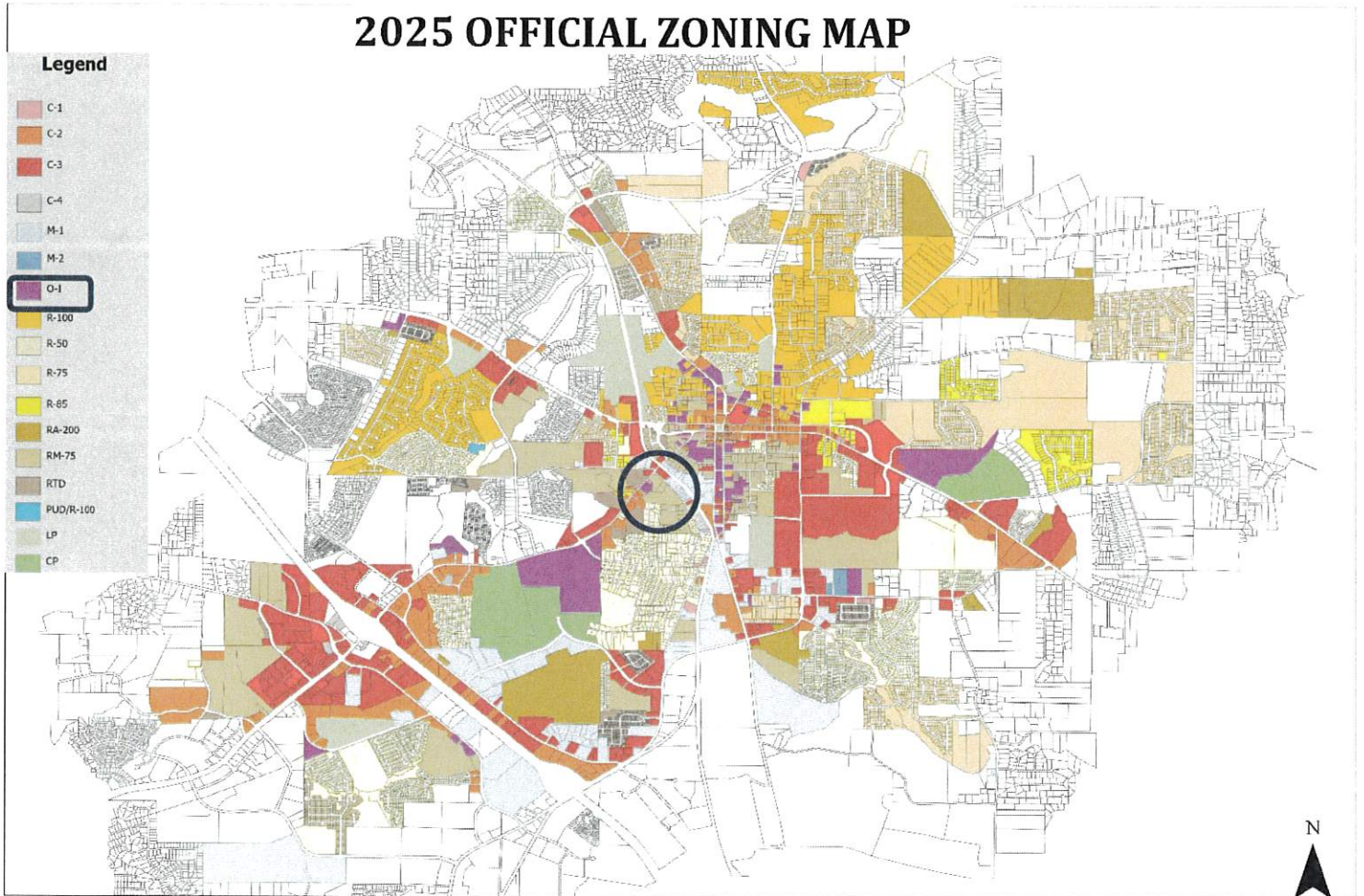
McDonough Future Land Use Map

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



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

Zoning Map



**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 25-11-17002(ZM)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **Joe Watkins for the Watkins property:**

All that lot, tract or parcel(s) of land, otherwise known 200 Hampton St. and further described as of Parcel #M10-07022000, lying and being in Land Lot(s) 156 of the 7th District of Henry County, Georgia, consisting of a total of 10.32 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-1 (Neighborhood Commercial), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 17th day of November, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 19



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
- 11/10/2025 City Council Workshop
- 11/06/2025 Municipal Planning Commission Public Review
- **11/17/2025 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Stanley Head made a motion to recommend Approval with Staff Conditions, Lois Word second.

- **Vote:** 4 yes - 2 no (Motion Passed)

CDD –Approval with staff conditions.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-11-17003(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Final Staff Report For Recommendation Only

| | |
|-----------------------|--|
| Case Petition: | #250809 |
| Applicant: | Tom Kane for Manor Lake Assisted Living Community |
| Address/Location | Highway 81 E. & Lake Dow Rd. |
| Council District 3: | Scott Reeves |
| Request: | Rezoning to a PUD (Planned Unit Development) |
| Land Lot District: | 152 & 153 of the 7 th District |
| Tract Size: | Approximately 10.157 +/- (Parcel #107-01004000 - Tract 1) & Parcel #123A-02007002 - Tract 2) |
| Meetings | |
| 10/14/25 | Planning Commission Workshop |
| 11/06/25 | City Council Workshop |
| 11/10/25 | Planning Commission "Public Review" |
| 11/17/25 | City Council "Public Hearing" |

Background Information
 Current Zoning is C-3 (Highway Commercial) with conditions per ORD #07-08-06006(Z) & #23-03-20001(Z).



- North Boundary**
 Zoned: O-1 (Office/Institutional)
 Land Use: Heritage Park
- East Boundary**
 Zoned: RM-75
 Land Use: Residential
- South Boundary**
 Zoned: C-3
 Land Use: Commercial
- West Boundary**
 Zoned: C-2
 Land Use: Commercial



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

The proposed change would allow the older home to be repurposed as a professional office, a use that aligns with the character of the surrounding area and supports the city's vision for its downtown corridor. This recommendation is based on a thorough review of the project's compatibility with neighboring land uses and its consistency with the city's planning documents.

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The rezoning to C-2 is consistent with the city's official planning documents.

Future Land Use Map (FLUM): The property is designated as "**Institutional/Public**" on the FLUM. The Comprehensive Plan defines this category as being for "large areas used for religious, civic, educational and governmental purposes" and "institutional services." A large-scale senior living community, particularly one providing assisted living and memory care, is an institutional use. Therefore, the **proposed project is consistent with the "Institutional/Public" Future Land Use designation.**

- Staff notes that the adjacent C-2 and C-3 commercial properties are inconsistent with this Institutional/Public designation, making the subject property a more appropriate fit for the City's long-range plan for this area..
- **Comprehensive Plan:** The proposal directly supports the goals of the 2024-2028 Comprehensive Plan. The plan explicitly identifies "The ability to age in place" and "Better services for seniors" as critical community needs. A primary Housing Goal is to "Provide a range of housing types and price points for all citizens of McDonough, at all stages of life." This project, with its continuum of care from independent living to memory care, fulfills this key objective.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

Compatibility, Land Use Transition & Project Benefits

•**Land Use Transition:** The proposed institutional use serves as an excellent **transitional land use**. It provides an appropriate, low-impact buffer between the high-traffic, auto-oriented commercial uses along GA Hwy 81 (Zaxby's, Valvoline) and the sensitive public/residential uses to the north (Heritage Park) and east (RM-75).

•**Architecture & Site Design:** The applicant has proposed a high-quality development appropriate for this key gateway. The main facility features a "lodge-style" aesthetic, utilizing premium materials such as **masonry, Real Tennessee Fieldstone, and HardiePlank siding**. This is a significant aesthetic upgrade for this corner.

- Staff finds the elevations for the 24 Independent Living cottages to be less robust and recommends a condition (see Condition #2) requiring their designs to be enhanced to match the high quality of the main building and have 40% stone featured on sides abutting Lake Dow Rd

•**Open Space:** The applicant has preferred **5.0 acres (~49%) of the site as permanent open space**, including significant "Tree Save Areas." This substantially exceeds the PUD ordinance minimum of 20% and is a significant public benefit, creating a campus-like environment and preserving tree canopy.

Zoning & PUD Request

The current C-3 (Highway Commercial) zoning does not permit the proposed residential and institutional uses by right. The applicant is requesting a PUD (Planned Unit Development) per **Chapter 17.78.000**, which is the correct zoning tool for a 10+ acre campus. A PUD allows for design flexibility in exchange for a high-quality, harmonious development.

The PUD request includes several modifications to the zoning code. Staff supports minor flexibility but cannot support waivers that conflict with public safety, accessibility, or core city goals.

Unit Sizes & Garages (Condition Recommended): The applicant's request for one-car garages (instead of two) for the cottages and for reduced unit sizes in the main facility (Studios from 400 sq. ft. to 353 sq. ft. and 1-Bedrooms from 700 sq. ft. to 561 sq. ft.) are reasonable for this specific use. These modifications are supportable as part of the PUD's design flexibility.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis (cont):

•**Accessibility (Condition Required):** The applicant's request to reduce the number of fully wheelchair-accessible units from 10% to 2% is **not supportable**. **Chapter 17.100.080.M (Age-Restricted Housing)** mandates that 10% of units in facilities like this be fully accessible (roll-under cooktops, etc.). This 10% standard (totaling 13 units for this project) is a deliberate public safety and "aging-in-place" policy. Staff recommends differentiating the requirement: apply the full 10% standard to the 104-bed care facility and apply the "Universal Design" standards (17.100.080.J) to the 24 independent cottages.

•**Pedestrian Access (Condition Required):** The applicant's request to remove the 10-foot-wide access route requirement is **not supportable**. The site's location on two major corridors and directly across from Heritage Park demands robust multi-modal connectivity, a primary goal of the Comprehensive Plan.

•**Prior Ordinances:** The applicant's request to waive conditions from prior retail-focused zonings (ORD #23-03-20001 & 07-08-06006(Z)) is **reasonable**, as this PUD will establish its own superseding conditions for this specific institutional use

Final Staff Recommendation by: Sylvia Smith, Community & Economic Development Director
Staff recommends **Approval** of the Rezoning to **PUD with Conditions:**

I. General Compliance & Development Standards

1. The main 104-bed facility shall fully comply with all standards, requirements, and provisions of Chapter 17.100.080 (Age-Restricted Housing), including Section 17.100.080.M.. A minimum of ten (10) percent of the units in this facility must meet this standard.
2. The 24 independent living cottages shall be exempt from the requirements of Section 17.100.080.M, but must fully comply with the "Universal Design" standards of Section 17.100.080.J, including "No-Step" entries, 36-inch-wide interior/exterior doors, and reinforced bathroom walls for grab bar installation.
3. As part of this PUD approval, and notwithstanding the base standards of the zoning ordinance, the applicant is permitted to construct:
 - One-car garages for the 24 Independent Living Cottages.
 - Assisted Living Studio units with a minimum of 353 sq. ft.
 - Assisted Living 1-Bedroom units with a minimum of 561 sq. ft
4. Final architectural elevations for site shall be submitted for staff review and approval prior to LDP



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

5. Final architectural elevations for site shall be submitted for staff review and approval prior to LDP. The façade abutting Lake Dow Rd shall be 40% Stone Masonry

6. The PUD approval is binding to the architectural elevations for the main building and the site/landscape plans submitted with the application. Any significant deviation shall require a zoning modification to the PUD.

II. Transportation & Site Access

7. The developer shall be responsible for funding and constructing, at their expense, a 10-foot-wide path along the property's *perimeter frontage* on and Lake Dow Road. ~~Said paths shall be constructed to all City standards to ensure safe connectivity with Heritage Park in the form of a crosswalk.~~ The sidewalk standards should conform to McDonough's Complete Streets Policy and ADA requirements to promote safety and accessibility for the community's senior population.

8. The developer shall coordinate with adjacent commercial property owners to provide vehicular and pedestrian inter-parcel access to the greatest extent practicable, with access stubs provided to the property line for future connection.

9. Prior to the issuance of a Land Disturbance Permit (LDP), a Traffic Impact Study (TIS) must be submitted and approved by the City Engineer. The developer shall be responsible for funding and constructing all off-site transportation and pedestrian improvements identified in the approved TIS (e.g., turn lanes, deceleration lanes, sidewalks).

10. All internal pedestrian pathways should be a minimum of 5 feet wide and be constructed of concrete or asphalt.

III. Environmental & Site Design Standards

11. The developer shall set aside 5 acres of open space on the development, as shown on the site plan. As a component of this dedicated open space, the applicant shall set aside an area for public-facing art, such as murals or sculptures, for the enjoyment of the residents. The specific design and location of this public art component shall be submitted to and approved by the Community Development Director.

12. A 25-foot landscaped buffer shall be installed and maintained along the entire eastern property line adjacent to the existing residential community.



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

13. A 25 ft landscape buffer shall be installed and maintained along the Lake Dow Road frontage, consistent with the intent of prior zoning conditions (ORD 07-08-06006(Z)) to provide a substantial visual screen for Heritage Park.

14. All development signage shall be monument-style with a brick or stone base. Temporary signage, banners, and inflatable signage are prohibited.

15. All site and pedestrian lighting shall be down-cast, fully-shielded, and use black fixtures to minimize glare and light trespass onto adjacent properties and Heritage Park.

16. No outdoor speakers shall be permitted on the premises.

17. All stormwater detention facilities will be located underground

IV. Utilities

18. No development shall commence, and no permits shall be issued, without confirmation of connection to public water and sewer.



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

Staff Analysis:

Section 17.92.046 Standards of Review for Rezoning

| | |
|---|-----|
| ▶ Isolated district | No |
| ▶ Possible overtaxing load on public facilities | No |
| ▶ Cost increase to the City(<i>Public Utilities, schools streets, other public safety measures</i>) | No |
| ▶ Impact to environment | No |
| ▶ Amendment will be a deterrent to adjacent properties | No |
| ▶ Current zoning may be used for the purpose intended | No |
| ▶ Property to stay compatible with adjacent properties | Yes |
| ▶ Property is consistent with FLUM | Yes |
| ▶ Any character change to the Zoning District | No |
| ▶ Does the amendment follow the zoning regulations | Yes |
| ▶ Applicant submitted all information | Yes |
| ▶ Any impact to neighboring residential properties | No |
| ▶ Buffers have been adhered to | Yes |



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

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

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Concerns about the increased demands on our infrastructure and the possibility of increased call volume for the fire department and personnel.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

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

Department Name: Stormwater

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

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



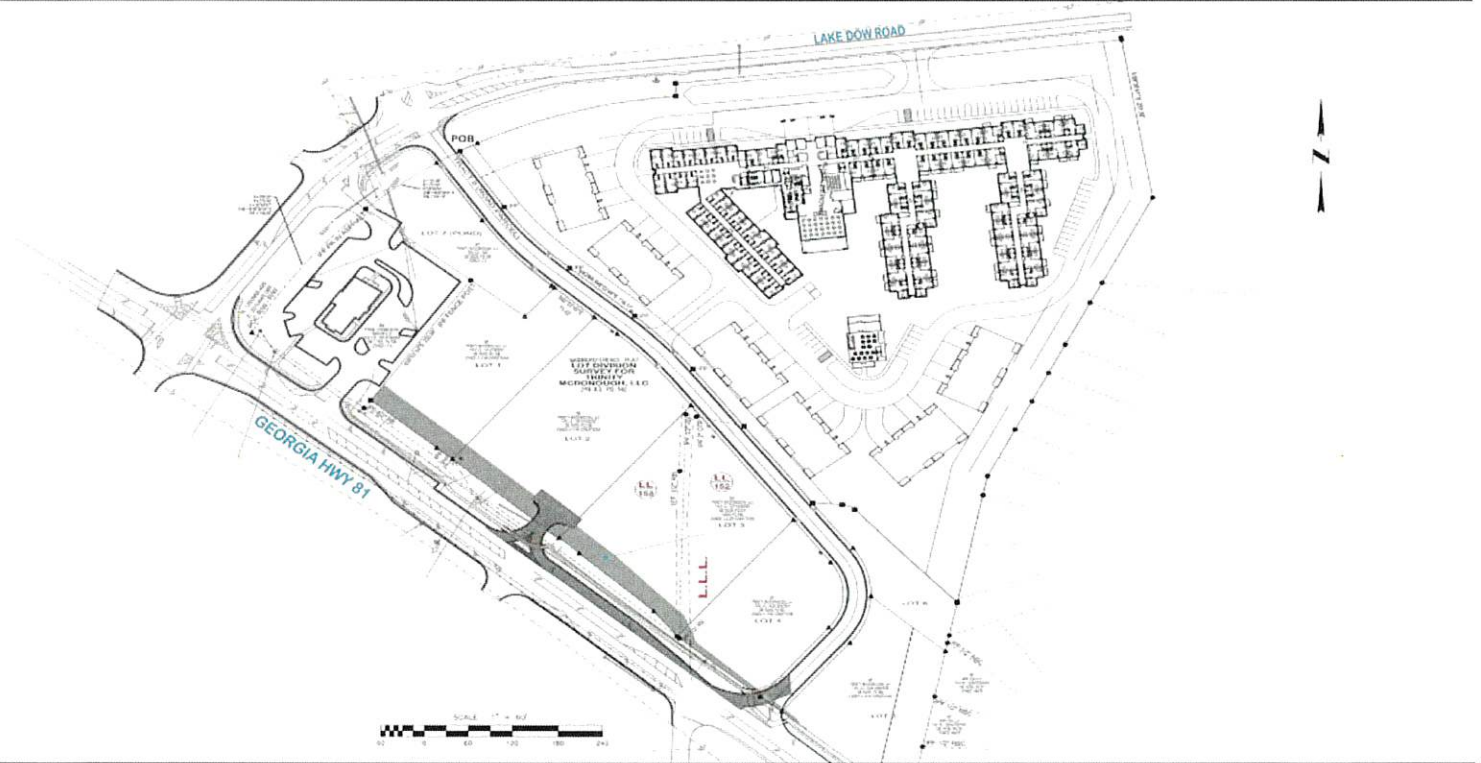
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Concept Plan



| <p>THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF BRADFORD ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRADFORD ENGINEERING, INC.</p> | <p>CONSULTANT BRADFORD ENGINEERING, INC. 1000 W. BUCKLEBOURNE DRIVE SUITE 100 DEKALB COUNTY, GA 30030 (770) 426-1111 www.bradseng.com</p> | <p>PROJECT TITLE/NO. MANOR LAKE - MC DONOUGH LAKE DOW ROAD LAND LOTS 152 & 153, DISTRICT 7, CITY OF MC DONOUGH HENRY COUNTY, GEORGIA</p> <p>OWNER/DEVELOPER MANOR LAKE DEVELOPMENT - 516 HILLTOP DRIVE WALKERS, GEORGIA 30188 - PHONE: (770) 816-5412</p> | <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | REVISION | DATE | | | | | | | | | | <table border="1"> <thead> <tr> <th>TAX MAP REF.</th> <th>STAMP</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | TAX MAP REF. | STAMP | | | | | <p>PRELIMINARY SITE PLAN</p> <p>DATE: 08/14/14</p> <p>SCALE: AS SHOWN</p> <p>C-1</p> <p>BY: J. W. L.</p> |
|--|--|---|---|-----|----------|------|--|--|--|--|--|--|--|--|--|---|--------------|-------|--|--|--|--|---|
| NO. | REVISION | DATE | | | | | | | | | | | | | | | | | | | | | |
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| TAX MAP REF. | STAMP | | | | | | | | | | | | | | | | | | | | | | |
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City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Concept Plan



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: 8/2/2023

McDONOUGH

| ASSISTED LIVING: | | | |
|------------------|-----------|-----------|-------|
| | UNITS | BEDS | PATIO |
| STUDIO A | 31 | 31 | - |
| STUDIO B | 2 | 2 | - |
| 1 BEDROOM A | 6 | 6 | - |
| 1 BEDROOM B | 23 | 23 | - |
| TOTAL | 64 | 64 | |

| MEMORY CARE: | |
|--------------|-----------|
| | BEDS |
| STUDIO C | 22 |
| STUDIO D | 8 |
| TOTAL | 30 |

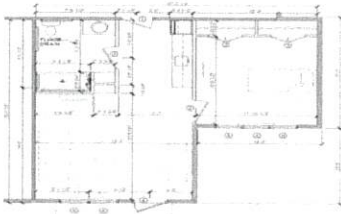
| OVERALL: | |
|--------------|------------|
| | BEDS |
| STUDIO A | 31 |
| STUDIO B | 2 |
| STUDIO C | 22 |
| STUDIO D | 8 |
| 1 BEDROOM A | 6 |
| 1 BEDROOM B | 23 |
| TOTAL | 124 |

| AREA: | |
|-------------------|-----------------|
| TOTAL AREA | 11588 SQ |

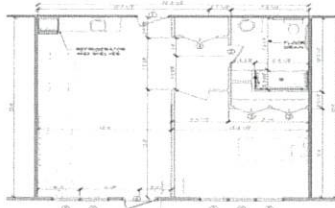


City of McDonough, GA
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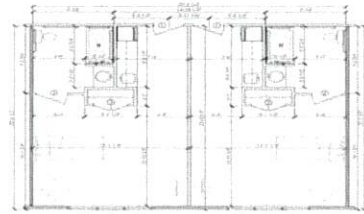
Concept Plan



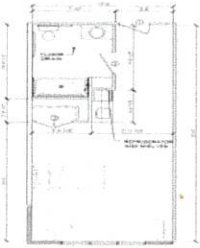
1 BEDROOM A FLOOR PLAN



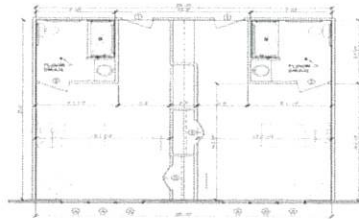
1 BEDROOM B FLOOR PLAN



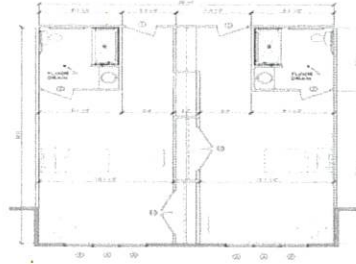
STUDIO A



STUDIO B



STUDIO C



STUDIO D



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

Elevations





City of McDonough, GA
Community Development Department
Rezoning Staff Report
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Elevations





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Community Development Department
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For Recommendation Only

Elevations





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

Elevations



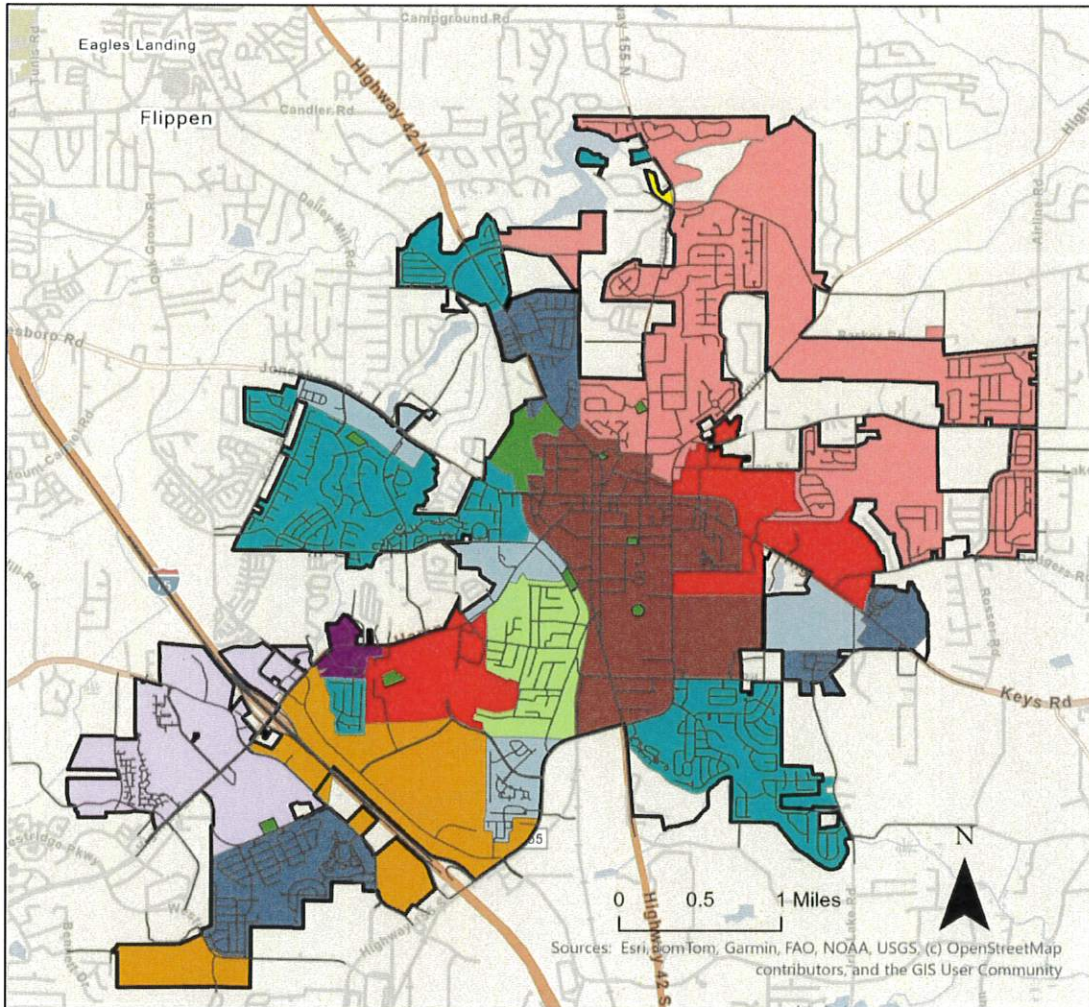


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

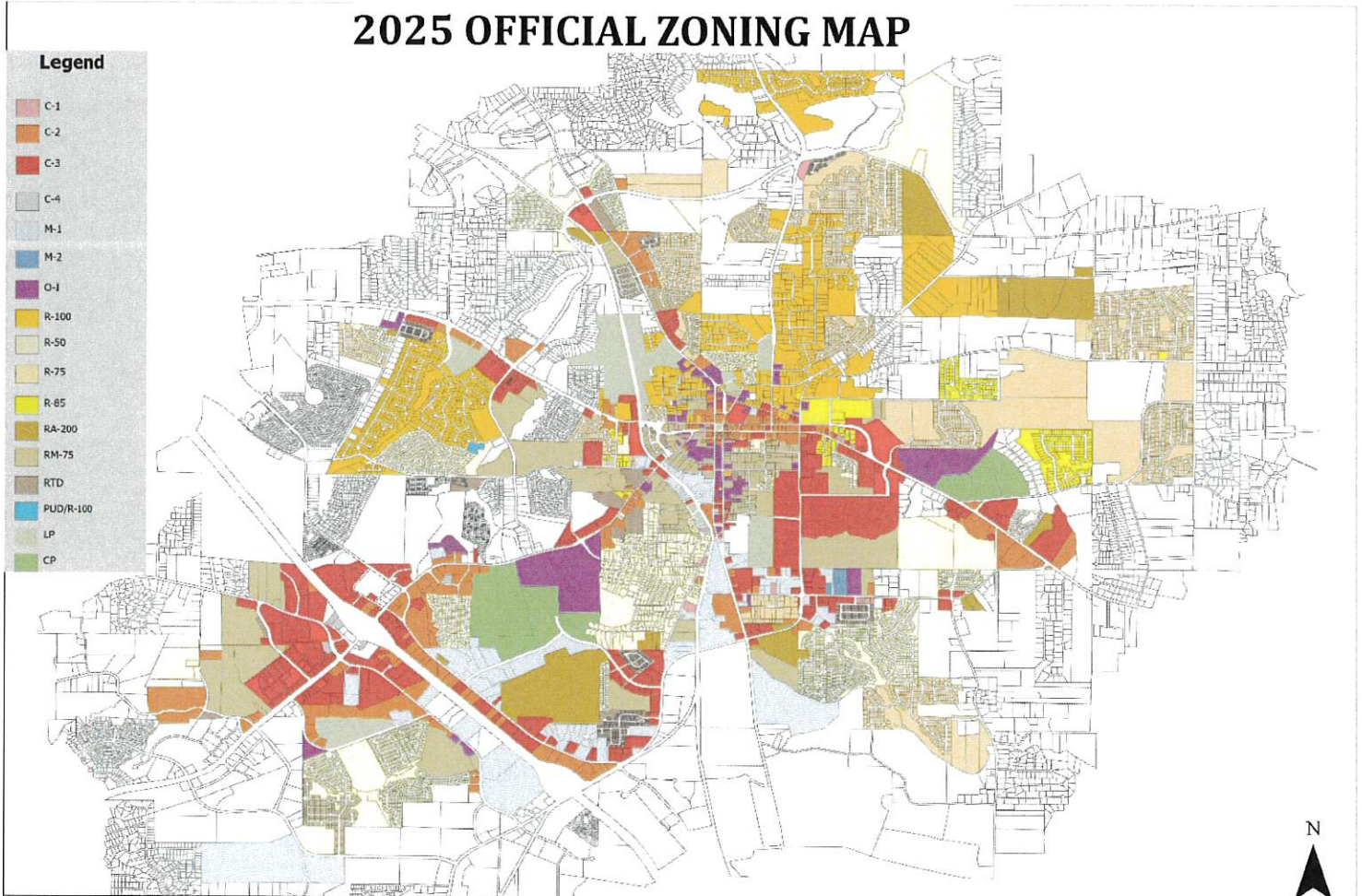
- | | | |
|-------------------------|--------------------------------------|--------------------------|
| Estate Residential | TCU | Office Park |
| Greenspace | Town Center | Regional Activity Center |
| Highway Activity Center | Traditional Neighborhood Development | Gateway Industrial |
| Institutional/Public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



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

Zoning Map

2025 OFFICIAL ZONING MAP





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

Infrastructure:

| | |
|-------------------|----------------------|
| Water Service: | Henry County |
| Sewer Service: | Henry County |
| Electricity: | TBD |
| Telephone: | TBD |
| Cable Television: | TBD |
| Schools: | Henry County Schools |

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

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

Xx

xx

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-11-17003(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **Tom Kane for the Manor Lake Assisted Living, Memory Care & Cottages:**

All that lot, tract or parcel of land, otherwise known Lake Dow Rd. & Hwy. 81 E. and further known as Parcels #107-01004000 (Tract 1) & 123A-02007002 (Tract 2), lying and being in Land Lot(s) 152 & 153 of the 7th District of Henry County, Georgia, consisting of a total of 10.157 +/- acres (Tract 1 = 9.349) & (Tract 2 = 0.808) and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned PUD (Planned Unit Development), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 17th day of November, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 20

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:

MPC

Stanley Head made a motion to recommend Approval with Staff Conditions, Lois Word second.

- **Vote:** 6 - 0 (Motion Passed)

CDD –Approval with staff conditions.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-11-17004(ZM)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



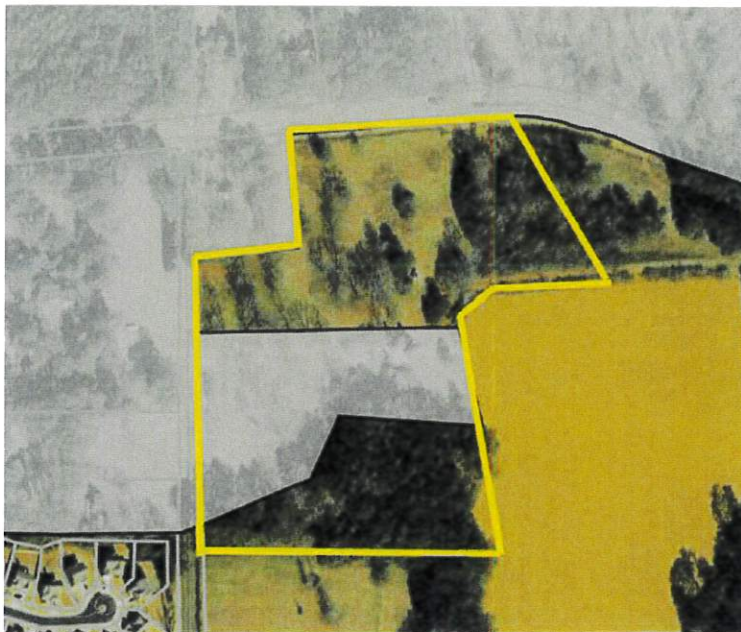
City of McDonough, GA
Community Development Department
Final Staff Report
For Recommendation Only

| | |
|---------------------------|---|
| Case Petition: | 250901 |
| Applicant: | Andy Welch for PulteGroup, Inc. |
| Project Name: | Hardeman property |
| Address: | 705 Tomlinson St. |
| Parcel(s) | 123-01061000 & #122-02059000 |
| District 3: | Scott Reeves |
| Request: | Modification to zoning conditions R-75/R-85 (City) |
| Land Lot District: | 120 of the 7 th District |
| Tract Size: | 16.45 +/- acres |

| | |
|------------------|-------------------------------------|
| Meetings: | |
| 2/11/25 | Planning Commission Workshop |
| 3/06/25 | City Council Workshop |
| 3/11/25 | Planning Commission "Public Review" |
| 3/17/25 | City Council "Public Hearing" |

Background Information:

The current zoning for the property is RA (Residential Agricultural) within the County. The surrounding area around the lake is known as Hardeman property and is zoned R-75/R-85 with conditions per ORD #05-12-19001(A)(Z).



North Boundary

Zoned: R-75/R-85
Land Use: Residential

East Boundary

Zoned: R-75/R-85
Land Use: Residential

South Boundary

Zoned: R-75/R-85
Land Use: Residential

West Boundary

Zoned: County
Land Use: Residential



City of McDonough, GA
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Rezoning Staff Report
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Staff Analysis:

This request is a "housekeeping" measure to unify development standards for the entire "Hardeman Property" subdivision, which is being developed by PulteGroup. The property is currently subject to two different sets of zoning conditions, creating confusion and inconsistency.

➤ **Original 2005 Case (ORD #05-12-19001(A)(Z)):**

- In December 2005, the City annexed and zoned 169.26 +/- acres at 750 Tomlinson St. to R-75/R-85.
- This approval included a set of "2005 Conditions" (date-stamped Nov 21, 2005). These conditions are now outdated and less stringent than the City's current standards, particularly regarding architecture, sidewalks, and buffers.

➤ **Recent 2025 Case (ORD #25-05-19002(Z)):**

- In May 2025, the City annexed an adjacent 16.45-acre parcel (705 Tomlinson St.) as part of the same overall development.
- During this 2025 case, Staff recommended, and City Council approved, applying the original 2005 conditions *plus* a new, more comprehensive list of "2025 Conditions".
- These new conditions significantly update the standards for sidewalks (from 4-ft to 5-ft) , architectural requirements (requiring façade permits and higher-grade materials) , buffer replanting , amenities (adding an 8-ft walking trail) , and HOA covenants (adding a 5% rental cap).

The Current Problem & Request: The applicant (PulteGroup) is developing the 2005 and 2025 properties as one cohesive subdivision. However, they are legally bound by two different sets of standards:

The 169-acre parent tract: Bound by the lenient 2005 conditions.

The 16.45-acre parcel: Bound by the strict 2005 + 2025 conditions.

The applicant is now requesting to modify the conditions on the original 169-acre 2005 property to match the new, more stringent 2025 standards. This will consolidate all 185.71 acres of the subdivision under a single, modern set of development rules.



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

Final Staff Recommendation by: Sylvia Smith, Director

Staff recommends approval of the zoning modification. The recommendation is to **repeal and replace** the original 2005 conditions with the updated 2025 conditions (from the staff report for ORD #25-05-19002(Z)) , which are provided below.

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.



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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. Perimeter fencing shall be prohibited along Tomlinson Street and McGarity Road unless approved as part of a master signature entrance and landscape plan. Vinyl fencing is not allowed.
3. A mandatory homeowner's 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 maintenances of all subdivision improvements/common spaces and the continuity of built structures. Additionally, the mandatory covenants shall include limiting the number of rental units allowed in the development to ten (10%) 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 McGarity Road and one (1) from Tomlinson Street as shown on the site plan. There may be a non-boulevard, "right in/right out" entrance to McGarity Road between Tomlinson Road and the required boulevard entrance to McGarity. 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.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

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Standards of Review

In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for Zoning Map amendment, the Administrative Official or the Legislative Body shall act in the best interest of the health, safety, morals, and general welfare of the City. In doing so, they will consider the existing land use pattern and two (2) or more of the following factors as they may be relevant to the application:

1. Adheres to the existing land use pattern. *Yes*
2. The possible creation of an isolated district unrelated to adjacent and nearby districts; *No*
3. The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets; *Yes*
4. Increase the cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures; *Yes*
5. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity; *No*
6. Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations; *No*
7. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations; *No*
8. The aesthetic effect of existing and future use of the property as it relates to the surrounding area; *No*
9. The extent to which the proposed Zoning Map amendment is consistent with the Future Land Use Map; *Yes*
10. The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community; *No*
11. The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations; *Yes*



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

Standards of Review

- | | |
|---|------------|
| 12. Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme; | <i>No</i> |
| 13. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight; | <i>Yes</i> |
| 14. In those instances, in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight. | <i>Yes</i> |



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

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

Department Name: McDonough Police

Comments: Ensure driveway length is adequate for family's parking situations.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance. No comments on the annexation, and I understand that this property is already adjacent to other higher-density subdivisions, but rezoning from R-A to R75 is just another decrease to agricultural abilities and possibilities and increase to the suburban sprawl and urban development of compact housing. High density equals higher population, and higher population equals greater taxation of infrastructure and resources.

Department Name: Building & Inspections

Comments: Verification must be made the City of McDonough has water and sewer to property. A sewer capacity study will be required.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

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

Department Name: Stormwater

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

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.



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

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

Department Name: GDOT

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: No comments received.

Department Name: HC GIS

Comments: Not a reviewing agency.



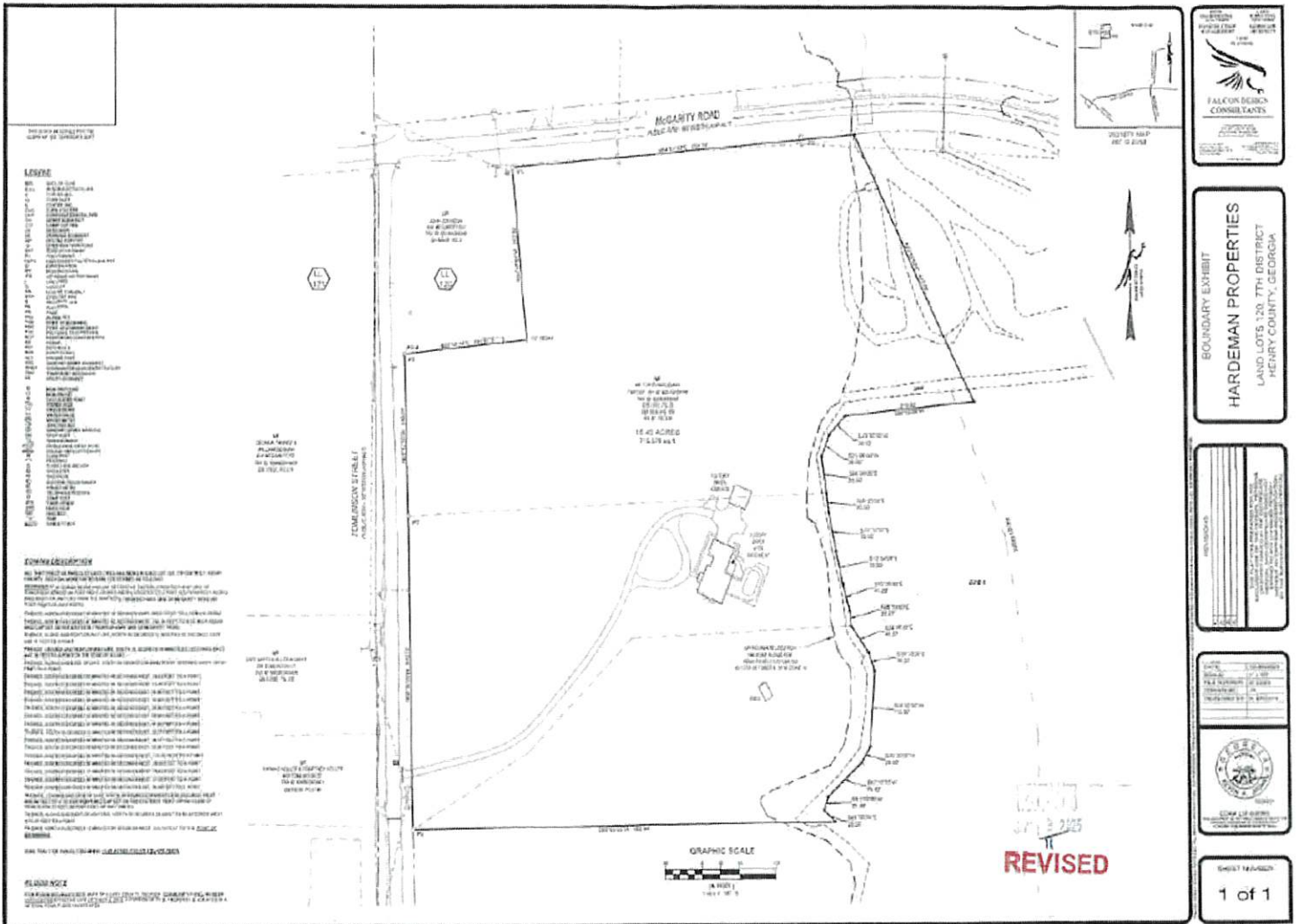
City of McDonough, GA

Community Development Department

Rezoning Staff Report

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Survey





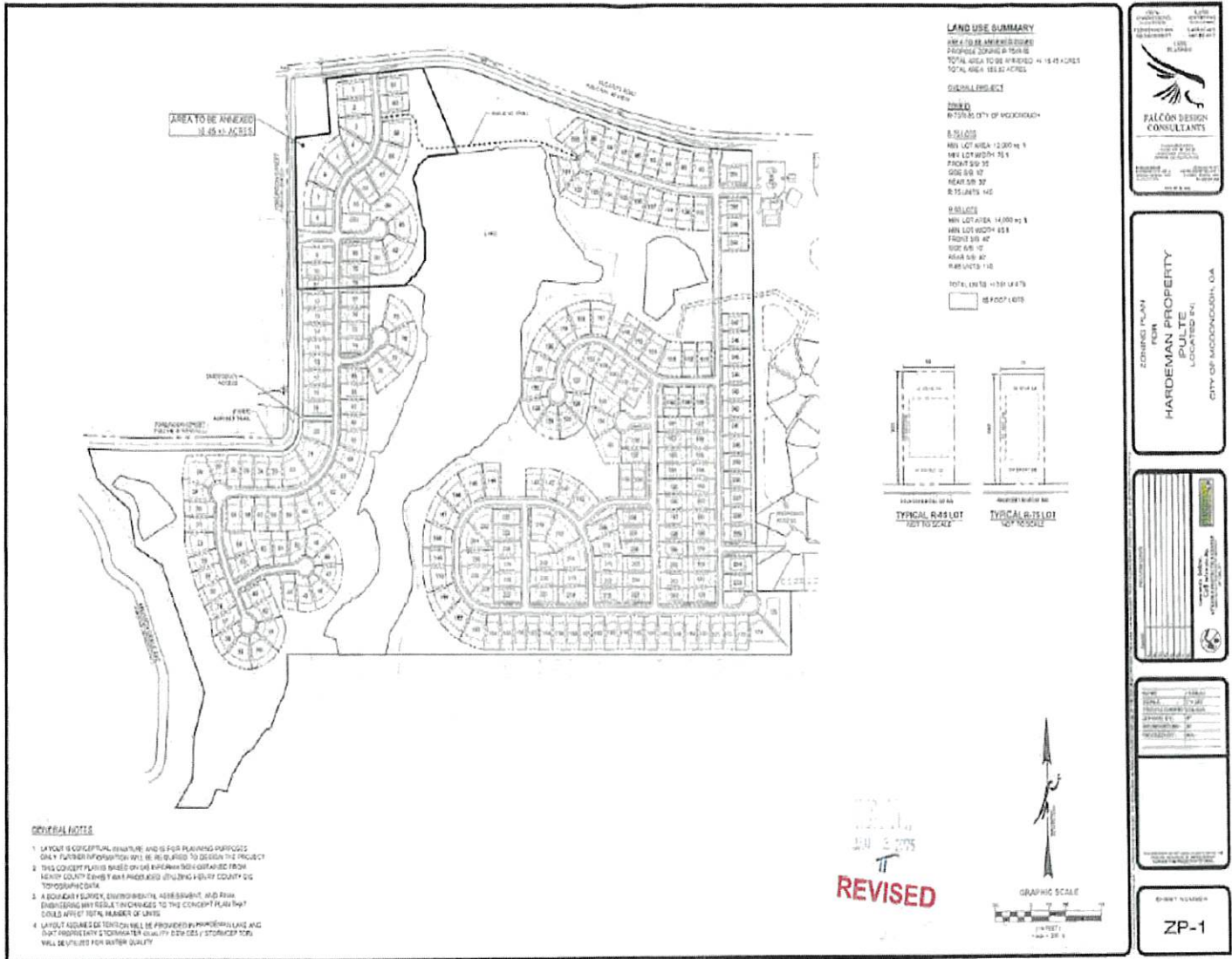
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Site Plan





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

Concept Plan

**HARDEMAN - ACTIVE
ADULT (AGE TARGETED)**

Mainstay, Mystique,
Palmary, Prestige,
Prosperity, The Distinctive
Series house plans are great
for those who like flexible
space or to host guests.
These single-story house
designs offer large walk-in
closets as well, spacious 2
car garages, and much
more.





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

Concept Plan Continued

**HARDEMAN –
ANDERSON POINT**

Aspire, Hartwell, Hampton,
Mitchell, Pennington, The
Summit series offers a
collection of single-family
homes that are perfect for a
new or growing family or
even first-time homeowners.
Featuring flexible options
and plenty of dining and
gathering





City of McDonough, GA
Community Development Department
Rezoning Staff Report
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Concept Plan Continued

**HARDEMAN –
ANDERSON POINT**
(Cont'd)

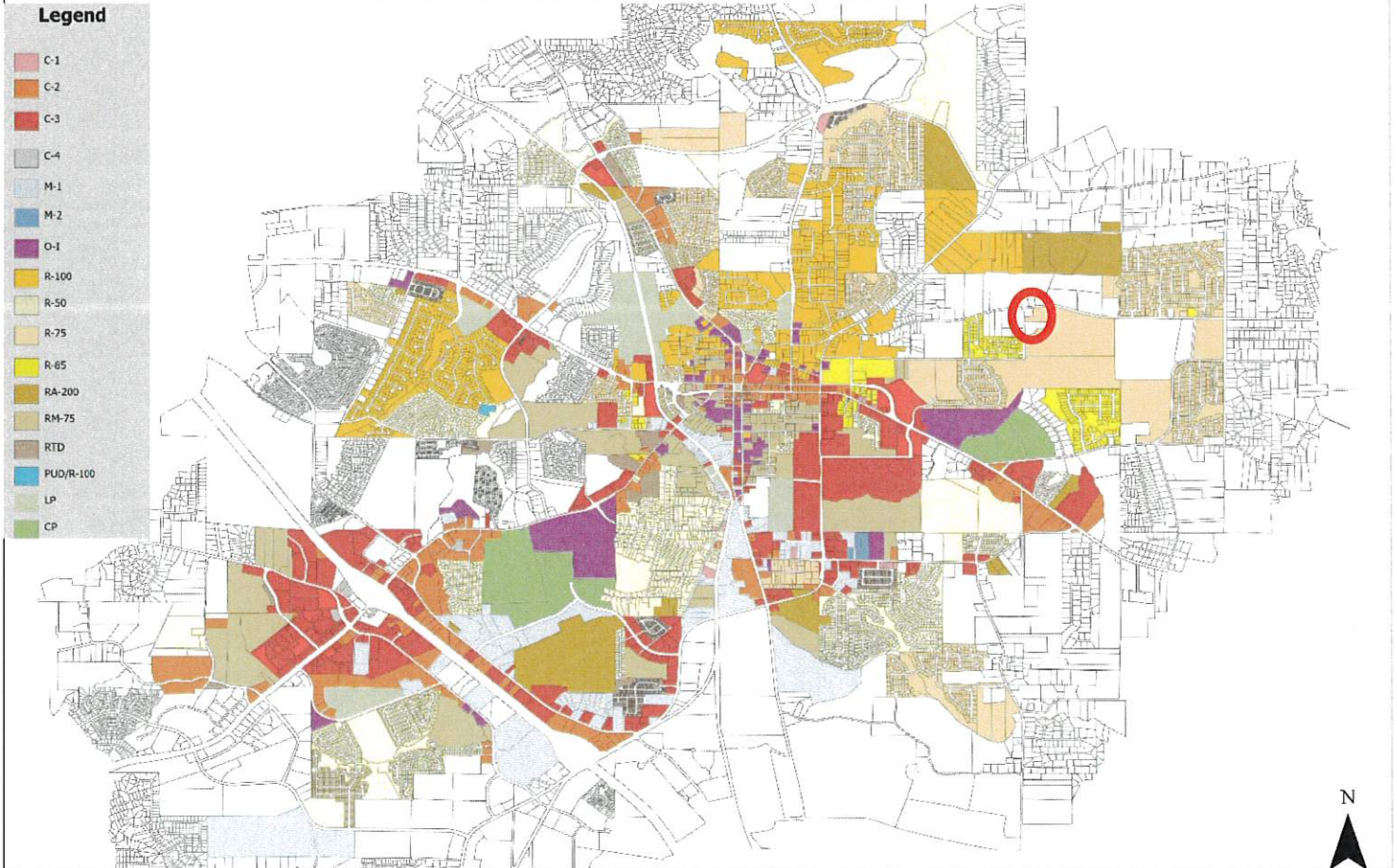
Willard, Braddock, Frazier, Liston, Tunney Dempsey, The Estates series of single-family homes is perfect for growing families featuring spacious bedrooms, lofts for secondary living spaces and 3rd car garage options.





City of McDonough, GA
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2025 OFFICIAL ZONING MAP



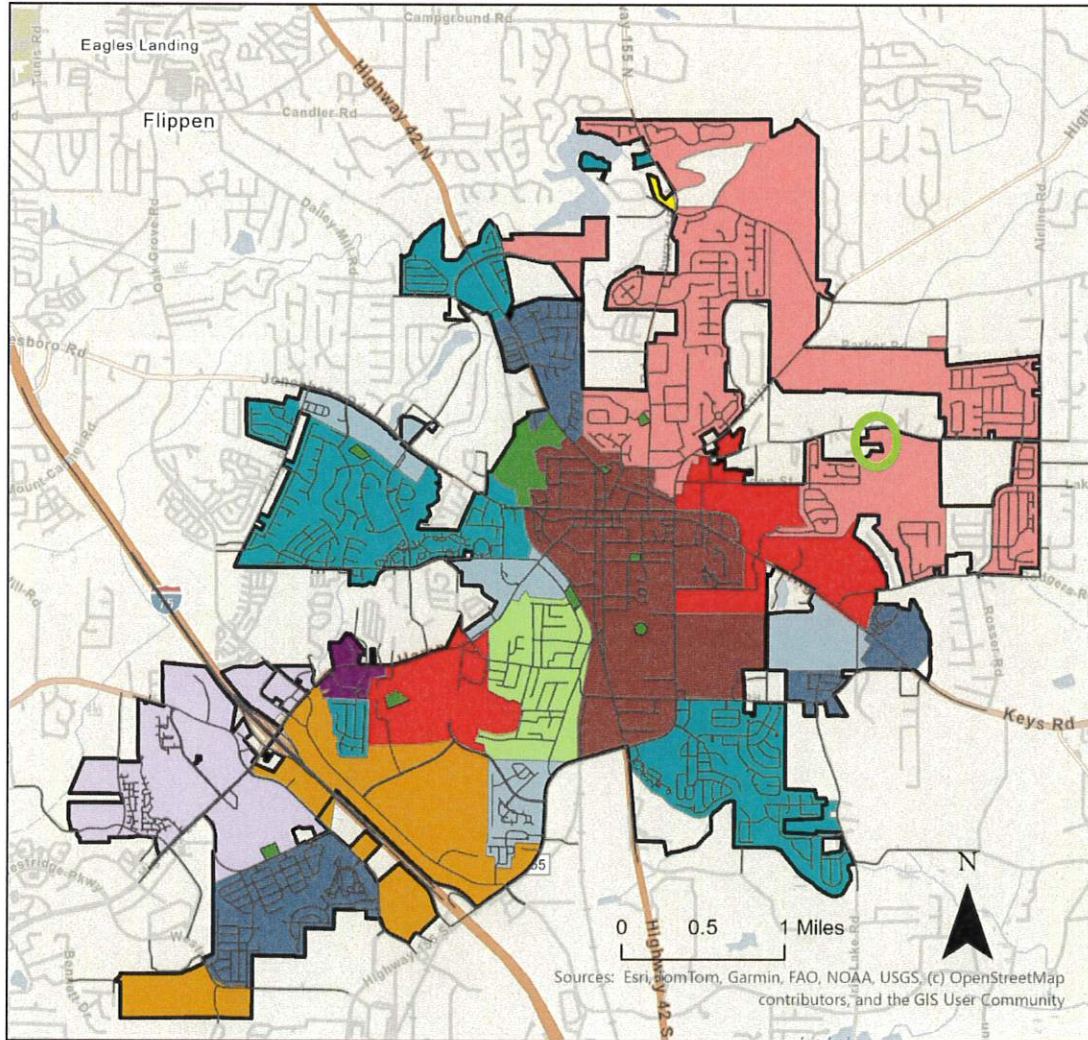


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

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



City of McDonough, GA
Community Development Department
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GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-11-17004(ZM)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **PulteGroup, Inc. for the Hardeman property:**

All that lot, tract or parcel(s) of land, otherwise known 705 Tomlinson St., and further described as Parcels #123-01061000 & #122-02059000, lying and being in Land Lot(s) 120, 136 & 137 of the 7th District of Henry County, Georgia, consisting of a total of 169.26 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned R-75/R-85 (Single-Family Residential), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 17th day of November, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 21



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

MPC

Mark Thomas made a motion to recommend Approval with Staff Conditions, Jerry Hayes Second

- **VOTE**: 4 yes - 2 no (Motion Passed)

CDD – Approval with conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-11-17005(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Final Staff Report

For Recommendation Only

Case Petition:

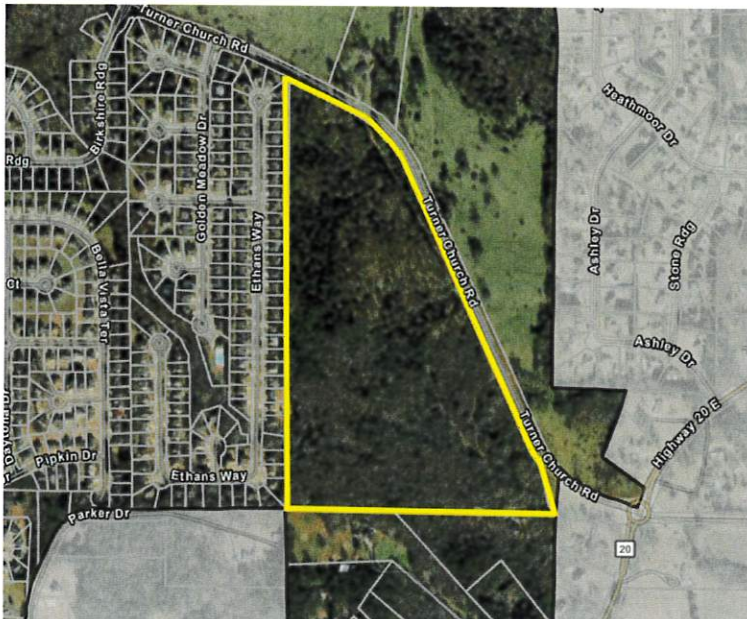
| | |
|---------------------|--|
| Applicant: | MTS ATL, LLC c/o Eastwood Homes of GA, LLC |
| Project Name: | Anderson Landing |
| Address/Location | Turner Church Rd. |
| Parcel(s) | 105-01071000 |
| Council District 3: | Scott Reeves |
| Request: | Rezoning to R-75 (Single-Family Residential) |
| Land Lot District: | 89 of the 7 th District |
| Tract Size: | Approximately 54.54 +/- acres |

Meetings:

| | |
|-----------------|-------------------------------------|
| 10/14/25 | Planning Commission Workshop |
| 11/06/25 | City Council Workshop |
| 11/10/25 | Planning Commission "Public Review" |
| 11/17/25 | City Council "Public Hearing" |

Background Information:

The current zoning for the property is RA-200 (Residential Agricultural).



North Boundary

Zoned: R-50 (Single-Family Residential)
Land Use: Residential

East Boundary

Zoned: R-50 (Single-Family Residential)
Land Use: Residential

South Boundary

Zoned: R-100 (Single-Family Residential)
Land Use: Residential

West Boundary

Zoned: R-75 (Single-Family Residential)
Land Use: Residential



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

Staff Analysis:

Background Information

The applicant requests the annexation and rezoning of a 54.54-acre tract on Turner Church Road. The proposal is for an 89-lot single-family detached subdivision zoned R-75 ("For Sale" Single-Family Residential). The property is currently undeveloped and wooded. The concept plan shows 89 lots, a central amenity area (cabana, pool, playground) , and 11.56 acres of usable open space , which exceeds the 20% (10.91 acres) required for a development of this size. The applicant has submitted a set of variances from the R-75 district standards for garage size , front setbacks on a limited number of lots , and the placement of street trees. In exchange, the developer has enhanced standards, including a 5% rental cap, a requirement to use GILID stormwater features , and a specific timeline for amenity completion..

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The rezoning to C-2 is consistent with the city's official planning documents.

Future Land Use Map (FLUM):The subject property is designated as Estate Residential on the McDonough Future Land Use Map. The Estate Residential category is intended to preserve rural residential character and protect natural features through low-density development, allowing up to 3.0 dwelling units per acre

- The proposed project density of 1.63 units per acre (89 units / 54.54 acres) is fully consistent with, and less than half the maximum density allowed by, the Estate Residential land use designation



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

This proposal represents a high-quality residential development that largely conforms to the City's newly adopted ordinance. The applicant's proffered conditions address key city goals, including architectural quality, open space, and stormwater management.

1. **Ordinance Conformance:** The project meets or exceeds the R-75 standards for density, lot size, lot width, open space, and amenities. The conditions explicitly require adherence to the City's strict four-sided architectural standards and anti-monotony rules, ensuring a high-quality built environment.
2. **Requested Variances:** Staff has reviewed the three requested variances and finds them to be reasonable accommodations:
 - Garage Size (20'x24' vs. 25'x25'): This is a minor reduction that provides more flexibility for home design while still accommodating two vehicles.
 - Front Setback (30' on 5 lots): This request is limited to only 5 of the 89 lots (6.25% of the development) and is requested to accommodate lot fit, likely due to topography. It is a minor deviation.
 - Street Trees (Yard vs. Planting Strip) : The developer requests planting two trees in the front yard of each lot in lieu of one in the planting strip. This achieves the same goal of a tree-lined street while potentially reducing future sidewalk/utility conflicts.
3. **Preferred Enhancements:** Staff places significant weight on the developer's voluntary enhancements, which benefit the city and future residents:
 - GILID Stormwater: The use of hybrid green infrastructure instead of a traditional pond is a superior environmental design.
 - 5% Rental Cap: This is a substantial commitment to ensuring the community remains "For Sale" as intended by the zoning, promoting neighborhood stability.
 - Amenity Timing: Requiring the amenities to be built by the 10th home (rather than the 50% mark) is a significant benefit to early residents.

The project is compatible with the surrounding land use. The conditions ensure the development will be an asset to the community.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

| Requirement | Zoning Ordinance (Chapter 17) | Proposed Plan & Conditions (Eastwood Homes) | Conforms? |
|----------------------|---|--|----------------|
| Future Land Use | Estate Residential (Allows up to 3.0 du/ac) | Proposed density is 1.63 du/ac (89 units / 54.54 ac) | Yes |
| Density | Max 3.63 units/acre | 1.63 units/acre | Yes |
| Min. Lot Size | 12,000 sq. ft. | Plan provides 12,000 sq. ft. | Yes |
| Min. Lot Width | 75 feet | Plan provides 75 feet | Yes |
| Min. Heated Area | 1,600 sq. ft. | Project must comply with this standard. | Conditional |
| Open Space | 20% for 51-100 lots (10.91 acres) | 89-lot plan. Provides 11.56 acres (21.2%). | Yes |
| Amenities | Min. 3 for 51-100 lots (from 17.120.090) | Plan provides Cabana, Pool, walking trails and playground. | Yes |
| Amenity Timing | Not specified in ordinance. | Condition 15 requires build-out by 10th CO. | Yes (Enhanced) |
| Architecture | 4-Sided (40% front, 25% side/rear brick/stone). | Condition 4 requires compliance with 40%/25% standard. | Yes |
| Portfolio | Portfolio of Architectural Plans required (17.100.350). | Condition 2 requires submission of Portfolio. | Yes |
| Anti-Monotony | 10% elevations (8 for 89 lots) (17.36.040.H). | Condition 3 requires 8 different elevations. | Yes |
| Setbacks (Front) | 35 feet (local street) | Plan shows 35 ft. Condition 2(a) requests variance for 30 ft on up to 5 lots. | Variance |
| Setbacks (Side/Rear) | 10 ft / 30 ft | Plan shows 10 ft / 30 ft. | Yes |
| Garages | 25' x 25' minimum (17.36.040.B.1). | Condition 2(b) requests variance for 20' x 24' minimum. | Variance |
| Trash Screens | Not specified in ordinance. | Condition 2(c) uses trashcan screens. | Yes (Enhanced) |
| Sidewalks | 5' on both sides of local streets (17.120.011.B). | Condition 5 requires 5' sidewalks on both sides. | Yes |
| Street Trees | 1 per 40' of frontage in strip (17.120.011.D). | Condition 11 requests variance to plant 2 trees in front yard in lieu of street trees. | Variance |
| Stormwater | (General) | Condition 10 requires GLLID features (bioretention, bioswales). | Yes (Enhanced) |
| Landscaping | Use approved list (17.120.023) . | Condition 12 requires use of approved plant list. | Yes |
| Lighting | Shielded, downward-facing (17.120.070). | Condition 13 requires shielded, downward-facing fixtures. | Yes |
| Fencing | 6' max rear, no chain-link visible (17.120.060). | Condition 9 requires 6' max rear, no chain-link. | Yes |
| HOA | Required for subdivisions. | Condition 9 requires a mandatory HOA. | Yes 4 |
| Rental Cap | Not specified in ordinance. | Condition 17 proffers a 5% rental cap. | Yes (Enhanced) |



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

Final Staff Recommendation by: Sylvia Smith, Community Development Director

Staff recommends APPROVAL with the following conditions:

Architectural and Built Features

1. The development shall be constructed in substantial compliance with the "Turner Church Road Concept Plan" , dated November 5th, and all applicable provisions of the City of McDonough Zoning Ordinance. These conditions are supplementary to the Zoning Ordinance, and in the event of a conflict, these Conditions shall take precedence.
2. All homes must comply with the style and materials required by the R-75 "For Sale" Single-Family Residential District standards in Chapter 17.36 of the Zoning Ordinance, including the submission of a Portfolio of Architectural Plans as required by Zoning Ordinance Section 17.100.350; provided (a) notwithstanding Zoning Ordinance Section 17.36.030(D), the front yard setback may be reduced to 30 feet on up to 5 lots, subject to the builder/developer providing information to the Community and Economic Development Department that such a reduced front yard setback is necessary for lot fit; (b) notwithstanding Section 17.36.040(B)(1), garage dimensions shall be a minimum of 20 feet x 24 feet in dimension size; and (c) on the side of each garage there shall be a trashcan screen constructed of (i) cedar fencing or (ii) pressure treated wood have a natural stain or a solid body stain similar to the color of the home or cedar.
3. To prevent visual monotony, the development shall adhere to the repetitive design standards of Section 17.36.040.H. No two homes with the same or mirrored front elevation shall be constructed on adjacent lots or directly across the street from one another. A minimum of eight (8) different home elevations shall be provided for the 89 lots in the development.
4. All homes shall feature four-sided architecture. The front facade must consist of a minimum of 40% brick or stone. The side and rear facades must consist of a minimum of 25% brick or stone. The elevations submitted with the Application comply with this requirement. To prevent visual monotony and comply with Condition No. 3, the builder shall be permitted to utilize different façade materials than those shown on the elevations submitted with the Application if those materials otherwise comply with Section 17-36.040 of the Zoning Ordinance. If builder desires to deviate from the elevations submitted with the Application, the elevations for such plans shall be subject to staff review and approval to determine compliance with the Zoning Ordinance and these Conditions.



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

Conditions (cont.)

If builder desires to deviate from the elevations submitted with the Application, the elevations for such plans shall be subject to staff review and approval to determine compliance with the Zoning Ordinance and these Conditions.

5. All streets shall be public and constructed to city standards. Sidewalks, a minimum of five (5) feet in width, shall be installed on both sides of all streets within the development.
6. Pedestrian pathways, a minimum of eight (8) feet wide, shall be installed to connect the five (5) foot sidewalks in the amenity area parking lot to the various amenity areas.
7. The development entrance shall feature a ground-based, monument-style sign constructed of materials complementary to the homes within the community. All signage must comply with the requirements of the Sign Code (Chapter 17.108).
8. All buffer areas shall be maintained as required by the City of McDonough Code of Ordinances. Penetration of these areas for access, utilities, and stormwater management shall be minimized and are only permitted as explicitly allowed by Section 17.120.028 of the Zoning Ordinance and as approved by the Director of Community Development.
9. All fencing must comply with the standards set forth in Section 17.120.050 of the Zoning Ordinance. Fences in rear yards shall not exceed six (6) feet in height. Chain-link fences are not permitted.

Environmental Features

10. The area designated as "Stormwater Management Pond" shall incorporate Green Infrastructure and Low-Impact Development (GILID) features, such as, but not limited to, a bioretention area or system of vegetated bioswales. Landscaping in this area shall use species recommendations from the Georgia Stormwater Management Manual and be selected to promote natural mosquito control.



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

Conditions (cont.)

11. In lieu of street trees and notwithstanding Zoning Ordinance Section 17.120.011(D), the developer may plant two (2) trees in the front yard of each lot and such trees shall consist of a medium tree and a small tree listed in Sections 17.120.023(A) and 17.120.023(B) of the Zoning Ordinance. All trees must be a minimum of 2.5-inch caliper at the time of planting and be of a species from the city's approved plant list.

12. All landscaping at the development entrance and within common areas shall be professionally designed and implemented. All plant and grass species used in common areas and for required yard landscaping must be selected from the approved landscape materials list in Section 17.120.023 of the Zoning Ordinance.

13. All outdoor lighting for streets, amenities, and common areas shall be fully shielded, downward-facing fixtures to prevent glare and light trespass onto adjacent properties, in compliance with Section 17.120.060 of the Zoning Ordinance.

14. The 11.56 acres of usable open space shown on the Concept Plan shall be preserved as permanent open space and maintained by the HOA. This area shall not be further subdivided or developed.

Human Features

15. The community amenities, including the cabana, pool, playground and landscaping as shown on the Concept Plan, shall be fully constructed and made operational prior to the issuance of the 10th Certificate of Occupancy for a home within the development.

16. Construction and grading activities shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturdays. No construction activities shall be permitted on Sundays or national holidays.

17. As preferred by the applicant, no more than 5% of the homes in the development shall be rented at any one time. This restriction will be enforced by the HOA, which may grant reasonable hardship exemptions.

18. A mandatory homeowners association (HOA) shall be established for the development. The HOA will be responsible for the perpetual maintenance of all entry features, amenities, the stormwater facility, common area landscaping, and open space. A copy of HOA covenants shall be provided to the City.



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

Conditions (cont.)

Transportation & Site Access

19. No **vertical** development shall commence, and no building permits shall be issued, without confirmation of ~~connection to~~ public water and sewer **availability**

20. ~~Prior to the issuance of a Land Disturbance Permit (LDP), a Traffic Impact Study (TIS) must be submitted and approved by the City Engineer.~~ The developer shall be responsible for funding and constructing all **off-site** transportation and pedestrian improvements identified in the approved Traffic Impact Study **prepared by Maldino & Wilburn dated October, 23, 2025** (e.g., turn lanes, deceleration lanes, sidewalks).

21. The developer will be responsible for the implementation of sidewalks along public ROW as required by Section 17.120.011 (B) and shall build said sidewalk to conform with the Chapter 17 Zoning Code and McDonough Complete Streets Policy.



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

Staff Analysis:

Section 17.96.046 Standards of Review for Rezoning

| | |
|--|-----|
| ▶ Isolated District | No |
| ▶ Possible overtaxing load on public facilities | No |
| ▶ Cost increase to the City (<i>Public Utilities, schools streets, other public safety measures</i>) | Yes |
| ▶ Impact on environment | No |
| ▶ Amendment will be a deterrent to adjacent properties | No |
| ▶ Current zoning may be used for the purpose intended | Yes |
| ▶ Property to stay compatible with adjacent properties | Yes |
| ▶ Property is consistent with FLUM | Yes |
| ▶ Any character change to the Zoning District | No |
| ▶ Does the amendment follow the zoning regulations | Yes |
| ▶ Applicant submitted all information | Yes |
| ▶ Any impact to neighboring residential properties | No |
| ▶ Buffers have been adhered to | Yes |



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Concerns about the increased demands on our infrastructure and the possibility of increased call volume for the fire department and personnel. There's also the possibility of a negative impact on our ISO due to increased population in an area that already falls outside the ISO required travel distances for fire apparatus.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

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

Department Name: Stormwater

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

Department Name: Water Distribution

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

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Concept Plan



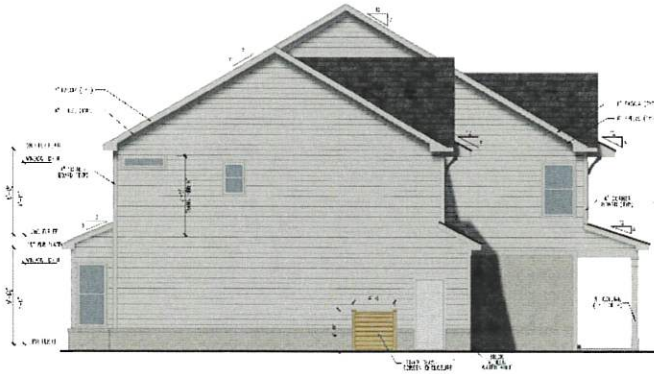


City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Sample Elevations



FRONT ELEVATION



LEFT SIDE ELEVATION

COLFAX - P-LH
PROPOSED ELEVATIONS





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

Colored Renderings of Streetscape and Elevations





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

Colored Renderings of Streetscape and Elevations





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

Colored Renderings of Streetscape and Elevations





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

Colored Renderings of Streetscape and Elevations



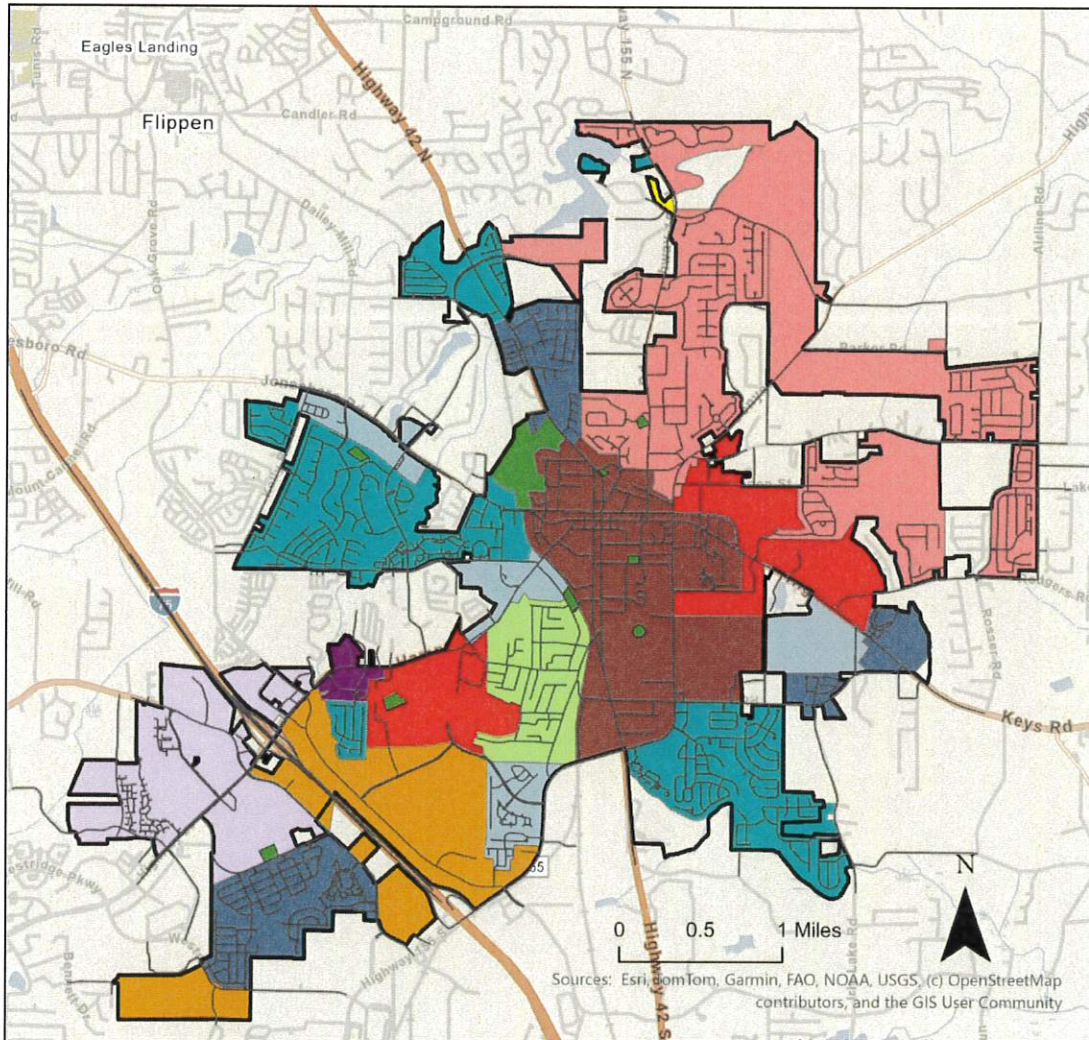


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

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



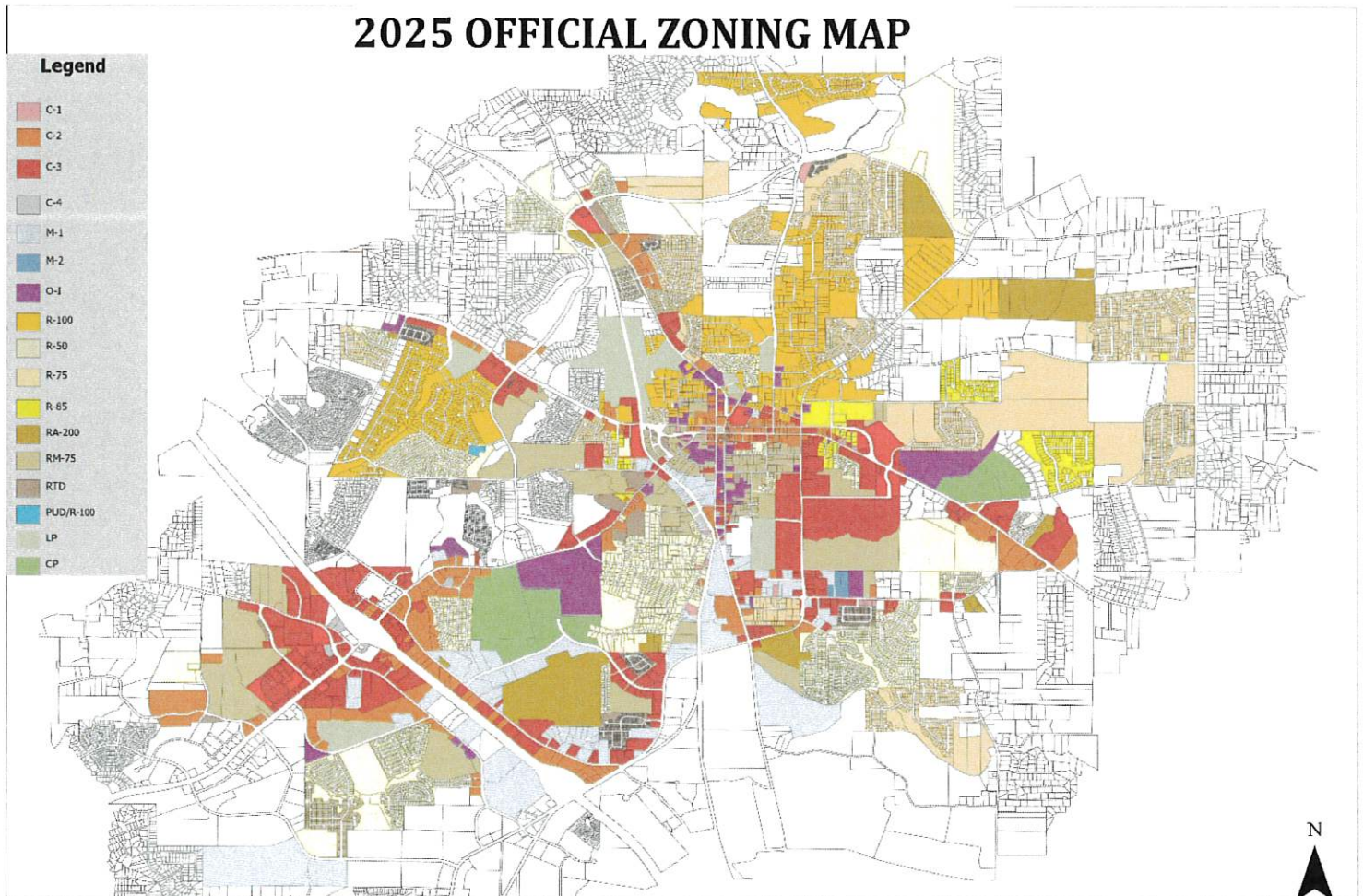
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

2025 OFFICIAL ZONING MAP





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

Infrastructure:

| | |
|-------------------|----------------------|
| Water Service: | City of McDonough |
| Sewer Service: | City of McDonough |
| Electricity: | Georgia Power |
| Telephone: | AT & T |
| Cable Television: | AT & T |
| Schools: | Henry County Schools |

GENERAL CODE COMPLIANCE DISCLAIMER

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

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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 25-11-17005(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by **MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing**:

All that lot, tract or parcel(s) of land located on Turner Church Rd., and further described as Parcels #105-01071000, lying and being in Land Lot(s) 89 of the 7th District of Henry County, Georgia, consisting of a total of 54.54 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned R-75 (Single-Family Residential), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 17th day of November, 2025.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 22



Presented by: Steve Morgan

Public Works - Highways & Streets

ITEM SUMMARY:

Request for approval to engage **Falcon Design** to provide consulting services and **develop a comprehensive bid package** for resurfacing and milling, including construction engineering inspection services; and authorization for the Mayor to sign related documents, for the current project at the following locations:

- Mountain Brook Village and Clubhouse
- Preserve Mountain Brook, Townhomes, and White Mountain Pass
- Brush Arbor Subdivision and Clubhouse

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$ 19,000.00

FUNDING SOURCE:

SPLOST 5 Project 14 Road Improvements --- 326 5.4210.54.1402

ATTACHMENTS:

1. Falcon Design Proposal
2. Johnson, Mirmiran, & Thompson Inc Proposal

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

October 29, 2025

Mr. Steve Morgan
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: 2025 Roadway Resurfacing Project, City of McDonough, GA

Dear Mr. Morgan:

Falcon Design Consultants is pleased to submit this proposal for your consideration for the referenced site. The following is our proposed scope of services.

Project Scope & Fees

- | | |
|---|--------------------|
| 1. Roadway Assessment: | \$2,500.00 |
| <ul style="list-style-type: none">• Provide on-site visual review of the condition of the fifteen (15) target roadways provided by the City (totaling approximately 3.85 miles) and develop recommendations for necessary rehabilitation based upon current conditions and anticipated use. Recommendations will be reviewed with the City and maps/exhibits will be produced detailing the work to be performed based upon City feedback. These maps/exhibits will serve as the contract drawings for bid and construction. | |
| 2. Bid Assistance: | \$6,500.00 |
| <ul style="list-style-type: none">• Develop preliminary opinion of cost estimates based upon the recommendations for the rehabilitation of the fifteen (15) target roadways utilizing pricing received from previous similar projects in the area along with general knowledge of the current economic issues related to the proposed project.• Develop Contract Documents for use by the City of McDonough's Procurement Department to solicit bids from qualified bidders. Includes an Invitation to Bid which can be used to advertise the project.• Organize and lead a pre-bid meeting to present the City's expectations to potential bidders and set up a timeline for bidders to submit questions concerning the project.• Assist the City of McDonough's Procurement Department with the bidding process for this project and attend or conduct necessary meetings as requested by the City of McDonough.• Assist the City with the formal opening and reading of received bids.• Review all submitted bids and contact bidder references prior to making a formal recommendation to the City for award to the lowest qualified bidder.• Develop a fully executable set of contract documents based upon the City of McDonough's contract award to be executed by the City and the awarded bidder. | |
| 3. Construction Observation: | \$10,000.00 |
| <ul style="list-style-type: none">• Conduct the required preconstruction conference for the project• Periodically observe construction to confirm compliance with contract requirements for quality and construction.• Address all construction issues during the contract period.• Review all pay requests.• Generate all necessary recommendations, photos, change orders, and other related documentation for the project. | |

Reimbursable Expenses

In addition to the Professional Fees described above, we will invoice for Reimbursable Expenses. This is usually referred to "Out-of-Pocket" expenses. The following items will be considered Reimbursable Expenses:

- Blue Printing – Reproduction of Drawings or Documents
- U.S. Mail Messenger, Messenger and Overnight Delivery Services
- Submittal Fees (Review/Recording)

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666

CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100

NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

Additional Services

Only those services specifically described above, are included within the scope of this proposal. Additional Services are further explained in each consultant's contract and shall be made a part of the Standard Agreement between Owner and Design Firm. Examples of Additional Services, which may be required as the project develops, includes but is not limited to the following:

- Modifications to previously approved work "Change of Scope"

All work will be performed in accordance with the Contract Conditions.

Contract Conditions

If, during the course of work, the Client finds it necessary to terminate the work, the work will stop by the Consultant upon written notification from the Client. The Client will pay for the services and expenses incurred to the point of termination based on the Consultant's estimate of the percentage of work complete.

Invoices for work completed will be submitted at the beginning of each month for work performed the previous month. All invoices are net due in 30 days. In the event that an invoice is not paid within 30 days the Consultant reserves the right to stop work after notifying the client in writing, until such outstanding invoices are paid in full.

The Consultant reserves the right to terminate or suspend all work for the Client with verbal or written notice if unpaid undisputed invoices are greater than 30 days past due.

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner's Staff to complete the project. All additional services provided by the Consultant directly will be paid based upon the hourly rate schedule attached to this agreement without additional contract modifications. The Owner must approve additional Subcontractor/Subconsultant work in writing before the work is begun.

It is agreed that the Consultant's professional services do not extend to or include the review or site observation of the Construction Contractor's work or performance. It is further agreed that the Client will defend, indemnify, and hold harmless the Consultant from any claim or suit whatsoever, including but not limited to all payments and expenses, including all attorney fees and costs of defense or other costs involved arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the Contract Documents. The Consultant agrees to be responsible for the negligent acts, error or omissions of the Consultant's own employees. The Client agrees that the liability of Falcon Design Consultants, LLC resulting from any negligent acts, errors and/or omissions of Falcon Design Consultants, LLC is limited to the total fees actually paid by the Client to Falcon Design Consultants, LLC for services rendered.

While all work will be performed with professional care, the Consultant cannot guarantee the actions of government officials and agencies to grant the desired approvals.

This agreement shall be null and void if not executed within 60 days from the date of preparation unless otherwise indicated by the Consultant.

If you are in agreement with the terms of this proposal, please execute the agreement by signing below and returning one copy for our files.

Sincerely,
Falcon Design Consultants



Adam L. Price, P.E.
Managing Partner



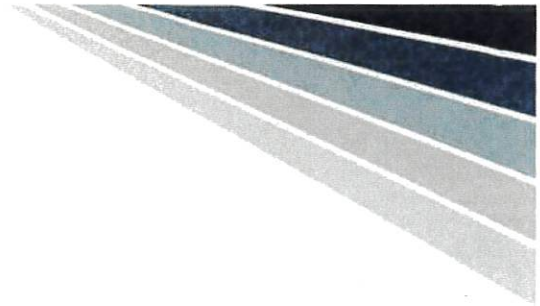
John Palmer
President

Accepted and Agreed:

Signature

Title

Date



September 2, 2025

Ms. Sandra Vincent
Mayor, City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: Asset Management Services
JMT Job No. 22-03019-006

Dear Mayor Vincent:

Johnson, Mirmiran, & Thompson, Inc. (JMT) is pleased to submit our scope of work for road assessment (Service C, F, & G) consulting services for the City of McDonough Georgia. The City of McDonough wishes to mill & resurface the following:

- Mountain Brook Village + Clubhouse - 7 streets - 1.40 centerline miles
- Preserve @ Mountain Brook & Townhomes + White Mountain Pass- 3 streets – 0.89 centerline miles
- Brush Arbor Subdivision & clubhouse – 7 streets – 1.62 centerline miles

Scope items for JMT services C, F, & G are:

- C: Prepare an Engineer's estimate for each subdivision area
- F: Prepare a Bid Package for advertisement and letting for all areas in one contract
- G: Perform Construction Engineering Inspection services

Deliverables:

- C Service – Electronic Engineer's estimate for each area in a single contract
- F Service -- Contract Documents package sufficient to advertise in the Georgia Procurement Registry for bidding and letting of Roadway Maintenance Improvement Projects.
- G Service -- On-site oversight, CEI, Construction Engineering Inspection, of Construction / Maintenance Improvements performed by JMT personnel.

Schedule:

- C Service: 20 days from notice to proceed
- F Service: 20 days from notice to proceed
- G Service: Inspection will occur as contractor is on site.

Costs:

| Service | Description | Esitimated CEI Hours @ \$250/hr. | Mountain Brook Village + Clubhouse 7 streets 1.40 centerline miles | Esitimated CEI Hours @ \$250/hr. | Preserve @ Mountain Brook + White Mounta n Pass- 3 streets 0.89 centerline miles | Esitimated CEI Hours @ \$250/hr. | Brush Arbor Subdivision 7 streets 1.62 centeline miles |
|--|-------------|--|---|--|--|--|--|
| C | Estimate | Lump sum | \$5,740.00 | Lump sum | \$3,280.00 | Lump sum | \$5,740.00 |
| F | Bid Pkg. | Lump sum | \$2,870.00 | Lump sum | \$1,640.00 | Lump sum | \$2,870.00 |
| G | CEI | 140 | \$35,000.00 | 80 | \$20,000.00 | 150 | \$37,500.00 |
| Totals | | | \$43,610.00 | | \$24,920.00 | | \$46,110.00 |
| NOTE: CEI HOURS ARE ESTIMATED. ACTUAL HOURS WILL BE BILLED (HRLY RATE INCLUDES VEHICLE USAGE) | | | | | | | |

COMPENSATION

- The terms will be Lump Sum and invoiced at the completion of C service work separate estimates for each of the 3 areas all within one contract.
- The terms will be Lump Sum and invoiced at the completion of F service work which is a single bid package but includes the line items for each of the 3 areas.
- The terms will be invoiced monthly for CEI manhours work for that month. There are 3 different subdivision areas but they will all be in a single contract and will be billed @ \$250.00/hr for actual hours of inspection. This rate includes vehicle usage.

This scope may be amended as needed according to your project requirements and JMT will modify any effort or fees at your request to better suit your needs. I thank you for the opportunity to work with you on this project and I look forward to its successful completion. If you have any questions or need further information, please do not hesitate to contact me at 404-804-4571 or dbmillen@JMT.com.

TERMS & CONDITIONS

A. General Provisions

JMT agrees that this proposal shall remain open for 60 days from the date of this proposal. Acceptance of the proposal after the end of the 60-day period is valid if JMT elects, in writing, to reaffirm the proposal and waive its right to re-evaluate and resubmit the proposal.

JMT reserves the right to renegotiate the contract which this proposal, if accepted, will comprise, on or after six (6) months from the date of this proposal, provided the Client is given 30 days of notice in writing if salaries or operational costs increase in a sufficient amount. Our present quotation is based upon current salaries and operational costs.

It is understood and agreed that once work is started on this project by JMT, only the Client or its duly authorized representative has the authority to order the work stopped on his behalf and only upon giving JMT, 10 days of notice in writing, as to when the work shall stop. The Client further agrees to be liable and pay to JMT, for all labor done, work performed, materials furnished, and expenses incurred up to and including the day work is stopped in accordance with the notice.

JMT will provide the Client with data on electronic files; however, the Client acknowledges that data stored on electronic media can deteriorate undetected or be modified without the JMT's knowledge. Therefore, electronic files are provided without warranty or obligation on the part of JMT as to accuracy of information contained on the electronic files. All information on the electronic files must be independently verified by the Client and the Client agrees to indemnify and hold JMT harmless from any and all claims, damages, losses, and expenses including but not limited to attorney's fees arising out of the use of the electronic files.

B. Time of Payments and Litigation Expenses

JMT will submit monthly certified invoices for services rendered during the preceding month. Payments are due and payable within 30 days from the date of invoice. If Client fails to pay the full amount due for services and expenses within 30 days after date of invoice, the amount due will include a charge at the rate of 1-1/2% per month of the outstanding balance from said 30th day. In addition, in the event any invoice has not been paid in full by its due date, JMT may, after giving three (3) days written notice to Client, suspend services under this Agreement until Client has paid in full amounts due JMT for services, expenses and interest.

In the event JMT deems it necessary to refer any unpaid invoices to its attorneys for the purposes of instituting collection or mechanic's liens proceedings, Client agrees to pay JMT's attorney's fees, court costs, and litigation expenses, including fees for expert witnesses, trial and deposition transcripts, cost of printing briefs, and travel expenses for witnesses, attorneys, and employees.

In the event Client asserts a claim against JMT and/or JMT's subconsultants for any act arising out of performance of the services provided herein, whether by an original action, or by counterclaim set-off or other defense to any mechanic's lien or other claim asserted by JMT as a result of Client non-payment of fees and expenses for services rendered, and if Client fails to prevail in such action, counterclaim, set-off, or defense, Client agrees to pay all attorney's fees, costs and litigation expenses (including fees for expert witnesses, trial transcripts and deposition transcripts) incurred by JMT and/or JMT's subconsultants in opposing any such action, counterclaim, set-off or defense.

JMT may withhold the delivery, signature or sealing plans and specifications, and may repossess all plans and specifications previously delivered to or otherwise made available to Client, their agents or assigns, without incurring any liability for direct and/or consequential damages to Client or anyone claiming through them or on their behalf whenever JMT deems it necessary to ensure payment for services rendered. Should any claim for such damages be made, Client agrees to hold JMT harmless from all litigation expenses incurred by JMT as defined herein.

C. Additional Services

In the event additional services beyond those identified in the Scope of Work are required by the Client or by circumstances beyond JMT's control, JMT will furnish such services upon written authorization of the Client. Payment for Additional Services will be charged at the hourly rates stated.

D. Insurance

JMT maintains Professional Liability, General Liability and Workmen's Compensation Insurance. On request, JMT will furnish Client certification of insurance.

E. Termination

1821 HWY 19N Thomaston, Ga. 30286 | (706) 642-5000 | www.jmt.com | 22-03019-003, 004, & 005

In the event of termination of this Agreement by Client, Client shall pay JMT for services (including additional services) rendered, performed, or procured through such phase, including Expenses, at the rates stated in the Agreement, plus all termination expenses. Termination expenses mean additional Reimbursable Expenses directly attributable to termination.

F. Indemnification and Limitation of Liability

JMT shall hold harmless and indemnify the Client against injury, loss or damage arising out of its performance of the Services, but only to the extent caused by the negligent acts, errors, or omissions of JMT. The Client agrees to limit JMT's liability hereunder to Client and to all Construction Contractors and Subcontractors on the project, due to such negligent acts, errors, or omissions, such the total aggregate liability of JMT to all those named shall not exceed JMT's total fee for services rendered on this project.

H. Standard of Care

JMT will perform the services in a manner consistent with the degree of skill and care ordinarily exercised by members of the same profession currently practicing under the same conditions. JMT makes no representation or warranties, express or implied, with respect to its services.

I. Severability

If any provision of this Agreement, or application thereof, shall be held invalid, the invalidity shall not affect the other provisions of the Agreement which can be given effect without the invalid provisions or applications, and to this end the provisions of this Agreement are declared to be severable.


Please review and select the desired services below. If you find this proposal acceptable, please sign, scan and email to dbmillen@JMT.com for my records.

WE HEREBY AUTHORIZE JOHNSON, MIRMIRAN & THOMPSON, INC. TO PROCEED IN ACCORDANCE WITH THE ABOVE PROPOSAL. IF ANY PROFESSIONAL SERVICES ARE ORDERED BY A REPRESENTATIVE OF THE CLIENT, FOR ITEMS LISTED ABOVE WITH A RETURNED ACCEPTANCE, THE PRICES AND TERMS OF THIS PROPOSAL SHALL BE IN EFFECT.

ORGANIZATION: _____ DATE: _____

BY: _____ TITLE _____

Sincerely,



Johnson, Mirmiran, & Thompson, Inc.
David B. Millen, PLS | Vice President | Sr. Project Manager

AGENDA ITEM SUMMARY
November 17, 2025, City Council Meeting
Item Number: 23



Presented by: Steve Morgan

Public Works – Highways & Streets

ITEM SUMMARY:

- Requesting approval for the mayor to sign all necessary documents related to the underground utility and lighting agreement with Central Georgia EMC.
- Seeking authorization to disburse **\$24,399.09** for the Contribution in Aid of Construction (CIAC) fee covering the lighting installation at Jonesboro Road Park.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Monthly payments of \$184.50

FUNDING SOURCE:

SPLOST VI Funding source 327-5.6220.54.1412

ATTACHMENTS:

- Lights for City of McDonough Jonesboro Road Layout
- Lights for City of McDonough Jonesboro Road
- Lights Agreement City of McDonough
- Right of Way Easement

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

City of McDonough @ 355 Jonesboro Road

| Rate | Type | kWh | Charge | Abbrev. Description | Full Description | Quantity | Monthly Total |
|------|------|-----|---------|-----------------------|---|----------|---------------|
| 12 | 5 | 27 | \$13.75 | COL LED ST PL | Colonial LED w/ Straight Pole | 10 | \$137.50 |
| 13 | 5 | 27 | \$11.75 | Discount Rate 12 TY 5 | Discounted Colonial LED w/Straight Pole | 4 | \$47.00 |

Total Monthly Payment \$184.50

Required deposit \$0.00

Advanced Lighting Deposit \$0.00

CIAC cost \$24,399.09

CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION
923 SOUTH MULBERRY STREET
JACKSON, GEORGIA 30233

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: McDonough City Of Acct. No.: 84363-004 Loc. No.: 609-08-703
(Print Name as Listed on Bill Card)

Address: 136 Keys Ferry St. McDonough, GA. 30253 (Lights for Jonesboro Rd Park)

I (we) hereby apply for a lease of outdoor lighting equipment to Central Georgia EMC under the terms and conditions set forth below:

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity 10 Rate 12 Class 5 Cost Per Month \$ 13.75 each Total Cost \$ 137.50 per month Description: Col LED W/ Straight pole

Quantity 4 Rate 13 Class 5 Cost Per Month \$ 11.75 each Total Cost \$ 47.00 per month Description: Discounted Col LED W/ Straight Pole

TOTAL COST PER MONTH \$ 184.50

Total CIAC (Contribution in Aid of Construction) = \$ 24,399.09

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.
4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.
5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.
6. I (we) will pay in advance a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.
7. All lighting equipment, wiring, etc. will be furnished by the Corporation.
8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.
9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.
10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.
11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.
12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

13. This agreement shall become effective on the date of service is first delivered and shall remain in effect for 5 years and thereafter until terminated by either party's giving three month notice.

14. This agreement shall be binding upon the successors, legal representative, and assigns of the respective parties hereto.

15. The Corporation reserves the right to shield the light or relocate the pole and light if objected by the adjacent landowners.

16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from the easement over the lands of the lessee adjacent to the easement and lying between public and private roads and easements.

Signature: _____

Print Name: _____

Title: _____

Date: _____

RIGHT OF WAY EASEMENT
THE CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION
923 SOUTH MULBERRY STREET JACKSON, GEORGIA 30233

STATE OF GEORGIA
COUNTY OF Henry

THIS AGREEMENT, made this _____ day of _____ in the Year of Our Lord Two Thousand and 2025 between Henry Co & City of McDonough whose address is 149 Henry Pkwy in the city of McDonough in the state of GA, Zip 30253, Party of the First Part, (hereinafter called "Owner") and THE CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION, a Georgia Corporation (hereinafter referred to as "Cooperative"), Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of improvements to the property of the Owner and Ten Dollars, the receipt whereof is hereby acknowledged, in hand paid at and before the sealing and delivery of these presents Owner has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Cooperative, its successors and assigns, an easement and right-of-way 20 feet in width across the lands of owner in Land Lot No. 126 of the 7th Land District of Henry County. Said tract of land containing a total of 23.22 acres and being bounded now or formerly as follows:

North by Jonesboro Road
East by Hayley-Redd II Lp
County Tax Parcel 091-01022020

South by Wesley Lakes Comm Assoc Inc
West by Wesley Lakes Blvd

This said easement located on above described property as sketched below and made a part hereof and said plat is herein incorporated by reference for a more specific description. Said easement to be used to lay, construct, operate and maintain a fiber optic and/or electric transmission and/or electric distribution line or system on or under the above described lands including all wires, cables, handholds, manholes, enclosures, pads, connection boxes, guy wires, anchors, stub poles, ground connections, attachments, equipment, accessories and appurtenances desirable in connection therewith all of which is hereinafter referred to as "facilities." Guy wires, anchor and stub poles may be located outside the boundaries of the easement area.

The facilities erected hereunder shall remain the property of the Cooperative and Cooperative shall have the right to inspect, rebuild, repair, remove, improve and make such changes, alterations, substitutions and additions in and to its facilities as Cooperative may from time to time deem advisable, including the right to increase or decrease the size and number of facilities.

Cooperative shall at all times have the right to keep the easement clear of all buildings, structures or other obstructions and to cut, trim and control the growth by chemical means, machinery or otherwise of tree and shrubbery located within 10 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed). All trees and limbs cut by Cooperative at any time shall remain the property of the Owner.

Cooperative requires clear access to the installation site. Sewer lines, septic tanks and drain lines, water lines, or other utility lines must be properly located and marked by the owner. Cooperative shall not be responsible for damage to any underground facility that was not properly located and marked. In addition, while the installation will be made with proper care, Cooperative shall not be responsible for any replacement, repairs, or maintenance to sod, grass, shrubbery, trees, walkways, driveways, or buildings in the direct path of construction of the facilities. Any expense incurred in relocation of the facilities will be assessed to the requesting party.

If rock or any other abnormal or adverse soil conditions are encountered rendering the project impossible or economically unfeasible, construction may be stopped until negotiations between parties involved result in a solution for the project. If the project cannot be continued as planned, no refunds of contribution in aid of construction payments will be made on work done up to that point.

Owner agrees to license, permit or otherwise agree to the joint use of occupancy of the lines, systems or if any of said systems placed underground, of the trench and related underground facilities, and by any other person, association, corporation, or entity.

Owner, his successors and assigns may use the land within the easement for any purpose not inconsistent with the right hereby granted provided such use does not interfere with or endanger the construction, operation or maintenance of Cooperative's facilities.

For the purpose of constructing, inspecting, maintaining or operation of its facilities, Cooperative shall have the right of ingress to and egress from the easement over the lands of Owner adjacent by the easement and lying between public and private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Owner.

Owner agrees that all poles, wires and other facilities installed in, upon or under the above described lands at the Cooperative's expense shall remain the property of the Cooperative and be removable at the option of the Cooperative.

It is specifically agreed that where there is a reference to Owner the same shall be construed to mean as well the heirs, representatives, successors and assigns, either voluntary or by act of the Parties or involuntary by operation of the law of the same, and shall be held to include the plural if there should be more than one, and shall also include the masculine and feminine sex.

TO HAVE AND TO HOLD the said bargained right of way and easement, together with all and singular the rights, members and appurtenances thereof, to the same being; belonging or in anywise appertaining to the only proper use, benefit and in behalf of Cooperative its successors and assigns.

And the said Owner will warrant and forever defend the right and title to the above described easement and right of way unto Cooperative against the lawful claims of all persons whomsoever.

IN WITNESSETH WHEREOF, the said Owner has hereunto set hand and affixed seal and delivered these presents, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness _____

Notary Public _____

My Commission Expires _____

Property Owner

Property Owner

Location Number: 609-08-703

Member Separator: 84353-004

Map Grid: 609-08

This easement is for the installation of new power for parking lot lighting.

CITY OF MCDONOUGH
2026 City Council Meetings and Workshops Schedule



January 2026

| | | |
|------------------------|-------------------------------|---------|
| Organizational Meeting | January 5 (Monday) | 6:00 PM |
| Council Meeting | January 20 (<i>Tuesday</i>) | 6:00 PM |

February 2026

| | | |
|-----------------|-------------|---------|
| Workshop | February 5 | 6:00 PM |
| Council Meeting | February 16 | 6:00 PM |

March 2026

| | | |
|-----------------|----------|---------|
| Workshop | March 5 | 6:00 PM |
| Council Meeting | March 16 | 6:00 PM |

April 2026

| | | |
|-----------------|----------|---------|
| Workshop | April 2 | 6:00 PM |
| Council Meeting | April 20 | 6:00 PM |

May 2026

| | | |
|-----------------|--------|---------|
| Workshop | May 7 | 6:00 PM |
| Council Meeting | May 18 | 6:00 PM |

June 2026

| | | |
|-----------------|---------|---------|
| Workshop | June 4 | 6:00 PM |
| Council Meeting | June 15 | 6:00 PM |

July 2026

| | | |
|-----------------|---------|---------|
| Workshop | July 2 | 6:00 PM |
| Council Meeting | July 20 | 6:00 PM |

August 2026

| | | |
|-----------------|-----------|---------|
| Workshop | August 6 | 6:00 PM |
| Council Meeting | August 17 | 6:00 PM |

September 2026

| | | |
|-----------------|--------------|---------|
| Workshop | September 3 | 6:00 PM |
| Council Meeting | September 21 | 6:00 PM |

October 2026

| | | |
|-----------------|------------|---------|
| Workshop | October 1 | 6:00 PM |
| Council Meeting | October 19 | 6:00 PM |

November 2026

| | | |
|-----------------|-------------|---------|
| Workshop | November 5 | 6:00 PM |
| Council Meeting | November 16 | 6:00 PM |

December 2026

| | | |
|-----------------|-------------|---------|
| Council Meeting | December 14 | 6:00 PM |
|-----------------|-------------|---------|

**All meetings of the Council are held at City Hall, 136 Keys Ferry Street, McDonough, GA
in McKibben Council Chambers on the second floor.**



2026 City of McDonough Holiday Schedule

| | |
|-----------------------------|------------------------------|
| New Year's Day | Thursday, January 1, 2026 |
| Martin Luther King, Jr. Day | Monday, January 19, 2026 |
| Good Friday | Friday, April 3, 2026 |
| Memorial Day | Monday, May 26, 2026 |
| Juneteenth | Friday, June 19, 2026 |
| Independence Day (observed) | Friday, July 3, 2026 |
| Labor Day | Monday, September 7, 2026 |
| Veterans Day | Wednesday, November 11, 2026 |
| Thanksgiving Day | Thursday, November 26, 2026 |
| Friday after Thanksgiving | Friday, November 27, 2026 |
| Christmas Eve | Thursday, December 24, 2026 |
| Christmas Day | Friday, December 25, 2026 |