

**CONSENT AGENDA ITEM SUMMARY**  
February 16, 2026, City Council Workshop  
Item Number: 6A



Presented by: Dave Williams, Kellie Taylor Department: Fire

**ITEM SUMMARY:**

Request approval and public record of the acknowledgement, adoption, and use of the 2024 Edition of NFPA 101; Life Safety Code and all other updates or amendments to NFPA 1 – 500 to be effective and retroactive to May 27, 2025.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

McDonough adheres to the State of Georgia and GA Fire Marshal's Office in adopting, using, and enforcing the latest editions of International and National Codes. Georgia recently adopted use of the 2024 Edition of Life Safety Code and amended others. It must be on the record that McDonough is observing, following, and enforcing these editions and amendments.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**FINANCIAL IMPACT:**

None

**FUNDING SOURCE:**

N/A

**ATTACHMENTS:**

GA Fire Marshal announcement of the updated codes

**OTHER DEPARTMENTAL REVIEW NEEDED:**

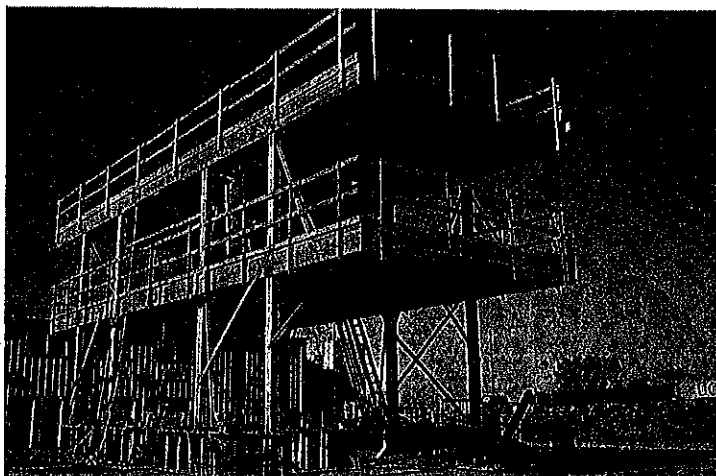
Yes \_\_\_\_\_

No X

# May 27, 2025

## **Georgia adopts NFPA 101 2024 edition**

The 2024 edition of the NFPA 101 Life Safety Code (LSC) and other updated NFPA codes went into effect on May 27, 2025. This means that all projects submitted for permit on or after this date must comply with the new codes as adopted in the official Rules and Regulations from the State Fire Marshal's Office. It is crucial for builders and project managers to verify the applicable fire codes at the start of each project by referencing the Georgia Secretary of State's website. Additionally, the updated 2023 National Electrical Code (NEC) will be matched by the State Fire Marshal's Office with its next adoption effective July 1, 2025.



## Contact

Ryan Taylor  
AIA GA representative  
Georgia DCA 2018 IRC  
Task Force  
Email: [Click Here](#)

Doc LaCair  
AIA GA representative  
Georgia DCA 2018 IBC  
Task Force  
Email: [Click Here](#)

## Top Issue: Building Codes

### New Fire Code Adoptions in Georgia

*Please note: We apologize for the delayed notice on this important update.*

The Georgia State Fire Marshal's Office announced that the 2024 edition of the NFPA 101 Life Safety Code (LSC) and other updated NFPA codes went into effect May 27, 2025.

#### Key Information:

- All projects submitted for permit on or after May 27, 2025, must comply with the new codes as adopted in the official Rules and Regulations from the State Fire Marshal's Office.
- Be sure to verify the applicable fire codes at the start of each project by referencing the Georgia Secretary of State's website:

🔗 [Rules and Regulations | Office of the Commissioner of Insurance and Safety Fire](#)

#### Additional Note:

- The updated 2023 National Electrical Code (NEC), adopted by the Georgia Department of Community Affairs (DCA), will be matched by the State Fire Marshal's Office with its next adoption effective July 1, 2025.

Stay informed by visiting the Georgia Building Codes Network for further updates and resources.

Again, we sincerely apologize for the delay in communicating this information. We appreciate your understanding and remain committed to improving the timeliness of our updates moving forward.

## AIA National: Our Focus

### BETTER CODES FOR SAFER BUILDINGS

Viable, up-to-date building codes can help save lives and prevent damage from disaster. We develop these codes and assist in their adoption.

We encouraged representatives in Congress to cosponsor the Safe Building Code Incentive Act, which prompts states to use updated model building codes and increase disaster assistance grants by 4 percent.

### Upcoming Training

### Take Action Now!

Join the new AIA Georgia Codes Network. You'll find resources and get regular updates and you can contact a volunteer for guidance on technical, policy, and advocacy issues. We are not asking for any time commitment, but rather that you stay in-the-know on what is happening with codes in Georgia and beyond.

1 About you

2 About your practice

Name

First

**AGENDA ITEM SUMMARY**  
**February 16, 2026, City Council Meeting**  
**Item Number: 9**



Presented by: Chief David Williams

Public Safety – Fire Department

**ITEM SUMMARY:**

Recognition of McDonough Fire Department 2025 Firefighter and Fire Officer of the Year and award presentation.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**FUNDING SOURCE:**

N/A

**ATTACHMENTS:**

Notes for Presentation

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No



## **2025 Firefighter and Fire Officer of the Year**

Each year McDonough Fire Department selects and recognizes individuals who have stood out and represent the very best. Nominations and votes are given and tallied by the entire department, all personnel based on courage, achievement, dedication, and selfless service.

Whether protecting our community, supporting fellow firefighters, leading the crew, or serving the public with integrity, they embody what it truly means to be a Firefighter or Fire Officer.

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This year's Firefighter of the Year has been an MFD employee for nearly nine (9) years. He goes above and beyond the call of duty, showing exceptional professionalism, teamwork, and commitment to the department and the community. He's earned several fire, rescue, and EMS certifications throughout his tenure. He recently earned his Advanced Emergency Medical Technician or (AEMT) certification and license, and in 2025, he earned Acting Officer in Charge status with MFD and National Professional Qualifications in four (4) Technical Rescue disciplines.

Please join me in congratulating Derrick Carlisle, our Firefighter of the Year.

This year's Fire Officer of the Year has been with us for more than thirteen (13) years, and I've known and worked with him a lot longer than that. He holds multiple certifications and qualifications in fire, rescue, and EMS; most recent being Fire Officer 3 and Fire Officer 4, both in 2025. He has worked his way through the department ranks, currently holding the position of Fire Captain, leading his crew with excellence, purpose, and heart; demonstrating steadfast commitment; and setting standards for others to follow.

Please join me in congratulating Dale Matthias, our Fire Officer of the Year.

Thank you both for your courage, your service, and your sacrifice.

**AGENDA ITEM SUMMARY**  
**February 16, 2026, City Council Meeting**  
**Item Number: 10**



Presented by: Chief Ken Noble

Public Safety – Police Department

**ITEM SUMMARY:**

Request for approval to purchase of (2) 2025 Ford Interceptor SUVs with police package, from Brannan Motors for the Uniform Patrol Division. With the addition of emergency lighting packages from West Chatham in Griffin, GA; Emergency Radios from Loudoun Communications in Douglasville, GA, and stripping from Sign Craft in McDonough, GA.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Approval is requested to purchase new SUVs for the Uniform Patrol Division to replace higher-mileage vehicles.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**FINANCIAL IMPACT:**

(2) 2025 Ford Police Interceptor \$46,200.00 EA =	\$92,400.00
(2) Emergency Lighting Package \$19,247.21 EA =	\$38,494.42
(2) Emergency Radios and Installation \$5,306.69 EA=	\$10,613.38
(2) Vehicle Stripping/Decals \$400.00 EA =	\$800.00
<b>Total Per Car with equipment =</b>	<b>\$71,153.90</b>

**Total =** **\$142,307.80**

**FUNDING SOURCE:**

Line Item: 214-5.3210.53.1795 (RedSpeed)

**ATTACHMENTS:**

(3) Quotes

**OTHER DEPARTMENTAL REVIEW NEEDED:**

Yes

No



**BRANNEN MOTOR COMPANY**  
**FLEET SALES DIVISION**  
**1080 2<sup>nd</sup> ST. UNADILLA GA 31091**  
**DIRECT LINE- JAKE M. KELLEY- 1(229) 322-9702**



<b>CUSTOMER- COMPANY- AGENCY</b> <ul style="list-style-type: none"> <li>City of McDonough 50 LAWRENCEVILLE ST McDonough Ga 30253</li> </ul>		<b>PHYSICAL ADDRESS-</b> <ul style="list-style-type: none"> <li>City of McDonough 50 LAWRENCEVILLE ST McDonough Ga 30253</li> </ul>		<b>DATE-</b> 2-9-2026		<b>INVOICE / QUOTE #</b>  <p align="center">McDonough22926</p>	
<b>TITLE NAME AND ADDRESS-</b> <ul style="list-style-type: none"> <li>City of McDonough 50 LAWRENCEVILLE ST McDonough Ga 30253</li> </ul>		<b>FLEET CODE / STATE / ZIP-</b> McDonough Ga 30253					

QTY.	COLOR	YEAR/ ODO	MAKE/ MODEL	New	VIN	PRICE PER UNIT	SALES: GOV/FLEET
2	Carbonized grey	2025	Ford explorer police 3.3 liter v6 awd Police interceptor	<b>NEW</b>	<b>1FM5K8AB9SGC49367</b> <b>1FM5K8AB4SGC54041</b>	\$46,200.00	<b>Jake M. Kelley</b>

**DEPARTMENT: McDonough Police Dept.**

PHONE CONTACT- 7709571218- Chief K noble  
 VEHICLE(S) LISTED ABOVE  
 EMAIL- [knoble@mcdonoughga.org](mailto:knoble@mcdonoughga.org)



PRICE OF CAR  
 FREIGHT AND  
 HANDLING  
 OPTIONAL EQUIP.  
 ACCESS.  
 LICENSE AND TITLE



NO ADDED FEES  
 GPC APPLIED  
 PER UNIT

NO TAX (GOV)

\$

**TOTAL -**

**JAKE M. KELLEY**  
**NATIONAL GOVERNMENT**  
**FLEET SALES DIRECTOR**  
**BRANNEN MOTOR**  
**COMPANY**  
**229-322-9702**  
[jake@brannenmotors.com](mailto:jake@brannenmotors.com)

PLEASE FEEL FREE TO  
 CALL OR EMAIL WITH  
 ANY QUESTIONS OR  
 CONCERNS-

**WEST CHATHAM WARNING DEVICES**2208 GAMBLE RD  
SAVANNAH, GA 31405

# Quote

PHONE (912) 234-2800  
FAX (912) 238-1369Customer No.: MCDONOUGH PD  
Quote No.: 1662Quote To: MCDONOUGH POLICE DEPT  
50 LAWRENCEVILLE ST  
MCDONOUGH, GA 30253Ship To: GRIFFIN INSTALL  
PAUL HONCHARIK 678-782-6851  
PHONCHARIK@MCDONOUGHGA.ORG

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
07/09/2025		Origin	NET 30	
Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		08/08/2025
Quantity	Number	Description	Unit Price	Amount
(1) -2025 INT SUV - PATROL				
1	WHE-EB8EEEE	LEGACY WCX 48" BW/BW/BW/BW FRONT 6-GBDL, 2- GBDS REAR 6BDB, 2 GSDSJ, 2 GBAWE - INCD'S PHOTOCCELL - USING CORE	1987.00	1987.00
1	WHE-MKAJ105	MKAJ105 ADJ STRAP 48-55" 25 INT SUV	0.00	0.00
1	WHE-C399	CENCOM CORE WeconX	975.00	975.00
1	WHE-OCTL6	CORE HEAD W/ROTARY KNOB \$\$ INC ABOVE	0.00	0.00
1	WHE-C399SP	SCANPORT for C399	0.00	0.00
1	WHE-SA315U	SA315U SPEAKER	177.16	177.16
1	WHE-SAK1	SA315 Mt Kit Universal (SAK66P WONT WORK ON 2025S)	31.80	31.80
1	WHE-OEM16	Expansion Module Wecon X 16 output 4 Input	175.20	175.20
2	WHE-LINSV2B	LINZ6 V SERIES BLUE Under Mirror Light - 2 PER VEH	185.40	370.80
1	WHE-LSVBKT50	Under Mirror Mt (pair) 25 INT SUV	21.00	21.00
2	WHE-VTX609B	VERTEX BLUE Headlights - 2 PER VEH	86.40	172.80
2	WHE-VTXADAPT	Vertex Twist-In Adapter Kit 2 PER VEH	9.60	19.20
4	WHE-I2E	Duo ION Blue/White IN PB CHANNEL- 4 PER VEH	123.60	494.40
2	WHE-TL12E	ION T-SERIES LINEAR DUO B/C MNT ON PIT- 2 PER VEH	119.40	238.80

Returns are subject to 25% restock fee + shipping. Special ordered items may not be cancelled/returned.

**WEST CHATHAM WARNING DEVICES**

2208 GAMBLE RD  
SAVANNAH, GA 31405

PHONE (912) 234-2600  
FAX (912) 238-1369

# Quote

Customer No.: MCDONOUGH PD  
Quote No.: 1662

Quote To: **MCDONOUGH POLICE DEPT**  
50 LAWRENCEVILLE ST  
MCDONOUGH, GA 30253

Ship To: **GRIFFIN INSTALL**  
PAUL HONCHARIK 678-782-6351  
[PHONCHARIK@MCDONOUGHGA.ORG](mailto:PHONCHARIK@MCDONOUGHGA.ORG)

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Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		08/08/2025
Quantity	Number	Description	Unit Price	Amount
2	WHE-TL12E	ION T-SERIES LINEAR DUO B/C **TAG** 2 PER VEH	119.40	238.80
2	WHE-12E	Duo ION Blue/White cargo - 2 PER VEH	123.60	247.20
2	WHE-TORWX5-E	Tracer 5 lamp WecanX DUO INC DUO head's Blue/Clear RUNNING BOARDS - 2 PER VEH *** no cap ***	880.80	1761.60
2	WHE-TCRB60	Tracer Bkt 2025 INT SUV - 2 PER VEH	30.60	61.20
1	WHE-OEWD60	ION O.E. WC DUO 2025 INTSUV BLU/RED - OE12J	1071.00	1071.00
1	HAV-C-VS-0618-INUT	VS-0618-INUT 24"flat console 25 INT SUV	452.90	452.90
1	HAV-C-AP-0645-1	C-AP-0645-1 ACC POCKET 6" X 4.5" DEEP Composite	52.50	52.50
1	HAV-C-HDM-204	hdm-204 8.5" Side Mt Pole w/short handle	165.90	165.90
1	HAV-C-MD-112	11" Slide Out Locking Swing Arm with Motion Adapter	265.30	265.30
1	HAV-UT-1001	Univ Laptop w/lock 11-14" Depth 665"-1,285" CF54 * p/s- Lps Sold Separately *	243.60	243.60
1	HAV-C-PM-134-PC	Printer Mt for P18 6" space 20-24 SUV Inc USB-a cable	254.10	254.10
1	HAV-C-ARM-102	ARM-102 Side Mount Arrrest	67.90	67.90
1	HAV-C-CUP2-1001	CUP2-1001 Cupholder 4" Self Adjust	49.00	49.00
1	HAV-C-FP-1	1 Filler Plate Console	0.00	0.00
1	HAV-C-EB30-APS-1P	EB30-APS-1P	0.00	0.00

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**WEST CHATHAM WARNING DEVICES**2208 GAMBLE RD  
SAVANNAH, GA 31406

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Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		08/08/2025
Quantity	Number	Description	Unit Price	Amount
		Motorola APX 4500,		
1	HAV-C-EB40-CCS-1P	40-CCS-1P Equip Bkt for CCSRN and C389	0.00	0.00
1	WES-36-2126	PUSHBUMPER 2025 INT SUV	1100.00	1100.00
1	WES-36-2126PB	PIT BAR 25 INT SUV \$ Inc	0.00	0.00
1	WES-36-2126W	WING WRAP FOR BUMPER 25 INT SUV \$ Inc	0.00	0.00
1	WES-36-6005W4	Westin Channel for 4 Ions 25 INT SUV \$ Inc	0.00	0.00
1		BIG SKY ELS 270/30-A GUNRACK <del>W/ELS-RB-ROLL-BAR-MOUNT</del>	381.00	381.00
1	PRG-PRP9P4714UINT20A	SPACE SAVER- CENTER SLIDE W/ 25 INT SUV EXP MET INS Inc Rec Panel & Lower Ext	862.40	862.40
1	PRG-S4702UINT200SB	Transport Seat & Rear Poly 25 Int Suv Partiton w/p & OUTBOARD SB = (2 BOXES)	1570.10	1570.10
1	PRG-WBP47NPUINT20	WBP47NPUINT20 POLY 20-25 Int Suv Window Barrier use w/OEM door panels	224.00	224.00
1	BROT-PJ822	PocketJet 8 2000 dpi Thermal Printer (only) need power & USB-C sold separate	470.00	470.00
1	BROT-LB3692	Power Adapter Hard wired 14' *Work w/PJ7 & new PJ8 series	30.00	30.00
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	150.00	150.00
1	MAGMIQ	Magnetic Mic MMSU-1	39.95	39.95
1		Labor	2450.00	2450.00

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Purchase Order Number		Sales Person		Quote Expires
		MELINDA HAGAN		08/08/2025
Quantity	Number	Description	Unit Price	Amount
	LABOR	LABOR TO INSTALL ABOVE EQUIPMENT		
1	SHIPPING	ESTIMATED	300.00	300.00
1	WHE-ARGES1	ARGES SPOTLIGHT	472.80	472.80
1	WHE-ARG60D	Driver Fender Mt for Arges 20 -26 SUV	69.60	69.60
1	WHE-ARGCH1	Arges Control Head	211.20	211.20
1	LABOR	Labor labor to install spotlight	150.00	150.00
1	LABOR	Labor TO INSTALL VISUAL LAB CAMERA SYSTEM-(GUST-SUPPLIED)	250.00	250.00
1		AFS - CABLE HARNESS Front center console mt for expansion module NO RADIO INSTALL PHONCHARIK@MCDONOUGHGA.ORG	922.00	922.00
			Quote subtotal	19247.21
			Quote total	19247.21

Pricing subject to Manufacture price increases & tariffs.

Returns are subject to 25% restock fee + shipping. Special ordered items may not be cancelled/returned.



*Sales Proposal*

5680 Stitcher Court.  
 Douglasville GA 30134  
 Phone: (770) 948-9566  
 Fax: (770) 948-9532

*Two-Way Radios \* Data Communications \* 911 Consoles \* Sirens*

By: Alex Coker

Email: [Alex@Loudouncomm.net](mailto:Alex@Loudouncomm.net)

Date: 2025-07-09 No: LC- 15637

Qty	Model	Description	Price ea.	Total
1	XQ-M78B	MOBILE, XL-85M, 700/800 MHZ	\$2,500.00	\$2,500.00
1	XQ-PL8Y	FEATURE, ENCRYPTION LITE	\$0.01	\$0.01
1	XQ-PL4F	FEATURE, PHASE 2 TDMA	\$275.00	\$275.00
1	XQ-PL6K	FEATURE P25 OTAP PROFILE	\$395.00	\$395.00
1	XQ-PL6T	FEATURE, MDC-1200	\$20.00	\$20.00
1	XQ-PKG8F	FEATURE, 256-AES, 64-DES ENCRYPTION	\$785.00	\$785.00
1	XQ-PL4L	FEATURE, SINGLE BAND, 7/800	\$0.01	\$0.01
1	XQ-PKGPT	FEATURE PACKAGE, P25 TRUNKING	\$1,200.00	\$1,200.00
1	XQ-MC6A	MICROPHONE, XL, STANDARD MOBILE	\$105.00	\$105.00
1	XQ-AN8D	ANTENNA, ELEMENT, 700/800 3DB	\$100.00	\$100.00
1	XQ-AN6U	ANTENNA, BASE, STD ROOF MOUNT LOW LOSS	\$80.00	\$80.00
1	XQ-LS6A	SPEAKER, EXTERNAL, MOBILE	\$60.00	\$60.00
1	XQ-MA4F	KIT, MOUNTING XL-85 MOBILE UNIVERSAL	\$250.00	\$250.00
1	XQ-CA6D	CABLE, POWER, XL-CH	\$87.00	\$87.00
1	XQ-ZM2Z	KIT, CONVERSION, XL-85M, REMOTE CTRL HD	\$750.00	\$750.00
1	SERVICE	Installation + Programming and Daily Service Call	\$417.50	\$417.50
1	DISCOUNT	L3Harris 26% State Contract Discount	(\$1,717.83)	(\$1,717.83)

**Quotation To:**

Company: McDonough Police Dept.

Address: 50 Lawrenceville St.

Attn: Chief Noble

McDonough GA 30258

Attn: Chief Ken Noble

Email: [knoble@mcdonoughga.org](mailto:knoble@mcdonoughga.org)

Phone: (678) 414-7814

Fax: (770) 914-1731

Equipment	\$5,306.66
Sales Tax	\$0.00
Installation	\$0.00
Deposit	\$0.00
<b>Total Sale</b>	<b>\$5,306.66</b>

(Pricing valid for 30 days from proposal date)  
 (Shipping may be additional if not included in Proposal)

**AGENDA ITEM SUMMARY**  
**February 16, 2026, City Council Meeting**  
**Item Number: 12**



Presented by: Sylvia Smith, Director

Community & Economic Development Department

**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 - POSTPONED
- 12/15/2025 City Council Public Hearing & Vote - POSTPONED
- 01/20/2026 City Council Public Hearing & Vote - POSTPONED
- **02/16/2026 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 #26-02-16001(Z)
- P/Z Final Staff Report

**OTHER DEPARTMENTAL REVIEW NEEDED: YES**

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



# City of McDonough, GA

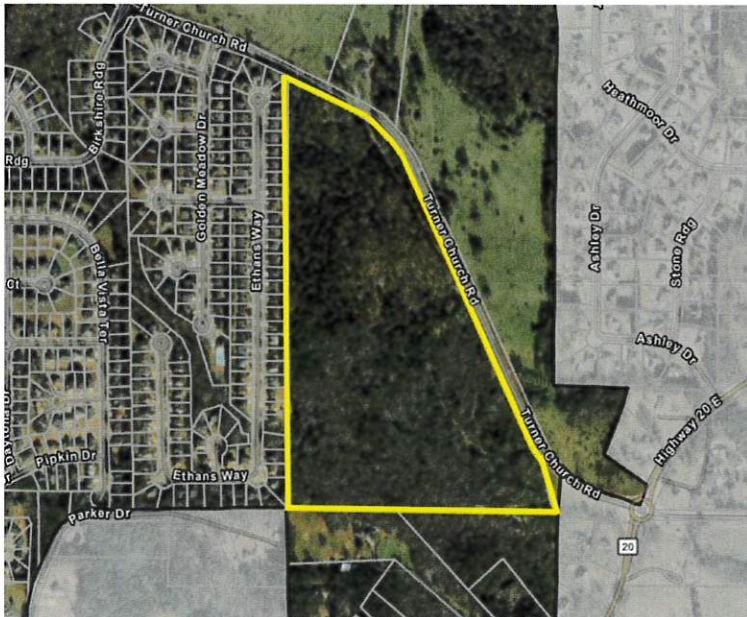
## Community Development Department

### Final Staff Report

#### For Recommendation Only

<b>Case Petition:</b>	
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 <sup>th</sup> District
Tract Size:	Approximately 54.54 +/- acres
<b>Meetings:</b>	
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 R-75 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 GILID 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 5<sup>th</sup>, 2025 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 public water and sewer availability.

20. The developer shall be responsible for funding and constructing all 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> )	<b>Yes</b>
▶ 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:** Concerns arise with the continued growth of the city that would put a strain on the department and its resources, requiring more police officers and staff, also with growth comes the concern of more criminal activity.

**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.



**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.



**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.*



# City of McDonough, GA

## Community Development Department

### Rezoning Staff Report

#### For Recommendation Only

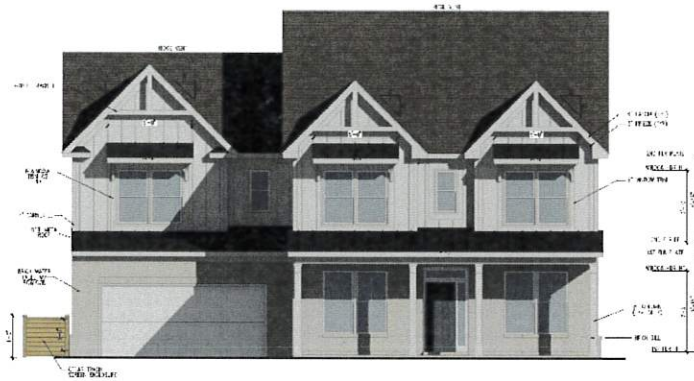
## Concept Plan





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

**Sample Elevations**



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



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

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**





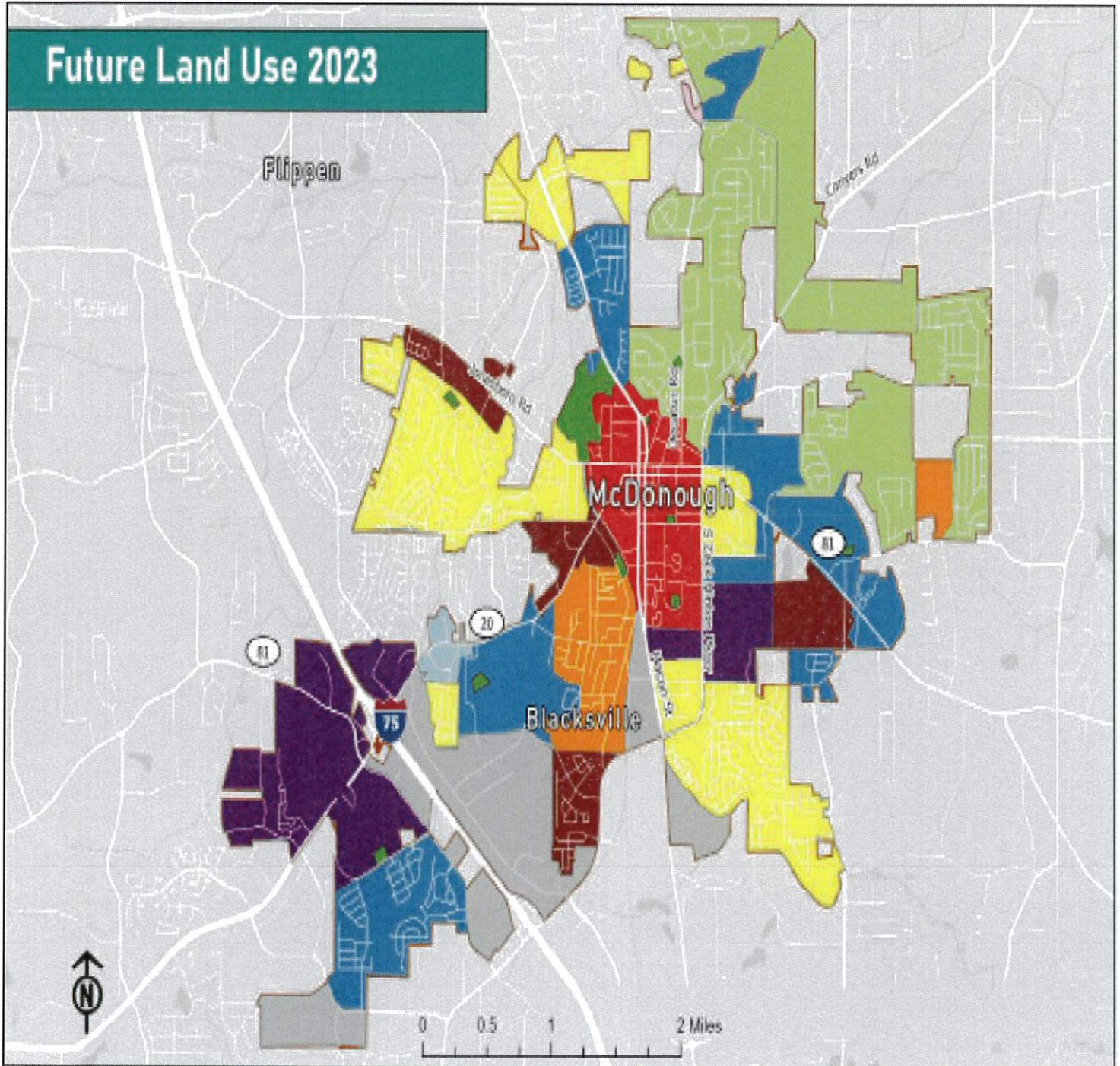
**City of McDonough, GA**  
**Community Development Department**  
**Rezoning Staff Report**  
**For Recommendation Only**

**Colored Renderings of Streetscape and Elevations**





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



**Features Guide**

- |                      |                    |                         |                                      |
|----------------------|--------------------|-------------------------|--------------------------------------|
| Suburban Residential | Office Park        | Institutional/Public    | Regional Activity Center             |
| TCU                  | Suburban Mixed-Use | Highway Activity Center | Traditional Neighborhood Development |
| Town Center          | Estate Residential | Gateway Industrial      | Conservation/Recreation/Open Space   |

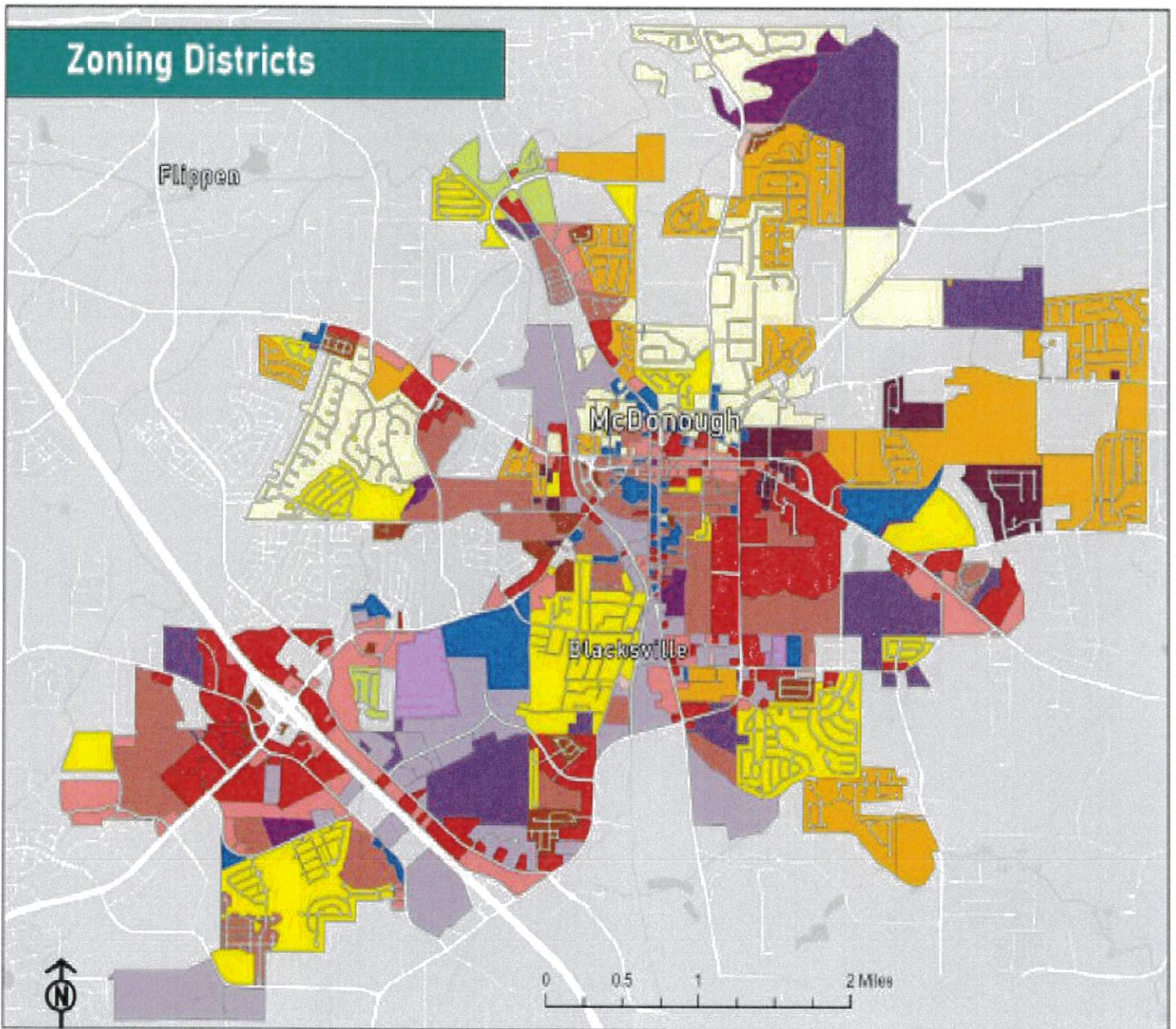


# City of McDonough, GA

## Community Development Department

### Rezoning Staff Report

#### For Recommendation Only



#### Features Guide

MU-CR OVERLAY	C-2/RCD/RM-75	C-3/M-1/R-50	FUTURE R/W	MCD2	R-50/RA-200	R-75/RA-200	RGP
C-1	C-2/RTD	C-3/R-50	M-1	O-I	R-75	R-75/RGP	RGP/R-50
C-1/RA-200	C-3	C-3/RA-200	M-1/R-100	O-I w/condo & M-1	R-75/R-50	R-75/RTD	RM-75
C-2	C-3/C-2	C-3/RCD	M-1/RA-200	R-100	R-75/R-85	R-85	RM-75CU
C-2/M-1	C-3/M-1	C-4	M-2	R-50	R-75/R-85/RM-75/RA-200	RA-200	RTD

**STATE OF GEORGIA  
CITY OF MCDONOUGH**

**ORDINANCE NO. 26-02-16001(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 7<sup>th</sup> 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 16<sup>th</sup> day of February 2026.

**CITY OF MCDONOUGH, GEORGIA**

---

**KAMALI VARNER, 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**

STATE OF GEORGIA  
CITY OF MCDONOUGH

**RESOLUTION NO. 26-02-16**

**A RESOLUTION BY THE CITY OF MCDONOUGH, GEORGIA, REQUESTING THE  
HENRY COUNTY LEGISLATIVE DELEGATION INTRODUCE LEGISLATION  
DURING THE 2026 SESSION OF THE GEORGIA GENERAL ASSEMBLY  
ESTABLISHING A TECHNOLOGY FEE FOR THE MUNICIPAL COURT OF  
MCDONOUGH AND FOR OTHER PURPOSES**

**WHEREAS**, the City of McDonough, Georgia ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

**WHEREAS**, the duly elected governing authority of the City is comprised of the Mayor and Council thereof ("City Council");

**WHEREAS**, the Municipal Court of McDonough, Georgia ("Court") is established pursuant to state law, which requires modern and reliable technology to operate efficiently, maintain accurate records and administer justice effectively;

**WHEREAS**, the McDonough Police Department, which is integral to the operation of the Municipal Court, similarly relies on advanced technology for evidence collection, management, and public safety, including but not limited to body-worn cameras, automated license plate readers, and evidence management systems;

**WHEREAS**, the Georgia General Assembly has authorized numerous municipal courts across the state to assess a technology fee to fund specific technological needs, and consistent with this practice, the establishment of a new fee to be collected in connection with its judicial operations requires specific authorization from the General Assembly;

**WHEREAS**, the City Council has determined that the establishment of a technology fee, no to exceed fifteen dollars (\$15.00) as a surcharge on fines imposed by the Court, is a necessary and appropriate method to generate a designated funding to address the critical and ongoing technological needs of the Municipal Court and the Police Department without placing a greater burden on the City's general fund;

**THEREFORE, THE CITY COUNCIL OF THE CITY OF MCDONOUGH, GEORGIA HEREBY RESOLVES:**

**Section 1. Request to Local Delegation.** The Mayor and Council respectfully request that the Henry County Legislative Delegation introduce legislation for consideration by the General

Assembly in the 2026 session providing for an exemption in substantially the same form as the proposed legislation attached hereto and incorporated herein as Exhibit "A".

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the City Council that:

All sections, paragraphs, sentences and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

- (a) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (b) In the event that any phrase, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, sentences, or sections of the Resolution.

**Section 3.** The City Attorney and the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

**Section 4.** The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

**SO PASSED AND RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

\_\_\_\_\_  
Christy L. Taylor, City Clerk

\_\_\_\_\_  
Kamali Varner, Mayor

APPROVAL AS TO FORM:

\_\_\_\_\_  
Emilia C. Walker, City Attorney

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**EXHIBIT A**

**A BILL TO BE ENTITLED  
AN ACT**

To authorize the Municipal Court of the City of McDonough in Henry County, Georgia, to charge a technology fee; to specify the uses to which such technology fees may be applied; to repeal conflicting laws and for other purposes.

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

**SECTION 1.**

(a) The Municipal Court Clerk of the City of McDonough shall be entitled to charge and collect a technology fee as a surcharge to each criminal and quasi-criminal fine paid. The technology fee shall be set by order of the Judge of the court, provided that the fee shall not exceed \$15.00.

(b) The technology fee shall be used exclusively for the City's Municipal Court and public safety technological needs, including but not limited to:

- (1) Purchasing, leasing, upgrading, maintaining, and installing of general technology infrastructure, including computer hardware, software and equipment used for imaging, scanning, facsimile transmission, communication, printing and projections;
- (2) Purchasing, leasing, maintaining, upgrading, and subscribing to software-as-a-service (SaaS) platforms and evidence management systems; Purchasing, leasing, upgrading, maintaining, and installing equipment for imaging, scanning, facsimile, communication and projections;
- (3) Purchasing, leasing, upgrading, maintaining, and operating body-worn, mobile, fixed, or vehicle-mounted cameras, automated license plate reader systems, drones and other emerging public safety technology;
- (4) Any additional technology necessary to improve public safety and court efficiency, service delivery, and effectiveness; and
- (5) Any other technology-related equipment, system, or service the City deems necessary for enhancing public safety or court operations.

(c) All funds collected pursuant to this Act shall be maintained in a segregated account by the Chief Financial Officer or Director of Finance of the City and the Clerk of Court, separate from other funds of the City. Funds shall be expended only for the authorized purposes outlined above, upon direction of the Mayor or City Manager. The funds may also be used to reimburse the City's Information Technology Department for services provided to the court or public safety operations.

(d) The technology fee shall be in addition to any other fines or fees authorized by law, and shall be assessed only upon conviction, a nolo plea or final disposition of the case. No fee shall be assessed for cases that are dismissed or nolle prossed.

**SECTION 2.**

All laws and parts of laws in conflict with this Act are repealed.

STATE OF GEORGIA  
CITY OF MCDONOUGH

**RESOLUTION NO. 26-02-16.1**

**A RESOLUTION BY THE CITY OF MCDONOUGH, GEORGIA, REQUESTING THE HENRY COUNTY LEGISLATIVE DELEGATION INTRODUCE LEGISLATION DURING THE 2026 SESSION OF THE GEORGIA GENERAL ASSEMBLY CITY OF MCDONOUGH PUBLIC FACILITIES AUTHORITY AND FOR OTHER LAWFUL PURPOSES**

**WHEREAS**, the City of McDonough, Georgia ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

**WHEREAS**, the duly elected governing authority of the City is comprised of the Mayor and Council thereof ("City Council");

**WHEREAS**, Public Facilities Authorities in Georgia are created through specific local acts passed by the Georgia General Assembly to allow local governments to finance public buildings and infrastructure;

**WHEREAS**, the City Council finds that creation of a City Public Facilities Authority is in the best interests of the City;

**WHEREAS**, the City further desires to safeguard and promote the public health, safety, and general welfare of all citizens through the adoption of this Resolution.

**THEREFORE, THE CITY COUNCIL OF THE CITY OF MCDONOUGH, GEORGIA HEREBY RESOLVES:**

**Section 1. Request to Local Delegation.** The Mayor and Council respectfully request that the Henry County Legislative Delegation introduce legislation for consideration by the General Assembly in the 2026 session creating a City of McDonough Public Facilities Authority in substantially the same form as the proposed legislation attached hereto and incorporated herein as Exhibit "A".

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the City Council that:

All sections, paragraphs, sentences and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

- (a) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(b) In the event that any phrase, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, sentences, or sections of the Resolution.

**Section 3.** The City Attorney and the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

**Section 4.** The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

**SO PASSED AND RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

\_\_\_\_\_  
Christy L. Taylor, City Clerk

\_\_\_\_\_  
Kamali Varner, Mayor

APPROVAL AS TO FORM:

\_\_\_\_\_  
Emilia C. Walker, City Attorney

**EXHIBIT A**

**A BILL TO BE ENTITLED AN  
ACT**

1 To create the City of McDonough Public Facilities Authority; to provide for the appointment  
2 of members of the authority; to provide for a short title; to confer powers upon the authority;  
3 to provide for purpose and scope of operations of the authority; to provide for definitions;  
4 to authorize the issuance of revenue bonds of the authority; to fix and provide the venue and  
5 jurisdiction of actions relating to any provisions of this Act; to provide for moneys received  
6 and trust funds; to provide for tort immunity; to provide for tax exemption, rates, charges,  
7 and revenues; to provide for effect on other governments; to provide for construction of this  
8 Act and severability; to provide for related matters; to repeal conflicting laws; and for other  
9 purposes.

10 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

11 **SECTION 1.**

12 Short title.

13 This Act shall be known and may be cited as the "City of McDonough Public Facilities  
14 Authority Act."

15 **SECTION 2.**

16 City of McDonough Public Facilities Authority.

17 (a) There is hereby created a public body corporate and politic to be known as the "City of  
18 McDonough Public Facilities Authority," which shall be deemed to be a political subdivision  
19 of the state and a public corporation, and by that name, style, and title said body may contract  
20 and be contracted with, sue and be sued, implead and be impleaded, and complain and defend  
21 in all courts of law and equity. The authority shall have perpetual existence.

22 (b) The authority shall consist of seven members who shall be appointed by the city council.  
23 The members of the city council may be appointed as members of the authority. With  
24 respect to the initial appointment, three members shall be appointed for terms of three years,  
25 two members shall be appointed for terms of two years, and two members shall be appointed  
26 for a term of one year. Thereafter, all appointments shall be made for terms of three years  
27 and until successors are appointed and qualified. Immediately after such appointments, the  
28 members of the authority shall enter upon their duties. To be eligible for appointment as a  
29 member of the authority, a person shall be at least 21 years of age, shall be a resident of the  
30 city for at least two years prior to the date of his or her appointment, and shall not have been  
31 convicted of a felony. Any member of the authority may be selected and appointed to  
32 succeed himself or herself. The term of any member of the city council of the City of McDonough  
33 shall end when such member is no longer a member of the city council of the City of  
34 McDonough.

35 (c) The members shall not be compensated for their services; provided, however, that such  
36 members shall be reimbursed for their actual expenses necessarily incurred in the  
37 performance of their duties.

38 (d) The members of the authority shall elect one of their number as chairperson and another  
39 as vice chairperson. The members of the authority shall also elect a secretary, who need not  
40 be a member of the authority, and may also elect a treasurer, who need not be a member of

41 the authority. The secretary may also serve as treasurer. If the secretary or treasurer is not  
42 a member of the authority, such officer shall have no voting rights on the authority. Each of  
43 such officers shall serve for a period of one year and until their successors are duly elected  
44 and qualified.

45 (e) Four members of the authority shall constitute a quorum. No vacancy on the authority  
46 shall impair the right of the quorum to exercise all of the rights and perform all of the duties  
47 of the authority.

### 48 SECTION 3.

#### 49 Definitions.

50 As used in this Act, the term:

51 (1) "Authority" means the City of McDonough Public Facilities Authority created by  
52 this Act.

53 (2) "City" means the City of McDonough, Georgia.

54 (3) "Costs of the project" means and embraces the cost of construction; the cost of all  
55 lands, properties, rights, easements, and franchises acquired; the cost of all machinery and  
56 equipment; financing charges; interest prior to and during construction and for six months  
57 after completion of construction; the cost of engineering, architectural, fiscal agents,  
58 accounting, legal, plans, and specifications and expenses necessary or incidental to  
59 determining the feasibility or practicability of the project; administrative expenses;  
60 working capital; and all other costs necessary to acquire, construct, add to, extend,  
61 improve, equip, operate, maintain, or finance the project.

62 (4) "County" means Henry County, Georgia.

63 (5) "Project" means:

64 (A) All buildings, facilities, and equipment necessary or convenient for the efficient  
65 operation of:

- 66 (i) The city or any department, agency, division, or commission thereof;
- 67 (ii) The county school district; and
- 68 (iii) The county or any department, agency, division, or commission thereof; and
- 69 (B) Any "undertaking" permitted by the "Revenue Bond Law" within the city limits;
- 70 provided, however, that all projects for the county school district or the county must be
- 71 located in the city limits.
- 72 (6) "Revenue Bond Law" means Article 3 of Chapter 82 of Title 36 of the O.C.G.A. or
- 73 any other similar law hereinafter enacted.
- 74 (7) "Revenue bonds" means revenue bonds authorized to be issued pursuant to this Act.
- 75 (8) "Self-liquidating" means any project which the revenues and earnings to be derived
- 76 by the authority therefrom, including, but not limited to, any contractual payments with
- 77 governmental or private entities and all properties used, leased, and sold in connection
- 78 therewith, together with any grants and any other available funds, will be sufficient to pay
- 79 the costs of operating, maintaining, and repairing the project and to pay the principal and
- 80 interest on the revenue bonds or other obligations which may be issued for the purpose
- 81 of paying the costs of the project.
- 82 (9) "State" means the State of Georgia.

83 **SECTION 4.**

84 Powers.

85 The authority shall have the power:

- 86 (1) To have a seal and alter the same at its pleasure;
- 87 (2) To acquire by purchase, lease, gift, condemnation, or otherwise, and to hold, operate,
- 88 maintain, lease, and dispose of real and personal property of every kind and character for
- 89 its corporate purposes;

- 90 (3) To acquire, construct, add to, extend, improve, equip, operate, maintain, lease, and  
91 dispose of projects;
- 92 (4) To execute contracts, leases, installment sale agreements, and other agreements and  
93 instruments necessary or convenient in connection with the acquisition, construction,  
94 addition, extension, improvement, equipping, operation, maintenance, disposition, or  
95 financing of a project;
- 96 (5) To appoint, select, and employ officers, agents, and employees, including, but not  
97 limited to, engineering, architectural, and construction experts; fiscal agents; and  
98 attorneys, and fix their respective compensations;
- 99 (6) To pay the costs of the project with the proceeds of revenue bonds, notes, or other  
100 forms of obligations issued by the authority or from any grant or contribution from the  
101 United States of America or any agency or instrumentality thereof or from the state or  
102 any agency, instrumentality, municipality, or political subdivision thereof or from any  
103 other source whatsoever;
- 104 (7) To pledge to the payment of revenue bonds, notes, and other forms of obligations  
105 issued by the authority any and all revenues and properties of the authority, both real and  
106 personal;
- 107 (8) To accept loans and grants of money or materials or property of any kind from the  
108 United States of America or any agency or instrumentality thereof, upon such terms and  
109 conditions as the United States of America or such agency or instrumentality may  
110 require;
- 111 (9) To accept loans and grants of money or materials or property of any kind from the  
112 state or any agency, instrumentality, municipality, or political subdivision thereof, upon  
113 such terms and conditions as the state or such agency, instrumentality, municipality, or  
114 political subdivision may require;
- 115 (10) To borrow money for any of its corporate purposes and to issue and execute revenue  
116 bonds, notes, and other forms of obligations, deeds to secure debt, security agreements,

117 and such other instruments as may be necessary or convenient to evidence and secure  
118 such borrowing;  
119 (11) To adopt, alter, or repeal its own bylaws, rules, and regulations governing the  
120 manner in which its business is transacted;  
121 (12) To prescribe rules, regulations, service policies, and procedures for the operation  
122 of any project;  
123 (13) To exercise any power usually possessed by private corporations performing similar  
124 functions; and  
125 (14) To do all things necessary or convenient to carry out the powers expressly given in  
126 this Act.

127 **SECTION 5.**

128 Revenue bonds.

129 The authority shall have power and is hereby authorized to provide by resolution for the  
130 issuance of revenue bonds for the purpose of paying all or any part of the costs of the project  
131 and for the purpose of refunding revenue bonds or other obligations previously issued. All  
132 revenue bonds issued by an authority under this Act shall be issued and validated under and  
133 in accordance with the "Revenue Bond Law." The principal of and interest on such revenue  
134 bonds shall be payable solely from the revenues and properties pledged to the payment of  
135 such revenue bonds. The revenue bonds issued by the authority shall contain such terms as  
136 the authority shall determine are in the best interest of the authority; provided, however, that  
137 no revenue bonds shall have a maturity exceeding 40 years.

138 **SECTION 6.**

139 Revenue bonds; signature; seal.

140 All such revenue bonds shall bear the manual or facsimile signature of the chairperson or  
141 vice chairperson of the authority and the attesting manual or facsimile signature of the  
142 secretary, assistant secretary, or secretary-treasurer of the authority, and the official seal of  
143 the authority shall be impressed or imprinted thereon. Any revenue bonds may bear the  
144 manual or facsimile signature of such persons who at the actual time of the execution of such  
145 revenue bonds are duly authorized or hold the proper office, although at the date of issuance  
146 of such revenue bonds, such person may not have been so authorized or shall not have held  
147 such office. In case any officer whose signature shall appear on any revenue bond shall  
148 cease to be such officer before the delivery of such revenue bond, such signature shall  
149 nevertheless be valid and sufficient for all purposes, the same as if that person had remained  
150 in office until such delivery.

151 **SECTION 7.**

152 Revenue bonds; interest rate or rates; negotiability; exemption from taxes.

153 All revenue bonds shall have and are hereby declared to have all the qualities and incidents  
154 of negotiable instruments under the laws of the state. The interest rate or rates to be borne  
155 by any revenue bonds or other obligations of the authority shall be fixed by the board of the  
156 authority. Any limitations with respect to interest rates found in Article 3 of Chapter 82 of  
157 Title 36 of the Official Code of Georgia or the usury laws of this state shall not apply to  
158 revenue bonds issued under this Act. All revenue bonds, their transfer, and the income  
159 therefrom shall be exempt from all taxation within the state.

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**SECTION 8.**

Conditions precedent to issuance of revenue bonds.

162 The authority shall adopt a resolution authorizing the issuance of the revenue bonds. In the  
163 resolution, the authority shall determine that the project financed or refinanced with the  
164 proceeds of the revenue bonds is self-liquidating. Revenue bonds may be issued without any  
165 other proceedings or the happening of any other conditions or things other than those  
166 proceedings, conditions, and things which are specified or required by this Act. Any  
167 resolution providing for the issuance of revenue bonds under the provisions of this Act shall  
168 become effective immediately upon its passage and need not be published or posted, and any  
169 such resolution may be passed at any regular or special or adjourned meeting of the authority.

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**SECTION 9.**

Credit not pledged.

172 Revenue bonds shall not be deemed to constitute a debt of the state or any political  
173 subdivision or municipal corporation of the state nor a pledge of the faith and credit of the  
174 state or any political subdivision or municipal corporation of the state. Revenue bonds shall  
175 be payable solely from the revenues and properties pledged to the payment of such revenue  
176 bonds. The issuance of revenue bonds shall not directly, indirectly, or contingently obligate  
177 the state or any political subdivision or municipal corporation of the state to levy or to pledge  
178 any form of taxation whatsoever for the payment of such revenue bonds or to make any  
179 appropriation for their payment. All revenue bonds shall contain recitals on their face  
180 covering substantially the foregoing provisions of this section. Notwithstanding the  
181 foregoing provisions, this Act shall not affect the ability of the authority and a political  
182 subdivision or municipal corporation of the state from entering into an intergovernmental  
183 contract pursuant to which the political subdivision or municipal corporation agrees to pay

184 amounts sufficient to pay operating charges and other costs of the authority or any project,  
185 including, without limitation, the principal of and interest on revenue bonds, in consideration  
186 for services or facilities of the authority.

187 **SECTION 10.**

188 Trust indenture as security; validation.

189 In the discretion of the authority, any issuance of revenue bonds may be secured by a trust  
190 indenture by and between the authority and a corporate trustee, which may be any trust  
191 company or bank having the powers of a trust company within or without the state. Such  
192 trust indenture may contain such provisions for protecting and enforcing the rights and  
193 remedies of the bondholders as may be reasonable and proper and not in violation of law,  
194 including covenants setting forth the duties of the authority in relation to the acquisition and  
195 construction of the project; the maintenance, operation, repair, and insuring of the project;  
196 and the custody, safeguarding, and application of all moneys.

197 **SECTION 11.**

198 Remedies of bondholders.

199 Any holder of revenue bonds and the trustee under the trust indenture, if any, except to the  
200 extent the rights given in this Act may be restricted by resolution passed before the issuance  
201 of the revenue bonds or by the trust indenture, may, either at law or in equity, by suit, action,  
202 mandamus, or other proceedings, protect and enforce any and all rights it may have under  
203 the laws of the state, including specifically, but without limitation, the "Revenue Bond Law,"  
204 or granted hereunder or under such resolution or trust indenture, and may enforce and compel  
205 performance of all duties required by this Act or by such resolution or trust indenture to be  
206 performed by the authority or any officer thereof, including the fixing, charging, and

207 collecting of revenues, fees, tolls, fines, and other charges for the use of the facilities and  
208 services furnished.

209 **SECTION 12.**

210 Validation.

211 Revenue bonds and the security therefor shall be confirmed and validated in accordance with  
212 the procedure of the "Revenue Bond Law." The petition for validation shall also make the  
213 authority a party defendant to such action, in addition to any political subdivision or  
214 municipal corporation of the state that has contracted with the authority for services or  
215 facilities relating to the project for which revenue bonds are to be issued and sought to be  
216 validated, and such defendant shall be required to show cause, if any exists, why such  
217 contract or contracts shall not be adjudicated as a part of the basis for the security for the  
218 payment of any such revenue bonds. The revenue bonds, when validated, and the judgment  
219 of validation shall be final and conclusive with respect to such revenue bonds and the  
220 security for the payment thereof and interest thereon and against the authority and all other  
221 defendants.

222 **SECTION 13.**

223 Interest of bondholders protected.

224 While any of the revenue bonds issued by the authority remain outstanding, the powers,  
225 duties, or existence of the authority or its officers, employees, or agents shall not be  
226 diminished or impaired in any manner that will affect adversely the interests and rights of the  
227 holders of such revenue bonds, and no other entity, department, agency, or authority will be  
228 created which will compete with the authority to such an extent as to affect adversely the  
229 interest and rights of the holders of such revenue bonds. The provisions of this Act shall be

230 for the benefit of the authority and the holders of any such revenue bonds, and upon the  
231 issuance of such revenue bonds under the provisions hereof, shall constitute a contract with  
232 the holders of such revenue bonds.

233 **SECTION 14.**

234 Venue and jurisdiction.

235 Any action to protect or enforce any rights under the provisions of this Act or any suit or  
236 action against such authority shall be brought in the Superior Court of Henry County,  
237 Georgia, and any action pertaining to validation of any revenue bonds issued under the  
238 provisions of this Act shall likewise be brought in said court, which shall have exclusive,  
239 original jurisdiction of such actions.

240 **SECTION 15.**

241 Money received considered trust funds.

242 All moneys received pursuant to the authority of this Act, whether as proceeds from the sale  
243 of revenue bonds, as grants or other contributions, or as revenue, income, fees, and earnings,  
244 shall be deemed to be trust funds to be held and applied solely as provided in this Act.

245 **SECTION 16.**

246 Purpose of the authority; scope of operations.

247 Without limiting the generality of any provision of this Act, the general purpose of the  
248 authority is declared to be that of providing public buildings, facilities, equipment, and  
249 services for the citizens in the city. The scope of operations of the authority shall be limited  
250 to the city in that all projects must benefit the city or be located in the city limits.

251 **SECTION 17.**

252 Rates, charges, and revenues; use.

253 The authority is hereby authorized to prescribe and fix rates and to revise same from time to  
254 time and to collect revenues, tolls, fees, and charges for the services, facilities, and  
255 commodities furnished and, in anticipation of the collection of the revenues, to issue revenue  
256 bonds or other types of obligations as provided in this Act to finance, in whole or in part, the  
257 costs of the project and to pledge to the punctual payment of said revenue bonds or other  
258 obligations all or any part of the revenues.

259 **SECTION 18.**

260 Tort immunity.

261 To the extent permitted by law, the authority shall have the same immunity and exemption  
262 from liability for torts and negligence as the city. The officers, agents, and employees of the  
263 authority when in the performance of the work of the authority shall have the same immunity  
264 and exemption from liability for torts and negligence as the officers, agents, and employees  
265 of the city when in the performance of their public duties or work of the city.

266 **SECTION 19.**

267 Tax exemption.

268 The income of the authority, the properties of the authority, both real and personal, and all  
269 revenue bonds, certificates of participation, notes, and other forms of obligations issued by  
270 the authority shall be exempt from all state and local taxes and special assessments of any  
271 kind to the extent permitted by and in accordance with the general laws of the state.

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**SECTION 20.**

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Reversion of assets upon dissolution.

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Upon the dissolution of the authority, all assets owned by the authority shall become property

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of the city subject to any property rights vested in other parties.

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**SECTION 21.**

277

Effect on other governments.

278

This Act shall not and does not in any way take from any political subdivision or municipal

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corporation of the state the authority to own, operate, and maintain public facilities or to

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issue revenue bonds as provided by the "Revenue Bond Law."

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**SECTION 22.**

282

Liberal construction of Act.

283

This Act, being for the welfare of various political subdivisions of this state and its

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inhabitants, shall be liberally construed to effect the purposes hereof.

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**SECTION 23.**

286

Severability; effect of partial invalidity of Act.

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The provisions of this Act are severable, and if any of its provisions shall be held

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unconstitutional by any court of competent jurisdiction, the decision of such court shall not

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affect or impair any of the remaining provisions.

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**SECTION 24.**

291 All laws and parts of laws in conflict with this Act are repealed.