

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the SHI's PaloAlto Firewall invoice, in the amount of \$40,606.31.

SPECIAL CONSIDERATIONS OR CONCERNS:

Purchasing a PaloAlto Firewall for the new City Hall Building, which is needed to protect our Network Environment and data from bad actors. This price includes three years of Maintenance coverage.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$40,606.31

FUNDING SOURCE:

SPLOST VI 327-5.1535.54.2599

ATTACHMENTS:

SHI Quote

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X Finance



Pricing Proposal

Quotation #: 27677724

Created On: 6/24/2026

Valid Until: 9/22/2026

Description:

Palo Alto 1420 Firewall (3-year)

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
McDonough, GA 30253
United States
Phone: 678-222-8670
Email: BLinton@McDonoughGa.org

Kewanna Vincent

300 Davidson Ave
Somerset, NJ 08873
Phone: 732-868-5832
Email: Kewanna_Vincent@shi.com

PubSec Inside Account Executive

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Palo Alto Networks PA-1420 - Security appliance - 2.5GbE, 5GbE, 10GbE - front to back airflow - 1U - rack-mountable Palo Alto Networks - Part#: PAN-PA-1420 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Note: MSRP/SHI Advertised List: \$18,995.00	1	\$10,057.85	\$10,057.85
2 Palo Alto Networks Premium Support - Extended service agreement - advance parts replacement - 3 years - shipment - response time: NBD - prepaid Palo Alto Networks - Part#: PAN-SVC-PREM-1420-3YR Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Note: MSRP/SHI Advertised List: \$11,970.00	1	\$11,387.24	\$11,387.24
3 Palo Alto Networks Precision AI Network Security Bundle - Subscription license (3 years) - 1 device - hosted Palo Alto Networks - Part#: PAN-PA-1420-BND-PRECISIONAI-3YR Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Note: MSRP/SHI Advertised List: \$52,580.00	1	\$19,161.22	\$19,161.22
Total			\$40,606.31

Additional Comments

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Palo Alto has a no returns policy.

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TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6B



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay Versaterm's invoice for a six-month renewal for the Police Body and Dash Camera system, in the amount of \$43,887.72.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a six-month payment to have service until we cut over to the new company (Axon).

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

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

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

Versaterm's invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Versaterm Public Safety US Inc.
1 N MacDonald, Suite 500
Mesa, AZ 85201
AR@versaterm.com

INVOICE #: INV41-04509
DATE: 06/26/2026
CURRENCY: USD
INTERNAL ID: CON-04130-2-H

Customer Information

Bill To: McDonough Police Department
50 Lawrenceville St
McDonough, GA 30253
United States
blinton@mcdonoughga.org

Ship To: McDonough Police Department
50 Lawrenceville St
McDonough, GA 30253
United States
rmonnelus@mcdonoughga.org

Contract Information

P.O. #	Reference	Payment Terms	Due Date
		N30	07/26/2026

Invoice Line Items

Description	Service Period	Quantity	Unit Price	Total Price
Software license for use of the Visual Labs application that will be utilized as Interview Room Camera Solution.	07/01/2026 - 12/31/2026	4	461.63	1,846.52
Visual Labs software subscription for in-vehicle camera - single camera deployment - take home vehicle. DEMS subscription is included.	07/01/2026 - 12/31/2026	45	453.38	20,402.10
Visual Labs software standard subscription for Body Worn Cameras issued per officer. DEMS subscription is included.	07/01/2026 - 12/31/2026	70	309.13	21,639.10
Subtotal				43,887.72
Sales Tax Total				0.00
Total				43,887.72

NOTE:

Remit To:

ACH: Bank Routing No. 122100024, Account No. 29389208, Account Name: Versaterm Public Safety US Inc.
Wire Transfer: Bank Routing No. 021000021, Swift Code: CHASUS33, General Bank Reference Address: JPMorgan Chase New York, NY 10017, Account No. 29389208, Account Name: Versaterm Public Safety US Inc.
OR
Check: Make checks payable to Versaterm Public Safety US Inc.
For delivery via regular US postal service: Lockbox Name: Versaterm Public Safety US Inc., Lockbox Address: P.O. Box 736078 Chicago, IL 60673-6078
For delivery via overnight courier service: Lockbox Name: Versaterm Public Safety US Inc., Lockbox Address: JPMorgan Chase - Lockbox Processing Attn: VERSATERM PUBLIC SAFETY US INC. 736078 131 S Dearborn, 6th Floor Chicago, IL 60603

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6C



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for approval to pay the Flock annual renewal invoice in the amount of \$70 000.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

Flock cameras Annual Renewal; these are the Police Flock cameras for investigative uses

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This was approved in the FY 26 – 27 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

Flock invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

flock safety

INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-97736
Invoice Date: 6/29/2026
Due Date: 7/29/2026
Payment Terms: Net 30
PO#:
W-9 Form [\[Download\]](#)
Certificates of Insurance [\[Download\]](#)

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

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

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

Payment Terms: Net 30
Contracted Billing Structure: Annual

Notes: GA - McDonough PD Co-Term: Year 4 of 60 Month Term, 2026 - 2027

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

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR, fka Falcon	28	\$2,500.00	\$0.00	\$70,000.00
Flock Safety Platform	1	\$0.00	\$0.00	\$0.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.

Link to Location of Services:

Subtotal: \$70,000.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$70,000.00

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



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number INV-97736
Invoice Date: 6/29/2026
Due Date: 7/29/2026
Payment Terms: Net 30
PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-97736
Mail to: PO Box 121923
Dallas, TX 75312-1923

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

Pay by ACH:

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

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

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

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

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

Or

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

Account: GA - McDonough PD

Invoice # INV-97736

Amount Due: **\$70,000.00**

Amount Enclosed: \$ _____

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6D



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the SHI invoice for the renewal of VMWare software in the amount of \$21,534.72.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is the Annual Renewal for our server management system.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This was approved in the FY 26 – 37 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

SHI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Pricing Proposal
Quotation #: 27696403
Created On: 6/30/2026
Valid Until: 7/24/2026

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
McDonough, GA 30253
United States
Phone: 678-222-8670
Email: BLinton@McDonoughGa.org

PubSec Inside Account Executive

Kewanna Vincent

300 Davidson Ave
Somerset, NJ 08873
Phone: 732-868-5832
Email: Kewanna_Vincent@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 VMware vSphere Foundation 1- Year VMware - Part#: VMW-CONFIG Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 7/26/2026 - 7/25/2027 Note: MSRP/SHI Advertised List: \$116.08	192	\$112.16	\$21,534.72
Total			\$21,534.72

Additional Comments

Please Note, Broadcom product lines have the following reinstatement fee policy:

- o Effective immediately, late orders will be charged a 25% reinstatement fee.
- o Every additional week late will result in an incremental 10% fee added

Please note, Broadcom's End User Agreement includes detailed termination requirements and is applicable to all Broadcom offerings and product families upon purchase.

(<https://www.broadcom.com/company/legal/licensing>)

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Please note the following:

- 1) VMware EULA <https://docs.broadcom.com/docs/end-user-agreement-english>
- 2) VMware Does Not offer a standard return policy
- 3) Service offerings are non-refundable. For these products, orders are non-cancellable and non-returnable from point of order.
- 4) PSO Credits are only active for 1 Year

Please note, Broadcom's End User Agreement includes detailed termination requirements and is applicable to all Broadcom offerings and product families upon purchase.

(<https://www.broadcom.com/company/legal/licensing>)

Keep in mind, VMWare recently changed their approval process for reinstatement fees. A completed waiver form and valid business case are required in order to be considered for approval. Please make sure to send over all POs prior to your expiration date to avoid the reinstatement fee.

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TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

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CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6E



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay ClearGov annual renewal invoice in the amount of \$26,522.50

SPECIAL CONSIDERATIONS OR CONCERNS:

The Finance Department uses this for budgeting purposes and transparency.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted and was approved in the FY 26 – 27 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

ClearGov invoice.

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

**FROM**

ClearGov Inc.
2 Mill and Main Pl, Suite 630
Maynard, MA 01754
855-553-2715
ar@cleargov.com

BILL TO

McDonough, GA - City
Sandra Vincent
136 Keys Ferry St
McDonough, GA 30253
United States

INVOICE NUMBER	2026-19933
DATE	07/01/2026
TERMS	Net 30
DUE DATE	07/31/2026
AMOUNT DUE (USD)	\$ 26,522.50

ITEM / DESCRIPTION	QUANTITY	RATE	AMOUNT
Includes ClearGov Operational Budgets - Renewal This is your subscription fee for CG Operational Budget Builder for the term starting 07/01/2026 and ending 06/30/2027.	1	\$ 12,836.89	\$12,836.89
Includes ClearGov Personnel Budgeting - Renewal This is your subscription fee for Includes ClearGov Personnel Budgeting - Renewal for the term starting 07/01/2026 and ending 06/30/2027.	1	\$ 12,836.89	\$12,836.89
Includes ClearGov Capital Budgeting - Renewal This is your subscription fee for Includes ClearGov Capital Budgeting - Renewal for the term starting 07/01/2026 and ending 06/30/2027.	1	\$ 7,850.66	\$7,850.66
Includes ClearGov Digital Budget Book - Renewal This is your subscription fee for Includes ClearGov Digital Budget Book - Renewal for the term starting 07/01/2026 and ending 06/30/2027.	1	\$ 7,850.66	\$7,850.66
Includes ClearGov Transparency - Renewal This is your subscription fee for Includes ClearGov Transparency -	1	\$ 7,001.94	\$7,001.94

ITEM / DESCRIPTION	QUANTITY	RATE	AMOUNT
Renewal for the term starting 07/01/2026 and ending 06/30/2027.			
ClearGov Bundle Discount - Modules - Renewal This is your subscription fee for ClearGov Bundle Discount - Modules - Renewal for the term starting 07/01/2026 and ending 06/30/2027.	1	\$ -21,854.54	\$ -21,854.54
AMOUNT DUE (USD)			\$ 26,522.50

BANK WIRE INSTRUCTIONS

Bank: Customers Bank

Routing #031302971

Account Type: Business Checking

Account #7228105

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Workshop
Item Number: 6F



Presented by: William VonDenBosch, Director

Public Works Department

ITEM SUMMARY:

Request for authorization to purchase the material list from Empire Pipe & Supply for the headworks bypass installation, at a cost of \$23,226.96

SPECIAL CONSIDERATIONS OR CONCERNS:

The materials are needed to install a sewer bypass at headworks.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$23,226.96

FUNDING SOURCE:

\$3,226.96 from 327-5.4335.54.2148 SPLOST VI
\$20,000.00 from 230 5.4420.54.1213 ARPA

ATTACHMENTS:

Empire Pipe & Supply Quote # 23,226.96
STAlone Waterworks Inc \$ 23,443.20

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X ☐ Finance



Quotation Work Sheet

McDonough, GA

Mike Collins

Mike.Collins@empirepipe.com

Outside Sales Representative

Date: 06.24.26

Office: 470.317.3920

Bid Date: 6.24.26

Cell: 251.263.1787

To: City of McDonough
Attn: Jon Krapf

NOTES: HCWA

Job Name: Headworks Bypass Connection

Item	QTY	Unit	Description	Price	Ext. Price
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WATER

WATER PIPE

20	LF	16" DIP CL350 S/J PIPE	\$95.99	\$1,919.80
40	LF	8" DIP CL350 S/J PIPE	\$37.89	\$1,515.60
TOTAL-->				\$3,435.40

****8" non gear to be used above ground only****

PLUG VALVE ASSEMBLY

1	EA	16in DeZurik MJ O/L Standard Port Plug Valve with Geared	\$9,528.22	\$9,528.22
1	EA	8" Flg O/L Std Port Plug Valve with Geared 2in Nut	\$1,973.59	\$1,973.59
1	EA	8" Flg O/L Std Port Plug w/ Non-Gear 2in 1/4 Turn Nut	\$2,602.65	\$2,602.65
2	EA	C.I. VALVE BOX	\$125.00	\$250.00
2	EA	CONCRETE VALVE PAD	\$40.00	\$80.00
2	EA	CONCRETE VALVE MARKER	\$40.00	\$80.00
2	EA	16" MEGA-LUG ACCY SET	\$327.08	\$654.16
TOTAL-->				\$12,565.97

MISC WATER FITTINGS

1	EA	16" x 8" MJ TEE L/ACCYS	\$1,205.36	\$1,205.36
1	EA	16" MJ LONG SLEEVE L/ACCYS	\$836.48	\$836.48
3	EA	8" MJ 90 BEND L/ ACCYS	\$269.39	\$808.17
1	EA	8" MJ FOSTER ADAPTOR W/ ACCYS	\$189.65	\$189.65

1	EA	8" X 6' FL X PE SPOOL PIECE CEMENT LINE	\$994.90	\$994.90
1	EA	8" FLANGE 90 BEND L/ ACCYS	\$565.72	\$565.72
1	EA	8" FLANGE X BAUER FEMALE	\$527.90	\$527.90
4	EA	8" FLANGE ACCY KIT RED RUBBER 304SS	\$29.64	\$118.56
7	EA	8" MEGA LUG ACCY KIT	\$95.79	\$670.53
4	EA	16" MEGA LUG ACCY KIT	\$327.08	\$1,308.32
TOTAL-->				\$7,225.59

ESTIMATE TOTAL LESS TAX --> \$23,226.96

FITTING PRICES REFLECT IMPORT

PRICES GOOD FOR 30 DAYS

THIS BID REPRESENTS OUR BEST INTERPRETATION OF ITEMS NEEDED
BASED ON THE PLANS AND IN NO WAY INDICATE EXACTLY WHAT MAY BE NEEDED
IN ORDER TO FINISH THE PROJECT.

TAX NOT INCLUDED

PLEASE CALL ME WITH ANY QUESTIONS. THANKS FOR THE OPPORTUNITY.

CONSENT AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 6G



Presented by: Jeremy Newton, Director

Wastewater Plant

ITEM SUMMARY:

Request for approval to purchase one 2026 Chevrolet 2500 4x4 double cab from Bellamy Strickland in McDonough, at a cost of \$48,256.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

Vehicle purchase was approved in FY 26/27 budget to replace 2004 F250 4x4.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$48,256.00

FUNDING SOURCE:

505-5.4335.54.2200

ATTACHMENTS:

Three quotes.

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

GOOD GOVERNANCE

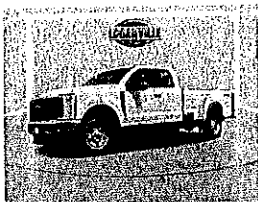
Guiding Principle: Fiscal Responsibility, Accountability, Transparency



LOGANVILLE FORD

New 2026 Ford Super Duty F-250® XL

VIN: 1FT7X2BA7TED86645
Stock: TED86645



Loganville Ford

3460 Highway 78
Loganville, GA 30052
(770) 790-5753

Info@loganvilleford.com

Exterior: Oxford White
Interior: Medium Dark Slate

Drivetrain: 4X4
Transmission: TorqShift®-G Ten-Speed Automatic
Transmission with Selectable Drive Modes

Engine: 6.8L 2V DEVCT NA PFI V8 Gas Engine

Vehicle Details:

- Regular Box Style
- Black Side Windows Trim and Black Front Windshield Trim
- Fixed Rear Window
- Aluminum Panels
- Reverse Opening Rear Doors
- Cargo Lamp w/High Mount Stop Light
- 4-Way Passenger Seat -Inc: Manual Recline and Fore/Aft Movement
- Manual Tilt/Telescoping Steering Column
- Rear Cupholder
- Cruise Control w/Steering Wheel Controls
- HVAC -Inc: Underseat Ducts
- Full Cloth Headliner
- Day-Night Rearview Mirror
- Face-To-Off Interior Lighting
- Delayed Accessory Power
- Outside Temp. Gauge
- Front Center Armrest w/Storage
- Perimeter Alarm
- Air Filtration
- Fixed Antenna
- 2 LCD Monitors In The Front
- 3.73 Axle Ratio
- 50-State Emissions System
- Electronic Transfer Case
- 68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
- Front Anti-Roll Bar
- Hydraulic Power-Assist Steering
- Single Stainless Steel Exhaust
- Front Suspension w/Coil Springs
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
- Tire Specific Low Tire Pressure Warning
- Safety Canopy System Curtain 1st And 2nd Row Airbags
- Vehicle Name: Ford Super Duty F-250 SRW
- Body Code: T
- Passenger Capacity: 6
- Steel Spare Wheel
- Black Door Handles
- Manual Extendable Trailer Style Mirrors
- Variable Intermittent Wipers
- Tailgate Rear Cargo Access
- Boxside Steps
- Perimeter/Approach Lights
- 60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
- Front Cupholder
- Compass
- Manual Air Conditioning
- Locking Glove Box
- Urethane Gear Shifter Material
- Front Map Lights
- Cab Mounted Cargo Lights
- Driver Information Center
- Digital/Analog Appearance
- Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
- Securilock Anti-Theft Ignition (pats) Immobilizer
- Radio: AM/FM Stereo w/MP3 Player -Inc: 6 speakers
- 6 Speakers
- Engine: 6.8L 2V DEVCT NA PFI V8 Gas
- GVWR: 10,000 lb Payload Package
- Transmission w/Driver Selectable Mode and Oil Cooler
- Part-Time Four-Wheel Drive
- Trailer Wiring Harness
- HD Gas-Pressurized Shock Absorbers
- Firm Suspension
- 34 Gal. Fuel Tank
- Auto Locking Hubs
- Solid Axle Rear Suspension w/Leaf Springs
- Side Impact Beams
- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
- Outboard Front Lap And Shoulder Safety Belts -Inc: Rear Center 3 Point and Height Adjusters
- Body Style: SD Super Cab
- Drivetrain: Four Wheel Drive
- Base Curb Weight: 6459

- Gross Axle Wt Rating - Front: 4800
- Curb Weight - Front: 3821
- Gross Vehicle Weight Rating Cap: 10000
- EPA Fuel Economy Est - City: - TBD -
- Gross Combined Wt Rating: 21000
- Dead Weight Hitch - Max Tongue Wt.: 500
- Wt Distributing Hitch - Max Tongue Wt.: 1410
- Fifth Wheel Hitch - Max Tongue Wt.: 3450
- Engine Order Code: 99A
- Displacement: 6.8 L/415
- SAE Net Horsepower @ RPM: 405 @ 5000
- Trans Order Code: 44F
- Trans Description Cont.: Automatic w/OD
- First Gear Ratio (:1): 4.70
- Third Gear Ratio (:1): 2.15
- Fifth Gear Ratio (:1): 1.52
- Reverse Ratio (:1): 4.87
- Trans PTO Access: No
- Transfer Case Power Take Off: No
- Cold Cranking Amps @ 0° F (2nd): 750
- Maximum Alternator Capacity (amps): 160
- Suspension Type - Front: Other
- Spring Capacity - Front: 4800
- Axle Type - Front: Non-Independent
- Axle Capacity - Front: 6000
- Axle Ratio (:1) - Front: 3.73
- Front Tire Order Code: TDB
- Spare Tire Order Code:
- Rear Tire Size: LT245/75SR17
- Front Tire Capacity: 6390
- Revolutions/Mile @ 45 mph - Front: 649
- Front Wheel Size: 17 X 7.5
- Spare Wheel Size: Full-Size
- Rear Wheel Material: Steel
- Steering Type: Re-Circulating Ball
- Brake Type: 4-Wheel Disc
- Brake ABS System (Second Line): 4-Wheel
- Disc - Rear (Yes or): Yes
- Rear Brake Rotor Diam x Thickness: 14.3
- Rear Drum Diam x Width:
- Front Head Room: 40.8
- Front Shoulder Room: 66.7
- Second Head Room: 40.3
- Second Shoulder Room: 65.8
- Wheelbase: 164
- Width, Max w/o mirrors: 80
- Overhang, Front: 38.2
- Cab to Axle: 56.1
- Ground Clearance, Front: 8.5
- Cargo Box Length @ Floor: 98.1
- Cargo Box Width @ Floor: 68.9
- Cargo Box (Area) Height: 21.1
- Cargo Volume: 78.5
- Eighth Gear Ratio (:1): 0.85
- Vehicle Segment: Large Pick-up
- Body Cab Style: Extended Cab
- Engine Displacement Units: 6.8
- Engine Block Type: Iron
- Engine Valve Count: 2
- Ford Connectivity Package (1-Year Included)
- Gross Axle Wt Rating - Rear: 6340
- Curb Weight - Rear: 2638
- Fuel Economy Est-Combined: - TBD -
- EPA Fuel Economy Est - Hwy: - TBD -
- Dead Weight Hitch - Max Trailer Wt.: 5000
- Wt Distributing Hitch - Max Trailer Wt.: 14100
- Fifth Wheel Hitch - Max Trailer Wt.: 13800
- Maximum Trailing Capacity: 14100
- Engine Type: Regular Unleaded V-8
- Fuel System: Sequential MPI
- SAE Net Torque @ RPM: 445 @ 4000
- Trans Type: 10
- Trans Description Cont. Again:
- Second Gear Ratio (:1): 2.98
- Fourth Gear Ratio (:1): 1.77
- Sixth Gear Ratio (:1): 1.27
- Trans Power Take Off:
- Transfer Case Model: Electronic
- Cold Cranking Amps @ 0° F (Primary): 750
- Tons/yr of CO2 Emissions @ 15K mi/year: - TBD -
- Engine Oil Cooler: None
- Suspension Type - Rear: Leaf
- Spring Capacity - Rear: 6340
- Axle Type - Rear: Rigid Axle
- Axle Capacity - Rear: 7280
- Axle Ratio (:1) - Rear: 3.73
- Rear Tire Order Code: TDB
- Front Tire Size: LT245/75SR17
- Spare Tire Size: Full-Size
- Rear Tire Capacity: 6390
- Revolutions/Mile @ 45 mph - Rear: 649
- Rear Wheel Size: 17 X 7.5
- Front Wheel Material: Steel
- Spare Wheel Material: Steel
- Turning Diameter - Curb to Curb: 54.3
- Brake ABS System: 4-Wheel
- Disc - Front (Yes or): Yes
- Front Brake Rotor Diam x Thickness: 14.3
- Drum - Rear (Yes or):
- Fuel Tank Capacity, Approx: 34
- Front Leg Room: 43.9
- Front Hip Room: 62.6
- Second Leg Room: 33.6
- Second Hip Room: 64.7
- Length, Overall: 254.4
- Height, Overall: 81.4
- Overhang, Rear w/o bumper:
- Ground to Top of Load Floor: 37
- Ground Clearance, Rear: 8.5
- Cargo Box Width @ Top, Rear: 66.9
- Cargo Box Width @ Wheelhousings: 60.5
- Tailgate Width: 60.5
- Seventh Gear Ratio (:1): 1.00
- Model Group: F-Series Pickups
- Vehicle Type: Super Cab
- Bed Style: regular
- Engine Camshaft: SOHC
- Engine Cylinder Count: 8
- Country of Origin: United States Ford
- GVWR: 10,000 Lb Payload Package

- Internet access capable: 5G Modem - Ford Connectivity Package
- XL Chrome Package
- 6 Speakers
- Radio: AM/FM Stereo with MP3 Player
- Air Conditioning
- Power windows
- Remote keyless entry
- Traction control
- ABS brakes
- Dual front impact airbags
- Emergency communication system: SYNC 4 911 Assist
- Low tire pressure warning
- Passenger cancellable airbag
- Electronic Stability Control
- Delay-off headlights
- Halogen Fog Lamps
- Security system
- 410 Amp Dual Alternators
- Chrome Rear Step Bumper
- Heated door mirrors
- Power door mirrors
- Turn signal indicator mirrors
- Front reading lights
- Outside temperature display
- Passenger vanity mirror
- Telescoping steering wheel
- Trip computer
- HD Vinyl 40/20/40 Split Bench Seat
- Front Center Armrest w/Storage
- 17" Argent Painted Steel Wheels
- Variably Intermittent wipers
- Passenger Air Bag
- Front Side Air Bag
- Rear Head Air Bag
- Security System
- ABS
- Four Wheel Drive
- Gasoline Fuel
- Keyless Entry
- Heated Mirrors
- Pass-Through Rear Seat
- Adjustable Steering Wheel
- Power Windows
- A/T
- Variable Speed Intermittent Wipers
- Immobilizer
- Integrated Turn Signal Mirrors
- Driver Adjustable Lumbar
- Tow Hitch
- Tire Pressure Monitor
- Bluetooth Connection
- Stability Control
- Auxiliary Audio Input
- WiFi Hotspot
- Smart Device Integration
- Order Code 600A
- Snow Plow Prep Package
- XL Driver Assist Package
- AM/FM radio
- SYNC 4
- Power steering
- Pro Power Onboard - 400W
- Steering wheel mounted audio controls
- 4-Wheel Disc Brakes
- Chrome Front Bumper
- Dual front side impact airbags
- Front anti-roll bar
- Overhead airbag
- Brake assist
- Exterior Parking Camera Rear
- Fully automatic headlights
- Panic alarm
- Speed control
- Dual AGM 68 AH Battery
- Front License Plate Bracket
- Platform Running Boards
- Rear step bumper
- Compass
- Illuminated entry
- Overhead console
- Tachometer
- Tilt steering wheel
- Upfitter Switches (6)
- Split folding rear seat
- Trailer Brake Controller
- Bright Chrome Hub Covers and Center Ornaments
- Driver Air Bag
- Passenger Air Bag On/Off Switch
- Front Head Air Bag
- A/C
- AM/FM Stereo
- Cruise Control
- 8 Cylinder Engine
- Daytime Running Lights
- Power Door Locks
- Power Mirror(s)
- Power Steering
- Traction Control
- Intermittent Wipers
- MP3 Capability
- Steering Wheel Audio Controls
- Automatic Headlights
- Passenger Vanity Mirror
- Transmission w/Dual Shift Mode
- Tow Hooks
- Trip Computer
- Telematics
- Brake Assist
- Rear Bench Seat
- 10-Speed A/T
- Requires Subscription

MSRP \$58,075

Dealer Discount -\$5,000

SSE Down Payment Assistance -\$1,000

Retail Customer Cash -\$3,000

Price Includes:
Service Fee \$799
Electronic Filing \$119

YOUR PRICE \$49,993

Disclaimer:

New, Used, Certified, Demo and Courtesy Vehicle Vehicles Internet Price Financing through Loganville Ford. Price includes \$799 doc fee, \$119 electronic filing fee, plus any dealer installed options. Prices do not include government fees which include tax, tag, title and WRA (Warranty Rights Act) fees. All prices, specifications and availability subject to change without notice. Contact dealer for most current information.



New 2026 Chevrolet Silverado 2500 HD Work Truck Rear Wheel Drive Trucks

VIN: 1GB2ALE70TF161905
Stock: F31260887



**Carl Black Chevrolet
Kennesaw**

1110 Roberts Blvd Nw
Kennesaw, GA 30144
(888) 467-2417
tim@carlblackmedia.com

Vehicle Location: Nashville, TN
Drivetrain: Rear Wheel Drive
Transmission: Automatic
Mileage: 50
VIN: 1GB2ALE70TF161905

Exterior: Summit White
Interior: Jet Black, Vinyl seat trim
Engine: 6.6L V8 Gas engine
Stock Number: F31260887

Vehicle Details:

- Standard tailgate
- Black beltline moldings
 - May require additional optional equipment
- Locking tailgate
 - Tailgate locks and unlocks with the same key as the ignition and door
- Tailgate without EZ Lift
- Black door handles
- CornerStep rear bumper
 - Helps make it easier to get into and out of the pickup bed
 - Located at each end of the rear bumper
 - Textured step pads to help provide secure footing
- IntelliBeam
 - At speeds above 25 mph, can automatically turn vehicle's high beams on and off according to surrounding traffic conditions¹
- 17" LT265/70R17E all-terrain, blackwall tires
 - May require additional optional equipment
- Front license plate bracket
 - Front bracket is included if displaying a front license plate is required in your state
- Cargo tie-downs
 - 12-fixed rated at 500 lbs. per corner
- Tailgate and bed rail protection caps
- Cab-mounted cargo area lamps
 - With switch in switch bank left of the steering wheel
 - Illuminates the cargo bed area
- Halogen headlamps
 - Dual halogen projector lamps help provide more even light distribution for improved visibility
 - Twin reflectors
 - Includes integrated daytime running lamps
- Spare tire carrier lock
 - Helps keep spare tire secure
 - Utilizes the same key as the door and ignition
- Incandescent taillamps with stop and reverse lights
- Side BedStep
 - Black textured step pads help provide secure footing
 - Integrated on forward portion of outer bed on driver and passenger side to provide ease of access to forward portion of the bed
- 17" machined aluminum wheels
- Black outside power-adjustable vertical trailing mirrors
 - Lower convex mirrors
 - Heated upper glass
 - Integrated turn signal indicators
 - Manual folding/extending
 - Extends 3.31-inches
 - May require additional optional equipment
- Chrome front bumper
 - May require additional optional equipment
- 17" LT265/70R17E all-terrain, blackwall spare tire
 - May require additional optional equipment
- Deep-tinted glass

- Automatic Crash Response to help If you're in need
- Rear Seat Belt Indicator warning
- May require additional optional equipment

MSRP \$50,978
Documentation Fee +\$799
Sale Price \$51,777

Disclaimer:

New vehicle pricing includes all offers and incentives. Appropriate Tax, Title, and Tag are not included in vehicle prices shown and must be paid by the purchaser. See dealer for details. While great effort is made to ensure the accuracy of the information on this site, errors do occur so please verify information with a customer service rep. This is easily done by calling us at (678) 269-6431 or by visiting us at the dealership.

Prices do not include government fees which include tax, tag, title and WRA (Warranty Rights Act) fees. All pricing, vehicle information, and availability are subject to change without notice. All offers and vehicle pricing are before tax, tag, title, mv rights act fee, and license. Out of state buyers are responsible for all state, county, city taxes and fees, as well as title/registration fees in the state that the vehicle will be registered. All prices and offers include all rebates and incentives which the dealer retains unless otherwise specifically provided. Dealer not responsible for errors and omissions; all offers subject to change without notice. Contact dealer for the most current information.

Some vehicles listed on this site may not be physically located at this dealership and may be available for transportation. Transportation costs (if any) may not be included. Please verify availability and pricing by contacting us at: (678) 269-6431.

****With approved credit. Terms may vary. Monthly payments are only estimates derived from the vehicle price with a 72 month term, 4.9% interest and 20% downpayment.**

The Carl Black Care Package is available for an optional purchase on all new (non-commercial/fleet) vehicles for \$1,195 and is not included in the sale price of the vehicle. If the package is not purchased, the vehicle protection benefits, warranty coverage, and annual product reapplications will not be active. See or contact dealer for full details.

- This Carl Black Care Package offers valuable enhancements to your new vehicle, including:
- Adam's Polishes Paint Care Kit for a stunning, long-lasting exterior finish, complete with warranty coverage against paint fading, cracking, and environmental damage.
 - Aquapel Window Treatment, lasting up to 6x longer than other treatments, improving visibility and safety, increasing windshield wiper life, and providing annual reapplications for three years.

The Brake Plus Rear-End Collision Deterrent System is available for an optional purchase on all new (non-commercial/fleet) vehicles for \$299 and is not included in the sale price of the vehicle. This system helps minimize the risk of rear-end collisions. See or contact dealer for full details.

Print Vehicle

- The feature also reminds the front passenger to buckle up, if equipped
- System alerts do not occur if you're using your turn signal, or if it detects you may be intentionally leaving your lane
- Front Pedestrian Braking
 - At speeds between 5 and 50 mph, can help you avoid or reduce the severity of a collision with a pedestrian it detects directly in front of you¹
 - Provides pedestrian alerts and can automatically provide hard emergency braking or enhance driver's hard braking
 - Limited nighttime and low visibility performance
- Forward Collision Alert
 - Warns you if it detects a potential collision with a detected vehicle you're following so you can take action¹
 - Can also provide a tailgating alert if you're following a vehicle much too closely
- Teen Driver
 - Helps encourage safe driving habits for teens by providing an In-vehicle report card¹
 - Activates certain safety systems, if equipped, when a Teen Driver-designated key fob is used
 - Mutes the radio until the front-seat occupants fasten their seat belts
- Hitch Guidance
 - When In Reverse, displays a centered guideline on the Rear Vision Camera view¹
 - Can help you line up the hitch to your trailer
 - When driving, lets you check the trailer using Rear Vision Camera view
- StabiliTrak, electronic stability control system with traction control
 - Automatically helps enhance control, particularly during emergency maneuvers, by adjusting the brakes and engine torque to help you stay on your intended path
 - Activates when vehicle sensors detect a difference between the driver's intended path and the direction the vehicle is actually travelling
 - Includes Traction Control that detects wheel slippage and applies brake pressure and/or reduces engine power to help the driver maintain control when accelerating on wet or snow-covered roads
 - Includes Brake Assist which detects rapid brake pedal applications due to emergency braking situations and provides additional braking via the Antilock Brake System (ABS) module
 - Includes Trailer Sway Control
 - Hill Start Assist
- HD Rear Vision Camera
 - Shows high-resolution digital image of area directly behind your vehicle while in Reverse¹
 - Can help you park or avoid vehicles and objects
 - You can also display an overlay of where your vehicle is heading
 - Tailgate must be in the raised position for the HD Rear Vision Camera to operate properly
 - May require additional optional equipment
- Seat Belt Adjustable Guide Loops
 - Front row only
 - May require additional optional equipment
- Daytime Running Lamps
 - Includes automatic exterior lamp control
- Following Distance Indicator
 - Displays the following time in seconds between your vehicle and a detected vehicle in front of you¹
 - Designed to help you maintain a safe following distance
- Tire Pressure Monitoring System with Tire Fill Alert
 - Monitors tire pressure and alerts of an under-inflated condition in one or more of the tires¹
 - Provides visual and audible alerts outside the vehicle when inflating an under inflated tire to the recommended tire pressure
- Automatic Emergency Braking
 - Can help you avoid or reduce the severity of a collision with a detected vehicle you're following using camera technology¹
 - Works at speeds between 5 and 50 mph
- OnStar® services capable
 - See onstar.com for details and limitations. Services vary by model. Service plan required.
- OnStar Basics
 - Drive confidently with core OnStar services including¹
 - Remote commands
 - Built-in voice assistance
 - Real-time traffic and navigation

- High-strength steel
- Suspension Package
 - Designed to help maintain handling and ride quality while towing a trailer or carrying a load
- Single-outlet exhaust
- Air filtration monitoring
 - Alerts the driver when the engine air filter needs replacement
- Black recovery hooks
 - Two front frame-mounted¹
- Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
- 10-speed automatic transmission
 - Tow/Haul mode reduces shift cycling for better control and improved cooling when towing or hauling heavy loads
 - Electronically controlled with overdrive
 - Auto Grade Braking that automatically downshifts when needed to enable engine braking, helping to slow the vehicle on downhill grades and reduce brake wear (operates in Tow/Haul mode)
- Lowered GVWR, 10,000 lbs.
 - When properly equipped; includes weight of vehicle, passengers, cargo and equipment
- Buckle to Drive
 - Helps remind the driver to buckle their seat belt before driving by preventing the vehicle from being shifted out of PARK temporarily when the driver's seat belt is not buckled
- Push Button Start
- Automatic locking rear differential
 - When the differential senses a significant difference in wheel speed, it locks to turn both rear wheels in unison for added traction
 - The Eaton[®] Locker senses a difference in wheel speed of approximately 100 rpm
- Steering
 - Recirculating Ball with smart flow power steering system
- External auxiliary transmission oil cooler
 - Heavy-duty air-to-oil cooler
 - Helps provides optimal transmission performance even when operating under a heavy load or towing a trailer
- 3.73 rear axle ratio
 - Requires a gas engine
- Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)
- 6.6L V8 Gas engine
 - 401 hp [299 kW] @ 5200 rpm
 - 464 lb-ft of torque [629 N-m] @ 4000 rpm
 - 3.73 rear axle ratio
 - Paired with a 10-speed automatic transmission
 - Capless fuel fill
- Integrated trailer brake controller
 - Integrated with the antilock brake system (ABS)
 - Helps provide measured brake force signalling to electric-controlled trailer brake systems
 - Trailer gain and output are displayed in the Driver Information Center
 - May require additional optional equipment
- Transmission, 10-Speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)
- Capped fuel fill
 - Requires diesel engine or pickup bed delete
- Pickup bed delete
 - Deletes pickup bed, tailgate, tailgate lock, rear bumper, spare tire and tire carrier lock
 - Includes capped fuel fill and backup alarm calibration
 - May require additional optional equipment
- 6 airbags
 - Dual-stage frontal airbags for driver and front outboard passenger¹
 - Seat-mounted side-impact airbags for driver and front outboard passenger¹
 - Head-curtain airbags for outboard seating positions¹
 - Includes front outboard Passenger Sensing System for frontal outboard passenger airbag and illuminates a status light that indicates whether the airbag is on or off¹
- Lane Departure Warning
 - Alerts you when it detects that you are unintentionally drifting out of detected lane lines¹

- Provides cabin comfort for rear occupants
- Provides good traction and convenient cleanup
- Manual tilt steering column
 - Allows the steering wheel to be manually adjusted up or down
 - Provides extra comfort when entering or exiting the vehicle
 - Locking security feature
- 4-way manual driver seat
 - Can be positioned forward or back and up or down
- Upfitter switches
 - Program electrical components such as exterior lighting, snow removal equipment or other features to turn on and off at the flip of a switch
 - Allows the driver to operate upfitter-installed equipment conveniently from inside the cab
 - Provides 3-30 amp and 2 – 20 amp configurable circuits to facilitate installation of aftermarket electrical accessories by the dealer or upfitter¹ at customer expense
 - Installation instructions and technical assistance available at www.gmupfitter.com
- 120-volt power outlet
 - 3-prong auxiliary household-style outlet
 - Located on the instrument panel
 - Makes it convenient for powering laptops, phone chargers and other electronic devices
 - May require additional optional equipment
- Charging-only USB ports, 2nd row
 - May require additional optional equipment
- Rear window defogger
 - Helps to keep your rear view clear of fog or frost
 - Utilizes a warming grid to help remove fog or frost from the rear window
- Wireless phone projection
 - For Apple CarPlay^{™1} and Android Auto^{™2}
- Wi-Fi[®] Hotspot capable
 - Terms and limitations apply. See onstar.com or dealer for details.
- Chevrolet Infotainment 3 System with 7" diagonal color touchscreen
 - 7" diagonal color touchscreen¹
 - Bluetooth^{®2} audio streaming for 2 active devices for compatible phones
 - Voice command pass-through to phone for compatible phones
 - Apple CarPlay[™] capability for compatible phones³
 - Android Auto[™] capability for compatible phone⁴
 - Use, control and manage select smartphone apps through the Infotainment system
- Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
- 6-speaker audio system
 - Speakers are positioned throughout the cabin for outstanding sound quality and an enjoyable listening experience
- 4-wheel antilock disc brakes
 - Help reduce wheel lockup and maintain steering control during hard braking on most slippery surfaces
 - DuraLife[™] brake rotors feature a hardened surface to reduce corrosion and provide quieter braking with less vibration. DuraLife[™] rotors are hardened and strengthened during the manufacturing process
 - Brake system features a corrosion-fighting process called Ferritic Nitro-Carburizing (FNC) which can double rotor life expectancy and reduce or minimize rust over non-FNC coated rotors
- 170-amp alternator
- Heavy-Duty Air Filter
 - Thick construction helps to trap more dirt before it can enter the air intake
- External engine oil cooler
 - Heavy-duty air-to-oil cooler
 - Helps extend engine oil life under heavy loads
- Heavy-duty 720 cold-cranking amps battery
 - 80 Amp-hr
 - Maintenance-free with rundown protection and retained accessory power
- Brake pad wear indicator
- Fully boxed frame
 - Hydroformed front section

- Provides added protection from sun and glare
- Remote Keyless Entry
 - Allows you to lock and unlock doors of the vehicle with the key fob
 - Driver's door or all doors unlock at the touch of a button
 - Includes remote locking tailgate
- Rear Seat Reminder
 - Helps to remind the driver to check the back seat(s) before leaving the vehicle¹
 - Activates when rear doors are opened and closed up to 10 minutes before or anytime while your vehicle is on
 - Under certain conditions, once the vehicle is switched off, designed to sound audible chimes and display a visual message within the driver display
 - Activates only once each time the vehicle is turned on and off, and would require re-activation on a second trip
- Power windows with front passenger express-down
 - Quickly lowers the window with the touch of a button
 - If an obstruction is detected, the anti-pinch feature will auto-reverse
- Inside rearview manual day/night mirror
 - Adjust the tilt of the mirror to help reduce glare during nighttime driving
- Instrumentation
 - 6-gauge cluster
 - Speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- 40/20/40 split-bench front seat with under-seat storage
 - Seating for up to 3
 - Driver and front passenger seatbacks recline
 - Head restraints at the outboard seating positions
 - Center seatback that doubles as a fold-down armrest with storage
- Assist handles
 - Front A-pillar mounted for Driver and Passenger
 - Rear B-pillar mounted
- Steering wheel
- Rear air vents
- Power windows with rear express-down
- 3.5" diagonal monochromatic Driver Information Center
- Chevrolet Connected Access capable
 - Subject to terms. See onstar.com or dealer for details.
- Cruise control
 - Maintains a selected speed while driving
 - Automatically disengages when the vehicle's traction control system needs to limit wheelspin on slippery surfaces or when the StabiliTrak[®] stability control system detects an oncoming skid
 - Set and resume speed functions
 - Steering-wheel mounted controls to easily maintain and manage cruising speed
- Power windows with driver express-up/down
 - Quickly raises the window or lowers it with the touch of a button
 - If an obstruction is detected, the anti-pinch feature will auto-reverse
- Bluetooth[®]
 - Pair your compatible mobile phone to your vehicle's infotainment system¹
 - Place and receive hands-free phone calls
 - Store your phone's contact list in the system to place an outgoing call quickly using the touch-screen display or voice command system
 - With streaming audio capability, you can listen to files stored on your phone or Bluetooth digital media device
- 12-volt auxiliary front power outlet
- Power door locks
 - Programmable
 - Allows you to lock and unlock doors easily whether it's from the driver or front passenger seat or from outside using the key fob (when equipped)
- Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
- 4-way manual front passenger seat
 - Can be positioned forward or back and up or down
- Single-zone climate control
 - Maintains a selected temperature
 - Manual
- 60/40 split-folding rear bench seat
 - Includes child seat top tether anchor
 - Can fold one or both sides up
 - May require additional optional equipment
- Charge / Data USB ports
 - Located on instrument panel¹
- Rubberized vinyl floor covering

BELLAMY STRICKLAND

Office: 770-954-3017

Christa Mooney

Date: 7/9/2026

Client: City of McDonough

Stock Number: ORDERED UNIT

VIN: TBD

Year: 2026 Make: Chevrolet Model: 2500 4X4 Double Cab
Color: White Pickup

Chassis: \$ 54,165.00

Body Description:

Body: _____

Other Locals:

Other Locals: _____

Documentation and Temporary Operating Permit: _____ EACH

Sub total: \$ 54,165.00

Rebates / Discount: \$ (5,909.00)

Pre Tax: \$ 48,256.00

County / Rate: _____ Tax: \$ -

Tag/Title: \$ -

Net Sales Price: _____

Down Payment: \$ _____

Balance Due: \$ 48,256.00

City of McDonough to handle registration

Based on ordered unit - GM order cut off date is 07/24/2026. To ensure accuracy
and acceptance by GM, order needs to be placed prior to this date.

Accepted By: _____

Date: _____



Bellamy Strickland Chevrolet

Christa Mooney | 770-954-3017 | christa@bellamystrickland.net

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20753) 4WD Double Cab 149" Work Truck (Complete)

Price Summary

PRICE SUMMARY	
	MSRP
Base Price	\$50,400.00
Total Options	\$970.00
Vehicle Subtotal	\$51,370.00
Destination Charge	\$2,795.00
Grand Total	\$54,165.00
Less Dealer + Government GM Discount	<5,909.00>
Bid Price Total	\$ 48,256.00

*Based on ordered unit.
GM order cutoff 07/24/26. Order needs to be placed prior to this date to ensure accuracy and acceptance by GM.

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.



Bellamy Strickland Chevrolet

Christa Mooney | 770-954-3017 | christa@bellamystrickland.net

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20753) 4WD Double Cab 149" Work Truck (✓
Complete)

WHEELS

CODE	DESCRIPTION	MSRP
PYN	Wheels, 17" (43.2 cm) painted steel, Silver (STD)	\$0.00

TIRES

CODE	DESCRIPTION	MSRP
QHQ	Tires, LT245/75R17E all-season, blackwall (STD)	\$0.00

SPARE TIRE

CODE	DESCRIPTION	MSRP
ZHQ	Tire, spare LT245/75R17E all-season, blackwall (STD) (Included and only available with (QHQ) LT245/75R17E all-season, blackwall tires with (E63) Durabed, pickup bed. Available to order when (ZW9) pickup bed delete and (QHQ) LT245/75R17E all-season, blackwall tires are ordered.)	Inc.

PAINT

CODE	DESCRIPTION	MSRP
GAZ	Summit White	\$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)	\$0.00

SEAT TRIM

CODE	DESCRIPTION	MSRP
H1T	Jet Black, Cloth seat trim	\$0.00

RADIO

CODE	DESCRIPTION	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)	\$0.00

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Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.



Bellamy Strickland Chevrolet

Christa Mooney | 770-954-3017 | christa@bellamystrickland.net

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20753) 4WD Double Cab 149" Work Truck (Complete)

Standard Equipment

Package

Trailer Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)

Mechanical

Durabed, pickup bed

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)

Transmission, 10-Speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)

Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)

GVWR, 10,350 lbs. (4695 kg) (STD) (Included and only available with CK20753 and (L8T) 6.6L V8 gas engine with 17" wheels or with CC20903 with (L8T) 6.6L V8 gas engine with 18", 20" or 22" wheels.)

Push Button Start

Air filter, heavy-duty

Air filtration monitoring

Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)

Auto-locking rear differential

Four wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)

Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)

Trailer brake controller, integrated

Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section

Recovery hooks, front, frame-mounted, Black

Suspension Package

Steering, Recirculating Ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Capless Fuel Fill (Requires (L8T) 6.6L V8 gas engine. Not available with (ZW9) pickup bed delete.)

Exhaust, single, side

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 28942. Data Updated: Jul 9, 2026 1:49:00 AM UTC.



Bellamy Strickland Chevrolet

Christa Mooney | 770-954-3017 | christa@bellamystrickland.net

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20753) 4WD Double Cab 149" Work Truck (Complete) (✓)

Entertainment

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)
Wireless phone projection for Apple CarPlay and Android Auto
Bluetooth for phone connectivity to vehicle infotainment system
Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
Vinyl seat trim
Seat adjuster, driver 4-way manual
Seat adjuster, passenger 4-way manual
Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)
Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
Steering wheel, urethane
Steering column, Tilt-Wheel, manual with wheel locking security feature
Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
Driver Information Center, 3.5" diagonal monochromatic display
Exterior Temperature Display located in radio display
Compass located in instrument cluster
Rear Seat Reminder (Requires Crew Cab or Double Cab model.)
Window, power front, drivers express up/down
Window, power front, passenger express down
Windows, power rear, express down (Not available with Regular Cab models.)
Door locks, power
Remote Keyless Entry with 2 transmitters
Cruise control, electronic with set and resume speed, steering wheel-mounted
USB Ports, 2, Charge/Data ports located on instrument panel
Power outlet, front auxiliary, 12-volt
Air conditioning, single-zone
Air vents, rear, heating/cooling (Not available on Regular Cab models.)
Mirror, inside rearview, manual tilt

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Bellamy Strickland Chevrolet

Christa Mooney | 770-954-3017 | christa@bellamystrickland.net

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20753) 4WD Double Cab 149" Work Truck (Complete) (✓)

Safety-Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Processing-Other

Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available with (ZW9) pickup bed delete.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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Data Version: 28942. Data Updated: Jul 9, 2026 1 49:00 AM UTC.



CONSENT AGENDA ITEM SUMMARY

July 20, 2026, City Council Meeting

Item Number: 6H

Presented by: William VonDenBosch

Department: Public Works Department

ITEM SUMMARY:

Request for the approval of a Change Order with Vertical Earth, Inc. for the SR 20 Roundabout project (PI #0015916) for additional materials, supplies, and labor required to install 1-inch copper water service lines rather than the 3/4-inch lines originally specified in the Bid Tab, at a cost of \$25,887.60.

SPECIAL CONSIDERATIONS OR CONCERNS:

The Change Order is a specific request from the City of McDonough to upgrade the water service lines from 3/4-inch to 1-inch. *Note: Submitted pricing accounts for the fact that some 3/4-inch services have already been installed and will be left in place.* The 300 linear feet of copper and 15 remaining service connections are approximate quantities based on current project site conditions.

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

\$25,887.60

(Includes \$23,400.00 for the water service lines, \$1,980.00 for double strap saddles, and a \$507.60 bond adjustment).

FUNDING SOURCE:

TSPLOST: 335-5.4210.54.1415

ATTACHMENTS:

Vertical Earth, Inc. Change Order Form (Dated May 18, 2026 / Signed July 9, 2026)

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ YES

☐ NO

OTHER DEPARTMENTAL REVIEW

X Finance

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Vertical Earth, Inc.
4645 East Ridge Dr
Cumming, GA 30041
Office: (770) 888-2224

TO: GDOT			Contact: Saulsbury, Pamela		
Address: 101 Transportation Blvd Thomaston, GA 30286			Phone:		
			Email: PSaulsbury@dot.ga.gov		
Project Name: PI#0015916 - SR 20 Roundabout			Title: Change Order		
Project Location: Henry County			Date: 5/18/2026		
Scope of Work: Copper Water Service Line - 1" (Inc: 1" Corp, 1" Angle Curb Stop & 1" Water Meter Curb Stop)					
Item #	Description	Est. Qty.	UNIT	Unit Price	Total Price
	WATER SERVICE LINE, 1 IN (Inc: 1" Corp, 1" Angle Curb Stop & 1" Water Meter Curb Stop)				
670-5010	1" Water Meter Curb Stop)	300	LF	\$ 78.00	\$23,400.00
670-8062	DBL STRAP SADDLE, 6 IN X 1 IN	15	EA	\$ 132.00	\$1,980.00
	Bond Adjustment	1	LS	\$507.60	\$507.60

Time Extension:

Total: \$25,887.60

ACCEPTED:

The above price, specifications, and conditions are satisfactory and hereby accepted.

Buyer:

Signature:

Date of Acceptance:

City of McDonough
W. K. D. B.
7-9-2026
William VonDonBasch

Confirmed:

Vertical Earth, Inc

Authorized Signature:

Baiju Savani

Baiju Savani

Project Manager

Note:- City of McDonough are requesting 1" Copper Service lines rather than 3/4" as shown on Bid Tab.
City of McDonough are requesting 1" Curb Stops, 1" Angled Curb Stop & 1" Meter Curb Stop per Water Service Line
Submitted pricing is based on some 3/4" services already been installed & to be left in place.
The 300' of copper & amount of services still to be installed (15) is an approximate quantity based on what has been noted at the project site.



AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 9

Presented by: James Whitaker, CPA

Finance

ITEM SUMMARY:

The City's Fiscal Year 2024-2025 Audit Report will be presented to the Mayor and Council by the auditor, James L. Whitaker, CPA.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Adopt the Fiscal Year 2024/2025 Audit Report

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Audit Report has been provided to the Mayor.

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No



AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 10

Presented by: Dr. Ralph Igwedibie, Director

Finance Department

ITEM SUMMARY:

The Finance Department requests that the City Council authorize the mayor to finalize and execute a contract with the selected auditor.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Contractual Agreement

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

OTHER DEPARTMENTAL REVIEW

☐ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

Department Name:

Comments:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



City of McDonough

June 22, 2026

MAYOR

Kamali "Kam" Varner

COUNCIL MEMBERS

*Darryl Payton
Vanessa Thomas
Xavier Johnson
Jamal Burt
Scott Reeves
Larry Blue*

CITY

ADMINISTRATOR

Keith Dickerson

CLERK

Christy Taylor

CITY ATTORNEY

Emilia Walker

Doug Moses, CPA, Partner
Mauldin & Jenkins Certified Public Accountants
200 Galeria Parkway, Suite 1700
Atlanta, Georgia 30339

Notice of Award – MCD-FIN-RFP-FY26-001 Independent Financial Audit

Dear Mr. Moses,

We are pleased to inform you that the City of McDonough has selected **Mauldin & Jenkins Certified Public Accountants** as the successful proposer for the **MCD-FIN-RFP-FY26-001 Independent Financial Audit** issued on May 12, 2026.

Your proposal demonstrated a strong understanding of the City's requirements, a highly qualified project team, and an overall approach that provides exceptional value to the City. We are confident that your firm possesses the expertise necessary to successfully perform the services requested and look forward to working with your team.

The City's Procurement Division will begin preparing the formal contract for execution. In the meantime, please provide your organization's business license, including insurance certificates, compliance forms, or other required materials, by July 3, 2026, to ensure the contract can be finalized and executed without delay.

We appreciate your commitment to serving the City of McDonough and look forward to a successful partnership. Should you have any questions, please contact Tiffany George, Procurement-Purchasing Specialist, at (404) 987-2780 or via email at tgeorge@mcdonoughga.org.

Congratulations, and we look forward to working with you.

Sincerely,

Keith Dickerson
City Administrator

cc: Dr. Ralph Igwedibie, Finance Director

Procurement File

PROFESSIONAL SERVICES AGREEMENT

STATE OF GEORGIA

COUNTY OF HENRY

AGREEMENT FOR INDEPENDENT FINANCIAL AUDIT SERVICES

THIS AGREEMENT FOR AUDIT SERVICES ("Agreement") is made by and between the **City of McDonough**, a State of Georgia municipal incorporation ("Auditee"), and **Mauldin & Jenkins, LLC** organized under the laws of the State of Georgia ("Auditor") (collectively referred to as the "Parties").

WITNESSETH THAT:

WHEREAS, the Auditee is required by applicable law to be audited on a regular basis in accordance with certain specified audit standards;

WHEREAS, the Auditor is engaged in the practice of accountancy and business of performing professional audit services;

WHEREAS, the Auditee desires to utilize the professional services of the Auditor, in accordance with the needs, requirements, terms and conditions contained in a Request for Proposals, **MCD-FIN-RFP-FY26-001** – Independent Financial Audit Services, (the "RFP"), and the proposal (the "Auditor's Proposal") submitted by the Auditor in response to the RFP, which RFP and Auditor's Proposal are attached hereto and by this reference incorporated herein;

WHEREAS, the Auditee awarded the contract for audit services to the Auditor in accordance with the RFP and in reliance upon the representations and certifications contained in the Auditor's Proposal; and

WHEREAS, the Auditor and Auditee desire to document the terms and conditions of their Agreement.

NOW, THEREFORE, for and consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

Article 1

BASIC AGREEMENT

The Auditor will perform professional audit services in accordance with the Audit Requirements, Reporting and Delivery Requirements, General Terms and Conditions, and Special Terms and Conditions of the Request For Proposal ("RFP"). The Auditee will provide the information required by the RFP. The Auditor shall be compensated for its services as provided in the RFP and the Auditor's Cost Proposal.

Article 2

COVENANTS AND REPRESENTATIONS

2.1 Covenants of the Auditor. The Auditor shall perform professional audit services in accordance with the Auditor's Proposal and the Audit Requirements, Reporting and Delivery Requirements, General Terms and Conditions, and Special Terms and Conditions contained in Sections III, VI, VII of the RFP, and any attachments thereto, all of which are by this reference incorporated herein. Auditor warrants and represents that it possesses the special skill, professional competence, expertise and experience to undertake the Services and the obligations imposed by this Agreement. Auditor agrees to perform the Services required by this Agreement in a diligent, efficient, competent and skillful manner commensurate with the highest standards of its industry. Auditor further warrants and represents that it will, at all times under this Agreement, observe and comply with all applicable federal, state and local ordinances, rules and regulations. Auditor warrants and represents that:

- a. The Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing;
- b. Auditor is not presently subject to any agreement with a competitor or with any other party that will prevent Auditor from performing in full accord with this Agreement;
- c. Auditor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement; and
- d. Auditor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

2.2 Covenants of the Auditee. The Auditee will provide to Auditor all information reasonably necessary, useful or customary pursuant to both standard accounting and auditing practices and customary within Auditee's trade or business activities.

2.3 Representations. To induce the Auditee to enter into this Agreement, the Auditee shall be entitled to rely upon the representations and certifications made by the

Auditor in the Auditor's Proposal, without independent investigation and verification, and each such representation or certification shall be deemed to be material to this Agreement. The person negotiating and executing this Agreement on behalf of the Auditor has the full right, power, and authority to enter into, execute and perform this Agreement in accordance with the terms hereof, and when executed and delivered, this Agreement will constitute a valid and binding obligation of the Auditor and will be enforceable in accordance with the terms thereof.

ARTICLE 3

FEEES

3.1 The City's compensation obligation under this Agreement shall not exceed the following amounts unless modified by a written amendment approved by the Mayor and City Council. FY2026 Audit – \$40,000, FY2027 Audit – \$42,500, FY2028 Audit – \$45,000, Optional Renewal Year 1 – \$47,500, Optional Renewal Year 2 – \$50,000. The total compensation payable under this Agreement, including all renewal options if exercised, shall not exceed \$225,000, unless increased by written amendment approved by the Mayor and City Council. No additional services shall be performed without the City's prior written authorization through a contract amendment or written change order executed by the City.

ARTICLE 4 CONTINGENCIES

4.1 Contingent Obligations of the Auditee. The obligations of the Auditee are subject to the following conditions:

4.1.1 The ability of the Auditee to carry out the terms of this Agreement in accordance with the laws and Constitution of the State of Georgia.

4.1.2 The timely performance by the Auditor of each and every covenant, agreement, and obligation imposed upon the Auditor in this Agreement.

4.1.3 The truth and accuracy as of the Date Hereof of each and every representation made by the Auditor.

4.1.4 This Agreement is expressly made subject to other laws affecting its subject matter. In the event of any conflict between such laws and this Agreement, such laws shall take precedence.

4.2 Contingent Obligations of the Auditor. The obligations of the Auditor are subject to the following conditions:

4.2.1 The timely performance by the Auditee of each and every covenant, agreement, and obligation imposed upon the Auditee in this Agreement.

ARTICLE 5

TERM

This Agreement shall become effective as of the date ("Effective Date") that it has been approved by the City's Council and thereafter executed by both Auditor and
MCD-FIN-RFP-FY26-001 – Independent Financial Audit Services for the City of McDonough, GA

Auditee's Mayor. This Agreement shall have an initial term commencing on the Effective Date and terminating at midnight on June 30, 2028. The Agreement shall automatically renew for two additional successive one-year renewal terms, unless either party gives notice of its election not to renew the Agreement within thirty (30) days prior to the end of the then current term.

ARTICLE 6

NOTICES

All notices or other communications required to be given under this Agreement shall be in writing and shall be deemed to have been duly given when 1) emailed and 2) delivered personally in hand or by certified U.S. mail, to the following:

If to the City:

City of McDonough
c/o Kamali Varner, Mayor
136 Keys Ferry Street
McDonough, GA 30253

City of McDonough
c/o Keith Dickerson, City Administrator
136 Keys Ferry Street
McDonough, GA 30253

With email copy to: kvarner@mcdonoughga.org
 kdickerson@mcdonoughga.org

If to Contractor:

Mauldin & Jenkins, LLC
c/o Doug Moses
200 Galleria Parkway, Suite 1700
Atlanta, GA 30339

Mauldin & Jenkins, LLC
c/o Josh Carroll
200 Galleria Parkway, Suite 1700
Atlanta, GA 30339

With email copy to: dmoses@mjcpa.com
 jcarroll@mjcpa.com

Either party may, from time to time, by five (5) days' prior written notice to the other party, specify a different agent or address to which their respective notices should be delivered.

ARTICLE 7

RIGHTS CUMULATIVE

All rights, powers, and privileges conferred hereunder shall be cumulative and not restrictive of those given by law.

ARTICLE 8

NON-WAIVER

No failure of the Auditee to exercise any right or power given to the Auditee under this Agreement, or to insist upon strict compliance by the Auditor with the provisions of this Agreement, and no custom or practice of the Auditee or the Auditor at variance with the terms and conditions of this Agreement, shall constitute a waiver of the Auditee's right to demand exact and strict compliance with the terms and conditions of this Agreement.

ARTICLE 9

CONTINUITY

Each of the provisions of this Agreement shall be binding upon and inure to the benefit and detriment of the Auditor and the Auditee and the heirs, devisees, legatees, legal representatives, successors and assigns of the Auditor and the Auditee.

ARTICLE 10

DATE FOR PERFORMANCE

If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, or by which the Closing must be held, expires on a Saturday, Sunday or legal holiday, then such time period shall be automatically extended through the close of business on the next regularly scheduled business day.

ARTICLE 11

TIME OF THE ESSENCE

All time limits stated herein are of the essence of this Agreement.

ARTICLE 12

CAPTIONS

The brief headings or titles preceding each provision hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.

ARTICLE 13

PROPRIETARY INFORMATION

Auditor acknowledges that it may have access to and become acquainted with confidential

and other information proprietary to the City including, but not limited to, information concerning the City's operations, customers, citizens, business and financial condition, as well as information to which Auditor has an obligation to maintain confidentiality (collectively referred to herein as "Proprietary Information"). Auditor agrees not to disclose, directly or indirectly, to anyone or to use or to allow others to use, for any purpose whatsoever, any Proprietary Information of any type, whether or not designated confidential or proprietary, acquired in the course of performing under this Agreement. The obligations of Auditor under this section shall survive the termination of this Agreement. Plans, drawings and specification or other writings or documents prepared or provided by Auditor hereunder are prepared for the City's use only but may be used by Auditor for purposes of illustrating the scope and nature of Contractor's project involvement. Auditor shall provide city with a reproducible set of drawings and specifications for its records.

ARTICLE 14

INSURANCE

Auditor shall procure and maintain, at Contractor's expense, insurance from companies authorized to do business in Georgia and assigned an A.M. Best's rating of no less than A-(IX), with the coverages set forth below:

- i. Professional Liability Insurance (including environmental liability coverage) of not less than \$1,000,000 per claim and \$1,000,000 in the aggregate.
- (A) Auditor shall name the City as additional insured on all insurance required under the Agreement.
- (B) All coverages required hereunder shall be kept in full force and effect for the term of this Agreement. Certificates of Insurance shall be provided by Auditor to City within thirty (30) days of the execution of this Agreement.

ARTICLE 15

Governing Law and Consent to Jurisdiction

This Agreement is made and entered into in the State of Georgia and this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. Venue for the purpose of any disputes arising from this Agreement shall be with the courts of Henry County, Georgia.

ARTICLE 16

INDEMNIFICATION

Auditor agrees to indemnify, defend and hold harmless Auditee and Auditee's officers, agents, and employees from any claims, damages and actions of any kind or nature, whether at law or in equity, arising from or caused by the use of any materials, goods, or

equipment of any kind or nature furnished by the auditor/any services of any kind or nature furnished by the auditor, provided that such liability is not attributable to the sole negligence of any government entity employee or to failure of government entity employees to use the materials, goods, or equipment in the manner described by the auditor on the materials, goods, or equipment delivered.

ARTICLE 17

DISPUTES

No civil action with respect to any dispute, claim or controversy arising out of or relating to this Agreement may be commenced without first giving thirty (30) calendar day's written notice to the City of the claim and the intent to initiate a civil action.

ARTICLE 18

INDEPENDENT CONTRACTOR

Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the City and Auditor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City and Contractor. It is expressly agreed that Auditor is acting as an independent contractor and not as an employee in providing the Services under this Agreement.

ARTICLE 19

COUNTERPARTS

This Agreement is executed in two (2) counterparts which are separately numbered but each of which is deemed an original of equal dignity with the other and which is deemed one and the same instrument as the other.

ARTICLE 20

NO ASSIGNMENT, NO THIRD-PARTY BENEFICIARIES

20.1 This Agreement is a personal retention of Auditor as an independent contractor. Auditor must perform by its own forces and may not delegate, subcontract, assign, transfer, or otherwise obtain its performance of this Agreement, without the express written consent of Auditee.

20.2 Nothing herein shall be construed as conferring upon or giving to any person, other than the parties hereto, any rights or benefits under or by reason of this Agreement.

IN WITNESS WHEREOF, the Auditor and the Auditee have caused these presents to be duly signed, sealed and delivered on the day, month, and year first above written.

AUDITOR

By _____ (Seal)

Name: _____

Title: _____

Date: _____

(If corporation, fill in below)

Attest: _____ (Seal)

Name: _____

Title: _____

(Corporate seal affixed)

AUDITEE:

CITY OF MCDONOUGH, GEORGIA

By _____

Name: _____

Title: _____

Date: _____

AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 11



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the NetPlanner invoice in the amount of \$ 15,720.36, for the installation of fiber optics cable from City Hall to the Commerce Building.

SPECIAL CONSIDERATIONS OR CONCERNS:

This will extend the McDonough network (internet and phone systems)

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$15,720.36

FUNDING SOURCE:

SPLOST VI 327-5.1535.54.2599

ATTACHMENTS:

NetPlanner Quote

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Fiber to New City Hall

Prepared For:

City Of McDonough
City Hall
136 Keys Ferry Street
McDonough, GA 30253

Job Site:

City Of McDonough
City Hall
136 Keys Ferry Street
McDonough, GA 30253

Proposal Recipients

Brian Linton,

Email

blinton@mcdonoughga.org

Phone

(678) 222-8670

INTRODUCTION

Thank you for the opportunity to provide a proposal for this project. NetPlanner Systems has a long history of successfully completing projects of this scope and magnitude for clients nationwide since our founding in 1987.

As one of the Southeast's leading providers of integrated technology solutions, NetPlanner prides itself in delivering best-in-class solutions and services backed by the most technical and certified employees in the industry. Our expertise includes Communications Cabling, Wireless, Distributed Antenna Systems (DAS), Network Services, Access Control, Video Surveillance, Intrusion, A/V, Paging/Intercom, and Data Center Services. We also offer Intelligent Remote Monitoring & Management as well as service agreements that can be customized to meet your specific needs.

We dedicate our efforts to staying on top of the ever-changing world of communications technology to consistently deliver innovative, high performing systems. Our goal is to provide you with the highest quality solutions and a level of customer service that exceeds your expectations. Our commitment to the success of your technology systems will be evident in every project.

Please do not hesitate to contact me if you have any questions about this proposal. Again, thank you for this opportunity. We look forward to working with you.



Fiber to New City Hall

SCOPE OF WORK - Structured Cabling - ESTIMATE TT26003496-COM-E4

12-Strand Full Aerial

98000-GTADirect-CONTRACT-4666-NPS

Fiber-Optic Cabling

- Provide and install 12-Strand fiber-optic cable from the existing City Hall MDF to new City Hall MDF with connectors, enclosures, panels, and jumpers.
- Provide and install lashing for installing fiber on existing pathway.
- Pathway will be existing aerial. All Messenger cable is existing.
- Provide all terminations, testing, labeling, as-built, warranty, and support documentation as required.

**Bucket Truck is included within pricing.

**Police presence is included within pricing.

**Nighttime labor rate is included for installing the aerial pathway at the road.

PROPOSAL COST SUMMARY

Estimate	Description	Total
TT26003496-COM-E4	Structured Cabling - 12-Strand Full Aerial	\$15,720.36
TOTAL:		\$15,720.36

INVOICING AND PAYMENT TERMS

NetPlanner Systems, Inc. will invoice Customer for all materials and for mobilization upon approval of proposal. Customer will be invoiced for labor at the end of the project or at the end of the month, whichever comes first, based upon the percentage of the project completed. The Customer agrees to pay any and all payments according to the payment schedule. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, NetPlanner Systems, Inc. reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made. Standard payment terms are NET 15 in the absence of a specific payment schedule.

Any required closeout documents, including, but not limited to, as-built drawings, test results, and warranties, will be released to the Customer once 90% of the total project payment has been received by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. operates primarily as a contractor for sales tax purposes. This means all sales tax is paid at the point of purchase of materials and no sales tax may be charged to NetPlanner Systems, Inc. customers.

Fiber to New City Hall

INCLUSIONS

Pricing includes above-described items by NetPlanner Systems, Inc. and applies to regular business hours unless otherwise stated, Monday – Friday from 7:30 AM - 4:30 PM.

Software updates/upgrades will be performed only on the equipment being installed.

This bid proposal and the pricing within are valid for 30 days. During this timeframe, if market volatility increases material and equipment costs, NetPlanner reserves the right to adjust the pricing accordingly until this proposal is signed by both parties. Should this occur, NetPlanner will provide written documentation immediately with a revised proposal reflecting the changes.

Due to current market conditions, including raw material shortages and ongoing price volatility in the industry, upon award, NetPlanner will invoice Customer for materials under standard payment terms. NetPlanner will order all materials immediately upon submittal approval or contract acceptance (if submittal is not required). Customer will have the option to store materials in NetPlanner's secure warehouse or on the job site.

NetPlanner is currently experiencing extremely long lead times on certain products. This can cause delay if appropriate action is not taken immediately at the start of the project. Because lead times are out of NetPlanner's control, NetPlanner will not be held responsible for delays due to product lead times.

EXCLUSIONS

Overtime labor is not included in this proposal.

Innerduct (Maxcell fabric, HDPE, microduct, ribbed, or smooth wall) is not included in this proposal unless it is specifically stated in the Scope of Work section of this NetPlanner proposal.

NetPlanner Systems is not responsible for conduit, millwork, or other general construction requirements that provide pathways to provided equipment. This also includes any ceiling reconstruction, i.e. ceiling tile/grid, sheetrock, etc.

NetPlanner Systems is not responsible for any configuration of Customer's network equipment that may impede the completion of the project.

NetPlanner Systems is not liable to the Customer or any third party for any delays, damages or equipment failure caused by any circumstances beyond our reasonable control.

NetPlanner Systems is not responsible for any applicable wall support, network, and power requirements.

GOVERNMENT IMPOSED TARIFFS

In the event that any tariffs, duties, or similar charges are imposed or increased on any materials, equipment, or products required for this project after the date of this contract, NetPlanner Systems shall be entitled to an equitable adjustment in the Contract Price and/or Contract Time to reflect the additional costs and/or delays incurred as a direct result of such tariff changes. The Contractor shall provide written notice to the Customer.

Fiber to New City Hall

CHANGE ORDERS

Changes to the Scope of Work, delays due to site closings, limited access, or other events which the Customer requests will be handled as part of a Change Order. Customer should contact NetPlanner Systems' Project Manager with any requested changes, modifications, or enhancements to the project. NetPlanner Systems' Project Manager will prepare a Change Order which will address scope functionality changes, detail cost implications, and reflect any necessary equipment changes. The Project Manager must receive the signed Change Order before NetPlanner Systems will proceed with any ordering or changes in the project.

Additional labor resulting from a Change Order will be estimated at the time of request. If overtime or weekend work is required, the labor rate will be subject to a 1.5 multiplier. If holiday work is required, the labor rate will be subject to a 2.0 multiplier. The cost of additional materials and labor will be presented for Customer approval prior to commencing work on the Change Order. Additional charges for the changes will be added to the contract price and billed with the next scheduled contract payment.

The completion date shall be adjusted according to the change(s) mentioned above, and the original completion date shall become null and void. Agreements made by the Customer with other vendors or subcontractors on the job are not recognized.

CUSTOMER SUPPLIED ITEMS

All materials supplied by the Customer are to be on site by the specified date in the contract. It is the responsibility of the Customer to ensure that Customer-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Customer bears all responsibilities pertaining to the condition, performance, and warranties of Customer-supplied items. NetPlanner Systems, Inc. shall install Customer-supplied items 'as is' and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

CUSTOMER RESPONSIBILITIES

To ensure that your project goes smoothly, please implement the following:

- A) Designate one person to be the Customer's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise.
- B) Direct all questions to NetPlanner Systems, Inc.'s designated point of contact. Avoid trying to resolve questions or problems with workers, vendors, or other individuals on or off the job site.
- C) Make any and all changes to the original contract in writing and ensure that a "Change Order" form is completed and signed before those changes are made.
- D) NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational in the event that the Customer fails to disclose in explicit written terms the features required of the system and where lack of doing so is the cause for such failure to become operational. If such omissions by any third party or the Customer cause the system to be incomplete and unable to function as expected, it is up to the Customer to provide financial resources to correct such omissions.

QUALITY

All work shall be performed in a good and workmanlike manner per industry standards. All material is guaranteed to be new, unless otherwise specified.

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SAFETY

NetPlanner Systems, Inc. shall take all necessary precautions for the safety of persons and the protection of the work and adjoining property. NetPlanner Systems, Inc. shall comply with all applicable provisions of federal, state and local safety laws and building codes including, without limitation, the provisions of 29 CFR 1910.147 (OSHA Lockout/Tagout Standard).

INDEPENDENT CONTRACTORS

The relationship of Customer and NetPlanner Systems, Inc. created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment.

During the term of this Agreement and for a period of two (2) years following the date of the termination or expiration of this Agreement (or the date of any subsequent termination of the parties' relationship, whichever is later), Customer covenants and agrees that Customer shall not, directly or indirectly: (i) solicit, recruit, or hire (or attempt to solicit, recruit, or hire) or otherwise assist anyone in soliciting, recruiting, or hiring, any employee of NetPlanner Systems, Inc. who performed work for NetPlanner Systems, Inc. within the last year of Customer's relationship with NetPlanner Systems, Inc. or who was otherwise engaged or employed with NetPlanner Systems, Inc. at the time of termination or expiration of this Agreement and the parties' relationship, or (ii) otherwise encourage, solicit, or support any such employee(s) to leave their employment with NetPlanner Systems, Inc., until such employee's employment with NetPlanner Systems, Inc. has been voluntarily or involuntarily terminated or separated for at least six (6) months. In the event the Customer hires a NetPlanner Systems, Inc. employee, the Customer agrees to compensate NetPlanner Systems, Inc. an amount equal to the employee's minimum annual salary.

DAVIS BACON ACT

NetPlanner Systems, Inc. is compliant with all State, Federal and local labor and employee relations laws including Davis Bacon and Davis Bacon Related Act regulations and guidelines. Based upon Federal guidelines, it is the contracting agency's and/or contractor's responsibility to (a) notify bidders when a project falls under the Davis Bacon Act and/or Davis Bacon Related Act guidelines and (b) provide the Prevailing Wage Determination attached to the contract. NetPlanner Systems, Inc. bids its labor based upon criteria and requirements outlined within the RFP; as such, we will not take into consideration Davis Bacon Act/DBRA wage requirements if it has not been designated within the RFP/bid documents as a requirement. If a contract is awarded and later determined to be a Davis Bacon/Davis Bacon Related Act project, NetPlanner Systems, Inc. will issue a change order for the additional labor costs and/or have the right to cancel the contract based upon the contractor's failure to properly notify bidders of the Prevailing Wage requirements. In some instances, the Prevailing Wage Determination provided within an RFP/bid package does not include an employee classification matching the specialized skills required of our employees. Under these circumstances, our quote is based upon the prevailing wage rates for our classification, in the project's specific geographic location. In addition, should the contract be awarded to our company, we would need to submit an SF1444 requesting a wage conformance to include a worker classification for Telecommunications / Voice / Data / Video technicians.

FEDERAL SUBCONTRACTOR STATUS

If applicable, the parties hereby incorporate the requirements of 41 CFR §60 1.4 (a) (7), and 29 CFR Part 471, Appendix A to Subpart A.

If applicable, this contractor and subcontractor shall also abide by the requirements of 41 CFR § 60 300.5 (a) and 41 CFR § 60 741.5 (a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

Fiber to New City Hall

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of NetPlanner Systems, Inc.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Customer to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then NetPlanner Systems, Inc. shall be entitled to additional compensation and an increase in time for completion of the project.

EXISTING CONDITIONS

NetPlanner Systems, Inc. makes no representation of existing conditions and assumes no responsibility of condition for any of the Customer's equipment that may or may not be relocated or affected by NetPlanner Systems, Inc.'s work.

HIDDEN DEFECTS

It is acknowledged that hidden defects, faulty wiring, or other defective components of existing systems may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledged that the expense, if any, will be the responsibility of the Customer.

PATHWAYS

All conduits installed by others are assumed to be passable. NetPlanner Systems, Inc. is not responsible for repairing or replacing pathways installed by others.

Any conduits routing below foundation grade must be identified by the Customer so that NetPlanner Systems, Inc. can properly specify outdoor rated cable. Failure to identify such conduits will result in cable being replaced at additional cost to Customer. Indoor cable routing below foundation grade will not be warranted by NetPlanner Systems, Inc.

LIENS

NetPlanner Systems, Inc. retains the right to file a mechanic's lien and will not indemnify Customer and/or Lessee against all claims or liens filed by NetPlanner Systems, Inc. Indemnity shall include costs and attorneys' fees.

Fiber to New City Hall

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Customer agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

INDEMNITY AND LIABILITY

NetPlanner Systems, Inc.'s obligation to indemnify Customer or any other party shall be limited to the extent the loss, cost, expense, claim or demand for which indemnification is sought (i) arises out of or results from the negligence of NetPlanner Systems, Inc., its employees and subcontractors, and (ii) arises out of bodily injury (including death) or damage to tangible property of third parties. The indemnity shall not be interpreted to make NetPlanner Systems, Inc. liable for the negligence of any other party, nor for loss or damage to property or existing facilities of the Customer at or near the site of the Work. NetPlanner Systems, Inc. shall not be liable for any special or consequential damages, loss of profits, interest penalties or fines. Customer must make written demand for indemnity promptly after a claim is made against it.

NetPlanner Systems, Inc. absolves itself of any liability due to omissions or failures to perform by any engineering firm, consultant or other party engaged by the Customer. NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational if faulty design from any party not hired by NetPlanner Systems, Inc. is the cause for such failure to become operational.

WARRANTY

NetPlanner Systems, Inc. hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. NetPlanner Systems, Inc.'s liability for breach of warranty or failure or defect in performance of the Contract shall be limited to re-performing corrective services of the type originally performed by NetPlanner Systems, Inc. with its own forces, beginning at final completion and continuing for twelve (12) months thereafter, provided NetPlanner Systems, Inc. receives written notice of defective work within the warranty period. Materials and active hardware are warranted as specified by individual manufacturers and not by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. will exchange any defective equipment at no labor cost for a period of 30 days. After 30 days, the Customer is responsible for exchanging defective equipment. NetPlanner Systems, Inc. can install exchanged equipment on a time and materials basis.

NetPlanner Systems, Inc. reserves the right to repair or replace defective items and will not compensate others for repair or replacement services.

ACKNOWLEDGEMENTS

This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, proposals, representations, commitments, understandings or agreements between the parties, either written or oral. This Agreement shall not be changed or modified by any oral agreement or any other agreement unless the same is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought. If NetPlanner Systems, Inc.'s proposal is made a part of this Agreement and said proposal contains any terms or conditions inconsistent with the terms and conditions of this Agreement Form, then this Agreement Form shall govern.



Fiber to New City Hall

ACCEPTANCE

NetPlanner Systems, Inc. is hereby authorized to perform the work as specified. Payment shall be made as outlined above. Customer agrees this proposal constitutes in its entirety all that will be provided by NetPlanner Systems, Inc. Customer's signature certifies acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

If this proposal is distributed by e-mail, then replying to such e-mail with the subject or message "I Accept" or any request by the Customer for NetPlanner Systems, Inc. to begin work on this project will constitute full acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

Customer

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

NetPlanner Systems, Inc.

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 12



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the SmartWave invoice in the amount of \$23,180.50, for installing a microwave connection between City Hall and Hazlehurst Building, providing internet, and phone system utilizing the City's network.

SPECIAL CONSIDERATIONS OR CONCERNS:

This includes all License and wireless access points.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$23,180.50

FUNDING SOURCE:

SPLOST VI 327-5.1535.54.2599

ATTACHMENTS:

SmartWave Quote

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



SmartWAVE Technologies
Enabling the Wireless Generation...

Project: Microwave Connection to Hazlehurst House
Brian Linton
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253
BLinton@McDonoughGa.org
678-222-8670

ALL PRICES ARE VALID THROUGH JUNE 30, 2026

EQUIPMENT/MATERIALS DESCRIPTION	PART NUMBER	QUANTITY	UNIT PRICE
Primary PTP Link Replacement			
cnWave 60GHz V1000 Mid-Gain Client Node with Integrated 80 degree Sector Antenna, 802.11ay technology with Terragraph certification, PoE	C600500C001B	2 ea	\$356.00
Cambium Networks 30.5W 56V 1GbE DC PoE Injector	N000000L034B	2 ea	\$34.00
Cambium Networks ePMP F180 Adjustable Pole Bracket	N000900L022A	2 ea	\$13.00
LinkPower™ LPS3400ATMP-300-T1 6-Port Gigabit Outdoor Managed High Power 802.3bt PoE Switch with 4 PoE Ports and 2 SFP Fiber Gigabit Ports, 95W Per PoE Port, 300W Total	LPS3400ATMP-300-T1	1 ea	\$872.00
Outdoor Pole Mounting Kit for Outdoor Switch	MMK0001-L	1 ea	\$50.00
Ruckus R650 dual-band 802.11abgn/ac/ax Wireless Access Point with Multi-Gigabit Ethernet backhaul, 4x4:4 + 2x2:2 streams, OFDMA, MU-MIMO, BeamFlex+, dual ports, PoH/uPoE/802.3at PoE support. Does not include power adapter or PoE injector. Includes Limited Lifetime Warranty	901-R650-US00	2 ea	\$646.00
Ruckus T350d, omni, outdoor access point, 802.11ax 2x2:2 internal BeamFlex+, dual band concurrent. One Ethernet port, PoE input, DC input, USB. -40°C to 65°C (MUST ORDER MOUNTING BRACKET)	901-T350-US40	1 ea	\$1,428.00
Outdoor Mounting Kit, 180 degree angle	902-0134-0000	1 ea	\$88.00
Outdoor grade Cat6 shielded cable, shielded RJ45 connectors, patch cables, etc	SWCAT60D	5 ea	\$224.00
Re-enforced J-Mount	SWJMNT	2 ea	\$54.00
POE Surge Protection 100/1000Mbps w/ gasket seal	SWCGMJ8-POE-B-CSE	3 ea	\$128.00
Shipping, handling, grounding, clamps, connectors, ties, weatherproof, and other consumables	SWMISC	1 ea	\$768.00
Manufacturer Licenses and Support (Includes Post Installation)			
SmartWave Technical Support - Per outdoor radio Network Monitoring, Optimization, Reporting and Technician Dispatch - 1st Year	SWSPPTOD-1YR	3 ea	\$495.00
vSCG License supporting 1 Ruckus Access Points	L09-0001-SG00	3 ea	\$107.00
Partner WatchDog Support Per SZ/(v)SZ AP, 1 YR	S02-0001-1LSG	3 ea	\$26.00

PRICING

Materials/Equip	\$6,916.00
Professional Svcs	\$14,380.50
Licenses/Support	\$1,884.00
Tax (N/A)	\$0.00
GRAND TOTAL	\$23,180.50

Pricing Notes:

1. Taxes are N/A
2. Payment Terms are Net-30 from invoice date. Any amount not paid within 30 days from invoice date will be considered late and subject to penalties and late fees.
3. Late fees will be assessed at the rate of 1.5% per month to the total amount past due.
4. Credit Card payments will be assessed a processing fee of 3.95%
5. SmartWave will retain ownership of the equipment until payment is made in full.
6. Professional Services include survey, staging, configuration, installation, network optimization, testing & final heatmap with AP placement.
7. Price will include cabling requirements for Cambium and Ruckus equipment at the Water Tank & Building
8. Price includes required OSHA Certified tower climbers for (2) days.
9. Price is based on Quantity of materials quoted. Subject to change after final onsite survey
10. Price does not include Electrical or Conduit work.
11. Price assumes standard working hours of 8am-5pm, M-F.
12. Price does not include permits or special insurance requirements above standard coverage as currently in place.
13. Pricing subject to change due to tariffs and other unforeseen governmental charges
14. Pricing assumes no lift or other such equipment will be needed to install APs
15. Price does not include Network Switching infrastructure, DHCP Services, or Firewall to support solution.
16. Internet Service to be extended from 77 Sloan Street.
17. Price assume free and clear access to all radio locations.
18. Price assumes standard ceiling mounts for (2) indoor APs and requires no special bracketing.
19. Pricing includes licenses and support for APs. APs to be managed on City's controller.
20. Price includes 1-Year post installation support, monitoring and Technician Dispatch.

AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 13



Presented by: Chief Ken Noble

Public Safety – Police Department

ITEM SUMMARY:

Request for the approval of a leasing program agreement with Brannon Motors, LLC and Capital Fleet Solutions, LLC for the procurement of police fleet units over a five-year period. The lease may be paid either in full upfront or through annual payments over the term of the agreement. The contract may also be modified during the lease period to accommodate additional vehicle purchases or replacement of fleet units as needed.

Upon completion of the lease agreement, the City of McDonough will retain ownership of all vehicles purchased unless the vehicles are traded in as part of a subsequent fleet agreement.

The initial agreement will provide for the purchase and outfitting of twenty-five (25) new police vehicles, including all required emergency equipment. In addition, eighteen (18) aging vehicles will be traded in, with the trade-in value applied toward the total lease agreement amount.

A presentation will be provided outlining the purchase details, financial structure, and implementation plan.

SPECIAL CONSIDERATIONS OR CONCERNS:

This lease program will improve the current police fleet and provide the Police Department with the vehicles necessary to effectively perform day-to-day operations. The agreement is expected to reduce vehicle maintenance and repair costs while also allowing flexibility to add new units as operational needs arise.

In addition, the program will streamline the disposal and trade-in process for aging equipment and vehicles, reducing the need for the Police Department to store surplus units until they can be formally disposed of through the surplus process.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

- Trade in Value for 18 current fleet vehicles -\$81,000.00
(2) 2025 Chevrolet Silverado PPV Pursuit vehicles with admin equipment- \$127,800.00
(3) 2026 Ford Explorer Active Admin vehicles with admin equipment- \$147,000.00
(3) 2025/26 Tahoe PPV Pursuit Admin vehicles with admin equipment- \$203,700.00

(17) 2026 Ford FPIU Interceptor EcoBoost 3.0 AWD with all UPD emergency equipment
\$1,154,300.00

Grand total with trade in= \$1,551,800.00

Plus, financing rates; please see financing spreadsheet for breakdown

FUNDING SOURCE:

RedSpeed account: 214-5.3210.53.1795

ATTACHMENTS:

- (1) Finance quote options
- (1) Dealer breakdown details
- (1) Trade information

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

Capital Fleet Solutions LLC

March 13, 2026

FORMAL PROPOSAL

Obligor: City of McDonough, GA

This is a finance/ownership contract. No residual value.

Equipment: Twenty-five (25) New Vehicles, With Upfit and Trade

Option 1 -Fixed

Acquisition Cost	\$ 1,551,800.00	Term	Four (4) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$442,617.88
Trade-In	\$ 0.00	Interest Rate	5.4900%		
Principal Balance	\$ 1,551,800.00	Rate Factor	.285229		

Option 2 -Fixed

Acquisition Cost	\$ 1,551,800.00	Term	Five (5) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$363,295.35
Trade-In	\$ 0.00	Interest Rate	5.4900%		
Principal Balance	\$ 1,551,800.00	Rate Factor	.234112		

Option 3 -Fixed

Acquisition Cost	\$ 1,551,800.00	Term	Six (6) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$312,313.59
Trade-In	\$ 0.00	Interest Rate	5.6700%		
Principal Balance	\$ 1,551,800.00	Rate Factor	.201259		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**
- This transaction must be credit approved, all documents properly executed and returned to Capital Fleet Solutions LLC and the transaction funded on ALL proposals on or before 3/27/2026. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, Capital Fleet Solutions LLC reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.

Capital Fleet Solutions LLC

City of McDonough, GA

Signature - Title

Signature - Title

Date

Date



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



CUSTOMER- COMPANY- AGENCY • CITY OF MCDONOUGH	PHYSICAL ADDRESS- 50 LAWRENCEVILLE ST	DATE- 3-11-2026	INVOICE / QUOTE # MCDON2531126
TITLE NAME AND ADDRESS- CITY OF MCDONOUGH 50 LAWRENCE ST MCDONOUGH GA 30253	FLEET CODE / STATE / ZIP- MCDONOUGH GA 30253		

QTY.	COLOR	YEAR/ ODO	MAKE/ MODEL	New	VIN WILL PROVIDE VINS UPON APPROVAL	PRICE PER UNIT	SALES: GOV/FLEET
2	STERLING GREY METALIC	2025	CHEVROLET SILVERADO PPV PURSUIT	NEW	VEHICLE- UPFIT ALLOWANCE-	\$53,900.00 \$10,000.00 TOTAL EACH- \$63,900.00 LINETOTAL- \$127,800.00	Jake M. Kelley
3	CARBONIZED GREY	2026	FORD EXPLORER ACTIVE ADMIN			\$45,000.00 \$4,000.00 TOTAL EACH- \$49,000.00 LINETOTAL- \$147,000.00	
3	BLACK	2025- 26	TAHOE PPV PURSUIT ADMIN			\$54,900.00 \$13,000.00 TOTAL EACH- \$67,900.00 LINETOTAL- \$203,700.00	
17	CARBONIZED GREY	2026	FORD FPIU INTERCEPTOR ECOBOOST 3.0 AWD			\$49,900.00 \$18,000.00 TOTAL EACH- \$67,900.00 LINETOTAL- \$1,154,300.00	



DEPARTMENT: MCDONOUGH POLICE

PHONE CONTACT- 678-782-6304 L. BRUCE

VEHICLE(S) LISTED ABOVE

EMAIL- LBruce@McDonoughGa.org

VEHICLE DISCOUNTS TO BE IN COMPLIANCE WITH STATE DISCOUNT
BREAKDOWN BELOW-
SOURCEWELL CONTRACT WITH 5-6% OFF OF MSRP-
BREAKDOWN OF MSRP BELOW

Silverado Pursuit-
MSRP- \$56,900.00
SALE PRICE- \$53,900.00
% OFF FOR COMPLIANCE-
+6% OFF

FORD EXPLORER ACTIVE
MSRP- \$47,400.00
SALE PRICE- \$45,000.00
% OFF FOR COMPLIANCE-
+5% OFF

TAHOE PPV 1FL
MSRP- \$57,200.00
SALE PRICE- \$54,900.00
% OFF FOR COMPLIANCE-
+5% OFF

FORD INTERCEPTOR 3.0AWD
MSRP- 53,500.00
% OFF FOR COMPLIANCE-
+6% OFF



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

NO ADDED FEES
GPC APPLIED
PER UNIT

NO TAX (GOV)

\$1,632,800.00 WITH UPFIT
AND NO TRADES

\$1,255,800.00 WITH NO
UPFITS AND NO TRADES

TOTALS -

TRADE VALUE IS
\$81,000.00 FOR THE 18
UNITS

\$1,551,800.00 WITH UPFIT
AND TRADES APPLIED

\$1,174,800.00 NO UPFIT
WITH TRADES APPLIED

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

JAKE M. KELLEY
NATIONAL GOVERNMENT
FLEET SALES DIRECTOR
BRANNEN MOTOR
COMPANY
229-322-9702
jake@brannenmotors.com

Unit #	Year	Make	Model	Current Mileage
2	2015	Dodge	Charger	83981
4	2015	Dodge	Charger	87290
11	2019	Dodge	Charger	76971
12	2019	Dodge	Charger	82131
16	2018	Dodge	Charger	105800
18	2021	Chevy	Tahoe	80535
19	2015	Dodge	Charger	110529
20	2016	Chevy	Silverado	99211
22	2017	Chevy	Tahoe	75993
23	2018	Dodge	Charger	
28	2018	Chevy	Tahoe	128860
30	2018	Dodge	Charger	100487
44	2018	Dodge	Charger	92341
49	2018	Dodge	Charger	104311
50	2019	Dodge	Charger	72345
51	2019	Dodge	Charger	84397
58	2020	Chevy	Tahoe	95021
62	2020	Chevy	Tahoe	80824

Division / Department	Assigned Driver (Optional)	Condition Notes
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
Admin-Training		Driveable
Admin		Driveable
UPD		needs lifters
Admin		Driveable
upd		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
UPD		Driveable
TOTAL FOR TRADES		

\$1,600.00
\$1,300.00
\$2,900.00
\$2,800.00
\$2,100.00
\$14,200.00
\$1,100.00
\$9,000.00
\$8,000.00
\$500.00
\$8,000.00
\$2,500.00
\$2,700.00
\$2,100.00
\$3,000.00
\$2,700.00
\$8,000.00
\$8,500.00

\$81,000.00



AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 15

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for Case #260203 (**Cola Welch & Cedar Townhomes**) is for a rezoning from RM-75 (Multi-Family Residential) with conditions per ORD #04-06-07002(A)(Z) to RTD (Residential Townhouse) with variances. The subject property is located at 150 Colar Welch Pkwy. and Cedar Rd., and further recognized as Tax Parcel ID #107-01032000, and lies within District 1 (Xavier Johnson).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 04/14//2026 Planning Commission Workshop
- 05/07/2026 City Council Workshop
- 05/12/2026 Planning Commission Public Review – **Postponed**
- 06/09/2026 Planning Commission Public Review - **Postponed**
- 07/14/2026 Planning Commission Public Review
- 05/18/2026 City Council Public Hearing & Vote - **Postponed**
- 06/15/2026 City Council Public Hearing & Vote – **Postponed**
- **07/20/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

PLANNING COMMISSION:

Jerry Hayes made motion to recommend approval of the request with staff recommendations and with a PC condition for a ten (10%) percent cap on rentals, second by Taira Castora.

- **VOTE**: 5-1 (Motion Passed)

STAFF: Approval with alternate variances.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-07-20002(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA
Community and Economic Development Department
Planning & Zoning
Rezoning Staff Report
For Recommendation Only

July 14, 2026

I. EXECUTIVE SUMMARY

Field	Information
Prepared By	Paige Dunson
Case Petition #	Case #260203
Applicant/Agent	Olympic Real Estate Group, LLC for Cola Welch & Cedar Townhomes
Project Name	Cola Welch & Cedar Townhomes
Property Owner	McDonough Leased Housing Associate III LLC
Property Address	150 Cola Welch Pkwy & Cedar Rd.
Parcel ID	107-010320090
Council District	1 - Xavier Johnson
Acreage	7.36-acres +/-
Proposed Development/Request	The applicant desires to rezone the subject property from RM-75 (Multi-family Residential District) to RTD(Residential Townhouse District).
Existing Zoning	RM-75 Multi-Family Residential
Future Land Use	Regional Activity Center
Staff Recommendation	Approval With Conditions

II. PROJECT OVERVIEW & CONTEXT

A. Background

The subject property, addressed as 150 Cola Welch Pkwy and Cedar Rd., consists of approximately 7.36 acres. The applicant is requesting to rezone the property from RM-75 (Multi-family Residential District) with conditions per ORD #04-06-07002(A)(Z) to RTD (Residential Townhouse District).

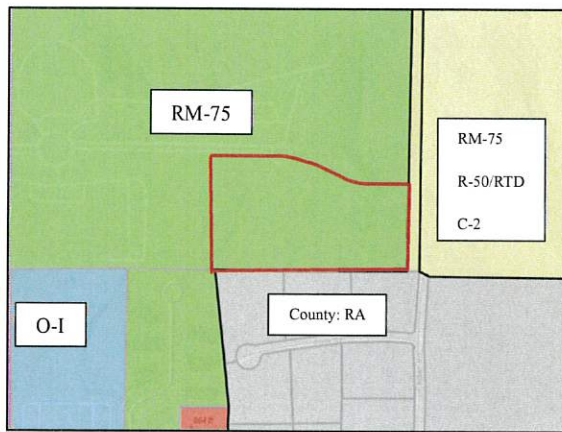
The site consists of a single tract of land that is currently vacant. It is characterized by approximately 20 feet of variable elevation and a mature tree canopy. The applicant proposes to rezone the subject property to RTD to develop a residential community consisting of semi-detached townhomes. The concept plan proposes the construction of 44 semi-detached townhomes, with the product classified as "semi-detached" due to the homes sharing an architectural feature, but not a wall. The development will have a density of approximately 5.97 dwelling units per acre, which meets the 6 units per acre density allowance for RTD.

In addition to the 44 semi-detached homes, the development will include a stormwater management facility, a courtyard, a community garden, a mail kiosk, and sidewalks throughout. The concept plan meets and exceeds the open space and parking requirements.

In 2004, the subject property was annexed into the City and rezoned from RM (County Multi-Family) to RM-75 (City Multi-Family Residential). The rezoning approval included conditions allowing a maximum density of 14 units per acre. The applicant is requesting to reduce the density to approximately 6 units per acre, significantly decreasing the maximum density for the site.

B. Surrounding Land Use & Zoning

Boundary	Zoning	Future Land Use	Current Use
Applicant	RM-75	Regional Activity Center	Vacant lot
North	RM-75	Regional Activity Center	Multi-family apartments
West	RM-75	Regional Activity Center	Age restricted (senior) housing
East	RM-75, R-50/RTD, C-2	Highway Activity Center	In-progress residential development
South	RM-75	Regional Activity Center	Multifamily apartments



Surrounding zoning districts



Outline of the property

III. PLAN COMPLIANCE ANALYSIS

Review Factor	Analysis & Findings
Comprehensive Plan Alignment	The subject property is designated as Regional Activity Center within the Future Land Use Map. This designation is intended to promote compact, high density multi-use areas designated as appropriate for intensive growth and includes: residential, retail, office, cultural, recreational and entertainment facilities and hotels and motels. This is the main commercial area in the City. The applicant's proposal to develop the site with 44 semi-detached townhomes aligns with the appropriate uses for the Regional Activity Center. However, while residential use is appropriate, the applicant proposes to reduce the maximum site density from an allowed 14 units per acre to 5.97 units per acre. This reduction is more than 50 percent of the maximum allowed density. As such, this aspect of the development does not align with the Regional Activity Center's intent to promote high-density areas, as the site would be developed at less than half of the permitted density.
Environmental & Floodplain	The subject property does not contain a floodplain. The master plan identifies a 25-foot undisturbed buffer along the side and rear property lines; however, these buffers are not associated with a floodplain. One stormwater management facility is proposed to support the approximately 7.36-acre development. Pursuant to Title 17 of the Code, for sites that have twenty-five (25) to fifty (50) lots, ten (10) percent of the total gross acreage and must include an amenity package consisting of a minimum of two (2) items from Section 17.120.090. The site proposes to provide 3.48 acres of open space, which comprises approximately 47.28% of the total property acreage. This significantly exceeds the 10% requirement. The master plan shows a proposed pocket park and a community garden, both of which are included in the required amenity table.

Transportation & Access	The master plan depicts sidewalks throughout the development, improving connectivity between the proposed development and nearby existing residences. The proposed development will have one full-access entrance off Cola Welch Pkwy. For signage classification purposes, Cola Welch Pkwy is designated as a collector road. The applicant states, "the development will utilize public streets constructed to City standards, enhancing connectivity, supporting emergency access, and integrating the project into the broader transportation network". Before a building permit can be issued in an RTD district for any development a traffic impact analysis shall be submitted to, and approved by, the mayor and city council in accordance with the provisions of Chapter 16.12 of the City of McDonough Code of ordinances.
Infrastructure Capacity	Before a building permit can be issued in an RTD district for any development a concurrency report for water and sewer shall be submitted to, and approved by, the mayor and city council in accordance with the provisions of Chapter 16.12 of the City of McDonough Code of ordinances.

IV. STAFF ANALYSIS (SECTION 17.92.046) - Findings of Fact:

Planning & Zoning

1. Ordinance Conformance

The RTD district is composed of certain lands in the city intended to be used for medium density residential development. The district requirements are also designed to provide quality development, variety in housing concepts, and to promote individual home ownership. The master plan proposes a residential subdivision consisting of 44-semi-detached townhomes which is consistent with the purpose and intent of the RTD zoning district.

- *Uses*

The current zoning district is RM-75 (Multi-family Residential District). If the rezoning is approved, the proposed townhome subdivision will align with the permitted uses and standards of the RTD (Residential Townhouse District).

- *Density*

Under the RTD zoning code, the maximum allowed density is 6 units per acre. The applicant is proposing to develop the site at a density of 5.97 units per acre, which is consistent with the RTD zoning requirements.

- *Development Standards*

The applicant has provided a detailed site plan showing lot sizes, setbacks, and proposed structures. Below is a table outlining which development standards are met and which would require a variance:

Development Standards	Met	Unmet	Variance needed
Minimum lot area.	x		
Minimum lot width for the development.	x		
Minimum lot width for the individual lot.	x		
Maximum height.	n/a		
Minimum front yard setback for development.	x		
Minimum front yard setback for an individual townhouse unit.	x		
Minimum side yard setback for development.		x	1) Variance to reduce the minimum side yard setback for the development from 50-feet to 25-feet on plan-west side.
Minimum rear yard setback for the development.		x	2) Variance to reduce the minimum side yard setback for the development from 50-feet to 14.5-feet on plan-east side
Minimum distance between buildings.	n/a		1) Variance to reduce the minimum rear yard setback for the development from 30-feet to 25-feet.
Minimum rear yard setback for the individual unit development.	x		
Minimum heated floor area.	n/a		
Maximum lot coverage.	n/a		
Open space.	x		
Amenity requirement.	x		
Homeowners' association or property owners' association.	n/a		
Landscape/natural buffer.	n/a		

*n/a: the applicant has not provided the needed information to assess this.

- *Architectural Standards*

The applicant has not provided any building façades or architectural elevations, but has provided a document titled “sample elevations”. The application states that the townhome façades will incorporate high-quality materials, articulated elevations, and design elements required by the RTD zoning district to ensure visual interest, durability, and compatibility with surrounding residential areas. If the rezoning is approved, the applicant will be required to submit the necessary documents to the Community & Economic Development Department for permit approval. The applicant desires to obtain variances concerning the proposed development’s facades. The sample elevation document proposes that the overall design of the subdivision match that of its neighbor “Symphony Park” and “The Promenade”. These developments were constructed under old City of McDonough code. Staff feels that the proposed Cola Welch development should follow the guidelines of the new zoning code, and ensure that regulations are met, with a few exceptions outlined in the “Variance Request” section below. The applicant must demonstrate that the proposed development meets the City of McDonough’s architectural and façade standards.

- *Buffer Strip*

A 25-foot wide buffer strip is required whenever a project site abuts property zoned for residential, commercial, or industrial use. The subject property abuts residential uses along both the side and rear property lines. The proposed site plan accurately depicts the required 25-foot undisturbed buffer; however, it overlaps the minimum side and rear yard setbacks. Minimum setbacks cannot overlap undisturbed buffers; the setback distance must be provided in addition to the undisturbed buffer. Therefore, variances will be required for the proposed setback distances. No structures are permitted within the minimum setback area (mail kiosk); only impervious surfaces are allowed. While setbacks and undisturbed buffers cannot overlap, emergency access easements may overlap with undisturbed buffers.

- *Streets*

All streets within the RTD shall be public and constructed in accordance with the City’s subdivision regulations. RTD districts shall not be gated, with no exceptions. The applicant states the proposed development will utilize public streets constructed to City standards, enhancing connectivity, supporting emergency access, and integrating the project into the broader transportation network.

1. Character Change

While the proposed RTD zoning district will be isolated, the amendment maintains the general character of the zoning district, as residential uses can be found in proximity. The applicant states “the proposed development will reinforce the residential character of the area by introducing compatible, well-designed townhouse community. The project will enhance neighborhood cohesion, provide additional housing options, and support the City's broader community development objectives without altering the established character of nearby neighborhoods”.

2. Public Safety Deterrent

City Police feel the increase in development could potentially put a strain on service deliverance. City Fire believes that due to the applicant's request to decrease maximum density, they would not have any opposition to the proposed development.

3. Isolated District

The amendment creates an isolated district, as there are no RTD zoning districts in proximity. While the proposed RTD zoning district would be an isolated zoning classification, the proposed residential use would not be isolated from the surrounding area, which is characterized by existing residential development. The applicant states that if the proposed rezoning were approved, the development would “encourage a mix of housing types, efficient land use patterns, and the creation of well-planned residential communities”.

Requested Variances

Requested *Tree* Variances:

The applicant has requested variances from the Tree Canopy Conservation Ordinance (Sec. 17.160). Specifically, the applicant is requesting variances to allow the removal of more than fifty percent (50%) of the existing mature tree canopy and proposes replacement through a combination of post-development canopy, preserved canopy, planted canopy, and a supplemental tree bank payment. The applicant is also requesting a variance to the tree code regarding the tree survey and tree selection requirements. The applicant is requesting these variances because the property was previously used as a timber farm and, as a result, contains an extensive amount of trees that prevent development from taking place.

Staff believes the requested variances would be beneficial, as the Future Land Use designation for the area calls for high-intensity development. Staff has consulted with the City Attorney and an associate with arborist knowledge to determine which variances should be recommended for approval. The applicant has proposed the following variances and intends to present to the Planning Commission and City Council why the variances are necessary, as well as address any arborist-related concerns. Please see the list below:

1. Variance to allow the reduction of existing tree canopy cover by more than fifty percent (50%).
2. Variance to allow the post-development tree canopy requirement to be met through a combination of existing trees, planted trees, and a donation to the City of McDonough Tree Bank.
3. Variance to waive the comprehensive tree survey requirement and allow the use of sample areas in which only trees measuring 10-inch DBH or greater are included, instead of trees measuring 6-inch DBH or greater.

Requested *Façade* Variances:

The applicant has requested variances to the exterior façade requirements to match the neighboring subdivisions, "Symphony Park" and "The Promenade." These developments were constructed under the previous zoning code. Since that time, the zoning code has been updated to reflect the goals and objectives of the Community and Economic Development Department, Planning Commission, City Council, and Mayor.

The applicant has provided a document titled "Sample Elevations," which includes visual renderings of the proposed façade styles. Staff believes the proposed townhome subdivision should comply with the exterior façade requirements of the updated zoning code, with the exception of the requested garage dimension variance and the secondary exit door variance. Staff acknowledges that builders

have experienced difficulties meeting the required 25-foot by 25-foot minimum two-car garage dimensions due to standard building dimensions. Staff also supports the requested variance to eliminate the secondary exit door requirement, as the proposed homes are semi-detached and would not allow for movement between the side elevations of adjacent units. The applicant has requested the following façade variances:

1. Variance to the 50% brick or stone requirement to permit facades that match the character of the area and renderings to-be-submitted by the Applicant
2. Variance to the 1st floor brick requirement to permit facades that match the character of the area and renderings to-be-submitted by the Applicant
3. Regarding both variances to Section 17.44.040(A)(1), the Applicant proposes the variance to require the following: "The first floor, front façades shall include one or a combination of the following: brick, stone, masonry, or cement fiber board. The second and (if any) third floor front façades shall include one or a combination of the following: brick, stone, masonry, stucco, board and batten, or cement fiber board (e.g., Hardie plank, shake, and/or lap siding). Side and rear facades shall include a minimum 2-foot brick water table and the remainder of the façades shall include one or a combination of the following: brick, stone, stucco, board and batten, cement fiber board (e.g., Hardie plan, shake, and/or lap siding)."
4. Variance to the minimum dimensions of 20 feet by 25 feet to permit 20 feet by 20 feet garage dimensions
5. Variance to eliminate the requirement for a secondary exit door

Site Variances per review of proposed site plan:

In addition to the above requested variances the proposed site plan will need the following variances in accordance with the RTD Development Standards:

1. Variance to reduce the minimum side yard setback for the development from 50-feet to 25-feet on plan-west side.
2. Variance to reduce the minimum side yard setback for the development from 50-feet to 14.5-feet on plan-east side.
3. Variance to reduce the minimum rear yard setback for the development from 30-feet to 25-feet.

Compiled Variance List:

Staff recommends approval of the following variances:

1. Variance to allow the reduction of existing tree canopy cover by more than fifty percent (50%), to reflect the proposed existing tree canopy cover provided within the tree plan (see **Exhibit B**).
2. Variance to allow the post-development tree canopy requirement to be met through a combination of existing trees, planted trees, and a donation to the City of McDonough Tree Bank as shown in the tree plan (see **Exhibit B**).
3. Variance to the minimum dimensions of 20 feet by 25 feet to permit 20 feet by 20 feet garage dimensions. Staff recommends approval of a modified variance to allow the minimum garage dimensions to be 20' x 24'.
4. Variance to eliminate the requirement for a secondary exit door.
5. Variance to reduce the minimum side yard setback for the development from 50-feet to 25-feet on plan-west side.
6. Variance to reduce the minimum side yard setback for the development from 50-feet to 14.5-feet on plan-east side.
7. Variance to reduce the minimum rear yard setback for the development from 30-feet to 25-feet.

Staff believes the Cola Welch subdivision should follow the development standards, exterior façade standards, and tree ordinances guidelines concerning all subsequent variance requests:

1. Variance to waive the comprehensive tree survey requirement and allow the use of sample areas in which only trees measuring 10-inch DBH or greater are included, instead of trees measuring 6-inch DBH or greater.
2. Variance to the 50% brick or stone requirement to permit facades that match the character of the area and renderings to-be-submitted by the Applicant
3. Variance to the 1st floor brick requirement to permit facades that match the character of the area and renderings to-be-submitted by the Applicant
4. Regarding both variances to Section 17.44.040(A)(1), the Applicant proposes the variance to require the following: "The first floor, front façades shall include one or a combination of the following: brick, stone, masonry, or cement fiber board. The second and (if any) third floor front façades shall include one or a combination of the following: brick, stone, masonry, stucco, board and batten, or cement fiber board (e.g., Hardie plank, shake, and/or lap siding). Side and rear facades shall include a minimum 2-foot brick water table and the remainder of the façades shall include one or a combination of the following: brick, stone, stucco, board and batten, cement fiber board (e.g., Hardie plan, shake, and/or lap siding)."

➤ **City Engineer Analysis**

Approval based on review for code compliance.

➤ **McDonough Police**

The police department is currently providing services in the area. However, with the increase of development in potentially could put a strain on service deliverance.

➤ **McDonough Fire**

If the request is to rezone for a reduction in units per acre and density, we have no comments nor opposition. Otherwise, as always, any possible increase in units per acre and density, potentially increases demand of our staff, operations, apparatus, and equipment, and threatens sustainability of resources, service, and ISO.

➤ **Building & Inspections**

Approval based on review for code compliance.

➤ **Public Works**

No initial comments returned, official plan review required.

➤ **Stormwater**

No initial comments returned, official plan review required.

➤ **Water Distribution**

No initial comments returned, official plan review required.

➤ **Water/Sewer Operations**

No initial comments returned, official plan review required.

➤ **Henry County Schools**

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Tusahaw Elementary	4	44 Units x.60 Children pre unit	159 students +25 per class	If Modular \$25,000 per Classroom
McDonough Middle	0			
McDonough High	0	27 Children	2 Classrooms	If Permanent \$300,000 per Classroom

VI. STAFF RECOMMENDATION & CONDITIONS

Staff Recommendation: **Approval with recommended variances**

The subject property, addressed as 150 Cola Welch Pkwy and Cedar Rd., consists of approximately 7.36 acres. The applicant is requesting to rezone the property from RM-75 (Multi-family Residential District) to RTD (Residential Townhouse District). The applicant requests rezoning to RTD (Residential Townhouse District) to facilitate the construction of 44 semi-detached townhomes, with the product classified as "semi-detached" due to the homes sharing an architectural feature, but not a wall. The development will have a density of approximately 5.97 dwelling units per acre which meets the density requirement for RTD.

The subject property was annexed into the City in 2004 and rezoned from RM (County Multi-Family) to RM-75 (City Multi-Family Residential). The rezoning approval included conditions allowing a maximum density of 14 units per acre. The subject property is designated as Regional Activity Center within the Future Land Use Map. The applicant's proposal to develop the site with 44 semi-detached townhomes aligns with the appropriate uses for the Regional Activity Center. However, while residential use is appropriate, the applicant proposes to reduce the maximum site density from an allowed 14 units per acre to 5.97 units per acre. This aspect of the development does not align with the Regional Activity Center's intent to promote high-density areas, as the site would be decreasing the maximum permitted density. Subsequently, the RTD district is intended to be used for medium density residential development which provide quality development, variety in housing concepts, and promote individual home ownership. The master plan proposes a residential subdivision consisting of 44-semi-detached townhomes which is consistent with the intent of the RTD zoning district. In addition to the townhomes, the development will include a stormwater management facility, a pocket park, a community garden, a mail kiosk, and sidewalks throughout. The concept plan meets and exceeds the open space and parking requirements.

While the proposed RTD zoning district would be isolated, the proposed residential use would be consistent with the surrounding residential uses. The master plan depicts sidewalks throughout the development, which would improve connectivity between the proposed development and nearby existing residences. The applicant states that if the proposed rezoning were approved, the development would "encourage a mix of housing types, efficient land use patterns, and the creation of well-planned residential communities" which directly speaks to the purpose and intent of the RTD zoning district.

For these reasons, **staff recommends approval of the application with the recommended variances below:**

1. Variance to allow the reduction of existing tree canopy cover by more than fifty percent (50%), to reflect the proposed existing tree canopy cover provided within the tree plan (see Exhibit B).
2. Variance to allow the post-development tree canopy requirement to be met through a combination of existing trees, planted trees, and a donation to the City of McDonough Tree Bank as shown in the tree plan (see Exhibit B).
3. Variance to decrease the minimum garage dimensions from 20' x 25' to 20' x 24'.
4. Variance to eliminate the requirement for a secondary exit side door.
5. Variance to reduce the minimum side yard setback for the development from 50-feet to 25-feet on plan-west side.
6. Variance to reduce the minimum side yard setback for the development from 50-feet to 14.5-feet on plan-east side.
7. Variance to reduce the minimum rear yard setback for the development from 30-feet to 25-feet.

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.

VII. ATTACHMENTS & EXHIBITS

1. Exhibit A: Current Site Pictures





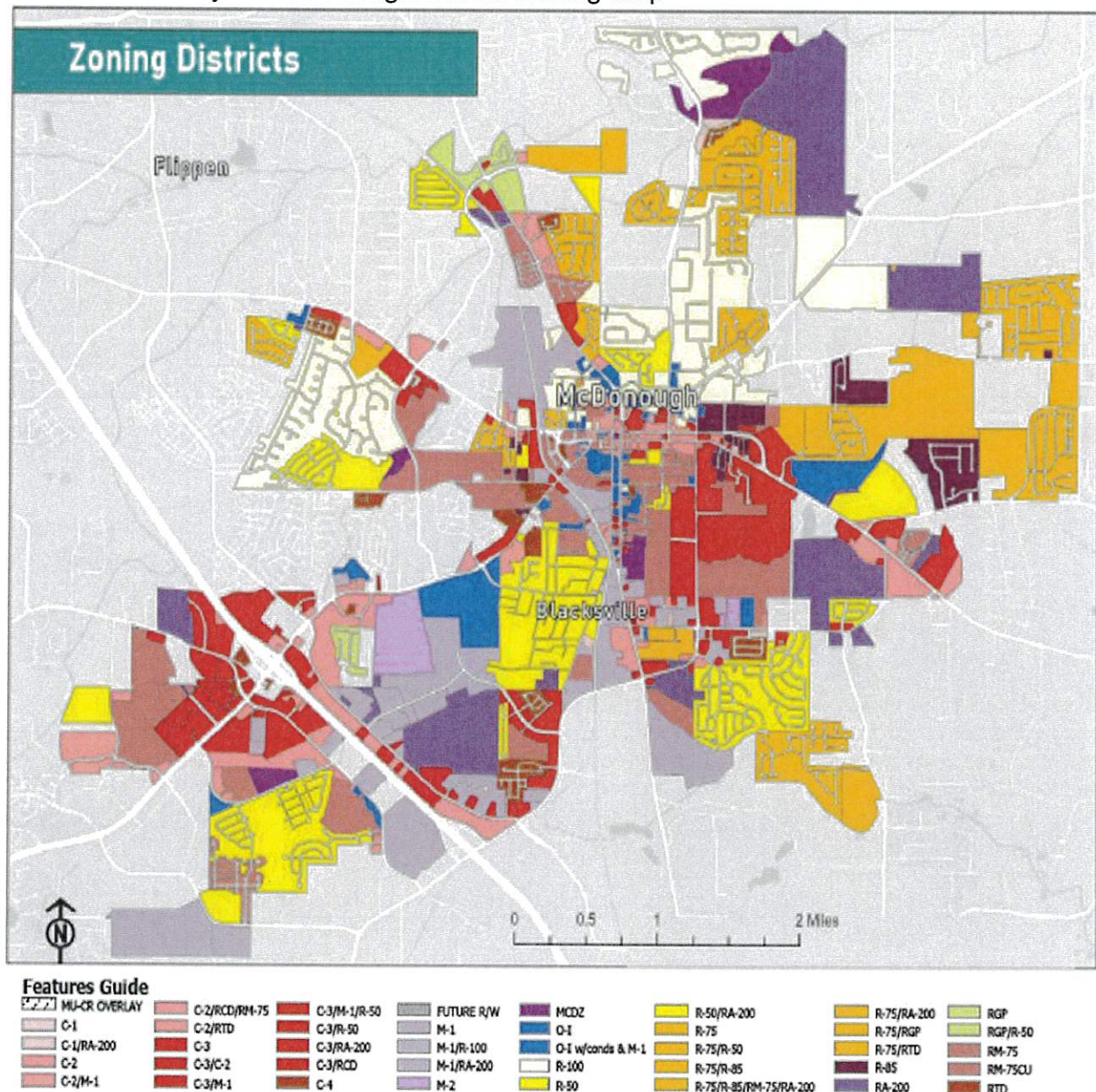


Proposed Visual Samples

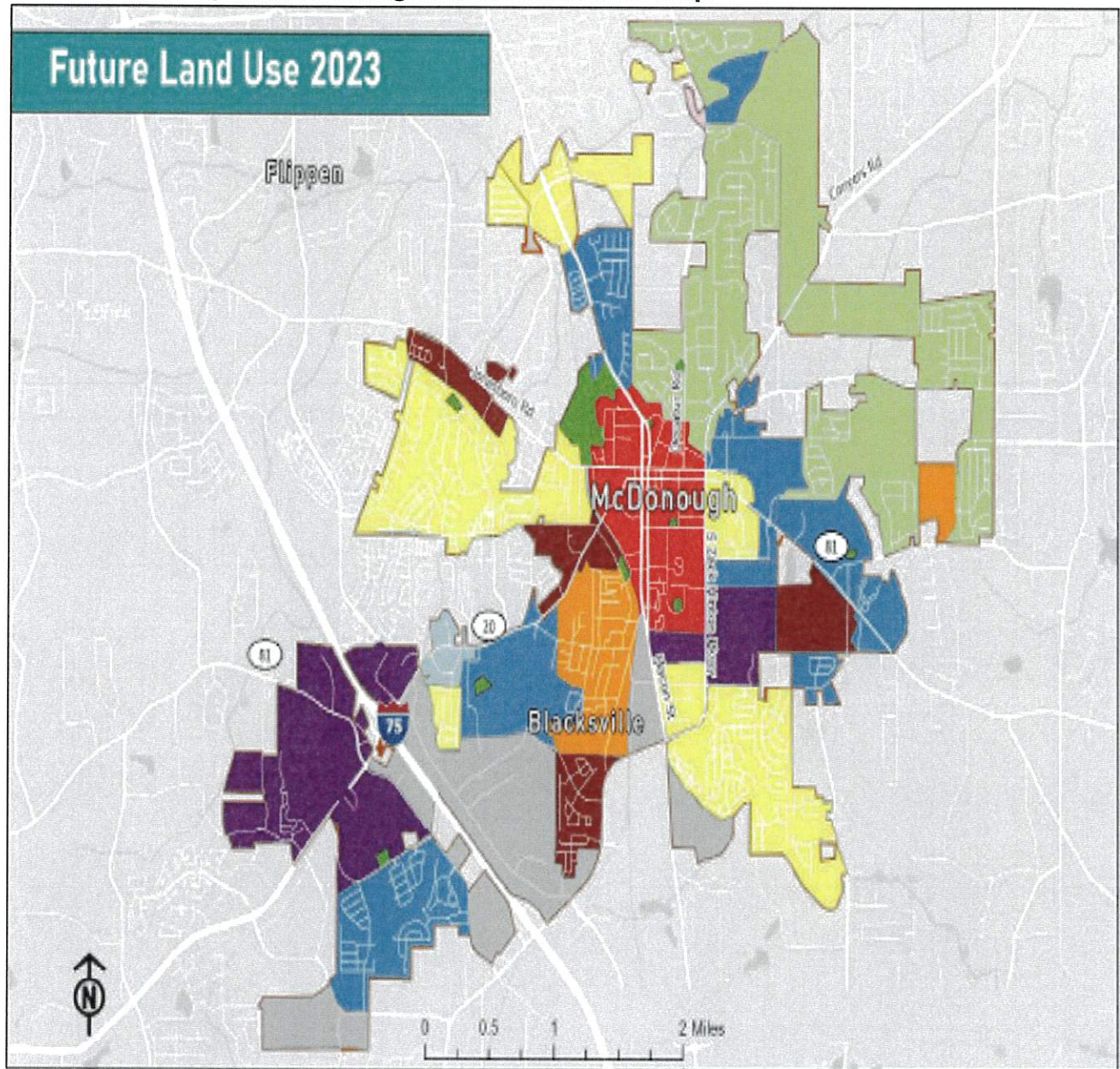
These are illustrations/flavor elevations. Although some of the product is MF, front entry TH or front entry SFD: the general architecture, cladding, glazing of what we intend to build is captured in these images. Most of which are taken from Symphony Park and the Promenade, which our subject site is nestled between. Our product will be a semi-detached/attached single family home with two car garage. It will be alley-loaded.



3. Exhibit C: City of McDonough Official Zoning Map



4. Exhibit D: City of McDonough Future Land Use Map



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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 26-07-20002(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 **Steven Jones on behalf of Olympic Real Estate Group, LLC for Cola Welch & Cedar Townhomes:**

All that lot, tract or parcel of land, otherwise known 150 Cola Welch Pkwy & Cedar Rd. (Parcel #107-01032009), lying and being in Land Lot(s) 154 of the 7th District of Henry County, Georgia, consisting of 7.36 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RTD (Residential Townhouse), and subject to the new conditions and variances 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 20th day of July, 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



AGENDA ITEM SUMMARY

July 20, 2026, City Council Meeting
Item Number: 16

Presented by: Tarika Peek, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for **Case #260204 (Griffin St. & Highland Ave. Mixed Use)** is for a rezoning from RM-75 (Multi-Family Residential) and M-1 (Light Industrial) to a PUD (Planned Unit Development) consisting of single family residential and office/commercial uses. The subject property is located at 175 & 199 Griffin St. & Highland Ave., and further recognized as Tax Parcel ID's M09-08002000 (Tract 1), M10-04004000 (Tract 2), M10-04002000 (Tract 3), M10-04001000 (Tract 4) and M09-08020000 (Tract 5) and lies within District 1 (Xavier Johnson).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 03/10/2026 Planning Commission Workshop
- 04/02/2026 City Council Workshop
- 04/14/2026 Planning Commission Public Review – **Postponed**
- 05/12/2026 Planning Commission Public Review – **Postponed**
- 06/09/2026 Planning Commission Public Review - **Postponed**
- 07/14/2026 Planning Commission Public Review
- 04/20/2026 City Council Public Hearing & Vote – **Postponed**
- 05/18/2026 City Council Public Hearing & Vote – **Postponed**
- 06/15/2026 City Council Public Hearing & Vote – **Postponed**
- **07/20/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

PLANNING COMMISSION:

Latonua Hawkins made motion to recommend denial of the request, second by Jerry Hayes.

- **VOTE:** 5-1 (Motion Passed)

STAFF: Approval with conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-07-20003(Z)
- P/Z Final Staff Report

OTHER DEPARMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



City of McDonough, GA

Community and Economic Development Department

Planning & Zoning

Rezoning Staff Report

For Recommendation Only

July 14, 2026

I. EXECUTIVE SUMMARY

Field	Information
Prepared By	Paige Dunson
Case Petition #	Case #260204
Applicant/Agent	Bryan Flint of Flintrock, LLC for Griffin St. & Highland Avenue Mixed Use
Project Name	Griffin Street @ Highland Ave Mixed Use
Property Owner	Brenda Parker Shortt, Betty Parker Patterson, NC&C Transport Ga LLC
Property Address	175 & 199 Griffin Street and Highland Avenue
Parcel ID	Tract 1 (M09-08002000), Tract 2 (M10-04004000), Tract 3 (M10-04002000), Tract 4 (M10-04001000), Tract 5 (M09-08020000)
Council District	1 - Xavier Johnson
Acreage	+/- 10-acres
Proposed Development/Request	The applicant desires to rezone the subject property from RM-75 (Multi-family Residential District) & M-1(Light Industrial District) to PUD(Planned Unit Developments).
Existing Zoning	RM-75 Multi-Family Residential
Future Land Use	Town Center
Staff Recommendation	Approval With Conditions

II. PROJECT OVERVIEW & CONTEXT

A. Background

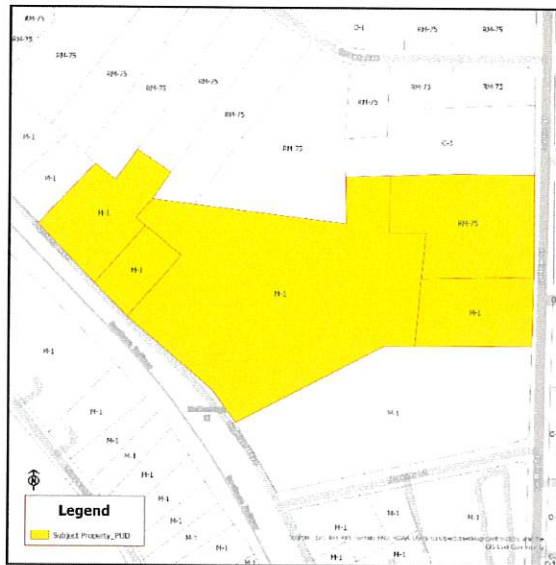
The subject property, addressed 175 and 199 Griffin Street, consists of approximately 10.9-acres. The applicant is requesting to rezone the property from RM-75 (Multi-family Residential District) and M-1 (Light Industrial District) to PUD (Planned Unit Development).

The site is comprised of five tracts. Tracts 1 and 2 are currently developed with single-family residences, while Tracts 3, 4, and 5 remain vacant. The applicant proposes to rezone the subject property to PUD to allow for the construction of 47 single-family detached homes. The proposed net site density will be approximately 4.68 units per acre. A density that is comparable to the R-60 (Single-Family Residential District), which allows up to 5.4 units per acre.

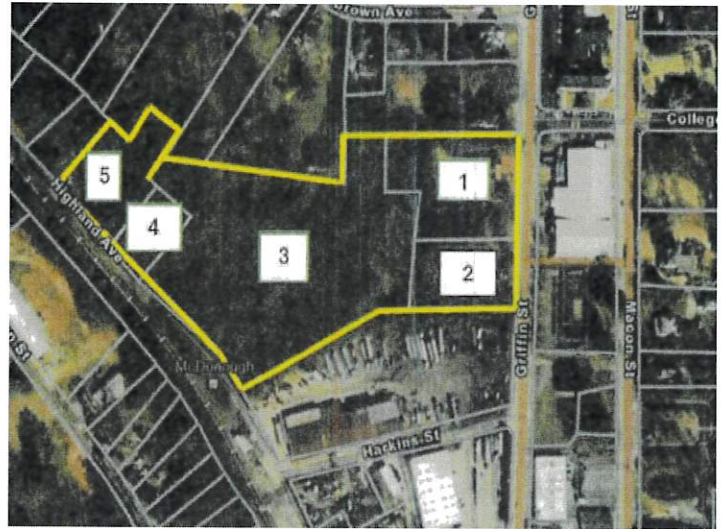
The applicant has submitted an overall master plan encompassing all five tracts; the concept plan shows 47-lots, two amenity areas (pocket park & community park), two stormwater facilities, a water quality facility, a mail kiosk area, as well as approximately 37% open space provided. Architectural building elevations have been submitted which can be found in **Exhibit B**. These elevations show multiple architectural styles that incorporate brick and siding as well as some decorative architectural elements such as roof eave brackets, decorative doors, and covered porches.

B. Surrounding Land Use & Zoning

Boundary	Zoning	Future Land Use	Current Use
Applicant	RM-75 & M-1	Town Center	Single family residences & vacant lots
North	C-3 & RM-75	Town Center	Single family residences
West	M-1	Conservation/Recreation/Open Space	Places of worship
East	O-1	Town Center	Preschool
South	M-1	Town Center	Automobile service



Surrounding zoning districts



Outline of the property

III. PLAN COMPLIANCE ANALYSIS

Review Factor	Analysis & Findings
Comprehensive Plan Alignment	The subject property is designated as Town Center within the Future Land Use Map. This designation is intended to promote the concentration of residential and commercial uses. Development within this category is encouraged to incorporate master planning that reduces reliance on automobiles, promotes walkability, and supports transit accessibility. The Town Center category consists of a variety of activities, including retail, commercial, professional office, higher-density residential, and compatible public and open space areas, all designed to be accessible to pedestrians. The goal of this designation is to encourage reinvestment and redevelopment within targeted areas. The applicant's proposal to develop the site with residential uses is generally consistent with the intent of the Town Center designation. The submitted master plan includes a community park and pocket park, which provide open space accessibility for residents. Additionally, the proposed sidewalk network within the subdivision promotes walkability. However, the proposed density of 4.68 units per acre does not align with the Town Center designation's intent for "higher-density" residential development.
Environmental & Floodplain	The subject property contains a floodplain that trends NW to SE over the site. The master plan identifies the 25-foot state floodplain buffer, 50-foot city floodplain buffer, and 75-foot impervious setback. Two stormwater management facilities and one water quality facility are proposed to support the ~10-acre development. Pursuant to Title 17 of the Code, the developer is required to set aside no less than twenty (20) percent of the development for open space, parks, or recreational use. Required streets, drives, yard areas, and common parking court areas shall not be counted toward this minimum open space requirement. No more than fifty (50) percent of the designated open space may be developed with recreational facilities, and no more than fifty (50)

	percent of the required open space may be located within the floodplain. The applicant has shown per their data table that 37% open space (3.26 AC) will be provided. If the rezoning is approved, Land Disturbance plan review and Civil plan review will verify that the open space requirement are met and exceeded as proposed.
Transportation & Access	The site plan depicts sidewalk connectivity throughout the subdivision. However, the application does not address proposed connectivity to planned trails or transportation infrastructure that would connect the subdivision to the surrounding area. The proposed development includes one full-access entrance from Griffin Street and a limited, gated entrance from Highland Avenue. For signage classification purposes, Highland Avenue is designated as a collector road, while Griffin Street is classified as an arterial road.
Infrastructure Capacity	Comments from Public Works needed.

IV. STAFF ANALYSIS (SECTION 17.92.046) - Findings of Fact: **Planning & Zoning**

1. Ordinance Conformance

The master plan proposes a single-family residential subdivision of 47-lots at a density of 4.68 units/acre. The proposed use outlined by the applicant aligns with the permitted uses and structures within the PUD ordinance.

- *Buffer areas*

The site plan depicts a proposed 10-foot landscape buffer and 25-foot buffer along the southern property line adjacent to the M-1 (Light Industrial) property. Along the northern property line perpendicular to Griffin Street, the site plan depicts a 10-foot landscape buffer and a 25-foot buffer. The western portion of the northern property line depicts a singular 25-foot buffer. The property lines adjacent to Griffin Street and Highland Avenue do not include landscape buffers. (See Exhibit B.)

- *Proposed Improvements*

Some proposed improvements encouraged for single family detached subdivisions are sidewalks and amenity areas. The current master plan shows sidewalks throughout the subdivision on both sides of the right-of-way. The applicant has also provided an amenity plan showing the proposed layout of the "pocket park" and "community park". This plan depicts the proposed hardscapes and ornamental landscaping (See **Exhibit B.**). The site plan also depicts a gated entry off Highland Avenue and a deceleration lane off Griffin Street.

- *Utility and drainage plans*

The master plan shows two storm water facility locations as well as the location of a water quality facility. The applicant has provided utility plan shown in **Exhibit B.**

- *Trees*

The applicant has provided a tree plan depicting the areas of the lot where existing trees are proposed to be preserved. The tree plan clearly identifies the areas intended for

buffers and landscape buffers as containing existing tree cover. A plant schedule has also been provided identifying the proposed species to be incorporated into the subdivision.

- *Proposed Protective Covenants*

The applicant has stated that a homeowners' association (HOA) will be established as a protective covenant for the proposed subdivision. Within the PUD ordinance, a preliminary outline of the proposed protective covenants, including provisions for the organization and financing of a homeowners' association where appropriate, shall be provided during the plan review stage.

- *Parking*

The site plan shows that each home will include a two-car garage and sufficient driveway space to accommodate two additional parking spaces. A total of 188 parking spaces will be available exclusively for residents of the subdivision. Additionally, seven guest parking spaces will be provided, which are located at the community park and the pocket park/mail kiosk area.

- 1. Requested Variances**

The applicant has not requested any variances for the proposed development at this time.

- 2. Character Change**

The amendment maintains the general character of the zoning district, as single-family residences can be found in proximity. There is substantial M-1 zoning to the west of the subject property, the proposed rezoning *does* shift the character away from Light Industrial, but the Future Land Use for the City of McDonough supports this shift.

- 3. Public Safety Deterrent**

There are substantial Light Industrial uses directly south of the subject property. Due to the Light Industrial uses sharing a property line with the proposed subdivision, careful consideration must be given to buffering requirements. The applicant has proposed a combined 35-foot buffer between the Light Industrial property to the south and the individual residential lots. However, while the applicant has proposed the 35-foot buffer, the applicant has only provided a 10-foot rear setback for the individual lots. Compared to other single-family residential districts, this would represent the smallest rear setback distance. The R-60 Single Family Residential District requires a 20-foot rear setback.

- 4. Isolated District**

The amendment creates an isolated district, as there are no PUD zoning districts in proximity. While the proposed zoning district, PUD, will be isolated the proposed use, residential, will not be isolated from the abutting northern properties. The proposed development will not be consistent with the southern properties, as they are zoned for Light Industrial.

5. Preferred Enhancements

Planning Commission discussed the need for improvements to Hampton Street. from Highland Avenue. Due to this, the applicant has proposed gated access which allows only residents of the subdivision to have a through point.

City Engineer Analysis

1. Traffic Study may be required to address impacts on existing streets with special emphasis at the intersection of Hampton Street/Highland Avenue due to the location of the RR tracks and other features.
2. Highland Avenue and Harkins Street may need street improvements to support the additional traffic. The intersection of Highland Avenue may require improvements or limitations as to access or exiting onto Hampton Street.
3. The internal street will cross flood plain, wetlands and stream buffers resulting in possible Environmental permitting from Army Corp of Engineers, EPD and City. Address during LDP process. Address during LDP process.
4. FEMA flood plain zone A maps do not provide a Base 100 year flood elevation. A flood study may be required to establish that elevation. Fill in the flood plain will need to follow city ordinances and guidelines including a no-rise study in order to approve such fill areas. Address during LDP process.
5. LOMR (Letter of Map Revision) or LOMA (Letter of Map Amendment) may be required, if applicable, due to any changes in the Flood Plain. Address during LDP process.
6. A water and sewer capacity study will need to be provided evaluating the impacts of this development on the current city water and sewer infrastructure. The developer will be required to pay for the Study and should contact the city water and sewer department for details.
7. There is a clarity issue with the concept provided which does not allow for a precise and clear review of the drawing.
8. The civil site development plans will need to address details with all connections to existing roads which may require deceleration lanes, widening, sight distance profiles and other design requirements. Address during LDP process.

McDonough Police

As the city continues to experience growth, concerns arise regarding the potential strain expansions may place on the police department and its resources. Increased population and development will require more police officers and support staff to effectively serve the new proposed area. With continued growth also comes the potential for an increase in criminal activity, making it essential that the department plans accordingly to ensure public safety remains a top priority.

McDonough Fire

No comments, for or against the proposal.

Building & Inspections

Approval based on review for code compliance.

Public Works

No initial comments returned, official plan review required.

Stormwater

No initial comments returned, official plan review required.

Water Distribution

No initial comments returned, official plan review required.

Water/Sewer Operations

No initial comments returned, official plan review required.

VI. STAFF RECOMMENDATION & CONDITIONS

Staff Recommendation: **Approval w/condition**

The subject property, addressed as 175 and 199 Griffin Street, consists of approximately 10.9 acres and is currently zoned RM-75 (Multi-Family Residential District) and M-1 (Light Industrial District). The applicant is requesting rezoning to PUD (Planned Unit Development) to facilitate the development of a residential community consisting of 47 single-family detached homes across five existing tracts.

The proposed development has a density of approximately 4.68 dwelling units per acre. Within the PUD zoning district regulations, the developer shall set aside not less than twenty percent (20%) of the development for open space, parks, or recreational uses. Required streets, drives, yard areas, and common parking court areas shall not be credited toward the minimum required open space allocation. Additionally, only fifty percent (50%) of such area may be developed with recreational facilities, and not more than fifty percent (50%) of the land reserved for open space purposes shall be located within a floodplain. The applicant has shown through their data table that 37% open space (3.26 acres) will be provided. If the rezoning is approved, Land Disturbance Plan review and Civil Plan review will verify that the open space requirements are met and exceeded as proposed.

The PUD zoning district requires information regarding trees and landscaping, buffers, amenity areas, open space, and proposed improvements. The applicant was previously unable to demonstrate compliance with the open space requirement and had not provided sufficient information to meet PUD standards. Through meetings and updated plans, the applicant has increased buffer distances, stated that the open space requirement has been met and exceeded, provided an amenity plan, included sidewalks on both sides of the right-of-way throughout the subdivision, identified existing trees to be retained, confirmed that an HOA will be established, and demonstrated compliance with required parking standards.

Staff believes the applicant has provided sufficient information to satisfy the requirements of the PUD zoning district. For these reasons, staff recommends approval with the addition of the following site plan-specific condition:

The applicant has provided proposed setback requirements for the individual lots. The site plan indicates a 15-foot front setback, a 10-foot rear setback, and a 5-foot side setback (7.5-foot major side setback for lots abutting rights-of-way). All City of McDonough single-family residential zoning districts include a requirement for a "minimum distance between buildings," which requires a minimum separation of 20 feet. To meet this single-family residential lot standard, the minimum side setback (interior or major side) would need to be 10 feet. Therefore, staff recommends the following condition:

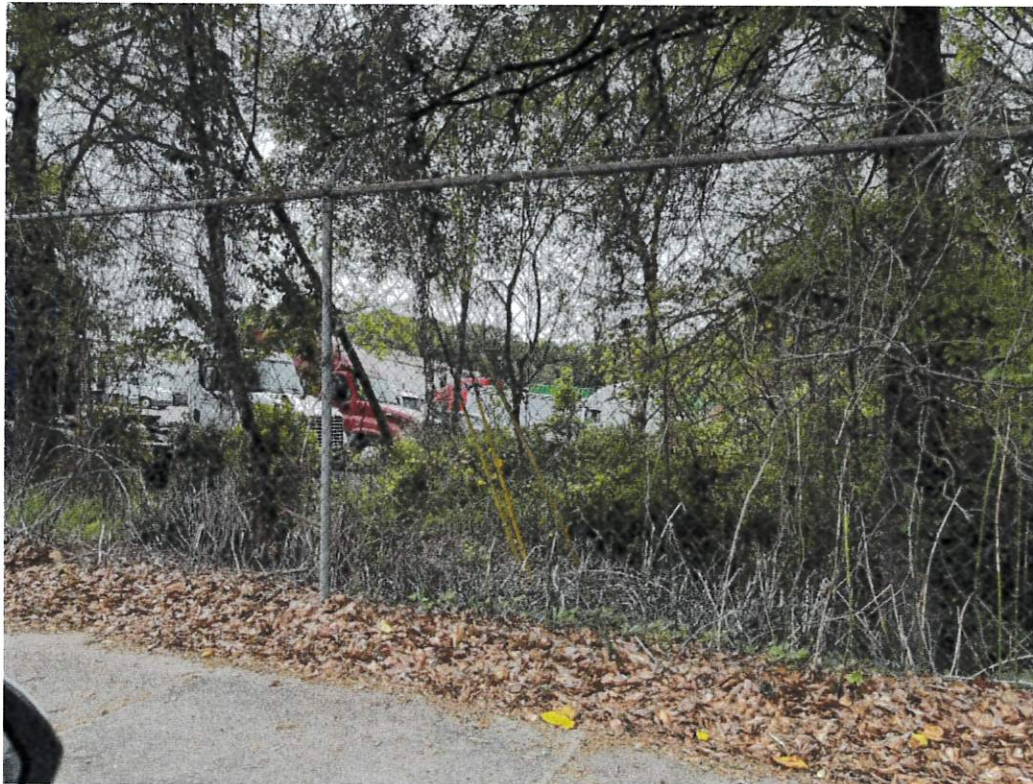
1. Individual lots within the Griffin Street @ Highland Avenue residential subdivision project, addressed as 175 and 199 Griffin Street, shall maintain a minimum side yard setback of ten (10) feet for both interior side yards and side yards adjacent to streets. The minimum distance between buildings throughout the subdivision shall be twenty (20) feet, consistent with the standards required in all single-family zoning districts within the City of McDonough Zoning Ordinance.

VII. ATTACHMENTS & EXHIBITS**1. Exhibit A: Current Site Pictures**

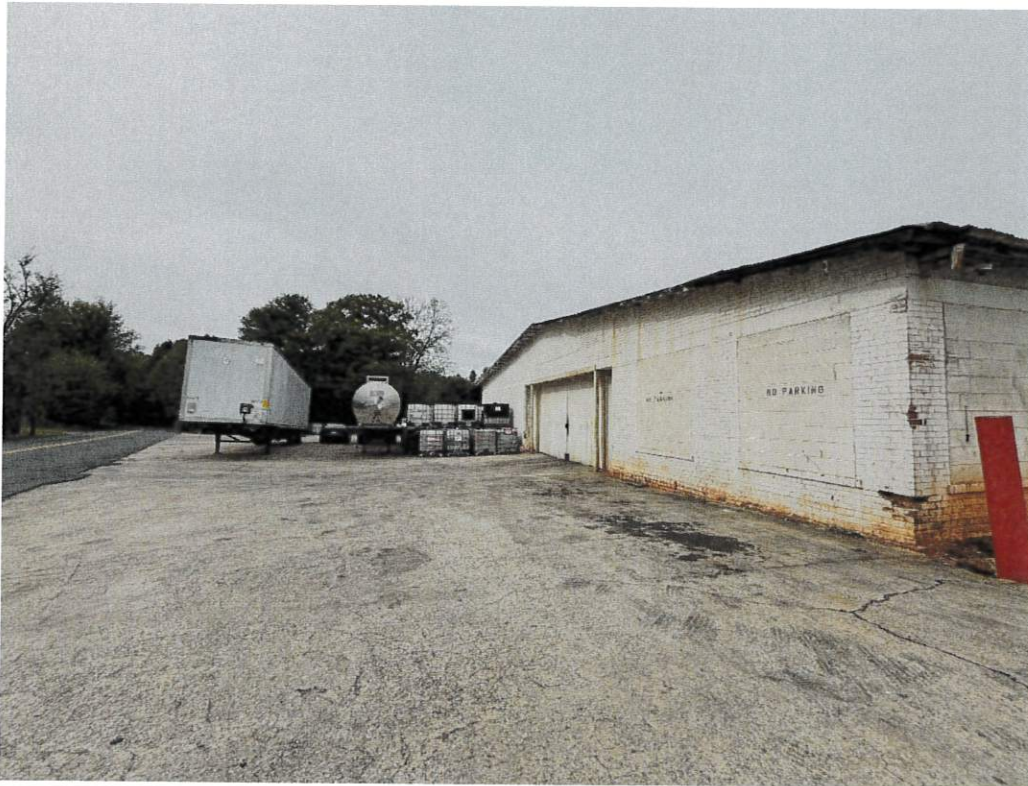
Home that is to be renovated for Commercial use



Adjacent property zoned M-1(Light Industrial)







View of Subject Property from Highland Avenue



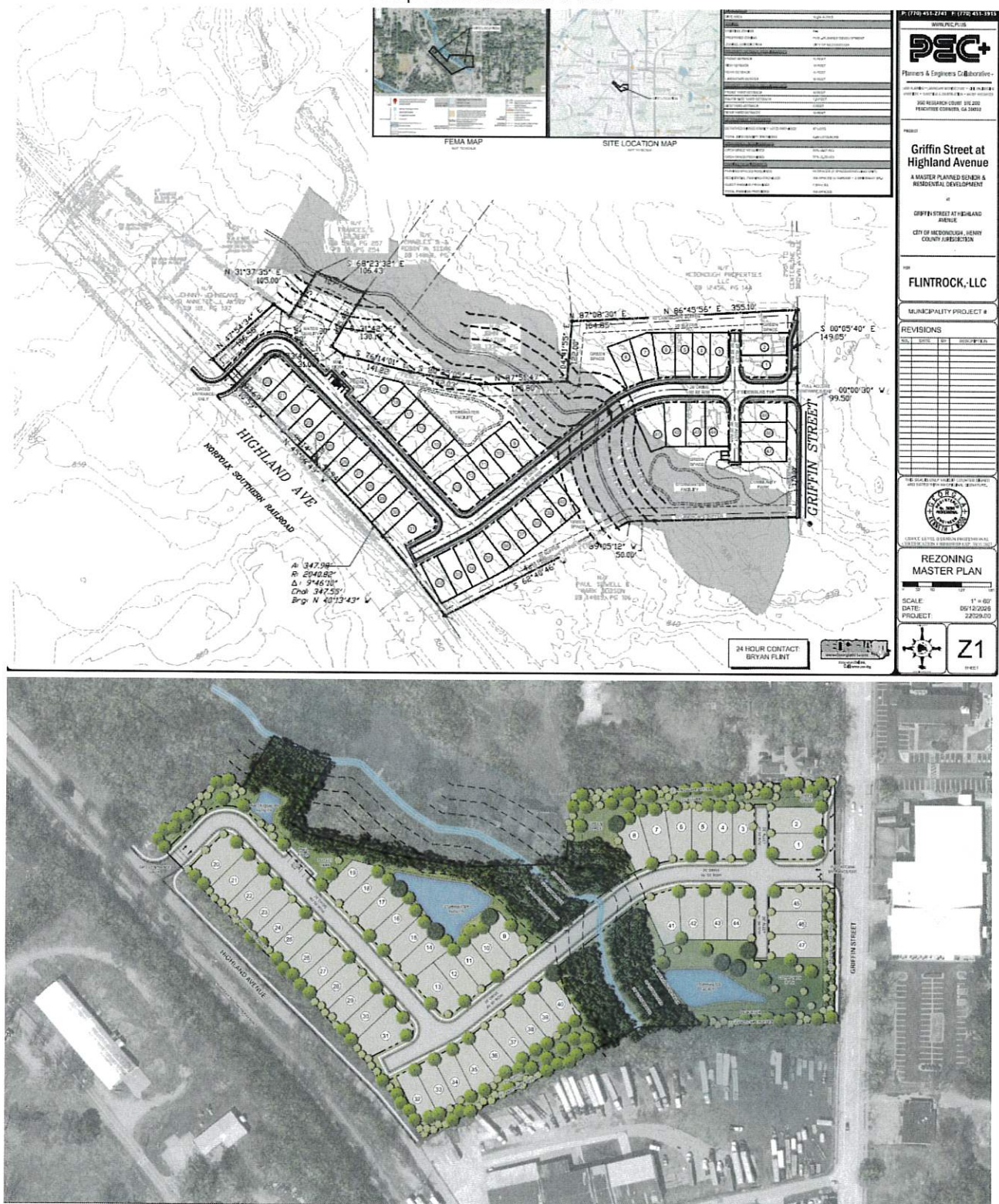
Railroad proximity to subject property



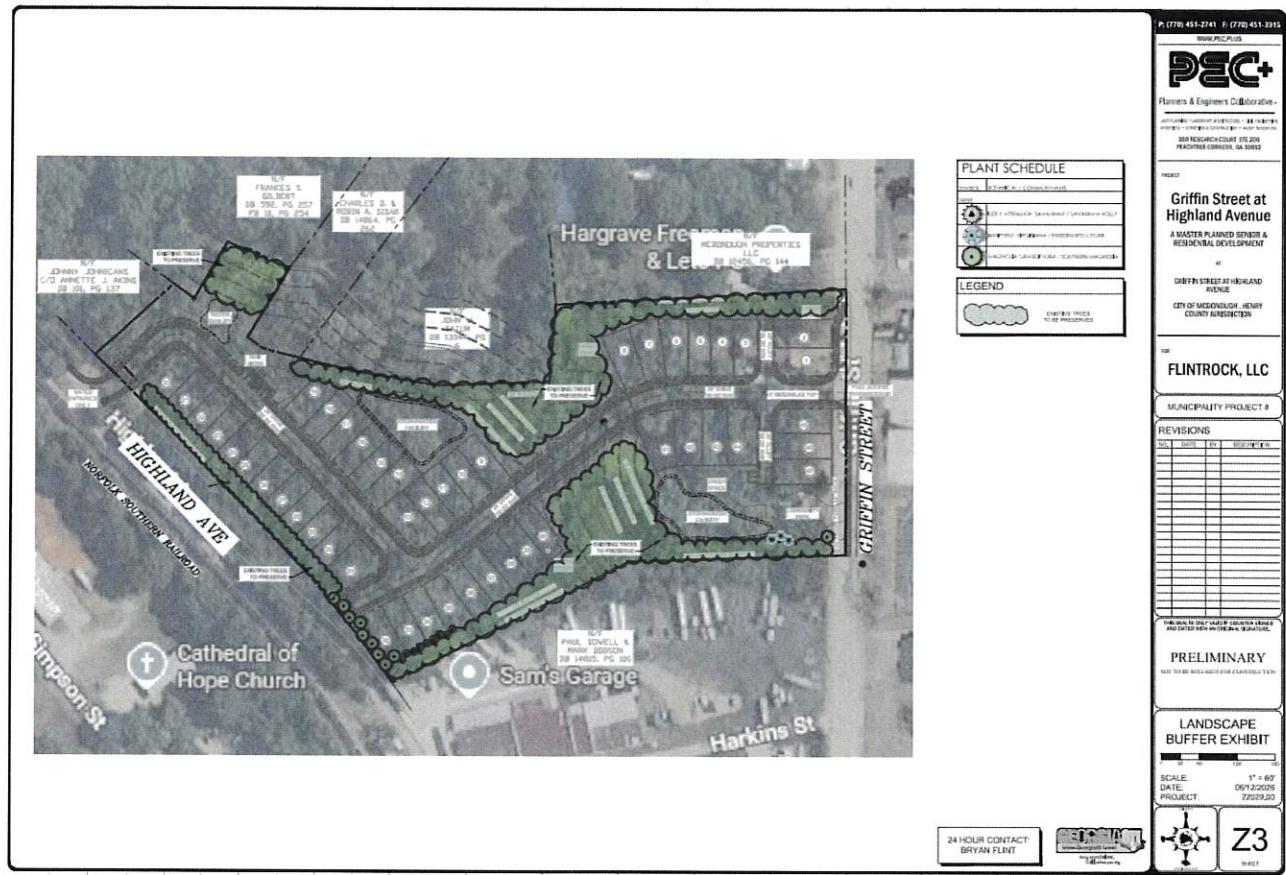


2.Exhibit B:

Proposed Master Plan



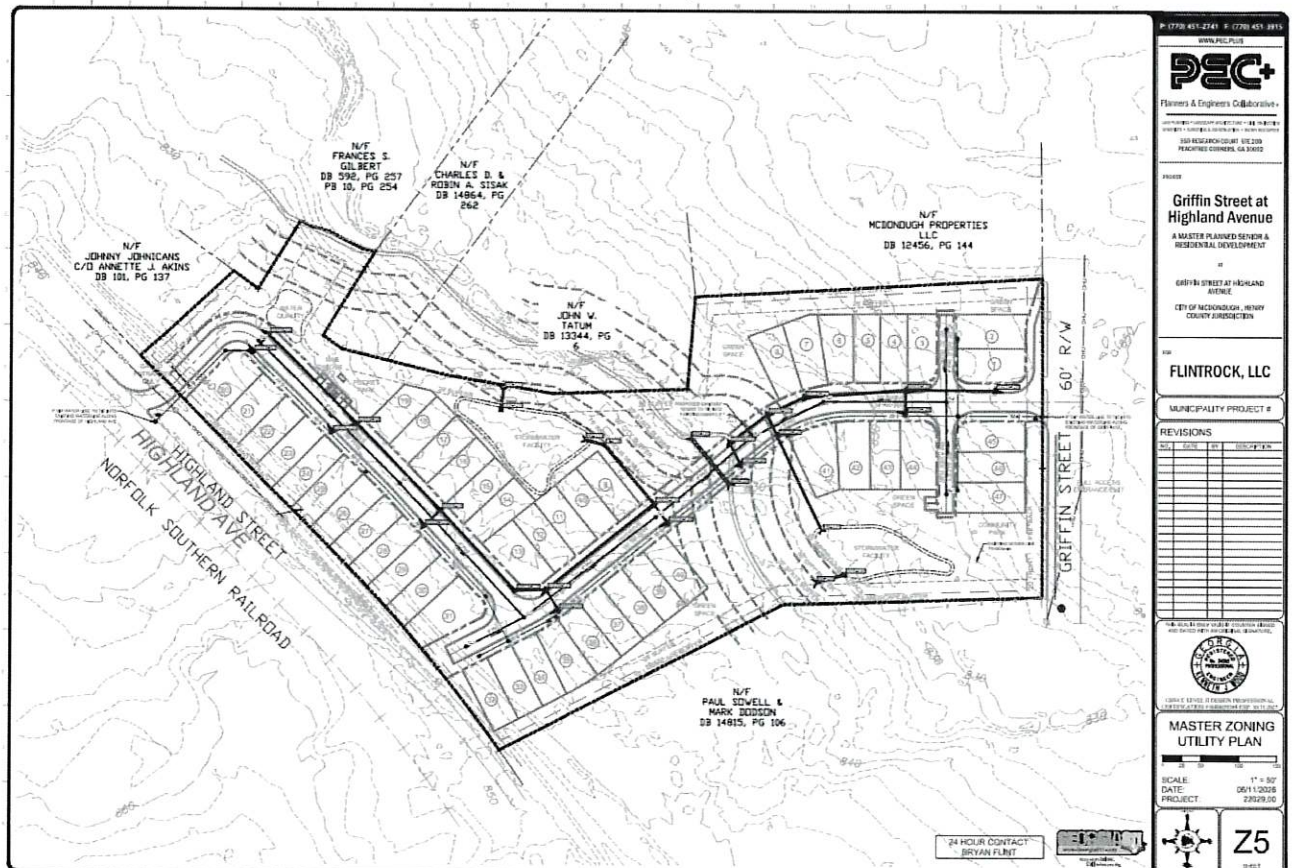
Proposed Landscape Plans



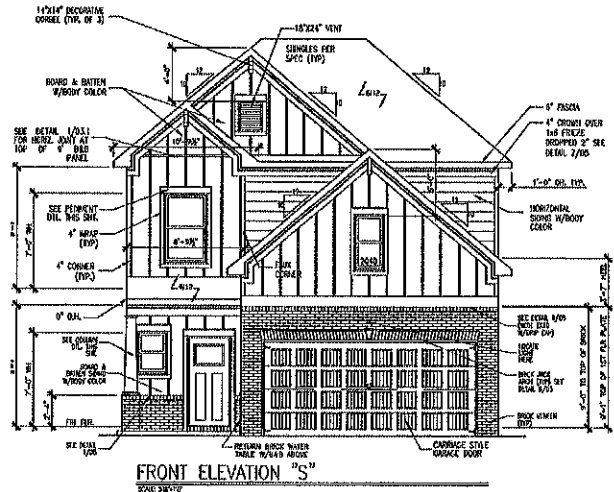
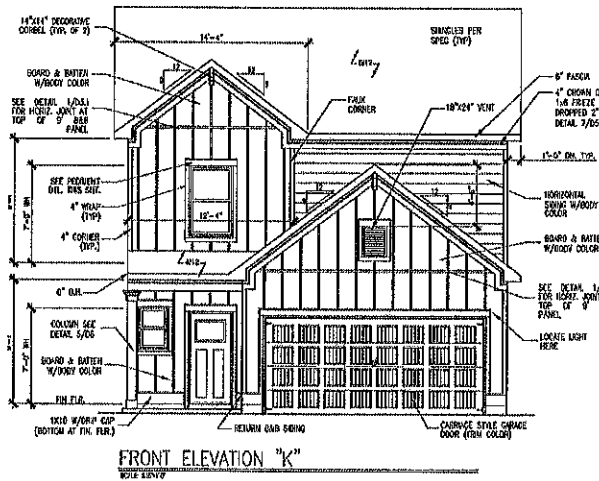
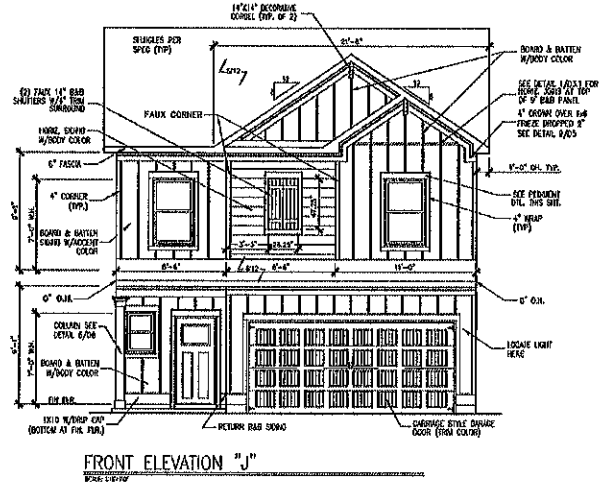
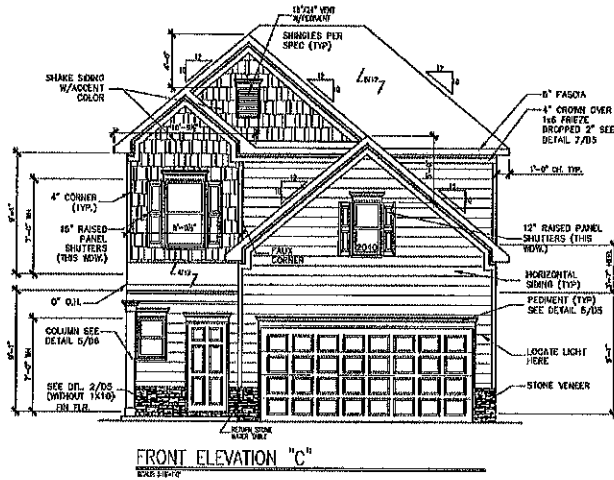
Proposed Amenity Plan



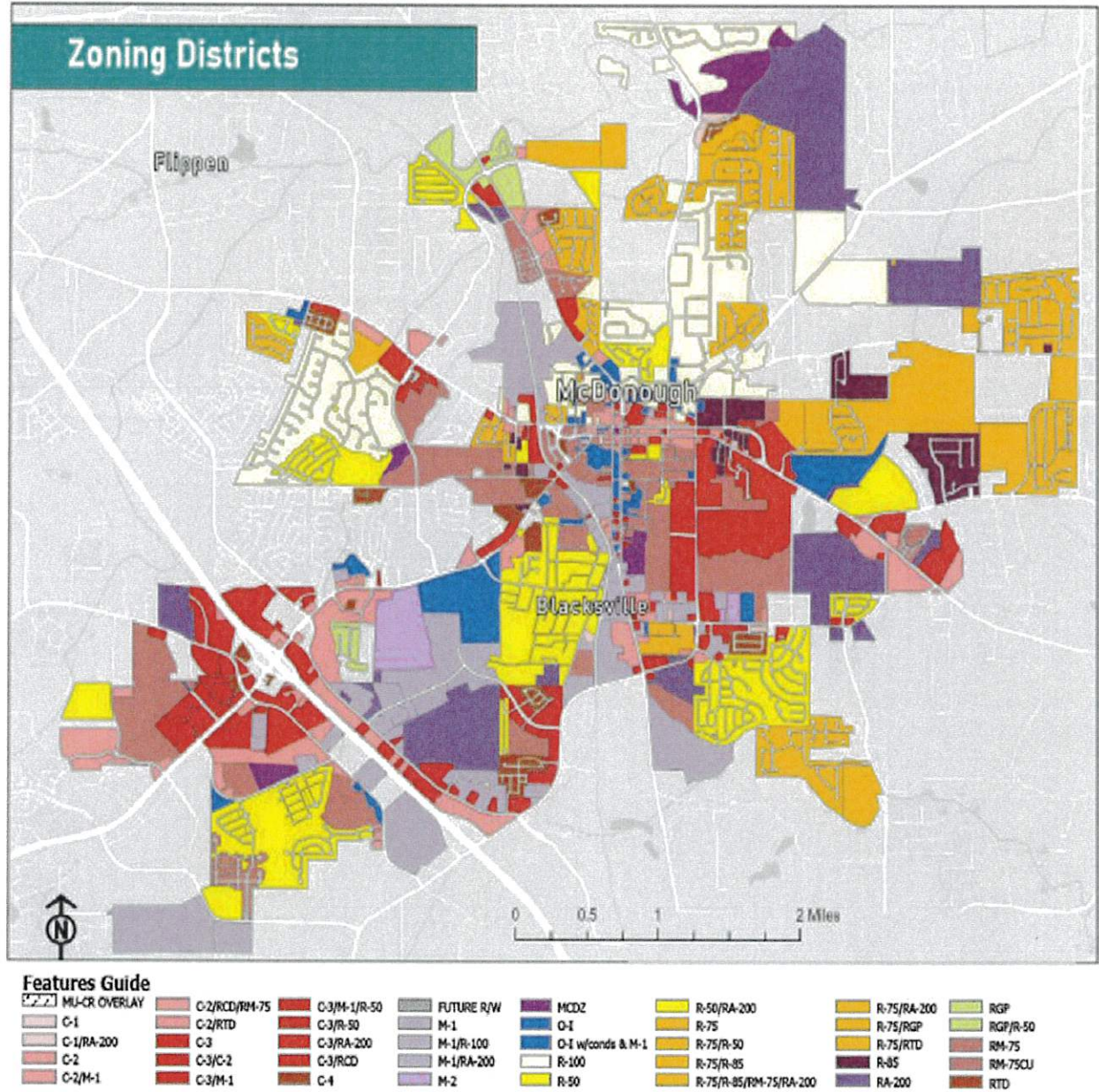
Proposed Utility Plan



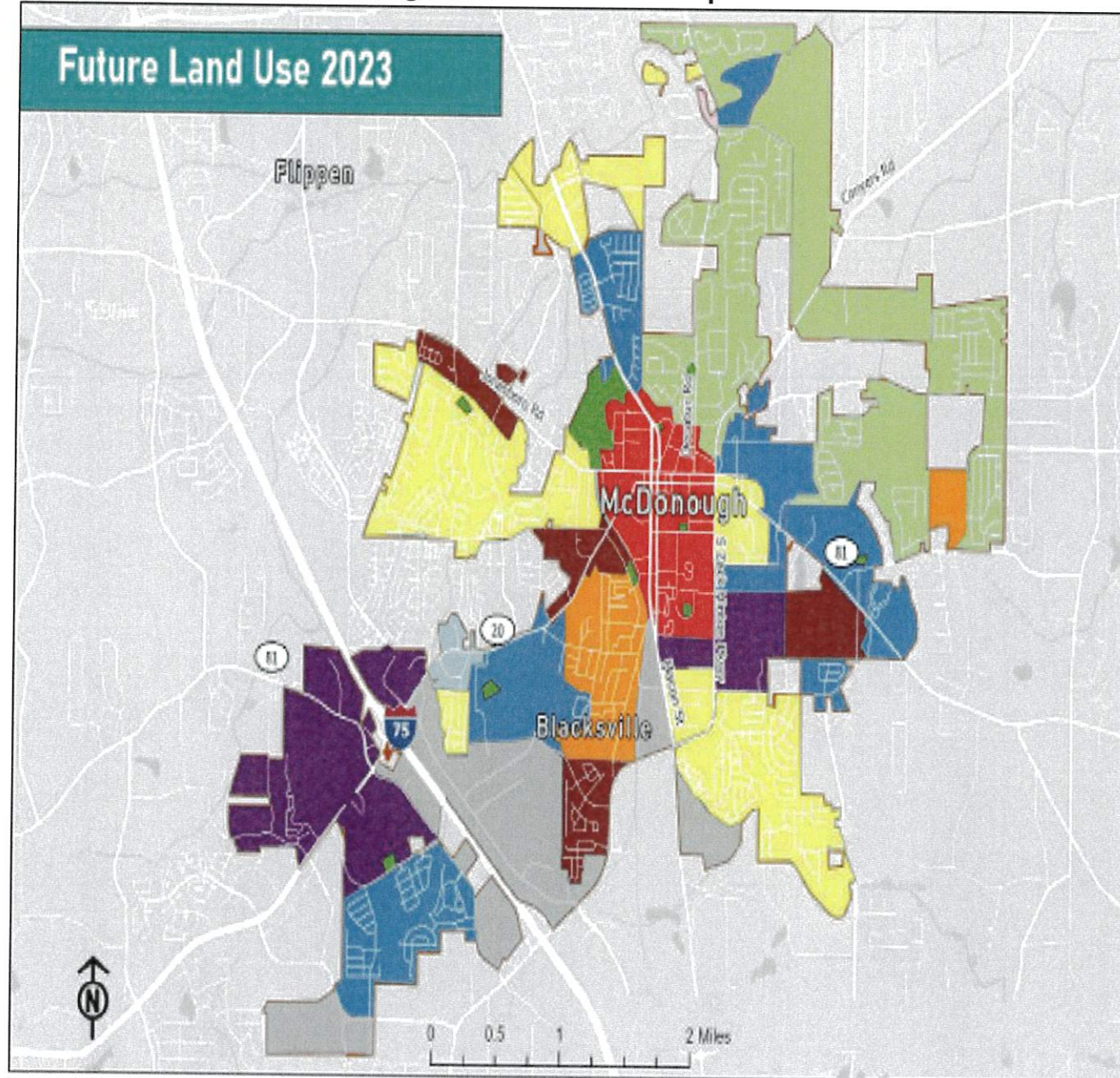
Architectural Elevations & Building Materials



4. Exhibit B: City of McDonough Official Zoning Map



4. Exhibit B: City of McDonough Future Land Use Map



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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 26-07-20003(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 **Bryan Flint of Flintrock, LLC for Griffin St. Highland Ave. Mixed Use:**

All that lot, tract or parcel of land, otherwise known 175 & 199 Griffin St., (Parcel #'s Tract 1 (M09-08002000), Tract 2 (M10-04004000), Tract 3 (M10-04002000), Tract 4 (M10-04001000), Tract 5 (M09-08020000), lying and being in Land Lot(s) 133 of the 7th District of Henry County, Georgia, consisting of +/- acres 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 20th day of July, 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



AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 17

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for Case #260402 (**Synchrony Terrace**) is for a rezoning of approximately 11.82 +/- acres of a parent track. The subject property is located at Avalon Pkwy. and further recognized as Tax Parcel ID #075-01008001 and lies within District 4 (Larry Blue).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 05/12/2026 Municipal Planning Commission Workshop – **Postponed**
- 06/09/2026 Municipal Planning Commission Workshop
- 06/04/2026 City Council Workshop – **Postponed**
- 07/02/2026 City Council Workshop
- 06/09/2026 Municipal Planning Commission Public Review - **Postponed**
- 07/14/2026 Municipal Planning Commission Public Review
- 6/15/2026 City Council Public Hearing & Vote - **Postponed**
- **07/20/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

PLANNING COMMISSION:

Jerry Hayes made motion to recommend approval of the request with staff conditions, second by Fredrina McLaughlin.

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

STAFF: Approval with alternate variances.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-07-20004(Z)
- P/Z Final Staff Report

OTHER DEPARMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



City of McDonough, GA
Community and Economic Development Department
Planning & Zoning
Zoning Modification Staff Report
For Recommendation Only

July 14, 2026

I. EXECUTIVE SUMMARY

Field	Information
Prepared By	Paige Dunson
Case Petition #	Case #260402
Applicant/Agent	Synchrony Land Company
Project Name	Synchrony Terrace
Property Owner	Marcia Garrison Taylor
Property Address	1500 Avalon Pkwy
Parcel ID	075-01008001
Council District	4 - Larry Blue
Acreage	± 11.82-acres
Proposed Development/Request	The applicant is requesting to rezone property located at 1500 Avalon Pkwy from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z) to allow for all subject property to have the same zoning classification and conditions.
Existing Zoning	C-2 Central Commercial
Future Land Use	Regional Activity Center
Staff Recommendation	Approval

II. PROJECT OVERVIEW & CONTEXT

A. Background

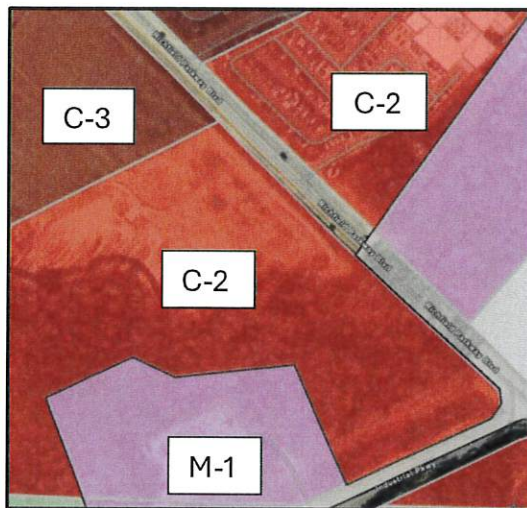
The subject property, located in proximity to 1500 Avalon Parkway, consists of approximately 11.82 acres. The applicant is requesting to rezone the property located at 1500 Avalon Parkway from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z) to allow all subject property within the Synchrony Terrace development to have the same zoning classification and conditions. The applicant is requesting this rezoning to make the property more marketable to commercial tenants that may require larger parcels. The applicant intends to lease the vacant parcels only to tenants whose uses comply with C-3 regulations and the conditions established by ORD#16-03-21001(Z), which currently apply to the existing C-3 property.

The site is currently vacant. Grading and tree removal have already taken place in preparation for future development. The subject property consists of approximately 11.82 acres of undeveloped land, the majority of which is subject to undisturbed buffers due to the floodplain. A small portion of the property also contains wetlands. The applicant is aware of these development constraints and intends to consolidate the acreage with the existing parcels to create larger development sites for commercial tenants. Under the Planning and Zoning Ordinance, lots with different zoning classifications or conditions cannot be consolidated. As a result, the applicant is pursuing this rezoning request to ensure consistent zoning throughout the Synchrony Terrace development.

The applicant does not currently have a tenant but states that any future tenant will be for a commercial use permitted within the proposed zoning district. Due to the absence of a specific tenant, the applicant has not submitted building elevations or site plans beyond the existing plat survey. The existing survey depicts the layout of a proposed cul-de-sac roadway and a proposed sidewalk along Avalon Parkway.

B. Surrounding Land Use & Zoning

Boundary	Zoning	Future Land Use	Current Use
Applicant	C-2	Regional Activity Center	Vacant
North	C-3	Regional Activity Center	Vacant
West	C-2	Regional Activity Center	Vacant
East	O-2	Regional Activity Center	New/used automobile sales and service
South	M-1	Regional Activity Center	Electrical/Utilities



Surrounding zoning districts



Outline of the property

III. PLAN COMPLIANCE ANALYSIS

Review Factor	Analysis & Findings
Comprehensive Plan Alignment	The subject property is designated as Regional Activity Center within the Future Land Use Map. This designation is intended for compact, high intensity, high density multi-use areas designated as appropriate for intensive growth and includes: residential, retail, office, cultural, recreational and entertainment facilities and hotels and motels. This is the main commercial area in the city. The applicant's proposal to rezone the subject property to make it more marketable to larger commercial tenants is consistent with the Regional Activity Center designation's intent to accommodate intensive growth. The subject property is currently vacant and is located within an area designated for high-intensity, high-density, multi-use development. The applicant is unable to attract larger commercial tenants without first ensuring the lots have the same zoning classification and conditions to allow for lot consolidation.
Environmental & Floodplain	The applicant does not currently have a tenant for the subject property; therefore, no development plans or building elevations have been submitted. The applicant has provided a survey of the property, which depicts the floodplain, the required 25-foot and 50-foot undisturbed buffers, and the 75-foot impervious setback. The applicant is aware of the property's development constraints and intends to consolidate the subject property with the existing adjacent parcels.
Transportation & Access	The subject property is currently undeveloped and vacant. The applicant is proposing to construct a cul-de-sac roadway on a portion of the property to provide inter-property access. The applicant has also proposed a sidewalk along the property's frontage. If the rezoning is approved and development plans are submitted to the Community & Economic Development Department, the applicant will be required to submit site plans demonstrating that parking areas and drive aisles comply with applicable code requirements and that all required parking standards are

	met. For signage classification purposes, Avalon Parkway is classified as a collector road.
Infrastructure Capacity	The applicant must coordinate with Public Works to ensure that the proposed operations do not adversely impact existing infrastructure.

IV. STAFF ANALYSIS (SECTION 17.92.046) - Findings of Fact:

Planning & Zoning

1. Ordinance Conformance

The C-3 highway commercial district is intended to promote suitable areas for those business and commercial uses which primarily serve the traveling public and benefit from direct access to major streets. The subject property has direct access to Avalon Parkway, and the applicant is requesting to rezone the property to match the adjacent C-3 property for the purpose of lot consolidation and increased marketability to larger commercial tenants.

- *Uses*

The applicant does not currently have a tenant; therefore, any future use of the property must comply with the permitted uses of the C-3 (Highway Commercial District) zoning classification and the conditions set forth in ORD#16-03-21001(Z).

- *Development Standards*

The applicant has not provided a site plan or proposed any site modifications. The property meets the minimum lot area requirement of one acre. Until a site plan and any proposed changes are submitted to the Community & Economic Development Department, the existing site conditions will remain unchanged.

- *Architectural Standards*

The applicant has not proposed any architectural building elevations. Should any future structures be proposed, the applicant will be required to obtain a façade permit and a building permit. All exterior improvements and alterations shall comply with the applicable C-3 (Highway Commercial District) façade regulations and the conditions outlined in ORD#16-03-21001(Z).

- *Site Standards*

The subject property is currently vacant. All proposed signage, streets, and parking areas shall comply with the City of McDonough's development standards, parking standards, and landscape standards.

- *Buffer Requirement*

When a C-3 district abuts a residential zoning district, a twenty-five-foot wide planted buffer strip is required. The subject property does not abut any residential parcels; therefore, a buffer is not required.

2. Requested Variances

The applicant has not requested any variances for the proposed development at this time.

3. Character Change

The amendment maintains the general character of the zoning district, as commercial uses are present throughout the surrounding area. There is substantial C-3 (Highway Commercial District) zoning to the north and C-2 zoning to the east and west. The applicant's proposed rezoning request does not shift the character of the area away from the existing C-3 zoning classification. The amendment is necessary due to the applicant's desire to consolidate lots and increase marketability to larger commercial tenants.

4. Public Safety Deterrent

The property does not abut any residential lots; therefore, no buffer is required. The subject property is located directly off Avalon Parkway, which has a Future Land Use designation of Regional Activity Center. The applicant's request to rezone the property to C-3 for consistency within the Synchrony Terrace development does not create any negative safety impacts to the surrounding community.

5. Isolated District

The amendment does not create an isolated district, as there are C-3 zoning districts directly north of the subject property.

6. Preferred Enhancements

The applicant is proposing to install sidewalks along Avalon Parkway which would enhance the areas pedestrian access.

➤ **City Engineer**

Approval based on review for code compliance.

➤ **McDonough Police**

No comment at this time.

➤ **Building & Inspections**

Approval based on review for code compliance.

➤ **Public Works**

No initial comments returned, official plan review required.

➤ **Stormwater**

No initial comments returned, official plan review required.

➤ **McDonough Fire**

B. Fire & Emergency Medical Services (McDonough Fire Department) – Fire Chief Dave Williams

- Operational Readiness:
 - Initial Response: Verification of the "first-due" engine company's ability to meet the 240-second travel time benchmark (NFPA 1710) – *Yes, MFD can meet this benchmark under most and normal circumstances.*
 - Initial Travel: Verification of the "first-due" engine company's ability to meet the 1.5-mile travel distance, and the "first-due" ladder / service company's ability to meet the 2.5-mile travel distance (Insurance Safety Office (ISO) Standard & Criteria). *Yes, we can meet both 1st Due Engine and Aerial Company travel distance per ISO Standard Criteria under most circumstances.*
 - Effective Response Force (ERF): Confirmation of the Department's ability to assemble a full First Alarm assignment including automatic or mutual aid (NFPA 1710 & ISO Standards - *minimum 15 personnel for single-family dwellings, 28 for medium hazard, & 43 for high rise*) within the 8-minute assembly standard – *This falls under medium hazard and may be an issue depending on automatic aid status from HCFR for an 8 minute assembly of 28 personnel at the time of any incident.*
- Infrastructure & Suppression:

-
- Hydrant Location & Flow Analysis: Engineering verification that the existing water distribution system provides the required Hydrant Locations and Gallons Per Minute (GPM) for the proposed construction type and fire load. *The applicant will be responsible and required to conduct necessary engineering and waterflow testing, analysis, and verification. Depending on results, if existing hydrant locations and flow aren't adequate, they'll be responsible for increasing or adding necessary water lines, fire hydrants, fire pumps, sprinkler systems, etc. to meet requirements for hazard, code, and ordinance compliance per occupancy, building, business type and classification, etc.*
 - Additional Notes: *Nothing further pending review for code and ordinance compliance.*

➤ **Henry County Water Authority**

Henry County Water Authority
Engineering Division

April 28, 2026

Re: Water and Sewer Services - Availability
 Proposed Development: **Commercial Development**
 Property Information: **1500 Avalon Parkway, Parcel No. 075-01008001**
LL 191; District 7; 11.82+/- acres
 Zoning: **C3- Conditional**
 Sewer Basin: **Walnut Creek**
 Watershed Basin: **Walnut Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	115	psi
Residual:	98	psi
Flow	1500	gpm
Calculated Flow @ 20 psi:	3798	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial use as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Plan dated 03/20/2026 prepared by Patrick & Associates.

Digitally signed
 by Scott Sage, P.E.
 Date: 2026.04.28
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Scott Sage, P. E.
 Engineering Division Manager
 Henry County Water Authority

VI. STAFF RECOMMENDATION & CONDITIONS

Staff Recommendation: **Approval**

The subject property, located in proximity to 1500 Avalon Parkway, consists of approximately 11.82 acres. The applicant is requesting to rezone the property located at 1500 Avalon Parkway from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z). The purpose of the rezoning request is to allow all property within the Synchrony Terrace development to have the same zoning classification and conditions, allowing for future lot consolidation and increased marketability to larger commercial tenants. The applicant intends to lease the vacant parcels only to tenants whose uses align with C-3 regulations and the conditions established by ORD#16-03-21001(Z) applicable to the existing C-3 property.

The site is currently vacant. Grading and tree removal have already taken place in preparation for future development. The subject property consists of approximately 11.82 acres of undeveloped land, the majority of which contains undisturbed buffers due to the presence of floodplain. The applicant does not currently have a tenant for the subject property; therefore, no development plans or building elevations have been submitted. The applicant is aware of the property's development constraints and intends to consolidate the subject property with the existing adjacent parcels.

The subject property is designated as Regional Activity Center on the Future Land Use Map. This designation is intended for compact, high-intensity, high-density, multi-use areas appropriate for intensive growth and represents the City's primary commercial area. The applicant's proposal to rezone the subject property to increase marketability to larger commercial tenants is consistent with the intent of the Regional Activity Center designation. The applicant is unable to attract larger, more intensive commercial tenants without ensuring the lots have consistent zoning classifications and conditions prior to lot consolidation.

The proposed amendment maintains the general character of the existing zoning district, as commercial uses are present throughout the surrounding area. There is substantial C-3 (Highway Commercial District) zoning to the north and C-2 zoning to the east and west. The applicant's proposed rezoning request does not alter the character of the area from its existing C-3 (Highway Commercial District) classification. The amendment is necessary due to the applicant's desire to consolidate lots and increase marketability to larger commercial tenants.

For these reasons, **staff recommends approval** of the application.

If the rezoning is approved all proposed site work, exterior façades, signage, and interior finish must be brought to the Community and Economic Development Department for review and approval.

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.

VII. ATTACHMENTS & EXHIBITS

1.Exhibit A: Current Site Pictures

View of Subject Property from internal cul-da-sac road



CURRENT ZONING: C-2
PROPOSED ZONING: C-3 CONDITIONAL

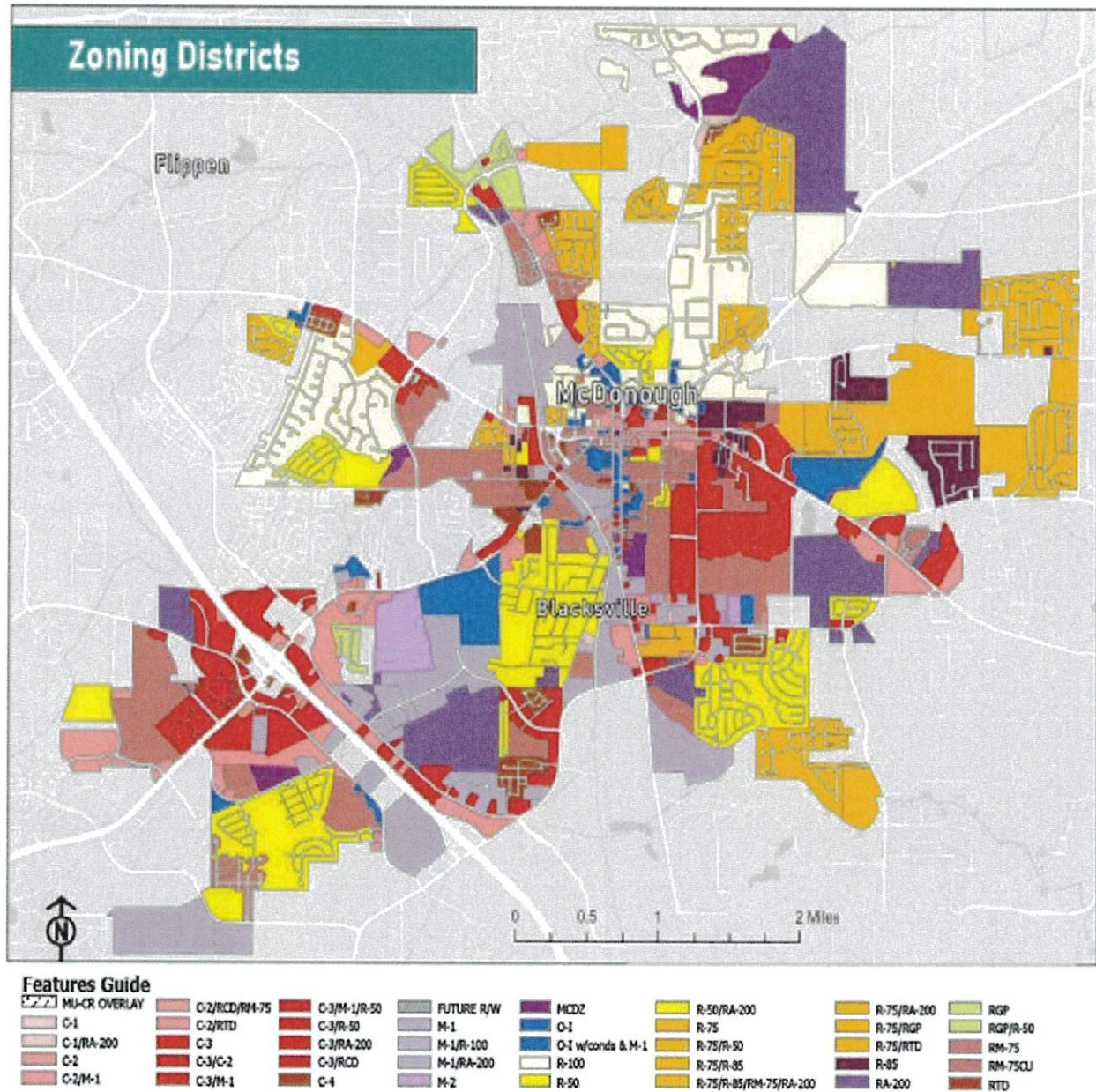
INDUSTRIAL PARKWAY
AVON PARKWAY

VICTORY MAP

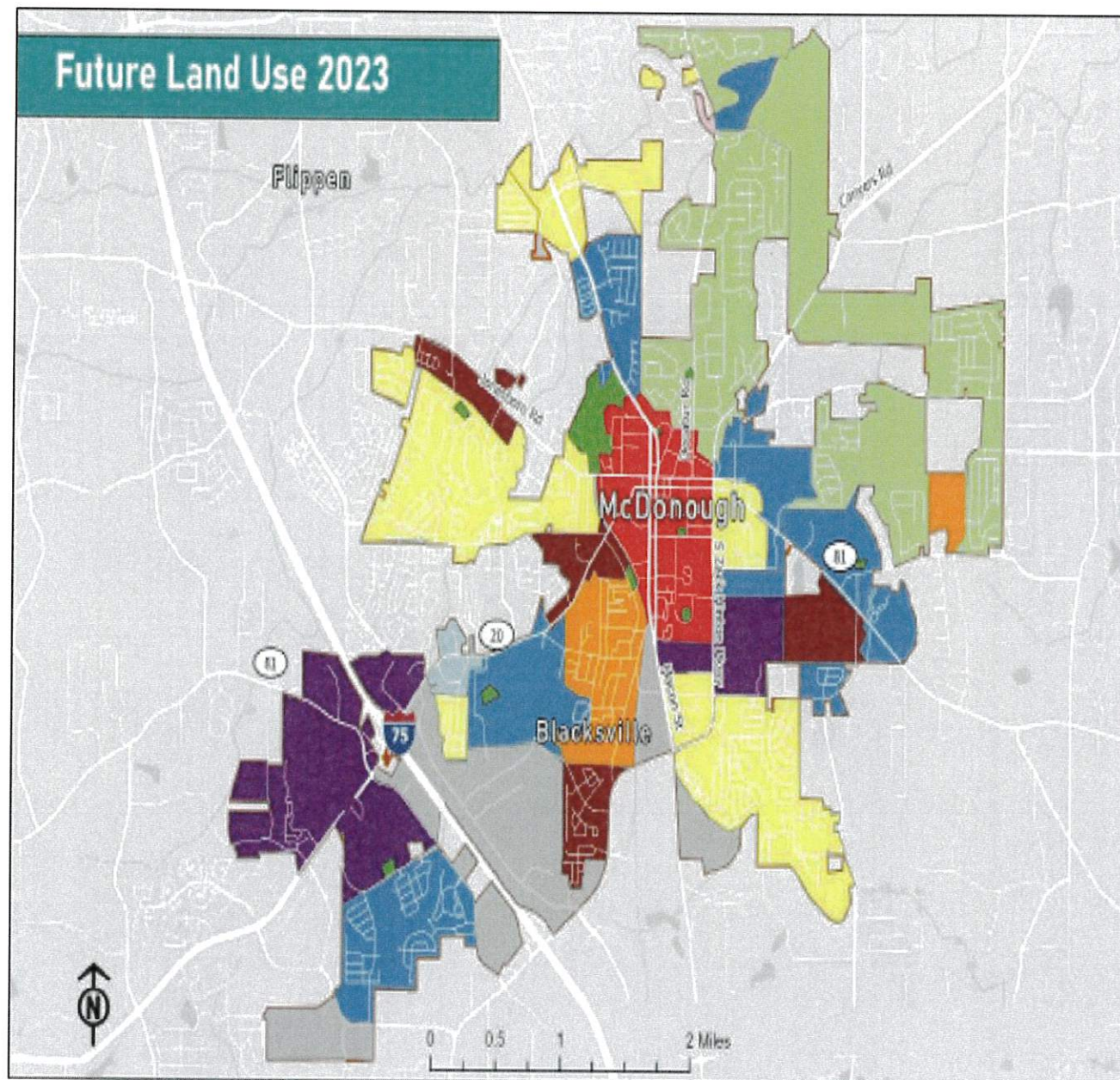
LEGEND

- 1. ZONING DISTRICTS
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4. Exhibit D: City of McDonough Official Zoning Map



4. Exhibit E: City of McDonough Future Land Use Map



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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 26-07-20004(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 **Steve Goodsell on behalf of Marcia Garrison Taylor for Synchrony Terrace:**

All that lot, tract or parcel of land, otherwise known Avalon Pkwy. (Parcel #075-01008001), lying and being in Land Lot(s) 191 of the 7th District of Henry County, Georgia, consisting of 11.82 +/- 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-3 (Highway 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 20th day of July, 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

AGENDA ITEM SUMMARY
July 20, 2026, City Council Meeting
Item Number: 18



Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for Case #250903 (**Anderson Landing**) is for a rezoning with variances 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 - POSTPONED
- 03/05/2026 City Council Public Hearing & Vote - POSTPONED
- 05/07/2026 City Council Public Hearing & Vote – POSTPONED
- 06/15/2026 City Council Public Hearing & Vote - POSTPONED
- **07/20/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

PLANNING COMMISSION:

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

- **VOTE:** 4-2 (Motion Passed)

STAFF: Approval with conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-07-20001(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:

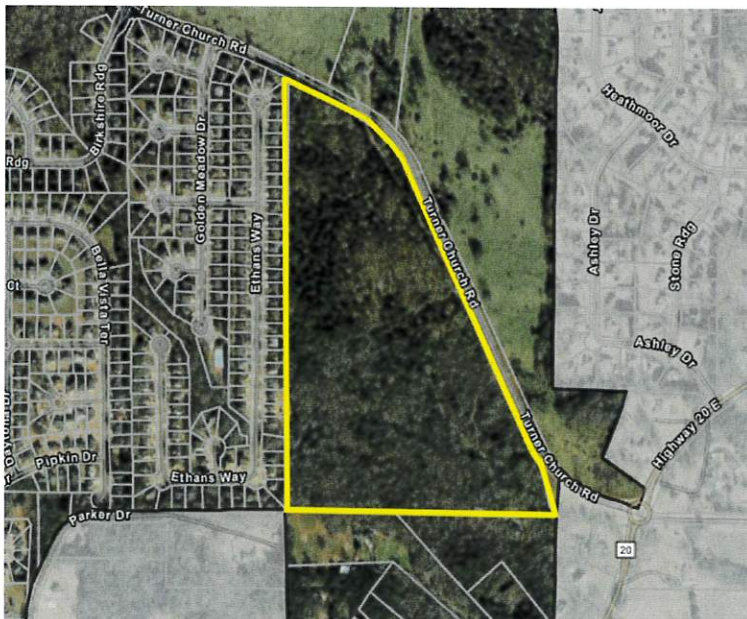
Applicant: MTS ATL, LLC c/o Eastwood Homes of GA, LLC
 Project Name: Anderson Landing
 Address/Location: Turner Church Rd.
 Parcel(s): 105-01071000
 Council District 3: Scott Reeves
 Request: Rezoning to R-75 (Single-Family Residential)
 Land Lot District: 89 of the 7th District
 Tract Size: Approximately 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 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 5th, 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>)	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: 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: See below chart

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Timber Ridge Elem	0	89 Units x .77 Children per unit 69 students	27 students ÷ 25 per class	If Modular \$25,000 per Classroom
Union Grove Middle	6		3 Classrooms	If Permanent \$300,000 per Classroom
Union Grove High	2			

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



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





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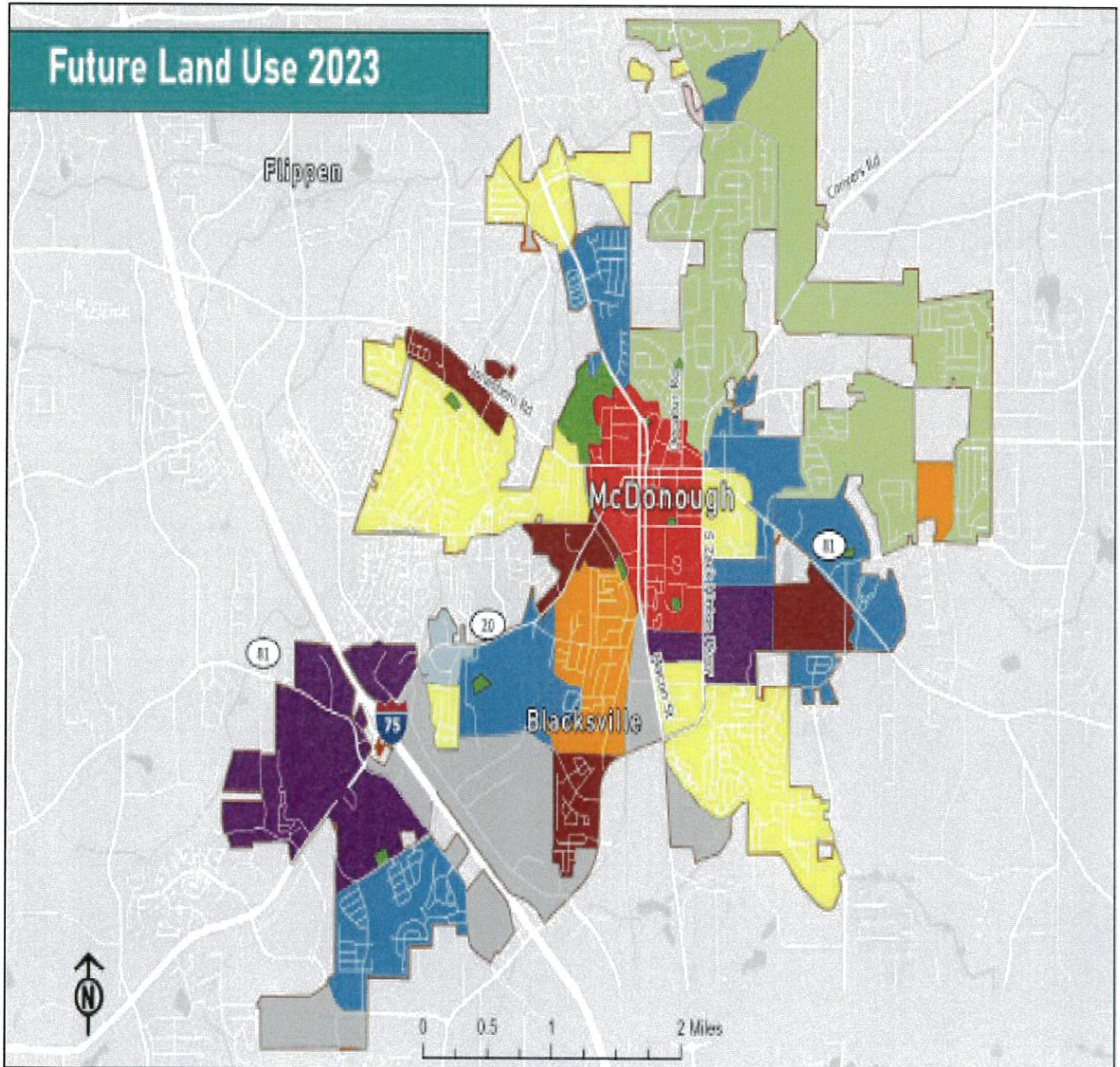


City of McDonough, GA

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

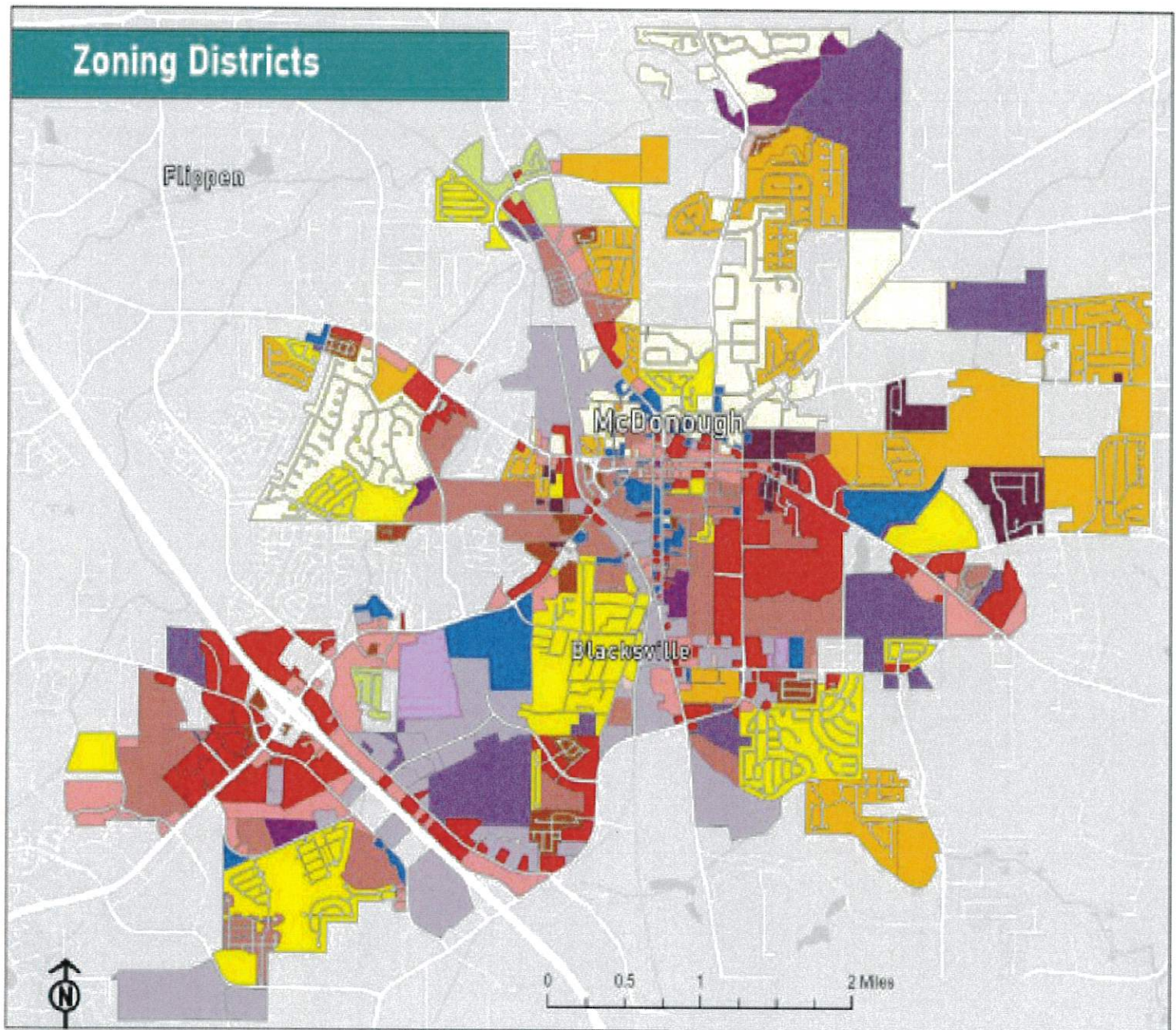


City of McDonough, GA

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	MCDZ	R-50/RA-200	R-75/RA-200	RGP
C-1	C-2/RTD	C-3/R-50	M-1	C-1	R-75	R-75/RGP	RGP/R-50
C-1/RA-200	C-3	C-3/RA-200	M-1/R-100	C-1 w/conds & 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. 26-07-20001(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 20th day of July 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. _____

**A PREREQUISITE RESOLUTION ENHANCING CITY-WIDE WATER AND SEWER
INFRASTRUCTURE, ESTABLISHING THE MCDONOUGH WATER AND SEWER
URBAN REDEVELOPMENT AREA AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of McDonough (“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 of McDonough, Georgia, are the Mayor and Council (“City Council”) thereof;

WHEREAS, the Georgia Urban Redevelopment Law, Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended (“Urban Redevelopment Law”), defines an urban redevelopment area to include areas designated by municipal governing authorities as appropriate for urban redevelopment by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate infrastructure layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; the existence of conditions which endanger life or property by fire and other causes; development impaired by environmental hazards; or any combination of such factors which substantially impair or arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use;

WHEREAS, in accordance with the Georgia Urban Redevelopment Law, the City Council hereby finds that one or more pockets of blight exist in the City and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of its residents;

WHEREAS, City Council hereby further finds that it is in the public interest of the City that the Urban Redevelopment Law be exercised as set forth in this Resolution in order to remediate certain conditions within the City which constitute an economic and social liability, impairs or arrests the sound growth of the City and for which the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of City residents;

WHEREAS, the City Council therefore desires through this Resolution to establish a new urban redevelopment area within the City; and

WHEREAS, this Resolution will benefit the health and general welfare of City residents, the City and general public.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of McDonough, Georgia, as follows:

Section 1.

- a. **Declaration of Necessity and Establishment of McDonough Water and Sewer Urban Redevelopment Area.** The City Council hereby declares that all parcels of land adjacent to and/or containing a City water treatment plant, City waste water treatment plant, City water distribution system City water collection system, City water main and/or City sewer main and/or a City underground well, including Big Springs and North Well underground wells, shall constitute and be known as the “**McDonough Water and Sewer Urban Redevelopment Area** and/or “**McDonough Water Sewer URA**” The City Council finds that the **McDonough Water Sewer URA** qualifies as an urban redevelopment area in which there is a predominance of structures, buildings or improvements which by reason of dilapidation, deterioration, age or obsolescence and inadequate provision for ventilation, light, air, sanitation, or open spaces of buildings of improvements is conducive to ill health, delinquency and is detrimental to the public health, safety, morals or welfare, and which substantially impair the sound growth of the City and which by reason of the presence of a substantial number of deteriorated or deteriorating structures constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. The City Council furthermore declares that by reason of these conditions such area is designated as appropriate for an urban redevelopment project and thus hereby reaffirms the City’s finding, determination and, and declaration that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, as identified herein, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.
- b. **Rehabilitation and Redevelopment of McDonough Water Sewer URA.** The City Council finds, determines, and declares that the rehabilitation and redevelopment of the **McDonough Water Sewer URA** is likely to improve the economic and social conditions of such urban redevelopment areas and abate or eliminate deleterious effects of its current depressed and underutilized state.
- c. **Urban Redevelopment Plan; Notice Publication.** The City Attorney, in conjunction with the City Administrator, City Clerk and relevant City staff, is hereby directed to cause for a proposed “Urban Redevelopment Plan” to be prepared for the **McDonough Water Sewer URA** and to cause notice of a public hearing to be published for the purpose of considering such Urban Redevelopment Plan in accordance with the Urban Redevelopment Law and other applicable laws.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) 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.
- (c) In the event that any phrase, clause, 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, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this ____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney

STATE OF GEORGIA
CITY OF MCDONOUGH

RESOLUTION NO. _____

**A RESOLUTION CALLING FOR A REFERENDUM TO BE SUBMITTED TO
THE ELECTORS OF THE CITY OF MCDONOUGH, THE QUESTION OF WHETHER
THE CITY SHALL BE AUTHORIZED TO PERMIT AND REGULATE THE
PACKAGE SALE OF DISTILLED SPIRITS WITHIN THE CITY AND FOR OTHER
LAWFUL PURPOSES**

WHEREAS, the City of McDonough (“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 of McDonough, Georgia, are the Mayor and Council (“City Council”) thereof;

WHEREAS, the Georgia General Assembly has enacted legislation, codified at O.C.G.A. Section 3-4-41, authorizing counties and cities to issue licenses for the package sale of distilled spirits, if such sales are approved in a referendum by such government’s electors;

WHEREAS, the City Council desires to approve this measure by referendum in conformity with applicable laws;

WHEREAS, the Henry County Board of Elections & Voter Registration, serving as the City election superintendent, shall call and pose the referendum question herein for the November 2026 General Election, in conformity with applicable election laws; and

WHEREAS, this Resolution will benefit the health and general welfare of City residents, the City and general public.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of McDonough, Georgia, as follows:

Section 1. That under and by virtue of the City Charter, Georgia Constitution and applicable laws, the City hereby directs the designated City election superintendent to call this referendum for the November 2026 General election, currently scheduled for November 3, 2026, at which election there shall be submitted to the qualified voters of the City the following question:

“Shall the governing authority of the City of McDonough, Georgia, be authorized to issue licenses for the package sale of distilled spirits within the city limits of the City of McDonough, Georgia?”

[YES]

[NO]

Section 2. That the referendum question be placed on the November 2026 General election ballot.

Section 3. That a notice of the special municipal election be advertised at least once a week for two (2) weeks immediately preceding the date of the election in the City legal organ.

Section 4. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) 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 or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence or phrase of this Resolution.
- (c) In the event that any phrase, clause, 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, clauses, sentences, paragraphs or sections of the Resolution.

Section 5. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 6. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this ____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney