



AGENDA
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
September 03, 2026
6:00 PM

1. Call to Order Mayor Kamali Varner
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of the Agenda
6. Consent Agenda
 - A. Public Works – Parks Department** **William VonDenBosch, Director**
Request for the approval to purchase one 2026 John Deere Z920M ZTrak 2148TC Mower from Ag-Pro at a cost of \$11,873.57. Funding Source: SPLOST VI 327-5.6220.54.1316
 - B. Public Works** **William VonDenBosch, Director**
Request approval for purchase of an E40 R2-Series Bobcat Compact Excavator, at a cost of \$57,599.93, to replace mini excavator that is no longer in service. Funding Source: 327-5.6220.54.1316 SPLOST VI
 - C. Public Works** **William VonDenBosch, Director**
Request for the authorization to purchase a MX Drum Mulcher 28” with a 76” MX Drum Mulcher Hose Kit and change cap 28” & 36” DMX, at a cost of \$15,977.16. Funding Source: 327-5.6220.54.1316 SPLOST VI
 - D. Technology Services** **Brian Linton, Director**
Request for the approval to pay the Drone invoice in the amount of \$20,750.00. Funding Source: 100-5.1535.52.1301
 - E. Administration** **Christy Taylor, City Clerk**
Approval of the August 10, 2026, Special Called City Council Meeting Minutes
 - F. Administration** **Christy Taylor, City Clerk**
Approval of the August 17, 2026, City Council Meeting Minutes
7. Public Comments

8. Proclamations:
- In Remembrance and Celebration of Mrs. Jennifer Maud Johnson, issued August 18, 2026
 - Recognizing the Grand Opening of the Tabernacle of Praise Church International Missions and Outreach Center, issued August 23, 2026
9. **Administration** **Emilia Walker, City Attorney**
Discussion related to Proposed Resolution Imposing a limited Moratorium on M-U (Mixed-Use) Zoning.
10. **Public Works – Stormwater** **William VonDenBosch, Director**
Request for the approval of the North Georgia Concrete, Inc change order for the SPLOST VI Project 43 Wing-Wall Replacement at 715 Industrial Boulevard in the amount of \$105,087.57. The project was originally approved on February 6, 2025, in the amount of \$300,000.00. Due to the delays with the project, there has been an increase in the material cost, and a Soil Nail Wall is needed due to not being able to close the road during repairs. Cost of Soil Nail Wall is \$96,887.00.
Originally approved Funding:
\$300,000.00 SPLOST VI (Project 43) 327 5.4210.54.1443
Additional Change Order Funding:
\$50,000.00 SPLOST VI (Project 43) 327 5.4210.54.1443
\$55,087.57 Capital Outlay 506 5.4970.54.2499
11. **Public Works – Water/Sewer** **William VonDenBosch, Director**
Request for the approval to install speed control devices on Cabriolet Trail, as follows:
Option 1 - Install speed bumps at three locations at an estimated cost of \$1,600.00, to be funded through 100-5.4210.53.1160 operating supplies
Option 2 - Install speed tables at three locations for an estimated cost of \$ 18,000.00, to be funded through 362-5.4210.54.1402 SPLOST V
12. **Finance** **Deborah Upshaw/Dana Strickland**
Request for the approval of the amendment to the FY2025-2026 budget to balance the budget and comply with the law.
13. **Community & Economic Development** **Tarika Peeks, Director**
Text Amendment to O-I (Office Institutional) to accommodate the development of public/private partnership multi-family residential developments.
CC Workshop (08/06/26)
PC Workshop & Public Review (08/11/26)
CC Public Hearing & Vote (08/17/26) - **Postponed**
CC Public Hearing & Vote (09/03/26)

14. **Community & Economic Development** **Tarika Peeks, Director**
Case #260204 **District 1:** Xavier Johnson
Applicant: Bryan Flint for Flintrock, LLC for Griffin St. & Highland Ave. Mixed Use
Address: 175 & 199 Griffin St. & Highland Ave.
Request: Rezoning property to PUD (Planned Unit Development) consisting of Single-Family Residential and Office/Commercial uses.
Zoning: RM-75 (Multi-Family Residential) & M-1 (Light Industrial)
Land Lot(s) 133 of the 7th District **10 +/- total acres**
PC Workshop (03/10/26)
CC Workshop (04/02/26)
PC Public Review (04/14/26) – **Postponed**
PC Public Review (05/12/26) – **Postponed**
PC Public Review (06/09/26) – **Postponed**
PC Public Review (07/14/26)
CC Public Hearing & Vote (04/20/26) – **Postponed**
CC Public Hearing & Vote (05/18/26) - **Postponed**
CC Public Hearing & Vote (06/15/26) - **Postponed**
CC Public Hearing & Vote (07/20/26) – **Postponed**
CC Public Hearing (08/17/26) – **Vote Postponed**
CC Vote (09/03/26)
15. **Community & Economic Development** **Tarika Peeks, Director**
Case #260402 **District 4:** Larry Blue
Applicant: Steve Goodsell on behalf of Marcia Garrison Taylor for Synchrony Terrace
Address: Avalon Pkwy.
Request: Rezoning property to C-3 (Highway Commercial) with conditions.
Zoning: C-2 (Central Commercial)
Land Lot(s) 191 of the 7th District **11.82 +/- total acres**
PC Workshop (5/12/26) – **Postponed to 6/9/26**
PC Workshop (6/9/26)
CC Workshop (6/4/26) – **Postpone to 7/2/26**
CC Workshop (7/2/26)
PC Public Review (6/9/26) – **Postpone to 7/14/26**
PC Public Review (7/14/26)
CC Public Hearing & Vote (06/15/26) – **Postponed to 7/20/26**
CC Public Hearing & Vote (07/20/26) - **Postponed to 8/6/26**
CC Public Hearing & Vote (08/06/26) – **Postponed to 9/3/26**
CC Public Hearing & Vote (09/03/26)

16. **Community & Economic Development** **Tarika Peeks, Director**
Case #260706 **District 2: Jamal Burt**
Applicant: Kathy Thomas for Jonesboro Rd. Commercial Lots
Address: 345 & 365 Jonesboro Rd.
Request: Rezoning to C-3 (Highway Commercial)
Zoning: C-2 (Central Commercial)
Land Lot(s) 126 of the 7th District **2.37 +/- total acres**
PC Workshop (08/11/26)
CC Workshop (09/03/26)
PC Public Review (09/08/26)
CC Public Hearing & Vote (09/21/26)
17. **Community & Economic Development** **Tarika Peeks, Director**
Comprehensive Planning & Zoning Approach
18. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)
19. Project Updates:
District I | Xavier Johnson District III | Scott Reeves At-Large | Darryl Payton
District II | Jamal Burt District IV | Larry Blue At-Large | Vanessa Thomas
20. City Administrator, City Clerk, City Attorney, and Mayor Comments
21. Adjournment

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on November 22, 2025; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

08/25/2026 @ 9:01 a.m.