

CONSENT AGENDA ITEM SUMMARY
September 3, 2026, City Council Workshop
Item Number: 6A



Presented by: William VonDenBosch

Public Works - Parks Department

ITEM SUMMARY:

Request for the approval to purchase one 2026 John Deere Z920M ZTrak 2148TC Mower from Ag-Pro

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$ 11,873.57

FUNDING SOURCE:

SPLOST VI 327-5.6220.54.1316

ATTACHMENTS:

Quote from Ag-Pro

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



JOHN DEERE

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

☐ Vendor: Deere & Company

2000 John Deere Run

Cary, NC 27513-2789 US

FED ID: 36-2382580

UEID: FNSWEDARMK53

☐ Signature on all LOIs and POs with a signature line

☐ Contract name or number, or JD Quote ID

☐ Sold to street address

☐ Ship to street address (no PO box)

☐ Bill to contact name and phone number

☐ Bill to address

☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

☐ Membership number if required by the contract

☐ Also include a current valid tax-exempt certificate (if applicable)

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

For any questions, please contact:

Constance Hall

Ag-Pro

192 Industrial Blvd

McDonough, GA 30253

Work Phone: 678-673-3680

Cell Phone: 678-673-3680

Email: CHall@agproco.com



JOHN DEERE

ALL PURCHASE ORDERS MUST BE MADE OUT TO
(VENDOR):

Deere & Company

2000 John Deere Run

Cary, NC 27513-2789 US

FED ID: 36-2382580

UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING
DEALER:

Constance Hall

Ag-Pro

192 Industrial Blvd McDonough, GA 30253

Prepared For

CITY OF MCDONOUGH

305 RACETRACK RD

MCDONOUGH, GA 302526836

(678) 782-6277

ABUTTS@MCDONOUGHGA.ORG

Prepared By

Constance Hall

Ag-Pro

192 Industrial Blvd

McDonough, GA 30253

678-673-3680

CHall@agproco.com

Quote Id 2530770

Creation Date 17-Aug-2026

Expiration Date 16-Sep-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
New 2026 John Deere Z920M ZTrak 2148TC	\$15,222.53	\$11,873.57	1	\$11,873.57
Contract: GA Tractors/Mowers 99999-001-SPD0000177-0026 (PG 2M CG 22)				
Equipment Total				\$11,873.57
Quote Summary				
Total Selling Price				\$11,873.57
Sub-total				\$11,873.57
Balance Due				\$11,873.57

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment

Quote #	2530770
Customer	CITY OF MCDONOUGH

New 2026 John Deere Z920M ZTrak 2148TC

QTY In Group : 1

Equipment Notes

Suggested List

Hours

○

\$15,222.53

Serial Number

1TC920MVJTT150414

Selling Price

Stock Number

19016380

\$11,873.57

Contract

GA Tractors/Mowers 99999-001-SPD0000177-0026 (PG 2M
CQ 22)

Discount Amount

(\$3,348.96)

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
2148TC	Z920M ZTrak	1	\$13,699.00	22.0%	(\$3,013.78)	\$10,685.22

Base / Options

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
001A	United States /Canada	1	\$0.00	22.0%	\$0.00	\$0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$595.00	22.0%	(\$130.90)	\$464.10
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1	\$0.00	22.0%	\$0.00	\$0.00
1502	54 In. Side Discharge Mower Deck	1	\$0.00	22.0%	\$0.00	\$0.00
Total Base / Options			\$14,294.00		(\$3,144.68)	\$11,149.32

Dealer Attachments

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
BT010828	TIRE AND WHEEL ASSEMBLY	1	\$928.53	22.0%	(\$204.28)	\$724.25
Total Dealer Attachments			\$928.53		(\$204.28)	\$724.25
Selling Price Subtotal						\$11,873.57



JOHN DEERE

Total Selling Price

\$11,873.57

CONSENT AGENDA ITEM SUMMARY
September 3, 2026, City Council Workshop
Item Number: 6B



Presented by: William VonDenBosch

Public Works Department

ITEM SUMMARY:

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.

SPECIAL CONSIDERATIONS OR CONCERNS:

Equipment will be utilized by various departments

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$57,599.93

FUNDING SOURCE:

327-5.6220.54.1316 SPLOST VI

ATTACHMENTS:

Sourcewell Governmental Pricing

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☒ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



Product Quotation

Quotation Number: SA1961977

Quote Sent Date: Aug 11, 2026

Expiration Date: Sep 10, 2026

Your Bobcat Contact

Sidney Amerman

Phone:

Email: sidney.amerman@doosan.com

Your Customer Contact

V

321 5622054.1316

Deliver to

CITY OF MCDONOUGH

305 RACETRACK RD

MCDONOUGH, GA, 30252-6836

Bobcat Dealer

Bobcat of Atlanta, Riverdale, GA

6440 HIGHWAY 85

RIVERDALE, GA, 30274

Kendall Cain

Bill to

CITY OF MCDONOUGH

305 RACETRACK RD

MCDONOUGH, GA, 30252-6836

Item Name	Item Number	Quantity	Price Each	Total
E40 R2-Series Bobcat Compact Excavator	M3415	1	46,836.35	46,836.35
Standard Equipment:				
40.4 HP				
Turbocharged, Bobcat 1.8L, Tier 4 Diesel Engine, Non-DPF				
Auto Idle				
Auto-Shift, Two-Speed Travel				
Auxiliary Hydraulics with Selectable Flow				
W/ Arm Mounted Flush Face Quick Couplers				
Canopy				
Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat				
Roll Over Protective Structure (ROPS) - Meets Requirements of ISO 12117-2: 2008				
Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000				
Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262:1998				
Control Console Locks				
Control Pattern Selector Valve (ISO/STD)				
Standard Instrument Panel				
Dozer Blade with Float				
Engine/Hydraulic Monitor with Shutdown				
Fingertip Auxiliary Hydraulic Control				
Cab Plus Package	M3415-P11-C07	1	5,946.25	5,946.25
Cab Plus Package: Enclosed Cab with HVAC, Deluxe Instrument Panel with Keyless Start, Cloth Suspension Seat, Travel Motion Alarm, Radio,				
Hydraulic Clamp - X-Change - Long Arm -	M3415-R08-C15	1	3,247.49	3,247.49
Class III w/ Diverter Valve				
16" MX3 XCHG TEETH	7324830	1	1,087.56	1,087.56
Case Drain Kit	7429624	1	482.28	482.28
Total for E40 R2-Series Bobcat Compact Excavator				57,599.93
Quote Subtotal				57,599.93
Dealer PDI				200.00
Freight Charges				1,650.00
Destination Charges				109.00

Dealer Assembly Charges	240.00
Quote Total - USD	59,798.93

Comment: ORDERING & INVOICING INSTRUCTIONS

*Prices per Sourcewell Contract #020223-CEC.

Please ensure the Purchase Order (PO) references this contract number and your Sourcewell Member Number: _____

1. Select Your Ordering Pathway

As allowed by contract terms, you may issue your order to either the Contract Holder (OEM) or an Authorized Dealer. Please check the applicable box below to indicate who will invoice this order:

☐ Option A: Bobcat (OEM)

Issue PO To: Doosan Bobcat North America, Inc. dba Bobcat Company
(Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078)
Tax ID: 38-0425350

Payment Terms: Net 60 days. Credit cards accepted.

Remittance Address: Doosan Bobcat North America, Inc., P.O. Box 74007382, Chicago, IL 60674-7382

☐ Option B: Authorized Bobcat Dealer

Issue PO To: _____ (Insert Dealer Name)

Terms & Remittance: Please coordinate directly with your dealer for their specific remittance address and payment terms.

2. Submission Requirements

A copy of all orders must be emailed to Heather.Messmer@Doosan.com. To avoid processing delays, your order packet must include:

Tax Status: If tax-exempt, you must attach a valid Tax Exempt Certificate.

Billing Details: Explicit Bill-To address, plus an Accounts Payable contact name and email address.

Customer Acceptance:	
Quotation Number: SA1961977	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____
Date: _____	Email: _____
Addresses	
Delivery Address: _____	
Billing Address (if different from ship to): _____	
Tax Exempt: ☐ / ☐ / ☐ / ☐	
Exempt in the State of: _____	
Tax Exempt ID: _____	
Federal: _____	
State: _____	

CONSENT AGENDA ITEM SUMMARY
September 03, 2026, City Council Workshop
Item Number: 6C



Presented by: William VonDenBosch

Public Works

ITEM SUMMARY:

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.

SPECIAL CONSIDERATIONS OR CONCERNS:

Various departments in public works will utilize this equipment to maintain sidewalks, walking paths and right-of-ways

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$ 15,977.16

FUNDING SOURCE:

327 5.6220.54.1316 SPLOST VI

ATTACHMENTS:

Sourcewell Governmental Pricing

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X Finance

**Product Quotation**

Quotation Number: SA1961961

Quote Sent Date: Aug 11, 2026

Expiration Date: Sep 10, 2026

Your Bobcat Contact

Sidney Amerman

Phone:

Email: sidney.amerman@doosan.com**Your Customer Contact****Deliver to****CITY OF MCDONOUGH**

305 RACETRACK RD

MCDONOUGH, GA, 30252-6836

Bobcat Dealer**Bobcat of Atlanta, Riverdale, GA**

6440 HIGHWAY 85

RIVERDALE, GA, 30274

Kendall Cain

Bill to**CITY OF MCDONOUGH**

305 RACETRACK RD

MCDONOUGH, GA, 30252-6836

Item Name	Item Number	Quantity	Price Each	Total
MX Drum Mulcher 28"	7486182	1	13,938.40	13,938.40
76" MX Drum Mulcher Hose Kit	46884603	1	540.36	540.36
XChange Cap 28" & 36" DMX	7498943	1	942.40	942.40
Total for MX Drum Mulcher 28"				15,421.16

V:

327 5.6220.54.1316

Quote Subtotal	15,421.16
Dealer PDI	50.00
Freight Charges	0.00
Destination Charges	426.00
Dealer Assembly Charges	80.00
Quote Total - USD	15,977.16

Comments: ORDERING & INVOICING INSTRUCTIONS

*Prices per Sourcewell Contract #020223-CEC.

Please ensure the Purchase Order (PO) references this contract number and your Sourcewell Member Number: _____

1. Select Your Ordering Pathway

As allowed by contract terms, you may issue your order to either the Contract Holder (OEM) or an Authorized Dealer. Please check the applicable box below to indicate who will invoice this order:

☐ Option A: Bobcat (OEM)Issue PO To: Doosan Bobcat North America, Inc. dba Bobcat Company
(Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078)

Tax ID: 38-0425350

Payment Terms: Net 60 days. Credit cards accepted.

Remittance Address: Doosan Bobcat North America, Inc., P.O. Box 74007382, Chicago, IL 60674-7382

☐ Option B: Authorized Bobcat Dealer

Issue PO To:

(Insert Dealer Name)

Terms & Remittance: Please coordinate directly with your dealer for their specific remittance address and payment terms.

2. Submission Requirements

A copy of all orders must be emailed to Heather.Messmer@Doosan.com. To avoid processing delays, your order packet must include:

Tax Status: If tax-exempt, you must attach a valid Tax Exempt Certificate.

Billing Details: Explicit Bill-To address, plus an Accounts Payable contact name and email address.

Customer Acceptance:	
Quotation Number: SA1961961	Purchase Order: _____
Authorized Signature: _____	
Print: _____	Sign: _____
Date: _____	Email: _____
Addresses	
Delivery Address: _____	
Billing Address (if different from ship to): _____	
Tax Exempt: ☐ / ☐ / N ☐	
Exempt in the State of: _____	
Tax Exempt ID: _____	
Federal: _____	
State: _____	
Expiration Date: _____	

CONSENT AGENDA ITEM SUMMARY
September 03.2026 City Council Workshop
Item Number: 6D



Presented by: Brian Linton

Technology Services

ITEM SUMMARY:

Request for the approval to pay the Drone invoice in the amount of \$20,750.00

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a three-month renewal of the Police Drone system.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

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

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

1 STATE OF GEORGIA
2 CITY OF MCDONOUGH

3
4 **RESOLUTION NO. _____**
5

6 **A RESOLUTION IMPLEMENTING A LIMITED MORATORIUM ON THE**
7 **ACCEPTANCE AND/OR PROCESSING OF APPLICATIONS FOR "FOR RENT" MU**
8 **MIXED-USE DISTRICT DEVELOPMENTS WITHIN THE CITY OF MCDONOUGH**
9 **AND FOR OTHER LAWFUL PURPOSES**

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

12
13 **WHEREAS**, the duly elected governing authority of the City of McDonough, Georgia, are
14 the Mayor and Council ("City Council") thereof;

15
16 **WHEREAS**, the City Council is vested with the power under Article XI, Sec. 2, Par. 4 of the
17 Georgia constitution to adopt and implement zoning regulations for the City;

18
19 **WHEREAS**, the City has experienced a proliferation of mixed-use developments within the
20 past decade, resulting in increased traffic and heightened infrastructure and density demands;

21
22 **WHEREAS**, the City has recognized certain needs pertaining to infrastructure, density and
23 traffic that necessitate prompt review of the City's ordinances and regulations pertaining to "For rent"
24 MU mixed-use district developments;

25
26 **WHEREAS**, the courts have recognized Georgia local governments' inherent ability to impose
27 moratoria when acting on behalf of the public welfare;

28
29 **WHEREAS**, the City Council finds that in order to protect public welfare, it is appropriate and
30 necessary for the City to evaluate and consider zoning ordinance amendments relating to "For rent"
31 MU mixed-use district developments; and

32
33 **WHEREAS**, this Resolution is enacted to safeguard and promote the health, safety, and
34 public welfare of the City.

35
36 **NOW, THEREFORE, BE IT RESOLVED**, by the governing authority of the City of
37 McDonough, Georgia, as follows:

38
39 **Section 1. Findings.**

40 In order to adequately study, evaluate and review relevant issues and/or recommended
41 ordinance amendments pertaining to "For rent" MU mixed-use district development, and in
42 addition to any other findings and/or facts stated herein, the City Council further finds:

- 43 1. It is necessary that the City have opportunity to consider recommendations for zoning
44 ordinance amendments, thus justifying a limited cessation of approvals and acceptances of
45 pertaining to "For rent" MU mixed-use district land use developments, as set forth herein;
46

- 47 2. Substantial detriment and irreparable harm may result if further commitments are made for
48 approval of new "For rent" MU mixed-use district developments in the City;
49
50 3. It is necessary and in the public's interest to delay, for a reasonable and finite period of
51 time, the acceptance or processing of any applications for "For rent" MU mixed-use district
52 development projects pending the possible amendment of the City's zoning ordinance;
53
54 4. The concept of public welfare is broad and inclusive, the values it represents are spiritual
55 as well as physical, aesthetic and monetary; and that it is within the City's power "to
56 determine that a community should be beautiful as well as healthy, spacious as well as
57 clean, well balanced as well as carefully patrolled;" Berman v. Parker, 348 U.S. 26 (1954);
58 Kelo v. City of New London, 545 U.S. 469 (2005); and
59
60 5. Public welfare includes the valid public objectives of aesthetics, conservation of the value
61 of existing lands and buildings within the City, preserving neighborhood characteristics,
62 enhancing and protecting the economic well-being of the community, facilitating adequate
63 provision of public services, and preservation City resources;
64

65 **Section 2. Moratorium.**

66

- 67 a. **Imposition.** There is hereby imposed a moratorium and temporary suspension on the City's
68 acceptance and/or processing of:
69
70 1. Applications for the rezoning of property within the City to "For rent" MU mixed-use
71 district" and/or
72
73 2. Land use and development permit applications for "For rent" MU mixed-use district
74 developments.
75
76 b. **Duration.** Unless otherwise amended by the City Council, the duration of this moratorium
77 shall be until November 17, 2026, to afford the City adequate time to study, evaluate,
78 and/or adopt, if deemed appropriate, amendment(s) to the City's ordinances pertaining to
79 the "For rent" MU mixed-use district;
80
81 c. **Exemptions.** This moratorium shall have no effect upon:
82
83 1. Property zoned "'For rent" MU mixed-use district" as of the time of the adoption of
84 this Resolution;" or
85
86 2. Applications pending with the City as of the time of adoption of this Resolution for the
87 rezoning of property to "For rent" MU mixed-use district.
88
89 3. This Resolution shall not restrict considerations of applications and/or permits for
90 remodeling, repair and/or improvements to "For rent" MU mixed-use district
91 developments in existence as of the time of adoption of this Resolution.
92
93 d. **Vesting.** Pursuant to Georgia law, a property owner, prior to the adoption of this
94 Resolution, may have acquired vested rights in approval of a project, which includes the
95 rezoning of property to "For rent" MU mixed-use district In that event, such an owner shall
96 have to right to submit a written request, which shall include verified supporting data,
97 documents, and fact, requesting review by the City Council at a scheduled meeting of facts
98 or circumstances which the owner feels substantiates a claim for vesting and the grant of
an exception to this Resolution.

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

- (a) All sections, paragraphs, and sentences of this Resolution are or were upon 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 the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. This Resolution shall become effective immediately upon its adoption, unless required otherwise by the City Charter, state and/or federal law. As of the time of adoption, any subsequent action taken by any City employee, representative or agent which is contrary to this Resolution will be deemed in error, null and void and of no effect whatsoever.

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 C. Walker, City Attorney

AGENDA ITEM SUMMARY
September 03, 2026, City Council Workshop
Item Number: 10



Presented by: William VonDenBosch

Public Works - Stormwater

ITEM SUMMARY:

Request for the approval 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.

SPECIAL CONSIDERATIONS OR CONCERNS:

The wing wall attached to box culvert under Industrial Boulevard has collapsed and has created an erosion problem. The 16" water main must be relocated to make the necessary repairs

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

- *North Georgia Concrete Inc. original Bid \$ 223,360.89 increased to \$261,246.87 (Difference of \$ 37,885.98 due to material inflation)
- *Soil Nail Wall added due to not being able to close road during repairs \$ 96,887.00
- *Henry County Water Authority \$46,953.70

Total project cost with change order \$ 405,087.57

FUNDING SOURCE:

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

ATTACHMENTS:

- Original Bid
- Change Order Quote
- Soil Nail Wall

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

SUMMARY OF QUANTITIES

SUMMARY OF QUANTITIES - ROADWAY

GRADING COMPLETE	
TOTAL	\$1
TRAFFIC CONTROL	
TOTAL	\$1
TEMPORARY BARRIER	
TOTAL	180 LF

SUMMARY OF QUANTITIES - CULVERT NO. 1

TOTAL	42 CY
FOUND BK FILL MATL., TYPE 11	
TOTAL	44 CY
CLASS AA CONCRETE	
TOTAL	5710 LB
BAR REINF STEEL	
EPOXY PRESSURE INJECTION OF CONCRETE CRACKS	
TOTAL	10 LF
SHORING	
TOTAL	LS
STONE DUMPED RIP RAP, TP 1, 24 IN	
TOTAL	42 SY
PLASTIC FILTER FABRIC	
TOTAL	42 SY
REM CONC CLVT WINGWALL	
TOTAL	EA

NOT IN BID ITEMS

[illegible]

CITY OF McDONOUGH, HENRY CO., GEORGIA

CULVERT WINGWALL REPLACEMENT - 715 INDUSTRIAL BLVD.

Construction to consist of Traffic Control, removal of failed wingwall, shoring up of worksite, placement of filter fabric and foundation material, forming of new wingwall and steel installation and pouring of Class AA Concrete and epoxy seal of existing cracks and installation of rip rap for scour protection.

Proposal Line No.	Item ID Description	Approximate Quantity & Units	Unit Price Dollars & Cents	Bid Amount Dollars & Cents
5	150-1000 Traffic Control	Lump Sum	\$ 27,273.19	\$ 27,273.19
10	207-0203 Found. Bkfill Matl, TYPE II	42 CY	\$ 137.69	\$ 5,782.98
15	210-0100 Grading Complete	Lump Sum	\$ 34,080.69	\$ 34,080.69
20	500-3002 Class AA Concrete	44 cy	\$ 1,421.23	\$ 62,534.12
25	511-1000 Bar Reinf. Steel	5710 lbs	\$ 1.23	\$ 7,023.30
30	522-1000 Shoring	Lump Sum	\$ 75,433.89	\$ 75,433.89
35	528-0501 Epoxy Pressure Injection of Concrete Cracks	10 LF	\$ 282.81	\$ 2,828.10

40	603-2024 Stone Dumped Rip Rap, TP 1, 24IN	42 SY	\$	200.11	\$	8,404.62
----	---	-------	----	--------	----	----------

TOTAL BID EST.

\$ 223,360.89



NORTH GEORGIA CONCRETE INC.
85 Chestatee Industrial Park Dr. Dahlonega, GA 30533
Phone: (706) 867-1774 Fax (706) 867-1608

Proposal For:

Concrete Box Culvert Wingwall Repair - Soil Nail Wall
City of McDonough
715 Industrial Boulevard McDonough, GA

August 20, 2026

LINE NO.	WORK ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<u>Installation of "Support of Excavation" using Soil Nails with Reinforced Shotcrete Facing using the "Top-Down" method. Approximately 800 SQ FT of Soil Nail Wall will be required.</u>					
1	Soil Nail Wall - Support of Excavation (SOE)	SF	800	\$220.30	\$176,238
2	522-1000 - Shoring (Credit Amount)	LS	1	-\$79,350.55	-\$79,351
Includes Design of a Soil Nail Wall Submittal/Construction Documents sealed by a Georgia registered P.E.					
ADDITION TO CONTRACT					\$96,887

CONDITIONS OF PROPOSAL

BOND IS EXCLUDED FROM THIS PROPOSAL, IF REQUIRED INCREASE PROPOSAL BY 1.75% OF TOTAL CONTRACT AMOUNT.

DRILLING, BLASTING, BREAKING AND EXCAVATION OF ROCK ARE EXCLUDED.

PROPOSAL BASED ON WORK BEING COMPLETED IN 2026 WITHIN ONE MOBILIZATION

ANY ADDITIONAL PERMITTING OUTSIDE OF ORIGINAL SCOPE OF WORK IS EXCLUDED

PROPOSAL IS BASED ON UTILITY CONFLICTS BEING REMOVED BY OTHERS.

UTILITY LOCATES AND RELOCATION IS EXCLUDED

TESTING FOR THE QUOTED SCOPE OF WORK IS EXCLUDED.

PRICING BASED ON ONE MOBILIZATION

THIS PROPOSAL IS BASED ON A MAXIMUM WORK WEEK OF 50 DAYTIME HOURS. (MONDAY THROUGH FRIDAY) ADDITIONAL CHARGES WILL BE APPLIED TO ANY WORK PERFORMED AT NIGHT OR DURING THE WEEKEND.

THIS PROPOSAL IS VALID FOR 30 THIRTY DAYS FROM THE DATE OF PROPOSAL. DUE TO THE VOLATILITY OF THE MARKET MATERIAL INCREASES MAY BE REQUIRED AFTER THIRTY DAYS.

If you have any questions regarding this proposal please contact me at your convenience. Thank you for the opportunity to quote this portion of the work.

Sincerely,

Cole Hays

CELL: 404-640-0470

CHARP@NORTHGEORGIACONCRETE.COM

AGENDA ITEM SUMMARY
September 03, 2026, City Council Workshop
Item Number: 11



Presented by: William VonDenBosch

Public Works - Water/Sewer Department

ITEM SUMMARY:

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

Option 2 - Install speed tables at three locations for an estimated cost of \$ 18,000.00

SPECIAL CONSIDERATIONS OR CONCERNS:

Speed study supports the need for speed control.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FUNDING SOURCE:

Speed bumps option: 100-5.4210.53.1160 operating supplies

Speed Table option: 362-5.4210.54.1402 SPLOST V

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X Finance

edLife Urgent
Primary Care...

Henry Pediatrics

Tudor Dr

Regal Dr

Monarch Dr

Bugle Way

Cabriolet Trail

42

Cabriolet Trail

Cabriolet Ct

Amity Ct

ist Church

gh

CAFAD (Centro de
adoracion Familiar)

Atlanta St

Caroline Ct

Caroline Ct

Auto Medics of
McDonough

Spring Cte

Azalea Ave

Speed Enforcement Evaluator

Location

Cabriolet Trail

Total Percentage of Enforceable Violations

Closest Cross Street

Cabriolet Court

Posted Speed Limit 20 MPH
Enforcement Tolerance 10 MPH
Enforcement Limit Greater than 30 MPH

Analysis Dates

Start: 3/9/2026

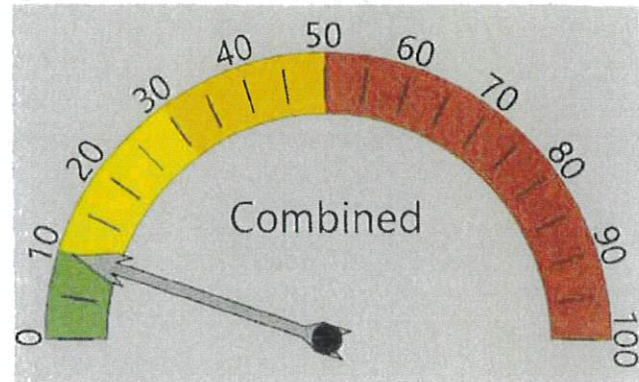
End: 3/16/2026

Equipment Used

Black Cat II Radar Recorder

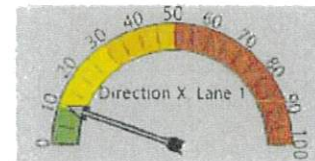
Installed By

Capt Jewell



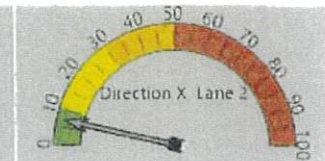
Percent Speeding: 10%

Rating: Medium Low



Percent Speeding: 11%

Rating: Medium Low



Percent Speeding: 7%

Rating: Low

SPEED DATA ANALYSIS

Location



Cabriolet Trail
Cabriolet Court
Latitude: 0.000000
Longitude: 0.000000

Analysis Time Period



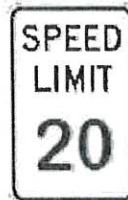
Start	End
3/9/2026 10:07 AM	3/16/2026 10:57 AM

Vehicles Analyzed



191

Speed Limit



20

Total Enforceable Violations



20

Average Speed



23

% Enforceable Violations



10%

Fastest Speed



46

Enforcement Rating

MEDIUM

Slowest Speed



7

Default Report Title
Use Preferences to Define Titles

Site Code:
Station ID: 1
Location 1: Cabriolet Trail
Location 2: Cabriolet Court
Location 3:
Location 4:

Comment 1:
Comment 2:
Comment 3:
Comment 4:
Latitude: 0.000000
Longitude: 0.000000

Combined Lanes 3/9/2026 to 3/16/2026

Pace Speed - MPH

Classes Excluded From Pace: None

Speed	Number	Percent
21 - 30	119	62.3%

Percentile Speeds

Percentile	5th	10th	15th	20th	25th	30th	35th	40th	45th	50th	55th	60th	65th	70th	75th	80th	85th	90
Speed - MPH	8	14.2	16.1	17.9	19.2	20.4	21	22.3	22.9	23.5	24.8	25.4	26	26.6	27.2	27.9	29.1	30

Vehicles Travelling Greater Than 50.0 MPH

Total Volume 191

Total Greater Than 50.0 0

Percent Greater Than 50.0 0.0%

Mean, Median, and Mode Averages

Mean: 23.1

Median (50th %): 23.5

Mode: 25.5

Classification Statistics

	Class 1	Class 2
191	0	0
100.0%	0.0%	0.0%

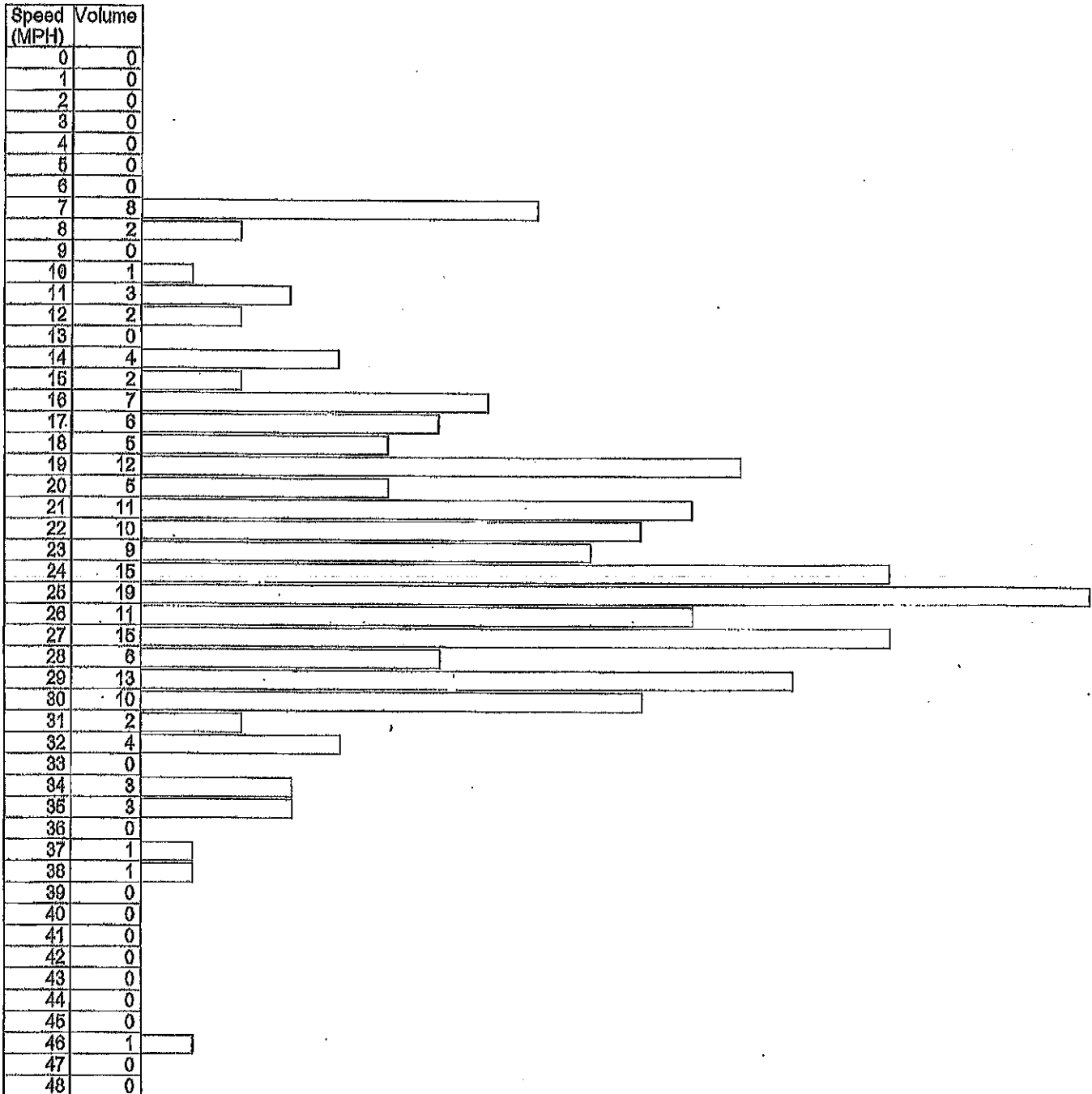
Default Report Title
Use Preferences to Define Titles

Site Code:
Station ID: 1
Location 1: Cabriole Trail
Location 2: Cabriole Court
Location 3:
Location 4:

Comment 1:
Comment 2:
Comment 3:
Comment 4:
Latitude: 0.000000
Longitude: 0.000000

Volume Sorted by Speed for 3/9/2026 to 3/16/2026

Combined



Default Report Title
Use Preferences to Define Titles

Site Code:
Station ID: 1
Location 1: Cabriole Trail
Location 2: Cabriole Court
Location 3:
Location 4:

Comment 1:
Comment 2:
Comment 3:
Comment 4:
Latitude: 0.000000
Longitude: 0.000000

Volume Sorted by Speed for 3/9/2026 to 3/16/2026

Direction X, Lane 1

Speed (MPH)	Volume
0	0
1	0
2	0
3	0
4	0
5	0
6	0
7	6
8	2
9	0
10	1
11	1
12	1
13	0
14	4
15	2
16	6
17	4
18	5
19	7
20	4
21	10
22	8
23	6
24	15
25	18
26	10
27	13
28	6
29	12
30	8
31	2
32	4
33	0
34	3
35	3
36	0
37	0
38	1
39	0
40	0
41	0
42	0
43	0
44	0
45	0
46	1
47	0
48	0

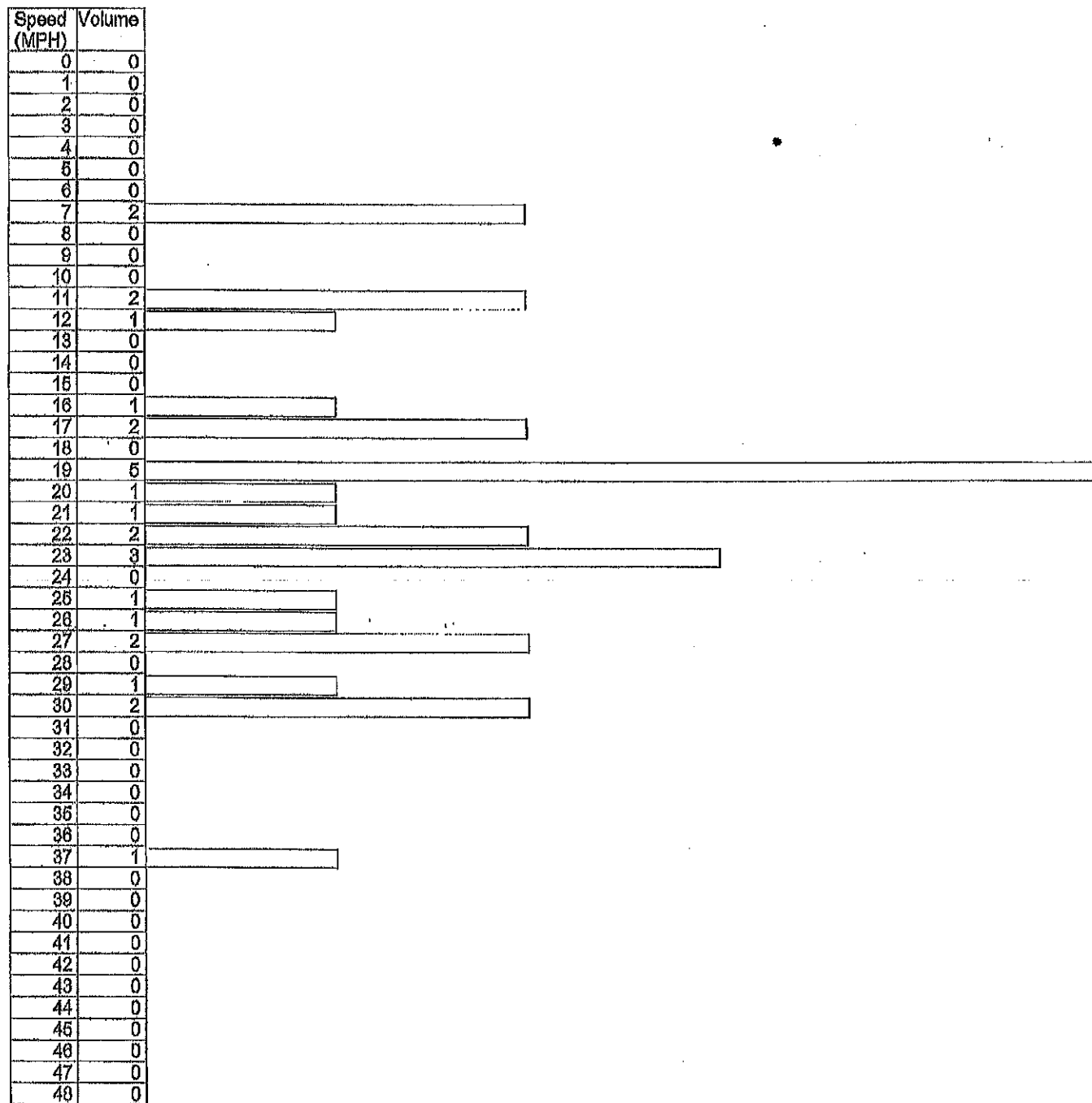
Default Report Title
Use Preferences to Define Titles

Site Code:
Station ID: 1
Location 1: Gabriola Trail
Location 2: Gabriola Court
Location 3:
Location 4:

Comment 1:
Comment 2:
Comment 3:
Comment 4:
Latitude: 0.000000
Longitude: 0.000000

Volume Sorted by Speed for 3/9/2026 to 3/16/2026

Direction X, Lane 2





AGENDA ITEM SUMMARY
September 03, 2026, City Council Meeting
Item Number: 12

Presented by: Deborah Upshaw/Dana Strickland

Finance Department

ITEM SUMMARY:

Request for the approval of the amendment to the FY2025-2026 budget to balance the budget and comply with the law.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

None.

FUNDING SOURCE:

ATTACHMENTS:

Resolution
PP Presentation detailing funding to balance the budget.

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

☒ No

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 26-09-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH, GEORGIA, AMENDING THE FISCAL YEAR 2025-2026 BUDGET; ADJUSTING, RECLASSIFYING, AND CORRECTING CERTAIN REVENUES AND EXPENDITURES, BY FUND, AS REFLECTED IN THE SCHEDULE OF BUDGET AMENDMENTS:

WHEREAS, The Mayor and Council of the City of McDonough approved transactions and budget adjustments that effect the Annual Budget Document of the City for fiscal year 2025-2026;

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

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

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

NOW, THEREFORE BE IT RESOLVED, as follows:

Section 1. The City of McDonough Budget for the Fiscal Year ending June 30, 2026, is hereby amended to reflect the fund-level adjustments, reclassifications, and corrections as specifically set out in the attached Exhibit "A."

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

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

SO RESOLVED this 3rd day of September 2026

CITY OF MCDONOUGH, GEORGIA

Kamali Varner, Mayor

Attest: _____
Christy L. Taylor, City Clerk

Emilia Walker-Ashby, City Attorney



AGENDA ITEM SUMMARY

September 3, 2026

Item Number: 13

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

ITEM SUMMARY:

A text amendment for Title 17.56: O-I (Office Institutional) to allow for public/private partnerships for multi-family uses.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 8/11/2026 Municipal Planning Commission Workshop
- 8/06/262026 City Council Workshop
- 8/11/262026 Municipal Planning Commission Public Review
- 8/17/2026 City Council Public Hearing & Vote – Postponed
- 9/03/2026 City Council Public Hearing & Vote

RECOMMENDATION:

PLANNING COMMISSION:

Fredrina McLaughlin made motion to recommend approval of the text amendment, Mark Thomas second.

- **VOTE**: 5-0 (Motion)

STAFF: Approval.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #TBD

OTHER DEPARTMENTAL REVIEW NEEDED: NO

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CITY CODE OF
ORDINANCES REGULATING PUBLIC/PRIVATE MULTIFAMILY USES 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 are the Mayor and Council (“City Council”) thereof;

WHEREAS, the City is authorized pursuant to Section 2.17(b) of the City Charter to adopt ordinances, resolutions, rules and regulations deemed necessary, expedient, or helpful for the good order, welfare, prosperity and well-being of the City;

WHEREAS, the City Council desires through this Ordinance to update zoning regulations within the City in protection of City residents, visitors, employees and businesses; and

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

THE COUNCIL OF THE CITY OF MCDONOUGH HEREBY ORDAINS, as follows:

Section 1. Title 17, Zoning, Section 17.08.010, Interpretation of certain words and terms, of the City of McDonough Code of Ordinances, is hereby amended to add a new subsection (Q), which shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.08 - DEFINITIONS

Section 17.08.010 - Interpretation of certain words and terms.

...

Q. “Public/Private Multifamily” means apartments or multifamily dwellings located on city or county-owned property, that may be age-restricted housing, and which has a minimum of five (5) acres and a maximum of ten (10) acres which serves as affordable housing, as regulated by the State of Georgia Department of Community Affairs (“DCA”) and the city. Public/Private Multifamily is a distinct specialized housing use under this title and shall not include nor permit: 1) government-owned and managed rental housing or 2) “public housing” as defined by the U.S. Department of Housing and Urban Development. Public/Private Multifamily shall not be subject to Section 17.100.080 governing age-restricted housing.

1. *Approval.* An application for Public/Private Multifamily shall be approved by the director upon the director’s administrative determination that the public/private multifamily project:

- a. complies with city codes and city regulations;
 - b. meets DCA regulations and DCA qualified allocation plans, expressly including the DCA Architectural manual, so long as such DCA regulations, plans and manual do not conflict with city codes and regulations; and
 - c. meets and/or exceeds the following additional minimum standards:
 - i. has no more than four (4) buildings, no one being more than four (4) stories in height;
 - ii. has a density of no more than twenty-six (26) units per acre;
 - iii. has a site plan which reflects parking, amenities and other design elements, which identifies all variances from underlying district standards or development standards as set forth in the authorizing ordinance.
2. After submitting an application for Public/Private Multifamily to the director for consideration, the applicant shall present details on the project during the city's next scheduled city council meeting. The director shall forward a copy of the application to the city council upon receipt. An application that is not submitted to the director at least ten days in advance of a city council meeting shall be instead presented by the applicant at the city council meeting that immediately follows the city's next scheduled council meeting.

Section 2. Title 17, Zoning, Section 17.56.010, District intent, of the City of McDonough Code of Ordinances, is hereby amended to read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.56 - OI - OFFICE/INSTITUTIONAL DISTRICT

Section 17.56.010 – District intent.

The OI office/institutional district is intended to encourage and provide suitable areas for business and professional offices, hospitals, medical and dental clinics and certain related activities, public, nonprofit or civic uses and institutional uses including affordable housing, with a minimum of interference from traffic and conflicting uses.

Section 3. Title 17, Zoning, 17.90.040 – Use classification, of the City of McDonough Code of Ordinances, is hereby amended to add a new use, titled “Public /Private Multifamily”, at the end of said use table, which added use shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.90 - USE CLASSIFICATION

...

Section 17.90.040 – Use table.

USE	ZONING DISTRICT															Supplemental Standards
	RA	R-200	R-100	R-85	R-75	R-60	RT D	RM-75	OI	C-1	C-2	C-3	M U	M-1	M-2	
SPECIALIZED HOUSING FACILITIES																

...																	
Public /Private Multifamily									P		P						

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

- (a) All sections, paragraphs, sentences and phrases of this Ordinance 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 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance 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 Ordinance.

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

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

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

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVED AS TO FORM:

Emilia Walker-Ashby, City Attorney



AGENDA ITEM SUMMARY

September 3, 2026

Item Number: 14

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 – **Postponed**
- 08/17/2026 City Council Public Hearing & Vote – **Postponed**
- **09/03/2026 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

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

ATTACHMENTS:

- ORD #26-09-03001(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

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

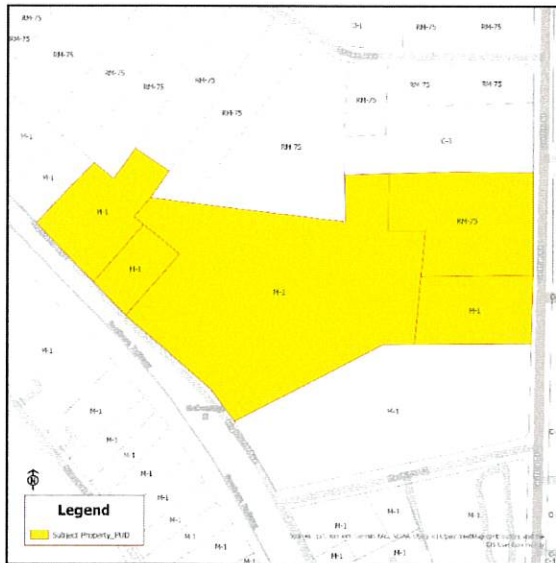
The subject property, addressed 175 and 199 Griffin Street, consists of approximately 10.9-acres. The applicant is requesting to rezone the property from RM-75 (Multi-family Residential District) and M-1 (Light Industrial District) to PUD (Planned Unit Development).

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.

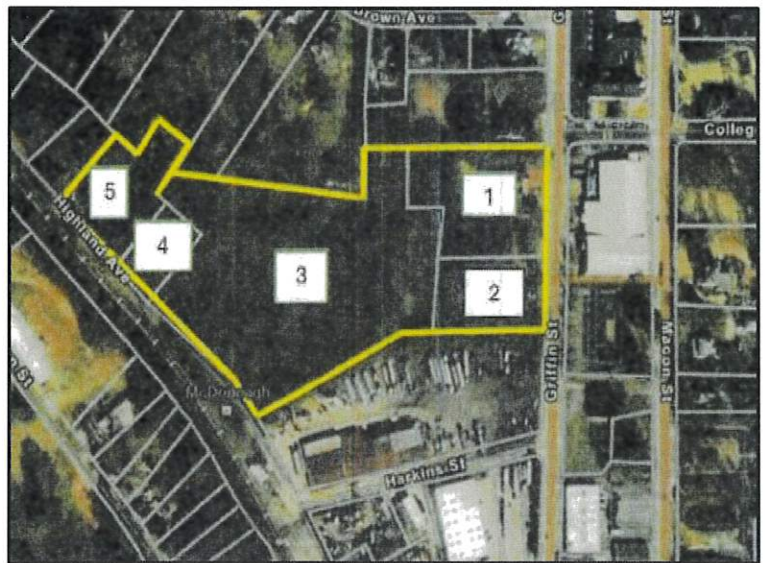
The applicant has submitted an overall master plan encompassing all five tracts; the concept plan shows 47-lots, two amenity areas (pocket park & community park), two stormwater facilities, a water quality facility, a mail kiosk area, as well as approximately 37% open space provided. Architectural building 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 additional traffic. The intersection of Highland Avenue may require improvements or limitations as to access or exiting 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 WITH CONDITIONS

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.

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.

Staff believe the applicant has provided sufficient information to satisfy the requirements of the PUD zoning district. For these reasons, staff recommends approval with condition.

Should the Mayor and Council decide to approve the development plan, staff recommend the conditions listed below. These recommended conditions shall prevail unless otherwise stipulated by the Mayor and City Council:

A. To restrict the use of the subject property as follows:

1. Single-family residential lots at a density of 4.68 units per acre or maximum 47 lots

B. To abide by the following:

The property shall be developed in conformity with the Development Plan prepared by Planners & Engineers Collaborative stamped received June 12, 2026, and attached as Exhibit B. The Development Plan shall become the zoning control document for features and development standards depicted on the plan. The site shall be developed significantly similar to the site plan, conditions, and building renderings. Any deviation from the development plan shall be approved by the Director of Community and Economic Development.

C. To the following site development standards:

1. Building setbacks:

- | | |
|-----------------|----------|
| a. Front: | 15 feet |
| b. Side: | 10 feet |
| c. Side (major) | 7.5 feet |
| d. Rear: | 10 feet |

2. Building Separation:

- a. The minimum distance between buildings shall be twenty (20) feet.

3. Open space:

- a. The development shall maintain 37% open space or 3.26 acres.

4. Landscape Buffers:

- a. The development shall provide and maintain landscape buffers along the northern and southern property lines as depicted on the approved site plan. Along the southern property line adjacent to the M-1 (Light Industrial) zoned property, a ten (10)-foot landscape buffer and a twenty-five (25)-foot buffer shall be provided. Along the northern property line extending perpendicular to Griffin Street, a ten (10)-foot landscape buffer and a twenty-five (25)-foot buffer shall be provided. Along the western portion of the northern property line, a twenty-five (25)-foot buffer shall be provided.

5. Architectural Design:

- a. Exterior front facades of the homes shall be constructed with a combination of two or more of the following materials: brick or stone, cementitious shakes, or wood shakes. A minimum of twenty-five (25) percent brick or stone is required. Vinyl can be utilized in eaves and soffit areas only.
- b. Front façades shall incorporate at least two (2) of the features listed below.
 - i. Shutters. The dimensions are half ($\frac{1}{2}$) the width of the window by the length of the window without trim. Absolutely no plastic or vinyl shutters are permitted.

- ii. Covered porch. Front porches shall have a minimum depth of six (6) feet.
- iii. Decorative windows. Palladian, arched, bay, bow, garden, circular, or transom.
- iv. Decorative doors shall be paneled with or without a window, and the window shall be made of safety glass. Sidelights (in pairs only) and Transoms windows are encouraged.
- v. Roof eave brackets.

D. General:

- 1. A mandatory homeowner association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of the required buffer, detention ponds, common areas, preserved open space within the property, community amenities, alleys and pedestrian path.
- 2. The entrance on Highland Avenue shall be gated for residents' access only.
- 3. The developer shall construct a deceleration lane on Griffin Street in accordance with the City's standards.
- 4. All utilities shall be installed underground throughout the development area.
- 5. Amenity package shall include a community park and pocket park with fire pits, patio seating, open lawn area, and patio paving.
- 6. No building permits shall be issued for Lots 8, 40, and 41, until the applicant demonstrates compliance with the City's Stream Buffer Protection Ordinance or obtains any required stream buffer variance(s) in accordance with Chapter 18.
- 7. The Developer shall conduct a comprehensive traffic impact study and submit the study to the Community and Economic Development Department prior to the issuance of the land disturbance permit.
- 8. All single-family dwellings shall have two-car garages with minimum dimensions of twenty-five (25) width by twenty-five (25) feet length. The garage's entry façade shall be dimensioned with a minimum of two (2) feet on one (1) side, a sixteen-foot garage door, and the remaining seven (7) feet on opposite side of the garage door.
- 9. Repetitive home designs shall be prohibited. Homes with the same or substantially similar front elevation or mirrored floor plan shall not be located on adjacent lots or directly across the street from one another. A minimum of five (5) different elevations or a number of elevations to at least ten (10) percent of the number of lots in the development phase, whichever is more. (Different trim levels on houses with a nearly identical floor plan are not considered elevations.)
- 10. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
- 11. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of McDonough development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
- 12. Driveway landing must be at least thirty (30) feet deep and not protrude into the sidewalk and have no more than a one-degree incline.

VII. ATTACHMENTS & EXHIBITS

1. Exhibit A: Current Site Pictures

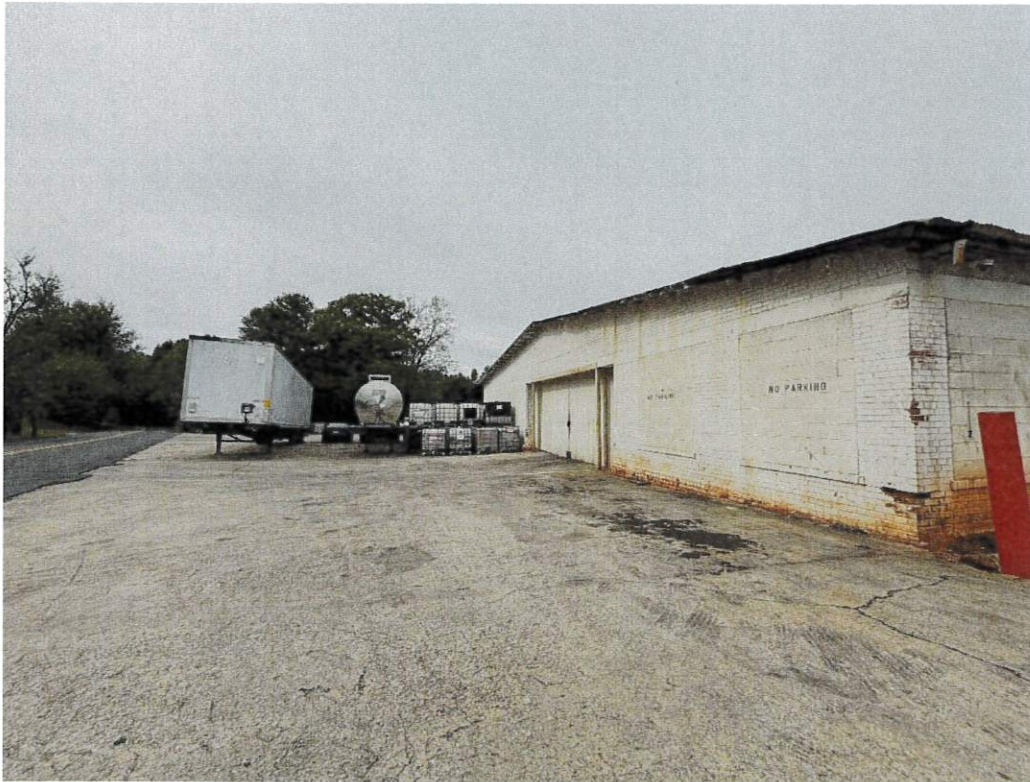
Home that is to be renovated for commercial use



Adjacent property zoned M-1(Light Industrial)







View of Subject Property from Highland Avenue

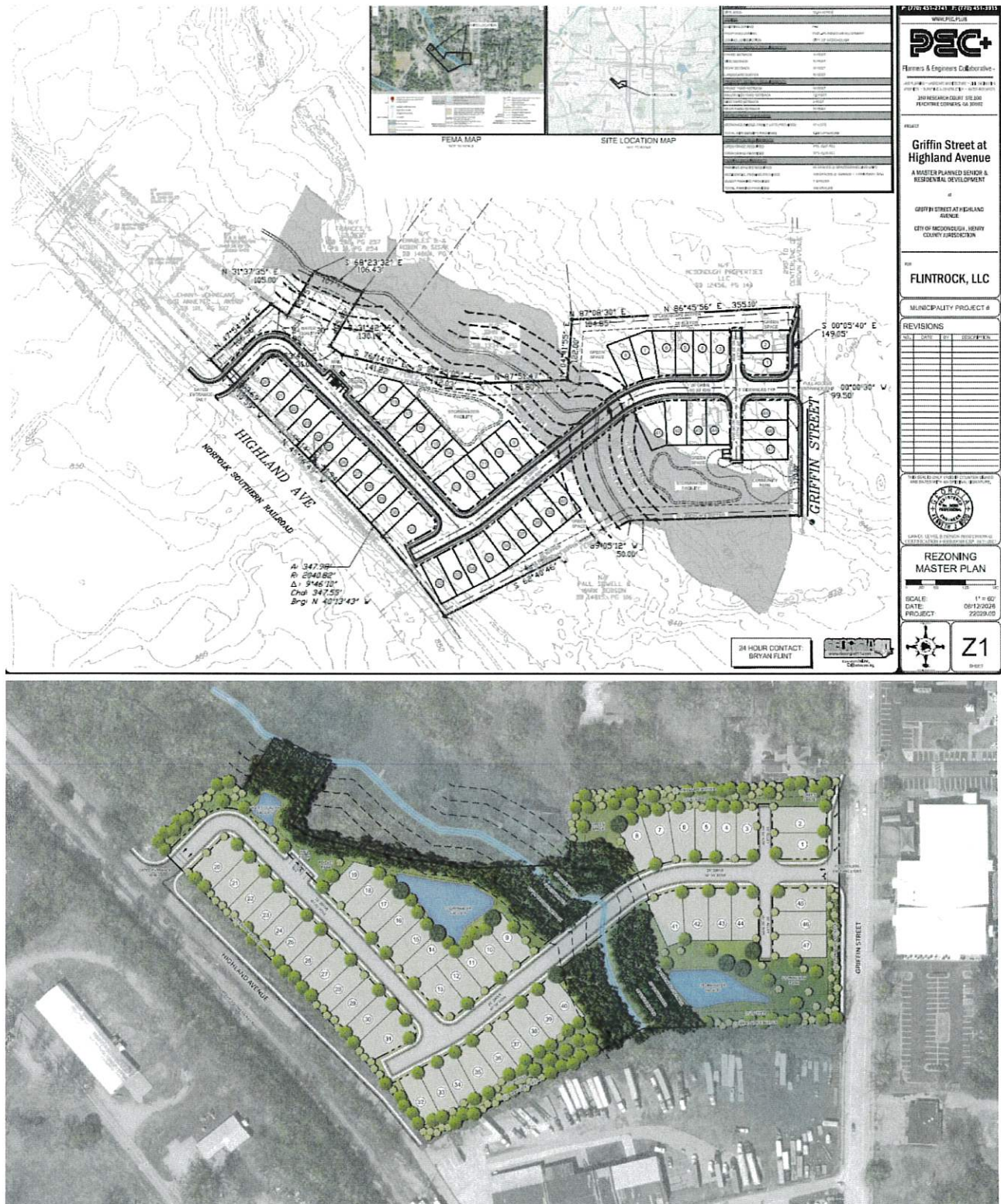


Railroad proximity to subject property





2.Exhibit B: Proposed Master Plan



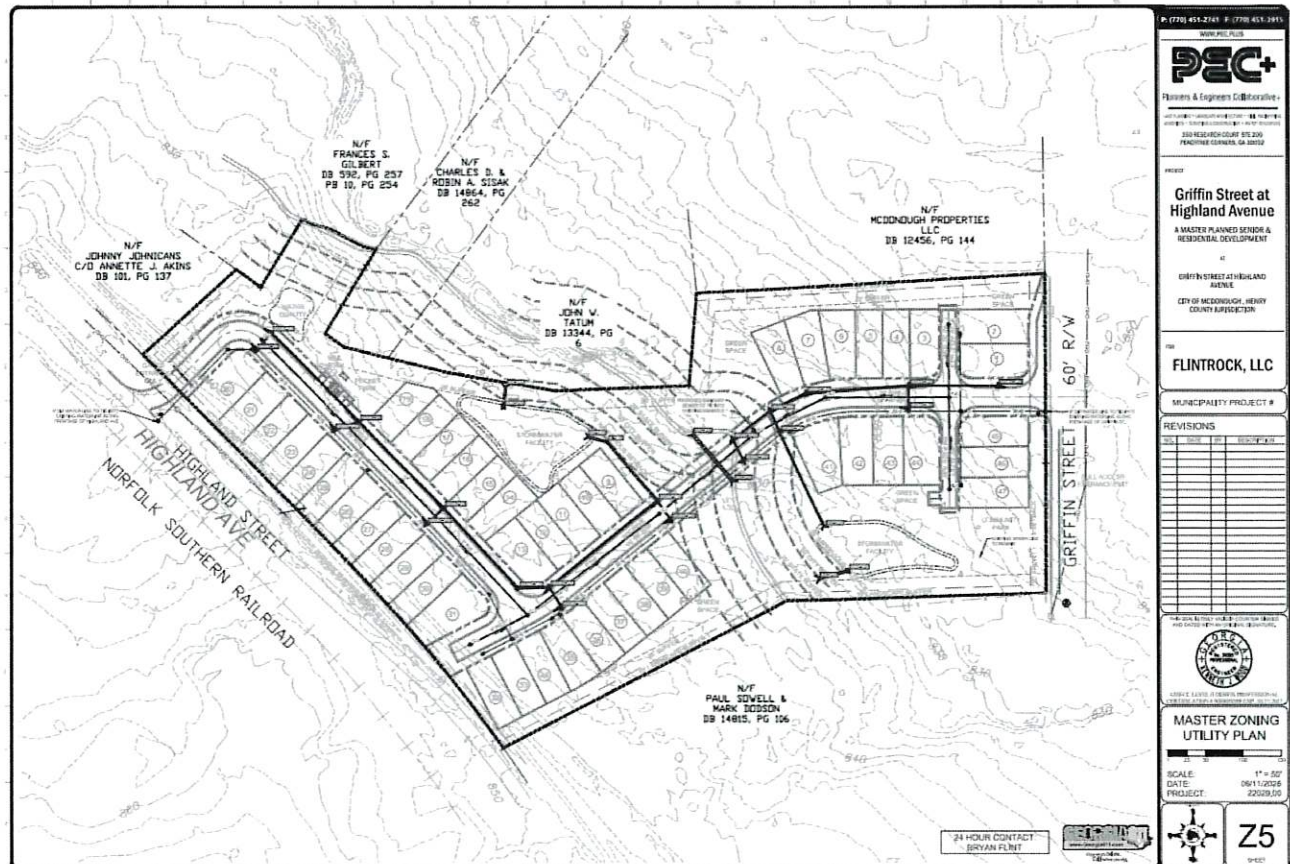
Proposed Landscape Plans



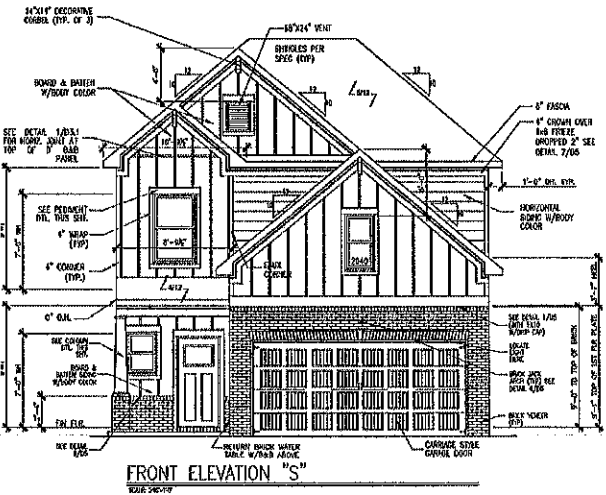
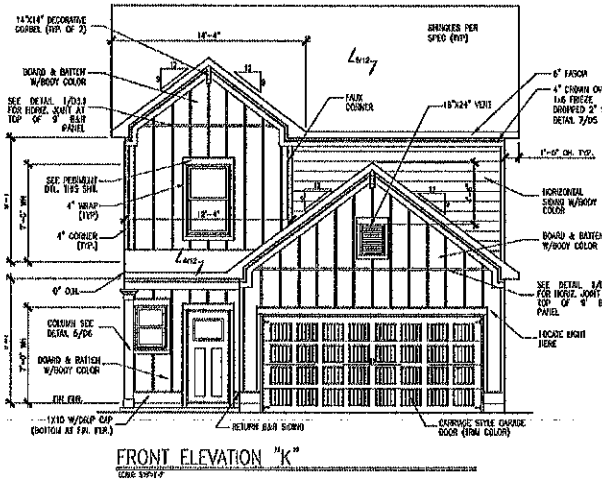
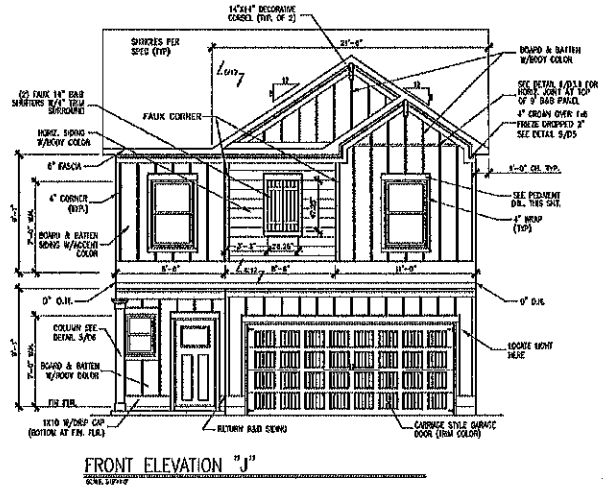
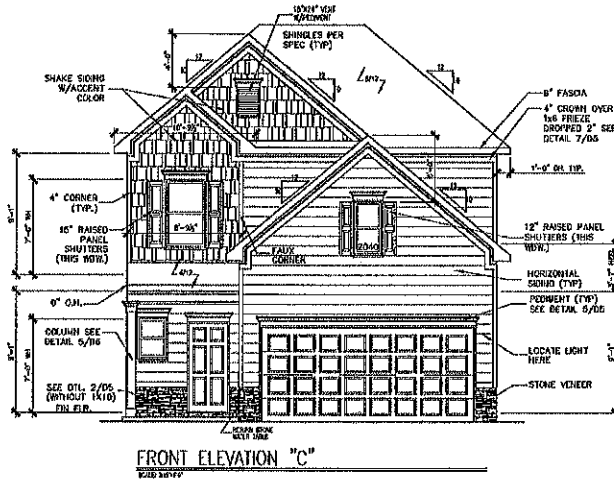
Proposed Amenity Plan



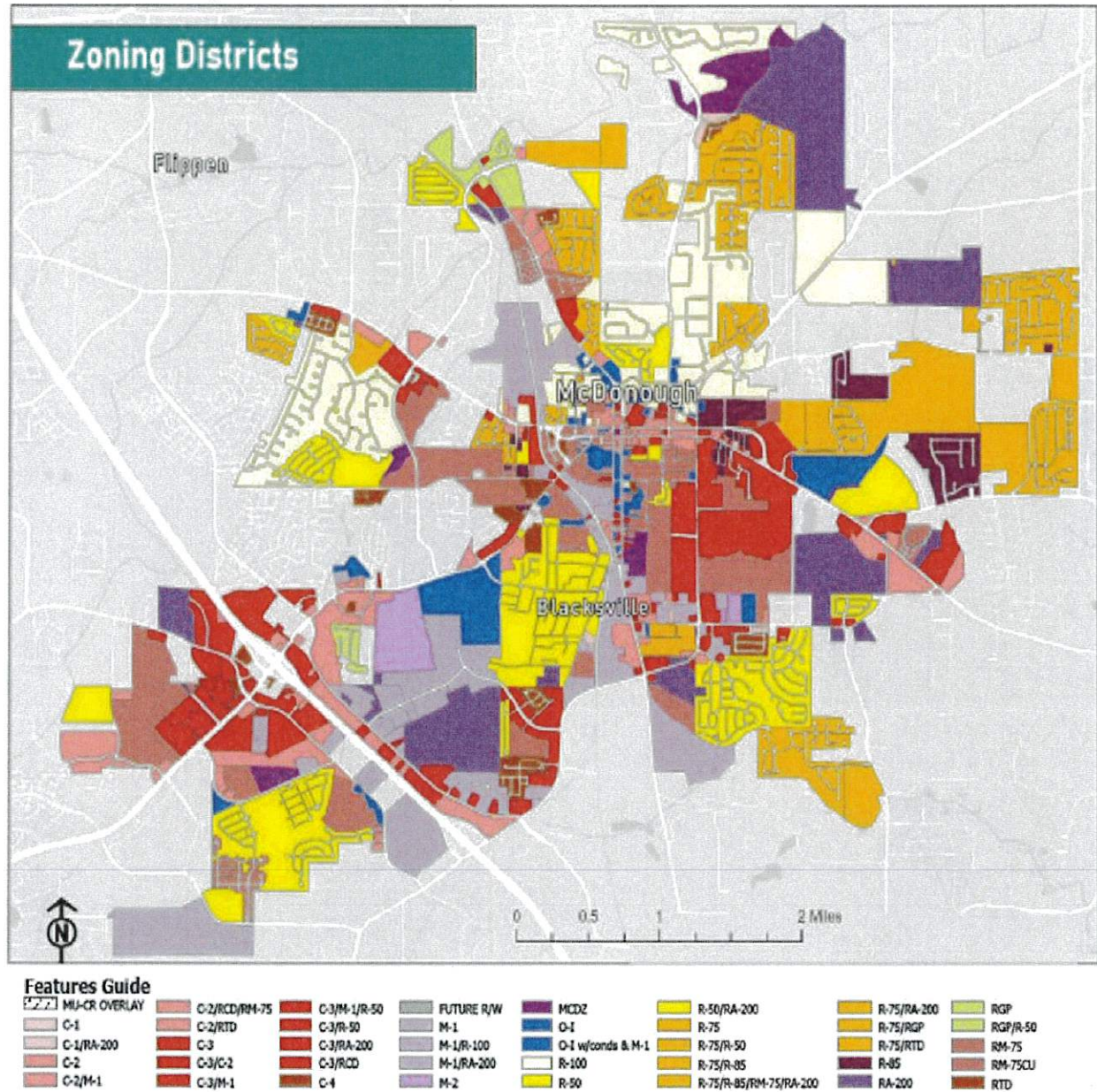
Proposed Utility Plan



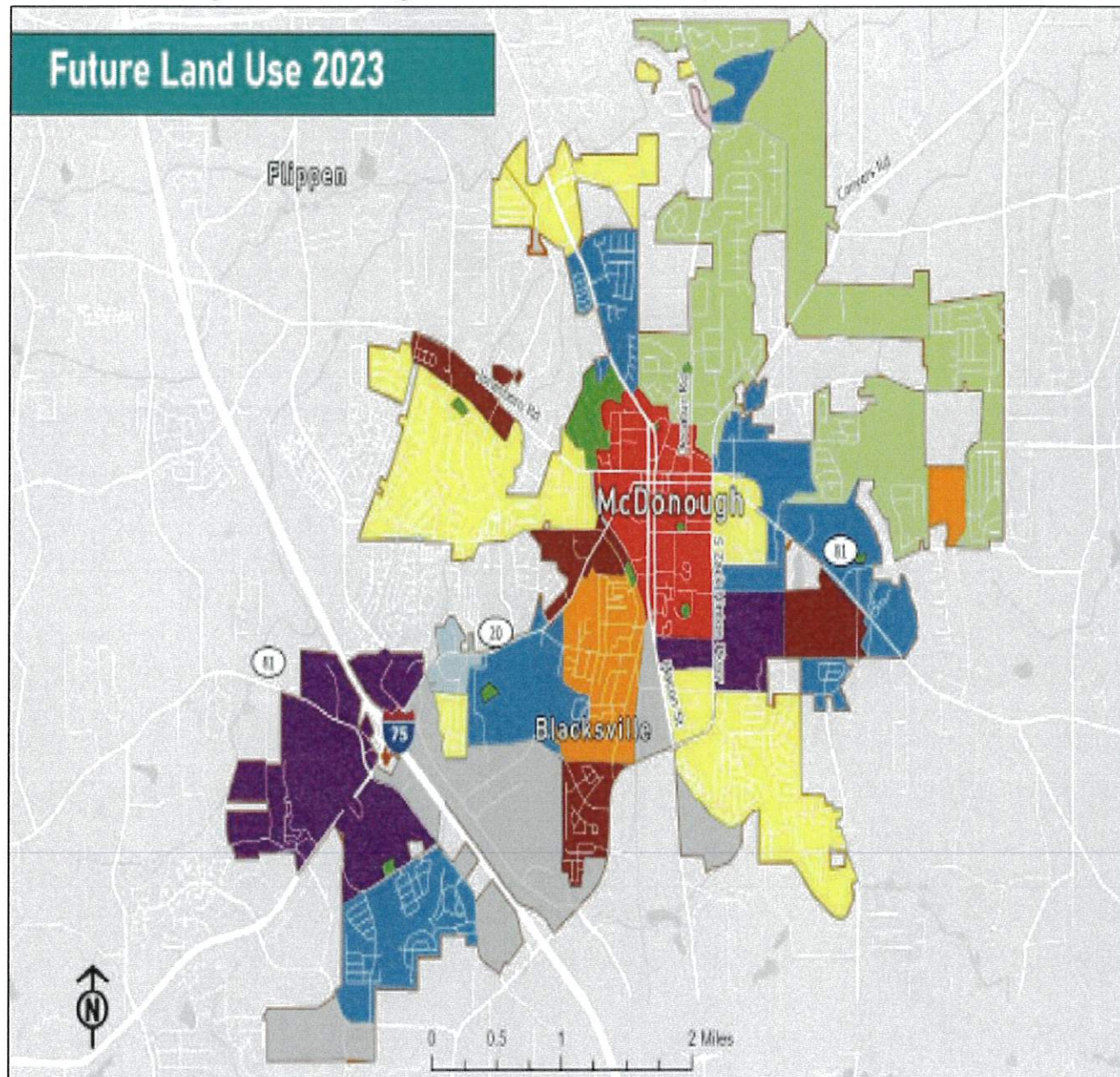
Architectural Elevations & Building Materials



4. Exhibit B: City of McDonough Official Zoning Map



5. 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. 26-09-03001(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 3rd day of September, 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

September 3, 2026

Item Number: 15

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 – **Postponed**
- 08/06/2026 City Council Public Hearing & Vote - **Postponed**
- **09/03/2026 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 #26-09-03002(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



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

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

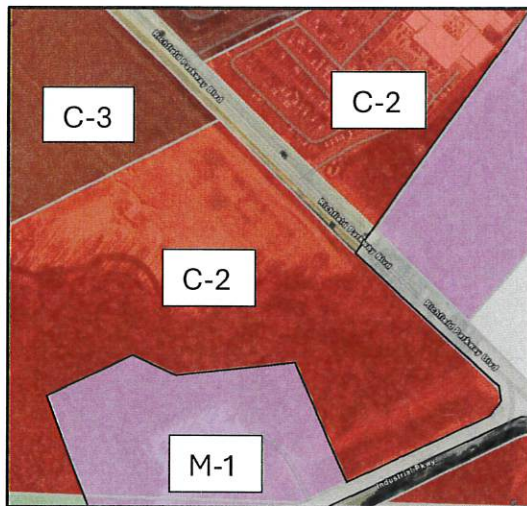
The subject property, located in proximity to 1500 Avalon Parkway, consists of approximately 11.82 acres. The applicant is requesting to rezone the property located at 1500 Avalon Parkway from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) 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
08:11:26 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

VI. STAFF RECOMMENDATION & CONDITIONS

Staff Recommendation: **Approval with conditions**

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 contain 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 recommend approval** with the following condition:

- The approval of this rezoning request shall be contingent upon the applicant's execution of the declaration of restrictive covenants applicable to the subject property.

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

VICINITY MAP

LEGEND

- 1. ZONING DISTRICTS
- 2. STREETS
- 3. PARKS
- 4. SCHOOLS
- 5. UTILITIES
- 6. OTHER

STREETS

- INDUSTRIAL PARKWAY
- ATLANTA PARKWAY
- ...

PARKS

- ...

SCHOOLS

- ...

UTILITIES

- ...

OTHER

- ...

NOTES

1. ZONING DISTRICTS
2. STREETS
3. PARKS
4. SCHOOLS
5. UTILITIES
6. OTHER

STREETS

- INDUSTRIAL PARKWAY
- ATLANTA PARKWAY
- ...

PARKS

- ...

SCHOOLS

- ...

UTILITIES

- ...

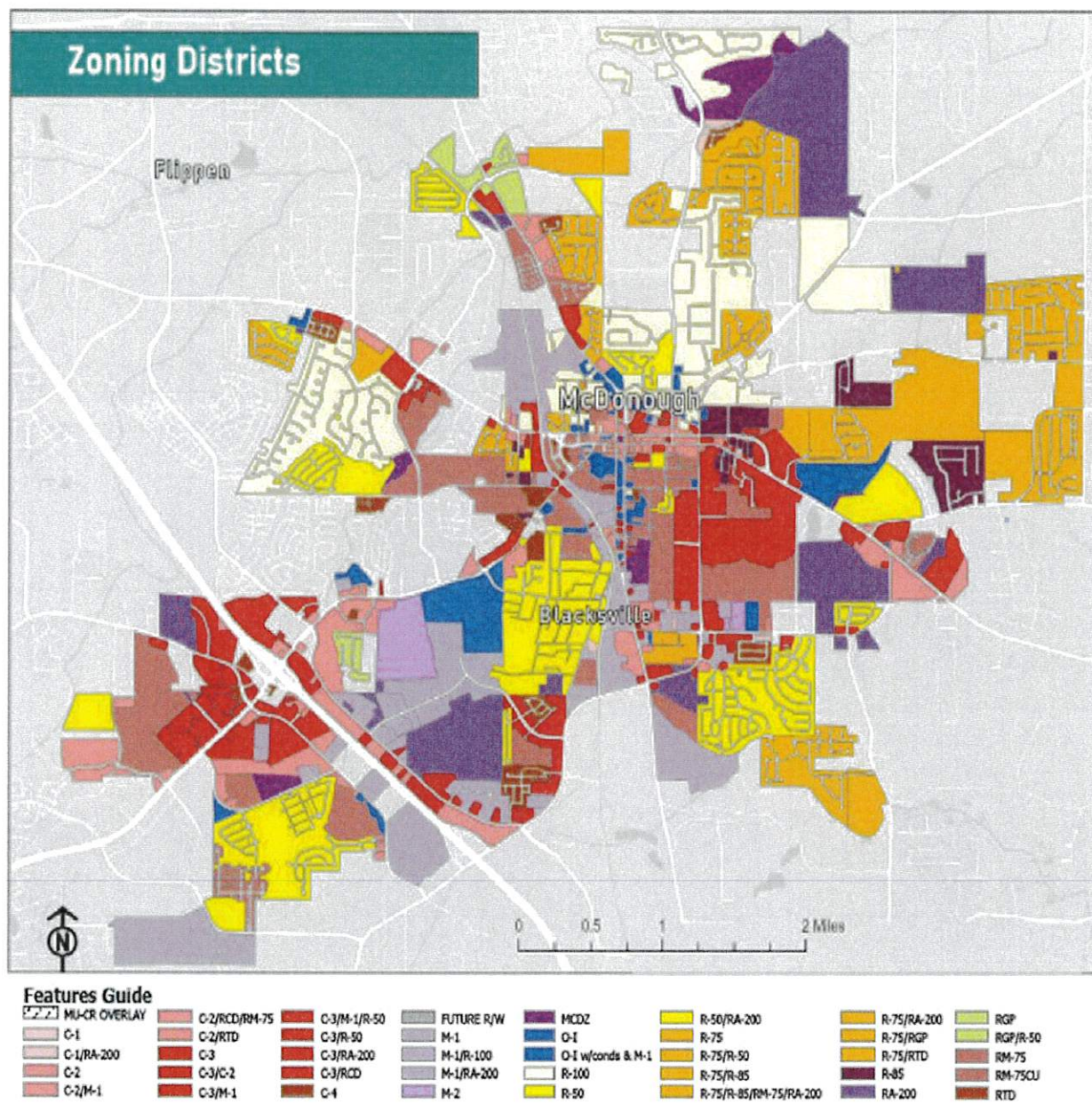
OTHER

- ...

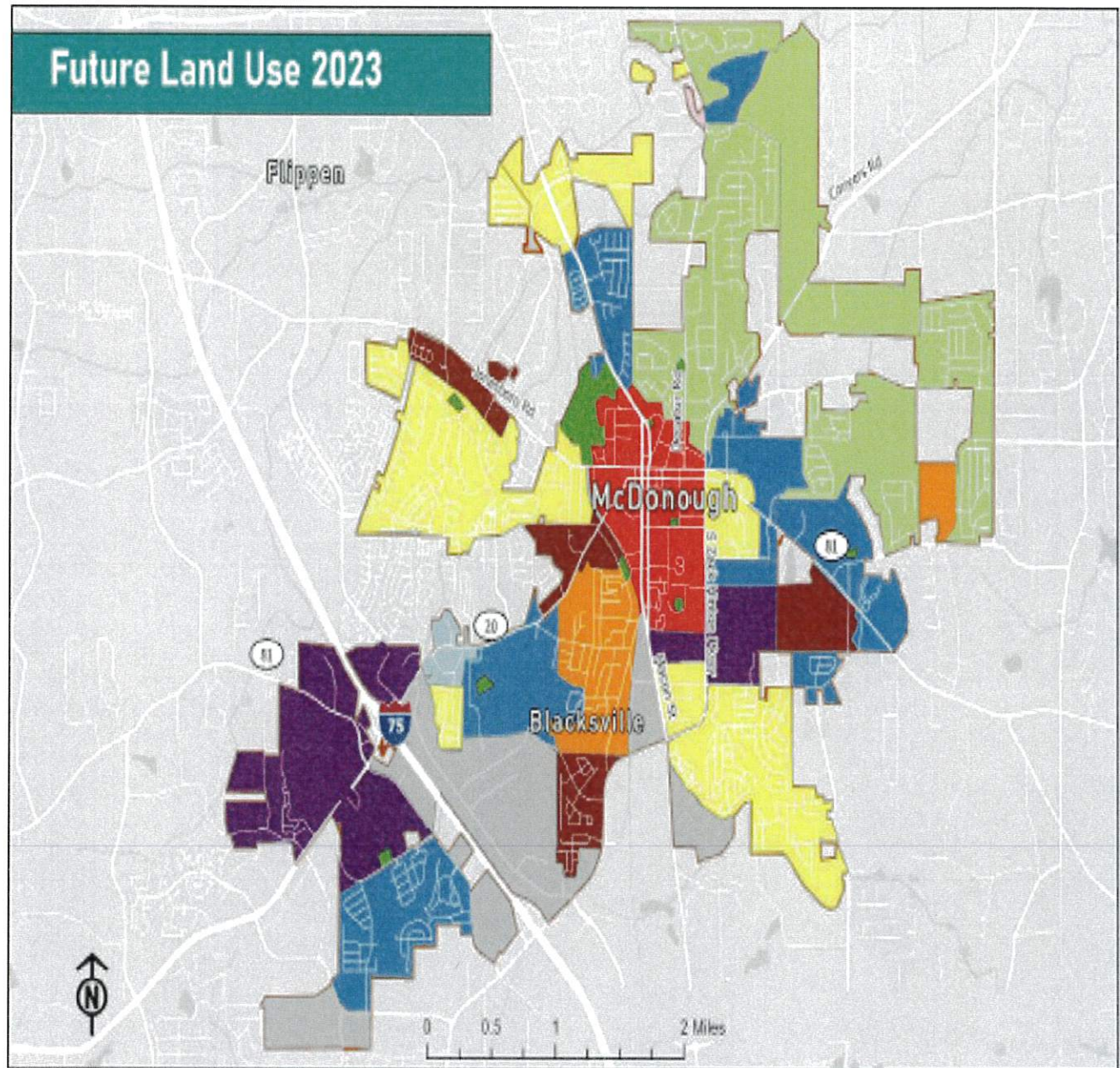
NOTES

1. ZONING DISTRICTS
2. STREETS
3. PARKS
4. SCHOOLS
5. UTILITIES
6. OTHER

4. Exhibit D: City of McDonough Official Zoning Map



5. 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. 26-09-03002(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 3rd day of September, 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



City of McDonough
Community & Economic Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Email: ttebo@mcdonoughga.org

MEMORANDUM

August 7, 2026

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Planning Technician
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #260706

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

Applicant: Kathy Thomas for Jonesboro Road Commercial Lots
Request: Rezoning to C-3 (Highway Commercial)
Zoning History: C-2 (Central Commercial) with conditions per
ORD #06-12-04001(ZM)
Tax-Parcel ID#: 091-01022022 & 091-01022023
Address: 345 & 365 Jonesboro Rd.
Tract Size: 2.37 +/- acres
Location: Land Lot(s) 126 of the 7th District
Infrastructure: Water & Sewer Service: Henry County Water Authority
Electrical Service: TBD
Telephone: TBD
Cable: TBD

ATTACHMENTS:

ADLER PROPERTIES, LLC

June 24, 2026

City of McDonough
Community Development
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253

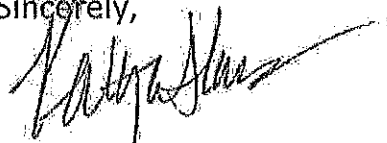
RE: 345 & 365 Jonesboro Rd, McDonough GA
Rezoning Letter of Intent

Ladies and Gentlemen:

Adler Properties LLC, owner, is requesting the rezoning of 2.37 acres from C-2 to C-3 to allow the property to be 100% compliant with the Future Land Use Map and to fully utilize the development opportunities contemplated by the Highway Activity Center designation.

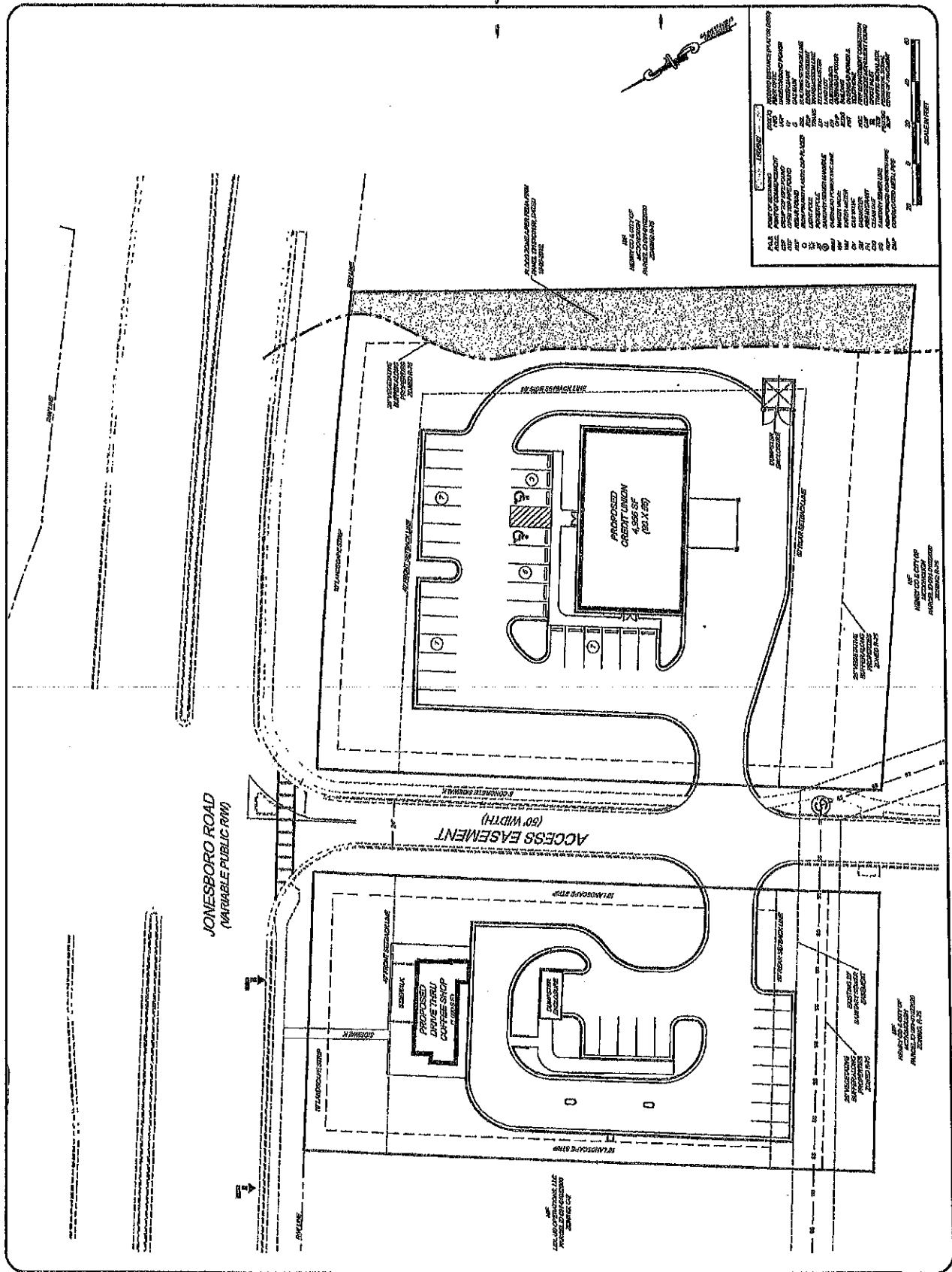
Currently, no specific businesses have been designated or targeted for this location.

Sincerely,

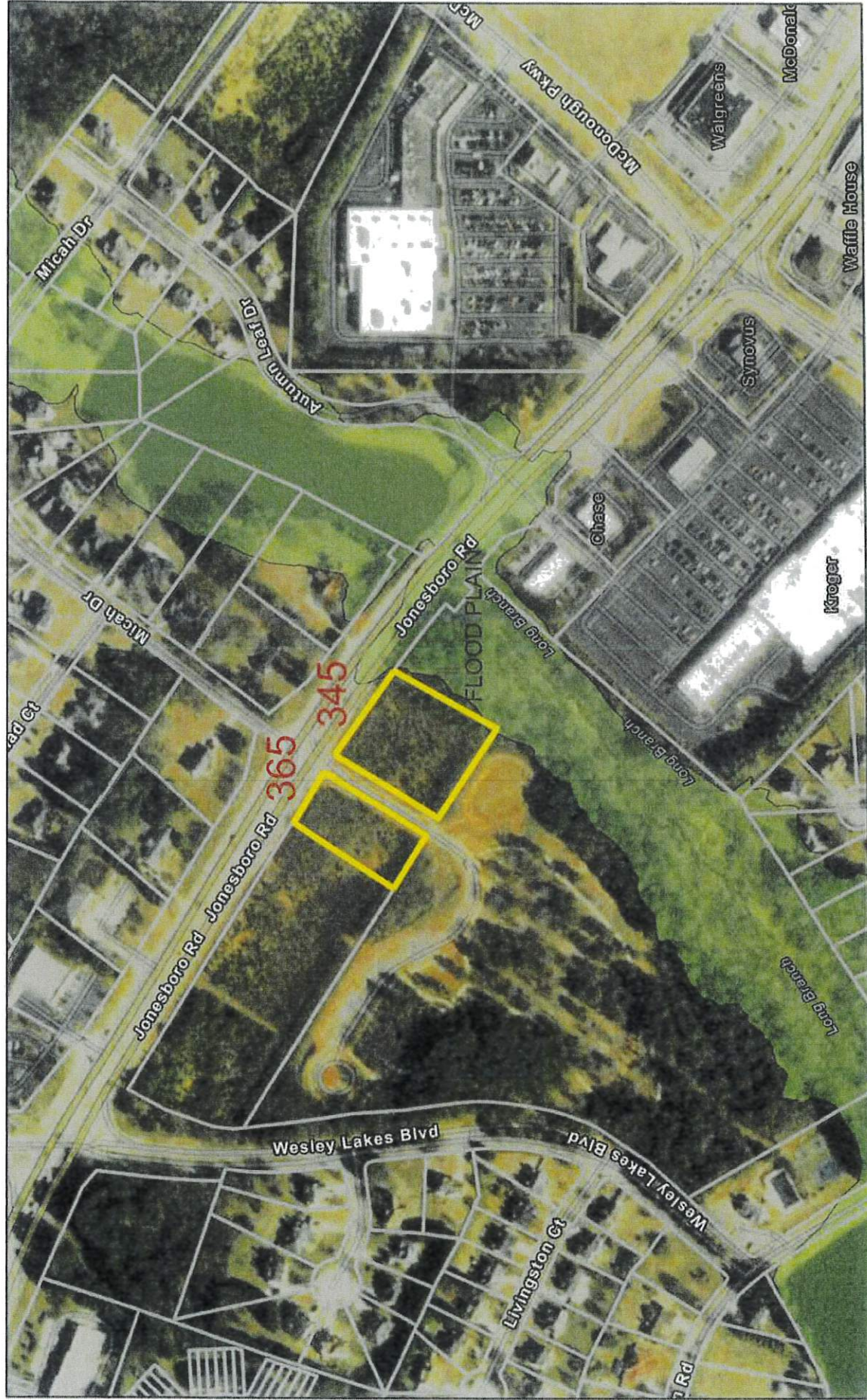


Kathy A. Thomas
VP/CFO

DATE	REVISIONS	DRAWING INFORMATION
		DATE PLOTTED
		SCALE
		BOOK NAME
		ACTING PROJECT
		FILE
		CONCEPTUAL SITE PLAN



McDonough GIS



7/21/2026, 4:01:53 PM

Parcels

FEMA Flood Zones

A

1:4,514

0.12 mi

0.06

0.03

0

0.05

0.1

0.2 km

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

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

