

AGENDA ITEM SUMMARY
November 15, 2021

ITEM NUMBER:

6D

ITEM SUMMARY:

An emergency repair needed for the discharge pipe at Toys R Us lift station. In addition, replacing submersible solids handling pump.

SPECIAL CONSIDERATIONS OR CONCERNS:

Emergency Repairs to eliminate possible sewer spills. (The discharge pipe is dilapidated and the pump is not functioning)

STAFF RECOMMENDATION:

Staff recommends moving forward with repairs.

FINANCIAL IMPACT:

\$14,985.00 Waste Water Plant Budget (Quote#218133) - Installation of pipe
\$11,548.00 (Quote# P218085R2) - Pump
\$2,653.30 (10% contingency)

ATTACHMENTS:

Quote from GWI (GoForth Williamson, INC) (Quote#218133)

Quote from GWI (GoForth Williamson, INC) (Quote# P218085R2)

Submitted and Approved by:

Ronnie Thompson, Public Works Director



Goforth Williamson, inc.

Goforth Williamson, Inc.
 Mail To: 373 O'Dell Road
 Ship To: 377 O'Dell Road
 Griffin, GA 30224
 United States of America

Ph: 770-467-0303

Fax: 770-467-0301

Quote

ID: 218133

Date: 03-Nov-21

To

McDonough, City of
 136 Keys Ferry St
 McDonough, GA 30253
 United States of America

Quote To

Jeremy Newton
 City of McDonough
 Toys R' Us LS
 745 GA-42
 McDonough, GA 30253
 United States of America

Ph: 770-957-3915

Ph: 770-957-3915

Terms		Ship Via	Salesperson	
Net 30 Days		GWI Truck	JGBOS	
Quantity	Description	Unit Price	Amount	
	Reference: Toys R Us Install PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING:			
	Line: 001 Part: TOYS R US REHAB Toys R Us Install Expiration Date: 03-Dec-21 Rev: BUDGET Scope of Work: 1. Machine/Manufacture and Install the following parts: a. 4 ea. - 316SS Square Tubes: Cut to Length & Drill Holes 2. Travel to site: Toys R Us LS 3. Pull out both Wilo pumps and remove the guide rail adapters 4. Pull and Remove the following parts: a. 2 ea. - Wilo Base Elbows b. 2 ea. - T-Rails c. All Discharge Piping 5. Provide and install the following parts: a. 2 ea. - Conery 4" Base Elbows b. 2 ea. - Upper Guide Rail Brackets c. 4 ea. - SS Guide Rails d. 2 ea. - 6" x 4" Ductile Iron Reducers e. 2 ea. - 6" x 8 ft. Ductile Iron Spools f. 2 ea. - 6" Ductile Iron Mechanical Joint Elbows g. 4 ea. - 6" Mega-Lugs h. Misc. Gaskets, Fasteners, and Anchors 6. Install both Wilo pumps w/ Conery guide rail adapters 7. Set pumps to run; Verify operation Note: This quote is for budgetary purposes, any work outside the above scope of work will require a revised scope and quote. No further work will be performed without approval of changes. Note: GWI will provide a 1-year warranty on workmanship. Quote prepared by Jonathan Kelms / Project Engineer For the above scope of work, GWI Quotes			
1	ea	\$14,985.00	\$14,985.00	



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Quote To

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City of McDonough
Toys R' Us LS
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McDonough, GA 30253
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Ph: 770-957-3915

Ph: 770-957-3915

Terms		Ship Via	Salesperson
Net 30 Days		GWl Truck	JGBOS
Quantity	Description	Unit Price	Amount
	PLEASE NOTE: 1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location. 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork. 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card. A 5% surcharge will be added to the invoice amount. 4. GWI will provide 1-year warranty on workmanship and materials from the date of delivery 5. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTE. PLEASE CALL 770-467-0303, OR YOUR SALES REP, IF YOU HAVE ANY QUESTIONS.	Total:	\$14,985.00



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Quote

ID: P218085R2

Date: 09-Nov-21

To

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Ph: 770-957-3915

Ph: 770-957-3915

Terms		Ship Via		Salesperson
Net 30 Days		Pre-Pay& ADD		JGBOS
Quantity	Description	Unit Price	Amount	
	Reference: Toys R Us PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING:			
1	Line: 001 Part: 99781574 SEV.30.A30.250.2.52H.C.EX.61RA Design Condition: 200 gpm at 140 ft Grundfos Submersible Solids Handling Pump 3" Horizontal Flanged Discharge / 3-1/8" Solids Super Vortex Cast Iron Impeller 25 hp 3565 rpm230/460 v 3 ph Ex Proof Mtr w/ Cooling Jacket Moisture Sensor / Klixon Motor Thermal Switches 49 ft Long Cord ea	Expiration Date: 09-Dec-21 Rev:	\$11,260.00	\$11,260.00
1	Line: 002 Part: SHIPPING & HANDLING CHARGES Freight on Inbound Materials In Bound Standard Ground Shipping Charges ea	Expiration Date: 09-Dec-21 Rev:	\$288.00	\$288.00
	PLEASE NOTE: 1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location. 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork. 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card. A 5% surcharge will be added to the invoice amount. 4. GWI will provide 1-year warranty on workmanship and materials from the date of delivery 5. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com	Total:	\$11,548.00	



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Terms		Ship Via		Salesperson
Net 30 Days		Pre-Pay& ADD		JGBOS
Quantity	Description	Unit Price	Amount	
	THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTE. PLEASE CALL 770-467-0303, OR YOUR SALES REP, IF YOU HAVE ANY QUESTIONS.			



PROCLAMATION

IN RECOGNITION OF THE 20TH ANNIVERSARY OF THE VICTORY TABERNACLE CHURCH INTERNATIONAL

WHEREAS, more than 100 people began meeting on November 4, 2001, in the home of Dr. and Mrs. Hopie Strickland, Jr.; and

WHEREAS, following that initial service of scripture, prayer, songs, and a message, Dr. Strickland announced a new ministry, the Victory Tabernacle Missionary Baptist Church; and

WHEREAS, with a beginning membership of 83 congregants, Victory Tabernacle Missionary Baptist Church began to worship at the Eagles Landing High School in Stockbridge, Georgia; and

WHEREAS, In October of 2003, the Church began to meet at 1126 McDonough Parkway where they began to make plans to purchase property for a permanent home.

WHEREAS, after the passing of Rev. Strickland, Jr., Michael A. Strickland became the Pastor of Victory Tabernacle where he continues to faithfully serve; and

WHEREAS, the vision of Victory Tabernacle International is to "increase...impact...and involve..." and their corporate declaration is: "Oh that you would bless me indeed, and enlarge my territory, that Your hand would be with me, and that You would keep me from evil, that I may not cause pain.";

NOW, BE IT RESOLVED, that I Billy Copeland, Mayor of the City of McDonough, so hereby proclaim November 7, 2021, as

Victory Tabernacle International, Inc.

in our community, expressing sincere congratulations to Victory Tabernacle International, Inc. for their 20 years of service to our community. I further provide that an official copy of this proclamation will be made a part of the official minutes of the McDonough City Council.

IN WITNESS WHEREOF, I do hereby set my hand and cause the corporate seal of the city to be affixed this 5th day of November 2021.

ATTEST:

CITY OF MCDONOUGH, GEORGIA

CHRISTY L. TAYLOR, INTERIM CITY CLERK

BILLY COPELAND, MAYOR





PROCLAMATION

IN RECOGNITION FOR THE SCOTT BROWN DENTISTRY PRACTICE IN SERVICE TO OUR COMMUNITY

WHEREAS, the Scott Brown Dentistry practice has been valuable part of our City's community; and

WHEREAS, the Scott Brown Dentistry practice has participated in Community events; and

WHEREAS, in going above and beyond the call of the daily duties of his profession, Scott Brown Dentistry has opened their office annually for over five years on the day after Thanksgiving to offer free dental care to those who need it and are without the ability to pay; and

WHEREAS, many citizens have received oral care by Scott Brown Dentistry which enable them to have better oral health;

NOW, BE IT RESOLVED, that I Billy Copeland, Mayor of the City of McDonough, so hereby proclaim November 8, 2021, as

SCOTT BROWN DENTISTRY PRACTICE DAY

in our community, expressing sincere thanks to the Scott Brown Dentistry Practice for their years of service to our community. I further provide that an official copy of this proclamation will be made a part of the official minutes of the McDonough City Council.

IN WITNESS WHEREOF, I do hereby set my hand and cause the corporate seal of the city to be affixed this 5th day of November, 2021.

ATTEST:

CHRISTY L. TAYLOR, INTERIM CITY CLERK

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR



PROCLAMATION

IN RECOGNITION OF KIM DENMARK FOR HER EFFORTS ON BEHALF OF THE HOMELESS

Whereas, Kim Denmark, a native of Ohio was a successful business woman and decided to turn her attention to raising awareness of the plight of veterans and others experiencing homelessness; and

Whereas, Kim Denmark has walked over a thousand miles over numerous states to serve as a conduit of new possibilities for women and men she has encountered and greatly contributes to them getting back on their feet by her diligence in getting them access to healthcare and employment; and

Whereas, the City of McDonough is a community which recognizes the value of all peoples in the community when individuals and organizations "go the extra mile" in personal effort, volunteerism, and service; and

Whereas, Kim Denmark is setting a remarkable example of selflessness and the City of McDonough and the City Council is grateful to have her walk through our City, proudly supports her mission, and wish her well as she continues her journey to end the homelessness pandemic:

NOW, BE IT RESOLVED, that I Billy Copeland, Mayor of the City of McDonough, so hereby proclaim November 15, 2021, as

Kim Denmark Day

in our community, I further provide that an official copy of this proclamation will be made a part of the official minutes of the McDonough City Council.

IN WITNESS WHEREOF, I do hereby set my hand and cause the corporate seal of the city to be affixed this 15th day of November, 2021.

IN WITNESS WHEREOF, I do hereby set my hand and cause the corporate seal of the city to be affixed this 15th day of November, 2021.

ATTEST:


CHRISTY L. TAYLOR, CLERK

CITY OF MCDONOUGH, GEORGIA


BILLY COPELAND, MAYOR



AGENDA ITEM SUMMARY

Date: November 15, 2021

Item Number:

9A

ITEM SUMMARY:

The request for Case #210805 (City of McDonough), is for an annexation with a lateral rezoning of McDonough Zoning (MCDZ). The subject property is located on Turner Church Road and further recognized as Tax Parcel ID #105-01061002 & 105-01061004.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing & Vote (Annexation)
- 11/15/2021 City Council Public Hearing & Vote (Rezoning)

RECOMMENDATION (Community Development Director):

MPC (11/15/2021 Meeting)

Annexation – Stanley Head made motion for approval of the annexation with staff recommendations, Ricky Beauchamp seconded.

Vote: 6-0 Approved

CDD –Approved as submitted

ATTACHMENTS:

- ORD #21-11-15001(A)(Z)
- P/Z Final Staff Report

Submitted by:

Charles Reese, Community Development Director
Diane Johnson, City Planner

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 21-11-15001(A)

AN ORDINANCE TO ANNEX LAND INTO THE CORPORATE LIMITS WITHIN THE CITY OF MCDONOUGH, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

WHEREAS, through enactment of O.C.G.A. § 36-36-1 et. seq., the Georgia General Assembly has provided for alternative methods for annexing land into the corporate limits of a municipality; and

WHEREAS, this Ordinance has been prepared and considered in accordance with O.C.G.A. § 36-66-1 et. seq.; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of McDonough, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

Section I.

SCOPE

This Ordinance shall pertain to the following property per the request by the City of McDonough:

Turner Church Road consisting of Approximately 103.48 +/- acres (Tract 1 – 91.44 & Tract 2 – 12.04) lying in Land Lot 70 & 71 of the 7th District, Henry County, Georgia (no legal description is available).

Section II.

ANNEXATION

BE IT ORDAINED, by the Mayor and Council of the City of McDonough, Georgia, and it is hereby ordained by the authority of same, that said property zoned MCDZ (McDonough Zoning) described in Section I of this Ordinance, is hereby annexed to the corporate limits of the City of McDonough, Georgia, and made a part thereof.

Section III.

This Ordinance shall take effect upon the first day of the month following the month in which it is adopted. All Ordinances in conflict herewith are expressly repealed.

Section IV.

It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. 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 Mayor and 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 and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 15th day of November, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

**CHRISTY TAYLOR, INTERIM CITY
CLERK**

CITY ATTORNEY

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-11-15001(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 shall pertain to the following property per the request by the City of McDonough:

Turner Church Road consisting of Approximately 103.48 +/- acres (Tract 1 – 91.44 & Tract 2 – 12.04) lying in Land Lot 70 & 71 of the 7th District, Henry County, Georgia. (no legal description is available).

SECTION 2.

The above property is hereby zoned MCDZ (McDonough Zoning), 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 15th day of November, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

**CHRISTY TAYLOR, INTERIM CITY
CLERK**

CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

**AN OFFICIAL LEGAL DESCRIPTION DOES NOT EXIST FOR THIS
PROPERTY**

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia

Community Development Department

Annexation Staff Report *(For Recommendation Only)

Case Petition:

Applicant:

Address/Location:

Council District:

#210805

City of McDonough

Turner Church Road-City of McDonough

3 Vacant

Request:

Land Lot/District:

Tract Size:

Land Lot(s) 70 & 71 of the 7th DistrictTotal-103.48 AC Approximately 91.44 acres +/-
(#105-01061002) and 12.04 +/- (#105-01061004)City Owned Property-Turner Church Road

Current zoning

Proposed zoning

MCDZ

Lateral MCDZ

Meetings:

➤ 10/12/21

➤ 10/18/21

➤ 11/9/21

➤ 11/15/21

Planning Commission Workshop

City Council Workshop

Planning Commission "*Public Review*" *SPECIAL CALLED*City Council "*Public Hearing*"

Community Development Staff recommendation:

Approval**Background Information**The subject property is presently zoned **MCDZ** and is located on Turner Church Road.

Site and Location Photos



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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) – Not applicable at this time
- Fire Chief (Mr. Steve Morgan) - Not applicable at this time
- City Engineer (Mr. Mark Whitley) - Not applicable at this time
- Building Official (Mr. Mark Dobson) – Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) – Not applicable at this time
- Henry County Board of Education (Ms. April Brown) - Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) - Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) - Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) - Not applicable at this time

Infrastructure: Water Service: City of McDonough
 Sewer Service: City of McDonough
 Electricity: Snapping Shoals EMC
 Telephone: TBD
 Cable Television: TBD
 Schools: Not affected by petition request per scope of work

Staff Analysis: (Refer to Chapter 17.104 Amendments)
Section 17.104.048 Standards of Review for Rezoning

- A(1.) The subject property is bordered by the following (refer to Zoning Maps):
- North Boundary**
Zoning: R-100 and MCDZ
Land Use: Single Family Residential
 - East Boundary**
Zoning: County Residential Agriculture
Land Use: Single Family Residential
 - South Boundary**
Zoning: R-75/RTD
Land Use: Single Family Residential, Residential Townhouse
 - West Boundary**
Zoning: R-100 AND MCDZ
Land Use: Single Family Residential

Final Staff Recommendation by: Charles Reese, Community Development Director
Staff recommends Approval of the Annexation of 103.48+/- acres

This area is within the Estate Residential area designated on the FLUM.

AGENDA ITEM SUMMARY

Date: November 15, 2021

Item Number:

9B

ITEM SUMMARY:

The request for Case #210107 (Turner Church Road Project - Wade Tract) is for an annexation with a lateral rezoning from RA (Residential Agriculture) - COUNTY to RA-200 (Residential Agricultural) - CITY. The subject property is located at 343 Turner Church Rd. and further recognized as Tax Parcel ID #105-01061000 & 105-01061003.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing & Vote (Annexation)
- 11/15/2021 City Council Public Hearing & Vote (Rezoning)

RECOMMENDATION (Community Development Director):

MPC (11/15/2021 Meeting)

Annexation – Scott Reeves made motion for approval of the annexation with lateral zoning, Yolanda Williams seconded. Motion Passed (6-0).

➤ **Vote: 6-0 Approved**

CDD –Approval as requested by Applicant with Stipulations.

ATTACHMENTS:

- ORD #21-11-15002(A)(Z)
- P/Z Final Staff Report

Submitted by:

Charles Reese, Community Development Director

Diane Johnson, City Planner

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 21-11-15002(A)

AN ORDINANCE TO ANNEX LAND INTO THE CORPORATE LIMITS WITHIN THE CITY OF MCDONOUGH, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

WHEREAS, through enactment of O.C.G.A. § 36-36-1 et. seq., the Georgia General Assembly has provided for alternative methods for annexing land into the corporate limits of a municipality; and

WHEREAS, this Ordinance has been prepared and considered in accordance with O.C.G.A. § 36-66-1 et. seq.; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of McDonough, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

Section I.

SCOPE

This Ordinance shall pertain to the following property per the application filed by Moore Bass Consulting, Inc. for Turner Church Road Project – Wade Tract.

343 Turner Church Road consisting of Tract 1 (154.48) & Tract 2 (6.64), totaling approximately 161.12 +/- acres lying in Land Lot 71, 72, 89 & 90 of the 7th District, Henry County, Georgia (legal description is attached as Exhibit “A”).

Section II.

ANNEXATION

BE IT ORDAINED, by the Mayor and Council of the City of McDonough, Georgia, and it is hereby ordained by the authority of same, that said property zoned RA (Residential Agricultural) described in Section I of this Ordinance, is hereby annexed to the corporate limits of the City of McDonough, Georgia, and made a part thereof.

Section III.

This Ordinance shall take effect upon the first day of the month following the month in which it is adopted. All Ordinances in conflict herewith are expressly repealed.

Section IV.

It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. 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 Mayor and 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 and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section V.

All Ordinances or Resolutions and parts of Ordinances or Resolutions in conflict herewith are hereby expressly repealed.

SO ORDAINED, this 15th day of November, 2021

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

CHRISTY TAYLOR, INTERIM CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-11-15002(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(3), 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 Moore Bass Consulting, Inc. for Turner Church Road Project – Wade Tract.

All that lot, tract or parcel of land, otherwise known as 343 Turner Church Road (Parcel #105-01061000 & 105-01061003), lying and being in Land Lot(s) 71, 72, 89 & 90 of the 7th District of Henry County, Georgia, consisting of Tract 1 (154.48) & Tract 2 (6.64), totaling approximately 161.12 +/- acres and being more particularly described on Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RA-200 (Residential Agricultural) consisting of 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 15th day of November, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

**CHRISTY TAYLOR, INTERIM CITY
CLERK**

CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

LEGAL DESCRIPTION - TRACT 1

All that tract or parcel of land lying and being in Land Lots 71, 72, 89 & 90 of the 7th Land District, Henry County, Georgia, containing 154.48 +/- acres (6,729,053 +/- sq. ft.) and being more particularly described as follows:

COMMENCING at a point where the northwest right-of-way line of State Route 20 (80' foot right-of-way) intersects the northeast right-of-way of Turner Church Road (right-of-way varies), said intersection being the Point of Beginning.

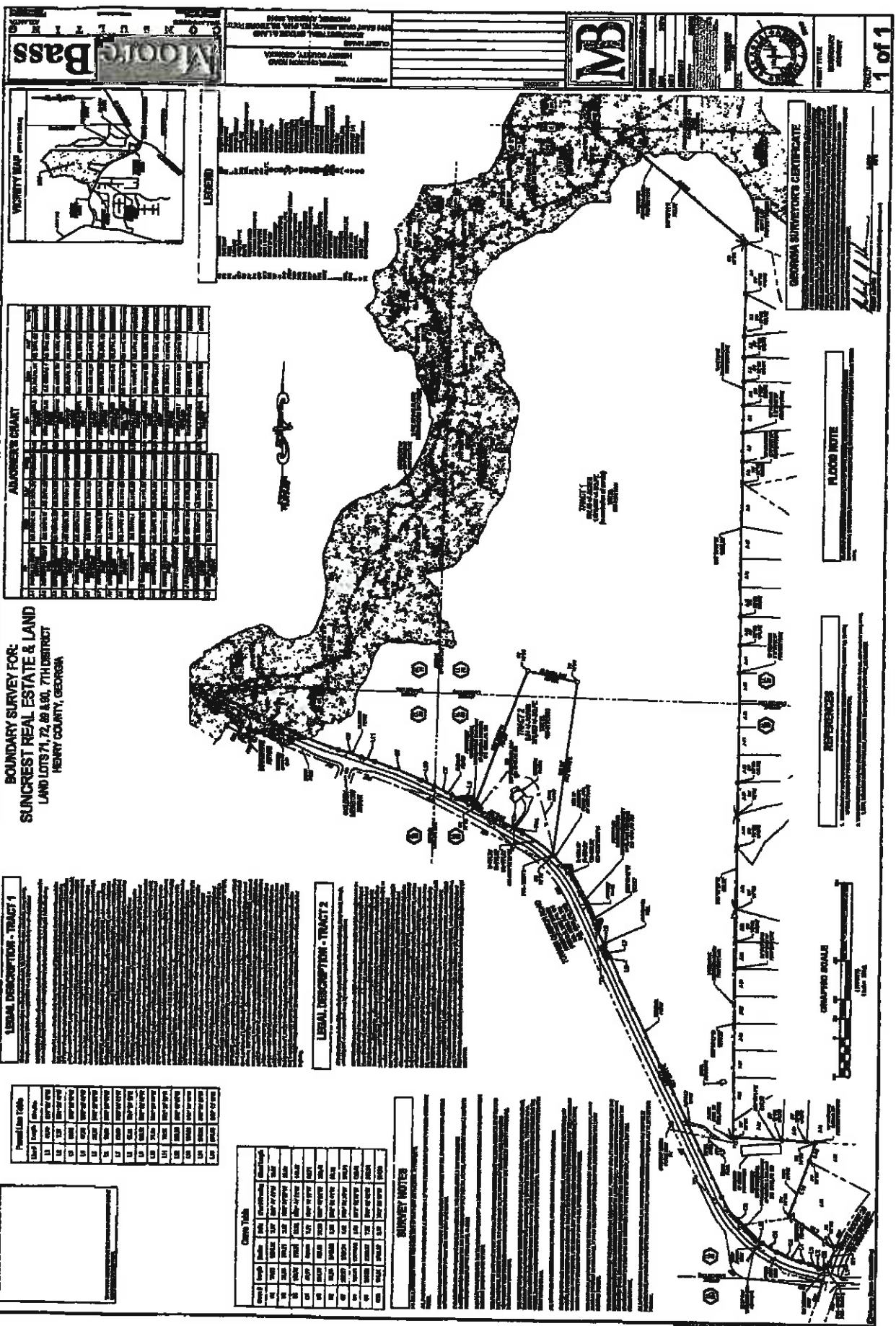
From said point, proceed northwesterly along the right-of-way of Turner Church Road, along the arc of a curve to the right, an arc distance of 38.58 feet (said arc having a radius of 769.19 feet and being subtended by a chord bearing N75°01'57"W and a chord distance of 38.58 feet) to a point; thence continue N76°20'48"W, a distance of 7.20 feet to a point; thence N65°02'16"W, a distance of 50.99 feet to a point; thence N76°20'48"W, a distance of 47.68 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 140.78 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N69°44'12"W and chord distance of 140.47 feet) to a point; thence along the curve the right, an arc distance of 82.77 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N59°14'17"W and a chord distance of 82.71 feet) to a point; thence along the arc of a curve to the right, an arc distance of 284.90 feet (said arc having a radius of 620.00 feet and being subtended by a chord bearing N38°40'31"W, and a chord distance of 282.40 feet) to a point; thence proceed N25°30'41"W, a distance of 1,366.72 feet to a point; thence S64°29'18"W, a distance of 15.00 feet to a point; thence N25°30'41"E, a distance of 60.00 feet to a point; thence N64°29'18"E, a distance of 15.00 feet to a point; thence N25°30'41"W, a distance of 293.93 feet to a point; thence along the arc of a curve to the left, an arc distance of 252.59 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N35°50'55"W and a chord distance of 251.22 feet) to a point; thence leaving the right-of-way of Turner Church Road, proceed N07°06'00"E, a distance of 906.53 feet to a point; thence N77°55'00"W, a distance of 260.80 feet to a point; thence S20°20'40"W, a distance 755.00 feet to a point on the northeast right-of-way of Turner Church Road; thence proceed along said right-of-way, N61°52'47"W, a distance of 129.13 feet to a point; thence along the arc of a curve to the left, an arc distance of 99.23 feet (said arc having a radius of 2,440.02 feet and being subtended by a chord bearing N63°02'41"W and a chord distance of 99.22 feet) to a point; thence N65°24'55"W, a distance of 71.19 feet to a point; thence along the arc of a curve to the left, an arc distance of 257.07 feet (said arc having a radius of 2,127.74 feet and being subtended by a chord bearing N68°52'35"W and a chord distance of 256.91 feet) to a point; thence N72°20'15"W, a distance of 70.31 feet to a point; thence along the arc of a curve to the left, an arc distance of 125.41 feet (said arc having a radius of 12,072.03 feet and being subtended by a chord bearing N73°12'57"W and a chord distance of 125.41 feet) to a point; thence along the arc of a curve to the right, an arc distance of 318.58 feet (said arc having a radius of 2,356.37 feet and being subtended by a chord bearing N69°02'42"W and a chord distance of 318.34 feet) to a point; thence along the arc of a curve to the right, an arc distance of 114.34 feet (said arc having a radius of

2,762.37 feet and being subtended by chord bearing N63°59'10"W and a chord distance of 114.33 feet) to a point; thence N62°48'01"W, a distance of 239.31 feet to a point where the right-of-way of Turner Church Road intersects the centerline of Camp Creek. From said point and leaving said right-of-way, proceed northeasterly, northwesterly then northeasterly again along the centerline of said creek, a distance of 3,186.12 (+/-) (said creek being subtended by survey tie lines with the following courses and distances: N75°23'47"E, a distance of 413.97 feet to a point; N67°06'13"E, a distance of 278.67 feet to a point; N18°17'35"E, a distance of 601.51 feet; N36°23'51"E, a distance of 425.76 feet; N10°32'07"E, a distance of 442.03 feet; N07°11'12"W, a distance of 242.99 feet; N19°18'50"W, a distance of 286.91 feet; N03°20'24"E, a distance of 215.26 feet; N03°14'55"E, a distance of 112.37 feet) to a point where the centerline of said creek intersects the centerline of Walnut Creek. Leaving the centerline of Camp Creek, proceed southeasterly then northeasterly along the centerline of Walnut Creek, a distance of 1,193.59 feet (+/-) (said creek being subtended by survey tie-lines with the following courses and distances: S55°12'18"E, a distance of 171.94 feet; N60°26'35"E, a distance of 773.19 feet; N25°48'48"E, a distance of 286.81 feet to point. Thence, leaving the centerline of Walnut Creek, proceed S49°55'11"E, a distance of 835.86 feet to a point; thence S00°09'07"W, a distance of 2,975.05 feet to a point; thence S00°07'29"W, a distance of 490.06 feet to a point; thence S00°08'47"W, a distance of 1,180.33 feet to a point; thence S87°50'14"E, a distance of 434.35 feet to a point; thence S19°52'15"W, a distance of 105.51 feet to a point; thence S19°32'20"W, a distance of 297.22 feet to a point; thence S55°13'17"E, a distance of 295.33 feet to a point on the northwest right-of-way of State Route 20. From said point, continue along said right-of-way along the arc of a curve to the left, an arc distance of 79.63 feet (said arc having a radius of 1,180.22 feet and being subtended by a chord bearing S20°48'41"W and a chord distance of 79.61 feet) to a point; thence S18°52'45"W, a distance of 41.99 feet to a point, (said point being the intersection of the northwest right-of-way of State Route 20 and the northeast right-of-way of Turner Church Road) and the Point of Beginning.

LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lots 72 & 89 of the 7th Land District, Henry County, Georgia, containing 6.64 +/- acres (289,053 +/- sq. ft.) and being more particularly described as follows:

COMMENCING at a point where the northwest right-of-way line of State Route 20 (80' foot right-of-way) intersects the northeast right-of-way of Turner Church Road (right-of-way varies), proceed northwesterly along the right-of-way of Turner Church Road, along the arc of a curve to the right, an arc distance of 38.58 feet (said arc having a radius of 769.19 feet and being subtended by a chord bearing N75°01'57"W and a chord distance of 38.58 feet) to a point; thence continue N76°20'48"W, a distance of 7.20 feet to a point; thence N65°02'16"W, a distance of 50.99 feet to a point; thence N76°20'48"W, a distance of 47.68 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 140.78 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N69°44'12"W and chord distance of 140.47 feet) to a point; thence along the curve the right, an arc distance of 82.77 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N59°14'17"W and a chord distance of 82.71 feet) to a point; thence along the arc of a curve to the right, an arc distance of 284.90 feet (said arc having a radius of 620.00 feet and being subtended by a chord bearing N38°40'31"W, and a chord distance of 282.40 feet) to a point; thence proceed N25°30'41"W, a distance of 1,366.72 feet to a point; thence S64°29'18"W, a distance of 15.00 feet to a point; thence N25°30'41"E, a distance of 60.00 feet to a point; thence N64°29'18"E, a distance of 15.00 feet to a point; thence N25°30'41"W, a distance of 293.93 feet to a point; thence along the arc of a curve to the left, an arc distance of 252.59 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N35°50'55"W and a chord distance of 251.22 feet) to a point on the northeast right-of-way of Turner Church Road, said intersection being the POINT OF BEGINNING; thence proceed N07°06'00"E, a distance of 906.53 feet to a point; thence proceed N77°55'00"W, a distance of 260.80 feet to a point; thence proceed S20°20'40"W, a distance of 755.00 feet to a point on the northeast right-of-way of Turner Church Road; thence S61°52'46"E, a distance of 284.33 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 191.73 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N54°01'58"W and chord distance of 191.13 feet) to the POINT OF BEGINNING.



**BOUNDARY SURVEY FOR:
SUNCREST REAL ESTATE & LAND
LAND LOTS 71, 72, 89 & 90, 7TH DISTRICT
HENRY COUNTY, GEORGIA**

LEGAL DESCRIPTION - TRACT 1

TRACT 1, containing all of the land and interest therein, situated in the 7th District of Henry County, Georgia, and being more particularly described as follows: ...

LEGAL DESCRIPTION - TRACT 2

TRACT 2, containing all of the land and interest therein, situated in the 7th District of Henry County, Georgia, and being more particularly described as follows: ...

Parcel Line Table

Line	Length	Bearing
1	100.00	S 89° 45' 00" E
2	100.00	S 89° 45' 00" E
3	100.00	S 89° 45' 00" E
4	100.00	S 89° 45' 00" E
5	100.00	S 89° 45' 00" E
6	100.00	S 89° 45' 00" E
7	100.00	S 89° 45' 00" E
8	100.00	S 89° 45' 00" E
9	100.00	S 89° 45' 00" E
10	100.00	S 89° 45' 00" E
11	100.00	S 89° 45' 00" E
12	100.00	S 89° 45' 00" E
13	100.00	S 89° 45' 00" E
14	100.00	S 89° 45' 00" E
15	100.00	S 89° 45' 00" E
16	100.00	S 89° 45' 00" E
17	100.00	S 89° 45' 00" E
18	100.00	S 89° 45' 00" E
19	100.00	S 89° 45' 00" E
20	100.00	S 89° 45' 00" E

Corner Table

Corner	Distance	Bearing
1	100.00	S 89° 45' 00" E
2	100.00	S 89° 45' 00" E
3	100.00	S 89° 45' 00" E
4	100.00	S 89° 45' 00" E
5	100.00	S 89° 45' 00" E
6	100.00	S 89° 45' 00" E
7	100.00	S 89° 45' 00" E
8	100.00	S 89° 45' 00" E
9	100.00	S 89° 45' 00" E
10	100.00	S 89° 45' 00" E
11	100.00	S 89° 45' 00" E
12	100.00	S 89° 45' 00" E
13	100.00	S 89° 45' 00" E
14	100.00	S 89° 45' 00" E
15	100.00	S 89° 45' 00" E
16	100.00	S 89° 45' 00" E
17	100.00	S 89° 45' 00" E
18	100.00	S 89° 45' 00" E
19	100.00	S 89° 45' 00" E
20	100.00	S 89° 45' 00" E

SURVEY NOTES

1. The survey was made by the undersigned, a duly licensed surveyor in the State of Georgia, on the 1st day of January, 1900.

2. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

3. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

4. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

5. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

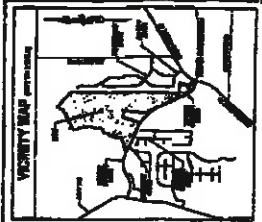
6. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

7. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

8. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

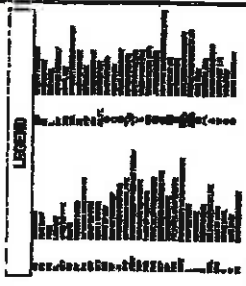
9. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.

10. The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.



ALLOTTMENT CHART

Tract	Lot	Area	Owner
1	1	100.00	John Doe
1	2	100.00	John Doe
1	3	100.00	John Doe
1	4	100.00	John Doe
1	5	100.00	John Doe
1	6	100.00	John Doe
1	7	100.00	John Doe
1	8	100.00	John Doe
1	9	100.00	John Doe
1	10	100.00	John Doe
1	11	100.00	John Doe
1	12	100.00	John Doe
1	13	100.00	John Doe
1	14	100.00	John Doe
1	15	100.00	John Doe
1	16	100.00	John Doe
1	17	100.00	John Doe
1	18	100.00	John Doe
1	19	100.00	John Doe
1	20	100.00	John Doe



GEORGIA SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and records.

Witness my hand and seal this 1st day of January, 1900.

FLOOD NOTE

The land shown on this map is subject to flooding at high water.

REFERENCES

The survey was made in accordance with the provisions of the Georgia Surveying Act of 1898.





City of McDonough, Georgia

Community Development Department

Annexation Staff Report *(For Recommendation Only)

Case Petition:

#210107

Applicant:

Moore Bass Consulting, Inc.

Address/Location:

Turner Church Road-Wade Tract

Council District:

3 Vacant

Request:

Land Lot/District:

Land Lot(s) 71, 72, 89, & 90 of the 7th District

Tract Size:

Total-161.12 acres / Approximately 154.48 acres +/- (#105-01061000 and 6.64+/- 105-01061003)

343 Turner Church Road

Current zoning

RA (Residential Agriculture)

Proposed zoning

RA-200 (Residential Agriculture)

Meetings:

➤ 10/12/21

Planning Commission Workshop

➤ 10/18/21

City Council Workshop

➤ 11/9/21

Planning Commission "*Public Review*" *SPECIAL CALLED*

➤ 11/15/21

City Council "*Public Hearing*"

Community Development Staff recommendation:

Approval**Background Information**

The subject property is presently zoned RA (Residential Agriculture) and is located on Turner Church Road.

Site and Location Photos



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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) – Not applicable at this time
- Fire Chief (Mr. Steve Morgan) - Not applicable at this time
- City Engineer (Mr. Mark Whitley) - Not applicable at this time
- Building Official (Mr. Mark Dobson) – Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) – Not applicable at this time
- Henry County Board of Education (Ms. April Brown) - Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) - Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) - Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) - Not applicable at this time

Infrastructure: Water Service: City of McDonough
 Sewer Service: City of McDonough
 Electricity: Snapping Shoals EMC
 Telephone: TBD
 Cable Television: TBD
 Schools: Not affected by petition request per scope of work

Staff Analysis: (Refer to Chapter 17.104 Amendments)
Section 17.104.048 Standards of Review for Rezoning

➤ A(1.) The subject property is bordered by the following (refer to Zoning Maps):

North Boundary

Zoning: County

Land Use: County

East Boundary

Zoning: County

Land Use: Single Family Residential

South Boundary

Zoning: County

Land Use: County

West Boundary

Zoning: MCDZ

Land Use: Single Family Residential

Final Staff Recommendation by: Charles Reese, Community Development Director
Staff recommends Approval of the Annexation of 161.12+/- acres

This area is within the Estate Residential area designated on the FLUM.

AGENDA ITEM SUMMARY

Date: November 15, 2021

Item Number:

9C

ITEM SUMMARY:

The request for Case #210107 (Turner Church Road Project - Wade Tract) is for an annexation with a lateral rezoning from RA (Residential Agriculture) - COUNTY to RA-200 (Residential Agricultural) - CITY. The subject property is located at 343 Turner Church Rd. and further recognized as Tax Parcel ID #105-01061000 & 105-01061003.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing & Vote (Annexation)
- 11/15/2021 City Council Public Hearing & Vote (Rezoning)

RECOMMENDATION (Community Development Director):

MPC (11/15/2021 Meeting)

Annexation – Scott Reeves made motion for approval of the annexation with lateral zoning, Yolanda Williams seconded. Motion Passed (6-0).

➤ **Vote: 6-0 Approved**

CDD –Approval as requested by Applicant with Stipulations.

ATTACHMENTS:

- ORD #21-11-15002(A)(Z)
- P/Z Final Staff Report

Submitted by:

Charles Reese, Community Development Director
Diane Johnson, City Planner

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 21-11-15002(A)

AN ORDINANCE TO ANNEX LAND INTO THE CORPORATE LIMITS WITHIN THE CITY OF MCDONOUGH, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

WHEREAS, through enactment of O.C.G.A. § 36-36-1 et. seq., the Georgia General Assembly has provided for alternative methods for annexing land into the corporate limits of a municipality; and

WHEREAS, this Ordinance has been prepared and considered in accordance with O.C.G.A. § 36-66-1 et. seq.; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of McDonough, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

Section I.

SCOPE

This Ordinance shall pertain to the following property per the application filed by **Moore Bass Consulting, Inc. for Turner Church Road Project – Wade Tract.**

343 Turner Church Road consisting of Tract 1 (154.48) & Tract 2 (6.64), totaling approximately 161.12 +/- acres lying in Land Lot 71, 72, 89 & 90 of the 7th District, Henry County, Georgia (legal description is attached as Exhibit "A").

Section II.

ANNEXATION

BE IT ORDAINED, by the Mayor and Council of the City of McDonough, Georgia, and it is hereby ordained by the authority of same, that said property zoned RA (Residential Agricultural) described in Section I of this Ordinance, is hereby annexed to the corporate limits of the City of McDonough, Georgia, and made a part thereof.

Section III.

This Ordinance shall take effect upon the first day of the month following the month in which it is adopted. All Ordinances in conflict herewith are expressly repealed.

Section IV.

It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. 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 Mayor and 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 and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section V.

All Ordinances or Resolutions and parts of Ordinances or Resolutions in conflict herewith are hereby expressly repealed.

SO ORDAINED, this 15th day of November, 2021

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

CHRISTY TAYLOR, INTERIM CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-11-15002(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(3), 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 Moore Bass Consulting, Inc. for Turner Church Road Project – Wade Tract.

All that lot, tract or parcel of land, otherwise known as 343 Turner Church Road (Parcel #105-01061000 & 105-01061003), lying and being in Land Lot(s) 71, 72, 89 & 90 of the 7th District of Henry County, Georgia, consisting of Tract 1 (154.48) & Tract 2 (6.64), totaling approximately 161.12 +/- acres and being more particularly described on Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RA-200 (Residential Agricultural) consisting of 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 15th day of November, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

**CHRISTY TAYLOR, INTERIM CITY
CLERK**

CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

LEGAL DESCRIPTION - TRACT 1

All that tract or parcel of land lying and being in Land Lots 71, 72, 89 & 90 of the 7th Land District, Henry County, Georgia, containing 154.48 +/- acres (6,729,053 +/- sq. ft.) and being more particularly described as follows:

COMMENCING at a point where the northwest right-of-way line of State Route 20 (80' foot right-of-way) intersects the northeast right-of-way of Turner Church Road (right-of-way varies), said intersection being the Point of Beginning.

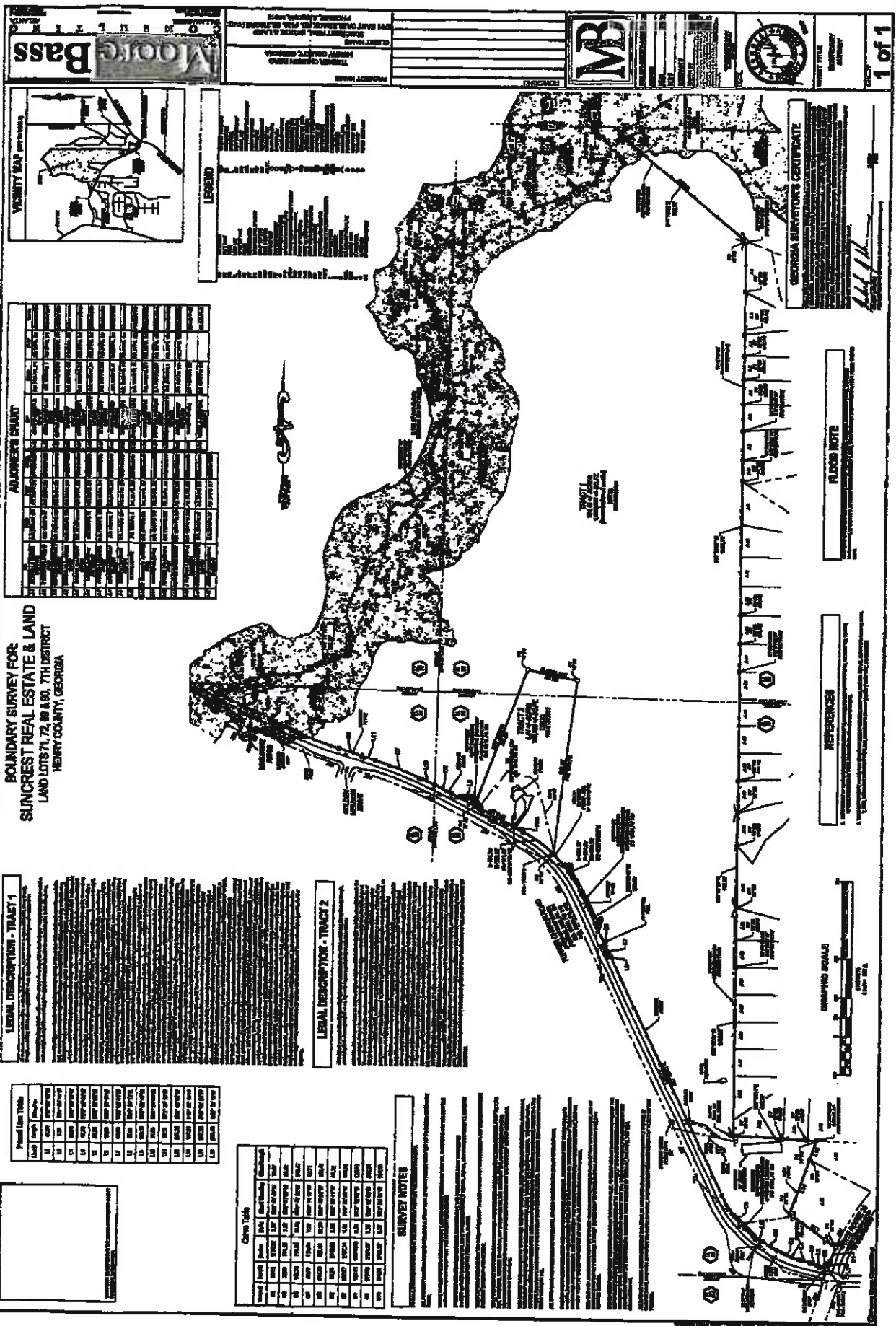
From said point, proceed northwesterly along the right-of-way of Turner Church Road, along the arc of a curve to the right, an arc distance of 38.58 feet (said arc having a radius of 769.19 feet and being subtended by a chord bearing N75°01'57"W and a chord distance of 38.58 feet) to a point; thence continue N76°20'48"W, a distance of 7.20 feet to a point; thence N65°02'16"W, a distance of 50.99 feet to a point; thence N76°20'48"W, a distance of 47.68 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 140.78 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N69°44'12"W and chord distance of 140.47 feet) to a point; thence along the curve the right, an arc distance of 82.77 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N59°14'17"W and a chord distance of 82.71 feet) to a point; thence along the arc of a curve to the right, an arc distance of 284.90 feet (said arc having a radius of 620.00 feet and being subtended by a chord bearing N38°40'31"W, and a chord distance of 282.40 feet) to a point; thence proceed N25°30'41"W, a distance of 1,366.72 feet to a point; thence S64°29'18"W, a distance of 15.00 feet to a point; thence N25°30'41"E, a distance of 60.00 feet to a point; thence N64°29'18"E, a distance of 15.00 feet to a point; thence N25°30'41"W, a distance of 293.93 feet to a point; thence along the arc of a curve to the left, an arc distance of 252.59 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N35°50'55"W and a chord distance of 251.22 feet) to a point; thence leaving the right-of-way of Turner Church Road, proceed N07°06'00"E, a distance of 906.53 feet to a point; thence N77°55'00"W, a distance of 260.80 feet to a point; thence S20°20'40"W, a distance 755.00 feet to a point on the northeast right-of-way of Turner Church Road; thence proceed along said right-of-way, N61°52'47"W, a distance of 129.13 feet to a point; thence along the arc of a curve to the left, an arc distance of 99.23 feet (said arc having a radius of 2,440.02 feet and being subtended by a chord bearing N63°02'41"W and a chord distance of 99.22 feet) to a point; thence N65°24'55"W, a distance of 71.19 feet to a point; thence along the arc of a curve to the left, an arc distance of 257.07 feet (said arc having a radius of 2,127.74 feet and being subtended by a chord bearing N68°52'35"W and a chord distance of 256.91 feet) to a point; thence N72°20'15"W, a distance of 70.31 feet to a point; thence along the arc of a curve to the left, an arc distance of 125.41 feet (said arc having a radius of 12,072.03 feet and being subtended by a chord bearing N73°12'57"W and a chord distance of 125.41 feet) to a point; thence along the arc of a curve to the right, an arc distance of 318.58 feet (said arc having a radius of 2,356.37 feet and being subtended by a chord bearing N69°02'42"W and a chord distance of 318.34 feet) to a point; thence along the arc of a curve to the right, an arc distance of 114.34 feet (said arc having a radius of

2,762.37 feet and being subtended by chord bearing N63°59'10"W and a chord distance of 114.33 feet) to a point; thence N62°48'01"W, a distance of 239.31 feet to a point where the right-of-way of Turner Church Road intersects the centerline of Camp Creek. From said point and leaving said right-of-way, proceed northeasterly, northwesterly then northeasterly again along the centerline of said creek, a distance of 3,186.12 (+/-) (said creek being subtended by survey tie lines with the following courses and distances: N75°23'47"E, a distance of 413.97 feet to a point; N67°06'13"E, a distance of 278.67 feet to a point; N18°17'35"E, a distance of 601.51 feet; N36°23'51"E, a distance of 425.76 feet; N10°32'07"E, a distance of 442.03 feet; N07°11'12"W, a distance of 242.99 feet; N19°18'50"W, a distance of 286.91 feet; N03°20'24"E, a distance of 215.26 feet; N03°14'55"E, a distance of 112.37 feet) to a point where the centerline of said creek intersects the centerline of Walnut Creek. Leaving the centerline of Camp Creek, proceed southeasterly then northeasterly along the centerline of Walnut Creek, a distance of 1,193.59 feet (+/-) (said creek being subtended by survey tie-lines with the following courses and distances: S55°12'18"E, a distance of 171.94 feet; N60°26'35"E, a distance of 773.19 feet; N25°48'48"E, a distance of 286.81 feet to point. Thence, leaving the centerline of Walnut Creek, proceed S49°55'11"E, a distance of 835.86 feet to a point; thence S00°09'07"W, a distance of 2,975.05 feet to a point; thence S00°07'29"W, a distance of 490.06 feet to a point; thence S00°08'47"W, a distance of 1,180.33 feet to a point; thence S87°50'14"E, a distance of 434.35 feet to a point; thence S19°52'15"W, a distance of 105.51 feet to a point; thence S19°32'20"W, a distance of 297.22 feet to a point; thence S55°13'17"E, a distance of 295.33 feet to a point on the northwest right-of-way of State Route 20. From said point, continue along said right-of-way along the arc of a curve to the left, an arc distance of 79.63 feet (said arc having a radius of 1,180.22 feet and being subtended by a chord bearing S20°48'41"W and a chord distance of 79.61 feet) to a point; thence S18°52'45"W, a distance of 41.99 feet to a point, (said point being the intersection of the northwest right-of-way of State Route 20 and the northeast right-of-way of Turner Church Road) and the Point of Beginning.

LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lots 72 & 89 of the 7th Land District, Henry County, Georgia, containing 6.64 +/- acres (289,053 +/- sq. ft.) and being more particularly described as follows:

COMMENCING at a point where the northwest right-of-way line of State Route 20 (80' foot right-of-way) intersects the northeast right-of-way of Turner Church Road (right-of-way varies), proceed northwesterly along the right-of-way of Turner Church Road, along the arc of a curve to the right, an arc distance of 38.58 feet (said arc having a radius of 769.19 feet and being subtended by a chord bearing N75°01'57"W and a chord distance of 38.58 feet) to a point; thence continue N76°20'48"W, a distance of 7.20 feet to a point; thence N65°02'16"W, a distance of 50.99 feet to a point; thence N76°20'48"W, a distance of 47.68 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 140.78 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N69°44'12"W and chord distance of 140.47 feet) to a point; thence along the curve the right, an arc distance of 82.77 feet (said arc having a radius of 610.00 feet and being subtended by a chord bearing N59°14'17"W and a chord distance of 82.71 feet) to a point; thence along the arc of a curve to the right, an arc distance of 284.90 feet (said arc having a radius of 620.00 feet and being subtended by a chord bearing N38°40'31"W, and a chord distance of 282.40 feet) to a point; thence proceed N25°30'41"W, a distance of 1,366.72 feet to a point; thence S64°29'18"W, a distance of 15.00 feet to a point; thence N25°30'41"E, a distance of 60.00 feet to a point; thence N64°29'18"E, a distance of 15.00 feet to a point; thence N25°30'41"W, a distance of 293.93 feet to a point; thence along the arc of a curve to the left, an arc distance of 252.59 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N35°50'55"W and a chord distance of 251.22 feet) to a point on the northeast right-of-way of Turner Church Road, said intersection being the **POINT OF BEGINNING**; thence proceed N07°06'00"E, a distance of 906.53 feet to a point; thence proceed N77°55'00"W, a distance of 260.80 feet to a point; thence proceed S20°20'40"W, a distance of 755.00 feet to a point on the northeast right-of-way of Turner Church Road; thence S61°52'46"E, a distance of 284.33 feet to a point; thence proceed along the arc of a curve to the right, an arc distance of 191.73 feet (said arc having a radius of 700.00 feet and being subtended by a chord bearing N54°01'58"W and chord distance of 191.13 feet) to the **POINT OF BEGINNING**.





City of McDonough, Georgia

Community Development Department

Annexation Staff Report *(For Recommendation Only)

Case Petition:

Applicant:

Address/Location:

Council District:

#210107

Moore Bass Consulting, Inc.

Turner Church Road-Wade Tract

3 Vacant

Request:

Land Lot/District:

Tract Size:

Land Lot(s) 71, 72, 89, & 90 of the 7th District

Total-161.12 acres / Approximately 154.48 acres +/- (#105-01061000 and 6.64+/- 105-01061003)

343 Turner Church Road

Current zoning

Proposed zoning

RA (Residential Agriculture)

RA-200 (Residential Agriculture)

Meetings:

> 10/12/21

> 10/18/21

> 11/9/21

> 11/15/21

Planning Commission Workshop

City Council Workshop

Planning Commission "*Public Review*" *SPECIAL CALLED*City Council "*Public Hearing*"

Community Development Staff recommendation:

Approval**Background Information**

The subject property is presently zoned RA (Residential Agriculture) and is located on Turner Church Road.

Site and Location Photos



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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) – Not applicable at this time
- Fire Chief (Mr. Steve Morgan) - Not applicable at this time
- City Engineer (Mr. Mark Whitley) - Not applicable at this time
- Building Official (Mr. Mark Dobson) – Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) – Not applicable at this time
- Henry County Board of Education (Ms. April Brown) - Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) - Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) - Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) - Not applicable at this time

Infrastructure: Water Service: City of McDonough
 Sewer Service: City of McDonough
 Electricity: Snapping Shoals EMC
 Telephone: TBD
 Cable Television: TBD
 Schools: Not affected by petition request per scope of work

Staff Analysis: (Refer to Chapter 17.104 Amendments)
Section 17.104.048 Standards of Review for Rezoning

➤ A(1.) The subject property is bordered by the following (refer to Zoning Maps):

North Boundary

Zoning: County

Land Use: County

East Boundary

Zoning: County

Land Use: Single Family Residential

South Boundary

Zoning: County

Land Use: County

West Boundary

Zoning: MCDZ

Land Use: Single Family Residential

Final Staff Recommendation by: Charles Reese, Community Development Director
Staff recommends **Approval of the Annexation of 161.12+/- acres**

This area is within the Estate Residential area designated on the FLUM.

AGENDA ITEM SUMMARY

Date: November 15, 2021

Item Number:

9D

ITEM SUMMARY:

The request for Case #210806 (Turner Church Road Project - Anderson Tract) is for an annexation with a lateral rezoning from RA (Residential Agriculture) - COUNTY to RA-200 (Residential Agricultural) - CITY. The subject property is located on Turner Church Rd. and further recognized as Tax Parcel ID # (Parcel # 105-01071000).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing & Vote (Annexation)
- 11/15/2021 City Council Public Hearing & Vote (Rezoning)

RECOMMENDATION (Community Development Director):

MPC (11/15/2021 Meeting)

Annexation - Stanley Head made motion for approval of the annexation with staff recommendations, Yolanda Williams seconded.

➤ **Vote: 6-0 Approved**

CDD –Approval as requested by Applicant with Stipulations.

ATTACHMENTS:

- ORD #21-11-15003(A)(Z)
- P/Z Final Staff Report

Submitted by:

Charles Reese, Community Development Director

Diane Johnson, City Planner

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 21-11-15003(A)

AN ORDINANCE TO ANNEX LAND INTO THE CORPORATE LIMITS WITHIN THE CITY OF MCDONOUGH, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

WHEREAS, through enactment of O.C.G.A. § 36-36-1 et. seq., the Georgia General Assembly has provided for alternative methods for annexing land into the corporate limits of a municipality; and

WHEREAS, this Ordinance has been prepared and considered in accordance with O.C.G.A. § 36-66-1 et. seq.; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of McDonough, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY THEREOF:

Section I.

SCOPE

This Ordinance shall pertain to the following property per the application filed by **Moore Bass Consulting, Inc.** for **Turner Church Road Project – Anderson Tract (Turner Church Road)**.

Address consisting of 54.54 +/- acres lying in Land Lot 89 of the 7th District, Henry County, Georgia (legal description is attached as Exhibit "A").

Section II.

ANNEXATION

BE IT ORDAINED, by the Mayor and Council of the City of McDonough, Georgia, and it is hereby ordained by the authority of same, that said property zoned RA (Residential

Agricultural) described in Section I of this Ordinance, is hereby annexed to the corporate limits of the City of McDonough, Georgia, and made a part thereof.

Section III.

This Ordinance shall take effect upon the first day of the month following the month in which it is adopted. All Ordinances in conflict herewith are expressly repealed.

Section IV.

It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. 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 Mayor and 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 and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section V.

All Ordinances or Resolutions and parts of Ordinances or Resolutions in conflict herewith are hereby expressly repealed.

SO ORDAINED, this 15th day of November, 2021

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

CHRISTY TAYLOR, INTERIM CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-11-15003(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(3), 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 Moore Bass Consulting, Inc. for Turner Church Road Project – Anderson Tract (Turner Church Road).

All that lot, tract or parcel of land, otherwise known as a portion of Parcel #105-01071000, lying and being in Land Lot(s) 89 of the 7th District of Henry County, Georgia, consisting of 54.54 +/- acres and being more particularly described on Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RA-200 (Residential Agricultural), 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 15th day of November, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

**CHRISTY TAYLOR, Interim City
Clerk**

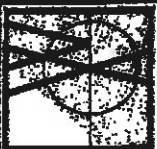
CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

**LEGAL DESCRIPTION
TURNER CHURCH ROAD TRACT**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 89 OF THE 7TH DISTRICT OF HENRY COUNTY, GEORGIA, CONTAINING **54.54 ACRES (2,375,903 SQ. FT.)**, AS SHOWN ON EXHIBIT ENTITLED, "BOUNDARY SURVEY FOR RENEE ANDERSON", PREPARED BY W&A ENGINEERING., RECORDED IN PLAT BOOK 60, PAGE 215 PER HENRY COUNTY RECORDS, DATED 04/22/21 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/4" PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINE 89, 90, 103, & 104, SAID PIPE BEING **THE TRUE POINT OF BEGINNING**; THENCE N00°06'30"E, A DISTANCE OF 2,400.73 FEET TO A 5/8" REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY OF TURNER CHURCH ROAD (R/W VARIES); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES S62°19'47"E, A DISTANCE OF 190.65 FEET TO A POINT; THENCE S61°55'47"E, A DISTANCE OF 126.64 FEET TO A POINT; THENCE S61°31'50"E, A DISTANCE OF 179.42 FEET TO A POINT; THENCE S57°05'48"E, A DISTANCE OF 61.73 FEET TO A POINT; THENCE S51°19'38"E, A DISTANCE OF 58.37 FEET TO A POINT; THENCE S45°01'14"E, A DISTANCE OF 75.76 FEET TO A POINT; THENCE S36°57'55"E, A DISTANCE OF 99.68 FEET TO A POINT; THENCE S28°17'34"E, A DISTANCE OF 91.22 FEET TO A POINT; THENCE S25°38'26"E, A DISTANCE OF 170.02 FEET TO A POINT; THENCE S25°30'15"E, A DISTANCE OF 164.51 FEET TO A POINT; THENCE S25°34'43"E, A DISTANCE OF 166.47 FEET TO A POINT; THENCE S25°26'58"E, A DISTANCE OF 243.41 FEET TO A POINT; THENCE S25°30'18"E, A DISTANCE OF 211.49 FEET TO A POINT; THENCE S25°33'30"E, A DISTANCE OF 259.84 FEET TO A POINT; THENCE S25°27'16"E, A DISTANCE OF 341.86 FEET TO A POINT; THENCE S25°40'10"E, A DISTANCE OF 147.99 FEET TO A POINT; THENCE S28°30'04"E, A DISTANCE OF 69.91 FEET TO A POINT; THENCE S34°55'04"E, A DISTANCE OF 95.31 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 157.99 FEET (SAID ARC HAVING A RADIUS OF 847.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S10°14'29"E WITH A CHORD DISTANCE OF 157.76 FEET) TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 74.82 FEET (SAID ARC HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S27°39'09"E WITH A CHORD DISTANCE OF 73.09 FEET) TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY N83°49'55"W, A DISTANCE OF 42.73 FEET TO A 1/2" REBAR SET; THENCE N68°27'21"W, A DISTANCE OF 71.85 FEET TO A 1/2" REBAR SET; THENCE N88°40'27"W, A DISTANCE OF 384.48 FEET TO A 5/8" REBAR FOUND; THENCE S01°11'43"W, A DISTANCE OF 38.39 FEET TO A 1/2" REBAR SET; THENCE N89°17'01"W, A DISTANCE OF 1,087.57 FEET TO A 1-1/4" PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINE 89, 90, 103, & 104, SAID PIPE BEING **THE TRUE POINT OF BEGINNING**.



W&A
Engineering

200 South Street, Suite 200
P.O. Box 1000
Tulsa, Oklahoma 74101-1000
Phone: (918) 438-1000
Fax: (918) 438-1001
www.wanda-engineering.com



RENEER ANDERSON
SURVEYING ENGINEER
TULSA COUNTY, OKLAHOMA
DATE: 07/20/2021

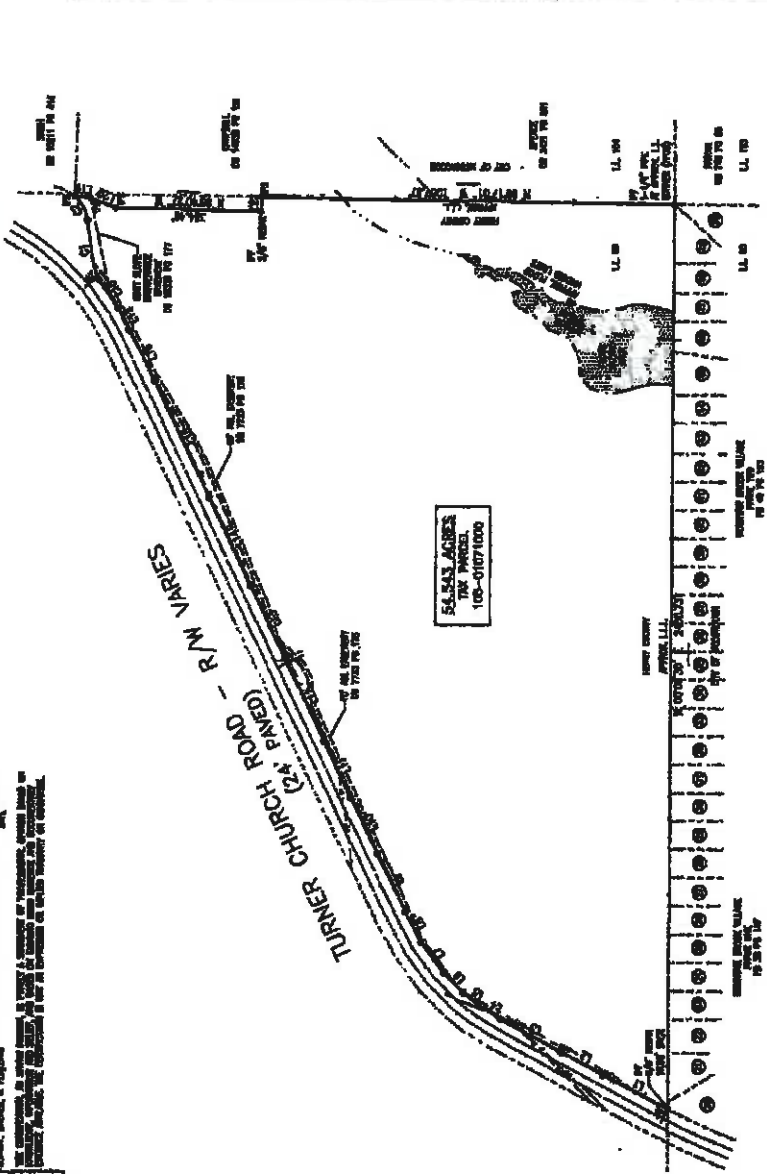


21-07213

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.

DATE	CHAS. J. JONES	CHAS. J. JONES	CHAS. J. JONES
10/1/2021	10/1/2021	10/1/2021	10/1/2021
10/1/2021	10/1/2021	10/1/2021	10/1/2021
10/1/2021	10/1/2021	10/1/2021	10/1/2021

THIS SURVEY WAS PERFORMED BY W&A ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, FOR THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.



54,533.42 SQ. FT.
THE PARCEL
100-01071000

NO EXISTING RECORDS, GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 10' OF SUBJECT PROPERTY.

THE SURVEY COMPLETION DATE 07/20/2021. THE SURVEY WAS PERFORMED BY W&A ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, FOR THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.

THE SURVEY WAS PERFORMED BY W&A ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, FOR THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.

THE SURVEY WAS PERFORMED BY W&A ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, FOR THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.

LINE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

THE SURVEY WAS PERFORMED BY W&A ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, FOR THE TULSA COUNTY RECORDS OFFICE, TULSA, OKLAHOMA, FOR THE YEAR 2021.



City of McDonough, Georgia

Community Development Department

Annexation Staff Report *(For Recommendation Only)

Case Petition:**Applicant:****Address/Location:****Council District:****#210806****Moore Bass Consulting, Inc.****Turner Church Road-Anderson Tract****# 3 Vacant****Request:****Land Lot/District:****Tract Size:****Land Lot(s) 89 of the 7th District****Approximately 54.54 acres +/- (#105-01071000)****Turner Church Road****Current zoning****Proposed zoning****RA (Residential Agriculture)****RA-200 (Residential Agriculture)****Meetings:****➤ 10/12/21****➤ 10/18/21****➤ 11/9/21****➤ 11/15/21****Planning Commission Workshop****City Council Workshop****Planning Commission "Public Review" *SPECIAL CALLED*****City Council "Public Hearing"****Community Development Staff recommendation****Approval****Background Information****The subject properties are presently zoned RA and is located on Turner Church Road.**

Site and Location Photos



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

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) – Not applicable at this time
- Fire Chief (Mr. Steve Morgan) - Not applicable at this time
- City Engineer (Mr. Mark Whitley) - Not applicable at this time
- Building Official (Mr. Mark Dobson) – Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) – Not applicable at this time
- Henry County Board of Education (Ms. April Brown) - Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) - Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) - Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) - Not applicable at this time

Infrastructure: Water Service: City of McDonough
 Sewer Service: City of McDonough
 Electricity: Snapping Shoals EMS
 Telephone: TBD
 Cable Television: TBD
 Schools: Not affected by petition request per scope of work

Staff Analysis: (Refer to Chapter 17.104 Amendments)
Section 17.104.048 Standards of Review for Rezoning

➤ A(1.) The subject property is bordered by the following (refer to Zoning Maps):

North Boundary

Zoning: County

Land Use: County

East Boundary

Zoning: R-75/RTD

Land Use: Single Family Residential

South Boundary

Zoning: R-100

Land Use: Single Family Residential

West Boundary

Zoning: R-75

Land Use: Single Family Residential

Final Staff Recommendation by: Charles Reese, Community Development Director
Staff recommends **Approval of the Annexation of 54.54+/- acres**

This area is within the Estate Residential area designated on the FLUM.

Item 11

**STATE OF GEORGIA
CITY OF McDONOUGH**

RESOLUTION

WHEREAS, by document dated October 7, 2016, the City entered into a lease agreement with the Veterans Support Group, Inc., a 502(c)(3) corporation, for use of City-owned property located at 32 Jonesboro Street; and

WHEREAS, said lease agreement provided for an initial term of five years with the option for a five-year renewal; and

WHEREAS, the Mayor and Council of the City of McDonough wish to support the services of the Veterans Support Group by amending the lease as provided herein.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of McDonough, by adoption of this resolution, amend the said October 7, 2016 lease agreement by revising item 2 as follows:

“2.1 Term. The term of this Lease shall be for a period of five (5) years, beginning on November 20, 2021, unless sooner terminated as provided by the terms of this Agreement. **2.2 Renewal.** This Agreement shall renew for one additional five-year term upon the mutual agreement of the parties.”

BE IT FURTHER RESOLVED that Billy Copeland, Mayor, is authorized to execute an amendment to the said lease under the terms contained herein.

This 15th day of November, 2021.

CITY OF McDONOUGH, GEORGIA

By: _____
Billy Copeland, Mayor

Attest: _____
Christy Taylor
Interim City Clerk

Item 12

**STATE OF GEORGIA
CITY OF McDONOUGH**

RESOLUTION

WHEREAS, by document executed on May 30, 2018, the City entered into a lease agreement with the Image Doctor Media Museum of Photographic History and Image Making Devices, for use of City-owned property located at 369 Macon Street; and

WHEREAS, the initial term of the said lease agreement was for a period of five years beginning on July 1, 2018; and

WHEREAS, the tenant has requested a two-year extension on the term of the lease, or until June 30, 2025; and

WHEREAS, the Mayor and Council of the City of McDonough wish to support the cultural enhancement of the City of McDonough provided by the Museum by amending the lease as provided herein.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of McDonough, by adoption of this resolution, amend the said May 30, 2018 lease agreement by revising item 2.1 as follows:

“2.1 Term. The term of this Lease shall be for a period of seven (7) years, beginning on July 1, 2018 through and including June 30, 2025, unless sooner terminated as provided by the terms of this Agreement.”

BE IT FURTHER RESOLVED that Billy Copeland, Mayor, is authorized to execute an amendment to the said lease under the terms contained herein.

This 15th day of November, 2021.

CITY OF McDONOUGH, GEORGIA

By: _____
Billy Copeland, Mayor

Attest: _____
Christy Taylor
Interim City Clerk