

APPROVED

Calvin McClendon

**Minutes
City of McDonough
Municipal Planning Commission Meeting
May 13, 2025
6:00 P.M.**

JUN 10 2025

PLANNING COMMISSION

The meeting of the McDonough Planning and Zoning Commission was held at 6:00 p.m., 2nd floor, Council Chambers, at City Hall with the following members present.

Members Present: Calvin McClendon (Vice-Chair)
Latonua Hawkins (Secretary)
Taira Castora
Jerry Hayes
Stanley Head
Mark Thomas
Not Present: Lois Word

Also present was staff: Sylvia Smith, Community & Economic Development Director
Ayende Toby, Building Official
Aaron Hypolite, Planner
Tina Tebo, Planning Tech
Kelsey Liddick, Permit Coordinator

The vice-chairperson called the meeting to order at 6:00 p.m.

Roll Call was conducted by Staff.

Swearing In of newly appointed Members: Taira Castora and Mark Thomas.

The Pledge of Allegiance was conducted.

Introduction of Ayende Toby (Building Official and Aaron Hypolite (Planner) was conducted.

Staff stated that the meeting was properly advertised and in compliance with the open meeting act. The entire meeting schedule for the year was published in the November 30, 2024, edition of the Henry Daily Herald Newspaper. The petition ad(s) was published in the May 3, 2025, edition(s) of the Henry Daily Herald Newspaper. The agenda for tonight's meeting was posted on the City of McDonough website and on the bulletin board on the 1st floor of City Hall on May 6, 2025. Notification of a Special Called Meeting is not applicable. Yes, the requirements have been met.

Staff provided clarification pertaining to voting options when only a quorum is present.

Stanley Head made motion to approve agenda Jerry Hayes, seconded. Motion Passed (6-0).

Latonua Hawkins made motion to approve January 14, 2025 & February 11, 2025 minutes, Stanley Head seconded. Motion Passed (6-0).

Public Comment Session: No comments were made.

WORKSHOP SESSION: N/A

PUBLIC REVIEW SESSION:

Case #240501: Racetrack Road Townhomes (Racetrack Rd.) – Dennis Webb & Whit Porter (representative) was present and commented on the rezoning request from RA-200 (Residential Agricultural) to RTD (Residential Townhouse District). Discussions ensued regarding water/sewer capacity, traffic, facades, the development is a rental community and the price point (\$2,400 – \$2,600 per month). **The chair opened the public review session.** No comments were made in favor/opposition. **The chair closed the public review session.** Aaron Hypolite provided comments on the staff analysis (refer to the final staff report) along with a recommendation of approval with conditions. **Jerry Hayes made motion for approval with staff recommendations, no second. Taira Castora made motion for approval with staff recommendation and added a Planning Commission condition that this be 75% owner occupied and not a full rental community, Latonua Hawkins seconded. Motion Passed (6-0).**

Case #240901: Hardeman property (705 Tomlinson St.) - Andy Welch (representative) commented on the request to annex and rezone property to R-75 (Single-Family Residential) -City. From RA (Residential Agricultural) – County. Discussions ensued regarding the reductions in lot with the new design from 292 to 251, amenities (not shared); staff conditions (Built #3 - rental percentage & #5 – road improvements) they would like modified, water/sewer capacity and facades. **The chair opened the public review session.** No comments were made in favor/opposition. **The chair closed the public review session.** Aaron Hypolite provided comments on the staff analysis (refer to the final staff report) along with a recommendation of approval with conditions. **Jerry Hayes made a motion to recommend approval of the annexation, Stanley Head seconded. Motion Passed (6-0). Mark Thomas made a motion to recommend approval of the rezoning with staff recommendations, Jerry Hayes seconded. Motion Passed (6-0).**

SPECIALITY ITEM(S): N/A

Community Development Director & Staff Comments: Staff reminding the board members of the Planning and Zoning Training.

MPC Members & Chairperson Comments: No comments were made.

Adjourn

➤ **Motion made to adjourn, seconded. Meeting adjourned.**