

APPROVED

Minutes
City of McDonough
Municipal Planning Commission Meeting
October 14, 2025
6:00 P.M.

NOV 10 2025
Calvin McClendon
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)
Jerry Hayes
Stanley Head (Vice-Chair)
Mark Thomas
Not Present: Taira Castora
Lois Word

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

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

Roll Call was conducted by Staff.

The Pledge of Allegiance was conducted.

Introduction of Aaron Hypolite (Planner)

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 September 6, 2025 and October 4, 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 October 7, 2025, with a repost to the website on October 14, 2025, due to a system glitch. Notification of a Special Called Meeting is not applicable. Yes, the requirements have been met.

Mark Thomas made motion to approve agenda, Jerry Hayes seconded. Motion Passed (5-0).

Latonua Hawkins made motion to approve the September 9, 2025, minutes, Stanley Head seconded. Motion Passed (5-0).

Public Comment Session: No comments were made.

WORKSHOP SESSION:

Case #250806: Watkins property (200 Hampton St.) – Joe Watkins (owner/applicant) was present and commented on the request for a modification of zoning conditions pertaining to allowed uses which currently only allows a hair salon and he would like to be able to use it as professional offices as well. Discussion ensued regarding the zoning C-1 (Neighborhood Commercial) w/conditions per ORD #04-03-01003(Z) & #05-12-05003(ZM), parking and zoning for the surrounding area.

Case #250809: Manor Lake Assisted Living, Memory Care & Cottages (Lake Dow Rd. & Hwy. 81 E.) – Merg Hoffman (representative) and William Creekmore/applicant) was present and commented on the rezoning request to a PUD (Planned Unit Development) for a senior assisted living development. Discussions ensued regarding the history of the site, location, number of units (24 cottages/100-124 units), size of units (1680 sf – cottages/561 - 668 sf - units), price points (\$4k and up depending on level of care), façade, landscaping, amenities (dining, hair salon, library, transportation, 24 hour care, medical staff on site), age range (55 and up), and the development is rental only.

Case #250901: Hardeman property (705 Tomlinson St.) – Andy Welch (representative) was present and commented on the modification of several zoning conditions per ORD #05-12-19001(A)(Z) and the history of the site and wanted the same conditions on both properties (remind the board of the recently annexed property). Discussions ensued regarding the number of lots (reduce by 50), the amenities and the entrances (3).

Case #250903: Anderson Landing (Turner Church Rd.) – Rich Atkinson and Nick Whitson (representative) were present and commented on the rezoning request from RA-200 to R-75 (Single-Family Residential). Discussion ensued regarding the location, that the development is semi-custom built homes, entrances (2), amenities, facades (brick/stone – no vinyl siding), covered patios on rear, compatible with Wade Farms across the street, price point (\$500k and up), size of homes (2200 sf and up), the surrounding area and that the RA-200 (which is the current zoning) would have less homes.

PUBLIC REVIEW SESSION:

Old Business: N/A

New Business:

Case #250709: Mateu Project (67 Jonesboro St.) – Aaron Hypolite provided comments on the staff analysis (refer to the final staff report) along with a recommendation of approval with conditions. Carlos Mateu (owner/applicant) was present and commented briefly on the rezoning request to a C-2 (Central Commercial). Discussions ensued regarding parking, ADA compliance, traffic, façade and landscape improvements.

The chair opened the public review session. No comments were made in favor/opposition. **The chair closed the public review session. Jerry Hayes made motion to recommend approval of the rezoning with staff recommendations, Mark Thomas seconded. Motion Passed (5-0).**

SPECIALITY ITEM(S): N/A

Community Development Director & Staff Comments: No comments were made.

MPC Members & Chairperson Comments: No comments were made.

Adjourn

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