



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 1/4/2005

ARC REVIEW CODE: P501041

TO: Mayor Richard Craig
ATTN TO: Rodney C. Heard, Community Development Director
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of McDonough CIE and STWP Update 2004
Review Type: Local Comprehensive Plan

Description: Annual update to the City of McDonough Capital Improvements Element and Short Term Work Program 2004.

Submitting Local Government: City of McDonough

Action Under Consideration: Approval

Date Opened: 1/4/2005

Deadline for Comments: 1/18/2005

Earliest the Regional Review can be Completed: 3/7/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
HENRY COUNTY
CITY OF HAMPTON
ROCKDALE COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF STOCKBRIDGE
CLAYTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF LOCUST GROVE
DEKALB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 1/18/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of McDonough	Date Received:	1/4/2005
Local Contact:	Rodney C. Heard, Community Development Director City of McDonough	Public Hearing Date and Time:	1/18/2005 8:30am
Phone:	770-957-3925	E-Mail:	
Fax:	770-957-7231	Website:	
Street	88 Keys Ferry Street	City State, Zip:	McDonough, Georgia 30253

Department of Community Affairs Review Required

Review Title:	City of McDonough CIE and STWP Update 2004
Description:	Annual update to the City of McDonough Capital Improvements Element and Short Term Work Program 2004. Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of McDonough.

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

2004 Capital Improvement Element (CIE) Annual Update

The City of McDonough adopted its Capital Improvement Element (CIE) in the middle part of 2003 thus there is only information on impact fees collected; no encumbered nor amount used during the preceding year as outlined in the regulatory requirements set forth by the Department of Community Affairs (DCA) for the 2004 Annual Update other than notification. The cumulative total of 2004 Impact fees collected from May 2003 to December 2003 is \$1, 238, 974.00

The City of McDonough has evaluated the requirements for the information needed as a part of the 2005 CIE Annual Update and will be recruiting a consultant to conduct a detailed assessment which shall include a five (5) year schedule of improvements in conjunction with a Comprehensive Plan Update. This will greatly assist the City as well as DCA/ARC in preparing for the growth management that will be needed over the next few years.

2004 Short Term Work Program

The City of McDonough adopted its last STWP in January 2001 as outlined in the regulatory requirements set forth by the Department of Community Affairs (DCA). The update specified the time interval of 2001-2005 thus providing insight on the activities up to the present year (2004).

The City of McDonough has evaluated the requirements for the information needed as a part of the 2005 STWP Annual Update and will be recruiting a consultant to conduct a detailed assessment which shall include a five (5) year schedule of improvements (2005-2010) in conjunction with a Comprehensive Plan Update.

City of McDonough

Transmittal Resolution

WHEREAS, the City of McDonough has prepared an annual update to a Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on May 17, 2004 at 5:00pm at City Hall.

BE IT THEREFORE RESOLVED, that the Mayor and the Council of the City of McDonough does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2004-2008 to the Department of Community Affairs/Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

ADOPTED THIS 17TH DAY OF MAY 2004.

BY:

 Mayor Richard Craig

ATTEST:

 Evelyn Craig, City Clerk

Attn: Casey/Linda

Please run the following Display Ad on Monday, May 3, 2004

CITY OF McDONOUGH
136 KEYS FERRY STREET
McDONOUGH, GEORGIA 30253

CITY COUNCIL PUBLIC HEARING
May 17, 2004
5:00pm

The City Council will hold a public hearing on the above date(s) to review, approve and issue transmittal of the Capital Improvements Element Update documents to the Department of Community Affairs and the Atlanta Regional Commission.

Copies of the documents are on file in the City Clerk's office within the McDonough City Hall located at the above address.

TRANSMITTAL RESOLUTION
CITY OF MCDONOUGH, GEORGIA

WHEREAS, the City of McDonough Mayor and Council has prepared a Capital Improvement Element; and



WHEREAS, the Capital Improvement Element was prepared in accordance with the Development Impact fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and


WHEREAS, Public hearings were held on the following dates in the City Hall:

- April 21, 2003 5:00pm
- May 5, 2003 5:00pm

NOW, THEREFORE, BE IT RESOLVED, that the City of McDonough Mayor and Council do hereby submit the Capital Improvements Element to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

ADOPTED this 5th day of May, 2003.



Richard Craig, Mayor

ATTEST: 
Evelyn Craig, City Clerk

Resolution 01-01-24

A RESOLUTION ADOPTING AN UPDATED SHORT TERM WORK PROGRAM (STWP) AND CAPITAL IMPROVEMENTS ELEMENT (CIE) TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW BY THE ATLANTA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE GEORGIA PLANNING ACT OF 1989 SO AS TO MAINTAIN THE CITY OF MCDONOUGH'S CERTIFICATION AS A QUALIFIED LOCAL GOVERNMENT

WHEREAS, THE CITY OF MCDONOUGH was certified as a Qualified Local Government on October 31, 1993; and

WHEREAS, the Georgia Planning Act of 1989 requires that an update of the Short Term Work Program/Capital Improvements Element of the Comprehensive Plan be prepared on an annual basis for jurisdictions assessing impact fees for water and sewer services; and

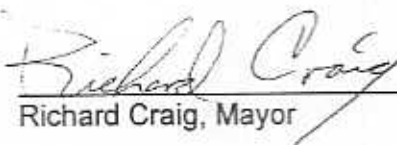
WHEREAS, said updated Short Term Work Program must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs for compliance with the provisions of the Georgia Planning Act of 1989; and

WHEREAS, an updated Short Term Work Program for the period 2001—2005 has now been prepared subsequent to a public meeting which was held on January 24, 2001;

NOW, THEREFORE, be it resolved by the McDonough City Council as follows:

- Section 1. That the attached 2001—2005 Short Term Work Program Update is herewith adopted as an amendment to the McDonough Comprehensive Plan.
- Section 2. That all resolutions or parts of resolutions in conflict with this resolution are hereby repealed.

City of McDonough


Richard Craig, Mayor

Attest:


Evelyn Craig, City Clerk

Public Hearing Notice
McDonough City Council, Regular Council Meeting
Public Meeting @ 7:00 PM
Monday, January 24, 2001
McDonough City Hall
88 Keys Ferry Street
McDonough, GA 30253

Adoption of the FY 2001-FY 2005 STWP as an amendment to the McDonough Comprehensive Plan

The McDonough City Council will consider the adoption of the FY 2001-FY 2005 Short Term Work Program [STWP] as an amended element of the McDonough Comprehensive Plan on Monday, January 24, 2001 at the City Council Regular Meeting.

This element has been reviewed and approved by the Georgia Department of Community Affairs and the Atlanta Regional Commission as meeting the Minimum Standards according to the Georgia Planning Act of 1989.

Please run a legal ad in the *Henry Record* on ~~Friday~~⁴, January 5, 2001.

Approved by:  _____

Delivered by: Tim Young, Director _____

Received at the *Henry Record* by: _____

FY 2001-2005 STWP

Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Natural and Historic Resources													
Maintain cultural and historical integrity of the Downtown Square	NH	MCNH001		\$ -						2000	ongoing	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	Private Funds
Prepare Stormwater Master Plan and Utility Program	NH	MCNH002		\$ 50,000						2000	2001, pending available funding	GBT Engineers, City of McDonough	general funds, operating revenues
Create Historic District	NH	MCNH003		\$ 10,000						2000	completed 2000	City of McDonough, Consultant, Historic Commission	general funds, grant
Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and local historic registers	NH	MCNH004		\$ 5,000						2000	2002	City of McDonough, Historic Commission	general and private funds
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH005		\$ 5,000						2000	2002	City of McDonough, Consultant, Historic Commission	general funds, grant
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH006		\$ 5,000						2000	2002	City of McDonough, Consultant, Historic Commission	general funds, grant
Improve substandard drainage systems throughout the City	NH	MCNH007		\$ 750,000						2000	2004	City of McDonough, GBT Engineers, Allen-Smith Consulting	general funds, CDEG
Develop a Watershed Assessment and regulations for streams in the City	NH	MCNH009		\$ 30,000						2000	2004	City of McDonough, GBT Engineers	general funds, operating revenues
Develop standards for Phase II of the NPDES Stormwater Program	NH	MCNH009		\$ 10,000						2000	2005	City of McDonough, GBT Engineers	general funds, operating revenues
Economic Development													
Prepare development guidelines for quality development to accommodate forecasted population increases	ED	MCED001		\$ -						2000	2002	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	
Establish and maintain program to attract business and industry	ED	MCED002		\$ -						2001	2005	City of McDonough	

FY 2001-2005 STWP													
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LD=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Mecklenburg-Norfolk-SPLIST Managers, CMAQ, CQ23 = Federal Transportation Fund General Funds=City general funds, operating revenues, water/sewer operating funds, impact fees, water/sewer tap fees, GBT=But Turnhouse Engineers HC=DC=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BDE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, GDBG=Community Development Block Grant program													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Prepare inventory of available land for suitable in-fill development	ED	MICED003		\$ -						2000	2002	City, MBA	
Work with local business leaders in the establishment of a Main Street program for the central city	ED	MICED004		\$ 50,000						2001	2002	City, MBA, AIM	general and private funds
Capital Facilities and Services													
General:													
Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety	CFS	MCCFS001		\$ 10,000						2000	ongoing	City of McDonough	general funds
Water and Sewer projects:													
Analyze water system for leakage and pressure	CFS	MCCFS002		\$ 50,000						2000	2001	City of McDonough, GBT Engineers	general funds, operating revenue
Prepare a Facilities Utilization Plan	CFS	MCCFS003		\$ 40,000						2000	2001	City of McDonough, Consultant	general funds
Expand water and sewer systems, line extensions, various	CFS	MCCFS004		\$ 4,200,000						2000	2005	City of McDonough, Private Developers	operating funds, impact fees, private contributions
Enlarge Walnut Creek Wastewater Treatment Facility by 1.0 mgd	CFS	MCCFS005		\$ 6,500,000						2000	2002	GBT Engineers, City of McDonough	SPLOST, general funds, GEFA loans, impact fees
Study water infiltration of sanitary sewer systems	CFS	MCCFS006		\$ 100,000						2000	2005	GBT Engineers, City of McDonough	general funds
Construct new water tank on West Side of the City at Kelly Road	CFS	MCCFS007		\$ 1,000,000						1999	2000	GBT Engineers, City of McDonough	general funds, impact fees
Evaluate future capacity of wastewater treatment facility	CFS	MCCFS008		\$ 20,000						1999	2001	GBT Engineers, City of McDonough	general funds, operating revenue
Develop projections for future demands on water and sewer capacities	CFS	MCCFS009		\$ 20,000						1999	ongoing	GBT Engineers, City of McDonough	general funds, operating revenue
Evaluate proportionate share impact fees	CFS	MCCFS010		N/A						2000	2001	GBT Engineers, City of McDonough	general funds, operating revenue
Fire and EMS projects:													
Maintain fire fighting ability	CFS	MCCFS011		\$ 250,000						2001	ongoing	City of McDonough Fire Department	general funds

FY 2001-2005 STWP													
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Moreland-Altabelli=SPLOST Managers, CMAQ, 0623 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, project fees=water/sewer tap fees, GBY=Ban Turnloosed Engineers HC-DOT=Horry County Department of Transportation, GaDOT=Georgia Department of Transportation, BGE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, GDB=Community Development Block Grant program													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Purchase of new ladder truck	CFS	MCCFS012		\$ 500,000						2002	2003	City of McDonough Fire Department	general funds
New West Side Fire Station	CFS	MCCFS013		\$ 500,000						2002	2004	City of McDonough Fire Department	general funds, private developer contribution
New Equipment for New West Side Station	CFS	MCCFS014		\$ 500,000						2003	2004	City of McDonough Fire Department	general funds
Purchase of Ambulance	CFS	MCCFS015		\$ 100,000						2001	2003	Henry County Fire Department	BOC general funds
Expansion/Renovation of Fire Station 1	CFS	MCCFS016		\$ 350,000						2001	2003	City of McDonough Fire Department	general funds
Transportation projects:													
Thoroughfare Plan	CFS	MCCFS017		\$ 10,000						1999	2002	City of McDonough	general funds
SR 42 N-S One-Way Pair System through Central McDonough; Racetrack to Carmichael Street	CFS	MCCFS018	HE 010	\$ 2,620,000						1999	2006	GaDOT, HC-DOT, Moreland-Altabelli, City of McDonough	SPLOST, general funds, GaDOT contract funds
SR 208T E-W One-Way Pair System through Central McDonough; Jonesboro Rd, Keys Ferry Street	CFS	MCCFS019	HE 008	\$ 2,050,000						2000	2005	GaDOT, HC-DOT, Moreland-Altabelli, City of McDonough	SPLOST, general funds, GaDOT contract funds
Bike Lanes along Pairs/Bryan Street	CFS	MCCFS020	HE-AR	\$ 450,000						2000	2003	McDonough, Bron Cleveland & Associates	general funds, CMAQ funding
Road resurfacing as part of SPLOST	CFS	MCCFS021		\$ 3,500,000						1999	2004	Moreland-Altabelli, GaDOT, HC-DOT, City	GaDOT contract funds, general funds, SPLOST
SR 155 at Racetrack Road, CR 376	CFS	MCCFS022		\$ 617,000						2000	2003	Moreland-Altabelli, GaDOT, HC-DOT, City	GaDOT contract funds, general funds, SPLOST
Southern RR in McDonough (2-4 divided median)	CFS	MCCFS023	HE 007A	\$ 12,900,000						2000	2005	Moreland-Altabelli, GaDOT, HC-DOT	GaDOT contract funds, general funds, SPLOST
Jonesboro Road at McDonough Pwy, Intersection improvement and Signalization	CFS	MCCFS024		\$ 440,000						2000	2001	Moreland-Altabelli, GaDOT, HC-DOT, developer	GaDOT contract funds, general funds, SPLOST, private funds
Jonesboro Road at Kelly Road, Intersection improvement and Signalization	CFS	MCCFS025		\$ 360,000						2001	2003	Moreland-Altabelli, GaDOT, HC-DOT, developer	GaDOT contract funds, general funds, SPLOST, private funds
Jonesboro Road at Dailey Mill and Wesley Lakes, Intersection improvement and Signalization	CFS	MCCFS026		\$ 360,000						2001	2003	Moreland-Altabelli, GaDOT, HC-DOT, developer, City	GaDOT contract funds, general funds, SPLOST, private funds

FY 2001-2005 STWP													
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Howard-Archie=SPLOST Managers, CHAQ, 0023 = Federal Transportation Funds General Funds=City general funds; operating revenue/city water/sewer operating funds; impact fees=water/sewer tap fees, GBT=San Timon/Sealed Engineers HC=DOT/Heavy County Department of Transportation, GAOY=Georgia Department of Transportation, GOC=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Parks and Recreation projects:													
Study local neighborhood park needs	CFS	MCCFS027		\$ 35,000						1999	2002	Community Development, Parks, City	general funds
Prepare maintenance plan to address existing and future recreation needs	CFS	MCCFS028		\$ -						1999	2002	Community Development, Parks, City	general funds
Prepare recycling plan	CFS	MCCFS029		\$ -						2002	2005	City of McDonough	general funds, local assistance
Housing													
Revise code enforcement ordinances and minimum housing standards	HS	MCHS001		\$ 5,000						2000	completed	City of McDonough	general funds
Establish annual review system for identifying substandard housing units	HS	MCHS002		\$ -						2000	2004	City of McDonough	
Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City	HS	MCHS003		\$ 10,000						2001	2002	City of McDonough	general funds
ordinances to provide for TND development and open spaces in new development	HS	MCHS004		\$ 5,000						2000	2002	City of McDonough Community Development	general funds
Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements	HS	MCHS005		\$ 10,000						2001	2002	City of McDonough	general funds
Establish committee to prepare a study on Federal Housing developments to determine their visibility and needs	HS	MCHS006		\$ -						2001	2002	City of McDonough	general funds
Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as affordable housing	HS	MCHS007		\$ 10,000						2001	2002	City of McDonough	general funds
Prepare CDBG Rehabilitation Program	HS	MCHS008		\$ 25,000						2001	2002	City of McDonough	general funds
Rehabilitate substandard housing throughout the City as needed	HS	MCHS009		\$ 25,000						2001	2005	City of McDonough, Community Committed to Character, ALERT Team	private funds, general funds
Land Use													

FY 2001-2005 STWP													
ED= Economic Development, NH= Natural and Historic Resources, CFS= Community Facilities and Services, HS= Housing, LU= Land Use, AD= Administrative Work Item SPLOST= Special Purpose Local Option Sales Tax, Moreland-Althea-SPLOST= Mariposa, CAAD, Q003 = Federal Transportation Funds General Funds= City General funds, operating revenue= city water/sewer operating funds, Impact fees= without sewer tap fees, GBF= Garb Township Engineers HC= DOT= Henry County Department of Transportation, GeDOT= Georgia Department of Transportation, BOE= Board of Education CCA= Department of Community Affairs, DNR= Department of Natural Resources, CDBG= Community Development Block Grant Program													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
and update land use regulations with county	LU	MCLU001		\$ -						2000	2002	City of McDonough	general funds
Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement	LU	MCLU002		\$ -						2000	2004	City of McDonough	general funds
Establish policies for future annexation	LU	MCLU003		\$ -						2001	2002	City of McDonough	general funds
Prepare development design guidelines for City Gateways	LU	MCLU004		\$ -						2000	2002	City of McDonough Community Development	general funds
Revise zoning ordinance to allow for development in the Comprehensive Plan	LU	MCLU005		\$ -						2001	2002	City of McDonough	general funds
Revise and update Comprehensive Plan as needed	LU	MCLU006		\$ -						2001	2004	City of McDonough	general funds
Administrative Work Items													
Update Short Term Work Program and CLE	AD	MCAD001		\$ -						2000	2004	City of McDonough	general funds
Prepare Arts and Cultural Facilities Plan	AD	MCAD002		\$ 40,000						2000	2003	City of McDonough	general funds
Prepare facilities plan for new City Hall Structure	AD	MCAD003		\$ 25,000						2000	2001	City of McDonough	general funds
Construct new City Hall Structure	AD	MCAD004		\$ 1,800,000						2001	2002	City of McDonough	general funds
Expand third floor of New City Hall	AD	MCAD005		\$ 150,000						2004	2004	City of McDonough	general funds
Renovate former City Hall for Public Safety and Fire Department	AD	MCAD006		\$ 250,000						2002	2004	City of McDonough	general funds
Total FY 2000-2004 Expenditures				\$ 40,752,000									

RESOLUTION NO: 00-28-02

A RESOLUTION to adopt the amended City of McDonough 2020 Comprehensive Plan as the official land use planning document for the city; to repeal all conflicting plans; and to adopt the first five (5) year Short Term Work Program/Capital Improvements Element CIE element of the plan.

WHEREAS, the City of McDonough has undertaken a study of more than two (2) years to update and amend their Comprehensive Plan, utilizing the expertise of Community Development Staff, two (2) sets of planning consultants, the McDonough City Planning Commission, a Steering Committee, the general public, and the McDonough City Council; and

WHEREAS, the City transmitted said amendments to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review and approval on May 17, 1999 and September 20, 1999; and

WHEREAS, the ARC and DCA responded affirmatively that the amendments were in conformance with the Minimum Planning Standards of the Georgia Planning Act of 1989.


BE IT HEREBY RESOLVED by the McDonough City Council that the 2020 Comprehensive Plan becomes the Official Land Use Plan for the City of McDonough.

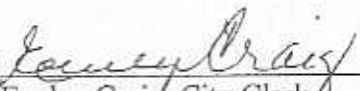
FURTHERMORE, be it resolved that the previous 2010 Henry County/Cities Joint Comprehensive Development Plan, adopted August 3, 1993, as amended and all previous plans are hereby repealed and are no longer in force.

FINALLY, be it resolved that the Short Term Work Program/CIE of the 2020 Comprehensive Plan does hereby become the Official Short Term Work Program/CIE for the City of McDonough.

RESOLVED this 28th day of February, 2000.




Mayor, Richard Craig

ATTEST: 
Evelyn Craig, City Clerk

FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CPS=Community Facilities and Services, HS=Housing, LD=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Moreland-Altitude=SPLOST Managers, CMAQ, Q023 = Federal Transportation Funds General Funds=City general funds, operating revenues=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Ben Turnmused Engineers HC-DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education DCA=Department of Community Affairs, CNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
Natural and Historic Resources									
Maintain cultural and historical integrity of the Downtown Square	NH	MCNH001		\$ -			ongoing	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	Private Funds
Prepare Stormwater Master Plan and Utility Program	NH	MCNH002		\$ 50,000			2001, pending available funding	GBT Engineers, City of McDonough	general funds, operating revenues
Create Historic District	NH	MCNH003		\$ 10,000			completed 2000	City of McDonough, Consultant, Historic Commission	general funds, grant
Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and local historic registers	NH	MCNH004		\$ 5,000			to be completed in 2002	City of McDonough, Historic Commission	general and private funds
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH005		\$ 5,000			ongoing, to be completed by 2002	City of McDonough, Consultant, Historic Commission	general funds, grant
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH006		\$ 5,000			ongoing, to be completed by 2002	City of McDonough, Consultant, Historic Commission	general funds, grant
Improve substandard drainage systems throughout the City	NH	MCNH007		\$ 750,000			Housing element, grant secured and first phase of construction underway in 2001	City of McDonough, GBT Engineers, Allen-Smith Consulting	general funds, CDBG

FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SFLOST=Special Purpose Local-Option Sales Tax, Moriland, Alcohol=SFLOST Managers, CM/AQ, Q023 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fee=water/sewer tap fees, GBT=Ben Turbopseed Engineers HC-DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
Develop a Watershed Assessment and regulations for streams in the City	NH	MCNH008		\$ 30,000			To be completed by late 2001 for the study, regulations by 2004	City of McDonough, GBT Engineers	general funds, operating revenues
Deleted items from FY 2000 work program	NH			\$ (30,000)			No longer needed to hire grant administrator or to offer preservation assistance 7/2000	City of McDonough, GBT Engineers	general funds, operating revenues
Economic Development									
Prepare development guidelines for quality development to accommodate forecasted population increases	ED	MCED001		\$ -			moved to 2000 and 2001	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	
Establish and maintain program to attract business and industry	ED	MCED002		\$ -			moved to 2002, complete in 2004	City of McDonough	
Prepare inventory of available land for suitable in-fill development	ED	MCED003		\$ -			complete in 2002	City, MBA	
Capital Facilities and Services									
General:									
Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety	CFS	MCCFS001		\$ 10,000			partially complete as part of new City Hall Structure	City of McDonough	general funds
Water and Sewer projects:									

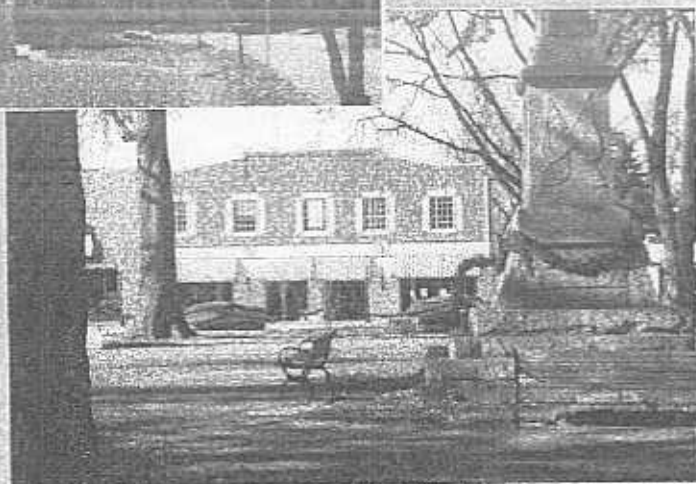
FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Maryland-Altbill=SPLOST Managers, CMAG, Q203 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Boat Turnaround Engineers HC=DOT=Henry County Department of Transportation, GDOT=Georgia Department of Transportation, BOE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
Analyze water system for leakage and pressure	CFS	MCCFS002		\$ 50,000			moved to 2000, to be complete by 2001	City of McDonough, GBT Engineers	general funds, operating revenue
Expand water and sewer systems, line extensions, various	CFS	MCCFS004		\$ 2,200,000			Kalves Creek Line completed late 1999, others extended as needed, ongoing	City of McDonough, Private Developers	operating funds, impact fees, private contributions
Enlarge Walnut Creek Wastewater Treatment Facility by 1.0 mgd	CFS	MCCFS005		\$ -			construction to begin in FY 2001	GBT Engineers, City of McDonough	SPLOST, general funds, GEFA loans, impact fees
Study water infiltration of sanitary sewer systems	CFS	MCCFS006		\$ 100,000			moved to 2000, ongoing project	GBT Engineers, City of McDonough	general funds
Construct new water tank on West Side of the City at Kelly Road	CFS	MCCFS007		\$ 1,000,000			completed in 2000	GBT Engineers, City of McDonough	general funds, impact fees
Evaluate future capacity of wastewater treatment facility	CFS	MCCFS008		\$ 20,000			preliminary needs assessment completed in 2000, final policy in 2001	GBT Engineers, City of McDonough	general funds, operating revenue
Develop projections for future demands on water and sewer capacities	CFS	MCCFS009		\$ 20,000			ongoing, short term projections finalized in late 2000	GBT Engineers, City of McDonough	general funds, operating revenue
Evaluate proportionate share impact fees	CFS	MCCFS010		\$ -			moved to 2000, completion in 2001	GBT Engineers, City of McDonough	general funds, operating revenue
Fire and EMS projects:									

FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Moraine-Altoona=SPLOST Managers, CMAQ, Q020 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Ben Tumpeed Engineers HC=DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
Maintain fire fighting ability	CFS	MCCFS011		\$ 50,000			ongoing	City of McDonough Fire Department	general funds
Transportation projects:									
Thoroughfare Plan	CFS	MCCFS017		\$ 10,000			moved to 2000 beginning, complete in 2002	City of McDonough	general funds
Parks and Recreation projects:									
Study local neighborhood park needs	CFS	MCCFS027		\$ 35,000			moved to 2000, complete in 2002	Community Development, Parks, City	general funds
Prepare maintenance plan to address existing and future recreation needs	CFS	MCCFS028		\$ -			moved to 2000, complete in 2002	Community Development, Parks, City	general funds
Housing									
Revise code enforcement ordinances and minimum housing standards	HS	MCHS001		\$ 5,000			completed in 2000	City of McDonough	general funds
Establish annual review system for identifying substandard housing units	HS	MCHS002		\$ -			ongoing, moved to 2002 for completion	City of McDonough	
Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City	HS	MCHS003		\$ 10,000			moved to 2001, complete in 2002	City of McDonough	general funds
Revise zoning and development ordinances to provide for TND development and open spaces in new development	HS	MCHS004		\$ 5,000			moved to 2000, for completion in 2002	City of McDonough Community Development	general funds

FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLOST=Special Purpose Local-Option Sales Tax, Marietta-Attabelle=SPLOST Managers, CMAQ, Q020 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, Impact fees=water/sewer fees, GB7=Ben Turnpenny Engineers HC=DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education CCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements	HS	MCHS005		\$ 10,000			new subdivision and building regulations completed in 1999, more to follow in 2002	City of McDonough	general funds
Establish committee to prepare a study on Federal Housing developments to determine their visibility and needs	HS	MCHS006		\$ -			moved to 2002	City of McDonough	general funds
Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as affordable housing	HS	MCHS007		\$ 10,000			moved to 2002	City of McDonough	general funds
Land Use									
Develop unified development code; review and update land use regulations with county	LU	MCLU001		\$ -			moved to 2000, completed in 2002	City of McDonough	general funds
Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement	LU	MCLU002		\$ -			moved to begin in 2000, with completion in 2004	City of McDonough	general funds
Establish policies for future annexation	LU	MCLU003		\$ -			moved to 2001	City of McDonough	general funds
Prepare development design guidelines for City gateways	LU	MCLU004		\$ -			beginning late 2000 for completion by 2002	City of McDonough Community Development	general funds
Revise zoning ordinance to allow for development in the Comprehensive Plan	LU	MCLU005		\$ -			moved to 2002	City of McDonough	general funds

FY 1999-2000 STWP update									
ED=Economic Development, NH=Natural and Historic Resources, CFS=Community Facilities and Services, HS=Housing, LU=Land Use, AD=Administrative Work Item SPLIST=Special Purpose Local-Option Sales Tax, Morland-Alcoholic SPLIST Managers, CMAQ, Q023 = Federal Transportation Funds General Funds=City general funds, operating revenue=city water/sewer operating funds, impact fees=water/sewer tap fees, GBT=Ben Tumaseed Engineers HC-DOT=Henry County Department of Transportation, GaDOT=Georgia Department of Transportation, BOE=Board of Education DCA=Department of Community Affairs, DNR=Department of Natural Resources, CDBG=Community Development Block Grant program									
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 1999	FY 2000	Status	Party Responsible	Funding Source
City of McDonough									
DELETED ITEM-Hire personnel				\$ (45,000)			DELETED, not a capital expenditure	City of McDonough	general funds
Administrative Work Items									
Update Short Term Work Program and CIE	AD	MCAD001		\$ -			ongoing	City of McDonough	general funds
Prepare facilities plan for new City Hall Structure	AD	MCAD003		\$ 25,000			new item added	City of McDonough	general funds
Total FY 2000-2004 Expenditures				\$ 4,340,000					

Appendix



City of McDonough Comprehensive Plan

2000 - 2020

IMPLEMENTATION
(Short Term Work Program – 1999 to 2004)

1999 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square	N/A		City
2. Create Historic District	\$10,000	General Fund	City
3. Adopt wetlands preservation ordinance	N/A		City
1999 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Analyze water system for leakage and pressure	\$10,000	General Fund	City, GA Rural Water Authority
2. Construct water tank in Kelly Road area	\$1,000,000	Bond Issue	City
3. Expand water and sewer systems to cover wider consumer base	\$900,000 Private \$1.5M City	General Fund, Private Funds, Water and Sewer Impact Fees	City
4. Evaluate future capacity of waste water treatment plant	N/A		City
5. Improve waste water treatment plant	Total – 1.0 million 1993 – 2003	City Water and Sewer Impact Fees	City
6. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
7. Develop projections for future demands on water and sewer capacities	N/A		City
8. Develop proportional share impact fees	\$10,000	General Fund	City
9. Evaluate fire fighting ability	\$50,000	General Fund	City
10. Prepare maintenance plan to address existing and future recreation needs	N/A		City
11. Study local neighborhood park needs	\$35,000	General Fund	City

1999 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Adopt New Comprehensive Plan	N/A		City
2. Update Short Term Work Program	N/A		City
1999 Work Item Land Use	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Develop unified development code; review and update land use regulations with County	N/A		City
2. Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement	N/A		City
3. Establish policies for future annexation	N/A		
1999 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare development guidelines for quality development to accommodate forecasted population increases	N/A		City
2. Establish program to attract business and industry	N/A		City

1999 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Revise code enforcement ordinances and minimum housing standards	\$5,000	General Fund	City
2. Establish annual review system for identifying substandard housing units	N/A		City
3. Initiate a study to determine the average single family residence median value that represents the break-even point for services provided by the City	N/A		City
4. Revise zoning and development ordinances to provide for TND's and open spaces in new development	N/A		City
5. Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces and conservation easements	N/A		City
6. Improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

2000 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square	N/A		City
2. Develop a historic overlay district	N/A		City
3. Develop specific guidelines and a review committee for the historic overlay district	N/A		City
4. Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and Local historical registers	\$5,000	General Fund	City
5. Maintain a registry of properties deemed historically significant for inclusion in Federal, State or Local registers	\$5,000	General Fund	City
6. Hire a Grant Administrator to assist in procurement of grants for renovation of eligible properties	\$25,000	General Fund	City
7. Offer historic preservation seminars for developers	\$5,000	General Fund	City
2000 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Complete New Capital Improvements Plan for Transportation, Recreation, Public Safety	\$10,000	General Fund	City
2. Analyze water system for leakage and pressure	\$10,000	General Fund	City
3. Expand water and sewer systems to cover wider consumer base	\$180,000 Private \$300,000 City	Private and City Water and Sewer Impact Fees	City
4. Improve waste water treatment plant	Total – 1.0 million 1993 – 2003	City Water and Sewer Impact Fees	City

5. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
6. Evaluate proportional share impact fees	N/A		City
7. Maintain fire fighting ability	\$50,000	General Fund	City
8. Thoroughfare Plan	\$75,000	General Fund	City
2000 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Update Short Term Work Program	N/A		City
2000 Work Item Land Use	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare development design guidelines for City gateways	N/A		City
2. Hire planning staff to assist Mayor and Council in planning, zoning, and development issues	\$45,000	General Fund	City
3. Revise zoning ordinances to allow for development as presented in the Comprehensive Plan	N/A		City
2000 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare inventory of available land for suitable in-fill development	N/A		City
2. Maintain program to attract business and industry	N/A		City

2000 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain code enforcement ordinances and minimum housing standards	N/A		City
2. Maintain annual review system for identifying substandard housing units	N/A		City
3. Establish a committee to prepare a study on Federal Housing projects to determine their visibility and needs	N/A		City
4. Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as tourism, affordable housing and services	\$10,000	General Fund	City
5. Continue to improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

2001 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square	N/A		City
2. Prepare a Storm Water Master Plan and Utility Program	N/A		City
2001 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare an Intermodal Transportation Plan	\$25,000	General Fund, State Grant	City
2. Prepare a Facilities Utilization Plan	\$40,000	General Fund	City
3. Expand water and sewer systems to cover wider consumer base	\$180,000 Private \$300,000 City	Private and City Water and Sewer Impact Fees	City
4. Improve waste water treatment plant	Total – 1.0 million 1993 – 2003	City Water and Sewer Impact Fees	City
5. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
6. Evaluate proportional share impact fees	N/A		City
7. Maintain fire fighting ability	\$50,000	General Fund	City
8. Analyze water system for leakage and pressure	\$10,000	General Fund	City
2001 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Update Short Term Work Program	N/A		City
2. Hire additional planning staff	\$45,000	General Fund	City
3. Prepare Arts and Cultural Facilities Plan	\$40,000	General Fund	City

2001 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain program to attract business and industry	N/A		City
2001 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain and/or revise code enforcement ordinances and minimum housing standards	N/A		City
2. Prepare CDBG Rehabilitation Program	\$25,000	General Fund	City
3. Maintain annual review system for identifying substandard housing units	N/A		City
4. Continue to improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

2002 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square and historical overlay zone	N/A		City
2002 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Analyze water system for leakage and pressure	\$10,000	General Fund	City
2. Expand water and sewer systems to cover wider consumer base	\$180,000 Private \$300,000 City	Private and City Water and Sewer Impact Fees	City
3. Improve waste water treatment plant	Total – 1.0 million 1993 – 2003	City Water and Sewer Impact Fees	City
4. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
5. Maintain fire fighting ability	\$50,000	General Fund	City
6. Prepare Recycling Plan	\$15,000	General Fund	City
2002 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Update Short Term Work Program	N/A		City
2. Hire planning and educational staff	\$45,000	General Fund	City
2002 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain program to attract business and industry	N/A		City

2002 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare Housing for Break-Even Analysis	\$5,000	General Fund	City
2. Maintain annual review system for identifying substandard housing units	N/A		City
3. Continue to improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

2003 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square and historical overlay zone	N/A		City
2003 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Analyze water system for leakage and pressure	\$10,000	General Fund	City
2. Expand water and sewer systems to cover wider consumer base	\$180,000 Private \$300,000 City	Private and City Water and Sewer Impact Fees	City
3. Improve waste water treatment plant	Total – 1.0 million 1993 – 2003	City Water and Sewer Impact Fees	City
4. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
5. Maintain fire fighting ability	\$50,000	General Fund	City
6. Prepare Recycling Plan	\$15,000	General Fund	City
2003 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Update Short Term Work Program	N/A		City
2. Hire planning and educational staff	\$45,000	General Fund	City
2003 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain program to attract business and industry	N/A		City

2003 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Prepare Housing for Break-Even Analysis	\$5,000	General Fund	City
2. Maintain annual review system for identifying substandard housing units	N/A		City
3. Continue to improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

2004 Work Item Natural and Historic Resources	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain cultural and historical integrity of Downtown Square and historical overlay zone	N/A		City
2004 Work Item Public Works / Public Safety	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Analyze water system for leakage and pressure	\$10,000	General Fund	City
2. Expand water and sewer systems to cover wider consumer base	\$300,000 City	Private and City Water and Sewer Impact Fees	City
3. Study water infiltration for sanitary sewer system	\$20,000	General Fund	City
4. Maintain fire fighting ability	\$50,000	General Fund	City
2004 Work Item Administrative / Misc.	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Update Short Term Work Program	N/A		City
2004 Work Item Economic Development	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain program to attract business and industry	N/A		City
2004 Work Item Housing	Anticipated Cost	Anticipated Funding Source	Responsible Party
1. Maintain annual review system for identifying substandard housing units	N/A		City
2. Continue to improve substandard drainage systems throughout City	\$200,000	General Fund, CDBG	City

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
<hr/>		
1993		
ECONOMIC DEVELOPMENT		
Study possibility of developing Tourism Program unique to McDonough.	City & Business Representatives	City/ Chamber of Commerce
<hr/>		
NATURAL AND HISTORIC RESOURCES		
Adopt a historical preservation ordinance and create a historic district in accordance to study by University of Georgia.	City \$4,000	City
Formation of an Historical Commission for historic districts.	City	City
<hr/>		
COMMUNITY FACILITIES		
Conduct water system analysis for leakage and pressure testing.	City Consultant	City
Upgrade Jonesboro Road main sewer trunk line from 12" to 15".	City \$140,000	City/ GEFA
Conduct water infiltration study for sanitary sewer system.	City/ Consultant	City
Continue development of McDonough Recreational Complex.	City/ Consultant \$56,000	City LWCF
Prepare comprehensive maintenance plan to address existing and future recreation future recreation facilities and program needs.	City/ Consultant	City
Develop land use proposals for City property at Wesley Lakes and Simpson Street.	City	City

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
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(COMMUNITY FACILITIES CONTINUED)

Continue replacement or modifications of water meters to fully computerize meter reading system.	City \$20,000	City/ GEFA FmHA
Coordinate with County and State D.O.T. for future upgrading of road system.	City/ County/ GA D.O.T.	City County GDOT

HOUSING

Rehabilitate substandard housing stock in Racetrack Neighborhood with CDBG Funding.	City DCA \$500,000	City CDBG
Develop plans for use as policy statements for future residential redevelopment.	City	City

LAND USE

Establish policies for future annexation.	City	City
Update zoning ordinance to conform with upgraded comprehensive land use plan.	City/ Consultant \$10,000	City
Review and update subdivisions regulations.	City	City
Review and update sign ordinance.	City/ \$4,000	City
Develop Water Management Ordinance and a unified development ordinance.	City Consultant \$1,500	City

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
<hr/>		
<u>1994</u>		
ECONOMIC DEVELOPMENT		
Establishment of a Development Action Team in conjunction with Henry County in order to promote economic development	City/ County/ Chamber of Commerce/RDC	City Henry County
NATURAL AND HISTORIC RESOURCES		
Perform study to identify and protect existing and future water supply and/or watershed(s).	Consultant/ RDC/ EPD	City RDC EPD/EPA
COMMUNITY FACILITIES		
Continue development of McDonough Recreational Complex.	City \$75,000	City LWCF County
Establish a street numbering and naming policy for City.	City	City
Continue replacement or modifications of water meters to computerize meter reading system.	City \$20,000	City GEFA FmHA
Establish policy and program to capitalize on excess water resources.	City/ Consultant	City
Evaluate fire fighting capacity in terms of constraints on future economic development.	City/ RDC/ Consultant	City
Perform study to determine local neighborhood park needs.	City/ Consultant	City

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
<hr/>		
HOUSING		
Finalize rehabilitation of substandard housing stock in Racetrack area with 1992 CDBG funding.	City/ DCA \$200,000	City CDBG
Establish system for annual review of housing in neighborhoods with high percentage of substandard dwelling units.	City/ Consultant	City
LAND USE		
Prepare standard specifications for materials and installation of City infrastructure.	City/ Consultant	City
Develop projections for future demands on City's water and sewer capacities.	City/ Consultant	City
Adopt flood hazard ordinance.	City	City
Establish urban design standards.	City & Business Representatives	City
Perform tree inventory and develop tree ordinance	City	City
Codify City ordinances.	City/ Consultant	City

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
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1995

ECONOMIC DEVELOPMENT

Establishment of a Downtown Commission through the Department of Community Development.

City/
Business
Representatives

City
Business
Merchants

COMMUNITY FACILITY

Finalize development of the McDonough Recreational Complex.

City
\$75,000

City
LWCF
County

Continue replacement or modifications of water meters to computerize meter reading system.

City
\$20,000

City
GEFA
FmHA

Evaluate future expansion or upgrading of Southside Oxidation Pond (Benefit/Cost Analysis).

City/
Consultant

City

Develop comprehensive parking plan and study for the downtown area.

City/
Consultant/
County/RDC

City
County
GDOT

1996

ECONOMIC DEVELOPMENT

Assessment/survey to monitor the success of Action Team. Make recommendations for next five years.

City/
County/
Chamber of
Commerce

City
Henry
County

COMMUNITY FACILITIES

Continue replacement or modifications of water meters to computerize meter reading system.

City
\$20,000

City
GEFA

PROJECT	ESTIMATED COST OR RESPONSIBILITY	POSSIBLE FUNDING SOURCES
<u>1997</u>		
NATURAL AND HISTORIC RESOURCES		
Maintain and ameliorate the cultural and historic integrity of the Downtown Square.	City/ Consultant/ Business Representatives	City
COMMUNITY FACILITIES		
Finalize replacement or modifications of water meters to computerize meter reading system.	City \$20,000	City GEFA FmHA
Evaluate future capacity of Wastewater Treatment Plant.	City/ Consultant	City
Evaluate future capacity of Water Treatment Plant	City Consultant	City
Evaluate future capacity and integrity of sanitation collection system.	City/ RDC/ Consultant	City RDC
Construct a third water tank in Wesley Lakes area.	City/ Consultant \$500,000	City GEFA EPD/FmHA
LAND USE		
Evaluate land use plan and zoning ordinance for possible changes.	City/ County/ Consultant \$10,000	City County
Initiate revisions to Five Year Work Program.	City/ Consultant	City