

# CITY OF LOCUST GROVE

## REGULAR MEETING AGENDA

MONDAY, APRIL 1, 2019 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

**CALL TO ORDER** ..... Mayor Robert Price

**INVOCATION** ..... Jesse Patton, Police Chief

**PLEDGE OF ALLEGIANCE** ..... Councilman Hammock

**APPROVAL OF THE AGENDA (Motion)** ..... Mayor Robert Price

**PUBLIC COMMENTS** ..... Register with Clerk Before Meeting

**PUBLIC HEARING ITEMS** ..... None

**APPROVAL OF THE MINUTES** ..... 6 Items

1. February 26, 2019 Special Called Meeting Minutes (Motion)
2. February 26, 2019 Special Called Executive Session Minutes (Motion)
3. March 4, 2019 Regular Meeting Minutes (Motion)
4. March 4, 2019 Executive Session Meeting Minutes (Motion)
5. March 18, 2019 Workshop Meeting Minutes (Motion)
6. March 18, 2019 Executive Session Meeting Minutes (Motion)

**ACCEPTANCE OF THE FINANCIAL STATEMENT** ..... 2 Items

7. December 2018 Financial Statement
8. January 2019 Financial Statement

**UNFINISHED BUSINESS/ACTION ITEMS** ..... 5 Items

9. Ordinance to amend the City's Future Land Use Map designations from low-density residential to industrial for located at 61 and 71 Jackson Street. (*Recommend acceptance of tabling request by the applicant until May 6, 2019*) (Motion)
10. Ordinance to rezone property located at 61 and 71 Jackson Street from RA (residential agricultural) to M-1 (light manufacturing) for distribution facilities. (*Recommend acceptance of tabling request by the applicant until May 6, 2019*) (Motion)
11. Ordinance to rezone property located along South Bethany Road near the intersection with Mose Brown Drive from RA (residential agricultural) to R-2 (single-family residence) (Motion)
12. Ordinance to amend the C-3 (heavy commercial) ordinance to include self-storage facilities among the list of permitted and conditional uses (Motion)
13. Resolution approving the architectural plans submitted for an accessory building to be located at 122 Cleveland Street (Motion)

**NEW BUSINESS/ACTION ITEMS** ..... 2 Items

14. Special Event –Tanger Outlet Food Truck Event, April 13, 2019 (Motion)
15. Bid Award Resolution – Market Place Line F Extension (Motion)

**CITY MANAGER'S COMMENTS** ..... Tim Young

**MAYOR'S COMMENTS** ..... Mayor Robert Price

**EXECUTIVE SESSION –**

**ADJOURN**

**POSTED AT CITY HALL – March 27, 2019 at 14:30 edit for Tanger Event Correction 17:05**

ADA Compliance: Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons. Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk.

**City of Locust Grove  
Special Called Meeting Minutes  
3640 Highway 42 – Training Room  
Locust Grove, GA 30248  
Monday, February 26, 2019  
5:15 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price - Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Randy Gardner – Councilman	Warren Tillery – SWWW Attorney
Otis Hammock – Councilman	
Carlos Greer–Councilman/Mayor Pro Tem	
Vernon Ashe – Councilman	
Keith Boone – Councilman	

Mayor Price called the meeting to order at 5:15 PM in the Training Room of the Public Safety Building due to evening court in session.

**APPROVAL OF AGENDA –**

Councilman Greer made the motion to approve the February 26, 2019 Special Called meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

**EXECUTIVE SESSION –**

Mayor Price asked for a motion to enter executive session regarding potential litigation. Councilman Taylor made the motion with second by Councilman Boone. All in favor and motion carried. Council entered executive session at 5:16 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 6:06 PM. Councilman Boone made the motion with second by Councilman Greer. All in favor and motion carried.

**REGULAR SESSION RECONVENED –**

Mayor Price asked for a motion to amend the agenda to add item one. Councilman Taylor made the motion to amend agenda.

RESULT	APPROVED ADD ITEM ONE
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

**1. Resolution authorizing legal action to resolve a dispute regarding the review and revision of the Service Delivery Strategy for Henry County –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #19-02-030

RESULT	APPROVED RESOLUTION #19-02-030
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED - ALL IN FAVOR

**ADJOURNMENT –**

Mayor Price asked for a motion to adjourn. Councilman Ashe made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:07 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove  
Council Meeting Minutes [DRAFT]  
3640 Highway 42  
Locust Grove, GA 30248  
Monday, March 4, 2019  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price - Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Randy Gardner – Councilman	Jennifer Adkins – Assistant City Clerk
Otis Hammock – Councilman	Bert Foster – Community Development Director
Carlos Greer–Councilman/Mayor Pro Tem	Jack Rose – Public Works Director
Vernon Ashe – Councilman	Jesse Patton – Police Chief
Keith Boone – Councilman	Warren Tillery – SWWW Attorney
	<b>Staff Not Present:</b>
	Anna Ogg, Main Street Manager

Mayor Price called the meeting to order at 6:00 PM

Invocation given by Community Development Director Bert Foster.

Councilman Gardner led the Pledge of Allegiance.

Mayor Price asked for a motion to add item 12 and item 13 to the agenda. Councilman Greer made the motion to add items 12 and 13 to new business/action items.

RESULT	APPROVED ADD ITEM 12 AND 13
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**APPROVAL OF AGENDA –**

Councilman Greer made the motion to approve the March 4, 2019 meeting agenda as amended.

RESULT	APPROVED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS – NONE**

**PUBLIC HEARING ITEMS – NONE**

**APPROVAL OF THE MINUTES**

**1. FEBRUARY 11, 2019 REGULAR MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Ashe made the motion to approve the February 11, 2019 regular meeting minutes.

RESULT	APPROVED FEBRUARY 11, 2019 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN ASHE
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

**2. FEBRUARY 11, 2019 EXECUTIVE SESSION MEETING MINUTES**

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the February 11, 2019 executive session meeting minutes.

RESULT	APPROVED FEBRUARY 11, 2019 EXECUTIVE SESSION MINUTES
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN ASHE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**3. FEBRUARY 18, 2019- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the February 18, 2019 workshop meeting minutes.

RESULT	APPROVED FEBRUARY 18, 2019 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT – NONE, FISCAL YEAR CLOSING**

**UNFINISHED BUSINESS/ACTION ITEMS –**

**4. Ordinance to grant a Conditional Use for Tattoo/Body Art Studio for property located in LL 185 of the 2<sup>nd</sup> District, 4982 Bill Gardner Parkway –.**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving Ordinance #19-03-030.

RESULT	APPROVED ORDINANCE #19-03-030
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – FIVE IN FAVOR (GREER, TAYLOR, GARDNER, ASHE, HAMMOCK) AND ONE OPPOSED (BOONE)

**5. Ordinance to amend Title 17, Chapter 17.04 regarding the parking and storage of commercial vehicles with the City of Locust Grove -**

Mayor Price asked for a motion. Councilman Boone made the motion; followed by a comment regarding conditions about class one and class two vehicles and time allowed for parking after a delivery. Mr. Foster confirmed conditions were changed accordingly. Nothing further.

RESULT	DENIED ORDINANCE
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN ASHE
VOTE	MOTION NOT CARRIED – TWO IN FAVOR (BOONE, ASHE) AND FOUR OPPOSED (GREER, TAYLOR, GARDNER, HAMMOCK)

Councilman Greer made a comment; he still has reservation on everything outside of RA and still concerned about things in the ordinance. Nothing further.

**6. Resolution to approve the architectural plans for approval of an accessory structure at the Circle K convenience store located at 5080 Bill Gardner Parkway –**

Councilman Boone asked if the roof on the structure will match that of the Circle K. Mr. Foster replied the color will match; however, the roof will be asphalt shingles. Councilman Boone said we discussed the roof at last meeting and thought all agreed the structure would have a metal roof to match the Circle K. No further comments.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving Resolution #19-03-031.

RESULT	APPROVED RESOLUTION #19-03-031
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

**7. Resolution to adopt the amended Henry County Multi-Jurisdictional Hazard Mitigation Plan and transmit resolution to the Georgia Emergency Management Agency –**

City Manager Tim Young said this was a discussion at the last meeting and an update including the action plans for Locust Grove. Nothing further.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve request by approving Resolution #19-03-032.

RESULT	APPROVED RESOLUTION #19-03-032
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**8. Ordinance to revise the Operating and Capital Improvements Budget of the City of Locust Grove for the 4<sup>th</sup> Quarter of the 2018 Fiscal Year –**

City Manager led discussion this sums up the FY 2018 and reviewed Amendments of Appropriations of General Funds Budget, Development Impact Fee Budget, and Water and Sewer

Fund Budget. Mr. Young said this also includes a revised copy of the cemetery fund. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving Ordinance #19-03-033.

RESULT	APPROVED ORDINANCE #19-03-033
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN HAMMOCK
VOTE	MOTION CARRIED – ALL IN FAVOR

**NEW BUSINESS/ACTION ITEMS –**

**9. Special Event – Special Olympics fundraisers April 13/April 20, 2019 –**

Community Development Director Bert Foster said this is a request from Alan Hudson with Henry County Parks and Recreation for a fundraiser as part of the Share the Joy campaign. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – ALL IN FAVOR

**10. Special Event – Quarters Family Reunion August 3, 2019 –**

Community Development Director Bert Foster said this is a request from Willie Foster for a Family Reunion at Claude Gray Park on August 3, 2019 from 9:00 AM to approximately 10:00 PM.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**11. Resolution in opposition to HB-302 and SB-172 removing local control of architectural building standards in single-family and two-family dwellings –**

City Manager Tim Young led discussion this is a draft resolution in opposition to HB-302 and SB-172. This legislation is an Oconee County provision prohibiting everyone from building on slabs and converting to crawl space foundations and giving them all architectural control. If approved, this would remove our requirements and go against everything we approved. Nothing further.

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the request by approving Resolution #19-03-034.

RESULT	APPROVED RESOLUTION #19-03-034
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – ALL IN FAVOR

**ADD ITEM -**

**12. Resolution in opposition to HB-465 restricting local governments from regulating the timing and method of billing of our water and sewer customers -**

City Manager Tim Young led discussion this would force the City to revert to old standards leading to an increase in bad debt remaining on water bills. Discussion took place on issues related to disconnections, water bill rates, etc. and the negative impact this would have on the City of Locust Grove. Mr. Young said this needs additional time for more thought and review.

Councilman Greer asked what the deposit and reconnection fee is the City requires. Mr. Young replied the total deposit is \$200.00 [\$150.00/water and \$50.00/sanitation] and a reconnection fee of \$50.00. Discussion took place on bad debt balances for outstanding water accounts. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving Resolution #19-03-035.

RESULT	APPROVED RESOLUTION #19-03-035
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – FIVE IN FAVOR (BOONE, HAMMOCK, GARDNER, ASHE, TAYLOR) AND ONE OPPOSED (GREER)

**13. Resolution in support to legislation to create one or more Community Improvement Districts within the City of Locust Grove –**

City Manager Tim Young led discussion the possibility to the creation of a Community Improvement District (“CID”) was examined back in 2005. Mr. Young referred to the map attached of the possible CID corridor area outlined in red and discussion took place. Further, Mr. Young reviewed Section Five (5) regarding administration and appointment of board members. Discussion took place about areas of annexation into the district and Mr. Young said this must be approved by people in that district within 75 percent by value of all real property within the area sought to be annexed. Nothing further.

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the request by approving Resolution #19-03-036

RESULT	APPROVED RESOLUTION #19-03-036
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR



**CITY MANAGER'S COMMENTS –**

City Manager Tim Young said we received an update from the GDOT about the flashing beacon lights for the downtown area at French Market. More information to come soon. Nothing further.

**MAYOR'S COMMENTS – NONE**

**EXECUTIVE SESSION –**

Mayor Price asked for a motion to enter executive session regarding potential litigation. Councilman Boone made the motion with second by Councilman Greer. All in favor and motion carried. Council entered executive session at 6:29 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:06 PM. Councilman Boone made the motion with second by Councilman Greer. All in favor and motion carried.

**REGULAR SESSION RECONVENED –**

Mayor Price asked for a motion to add item 14 to the agenda. Councilman Greer made the motion to add item 14.

RESULT	APPROVED ADD ITEM 14
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**14. Acknowledgement letter attached to the SDS negotiations –**

Mayor Price asked for a motion. Councilman Taylor made the motion to authorize the Mayor to sign the acknowledgement letter attached to the SDS negotiations.

RESULT	APPROVED
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

**ADJOURNMENT –**

Mayor Price asked for a motion to adjourn. Councilman Ashe made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN ASHE
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:07 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove  
Council Workshop Meeting Minutes  
Public Safety Building – 3640 Highway 42  
Locust Grove, GA 30248  
Monday, March 18, 2019  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Jennifer Adkins – Assistant City Clerk
Carlos Greer – Councilman	Anna W. Ogg – Main Street Manager
Otis Hammock – Councilman	Jack Rose – Public Works Director
Vernon Ashe – Councilman	Bert Foster – Community Development Director
Keith Boone – Councilman	Warren Tillery – SWWW Attorney
	Jesse Patton – Police Chief
	<b>Staff Not Present:</b>
	Andy Welch – City Attorney

Mayor Price called the meeting to order at 6:00 PM.

Invocation given by City Manager Tim Young.

Councilman Ashe led the Pledge of Allegiance.

**APPROVAL OF AGENDA –**

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the March 18, 2019 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS –**

- **Proclamation – Child Abuse Prevention Month – April**

City Clerk Misty Spurling read the proclamation aloud. No one present to accept. Nothing further.

Mayor Price opened for public comments.

Mr. John Ditzler; resident of Cardell Farms, stepped forward to comment. Mr. Ditzler said he is opposed to items one and two and made a comment the current and proposed warehouses are killing Locust Grove. The roads [Bill Gardner Parkway] are being damaged by semi-trucks. Discussion took place about costs to repair roads and increases in traffic. Mr. Ditzler said there are more people driving carelessly causing numerous accidents. Further, Mr. Ditzler particularly pointed out a

concern to Council of the potential safety concerns related to large trucks and school vehicles. Mr. Ditzler exited the meeting. Nothing further.

Mrs. Serena Roy; resident at 281 Jackson Street, stepped forward to comment. Mrs. Roy said she and her family are long term residents of Locust Grove since the 1950's. She said her concern is the semi-trucks driving on Jackson Street. There are no speed bumps or striping, and police do not patrol. Further, Mrs. Roy asked what the City is planning on doing with the revenue from this project and asked what the intentions are for keeping people safe. Mrs. Roy asked Council; with the current growth and changes, if they would want to raise their children in Locust Grove. Nothing further.

Attorney Warren Tillery made a comment any public comments related to items on public hearing are for public hearing only. This is for comments for items not under public hearing.

Mrs. Sarah Baxter stepped forward to make a comment on item five [#5. Ethics Board Hearing findings]. Mrs. Baxter said she has previously suggested ways to increase transparency in Locust Grove and invited Council, staff, and anyone interested in holding a discussion/meeting at her home to discuss these items and other ways to increase transparency. Mrs. Baxter proceeded with comments about the findings from the [Ethics Board] hearing on February 25, 2019, and she said she finds it very difficult to look at the findings of said complaint and believe her complaint was reviewed correctly. Discussion took place about the large warehouses and study done by Henry County saying traffic would cause roads to be at a level of service [LOS] of "F". Mrs. Baxter said she specifically stated in complaint about purported violations on behalf of the City. Further, Mrs. Baxter said she was not made aware of her ability to speak at the [Ethics Board] hearing until 30 minutes prior; therefore, she felt she was not as prepared to speak. Mrs. Baxter made a comment about the response given by both accused in the complaint and discussion took place. Mrs. Baxter said she feels like everything has been done legally; however, not ethically and asked the decision not to be accepted until further investigation and review. Mrs. Baxter said she would like to see evidence of investigation from which decision was made because she feels the complaint was not addressed. Mrs. Baxter said she has been speaking against this one item since November 2018 and has gotten nowhere. She asks Council to do further research before making decision. Nothing further.

### **PUBLIC HEARING ITEMS -**

Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation or vote, or otherwise take part in the decision-making process for public hearing items one and two. Councilman Gardner exited the meeting.

#### **1. Ordinance to amend the City's Future Land Use Map designations from low-density residential to industrial for properties located at 61 and 71 Jackson Street -**

Community Development Director Bert Foster led discussion this is a request from Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta (applicant). These properties consist of approximately 29 acres and made in conjunction with a rezoning request for a distribution facility.

Mr. Bert Foster was sworn in by Mayor Price and name and address stated for record [Bert Foster, McDonough, GA.]

Mr. Foster proceeded with discussion the properties are located on the Future Land Use Map and residents currently reside on property. The properties are currently zoned RA (residential

agricultural) and seeking a companion rezoning to M-1 (light manufacturing) filed concurrently with this request. The City Council adopted an update to the Comprehensive Plan in accordance with rules set forth by the Georgia Department of Community Affairs. Discussion took place on growth, and the growing trends for this corridor do reflect the growing need for warehouse space. Discussion took place on economic development and employment which could range from 175-200 employees on a single shift. Property tax revenue would increase on the properties as well as on the properties contained in the project. With the expansion of the Port of Savannah and the rapid change to E-Commerce over the past few years, the need for industrial land has increased. Road improvements were taken into consideration for this project and Mr. Foster reviewed slides on the overhead screen and reviewed each with discussion. Nothing further.

Mayor Price said this is a public hearing and opened for public comments.

Mr. Chris Eagen stepped forward to comment. Mr. Chris Eagen, stated his name and address [3280 Peachtree Rd., Atlanta, Georgia] and was sworn in by Mayor Price.

Mr. Eagen, agent for TC Atlanta Development, Inc., reviewed slides on the overhead screen and gave an overview of recent industrial projects completed. Discussion took place and Mr. Eagen mentioned the property North and North West with intentions of all being planned industrial use. Further, Mr. Eagen said Locust Grove is a prime location for this project and ideal because of its proximity to Interstate 75. Mr. Eagen said developing properties as currently zoned does not make the most use of the property and they needed more land to build a building the size they are seeking to build. We are not asking for any public funds for road improvements to Colvin Drive. Nothing further.

Attorney Warren Tillery made a comment for clarification this discussion is for amendment to the Future Land Use Map only.

Mayor Price asked for questions from Council. No questions or comments. Mayor Price asked for public comments for anyone opposed.

Mrs. Lindsey Brackett stepped forward to make a comment. Mrs. Lindsay Brackett stated her name and address [55 Bowden Street, Locust Grove] and was sworn in by Mayor Price.

Mrs. Lindsay Brackett said she emailed and spoke with three of six Council members and numerous others regarding this item. Mrs. Brackett said she does not agree this zoning amendment is best for Locust Grove. It is not consistent with the Comprehensive Land Use plan and discussion took place. Locust Grove last updated the map under three years ago. Mrs. Brackett reviewed reasons she does not think this should be approved and said Trammell Crow was allowed a large space in 2017 to accommodate the project they are seeking to build. Mrs. Brackett said the City will increase revenue; however, this is not a reason to approve. Discussion took place on safety concerns including increase in traffic. Further, Mrs. Brackett said she does not want the unique and special character of her residence to change in order to accommodate this type of change. Nothing further.

Mrs. Sarah Baxter stepped forward to comment. Sarah Baxter stated her name and address [228 Ferguson Avenue, Locust Grove] and was sworn in by Mayor Price.

Mrs. Baxter said her question is regarding the Future Land Use Map process and asked if the developer can submit a plan [showing multiple pieces of property] of property as part of a rezoning. City Manager Tim Young replied, yes. Mrs. Baxter asked about the 75 South Logistics Center.

City Manager Tim Young was sworn in by Mayor Price and stated his name and address [Tim Young, Stockbridge] for record and proceeded to answer Mrs. Baxter's question. Mr. Young said that project was submitted by GRTA pursuant to their requirements to consider the possibility of an entire development even if done in distinct phases; however, the discussion here is about Phase I. Nothing further.

Mr. Sean Law stepped forward to comment. Mr. Law asked to be shown location on map of properties [61 and 71 Jackson Street]. Mr. Foster showed Mr. Law on the map provided of areas in yellow. Nothing further.

Mayor Price closed public hearing.

Mayor Price asked for any questions from Council.

Councilman Greer said at the time of adoption last October, Council voted in favor of the FLUM. Council agreed to the Future Land Use Map and the applicant [Mr. Brown, owner of property as referenced] agreed with the LCI study. Mr. Greer said he agrees with public comments regarding traffic concerns. With the addition of warehouses or a train coming through, what will happen with the traffic on Hwy 42 at Jackson Street. We have discussed traffic improvements but until those are installed then there is no resolution. City Manager Tim Young replied with discussion on the Future Land Use Map Plan and said if not this, there could possibly be a potential for subdivisions that could have similar impacts on development. Councilman Greer said this plan was approved by Council, and he does not understand the need to continue to amend. Nothing further.

Councilman Boone made a comment he agrees with Councilman Greer; however, the only way to do a project this large is to amend the map but the question is do we approve. Mr. Young replied Council challenged staff to rethink the FLUM, and said this is not an easy choice for anyone.

Attorney Warrant Tillery stepped forward to review the six objections raised specifically by the applicant before the hearing by law this process (aggrieved citizen, under oath, right to ask questions, presenting evidence with expert witnesses, making statements germane to the item on the agenda to be considered, and the qualification of evidence) and stated the portion regarding the FLUM is now closed. This is a public hearing and we will take in all the evidence and review those issues later.

**2. Ordinance to rezone property located at 61 and 71 Jackson Street from RA (residential agricultural) to M-1 (light manufacturing) for distribution facilities -**

Community Development Director Bert Foster said this request is also from Chris Eagen for rezoning of properties from RA to M-1. These properties are in the City limits and currently used for single-family residential. This is considered Phase I of the 75 South Logistics with 1.25 million square feet of logistical warehouse space. Mr. Foster reviewed the rezoning evaluation report and discussion took place on the traffic study and level of service of the project if built. If the amendment to the FLUM is approved by Council; several conditions have been included in Exhibit D and Mr. Foster reviewed and read aloud the conditions. Nothing further.

Mayor Price asked for comments from Council.

Councilman Boone made a comment about road improvements at Hwy 42 and Market Place and asked if the City serves water to these properties. Mr. Foster clarified Henry County serves water

and Mr. Young replied we will probably master meter the water at wholesale and resell to the final user as we provide sewer. Nothing further.

Mr. Foster read aloud a statement from Mr. Jeff Mills; resident and property owner at 165 Jackson Street, with conditions if the rezoning of the Brown property is approved. Statement is attached as part of the minutes.

Councilman Hammock asked about Mr. Mills request for the retention facilities to be 500 feet (500') from the southern boundary or underground. Mr. Foster replied based on estimates the 500 feet is likely not feasible at that particular measure.

Councilman Boone mentioned Mrs. Brackett's concern regarding use of vehicles [trucks] and asked if only accessible through Colvin Drive and no access to Jackson Street. Staff clarified that indeed there would be no access to Jackson Street or to Davis Lake, with only access points to Colvin Drive. Nothing further.

Mayor Price said this is a public hearing and opened for public comments.

Mrs. Tara Brown stepped forward to comment. Mrs. Tara Brown was sworn in by Mayor Price and she stated her name and address [Tara Brown, 61 Jackson Street, Locust Grove] for record.

Mrs. Brown made a comment she and her family live next to one of the very first warehouses built in Locust Grove [SMEAD] and said she wants nothing more than to see the City succeed. Mrs. Brown said she understands that some Locust Grove residents are upset about more warehouses in town; however, Mrs. Brown is asking for Mayor and Council to consider the alternatives. What is the best use of the property, and if the area is suitable for commercial or multifamily residences? Discussion took place on the strain residential development puts on our already overcrowded schools, and studies found higher crime rates in commercial and higher-density residential areas. Mrs. Brown mentioned road improvements and traffic concerns; however, said it is up to the Georgia Department of Transportation as to when improvements will take place. Further, Mrs. Brown said industrial development has been in the works for this part of town for a long time. Mrs. Brown said her family has long been invested in Locust Grove; however, now need to think about what is best for their family due to the fact that they are facing daily impacts from concrete trucks and construction traffic from nearby industrial development. Mrs. Brown asked Mayor and Council to favorably consider the rezoning of there property from RA to M-1. Nothing further.

Mr. Chris Eagen stepped forward to the podium and said his previous statement regarding amendment; also applies to rezoning the property and asked to take all of this information into consideration.

Mr. Warren Holder stepped forward to comment. Warren Holder was sworn in by Mayor Price and Mr. Holder stated his name and address [Warren Holder; 2119 Leguin Mill Rd, Locust Grove].

Mr. Holder asked the City attorney can a zoning be denied based on roads and transportation or schools. Attorney Warren Tillery replied there is a list of criteria to be reviewed and will take all that has been presented into consideration. Mr. Holder said he has been told it could not be denied based on those reasons. Attorney Warren Tillery said he does not want to come across like he's not

answering his question; however, the decision is all up to Council based on multiple criteria to consider. Nothing further.

Mayor Price welcomed comments from anyone opposed to this rezoning.

Mr. Michael Brackett; resident at 55 Bowden Street, stepped forward to comment. Mr. Brackett made a comment to clarify he is only protecting his interests and clarified there is no ill will against anyone. Mr. Brackett said he is; however, upset with non-transparency of everything going on in the City saying there is a Phase II to follow this plan in the future. Mr. Brackett mentioned Council approved 98 acres for annexation and rezoning in December 2018 and is due to expire this year, so to him the two should not be parceled as separate events. Mr. Brackett continued on by saying that Councilman Gardner recused himself [tonight] from voting on this item due to relationship conflict with landowner; however, Councilman Gardner took part in vote on annexation applications from February 11, 2019 meeting. Further, Mr. Brackett said this [Jackson Street rezoning] is a huge project and he seeks clarification. Discussion took place about making the applicants reapply together in December when the 98 acres zoning exemption [from initial rezoning as R-3] expires. Nothing further.

Mrs. Sarah Baxter stepped forward to comment. Mrs. Baxter made a comment about the potential future roundabout for Market Place and Hwy 42. She said this improvement has been needed for quite some time. Discussion took place about either roundabout or signal and effects of traffic being routed on Hwy 42 and Bill Gardner. Mrs. Baxter said she would like for conditions to read "requirements" versus "recommendations" for items with conditions attached. Nothing further.

Mrs. Lindsay Brackett stepped forward to comment. Mrs. Brackett about the Aggrieved Citizen Test as referred by the city attorney [earlier] and Attorney Warren Tillery replied the Substantial Interest-aggrieved citizen test typically applies where properties abut or where properties would connect in some way.

Mr. Derrick Law; resident at 387 Colvin Drive, stepped forward to comment. Mr. Law asked Council, do the citizens elect officials to do the will of the people or make decisions on what is best. Mr. Law said he thinks there seems to be a lot of self-interest, whether legally correct or ethically wrong. The studies are done; however, Mr. Law said we the citizens must deal with it. Nothing further.

Mr. Sean Law stepped forward to comment. Mr. Law said most warehouse jobs are outsourced to temp agencies; therefore, no one in in the surrounding areas would be employed there and would have no benefit for Locust Grove. Discussion took place on Ecommerce and eliminating local businesses giving access for warehouses.

No further questions or comments and Mayor Price closed the public hearing.

Councilman Gardner returned to the meeting.

- 3. Ordinance to rezone property located along South Bethany Road near the intersection with Mose Brown Road from RA (residential agricultural) to R-2 (single-**

family residence); previous hearing November 19, 2018 – Community Development Director Bert Foster led discussion this is a request from David Standard, agent on behalf of LG Partners, LLC of McDonough, for rezoning of 25.5 acres from RA to R2. According to the Letter of Intent, the applicant is seeking to develop 50 residential lots with a minimum lot size of 18,000 square feet and minimum lot width of 100 feet. The City Council heard this request in November 19, 2018; however, postponed addressing some issues with the watershed ordinance. Mr. Foster read the conditions contained in Exhibit D aloud. Nothing further.

Mayor Price asked for questions from Council.

Councilman Boone asked if the City services water and sewer to this property. Mr. Foster replied if approved, both connection points may have to be used. Discussion took place. Nothing further.

Councilman Ashe asked what the exterior materials will consist of and Mr. Standard replied a combination of stone, brick, cement fiberboard, with no vinyl.

Councilman Boone asked if an amenity area is required if building 50 homes and Mr. Foster replied an amenity area is not required in the R-2 district.

Mayor Price opened to public comments.

Mrs. Lindsay Brackett stepped forward to make a comment. Mrs. Brackett asked if the developer would still be interested if the property [i.e. nearby tracts proposed for industrial] is rezoned. Mr. Standard replied yes, he would still be interested.

Attorney Warren Tillery called to Mayor Prices attention Mr. Standard needed to be sworn in. Mr. Standard was sworn in by Mayor Price.

Mayor Price closed public hearing.

4. **Ordinance to amend the C-3 (heavy commercial) ordinance to include self-storage among the list of permitted and conditional uses** – Community Development Director Bert Foster led discussion this is an amendment to the C-3 heavy commercial to bring existing standards in compliance. If storage units are accessed internally [fully enclosed], it is considered a permitted use; if accessed externally it is considered a conditional use. City Manager Tim Young made a comment the [external type] facilities must be in service commercial area and on properties less than ten acres in size.

Mayor Price said this is a public hearing and opened for public comments. No public comments and Mayor Price closed public hearing.

## **NEW BUSINESS/ACTION ITEMS –**

### **5. Ethics Board Hearing – Approval of Findings from February 25, 2019**

Mayor Price read a letter of recusal recusing himself from all such discussion, debate, deliberation or vote, or otherwise take part in the decision-making process for action item five. Mayor Price exited the meeting.

City Manager Tim Young also exited the meeting per city attorney direction.



Mayor Pro Tem Carlos Greer took position to proceed. Mayor Pro Tem Greer said we will proceed with the approval of the findings from February 25, 2019.

Mrs. Sarah Baxter made a comment she would like to speak. Attorney Warren Tillery replied to Council, public hearing allowed time for public comments; therefore, public hearing is closed.

Mayor Pro Tem Greer confirmed to Mrs. Baxter we will not allow any further comments. Nothing further.

Mayor Pro Tem Greer asked for a motion. Councilman Hammock made the motion to approve the request by approving resolution #19-03-037.

Attorney Warren Tillery referenced the findings letter; Section I. Findings of Fact – Date says December 28, 2019 and should be December 28, 2018. Correction noted.

RESULT	APPROVED RESOLUTION #19-03-037
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN ASHE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Boone asked if Mrs. Baxter would have to file an appeal since she had questions from the findings. Attorney Warren Tillery replied yes, and Mrs. Baxter made a comment from her seat and said she will be filing an appeal with Superior Court. Nothing further.

Mayor Price and City Manager Tim Young returned to meeting.

## **CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

### **MAIN STREET OPERATIONS – ANNA W. OGG**

Main Street Director Anna Ogg stepped forward and gave an update Main Street Board member Susan Wilson Tucker resigned from the board, and Mrs. Pam Milling joined the board of directors the same day. Mrs. Ogg said we are hard at work planning the Peach Stand Road Race with our first sponsor being Whaley Hammonds Tomasello, P.C. The HPC issued one COA for the Peach Pit and she is arranging a special called meeting for signage for the Peach Pit, which is planning to open this Summer. Locust Grove is hosting the kick off for Child Abuse Prevention Month on March 28. Further, Mrs. Ogg said planning for Locust Grove Day is in process and working on a contract for fireworks since we are incorporating our 125<sup>th</sup> Anniversary celebration as well. The Easter Egg Hunt will be April 13 and need event volunteers for events scheduled throughout the year. Locust Grove Emporium will be closing this Summer and will be seeking a new tenant for that space. Mrs. Ogg said she is attending the National Main Street Conference in Seattle next week. Discussion took place on a limit for fireworks budget. Mr. Young suggested a \$10,000 limit. Councilman Boone confirmed that would come from H/M funds and Mr. Young replied yes. Nothing further.

Mayor Price asked for motion to approve fireworks allowance. Councilman Boone made the motion to approve the request.

RESULT	APPROVED FIREWORKS (\$10,000) LIMIT
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GARDNER

Mayor Price made a comment the 125<sup>th</sup> celebration will be April 27, 2019 and all are welcome. We will have free food, live music, and fireworks. Nothing further.

#### **PUBLIC SAFETY OPERATIONS— JESSE PATTON**

Chief Patton stepped forward and reviewed the monthly report and collections for February 2019. Total collections were \$62,075.02 with 18 investigations including ten for Detective Shoemaker and eight for Detective Yarian. Chief Patton said he participated in the Women's Club meeting on February 21, 2019. The guest speaker, Dan Kirk with the GBI, spoke about law enforcement responsibilities for different agencies/jurisdictions. We received the firearm simulator which was paid by the Chase It Up Foundation, and the body cameras should arrive this week. Nothing further.

#### **PUBLIC WORKS – JACK ROSE –**

Public Works Director Jack Rose gave an update. Mr. Rose said his department is continuing with upgrades to MXUs and meters. Further, normal repairs for water leaks, new building construction, and sewer collection is ongoing. Mr. Rose said continuation with road patching, grass cutting, and normal upkeep. Nothing further.

#### **ADMINISTRATION – TIM YOUNG**

City Manager Tim Young stepped forward and led discussion Misty completed closing out the Fiscal Year 2018 including installing the 2019 budget. With the new budget installed we are able to roll out the rough draft of the 1<sup>st</sup> Quarter Budget update. Mr. Young said everything is trending above on revenues and decreased on expenditures. Discussion took place. Further, Mr. Young said Mayor Price received a letter from Comcast today with a request they would like to enter into our market. We will review and send a copy of the franchise fee designation to them so that we will receive franchise fees accordingly. Mr. Young said there will be a Special Called Meeting to review capital projects on March 21, 2019. Nothing further.

#### **COMMUNITY DEVELOPMENT OPERATIONS – BERT FOSTER**

Community Development Director Bert Foster gave an update his department has issued 345 permits in 2019 including 46 new single-family house permits and 84 COs. Building and Land disturbance continues at LaQuinta Inn, Fairfield Inn, and several subdivisions mentioned [Nine Oaks, Derringstone Manor, Al Jennah, and new Indian Creek Subdivision]. New house construction continues in every subdivision. Nothing further.

#### **ARCHITECTURAL REVIEW BOARD (ARB) –**

- 6. Resolution concerning the architectural plans submitted for an accessory building to be located at 122 Cleveland Street –** Community Development Director Bert Foster led discussion this is a request from the applicant Warren Holder, owner of Warren Holder Equipment for a proposed accessory building to be located at 122 Cleveland Street. Discussion took place.

Councilman Hammock made a comment about building façade and asked if it will resemble current building. Mr. Foster replied Council has the option to require both to look the same. Mr. Hammock noted there were other metal buildings along that stretch. Nothing further.

**CITY MANAGER'S COMMENTS – NONE**

**MAYOR'S COMMENTS- NONE**

**EXECUTIVE SESSION – POTENTIAL LITIGATION & PROPERTY ACQUISITION**

Mayor Price asked for a motion to enter executive session regarding potential litigation and property acquisition and personnel. Councilman Boone made the motion with second by Councilman Greer. All in favor and motion carried. Council entered executive session at 8:49 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 9:24 PM. Councilman Hammock made the motion with second by Councilman Greer. All in favor and motion carried.

**ADJOURNMENT-**

Mayor Price asked for a motion to adjourn. Councilman Hammock made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 9:25 PM.

Notes taken by:

Misty Spurling, City Clerk



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

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## Item Coversheet

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**Item:**        **An Ordinance to amend the City's Future Land Use Map designations from low-density residential to industrial for properties located at 61 and 71 Jackson Street.**

**Action Item:**                **Yes**                **No**

**Public Hearing Item:**        **Yes**                **No**

**Executive Session Item:**     **Yes**                **No**

**Advertised Date:**        **March 1, 2019 – sign placed on property**  
                                     **February 27, 2019 – ad in newspaper**

**Budget Item:**             **No**

**Date Received:**         **January 7, 2019**

**Workshop Date:**         **March 18, 2019**

**Regular Meeting Date:**    **April 1, 2019 – recommend acceptance of tabling request by the applicant until May 6, 2019.**

### Discussion:

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The GRTA/SRTA Notice of Decision, issued on March 11, 2019, is undergoing a revision at the state level to address concerns with transportation impacts resulting from this project, specifically at the eastbound Bill Gardner Parkway approach to northbound SR 42 where dual eastbound lanes are proposed that do not have corresponding receiving lanes on SR 42 North. Originally, a condition for dual eastbound lanes was proposed that do not appear to have an adequate length of receiving lanes on SR 42 North.

**The applicant sent a written request to postpone the vote on this rezoning until May 6, 2019 in order to give more time “for all parties to negotiate reasonable and mutually-agreeable zoning conditions.”**

**According to a ‘*Request for Revision to Issued Decision Certification of Completeness*’ issued by GRTA on March 25, 2019, a decision on the revision is set to be delivered on April 15, 2019.**

### **Recommendation:**

**N/A – Staff recommends acceptance of tabling request by the applicant until May 6, 2019 in order to have adequate time to address the concerns of GRTA, the City, GDOT and the applicant on a related transportation improvement and allocate associated costs/responsibility in an equitable manner. Due to the complexity, there will likely be a need for a development agreement to be drafted and approved either with the application or at a certain date when development is to occur.**

**Trammell Crow Company**

**RECEIVED**

**MAR 27 2019**

**City of Locust Grove  
Community Development**

**March 25, 2019**

**City of Locust Grove**

**Attn: Bert Foster, Community Development Director, and Tim Young, City Manager  
3644 Highway 42  
Locust Grove, GA 30248**

**Re: 75 South Logistics Center Project  
61 & 71 Jackson Street, Locust Grove, GA 30248  
City Council Rezoning & FLUM Amendment Voting Date**

**Dear Mr. Foster & Mr. Young,**

**We kindly request that the City Council votes regarding the rezoning of and the associated Future Land Use Map amendment for the above-referenced properties be held until the first regular meeting in May, which is scheduled for May 6, 2019. The reason for this request is to allow for more time for all parties to negotiate reasonable and mutually-agreeable zoning conditions.**

**Thank you.**

**Sincerely,**



**Chris Eagen  
Senior Development Manager  
Trammell Crow Company  
TC Atlanta Development, Inc.**



**REQUEST FOR REVISION TO ISSUED DECISION  
CERTIFICATION OF COMPLETENESS**

March 25, 2019

Chris Eagan  
TC Atlanta Development  
3280 Peachtree Road  
Suite 1400  
Atlanta, GA 30305

**RE: DRI 2867 75 South Logistics Center**

Dear Mr. Eagan:

This letter is to inform you that GRTA received the request from City of Locust Grove on March 19, 2019 to revise the existing Notice of Decision issued on March 11, 2019. GRTA staff has reviewed additional materials provided from the applicant and determined that, pursuant to Section 2-701 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, your submittal is:

- Complete.** No further submissions are required at this time. GRTA will begin conducting its formal review of your application promptly. GRTA reserves the right to request further information as identified during the review process. The milestones for the revision request will be issued prior to the following dates:

**GRTA DRI Review  
Milestones**

Certification of Completeness:	March 25, 2019
Staff Report & Recommendations:	April 4, 2019
Director Decision on Decision:	April 15, 2019

A meeting may be scheduled for the week of the Staff Report and Recommendations to discuss proposed conditions. You may contact me at 404-893-6171 or at [ees@srta.ga.gov](mailto:ees@srta.ga.gov) if you have questions.

Sincerely,

Emily Estes  
Program Manager, Developments of Regional Impact

**RECEIVED**

MAR 25 2019

City of Locust Grove  
Community Development

**Cc:**

**Jon West, DCA  
Tim Young, City of Locust Grove  
Bert Foster, City of Locust Grove  
Annie Gillespie, GRTA  
Emily Estes, GRTA  
Renaud Marshall, GRTA  
Andrew Smith, ARC  
David Simmons, Henry County DOT  
Chance Baxley, GDOT District 3  
Tyler Peek, GDOT District 3  
Dan Woods, GDOT District 3**

**Randy Parker, Calyx Engineering  
Marci Early, Calyx Engineering  
Lauren Maloney, Eberly and  
Associates  
Drew Fredrick, Trammell Crow**





## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

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## Item Coversheet

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**Item:** An Ordinance to rezone property located at 61 and 71 Jackson Street from RA (residential agricultural) to M-1 (light manufacturing) for distribution facilities.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** March 1, 2019 – sign placed on property  
February 27, 2019 – ad in newspaper

**Budget Item:** No

**Date Received:** January 7, 2019

**Workshop Date:** March 18, 2019

**Regular Meeting Date:** April 1, 2019 – *recommend acceptance of tabling request by the applicant until May 6, 2019.*

### Discussion:

---

The GRTA/SRTA Notice of Decision, issued on March 11, 2019, is undergoing a revision at the state level to address concerns with transportation impacts resulting from this project, specifically at the eastbound Bill Gardner Parkway approach to northbound SR 42 where dual eastbound lanes are proposed that do not have corresponding receiving lanes on SR 42 North. Originally, a condition for dual eastbound lanes was proposed that do not appear to have an adequate length of receiving lanes on SR 42 North.

**The applicant sent a written request to postpone the vote on this rezoning until May 6, 2019 in order to give more time “for all parties to negotiate reasonable and mutually-agreeable zoning conditions.”**

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### **Recommendation:**

**N/A – Staff recommends acceptance of tabling request by the applicant until May 6, 2019 in order to have adequate time to address the concerns of GRTA, the City, GDOT, and the applicant on a related transportation improvement and allocate associated costs/responsibility in an equitable manner. Due to the complexity, there will likely be a need for a development agreement to be drafted and approved either with the application or at a certain date when development is to occur.**

Trammell Crow Company

RECEIVED

MAR 9 2019

City of Locust Grove  
Community Development

March 25, 2019

City of Locust Grove

Attn: Bert Foster, Community Development Director, and Tim Young, City Manager

3644 Highway 42

Locust Grove, GA 30248

Re: 75 South Logistics Center Project  
61 & 71 Jackson Street, Locust Grove, GA 30248  
City Council Rezoning & FLUM Amendment Voting Date

Dear Mr. Foster & Mr. Young,

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Thank you.

Sincerely,



Chris Eagen  
Senior Development Manager  
Trammell Crow Company  
TC Atlanta Development, Inc.



**REQUEST FOR REVISION TO ISSUED DECISION  
CERTIFICATION OF COMPLETENESS**

March 25, 2019

Chris Eagan  
TC Atlanta Development  
3280 Peachtree Road  
Suite 1400  
Atlanta, GA 30305

**RE: DRI 2867 75 South Logistics Center**

Dear Mr. Eagan:

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- Complete.** No further submissions are required at this time. GRTA will begin conducting its formal review of your application promptly. GRTA reserves the right to request further information as identified during the review process. The milestones for the revision request will be issued prior to the following dates:

**GRTA DRI Review  
Milestones**

Certification of Completeness:	<b>March 25, 2019</b>
Staff Report & Recommendations:	<b>April 4, 2019</b>
<b>Director Decision on Decision:</b>	<b>April 15, 2019</b>

A meeting may be scheduled for the week of the Staff Report and Recommendations to discuss proposed conditions. You may contact me at 404-893-6171 or at eestes@srta.ga.gov if you have questions.

Sincerely,

Emily Estes  
Program Manager, Developments of Regional Impact

**RECEIVED**

MAR 23 2019

City of Locust Grove  
Community Development

**Cc:**

**Jon West, DCA  
Tim Young, City of Locust Grove  
Bert Foster, City of Locust Grove  
Annie Gillespie, GRTA  
Emily Estes, GRTA  
Renaud Marshall, GRTA  
Andrew Smith, ARC  
David Simmons, Henry County DOT  
Chance Baxley, GDOT District 3  
Tyler Peek, GDOT District 3  
Dan Woods, GDOT District 3**

**Randy Parker, Calyx Engineering  
Marci Early, Calyx Engineering  
Lauren Maloney, Eberly and  
Associates  
Drew Fredrick, Trammell Crow**



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

### Item Coversheet

---

**Item:** An Ordinance to rezone property located along South Bethany Road near the intersection with Mose Brown Drive from RA (residential agricultural) to R-2 (single-family residence).

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** March 1, 2019 – sign placed on property  
February 27, 2019 – ad in newspaper  
November 1, 2018 – sign placed on property  
October 31, 2018 – ad in newspaper

**Budget Item:** No

**Date Received:** October 1, 2018

**Workshop Date:** March 18, 2019  
November 19, 2018

**Regular Meeting Date:** April 1, 2019

### Discussion:

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Please see the attached Staff Report.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE APPROXIMATELY 25.5 ACRES LOCATED ALONG SOUTH BETHANY ROAD NORTH OF THE INTERSECTION WITH MOSE BROWN DRIVE, IN LAND LOT 218 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Locust Grove (“City”) is a municipal corporation, duly organized and existing under the laws of the State of Georgia; and,

**WHEREAS**, David Standard (the “Applicant”), agent for LG Partners, LLC of McDonough, Georgia, requests rezoning for property located along South Bethany Road north of the intersection with Mose Brown Drive (Parcel ID – 128-02018001) in Land Lot 218 of the 2<sup>nd</sup> District (the “Property”) as shown in the Boundary Survey attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant has submitted an application that is included in the Rezoning Evaluation Report (hereinafter referred to as “Report”) attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, said application requests that the Mayor and City Council of the City of Locust Grove rezone said property from RA (residential agricultural) to R-2 (single-family residence); and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at Public Hearings held on November 19, 2018 and March 18, 2019 as well as by the City Community Development Director; and,

**WHEREAS**, notice of this matter (as attached hereto and incorporated herein as **Exhibit C**) has been provided in accordance with applicable state law and local ordinances; and,

**WHEREAS**, the Mayor and City Council have reviewed and considered the Applicant's request and both the recommendations of the public hearing and City staff as presented in the Report; and,

**WHEREAS**, the Mayor and City Council have considered the Applicant's request in light of those criteria for rezoning under *Section 17.04.315* of the Code of Ordinances, City of Locust Grove, Georgia.

**THEREFORE, THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS:**

1.

- That the Property is hereby rezoned from RA (residential agricultural) to R-2 (single-family residence) in accordance with the Zoning Ordinance of the City;
- That the Applicant's request in said application is hereby **DENIED**.

2.

That the rezoning of the above-described Property is subject to:

- The conditions set forth on **Exhibit D** attached hereto and incorporated herein by reference.
- The terms of the Development Agreement attached hereto as **Exhibit D** and incorporated herein by reference.
- If no **Exhibit D** is attached hereto, then the property is zoned without conditions.

3.

That, if rezoning is granted, the official zoning map for the City is hereby amended to reflect such zoning classification for the property.

4.

That, if rezoning is granted, said rezoning of the Property shall become effective immediately.



**SO ORDAINED** by the Council of this City this 1<sup>st</sup> day of April 2019.

\_\_\_\_\_  
**ROBERT S. PRICE, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MISTY SPURLING, City Clerk**

(Seal)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**

**EXHIBIT A**  
**DESCRIPTION OF SUBJECT PROPERTY**

**QUITCLAIM DEED**

THIS indenture made this the 17<sup>TH</sup> day of MARCH, 2011, between BILLIE H. FLAKE, (hereinafter referred to as GRANTOR) and ROBIN W. FLAKE, (hereinafter referred to as GRANTEE.)

That Grantor, BILLIE H. FLAKE for and in consideration of the sum of Ten (\$10.00) dollars cash paid in hand conveys and quit claims to Grantee, ROBIN W. FLAKE, One Hundred percent (100%) of Grantor's right, title, interest, claim or demand which Grantor may have had in and to the following described property.

All that tract or parcel of land lying and being in Land Lot 218 of the 2<sup>nd</sup> Land District of Henry County, Georgia, containing <sup>RWIF</sup> ~~25.89~~ acres, and being more particularly described as follows: To reach the point of beginning, start at the common land lot corner of Land Lots 199, 200, 217, and 218, of the 2<sup>nd</sup> District of Henry County, and run north 0 degrees 16 minutes west 813.18 feet along the west line of Land Lot 218 to an iron pin placed; THIS IS THE POINT OF BEGINNING. Thence running from said point of beginning thus arrived at, and continuing north 0 degrees 16 minutes 34 seconds west and along the west line of Land Lot 218 a distance of 786.53 feet to an iron pin found on said land lot line; thence south 89 degrees 19 minutes 13 seconds east 1463.18 feet to an iron pin placed on the west right of way line of Bethany Road; thence running along said right of way south 3 degrees 24 minutes 37 seconds west 216.18 feet; thence continuing along said right of way south 3 degrees 49 minutes 09 seconds west 205.99 feet; thence continuing along said right of way south 20 degrees 27 minutes 32 seconds west 167.75 feet; thence continuing along said right of way south 25 degrees 09 minutes 50 seconds west 138.94 feet; thence continuing along said right of way south 16 degrees 44 minutes 34 seconds west 100.72 feet to a point on said right of way; thence north 87 degrees 57 minutes 35 seconds west 1285.61 feet to an iron pin placed on the west line of Land Lot 218, the point of beginning.

This day personally appeared, before me BILLIE H. FLAKE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on this the 17<sup>TH</sup> day of MARCH, 2011.

*[Signature]*  
UN-OFFICIAL WITNESS

*[Signature]*  
BILLIE H. FLAKE GRANTOR  
*[Signature]*  
UN-OFFICIAL WITNESS

*[Signature]*  
Notary Public:  
My commission expires:

Denise Pizzini

Doc ID: 014781140001 Type: GCO  
Recorded: 05/22/2011 at 04:33:55 PM  
Fee Amt: \$10.00 Page 1 of 1  
Transfer Tax: \$0.00  
Henry, GA Clerk of Superior Court

**SIBLEY-MILLER**  
**SURVEYING & PLANNING INC**  
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 LAND SURVEYING  
 TOPOGRAPHIC SURVEYS  
 LAYOUT DESIGN

**RE-ZONE PLAT FOR**  
**DAVID STANDARD**  
**CITY OF LOCUST GROVE**  
**LAND LOT 218, 2nd. DISTRICT**  
**HENRY COUNTY, GEORGIA**

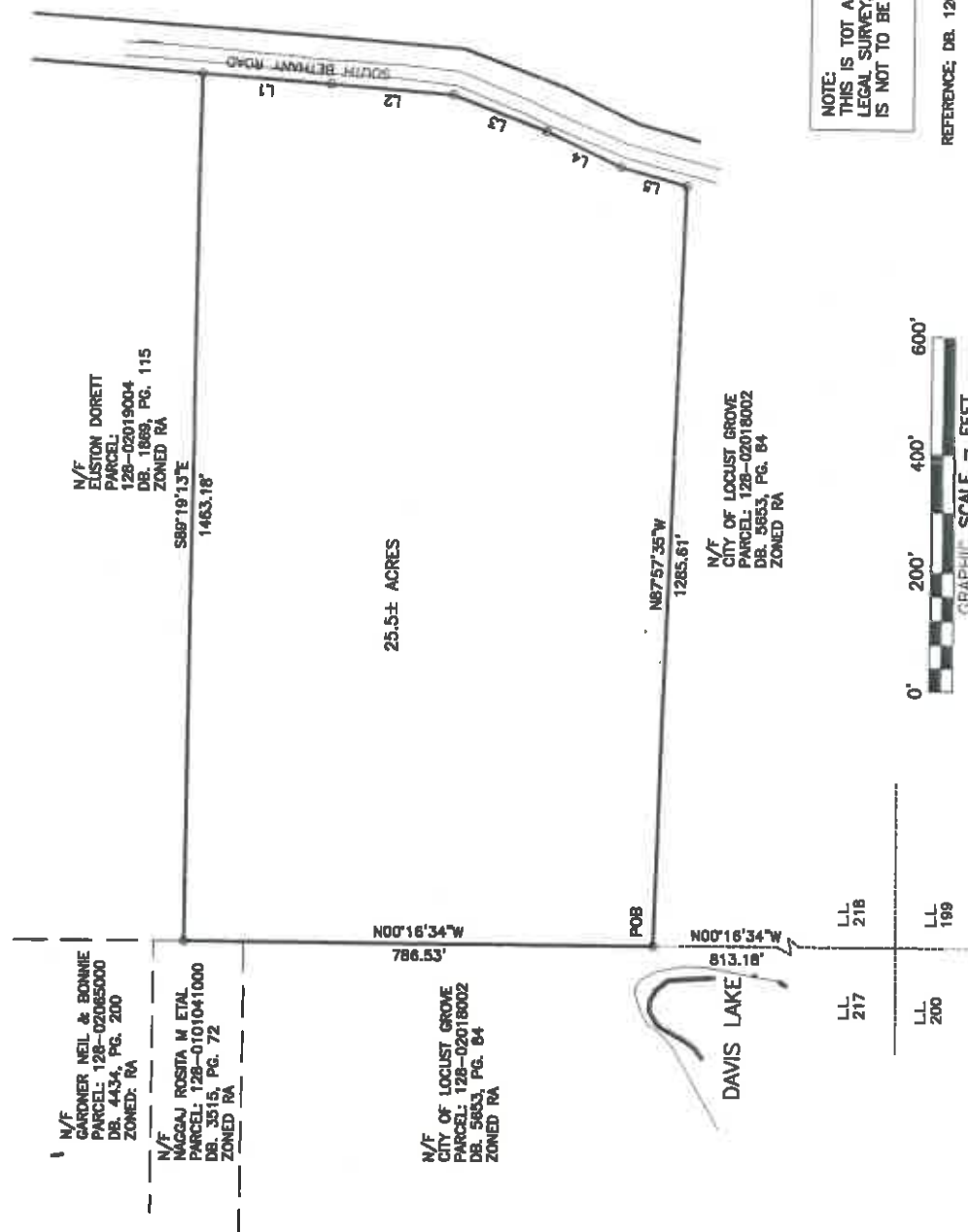


PROJECT NO.:  
 D18011/RE-ZONE PLAT  
 DRAWN BY: LGS  
 SCALE: 1" = 200'  
 DATE: 9-12-2018

**BOUNDARY LINE CHART**

LINE	BEARING	INSTANCE
L1	S83°42'27"W	218.18
L2	S03°48'59"W	218.18
L3	S03°48'59"W	203.99
L4	S00°27'32"W	197.75
L5	S25°09'50"W	138.94
L6	S15°19'59"W	114.73

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13151C0278D DATED: 10/06/2016 HENRY COUNTY PANEL 276 OF 305 (MAY 2010)



NOTE: THIS IS NOT A FIELD RUN LEGAL SURVEY, THEREFORE IS NOT TO BE RECORDED

REFERENCE: DB. 12052, PG. 10



**EXHIBIT B**  
**REZONING EVALUATION REPORT**

# Future Land Use Map City of Locust Grove, GA

Date: 11/8/2018

**SUBJECT PROPERTY**

City of Locust Grove MS4 System  
 LG Parcel 2018  
 Railroad  
 Streets  
 - all other values

**TYPE**

- CNTRP
- CNTRUP
- CTYBP
- CTYBP
- CTYBP
- INTSTHWY
- INTSTHWY
- INTSTHWY
- PD
- PPRD
- STADY
- UNCS
- all other values

**FLUOROS**

- Gateway Town Center
- Central Business District
- Mixed Historic Neighborhood
- Mixed Use Neighborhood
- Mixed Use District
- Office
- Professional Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density - County
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Commercial - County
- Service Commercial
- Industrial
- Trans., Comm., Utilite
- Parks, Recreation, Genes
- LG\_Links\_2018



1 inch = 1,877 feet

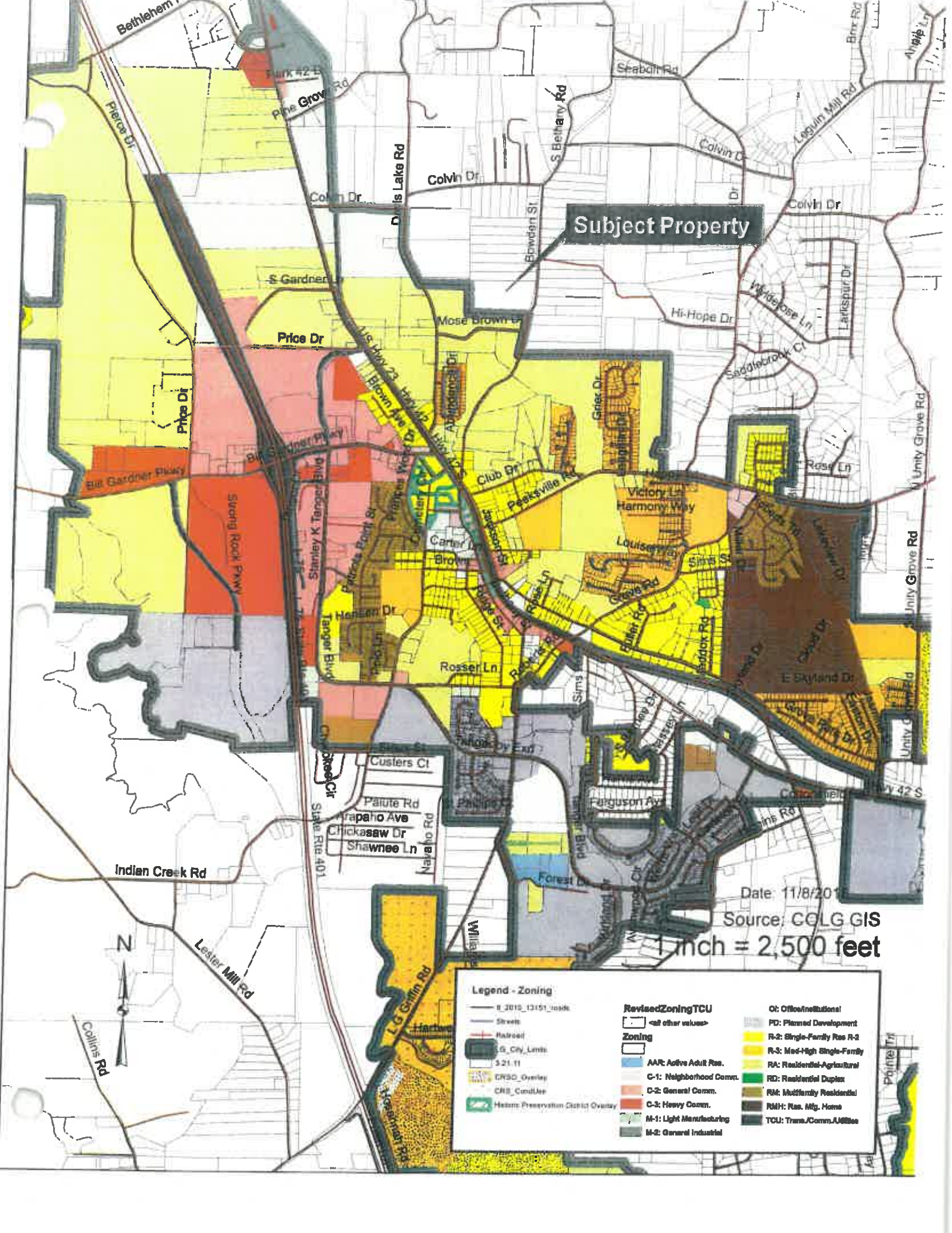
Source: Locust Grove Community Development,  
 Locust Grove Stormwater/GIS Office  
 Latest Revision on GIS through September 27, 2018

**Subject Property**

Date: 11/8/2011  
 Source: COLG GIS  
 1 inch = 2,500 feet

**Legend - Zoning**

E 2010_13151_insets	<b>RevisedZoningTCU</b>	OT: Office/Institutional
Streets	<all other values>	PD: Planned Development
Railroad	R-2: Single-Family Res R-2	R-3: Med-High Single-Family
S.G. City Limits	AAR: Active Adult Res.	RA: Residential-Agricultural
S 21.11	C-1: Neighborhood Comm.	RD: Residential Duplex
CRSD_Overlay	C-2: General Comm.	RM: Multifamily Residential
CRB_CondUse	C-3: Heavy Comm.	RMH: Res. Mtg. Home
Historic Preservation District Overlay	M-1: Light Manufacturing	TCU: Trans./Comm./Utilities
	M-2: General Industrial	





# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

### Property Information

<b>Tax IDs</b>	<b>128-02018001</b>
<b>Location/address</b>	<b>Land Lot 218 of the 2<sup>nd</sup> District South Bethany Road north of the intersection with Mose Brown Drive</b>
<b>Parcel Size</b>	<b>Approximately 25.5 acres</b>
<b>Current Zoning</b>	<b>RA (Residential Agricultural)</b>
<b>Request</b>	<b>Rezoning from RA to R-2 (Single-family Residence)</b>
<b>Proposed Use</b>	<b>Low-density residential subdivision</b>
<b>Existing Land Use</b>	<b>Vacant and undisturbed</b>
<b>Future Land Use</b>	<b>Low Density Residential (Density up to 1.5 dwelling units per acre)</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>

### Summary

David Standard, the agent acting on behalf of LG Partners, LLC of McDonough, GA (the "Applicant"), requests rezoning of a tract of land along South Bethany Road north of the intersection with Mose Brown Drive which lies within the incorporated limits of the City of Locust Grove and is approximately 25.5 acres in size (the "Property").

According to the Letter of Intent, the Applicant is seeking to rezone the Property from RA (residential agricultural) to R-2 (single-family residence) in order to develop a 50-lot residential subdivision with a minimum lot size of 18,000 square feet and a minimum lot width of 100 feet. The entire 25.5-acre area lies within the limited development area of the Tussahaw Creek Reservoir Water Supply Watershed District.

The Property lies in an area of the City dominated by the presence of Warren Holder Park and the Locust Grove Event Center. Existing residential properties in the area consist of larger lot RA-zoned tracts lying primarily in unincorporated areas of Henry County. Past rezonings have increased densities in the general area as shown in *Table 1.0*, but the overall development pattern remains single-family, detached housing.





**REZONING  
EVALUATION REPORT**  
FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

**REZONING RA TO R-2**

*Table 1.0:*

Subdivision	Zoning	Lot Count	Min. Lot Size	Min. Lot Width
Club Drive Commons	R-3	41	10,000-12,000 sf	75'
Cottage Grove	R-3	43	12,000 sf	75'
Richmond Park	R-3	123	12,000 sf	80'
Nine Oaks	R-2	77	18,000 sf	100'
<i>Proposed Development*</i>	<i>R-2</i>	<i>50</i>	<i>18,000 sf</i>	<i>100'</i>

*Source: Concept Plan for David Standard. Prepared by Larry G. Sibley, Sibley-Miller Surveying & Planning, dated 9/12/18*

The Property lies within an area identified on the Future Land Use Map as Low-Density Residential. This land-use designation promotes single-family residential developments up to 1.5 dwelling units per acre where sanitary sewer is available. The Applicant submitted a Conceptual Subdivision Plan containing development data that is summarized below in *Table 2.0*.

*Table 2.0:*

<b>DEVELOPMENT DATA (as proposed)</b>	
LOT COUNT	50
LOT SIZE	18,000 square feet minimum (100' x 180 typ.)
GROSS DENSITY	1.96 dwelling units per acre
NET DENSITY	2.30 dwelling units per acre
SETBACKS	(Front) 40', (Side) 15', (Rear) 40'

*Source: Concept Plan for David Standard. Prepared by Larry G. Sibley, Sibley-Miller Surveying & Planning, dated 9/12/18*

The City's R-2 Ordinance requires residential subdivisions in this district that are over eight acres in total area to have access onto an arterial road as identified in the Future Land Use Plan. South Bethany Road is currently classified as a collector road. A more detailed review of the transportation impacts can be found below. The minimum house size in R-2 subdivisions is 1,300 square feet of heated space. There are no requirements for materials that must be used on the facades or amenity areas. Staff recommends that the house in this proposed subdivision be a minimum of 2,000 square feet of heated space and encourages a mixture of exterior materials (brick, stone, cement fiberboard, board and batten, shakes, etc.) where vinyl is prohibited except in soffits, facias, eaves and other minor architectural accents.

## Service Delivery / Infrastructure

**Water and Sewer:** Water and sanitary sewer services are available via extensions of existing lines in this area.

*Water service* – Water service will be provided by the City of Locust Grove via an existing 8" waterline that terminates at the intersection of South Bethany Road and Mose Brown Drive.

*Preserving the Past... .. Planning the Future*



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

**Sanitary Sewer Service** – Sanitary sewer will be available via the City of Locust Grove’s Davis Lake Interceptor which is currently under development with construction tentatively anticipated to begin in the summer of 2019. Any costs associated with extensions or upgrades to this system will be the responsibility of the developer.

**Land Use:** The proposal is in conformance with the City’s Future Land Use Plan in terms of the nature of the request being single-family residential lots; however, the proposed gross density of 1.96 dwelling units per acre exceeds the 1.5 dwelling units per acre threshold set in the Future Land Use plan for low-density residential uses. The Property does lie entirely within the Tussahaw Creek Reservoir Water Supply Watershed Protection District. On January 7, 2019, the Locust Grove City Council approved an amendment to the ordinance governing projects located in watershed districts<sup>1</sup>. This amendment removed the requirement that all residential developments maintain at least 20% of the development as open space on developments where the minimum lot size is 18,000 square feet or larger.

**Police Services:** The Property is in the existing city limits and will remain on a regular patrol route.

**Fire:** Fire and emergency services will be performed by Henry County as is similar with other portions of the city as defined by the Service Delivery Strategy.

**Transportation Impacts:** The submitted Conceptual Subdivision Plan for this request illustrates 50 residential lots on approximately 25.5 acres. *The Institute of Transportation Engineers Trip Generation Manual 7<sup>th</sup> Edition* assigns an average rate of 2.0 trips per house during weekday morning and afternoon peak hours for a total of 100 additional trips being added to the network during peak hours. The Property’s proximity to both Warren Holder Park and the Locust Grove Event Center indicate a high-expectation of increased traffic volumes during non-peak hour times (weekends and after 6pm on weekdays) as families participate in organized recreational activities and other events.

*The Joint Henry County/Cities Comprehensive Transportation Plan (“CTP”)* classifies South Bethany Road as a Collector connecting local subdivision streets with arterial streets.

**Impact.** The development will continue to add more vehicles to a growing traffic corridor in an incremental manner. Consideration should be given towards preserving land for additional improvements to the existing public right-of-way. Immediate improvements to South Bethany Road will be analyzed once documents are submitted for the construction of the site including, but not limited to, turn lanes, accel/decel lanes, alternative traffic control measures, and providing operational and lane capacity to address future traffic volumes.

<sup>1</sup> See Ordinance No. 19-01-005, approved by the City Council on 1/7/19.



**REZONING  
EVALUATION REPORT**  
FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

**REZONING RA TO R-2**

## Criteria for Evaluation of Rezoning Request

### Section 17.04.315 Procedure for Hearing before City Council.

- (a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**
- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** Discussion: The main impact here will be transitioning a vacant, agriculturally-zoned property to a more traditional low-density residential use.
  - (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request will allow a higher, more permissive zoning use (R-2) that is consistent with other low-density residential projects that have access to sanitary sewer.
  - (3) **Consistency with the Land Use Plan.** Discussion: The site is consistent with the Future Land Use Plan in terms of usage; however, the proposed gross density of 1.96 dwelling units per acre is higher than the stated density of up to 1.5 dwelling units per acre when sanitary sewer is present. Development patterns in this area of the City reflect higher density (smaller lot) residential uses as R-3 subdivisions such as Club Drive Commons, Richmond Park, and Cottage Grove. Nine Oaks Subdivision on Peeksville Road is the nearest R-2 development to the request. It is reasonable to assume changes in the development patterns to higher density and more intensive uses for this area as availability to sanitary sewer is introduced in the near future as the Davis Lake Interceptor comes online.
  - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be an impact on infrastructure in the area. The City will collect Development Impact Fees and Water & Sewer Impact fees on a per lot basis to mitigate these impacts. Site specific impacts will be addressed during the review phase through coordination between the City, County and Developer.
  - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have a relatively small impact in terms of increased traffic volumes; however, these impacts are able to be absorbed by the existing network with little to no reduction in the Level of Service. This project is estimated to add approximately 200 trips to the existing traffic volume during peak weekday hours.



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: The only adjacent areas where this development will impact privately-owned residential properties are to the north and northwest and both of these properties are vacant. The properties to the south and west are owned by the City of Locust Grove and the property to the east is South Bethany Road; however, there is a single-family residence positioned directly across South Bethany Road from this proposed development.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site is vacant and undeveloped. Developing it as it is currently zoned is neither consistent with the Future Land Use Plan nor does it provide the highest and best use for the property due to the anticipated presence of sanitary sewer in the area.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: There are no known physical conditions or limitations that could preclude the use of the site; however, the developer will be required to protect and buffer any and all streams as required by the City's Watershed District ordinance and other environmentally-sensitive areas. The developer must also protect a minimum of 20% of the area as open space as prescribed by Ordinance.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the City's zoning ordinance and with future and existing development patterns in the area.

## Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. House size shall be a minimum of 2,000 square feet (heated).
2. Accel/decel lanes shall be installed as warranted by traffic volumes.
3. Use of vinyl shall be prohibited other than in soffits, eaves and fascia boards.
4. All lots shall be accessed via internal subdivision streets and there shall be a fifteen (15) foot No Access easement along the lots fronting South Bethany Road.
5. The developer agrees to grant the City a sanitary sewer easement as part of the Davis Lake Interceptor project.



### Request for Zoning Map Amendment

Name of Applicant LG Partners LLC Phone: 770-351-6919 Date: \_\_\_\_\_

Address Applicant: 255 Rosetrack Rd McDonough GA Cell  
# \_\_\_\_\_  
30252

City: McDonough State: GA Zip: 30252 E-mail:  
david@standardpropertiesinc.com

Name of Agent \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Address Agent: \_\_\_\_\_ Cell

# \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW  
'D REQUESTS: (PLEASE CHECK THE TYPE OF REQUEST OR APPEAL AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND  
COMPLETELY).

Concept Plan Review  Conditional Use  Conditional Exception  Modifications to Zoning Conditions

Variance  Rezoning  DRI Review/Concurrent  Amendment to the Future Land Use Plan

Request from RA to R-2  
(Current Zoning) (Requested Zoning)

Request from \_\_\_\_\_ to \_\_\_\_\_  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of R-2 Residential Subdivision  
(Type of Development)

Address of Property: South Bathany Road

Nearest Intersection to the property: Mose Brown Dr

e of Tract: 25.5 acre(s), Land Lot Number(s): 218, District(s): 2nd

Gross Density: 1.96 units per acre

Net Density: 2.30 units per acre

Property Tax Parcel Number: 128-02018001 (Required)

Vanessa Jackson  
Witness' Signature

[Signature]  
Signature of Owners/s

Vanessa Jackson  
Printed Name of Witness

David Stanford  
Printed Name of Owner/s

Saref Duke  
Notary 9-20-20

Signature of Agent

(For Office Use Only)

Total Amount Paid \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ Received by: \_\_\_\_\_ (FEES ARE NON-REFUNDABLE)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

Pre-application meeting: \_\_\_\_\_ Date: \_\_\_\_\_

Public Hearing

Date: \_\_\_\_\_

Council Decision: \_\_\_\_\_ Ordinance: \_\_\_\_\_

Date Mapped in GIS: \_\_\_\_\_ Date: \_\_\_\_\_

### Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes \_\_\_\_\_ No

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the Locust Grove City Clerk within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

### Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes \_\_\_\_\_ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the Locust Grove City Clerk within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Council/Planning Commission Member
	0	

We certify that the foregoing information is true and correct, this 28 day of Sept, 2018.

William David Standard  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of September 2018

[Signature]  
Notary Public

9-20-20

<sup>1</sup> Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.



### Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
Yes \_\_\_\_\_ No

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the Locust Grove City Clerk within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Council/Planning Commission Member
	0	

We certify that the foregoing information is true and correct, this 28 day of Sept, 2018.

LG Partners, LLC  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of September, 2018

[Signature]  
Notary Public

9-20-20

<sup>1</sup> Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

## Letter Of Intent

It is our intent to rezone the subject property from RA to R2 Residential Subdivision.

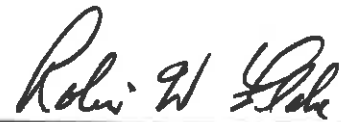
The current concept plan by Sibley – Miller Surveying and Planning Inc. of the 25.5+ acres shows 50 lots 18,000 Sq. ft. or greater with 100 ft. frontages. The Gross Density is 1.96 lots per acre with a net Density of 2.30 lots per acre.

This Project will require Easements from the City Of Locust Grove to connect to Water and Sewer.

rec'd  
10-1-18  
M7

## Letter of Ownership

I Robin W. Flake own the 25+/- acres Being Tax Parcel # 128-02018001 Located on S. Bethany Rd Locust Grove Ga.. Please be advised I currently have the subject property Under Contract with LG Partners LLC and I am aware that LG is currently submitting a Zoning Application with the City of Locust Grove for an R-2 Residential Subdivision.

A handwritten signature in black ink that reads "Robin W. Flake". The signature is written in a cursive style and is positioned above a horizontal line.

Robin W. Flake 9-15-2018



# CITY OF LOCUST GROVE

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax: (770) 954-1223

**MAYOR**  
Robert Price

**COUNCIL**  
Vernon Ashe  
Keith Boone  
Randy Gardner  
Carlos Greer  
Otis Hammock  
Willie J. Taylor

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Titshaw

**November 8, 2018**

**Mr. David Standard  
LG PARTNERS, LLC  
255 Racetrack Road  
McDonough, GA 30252**

**RE: Water/Sewer Availability  
RZ-18-11-04 – South Bethany Road (Parcel ID – 128-02018001)  
Approximately 25.5 acres  
Single-family Residential Subdivision**

**Dear Mr. Standard:**

**The City of Locust Grove does provide water service to the above-referenced property via an existing 8-inch line located along South Bethany Road that currently terminates at the intersection with Mose Brown Drive.**

**Under the terms of Service Delivery Strategy between Henry County and the City of Locust Grove, Locust Grove will provide sanitary sewer service to this site via a future line extension tentatively known as the Davis Lake Interceptor currently under design.**

**The City provides water and sanitary sewer services on a first-come, first served basis. Prior to occupancy, the developer will be responsible for making any necessary upgrades to the system in order to provide proper pressures and flows.**

**The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City. Any deviation from the information contained in the Letter of Intent, received by the Community Development Department on October 1, 2018, shall automatically void the information provided herein and shall require a separate re-evaluation by the City.**

**[Continued on Page Two]**

**A portion of the subject property lies in the Tussahaw Creek Reservoir Water Supply Watershed District; therefore, it must meet the guidelines for development set forth in the Locust Grove Watershed Protection Ordinances. A field survey plan and a certification issued by a registered land surveyor or registered engineer verifying areas of the subject property that lie inside the Watershed Protection District and further certifying whether those areas lie in the Limited Development Area or in the Water Quality Critical Area shall be required prior to permitting.**

Respectfully,

A handwritten signature in black ink that reads "Jack Rose". The signature is written in a cursive, flowing style.

**Jack Rose, Director  
Public Works Department**

**CC: Bert Foster, Director, Community Development  
File**

**EXHIBIT C**  
**NOTICE OF PUBLIC HEARING**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 957-9161  
Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which publishes the Henry Herald, published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **587504**  
Name and File No.: **PUBLIC HEARING 3/18/19**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**02/27/19 Wed**

**Public Hearing Notice**  
City of Locust Grove  
March 18, 2019  
6:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, March 18, 2019 at 6:00 PM, will conduct a public hearing for the purpose of the following:

**Amendment to the Future Land Use Map**

FLU-AM-19-03-01 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests an amendment to the City's Future Land Use Map to change land use designations from low-density residential to industrial for properties located at 61 and 71 Jackson Street (Parcel IDs -- 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District in conjunction with a rezoning request for a distribution facility. The properties are approximately 29.1 acres.

**Ordinance Amendment**

AM-19-08-03 An Ordinance to amend Title 17, Chapter 17.04.135, Section 3-7-154(B) of the City of Locust Grove Code of Ordinances which provides for permitted uses the C-3 (heavy commercial) zoning district to include self-storage facilities among the specifically permitted uses; to provide for codification; to provide for severability; to repeal conflicting ordinances; to provide an effective date; and for other purposes.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Bert Foster  
Community Development  
Director, City of Locust Grove  
828-587504, 2/27

Robert D. McCray, SCNI Vice President of Sales and Marketing

*Dawn Ward*

By Dawn Ward  
Legal Advertising Clerk

Sworn and subscribed before me 02/28/19



*[Signature]*

Notary Public

**Rezoning**  
RZ-18-11-04 David Steward, agent for LC Partners, LLC of McDonough, GA requests rezoning from RA (residential agricultural) to R-2 (single-family residence) for property located on South Bethany Road north of the intersection with Morewood Drive (Parcel ID -- 128-02019001) in Land Lot 216 of the 2nd District. The property consists of approximately 25.5 acres and the request is for a single-family residential subdivision.

RZ-19-03-02 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests rezoning from RA (residential agricultural) to M-1 (light manufacturing) for properties located at 61 and 71 Jackson Street (Parcel IDs -- 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District. The properties are approximately 29.1 acres and the request is for a distribution facility.

**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, Mr. Richard Cook, who, after being duly sworn, testifies as follows:

1.

My name is Richard Cook. I am over twenty-one years of age and competent to give this, my affidavit, based upon my personal knowledge.

2.

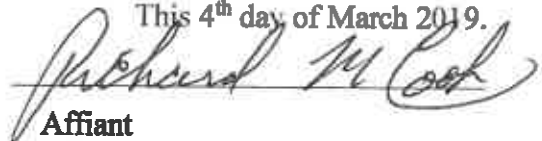
David Standard (RZ-18-11-04), agent for LG Partners, LLC of McDonough, GA, requests a rezoning from RA (residential agricultural) to R-2 (single-family residence) for property located on South Bethany Road north of the intersection with Mose Brown Drive (Parcel ID 128-02018001) in Land Lot 218 of the 2<sup>nd</sup> District. The property consists of approximately 25.5 acres and the request is for a single-family residential subdivision development.

3.

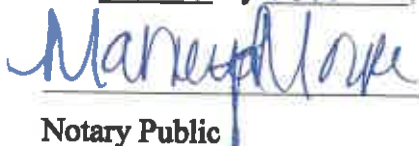
On the 1<sup>st</sup> day of March 2019 at approximately 12:45pm, I, Richard Cook, posted one (1) double-sided sign notification for the purpose of advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 18<sup>th</sup> day of March 2019, at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

This 4<sup>th</sup> day of March 2019.

  
Affiant

Sworn and subscribed before me  
this 4<sup>th</sup> day March, 2019.

  
Notary Public





**Exhibit "A"**

**PUBITG**  
City of Laurel Grove  
Public Hearing  
for the  
Rezoning  
of the  
Property located at  
101 Laurel Grove  
Road  
Laurel Grove, GA 30246  
Date: March 18, 2019  
Time: 6:00 PM

NO PARKING

03 01 2019 12 46

**EXHIBIT D**  
**CONDITIONS**

Conditions: The Mayor and City Council grant this request subject to the following conditions:

1. House size shall be a minimum of 2,000 square feet (heated).
2. Accel/decel lanes shall be installed as warranted by traffic volumes.
3. Use of vinyl shall be prohibited other than in soffits, eaves and fascia boards.
4. All lots shall be accessed via internal subdivision streets and there shall be a fifteen (15) foot No Access easement along the lots fronting South Bethany Road.
5. The developer agrees to grant the City a sanitary sewer easement as part of the Davis Lake Interceptor project.



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

### Item Coversheet

**Item:** An ordinance to amend the C-3 (heavy commercial) Ordinance to include self-storage facilities among the list of permitted and conditional uses.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** February 27, 2019  
June 30, 2018

**Budget Item:** No

**Date Received:** NA – City Initiated

**Workshop Date:** March 18, 2019  
July 16, 2018

**Meeting Date:** April 1, 2019

#### Discussion:

Under the C-3 ordinance, self-storage facilities are not enumerated as permitted uses. This amendment seeks to include such uses among the other permitted and conditional uses in this zoning district.

Self-storage facilities that are fully enclosed, climate-controlled and accessible via internal doors shall be permitted outright in the C-3 district provided they are located on properties less than 5 acres and located within a Major Commercial, Mixed-Use Neighborhood/District, Service

---

**Commercial, or Gateway Commercial area on the latest Future Land Use Plan.**

**Self-storage facilities that are not fully enclosed and/or accessible via doors on the exterior walls of the facility on properties less than 10 acres and located within a Service Commercial area on the latest Future Land Use Plan shall be a conditional use pending review and approval by the City Council after a public hearing.**

**Currently, there are three self-storage facilities in the City. One is located in front of the Barnes Station subdivision, which was brought into the City via an annexation by referendum in April 2016. Another facility is Eagle Self Storage which is located on Highway 42, near Sims Superior Seating, south of the City and finally Zack's Mini-warehouses on Bill Gardner Parkway. All these tracts are zoned C-3.**

**The City has received inquiries about building climate-controlled, internally-accessed self-storage facilities in the northeast quadrant of the I-75 interchange.**

**Recommendation:**

---

**I MOVE TO (approve/deny/table) THE ORDINANCE TO AMEND THE C-3 (HEAVY COMMERCIAL) ORDINANCE TO INCLUDE SELF-STORAGE FACILITIES AMONG THE LIST OF PERMITTED AND CONDITIONAL USES.**

**ORDINANCE NO. \_\_\_\_\_**

**TO AMEND TITLE 17, CHAPTER 17.04.135, SECTION 3-7-154 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR PERMITTED AND CONDITIONAL USES IN THE C-3 (HEAVY COMMERCIAL) ZONING DISTRICT AND TO INCLUDE SELF-STORAGE FACILITIES AMONG THE SPECIFIC USES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS**

**SECTION 1.** Paragraph B of Section 17.04.135 (3-7-154) entitled “Permitted Uses” is hereby amended by inserting new subparagraph (21) and renumbering the remaining subparagraphs accordingly:

(21) Self-storage facilities provided units are fully enclosed and accessible via doors located inside a secured and climate-controlled facility on properties less than 5 acres and located within a Major Commercial, Mixed-Use Neighborhood District, Service Commercial, or Gateway Commercial area on the latest Future Land Use Plan.

**SECTION 2.** Paragraph D of Section 17.04.135 (3-7-154) entitled “Conditional Uses” is hereby amended by inserting new subparagraph (3):

(3) Self-storage facilities consisting of units accessible via individual doors located on the outer wall(s) of a facility on properties less than 10 acres and located within a Service Commercial area on the latest Future Land Use Plan.

**SECTION 3. Codification.** This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

**SECTION 4. Severability.**

A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of Ordinance.

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable and of full force and effect.

**SECTION 5. Repeal of Conflicting Provision.** Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6. Effective Date.** This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

**SO ORDAINED** this 1<sup>st</sup> day of April 2019.

\_\_\_\_\_  
ROBERT S. PRICE, Mayor

ATTEST:

\_\_\_\_\_  
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 957-9161  
Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which publishes the Henry Herald, published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **587504**  
Name and File No.: **PUBLIC HEARING 3/18/19**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**02/27/19 Wed**

Robert D. McCray, SCNI Vice President of Sales and Marketing



By Dawn Ward  
Legal Advertising Clerk

Sworn and subscribed before me 02/28/19



Notary Public



**Public Hearing Notice**  
City of Locust Grove  
March 18, 2019  
8:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 88 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, March 18, 2019 at 8:00 PM, will conduct a public hearing for the purpose of the following:

**Amendment to the Future Land Use Map**  
FLU-AM-19-03-01 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests an amendment to the City's Future Land Use Map to change land use designations from low-density residential to industrial for properties located at 61 and 71 Jackson Street (Parcel IDs - 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District in conjunction with a rezoning request for a distribution facility. The properties are approximately 29.1 acres.

**Rezoning**  
RZ-19-11-04 David Standard, agent for LG Partners, LLC of McDonough, GA requests rezoning from RA (residential agricultural) to R-2 (single-family residence) for property located on South Bethany Road north of the intersection with Mose Brown Drive (Parcel ID - 128-02018001) in Land Lot 218 of the 2nd District. The property consists of approximately 25.5 acres and the request is for a single-family residential subdivision.

RZ-19-03-02 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests rezoning from RA (residential agricultural) to M-1 (light manufacturing) for properties located at 61 and 71 Jackson Street (Parcel IDs - 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District. The properties are approximately 29.1 acres and the request is for a distribution facility.

**Ordinance Amendment**  
AM-19-03-03 An Ordinance to amend Title 17, Chapter 17.04.135, Section 3-7-154(B) of the City of Locust Grove Code of Ordinances which provides for permitted uses the C-3 (heavy commercial) zoning district to include self-storage facilities among the specifically permitted uses; to provide for severability; to repeal conflicting ordinances; to provide an effective date, and for other purposes.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Bart Foster  
Community Development  
Director, City of Locust Grove  
828-587504, 2/27





## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

### Item Coversheet

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**Item:** Resolution approving the architectural plans submitted for an accessory building to be located at 122 Cleveland Street.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** March 7, 2019

**Workshop Date:** March 18, 2019

**Regular Meeting Date:** April 1, 2019

**Discussion:**

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Warren Holder, owner of Warren Holder Equipment ("Applicant"), submitted color building elevation renderings for a proposed accessory building to be located at 122 Cleveland Street.

As part of the requirements for building permits for new structures or major renovations, it is necessary for the Mayor and City Council, acting in their capacity as the Architectural Review Board, to review the proposed building exterior elevations for comment and approval.

---

The accessory building is 1600 square feet (40' x 40') and is comprised of corrugated metal siding on all four sides. The structure is approximately 12' high at the doors and 15' high in the back. The front has an off-centered man door and two roll-up doors are located on the adjacent side wall.

The roof is comprised of 20-gauge Galvalume metal panels. Staff recommends a light earth-toned color for the primary panels and a darker color for the accents along the edges. This accessory building will be used for storage, no windows are proposed for security reasons.

The Applicant proposes placing the accessory building to the left of the primary building on an existing concrete slab. In terms of materials used, a similarly-styled building is attached to the right side of the primary building.

**Comments:**

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The Board may wish to consider requiring the accessory structure to be coated with an EFIS material on all facades visible from the public right-of-way.

**Recommendation:**

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**I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR THE ACCESSORY BUILDING AT 122 CLEVELAND STREET.**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR AN ACCESSORY BUILDING LOCATED AT *WARREN HOLDER EQUIPMENT*, IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

***W I T N E S S E T H :***

**WHEREAS**, the City of Locust Grove, Georgia (“City”) adopted Chapter 15.44 (“Chapter”) entitled “Architectural Review”, and;

**WHEREAS**, the purpose of the Chapter is to regulate the aesthetics, quality of exterior building materials and to the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove, and;

**WHEREAS**, the Mayor and City Council consist of the Architectural Review Board for the City of Locust Grove (“Board”) per Section 15.44.040, and;

**WHEREAS**, Warren Holder (“Applicant”) submitted Architectural Plans (“Proposed plans”) on March 7, 2019, illustrating a detached 1,600 square foot accessory building attached hereto as **Exhibit “A”**; and,

**WHEREAS**, the Board reviewed the Proposed Plans during a workshop meeting held on March 18, 2019; and,

**WHEREAS**, the Proposed Plans were found to be generally consistent with the purpose and intent of Chapter 15.44 with placement of certain conditions contained herein, and;

**WHEREAS**, the Board in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this request for architectural review to be in the best interests of the citizens of the City, that this Resolution be adopted.

**THEREFORE, IT IS NOW RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:**

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Proposed Plans contained in **Exhibit “A”** generally conform to the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
  - a. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.

- b. That said approval shall be in effect for a period of 180 days from the date of this Resolution.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
  4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
  5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
  6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
  7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 1<sup>st</sup> day of April 2019.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

(seal)

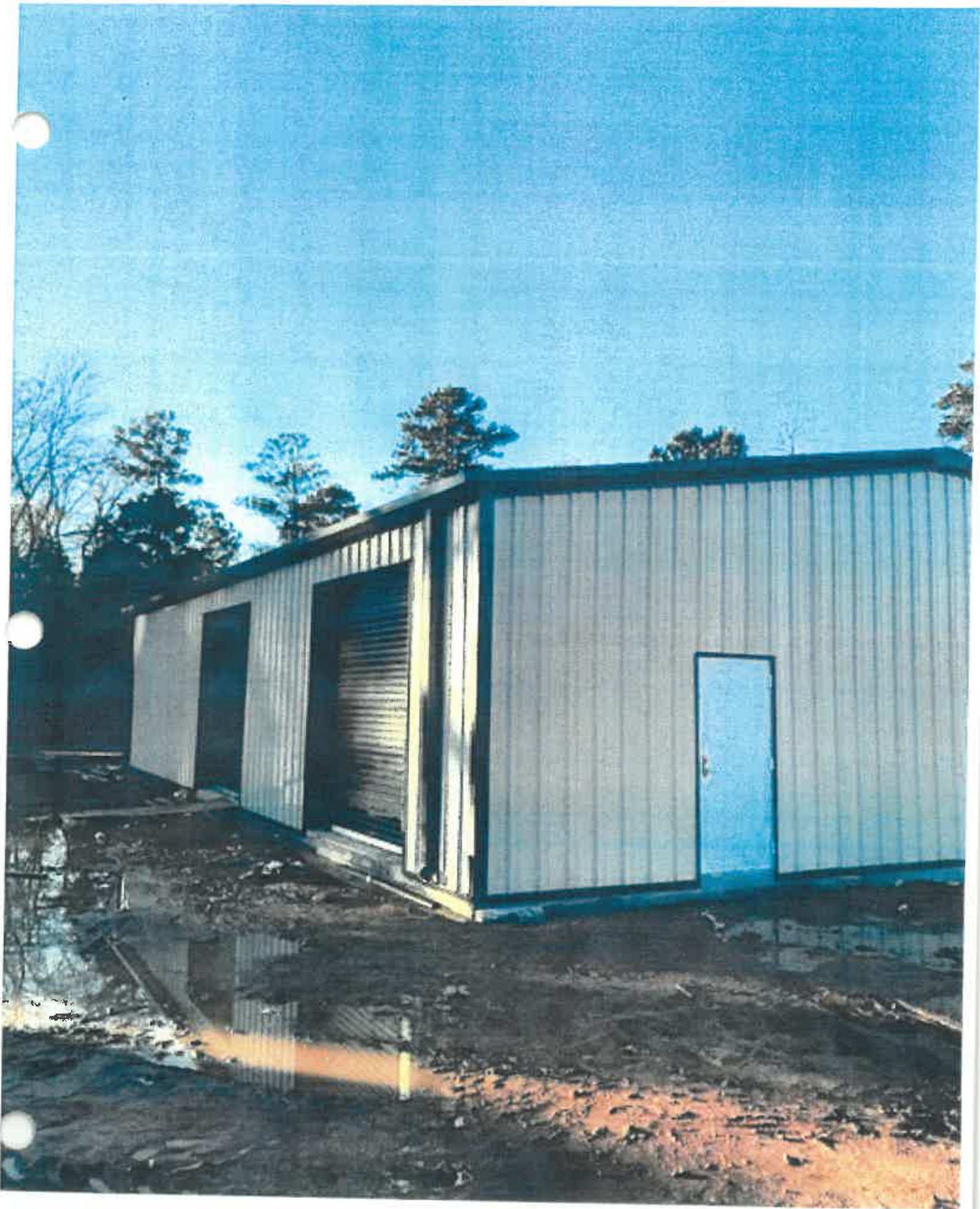
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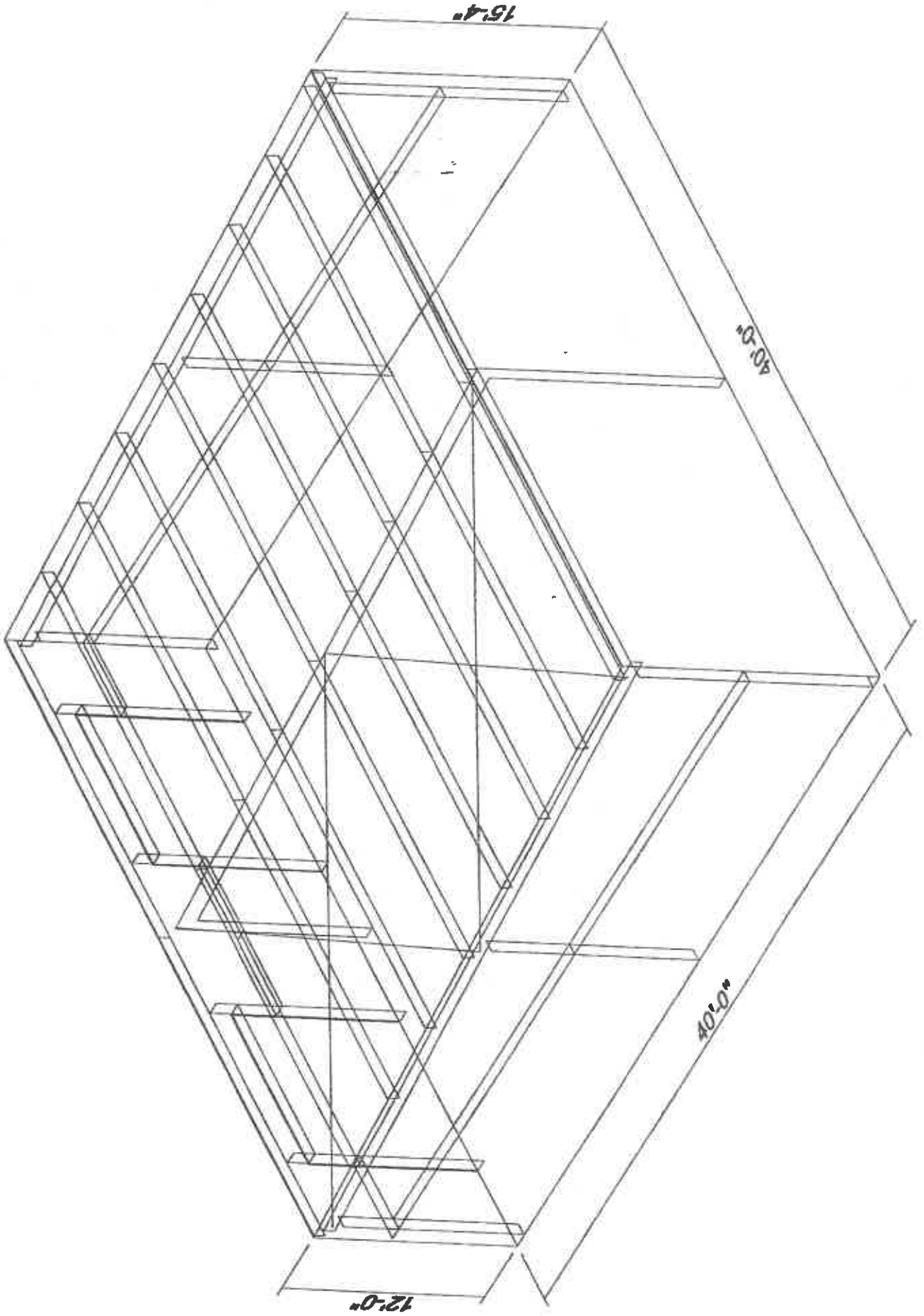
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City Attorney

**EXHIBIT "A"**

**ARCHITECTURAL PLANS FOR ACCESSORY BUILDING**



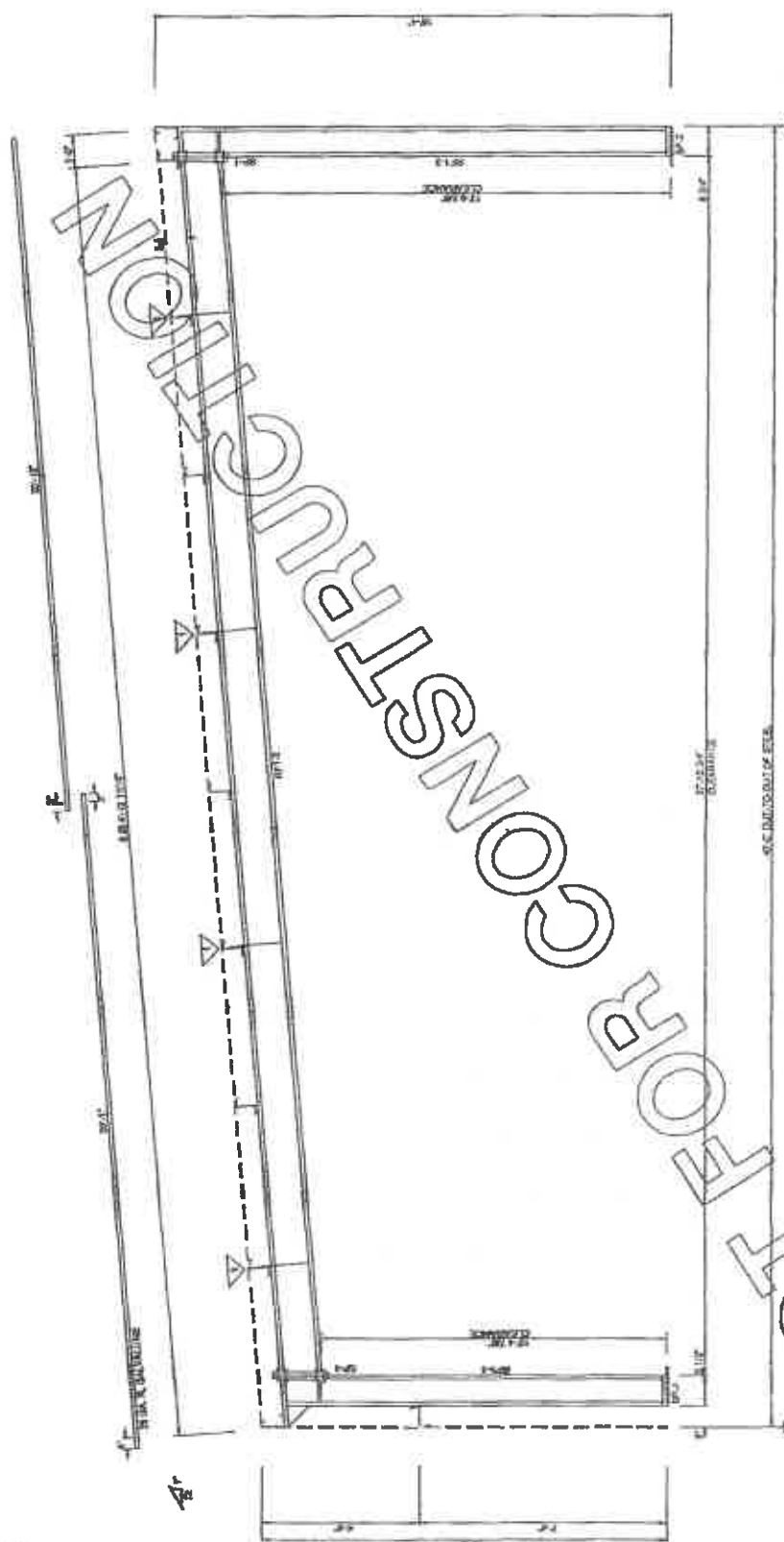


BAR	QTY	SIZE	TYPE	DA	LENGTH
1	4	5	ASB	5"	2.80'

BAR	QTY	SIZE	TYPE	DA	LENGTH
2	4	5	ASB	5"	2.80'

REV	DATE	BY	CHK	DESCRIPTION
001-0	11/24/10	DL	DL	ISSUE FOR PERMITS
001-1	11/24/10	DL	DL	ISSUE FOR PERMITS
001-2	11/24/10	DL	DL	ISSUE FOR PERMITS
001-3	11/24/10	DL	DL	ISSUE FOR PERMITS



\*\*\* NOTE \*\*\*  
 THIS DRAWING IS FOR ESTIMATING PURPOSES ONLY.  
 THIS DRAWING IS NOT FOR CONSTRUCTION.  
 THIS DRAWING IS THE PROPERTY OF STEEL BUILDING SYSTEMS, INC.

NO.	DATE	BY	CHK	DESCRIPTION
1	2/13/10	DL	DL	ISSUE FOR PERMITS

NO.	DATE	BY	CHK	DESCRIPTION
1	2/13/10	DL	DL	ISSUE FOR PERMITS

RIGID FRAME ELEVATION: FRAME LINE 3  
 RIGID FRAME CROSS SECTION  
 DENNIS COMBS, INC.  
 2/13/10  
 RIGID FRAME CROSS SECTION  
 DENNIS COMBS, INC.  
 2/13/10  
 RIGID FRAME CROSS SECTION  
 DENNIS COMBS, INC.  
 2/13/10





## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

### Item Coversheet

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**Item:** Special event request for TANGER OUTLET BACK-TO-SCHOOL FOOD TRUCK EVENT on April 13, 2019 in the Tanger Outlet parking lot.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** NA

**Date Received:** March 15, 2019

**Workshop Date:** TBD

**Regular Meeting Date:** April 1, 2019

### Discussion:

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Staff received a request for a Special Events Permit from Nick King, Associate Assistant General Manager of Tanger Outlet, to hold a Food Truck Event on April 13, 2019. Similarly-styled events have been hosted by Tanger over the last several years, including two separate events last year. Onsite entertainment includes:

- Music via a DJ and a live band
- 6-8 Food Trucks
- Activities for kids

- Event location(s)
  - 1000 Tanger Drive (Tanger Outlets) parking lot (see attached site plan).
- The duration of the event (including set up and break down)
  - Saturday, April 13, 2019 (11AM-6PM)
- Contact information for the person who will be onsite during the event
  - Nick King – 770.268.9909
  - Holly Duffey – 678.481.1209
- Which merchants will have booths at the event?
  - To be finalized prior to the event
- Permission from property owner at 1000 Tanger Dr. (Tanger Outlet Mall) to use areas of their parking lot:
  - Yes, Tanger is both the property owner and the host of the event

**Comments:**

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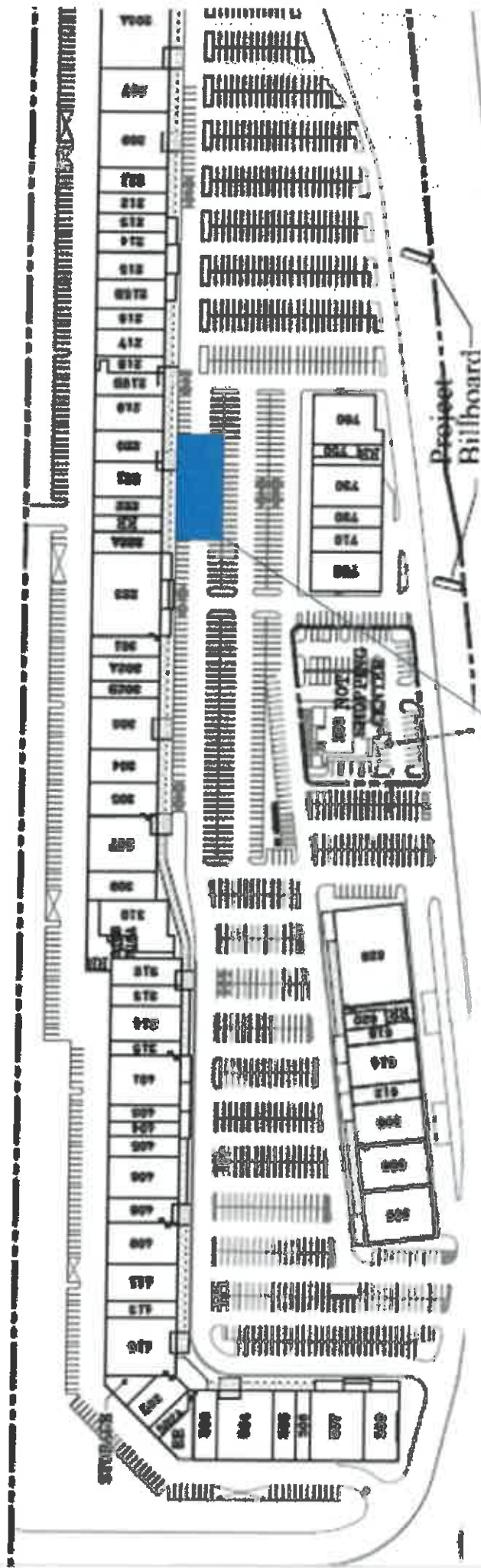
- There is a \$150 fee due for the Special Event Permit.

**Recommendation:**

---

**I MOVE TO (approve/deny/table) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR TANGER OUTLET TO HOST A FOOD TRUCK EVENT ON APRIL 13, 2019.**

**\*APPROVAL SHALL BE GRANTED ON THE CONDITION THAT ALL FOOD TRUCKS, STAGES AND TENTS ARE PROPERLY INSPECTED AND PERMITTED PRIOR TO THE EVENT.**



EVENT LOCATION



## SPECIAL EVENTS PERMIT APPLICATION

Applicant: Nick King	Submittal Date: 3/15/19
Organization: Tanger Properties	Event Date(s): 4/13/19
Type of Event: Spring Food Truck	Event Time(s): Noon-6P

**\*Please provide the following information a minimum of thirty (30) days prior to the event date.**

**This request will be placed on the next available City Council agenda for a hearing.**

**The applicant (or designated representative) must attend this hearing.**

Applicant's local address:	1000 Tanger Dr., Locust Grove, GA 30248
Applicant's e-mail address:	Nick.King@tangeroutlets.com
Location of the Event:	1000 Tanger Dr., Locust Grove, GA 30248
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Nick King 770-268-9909 Holly Duffey 678-481-1209
Description of the nature of the special event:	Food Truck Event with anticipated 6 food trucks, live music and games
Identify sponsors and/or merchants participating in the event.	No one has been finalized at this time.
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	Food trucks will sell food.
Duration of the event (including setup and take down)	12P-6P
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	DJ

### Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
  - List number of police officers/public works staff requested – additional fees may apply
- All fees\* are payable to the City of Locust Grove in the amount of \$150  
*\*If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

Phone: (770) 957-5043  
Facsimile (770) 954-1223

### Item Coversheet

---

**Item:** Bid Award Resolution – Market Place Line F Extension

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** Yes, Fund 505 Capital Reserve

**Date Received:** March 26, 2019

**Workshop Date:** NA – Special Called Meeting March 21, 2019

**Regular Meeting Date:** April 1, 2019

#### Discussion:

---

As discussed at the prior meeting, we received bids on the Market Place Line F Extension between Bill Gardner and the Market Place at Locust Grove Development Area, which extends sanitary sewer to areas further north of the northern I-75 Interchange area for development and offers relief in certain areas from existing aging lines around the same area from becoming overloaded. Pricing was above the original estimates; however, the market will likely not generate better pricing if we repackaged the item for a later let date.

#### Recommendation:

---

**APPROVE RESOLUTION TO ACCEPT THE BID FOR THE LOCUST GROVE SEWERAGE SYSTEM IMPROVEMENTS – LINE F MARKET PLACE EXTENSION PROJECT NO. 172141 BY PYLES PLUMBING AND UTILITY CONTRACTORS, INC. IN THE AMOUNT OF \$1,256,055.00.**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION TO ACCEPT THE BID FOR THE LOCUST GROVE SEWERAGE SYSTEM IMPROVEMENTS – LINE F MARKET PLACE EXTENSION PROJECT NO. 172141 (“IMPROVEMENT”); TO AUTHORIZE THE MAYOR AND CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**W I T N E S S E T H:**

**WHEREAS**, the City of Locust Grove (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,

**WHEREAS**, the City sought bids for this Improvement beginning February 7, 2019 to March 12, 2019; and,

**WHEREAS**, bids were received and opened at 2:00 PM on March 12, 2019 by the City for the Improvement in City Hall; and,

**WHEREAS**, the lowest responsible bidder is Pyles Plumbing & Utility Contractors, Inc. of Macon, Georgia; per the Tabulation Sheet from the City Engineer attached hereto and incorporated herein as **Exhibit “A”** and,

**WHEREAS**, the low bidder, Pyles Plumbing & Utility Contractors, Inc. appears to be the necessary financial and technical ability to complete the project; and,

**WHEREAS**, the Mayor and Council have determined that the need for a new extension of sanitary sewer to serve new and existing development in the northern quadrants of the I-75 Interchange area with adequate sanitary sewage facilities is in the best interests of the city for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

**THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:**

1. **Acceptance of Bid.** The Mayor and the City Council, hereby makes contract bid award to Pyles Plumbing & Utility Contractors, Inc. in the amount of \$1,256,055.00 as described in the attached Exhibit "A".
2. **Approval of Execution.** The Mayor and City Manger are hereby authorized to execute all necessary documentation to effectuate this Resolution.
3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Ordinance, subject to approval as to form by the City Attorney.
4. **Compliance.** The Parties shall ensure that the contract and performance of same comply with House Bill 87 enacted in 2011 by the Georgia General Assembly.
5. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
6. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
7. **Effective Date.** This Ordinance shall take effect immediately.

THIS RESOLUTION adopted this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
Robert Price, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Misty Spurling, City Clerk  
(seal)

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**BID CALCULATION SHEET FOR SEWERAGE SYSTEM IMPROVEMENTS – LINE F  
MARKET PLACE EXTENSION PROJECT NO. 172141**





**CITY OF LOCUST GROVE, GEORGIA  
SEWERAGE SYSTEM IMPROVEMENTS  
BIDS RECEIVED: TUESDAY, MARCH 12, 2019\***

<b>CONTRACTOR</b>	<b>TOTAL AMOUNT BID</b>
Cleary Construction, Inc. Tompkinsville, Kentucky	<u>\$1,696,078.00</u>
Pyles Plumbing & Utility Contractors, Inc. Macon, Georgia	<u>\$1,256,055.00</u>
Site Engineering, Inc. Atlanta, Georgia	<u>\$1,543,398.00</u>
Universal Underground Utility Contractors, Inc. Winder, Georgia	<u>\$1,492,912.00</u>

*\*As-read bids in no particular order*