

# CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA  
Monday, June 17, 2019 – 6:00 P.M.  
Public Safety Building – 3640 Highway 42 S.  
Locust Grove, GA 30248

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

**INVOCATION** ..... Mayor Price

**PLEDGE OF ALLEGIANCE** ..... Councilman Ashe

**APPROVAL OF THE AGENDA (Action Needed)**

**PUBLIC COMMENTS** ..... None

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

**NEW BUSINESS/ACTION ITEMS** ..... 1 Item

1. Special Event Request - Neighborhood block party at 244 Happy Trail in Jubilee Subdivision (Motion)

## **CITY OPERATIONS REPORTS / WORKSHOP DISCUSSION ITEMS (No Actions Needed unless moved to New Business)**

Main Street Operations (Monthly Update Report) ..... Anna Ogg, Main Street Manager

Public Safety Operations (Monthly Update Report) ..... Chief Jesse Patton

Public Works Operations (Monthly Update Report) ..... Director Jack Rose

Administration (Monthly Update Report) ..... Tim Young, City Manager

- SPLOST V – Category Listing with Suggested Project Listing
- Update on July 4, 2019 Event – Bowden Street Access During Event (Public Safety and Community Development)

Community Development Operations (Monthly Update Report) ..... Bert Foster, Community Development Director

- Resolution to accept application for annexation from Christine and Derek Law for annexation of 10.0 +/- acres located at 387 and 397 Colvin Drive
- Resolution to accept application for annexation from Robert and Donna Price for annexation of 1.18 acres located at 1206 Davis Lake Road

## **ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only, Approve at next regular meeting) .....2 Items**

2. Architectural plans submitted for Havenwood Grove, a new senior apartment complex to be located along Indian Creek Road.
3. Architectural plans submitted for a new Waffle House to be located along Bill Gardner Parkway, west of the I-75 Interchange.

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

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

**EXECUTIVE SESSION** – If needed for Property Acquisition, Potential Litigation and/or Personnel

## **ADJOURN**

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.

POSTED AT CITY HALL – June 12, 2019 at 18:00



## 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:** A special event permit request to host a neighborhood block party at 244 Happy Trail in Jubilee subdivision.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** NA

**Date Received:** May 15, 2019

**Workshop Date:** June 17, 2019

**Regular Meeting Date:** TBD

#### Discussion:

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Staff received a request for a Special Events Permit from Terri-Anne Forbes, the property owner at 244 Happy Trail in the Jubilee Subdivision (the "Applicant") to host a neighborhood block party on July 6, 2019.

- Music and entertainment
  - Music and DJ until midnight
- Food and drink prepared and consumed on-site
  - Food grilled onsite, but not sold

- Event location(s)
  - 244 Happy Trail, Jubilee subdivision
- The duration of the event (including set up and break down)
  - Saturday, July 6<sup>th</sup> from 3pm to midnight
- Contact information for the person who will be onsite during the event
  - Terri-Anne Forbes – 413.883.1879
- Written permission from the property owner
  - The Applicant is the owner of 244 Happy Trail

### **Comments:**

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The Applicant has hosted similar types of events in the past. Due to the large turnout at previous events, the Police Department advised the Applicant to seek a Special Event Permit for any future events.

Similar block parties have been approved in Leesburg Plantation.

### **Recommendation:**

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**I MOVE TO (APPROVE/DENY/TABLE) THE REQUEST FOR A SPECIAL EVENT PERMIT TO HOST A NEIGHBORHOOD BLOCK PARTY AT 244 HAPPY TRAIL ON JULY 6, 2019 WITH THE FOLLOWING CONDITIONS:**

- 1. ON-STREET PARKING SHALL BE ALLOWED ON THE ODD-NUMBERED ADDRESS SIDE OF THE STREET IN THE DIRECTION OF TRAVEL. AT NO TIME SHALL THE EVENT OBSTRUCT EMERGENCY VEHICLES.**
- 2. NO PARKING SHALL BE ALLOWED WITHIN THE CUL-DE-SAC OR WITHIN TWENTY (20) FEET OF AN INTERSECTION.**

**3. PARKING SHALL NOT BLOCK ACCESS TO DRIVEWAYS AND/OR WITHIN TEN (10) FEET OF FIRE HYDRANTS.**



## SPECIAL EVENTS PERMIT APPLICATION

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Applicant: <u>TERRI-ANNE FORBES</u> | Submittal Date: <u>5/15/19</u>     |
| Organization:                       | Event Date(s)*: <u>7/6/19</u>      |
| Type of Event: <u>BLOCK PARTY</u>   | Event Time(s): <u>3 PM - 12 AM</u> |

\*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:   | <u>244 HAPPY TRAIL LOCUST GROVE</u>  |
| Applicant's e-mail address:  | <u>YARDISSY@GMAIL.COM</u>            |
| Location of the Event:   | <u>HOME</u>                          |
| Name and telephone number of onsite contact who will be onsite for the duration of the event.                      | <u>TERRI-ANNE FORBES 43-883-1879</u> |
| Description of the nature of the special event:  |                                      |
| Identify sponsors and/or merchants participating in the event.   |                                      |
| Identify types of goods to be sold*, if any<br><i>*Additional permits may be required</i>                          | <u>N/A</u>                           |
| Duration of the event<br>(including setup and take down)   |                                      |
| Description of music/entertainment*:<br><i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i> |                                      |

**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: 5/15/19



Administration Department  
P. O. Box 900  
Locust Grove, Georgia 30248

Phone: (770) 957-5043  
Facsimile: (866) 364-0996

## Item Coversheet

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**Item:** SPLOST V – Category Listing with Suggested Projects

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** All Funds

**Date Received:** May 20, 2019 (Original Workshop – 2018 Retreat)

**Workshop Date:** June 17, 2019 – Discussion prior to June 27, 2019 meeting

**Regular Meeting Date:** July 3, 2019 – July 17, 2019 (for IGA/Vote Call)

### Discussion:

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We are nearing the final stages in the call for an upcoming continuation of SPLOST IV into a new SPLOST V between the Cities and Henry County. The projected revenues from Henry County is \$245 million, which is quite conservative. Projections here based on the continuation of the Phase IV of the program shows that revenues could be as high at \$265 million given inflation and continued increase in population and retail / commercial growth. Depending on the final distribution percentage, the expected revenues to the City could be in range of \$6 million on the low end to \$7.8 million on the high end. Therefore, the project listing is targeted for the highest possible to allow for the likelihood of an overage in the next SPLOST period. The City Hall Drive also contemplates parts of Phase II of the Master Plan for parking/driveway improvements at the Municipal Complex. In all, the question would call for "Roads and Bridges" for up to \$6,675,000; "Parks" for up to \$350,000 and "Utilities, including Debt Reduction" for up to \$850,000. This is a more robust SPLOST to allow for various needs throughout the city, and hopefully the ability to fulfill more should projections hold as expected.

### Recommendation:

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**TBD – Still work on Intergovernmental Agreement to complete for final figures of potential receipts.**

## **SPLOST V Potential Project List**

### **Initial discussions about SPLOST V In 2018:**

- **ROUNDBOUT AT BILL GARDNER AND SR 42**
- **ROUNDBOUT AT MARKETPLACE AND SR 42**
- **COMPLETION OF PHASE II OF MUNICIPAL COMPLEX (PARKING, VETERANS' MEMORIAL)**
- **CONTINUE SPLOST –IV AT BILL GARDNER AND I-75 – INTERMEDIATE WORK AT INTERCHANGE TO REROUTE PEDESTRIAN TRAFFIC TO OPEN ADDITIONAL TURNING LANE VOLUME.**
- **ADDITIONAL LANE BETWEEN MARKET PLACE AND I-75 FOR DEDICATED NB TRAVEL.**
- **GENERAL REPAVING OF ROADS, ESPECIALLY OLDER SUBDIVISIONS.**
- **WATER/SEWER ENHANCEMENTS – SEWER REHABILITATION, EXTENSION IN LCI AREA.**
- **DEBT RETIREMENT – WATER/SEWER**
- **ESTIMATED REVENUES FROM 6-YEAR SPLOST V - \$6 - \$6.8 MILLION**
- **ESTIMATED PROJECT LIST - \$9.9 MILLION**
- **DEFICIT OF \$3.1 TO \$3.6 MILLION, UNLESS OTHER SOURCES OF**

**Item #2 to be replaced with signal in this year per advancing study with GDOT.**

**Bill Gardner Improvements In lieu of other projects moving ahead.**

**This was used to compile narrow candidate list/categories.**

SPLOST V  
Project Selection

| FID       | Name                        | Start          | EndProj            | Net_Yr | Cost_Now | CostTotal    | ProjID |
|-----------|-----------------------------|----------------|--------------------|--------|----------|--------------|--------|
| 13        | BGP Roundabout              | SR 42          | Bill Gardner Pkwy  | 2023   | \$ 3250  | \$ 3,400,000 | 1      |
| 22        | SR 42 Extra Lane            | Bill Gardner   | Peeksville         | 2026   | \$ 1250  | \$ 250,000   | 2      |
| 7         | Peeksville Conn             | SR 42          | Cleveland St       | 2021   | \$ 275   | \$ 275,000   | 3      |
| 23        | SR 42 Extra Lane N          | Bill Gardner N | Market Place Blvd. | 2023   | \$ 1250  | \$ 1,250,000 | 8      |
| 19        | Signal Bethlehem            | SR 42          | Bethlehem          | 2023   | \$ 650   | \$ 500,000   | 16     |
| 30        | Peeksville/Leguain (County) | Leguin Mill    | Peeksville         | 2030   | \$ 900   | \$ 200,000   | 31     |
| 53        | City Hall Drive             | SR 42          | Frances Ward       | 2030   | \$ 850   | \$ 800,000   | 53     |
| 36        | Greenway System (Plan)      | Various        | Various            | 2028   | \$ 1375  | \$ 200,000   | 55     |
| 50        | Bikeway Shared              | Various        | Various            | 2035   | \$ 750   | \$ 150,000   | 56     |
| Utilities | Utilities - General         |                |                    |        |          | \$ 500,000   |        |
| Debt      | Debt Reduction              |                |                    |        |          | \$ 350,000   |        |
|           |                             |                | Total All Projects |        |          | \$ 7,875,000 |        |

|    |                          |               |                  |      |         |              |    |
|----|--------------------------|---------------|------------------|------|---------|--------------|----|
| 14 | Bill Gardner Median      | I-75 N        | Frances Ward     | 2021 | \$ 1825 | \$ 1,250,000 | 4  |
| 21 | SR 42 Turning Lane       | Bethlehem Rd. | Colvin Dr        | 2026 | \$ 825  | \$ 125,000   | 17 |
| 8  | Peeksville Conn_2        | Cleveland St  | Frances Ward Dr. | 2026 | \$ 875  | \$ 175,000   | 18 |
| 29 | Peeksville TWLT (D)      | SR 42         | Lakeview Drive   | 2030 | \$ 2625 | \$ 250,000   | 30 |
| 11 | Indian Creek Upgrade     | SR 42         | Frances Ward     | 2030 | \$ 875  | \$ 875,000   | 20 |
| 31 | Intersection Alignment/D | Gettysburg    | Grove Road       | 2030 | \$ 675  | \$ 150,000   | 32 |

OTHER/LCI/RTP projects - Overage Tier \$ 2,825,000

Total 245000000  
 Cities 61250000  
 Cities by Share 710500000

|                  |         |
|------------------|---------|
| LG Share of City | 6737500 |
| TARGET           | 7815500 |
| Average          | 7276500 |

SPLOST V

BALLOT Question

|           |              |
|-----------|--------------|
| Roads     | \$ 6,675,000 |
| Parks     | \$ 350,000   |
| Utilities | \$ 850,000   |





**Special Called Joint Meeting  
Henry County Board of Commissioners and  
the Cities of Hampton, Locust Grove\*,  
McDonough and Stockbridge  
6:00 PM - Thursday, June 27, 2019  
Henry County Administration Building  
140 Henry Parkway  
McDonough, GA 30253**

- I. Call to Order and acceptance of the agenda**
  - A. Board of Commissioners**
  - B. City of Hampton**
  - C. City of Locust Grove\***
  - D. City of McDonough**
  - E. City of Stockbridge**
- II. Discussion from County/City Staff regarding SPLOST V Projects**
- III. Discussion from County/City Staff regarding Intergovernmental Agreements and distribution of SPLOST V funds between the County and the Cities**
- IV. Adjournment**
  - A. Board of Commissioners**
  - B. City of Hampton**
  - C. City of Locust Grove\***
  - D. City of McDonough**
  - E. City of Stockbridge**



## 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:** To approve a resolution to accept an application for annexation from Christine and Derek Law for annexation of 10.0 +/- acres located at 387 and 397 Colvin Dr.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** No

**Date Received:** April 3, 2019

**Workshop Date:** June 17, 2019

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

#### Discussion:

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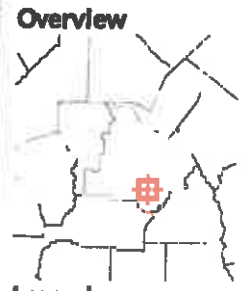
A request for annexation of approximately 10.0 acres of property located at 387 and 397 Colvin Drive (127-02022000). The property is zoned RA (residential agricultural) and will remain so if incorporated into the City.

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**Recommendation:**

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**I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT AN APPLICATION FOR ANNEXATION FROM CHRISTINE AND DEREK LAW FOR ANNEXATION OF 10.0 +/- ACRES LOCATED AT 387 AND 397 COLVIN DR.**



**Legend**  
 Parcels  
 Roads

|                         |                 |              |       |                |                          |                        |           |                     |              |               |             |
|-------------------------|-----------------|--------------|-------|----------------|--------------------------|------------------------|-----------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>        | 127-02022000    | <b>Class</b> | R     | <b>Owner</b>   | LAW CHRISTINE M & DEREKA | <b>Land Value:</b>     | \$88,600  |                     |              |               |             |
| <b>Property Address</b> | 387 COLVIN DR   | <b>Acres</b> | 9.634 | <b>Address</b> | 387 COLVIN DR            | <b>Building Value:</b> | \$420,900 | <b>Last 2 Sales</b> |              |               |             |
| <b>District</b>         | County/UnIncorp |              |       |                | LOCUST GROVE GA 30248    | <b>Misc Value:</b>     | \$54,400  | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
|                         |                 |              |       |                |                          | <b>Total Value:</b>    | \$563,900 | 4/18/2014           | \$0          | FAMILY/GIFT   | U           |
|                         |                 |              |       |                |                          |                        |           | 4/17/2014           | \$440,000    | n/a           | Q           |

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 6/12/2019  
 Last Data Uploaded: 6/11/2019 9:52:25 PM

Developed by  Schneider GEOSPATIAL

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO ACCEPT AN APPLICATION FROM CHRISTINE AND DEREK LAW FOR ANNEXATION OF 10.0 +/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; 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 (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

**WHEREAS**, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place, upon the written and signed applications of all of the owners of all of the land to be annexed; and

**WHEREAS**, Christine and Derek Law are the owners (the “Owners”) of real property located at 387 and 397 Colvin Drive (Parcel ID – 127-02022000) in Land Lot 232 of the 2<sup>nd</sup> District (the “Property”); and,

**WHEREAS**, the City received an application for annexation (the “Annexation Application”) from the Owners, dated April 3, 2019, a copy of which is attached hereto as Exhibit “A” and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed as Exhibit “B”; and

**WHEREAS**, because a preliminary investigation reveals that the Annexation Application was signed by one hundred percent of the landowners and accompanied by a complete description of the Property to be annexed, that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated “island” as contemplated by O.C.G.A. § 36-36-1, et seq. (the “Act”), the Annexation Application and the requested annexation apparently satisfies the requirements of the Act; and

**WHEREAS**, continued investigation may reveal that annexation of the Property is in the best interests of the residents and property owners of both the area of the proposed annexation and the City; and

**WHEREAS**, the Property will maintain zoning of RA (residential agricultural); and

**WHEREAS**, The Mayor and City Council desire to notify the governing body of Henry County of acceptance of the Annexation Application, and to adopt an ordinance (“Annexation Ordinance”) expressly authorizing the proposed annexation in order to fully and finally annex the Property into the municipal boundaries of the City;

**NOW, THEREFORE, IT IS HEREBY RESOLVED:**

1. **Acceptance of Applications.** The City Clerk is hereby authorized to formally accept the Annexation Application.

2. **Satisfaction of Conditions.** The City hereby confirms that, upon a preliminary investigation, the Annexation Application and the requested annexation apparently satisfies the requirements of the Act.

3. **Notification to County.** The Mayor and City Council now direct the City Attorney to notify the governing body of Henry County of its acceptance of said application in accordance with Section 36-36-6 of the Official Code of Georgia and intent to retain the current zoning classification or classifications of the Property.

4. **Authorization For City Clerk and City Attorney To Prepare Documents.** The City Clerk and City Attorney are authorized to prepare any other documents necessary to effectuate this Resolution.

5. **Consideration of Annexation Ordinance.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation Ordinance on the agenda for a public meeting of the City Council after all legal requirements have been satisfied.

6. **Effective Date.** This Resolution shall take effect immediately.

7. **Repeal of Inconsistent Provisions.** All resolutions are hereby repealed to the extent they are inconsistent herewith.

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

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

ATTEST:

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

(seal)

APPROVED AS TO FORM:

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

**EXHIBIT "A"**

APPLICATION FOR ANNEXATION UNDER THE  
SIXTY PERCENT (60%) METHOD  
LAND OWNERS ONLY

Date of Submission : 4/3/19

To the Mayor and City Council of Locust Grove, Georgia

1. We, the undersigned, representing not less than 60 percent of the electors resident in the territory described herein and the owners of not less than 60 percent of the real property within the territory described herein, do respectfully request that the City Council of Locust Grove, Georgia, annex the territory described below to the City of Locust Grove, Georgia, said City having a population of 200 or more persons, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C. G. A. 36-36-31) to the existing corporate limits of Locust Grove, Georgia, and the description of such territory is attached as Exhibit A.

OWNER NAME(S)

Christine Law

Derek Law

PROPERTY LOCATION

387 & 397 Colvin Drive

Locust Grove, GA 30248

PHONE NUMBER

404-925-2538

ALTERNATE PHONE

470-723-6783

LAND LOT/DISTRICT

232 2

ACREAGE

10

MAP CODE NO.

ZONING CLASSIFICATION

RA

SIGNATURE(S)

[Signature]

Date 4/3/19

[Signature]

Date 4/3/19

All property owners must sign as their name appears on the Deed.



**EXHIBIT "B"**

G. L. CRUMBLEY, JR.

LAND LOT  
LINE

S. 88° 37' E.

251.12'

M.A.G.

I.P.P.

I.P.P.

II II

M. T. WILLARD

N. 0° 17' E.  
1262.88'

S. 8° 48' E.  
1234.70'

COLVIN

10.0  
ACRES



152.107' ON LOT  
252.107' ON LOT

COLVIN DRIVE

120412 TO CENTER  
OF SOUTH BETHANY RD.

Filed in office this the 25  
day of December 19 87  
at 11:00 o'clock A.M.

*[Signature]*  
Clerk Superior Court

IS A TRUE AND EXACT COPY OF THE  
ORIGINAL WHICH APPEARS OF RECORD  
IN THIS OFFICE BK 8  
Pg 198-105  
IN WITNESS WHEREOF I HAVE  
THIS 29 DAY OF Sept 2015  
AFFERED MY SEAL AND SIGNED  
*[Signature]*  
BERNARD A. HARRISON - HENRY SUPERIOR COURT

|  |       |
|--|-------|
| SUPERIOR COURT                           |       |
| JACK COLVIN                              |       |
| 1-100                                    | 2015  |
| 8-28-80                                  | 53663 |
| LAND LOT 231-232 2ND DISTRICT            |       |
| HENRY COUNTY GEORGIA                     |       |
| BERNARD A. HARRISON, JR. COUNTY SURVEYOR |       |

01303  
0107

1303 107  
Atlanta

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the 22nd day of May, in the year one thousand nine hundred ninety-one, between Rex Nix

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Bonnie S. Cox

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (10.00---) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 231 & 232, 2nd District, Henry County, Georgia, containing 2.00 acres, and being part of property shown in Plat Book 8, Page 158, Clerk of Superior Court, Henry County, Georgia, and being more particularly described as follows:

Beginning at a point in the center of Colvin Drive, said point being located 1582.2' East of the intersection of the centerline of Colvin Drive with the centerline of South Bethany Road; thence N 08°48'W for a distance of 674.32' to an iron pin; thence S 83°44'W for a distance of 130.13' to an iron pin; thence N 08°48'W for a distance of 195.15' to an iron pin; thence N 81°12'E for a distance of 200.00' to an iron pin; thence S 08°48'E for a distance of 878.34' to a point in the center of Colvin Drive; thence S 83°44'W along the centerline of Colvin Drive for a distance of 70.07' to the Point of Beginning.

REC'D IN BK 1303  
PAGE 107  
DATE FILED 6-13-91  
CLERK Rex Nix  
Jun 13 3 12 PM '91

HENRY COUNTY GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 8.00  
DATE 6-13-91  
Clerk of Superior Court

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.  
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

sealed and delivered in presence of: Rex Nix (Seal)  
Bonnie S. Cox (Seal)  
Notary Public, Clayton County, Georgia  
By Commission Expires September 26, 1994. (Seal)  
Notary Public, Henry County, Georgia

RETURN TO:  
WESSELS & DIXON, P.C.  
175 CORPORATE CENTER DR., STE A  
STOCKBRIDGE, GA 30281  
14-0233

Doc ID: 010748410003 Type: MD  
Recorded: 05/15/2014 at 09:36:46 AM  
Fee Amt: \$14.00 Page 1 of 3  
Transfer Tax: \$0.00  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 13572 Pg 265-267

DRAW DEED ONLY-NO TITLE SEARCH

JOINT TENANCY  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HENRY

PT-61 075-20 14 - 3074

Note: Scrivener drafted Deed only at the request of the parties, did not perform a title search and therefore does not warranty in any manner whatsoever the chain of title including but not limited to the following, to wit: the record title holder, liens, judgments, easements or rights of persons in possession thereof.

THIS INDENTURE, made this 18<sup>TH</sup> day of April in the year of our Lord Two Thousand Fourteen between Christine Marie Law, of the State of Georgia and County of Henry of the first part and Christine Marie Law and Derek A. Law, As Joint Tenants with the Right of Survivorship of the State of Georgia and County of Henry of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said party of the second part his heirs and assigns:

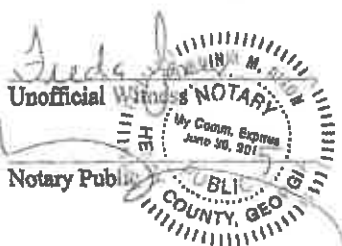
SEE EXHIBIT 'A' AND EXHIBIT 'B' ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION HEREIN.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part heirs, successors and assigns, forever, IN FEE SIMPLE,

And the said party of the first part, for his heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said party of the second part, his heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the said date and year above written.

Signed, sealed and delivered in the presence of



*Christine Marie Law* (Signature)  
Christine Marie Law (Name)  
SEAL

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 231 and 232 of the 2nd Land District of Henry County, Georgia, containing 10 acres of land, according to a survey made for Jack Colvin, dated August 29, 1980, as prepared by Joe Rowan, Jr., Henry County, Surveyor of record in Plat Book 8, Page 158, Office of the Clerk of Superior Court, Henry County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description

LESS AND EXCEPT that certain Real Property described in Warranty Deed to Orman L. House dated 10/15/1985 and filed for record in Deed Book 664 Page 111 and re-recorded at Deed Book 777 Page 246, Henry County, Georgia Records, which description is incorporated herein by reference thereto

LESS AND EXCEPT that certain Real Property described in Warranty Deed to Bonnie S. Cox dated 05/22/1991 and filed for record in Deed Book 1303 Page 1074, Henry County, Georgia Records, which description is incorporated herein by reference thereto

And

All that tract or parcel of land lying and being in Land Lots 231 and 232 of the 2nd District, Henry County, Georgia, as per plat of survey prepared by W. R. Franks & Associates for George B. Garrison and dated December 4, 1986 and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, commence at a reference point located at the intersection of the centerline of South Bethany Road with the centerline of Colvin Drive; thence from said reference point in a Easterly direction following the centerline of Colvin Drive a distance of 1,204.0 feet to a point and the TRUE POINT OF BEGINNING) thence North 0° 17' East a distance of 300.0 feet to an iron pin found; thence North 85° 40' minutes East a distance of 240.5 feet to an iron pin found; thence South 11° 12' 36" East a distance of 299.18 feet to a point located on the centerline of Colvin Drive; thence South 83° 44' West a distance of 60 feet; thence South 85° 40' West a distance of 240.5 feet to a point and the TRUE POINT OF BEGINNING.

EXHIBIT "B"

All that tract or parcel of land lying and being in Land Lots 231 and 232, 2<sup>nd</sup> District, Henry County, Georgia, containing 2.00 acres and being part of property shown in Plat Book 8, page 158, Clerk of Superior Court, Henry County, Georgia and being more particularly described as follows:

Beginning at a point in the center of Colvin Drive, said point being located 1,582.2 feet east of the intersection of the centerline of Colvin Drive with the centerline of South Bethany Road; thence north 08 degrees 48 minutes west for a distance of 674.32 feet to an iron pin; thence south 83 degrees 44 minutes west for a distance of 130.13 feet to an iron pin; thence north 08 degrees 48 minutes west for a distance of 195.15 feet to an iron pin; thence north 81 degrees 12 minutes east for a distance of 200.00 feet to an iron pin; thence south 08 degrees 48 minutes east for a distance of 878.34 feet to a point in the center of Colvin Drive; thence south 83 degrees 44 minutes west along the centerline of Colvin Drive for a distance of 70.07 feet to the Point of Beginning. Being know as 397 Colvin Drive according to the present system of numbering in Henry County, Georgia.



## Community Development Department

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

# Item Coversheet

---

**Item:** To approve a resolution to accept an application for annexation from Donna Price and Robert Shon Price for 1.18 +/- acres located off Davis Lake Road

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** No

**Date Received:** May 2019

**Workshop Date:** June 17, 2019

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

## Discussion:

---

A request for annexation of approximately 1.18 acres of property located at 1206 Davis Lake Road (127-01044000)). The property is zoned RA (residential agricultural) and will remain so if incorporated into the City (would require zoning due to dissimilar zoning ordinances).

---

**Recommendation:**

---

**FOR DISCUSSION**

**I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT AN APPLICATION FOR ANNEXATION FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.18 +/- ACRES LOCATED AT 1206 DAVIS LAKE ROAD.**



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO ACCEPT AN APPLICATION OF DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.18+/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WITNESSETH:**

**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**, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place, upon the written and signed applications of all of the owners of all of the land to be annexed; and

**WHEREAS**, the City recently received an application for annexation (the “Annexation Application”), a copy of which is attached hereto as **Exhibit “A”** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

**WHEREAS**, because a preliminary investigation reveals that the Annexation Application was signed by one hundred percent of the landowners and accompanied by a complete description of the property to be annexed (collectively, the “Property”), that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated “island” as contemplated by O.C.G.A. § 36-36-1, et seq. (the “Act”), the Annexation Application and the requested annexation apparently satisfies the requirements of the Act; and

**WHEREAS**, continued investigation may reveal that annexation of the Property is in the best interests of the residents and property owners of both the area of the proposed annexation and the City; and

**WHEREAS**, the Property will be zoned as RA (residential – agricultural) within the city limits of Locust Grove to be as similar to RA in Henry County; and

**WHEREAS**, The Mayor and City Council desire to notify the governing body of Henry County of acceptance of the Annexation Application, and to adopt an ordinance (“Annexation Ordinance”) expressly authorizing the proposed annexation in order to fully and finally annex the Property into the municipal boundaries of the City;

**NOW, THEREFORE, IT IS HEREBY RESOLVED:**

- 1. Acceptance of Applications.** The City Clerk is hereby authorized to formally accept the Annexation Application.

2. **Satisfaction of Conditions.** The City hereby confirms that, upon a preliminary investigation, the Annexation Application and the requested annexation apparently satisfies the requirements of the Act.

3. **Notification to County.** The Mayor and City Council now direct the City Attorney to notify the governing body of Henry County of its acceptance of said application in accordance with Section 36-36-6 of the Official Code of Georgia and intent to retain the current zoning classification or classifications of the Property.

4. **Authorization for City Clerk and City Attorney to Prepare Documents.** The City Clerk and City Attorney are authorized to prepare any other documents necessary to effectuate this Resolution.

5. **Consideration of Annexation Ordinance.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation Ordinance on the agenda for a public meeting of the City Council after all legal requirements have been satisfied.

6. **Effective Date.** This Resolution shall take effect immediately.

7. **Repeal of Inconsistent Provisions.** All resolutions are hereby repealed to the extent they are inconsistent herewith.

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
CITY ATTORNEY

(seal)

**EXHIBIT A**

**APPLICATION AND DATA FOR ANNEXATION BY THE 100% METHOD  
DONNA PRICE AND ROBERT SHON PRICE  
1.18+/- ACRES**

BOOK 6695 PAGE 201

DOC# 074557  
FILED IN OFFICE  
12/30/2013  
08:14:10 AM  
BK: 06695 PG: 0201-202  
JUDITH A. LEWIS  
CLERK OF  
SUPERIOR COURT  
HENRY COUNTY, GA

REAL ESTATE TRANSFER TAX  
HENRY COUNTY  
SUPERIOR COURT

DEC 30 2013

PAID \$

*J. Lewis*  
CLERK OF SUPERIOR COURT

SWB FILE NO. JDL  
Type Policy: none

Return to: Smith, Welch & Britain (JDL)  
2200 Keys Ferry Court  
McDonough, Georgia 30253  
(770) 957-3937

**DEED ONLY**

**WARRANTY DEED**

STATE OF GEORGIA, HENRY COUNTY.

IN CONSIDERATION OF THE SUM OF -----DEED OF GIFT----- to me  
paid I, DONNA PRICE of the County of Henry, State of Georgia, do hereby sell and convey unto  
DONNA PRICE AND ROBERT SHON PRICE, AS JOINT TENANTS WITH FULL  
SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON of the County of Henry,  
State of Georgia, their heirs and assigns, a tract or parcel of land, which is described as follows:

All that tract or parcel of land lying and being in Land Lot 249, 2nd District, Henry County,  
Georgia, containing 1.18 acres, per plat of survey for J.E. Price by Joe Rowan, Jr., Henry  
County Surveyor, dated December 17, 1984, and being more particularly described as  
follows:

Warranty Deed  
F:\Reforms\WDJT-DEED ONLY SP.fm

Page 1 of 2 Pages

+1

BEGINNING at an iron pin found on the South Land Lot Line of Land Lot 249, said iron pin being 1,112.64 feet West of the Southeast corner of Land Lot 249; thence North 8 degrees 06 minutes West along the South line of Land Lot 249; thence North 88 degrees 06 minutes West along the South line of Land Lot 249, 209.32 feet to an iron pin found; thence North 2 degrees 14 minutes East 294.82 feet to an iron pin found; thence South 86 degrees 17 minutes East 207.96 feet to an iron pin found; thence South 1 degree 54 minutes West 243.22 feet to an iron pin found and the point of beginning.

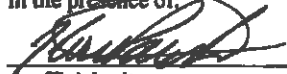
THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said DONNA PRICE AND ROBERT SHON PRICE, AS JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON, their heirs, executors, administrators, and assigns, in fee simple.

I warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and affixed my seal this the 4th day of December, 2003.

Signed, sealed and delivered in the presence of:

  
unofficial witness

 (SEAL)  
DONNA PRICE

 (SEAL)  
Notary Public  
My Commission



Warranty Deed  
F:\Reforms\WDJT-DEED ONLY SP.frm

Page 2 of 2 Pages



### Summary

Parcel ID 127-01044000  
 Location Address 1206 DAVIS LAKE RD  
 Millage Group 0001 (County/Unincorp)  
 Property Usage S F RESIDENTIAL (0100)  
 Total Acres 1.18  
 Landlot / District 249 / 2  
 Subdivision  
 Lot/Block  
 Plat Book  
 Plat Page

Exemptions: L3

### Owners

PRICE DONNA S  
 & ROBERT SHON  
 PO BOX 1206  
 LOCUST GROVE, GA 30248

### Valuation

| Assessed Year  | 2019        | 2018        | 2017        | 2016        |
|----------------|-------------|-------------|-------------|-------------|
| Land Value     | \$24,400.00 | \$22,600.00 | \$21,200.00 | \$17,500.00 |
| Building Value | \$40,000.00 | \$24,300.00 | \$24,200.00 | \$24,000.00 |
| OB/Misc        | \$1,600.00  | \$1,600.00  | \$1,700.00  | \$1,700.00  |
| Total Value    | \$66,000.00 | \$48,500.00 | \$47,100.00 | \$43,200.00 |

### Assessment Notices 2019

2019 Assessment Notice

### Land Information

| Land Use              | Number of Units | Unit Type |
|-----------------------|-----------------|-----------|
| SMALL AC IMP (000180) | 1.18            | ACRES     |

### Buildings

Building # 1  
 ConstructionType SGL FAM  
 Actual Year Built 1961  
 Effective Area 1,480  
 Heated Area 1,480  
 Bedrooms 2  
 Baths 1  
 Wall Height 0

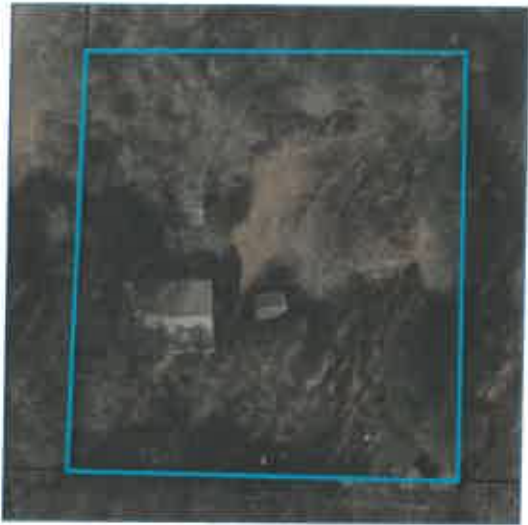
### Miscellaneous Data

| Description | Length | Width | Units | Year Built |
|-------------|--------|-------|-------|------------|
| B-45        | 24     | 24    | 384   | 1965       |

### Sales Information

| Sale Date | Deed Book/Page | Sale Price | Instrument    | Reason      | Grantor                    | Grantee                   |
|-----------|----------------|------------|---------------|-------------|----------------------------|---------------------------|
| 12/4/2003 | 6695-201       | \$0        | WARRANTY DEED |             | PRICE DONNA                | PRICE DONNA & ROBERT SHON |
| 3/21/2000 | 3644-290       | \$0        | YEARS SUPPORT |             | PRICE WILLIAM R (DECEDENT) | PRICE DONNA S             |
| 10/7/1991 | 1350-295       | \$0        | QUIT CLAIM    | LOVE&AFFEC  | PRICE WILLIAM R            | PRICE WILLIAM R & DO      |
| 1/1/1985  | 612-331        | \$20,000   | WARRANTY DEED | FAMILY/GIFT | PRICE J E                  | PRICE WILLIAM R           |
| 1/1/1961  | 68-592         | \$0        | WARRANTY DEED |             |                            | PRICE J E                 |

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Additional mailing label options:

Show parcel id on label

Skip labels:

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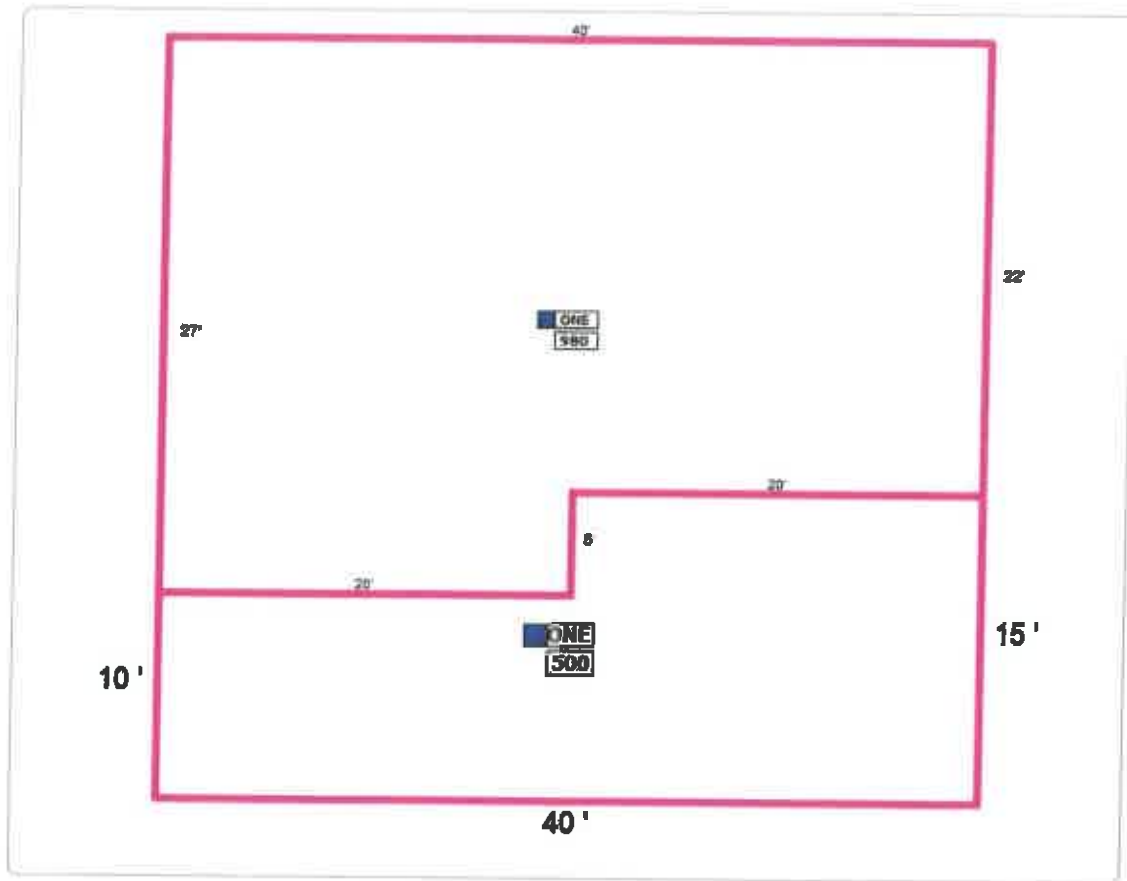
Show address of:  Owner  Property

Download format:

Address labels (5160)

Download

Sketches



Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.



Last Data Upload: 6/12/2019, 10:39:20 PM

Version 2.2.24





## 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 Havenwood Grove, a new senior apartment complex to be located along Indian Creek Road, southwest of the intersection with Tanger Blvd.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** June 3, 2019

**Workshop Date:** June 17, 2019

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

### Discussion:

---

Paul Helfen, agent for Havenwood Grove ("Applicant"), submitted color building elevation examples for a proposed senior housing apartment complex to be located along Indian Creek Road, southwest of the intersection with Tanger Boulevard.

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 general concept is to construct a three-story U-shaped building where the main covered entrance and vehicle access faces Indian Creek Road to the east along with a courtyard where the outside amenities are located which is flanked on three sides by building. The facades of the new senior apartment complex contain architectural styles and patterns that are repeated on all four elevations and generally consist of the following:

- A pitched, gabled roof with asphalt shingles
- A majority of the elevations consist of darker brick veneers, offset with windows, staggered depths and architectural bump-outs to break up the expanse.\*
- Smaller wall sections are covered with a lighter gray fiber-cement siding to provide more contrast.
- Cantilevered, multi-story bump-outs containing six over one windows with a lighter fiber-cement siding

\*Note that the blank, non-detailed gray areas are indications of where the wings of the building join to form the U-shape

---

**Recommendation:**

**I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR HAVENWOOD GROVE, A NEW SENIOR APARTMENT COMPLEX TO BE LOCATED ALONG INDIAN CREEK ROAD.**

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

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THE PROJECT KNOWN AS *HAVENWOOD GROVE SENIOR* 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**, Paul Helfen (“Applicant”) submitted Architectural Plans (“Proposed plans”) on June 3, 2019, entitled “Havenwood Grove Senior” attached hereto as **Exhibit “A”**; and;

**WHEREAS**, the Board reviewed the proposed plans during a workshop meeting held on June 17, 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 architectural plans submitted by the Applicant 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 July, 2019.

---

ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

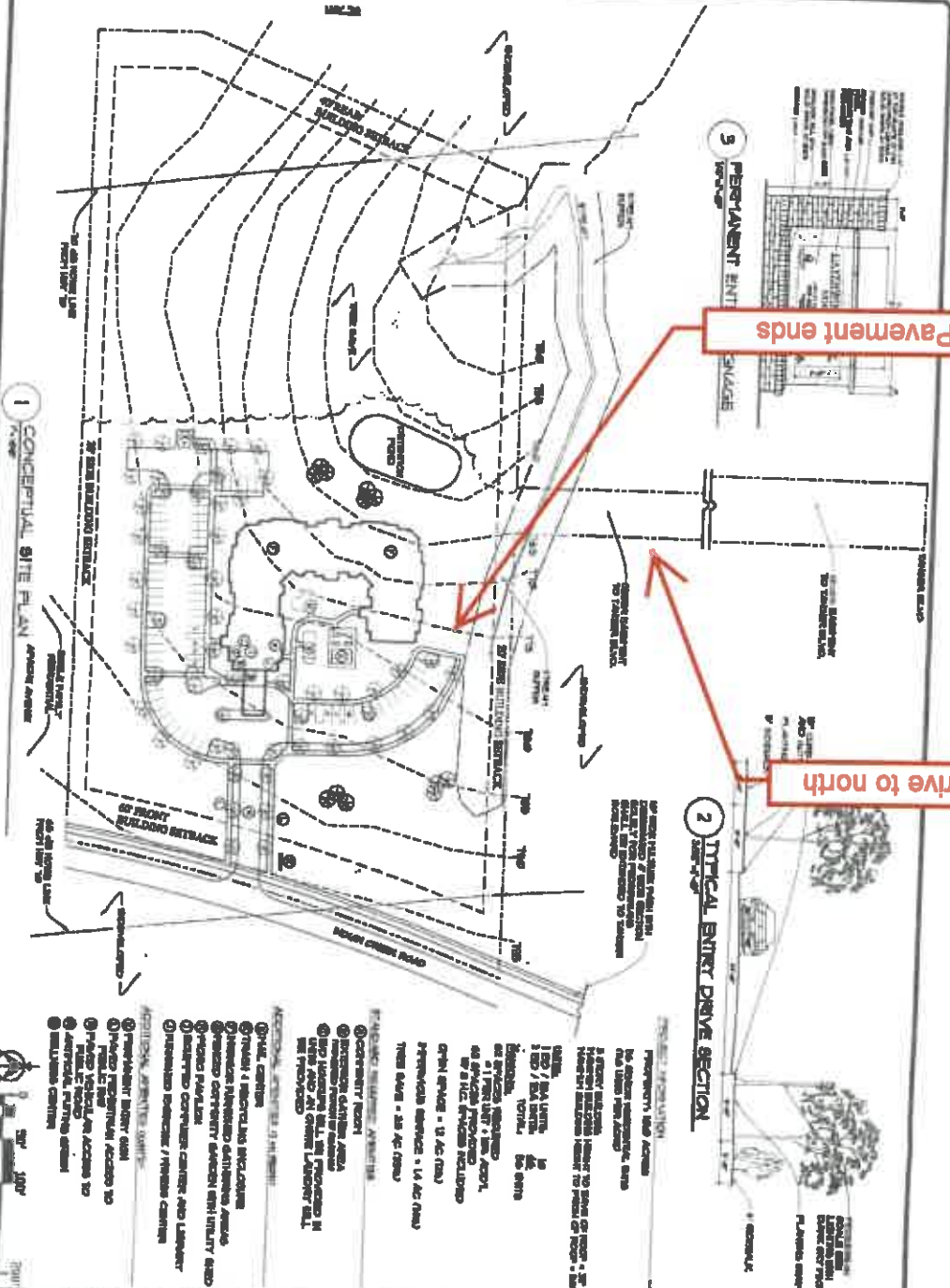
(seal)

APPROVED AS TO FORM:

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City Attorney

**EXHIBIT "A"**



Pavement ends

No drive to north

- 1. CONCEPTUAL SITE PLAN
- 2. TYPICAL ENTRY DRIVE SECTION
- 3. PERMANENT ENTRY DRIVE
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**MRA**

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 20 CHURCH STREET SUITE 200 BIRMINGHAM, GEORGIA 35203-5500  
 205-974-1100

**DAVID THOMPSON**  
 ARCHITECT

**CSP1**

NOT RELEASED FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

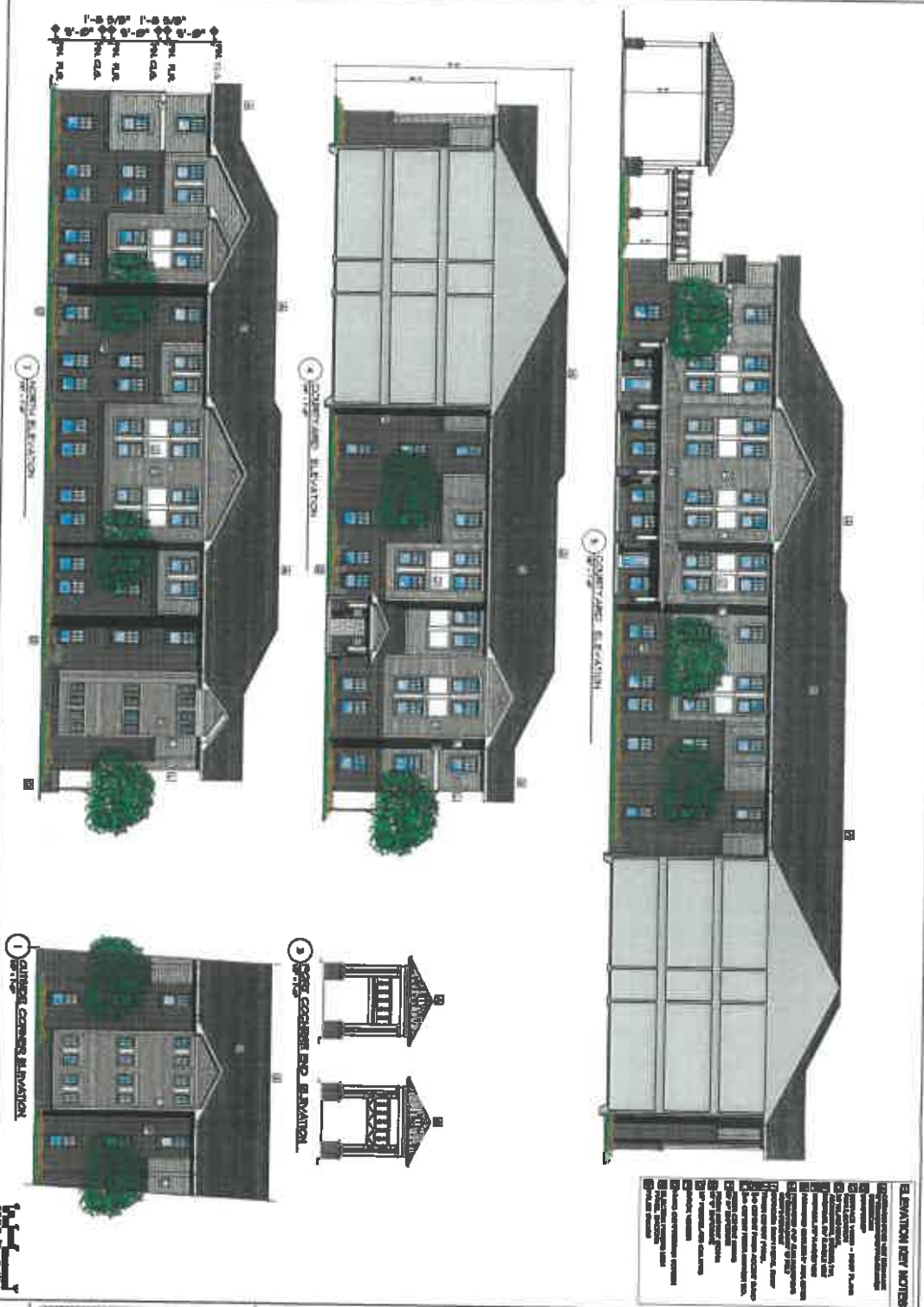
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- ELEVATION KEY/NOTES**
- 1. FINISHES TO MATCH EXISTING ADJACENT BUILDING
  - 2. EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE
  - 3. EXISTING MATERIALS TO BE REPAIRED OR REFINISHED
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|  | <b>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.</b><br>25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-5229 404-523-2800 | RECEIVED<br>City of Locust Grove<br>Community Development | ELEVATION KEY/NOTES<br>1-10<br>11-20<br>21-30<br>31-40<br>41-50<br>51-60<br>61-70<br>71-80<br>81-90<br>91-100 |
|   | HAVENWOOD GROVE SENIOR<br>LOCUST GROVE, GA  | EXTERIOR ELEVATIONS                                       | DATE<br>5/28/19   |

RELEASED FOR CONSTRUCTION



**ELEVATION KEY NOTES**

1. EXTERIOR FINISHES TO BE DETERMINED BY THE OWNER.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
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|  | <b>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.</b><br>25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030 404-252-2883 | SHEET NO. <b>A302</b><br>DATE: 6/7/2019<br>DRAWN BY: DTH<br>CHECKED BY: |
|  | <b>HAVENWOOD GROVE SENIOR</b><br>LOCUST GROVE, GA  | EXTERIOR ELEVATIONS   |
|  | RELEASED FOR CONSTRUCTION  |   |





## 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 a new Waffle House to be located along Bill Gardner Parkway, west of the I-75 interchange.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** May 31, 2019

**Workshop Date:** June 17, 2019

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

**Discussion:**

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Sanford McAllister, agent for Waffle House ("Applicant"), submitted color building elevation examples for a proposed restaurant to be located along Bill Gardner Parkway, west of the I-75 interchange, in the Bandy commercial subdivision.

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 facades of the new restaurant are comprised primarily of red brick with large panes of glass located towards the front entrance of the building. These panes are separated by metal mullions.

The front two-thirds of the building is wrapped by a yellow fascia boards imprinted with the Waffle House logo. This yellow fascia pattern is repeated along the rear façade as well.

The expanse of red brick is offset by windows and two parallel runs of gray split-face CMU block running along the walls. The structure is approximately 14' high. Mechanical components are affixed to the top of the building as is typically found with these types of buildings.

**Recommendation:**

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**I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR THE NEW WAFFLE HOUSE TO BE LOCATED ALONG BILL GARDNER PARKWAY, WEST OF THE I-75 INTERCHANGE.**

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

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THE PROJECT KNOWN AS *WAFFLE HOUSE* 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**, Stanford McAllister (“Applicant”) submitted Architectural Plans (“Proposed plans”) on May 31, 2019, entitled “Proposed Waffle House” as **Exhibit “A”**; and;

**WHEREAS**, the Board reviewed the proposed plans during a workshop meeting held on June 17, 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 architectural plans submitted by the Applicant 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 July, 2019.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

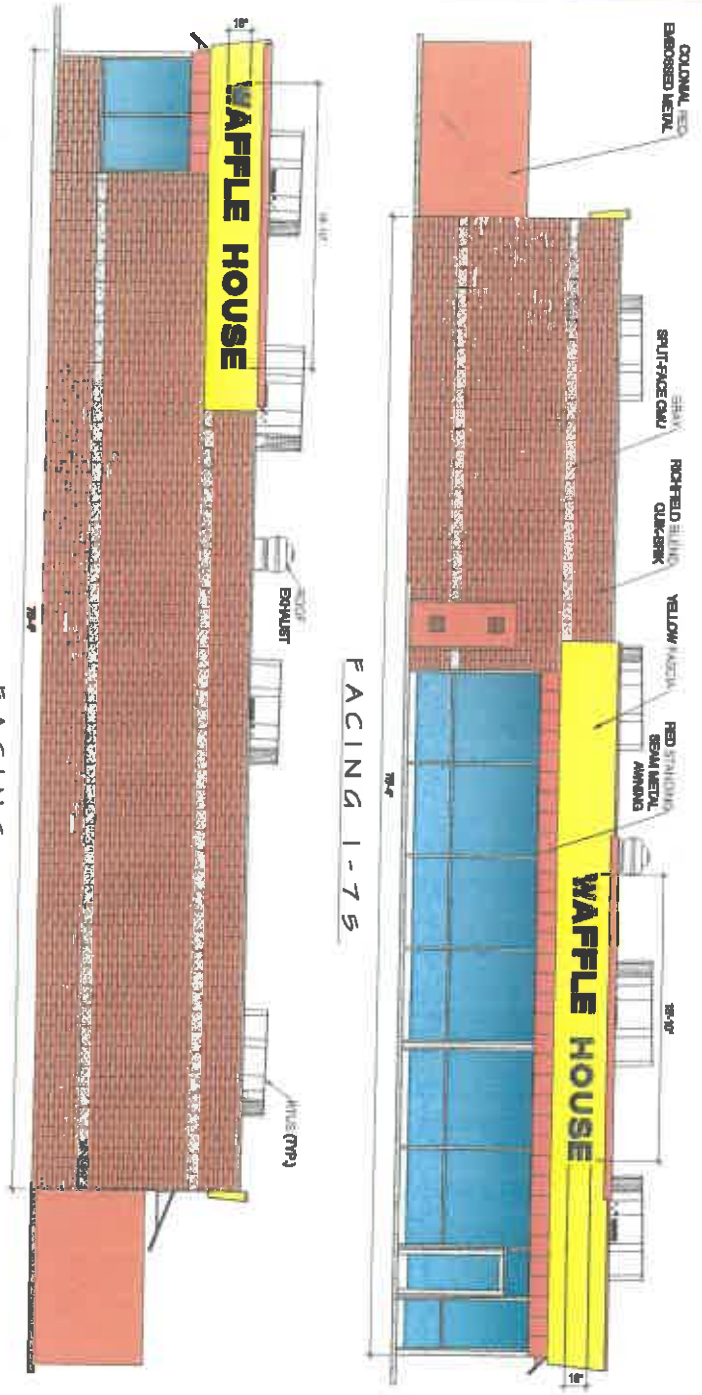
(seal)

APPROVED AS TO FORM:

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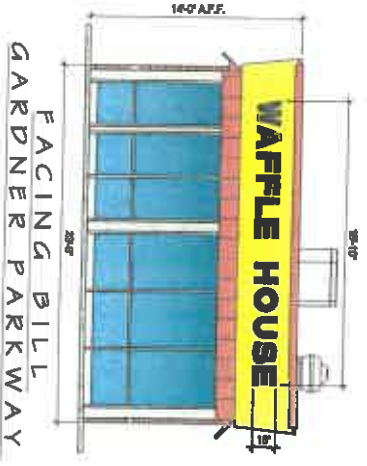
City Attorney

**EXHIBIT "A"**

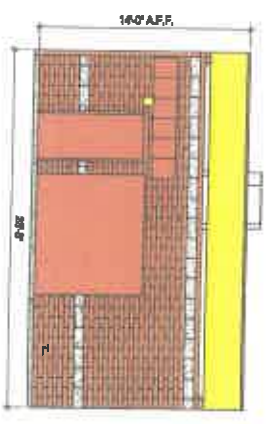


FACING 1-75

FACING  
LA QUINTA HOTEL



FACING BILL  
GARDNER PARKWAY



REAR



**PROPOSED WAFFLE HOUSE**

**BILL GARDNER PARKWAY**

**LOCUST GROVE, GA**

RIGHT HAND, REVERSE SLOPE FASCIA BUILDING  
 RED STANDING SEAM METAL AWNING  
 ROCHFELD BLEND QUICK-BRICK  
 W/ GRAY SPLIT-FACE CHU ACCENT BANDS  
 SCALE: 1/8"=1'-0"

MAY 29, 2019