

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
Monday, July 1, 2019 – 6:00 P.M.
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION Community Development Director, Bert Foster

PLEDGE OF ALLEGIANCE Councilman Greer

APPROVAL OF THE AGENDA (Motion) Mayor Robert Price

PUBLIC COMMENTS Register with Clerk Before Meeting

PUBLIC HEARING ITEMS None

APPROVAL OF THE MINUTES 4 Items

1. June 3, 2019 Regular Meeting Minutes (Motion)
2. June 3, 2019 Executive Session Minutes (Motion)
3. June 17, 2019 Workshop Meeting Minutes (Motion)
4. June 17, 2019 Executive Session Minutes (Motion)

ACCEPTANCE OF THE FINANCIAL STATEMENT 1 Item

5. May 2019 Financial Statement

UNFINISHED BUSINESS/ACTION ITEMS 4 Items

6. Resolution to approve architectural plans submitted for Havenwood Grove, a new senior apartment complex to be located along Indian Creek Road – ARB Item (Motion)
7. Resolution to approve architectural plans submitted for a new Waffle House to be located along Bill Gardner Parkway, west of the I-75 Interchange – ARB Item (Motion)
8. Resolution to accept application for annexation from Christine and Derek Law for annexation of 10.0 +/- acres located at 387 and 397 Colvin Drive (Motion)
9. Resolution to accept application for annexation from Robert and Donna Price for annexation of 1.18 acres located at 1206 Davis Lake Road (Motion)

NEW BUSINESS/ACTION ITEMS 1 Item

10. Special Event Request – Fruit of the Spirit Princesses – Back to School Bash – July 12, 2019 (Motion)

CITY MANAGER'S COMMENTS Tim Young

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – If needed for property acquisition, litigation, or personnel

ADJOURN

POSTED AT CITY HALL – June 26, 2019 at 16:30

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
Council Meeting Minutes
3640 Highway 42
Locust Grove, GA 30248
Monday, June 3, 2019
6:00 PM**

Members Present:	Staff Present:
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
Keith Boone - Councilman	Jesse Patton - Police Chief
Vernon Ashe - Councilman	Warren Tillery - SWWW Attorney
	Staff Not Present:
	Anna Ogg, Main Street Manager

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

Invocation given by City Manager, Tim Young.

Councilman Gardner led the Pledge of Allegiance.

APPROVAL OF AGENDA -

Councilman Greer made the motion to approve the June 3, 2019 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN HAMMOCK
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS - NONE

APPROVAL OF THE MINUTES

1. MAY 6, 2019- REGULAR MEETING MINUTES -

Mayor Price asked for a motion. Councilman Greer made the motion to approve the May 6, 2019 regular meeting minutes.

RESULT	APPROVED MAY 6, 2019 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED - ALL IN FAVOR

2. MAY 6, 2019 EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Gardner made the motion to approve the May 6, 2019 executive session meeting minutes.

RESULT	APPROVED MAY 6, 2019 EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN GARDNER
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. MAY 20, 2019- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Ashe made the motion to approve the May 20, 2019 workshop meeting minutes.

RESULT	APPROVED MAY 20, 2019 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN ASHE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

4. MAY 20, 2019 EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the May 20, 2019 executive session meeting minutes.

RESULT	APPROVED MAY 20, 2019 EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

5. APRIL 2019 - Financial Statement –

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the April 2019 Financial Statement

RESULT	APPROVED APRIL 2019 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN ASHE
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

- 6. Resolution to approve the Memorandum of Understanding (MOU) with the GA Department of Community Affairs on the Main Street Program for 2019 Year –.**

Mayor Price asked for a motion. Councilman Gardner made the motion to approve the request by approving resolution #19-06-051.

RESULT	APPROVED RESOLUTION #19-06-051
MADE MOTION	COUNCILMAN GARDNER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – ALL IN FAVOR

7. **Ordinance for a final plat approval for Nine Oaks Subdivision – Phase I, located on the south side of Peeksville Road across from Locust Grove United Methodist Church-**

Mayor Price asked for a motion. Councilman Ashe made the motion to approve the request by approving ordinance #19-06-052

RESULT	APPROVED ORDINANCE #19-06-052
MADE MOTION	COUNCILMAN ASHE
2 ND MOTION	COUNCILMAN HAMMOCK
VOTE	MOTION CARRIED – ALL IN FAVOR

8. **ARB Resolution to approve architectural plans for an additional accessory building at Bunn Grading on Highway 42 South, below Walker Crossing near County Line –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #19-06-053.

RESULT	APPROVED RESOLUTION #19-06-053
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – ALL IN FAVOR

9. **Approval of a Special Event request for a BBQ competition & Bike/Car show fundraiser hosted by Community Bible Fellowship Church –**

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

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

10. **Approval of a Special Event permit for a Yard Sale fundraiser at the Locust Grove Masonic Lodge –**

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the special event.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

11. Approval of a Special Event permit for a fireworks sale fundraiser from the Rainbow Girls (nonprofit) in June/July and December 2019 -

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

12. Approval of a Special Event permit for a fireworks sale from TNT fireworks (for profit) in June/July and December 2019 -

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the special event.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

13. Approval of a Special Event permit – Henry County Fireworks – Community Event with fireworks at Warren Holder Park –

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the special event.

Community Development Director Bert Foster said this request also includes alcohol license.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – FOUR IN FAVOR (HAMMOCK, TAYLOR, GREER, GARDNER) AND TWO OPPOSED (BOONE, ASHE)

Councilman Greer asked if the officers will be working in the capacity for the City or for Henry County Fireworks and Chief Jesse Patton replied the City will pay two officers and Henry County fireworks will pay the other officers. Discussion took place. Councilman Greer asked who is responsible if someone is injured. Discussion took place regarding the City's insurance and Henry County's insurance. Attorney Warren Tillery replied the decision would be made in court and there is nothing preventing anyone from suing the City.

Councilman Boone asked how many officers the City is providing. Chief Patton replied he is meeting with the applicant Wednesday to get more details, but Chief said he thinks probably eight with two officers overseeing alcohol sales. Discussion took place about parking at the Methodist Church and Chief Patton said all parking has been approved. Mr. Foster said the parking plan will be finalized later this week. Councilman Boone asked if the applicant is paying a fee to the County

to utilize County property and Mr. Foster replied he is not sure; however, they are paying a fee to the City in addition to paying the officers, alcohol fee, and special event fee. Nothing further.

NEW BUSINESS/ACTION ITEMS – NONE

CITY MANAGER’S COMMENTS –

City Manager Tim Young provided memos regarding discussions from previous meeting including SPLOST V, the Annexation application fee, and Scatter Garden modifications. Nothing further.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION –Potential Litigation

Mayor Price asked for a motion to enter executive session; Councilman Hammock made the motion with second by Councilman Gardner. All in favor and motion carried. Council entered executive session at 6:13 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 6:56 PM. Councilman Boone made the motion with second by Councilman Taylor. All in favor and motion carried.

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 ND MOTION	COUNCILMAN HAMMOCK
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:56 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, June 17, 2019
 6:00 PM**

Members Present:	Staff Present:
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	Jesse Patton – Police Chief
	Andy Welch – City Attorney

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

Invocation given by Mayor Price.

Councilman Ashe led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the June 17, 2019 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

NEW BUSINESS/ACTION ITEMS –

Special Event Request – Neighborhood block party at 244 Happy Trail in Jubilee Subdivision
 - Community Development Director Bert Foster led discussion this request is from Terri-Anne Forbes to host a neighborhood block party on July 6, 2019 from 3:00 PM until midnight. Mr. Foster said he is recommending approval 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 times 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.*

Councilman Boone asked who is enforcing conditions and is this event for the neighborhood only. Mr. Foster replied we have coordinated with the police department to monitor; however, there will

not be an officer there the entire time. Mrs. Forbes replied this event is for the neighborhood residents only and family members. Discussion took place about the noise ordinance time and Mr. Foster said he will confirm the time. Nothing further.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the special event request with conditions.

RESULT	APPROVED WITH CONDITIONS
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS – ANNA W. OGG

Mrs. Ogg gave an update the HPC discussed rescheduling the monthly meetings to the second Tuesday of each month to accommodate members schedules. Also, the HPC is beginning the process of a modest expansion to HPDO to include Cleveland Street south of Carter Lane with Jeff Mills giving an overview of that process soon. The DDA signed and submitted the (MOU) Memorandum of Understanding to the Georgia Department of Community Affairs. Main Street, Inc. is hosting a Summer event series on the fourth Friday of June, July, and August that will include business participation, live music, and more. Mrs. Ogg said we are continuing to work on the scatter garden plans and updating the website and advertisement with new branding. Further, Mrs. Ogg said she attended diversity training in LaGrange last week. Nothing further.

Councilman Greer asked if the music will only be Bluegrass for the fourth Friday events and Mrs. Ogg said there will be a variety of music [over the course of the series]. Nothing further.

PUBLIC SAFETY OPERATIONS– CHIEF JESSE PATTON

Chief Jesse Patton stepped forward and reviewed the monthly report and collections for May 2019. Total collections were \$88,725.41 with 21 investigations including eleven for Detective Shoemaker and ten for Detective Yarian. Chief Patton said Adolphus Foster was recently assigned to investigators position. Further, Chief Patton continued with an update on the Verizon Store robbery and said the suspect, 24-year old Antonio Banks was arrested and is being held without bond in Henry County jail. No one was injured; 92 phones were recovered, and the investigation continues. Chief Patton said officer Steven Pritchett has given his notice of resignation, and he will be furthering his career with the Henry County Sheriff's Department. Chief Patton said we will have eight of our officers working the July 4th event and each will be compensated by the vendor. Discussion took place about locations to be blocked off. Nothing further.

PUBLIC WORKS – JACK ROSE –

Public Works Director Jack Rose gave an update his department is continuing with general maintenance. Further, normal repairs for water leaks, and continuing with grass cutting and street maintenance. Nothing further.

ADMINISTRATION – TIM YOUNG

- **SPLOST V – Category Listing with suggested project listing** - City Manager Tim Young stepped forward and led discussion this listing has been refined and updated with suggested projects

reviewed. Mr. Young said this should cover all aspects of SPLOST collections to allow for various needs throughout the City. Mr. Young asked for any questions.

Councilman Greer asked about bike routes and sidewalks and mentioned the need for those additions on Peeksville and Grove Roads. Discussion took place about a Greenway system and implementing a plan. This could possibly be a transportation or CDBG project and discussion took place about time frame projects will begin. Nothing further.

Mr. Young continued with a reminder about the special called joint meeting on June 27, 2019 at 6:00PM at the Henry County Administration Building for review of the intergovernmental agreement.

Also, an update of street closing at Bowden for the July 4th event. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – BERT FOSTER

Community Development Director Bert Foster gave an update his department has issued 893 permits in 2019 including 148 new single-family house permits and 153 COs. Building and land disturbance ongoing in various locations and new development activity in several subdivisions. The special event request that was approved for the Masonic Lodge yard sale has been rescheduled to July 13, 2019 due to rain. Further, Joan Cook started her position as Permit Coordinator on June 14th and she is doing well. Nothing further.

Mr. Foster continued with discussion on items for future action.

- **Resolution to accept application for annexation from Christine and Derek Law for annexation of 10.0 +/- acres located at 387 and 397 Colvin Drive –** Mr. Foster said this is for acceptance of application only for further review. The property is zoned RA (residential agricultural) and will remain so if incorporated into the City. Mr. Foster asked for any questions.

Councilman Greer asked why the applicant wants to have the property annexed into City and Mr. Foster replied he is not sure. Attorney Andy Welch said this is only to accept application to allow for further review. Discussion took place and nothing further.

- **Resolution to accept application for annexation from Robert and Donna Price for annexation of 1.18 acres located at 1206 Davis Lake Road –** Mr. Foster said this is for acceptance of application for annexation as well to allow for further review. This property is zoned RA (residential agricultural) and will remain so if incorporated into the City. Mr. Foster asked for any questions.

Councilman Greer asked why the applicant wants to have property annexed into the City. Mr. Young replied for reasons related to public safety [enforcement] and discussion took place about the homeowner's fence. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

2. **Architectural plans submitted for Havenwood Grove, a new senior apartment complex to be located along Indian Creek Road –** Mr. Foster said Paul Helfen, agent for Havenwood Grove, submitted a request for a proposed senior housing apartment complex. Mr. Foster said staff is recommending approval. Discussion took place about the design and covered canopy.

Councilman Boone asked if a mail [cluster box] is required and Mr. Foster replied he will confirm and give an update. Nothing further.

3. **Architectural plans submitted for a new Waffle House to be located along Bill Gardner Parkway, west of the I-75 interchange** – Mr. Foster said this is on the Bandy tract, east of the LaQuinta Inn, and staff has no objections to the design submitted. Nothing further.

CITY MANAGER’S COMMENTS - NONE

MAYOR’S COMMENTS- NONE

EXECUTIVE SESSION – Property Acquisition and Potential Litigation

Mayor Price asked for a motion to enter executive session. Councilman Greer made the motion with second by Councilman Boone. All in favor and motion carried. Council entered executive session at 6:56 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:42 PM. Councilman Hammock 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 Joint Defense and Common Interest Agreement to the agenda. Councilman Greer made a motion to amend the agenda to add item.

RESULT	APPROVED ADD ITEM
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN HAMMOCK
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM – JOINT DEFENSE AND COMMON INTEREST AGREEMENT

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

RESULT	APPROVED AGREEMENT
MADE MOTION	COUNCILMAN HAMMOCK
2 ND 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	ADOPTED
MADE MOTION	COUNCILMAN ASHE
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:03 PM.

Notes taken by:

Misty Spurling, City Clerk

DRAFT



Community Development Department

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

Item Coversheet

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 1st day of July 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"



A301



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 GEORGE STREET SUITE 200 DECATUR GEORGIA 30030 404-282-2100
 HAVENWOOD GROVE SENIOR
 LOCUST GROVE, GA

EXTERIOR ELEVATIONS

DATE	10/28/15
BY	4/2/15
APP'D	
REV	

- ELEVATION KEY NOTES**
- 1. EXTERIOR FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 - 3. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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 - 20. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

RECEIVED

City of Locust Grove
 Community Development



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



RELEASED FOR CONSTRUCTION



A302

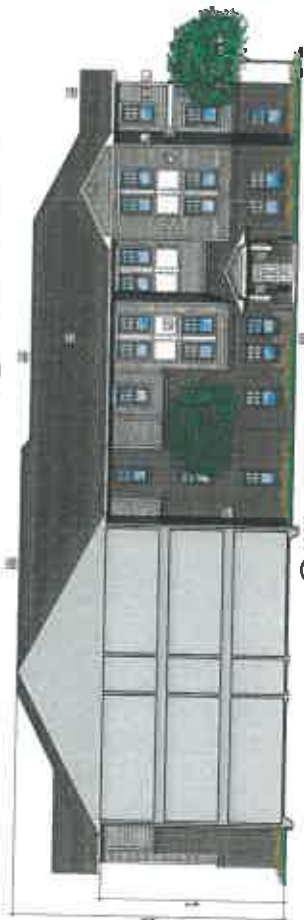
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 20 CANTON STREET SUITE 100 KENNESAW GEORGIA 30144-4920-250
 HAYWOOD GROVE SENIOR
 LOCKER GROVE, GA
 DISTRICT ELEVATIONS

DATE	11/11/19
BY	DR
APP'D	
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- ELEVATION KEY NOTES**
- 1. EXTERIOR WALLS TO BE BRICK
 - 2. EXTERIOR WALLS TO BE STUCCO
 - 3. EXTERIOR WALLS TO BE CONCRETE
 - 4. EXTERIOR WALLS TO BE CMU
 - 5. EXTERIOR WALLS TO BE BLOCK
 - 6. EXTERIOR WALLS TO BE SIP
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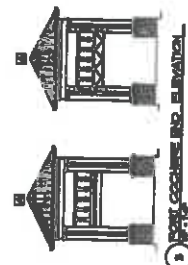
1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



4 GAZEBO ELEVATION



5 FRONT PORCH ELEVATION





Community Development Department

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

Item Coversheet

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:

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 horizontally 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:

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 1st day of July 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

COLONIAL RED
EMBOSSED METAL

GRAY
SPLIT-FACE CMU

RICHFIELD BLEND
QUIK-BRIK

YELLOW FASCIA

RED STANDING SEAM
METAL AWNING

18'-10"

WAFFLE HOUSE



FACING 1-75

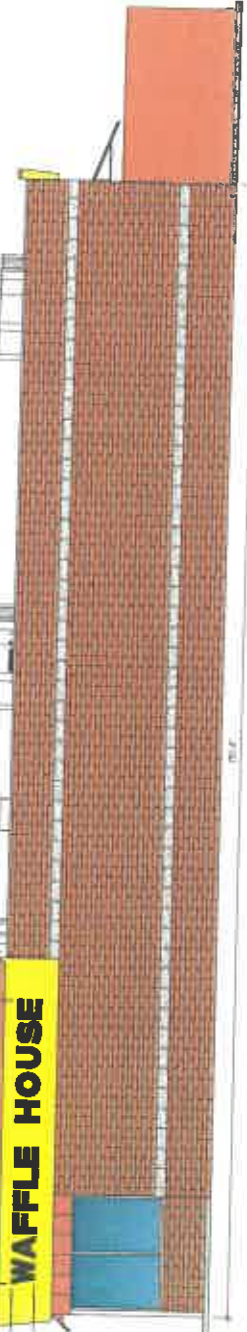
18'-10"

ROOF
EXHAUST

ATTIC (MP)

ATTIC (MP)

WAFFLE HOUSE



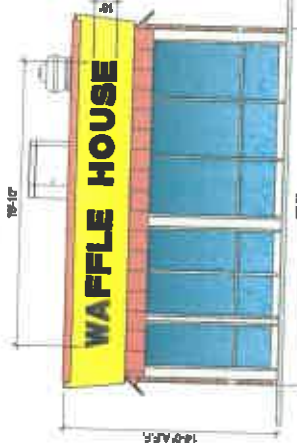
FACING
LA QUINTA HOTEL

18'-10"

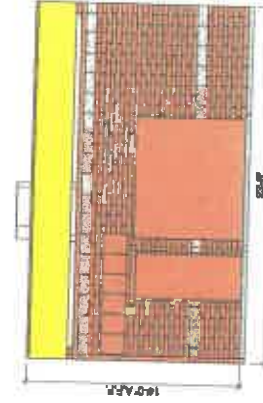
REAR

18'-10"

WAFFLE HOUSE



FACING BILL
GARDNER PARKWAY



PROPOSED WAFFLE HOUSE

**BILL GARDNER PARKWAY
LOCUST GROVE, GA**

RIGHT HAND, REVERSE SLOPE FASCIA BUILDING
RED STANDING SEAM METAL AWNING
RICHFIELD BLEND QUIK-BRIK
W/ GRAY SPLIT-FACE CMU ACCENT BANDS
SCALE: 1/8"=1'-0"

MAY 29, 2019



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 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:

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.

Staff researched the tract(s) for history of zoning and any issues of noncompliance and/or nonconformance either of use/structure or combination. There have been Special Events applied for at this address in 2015 and 2016 with some issues related to an unpermitted pole barn and need for proper subdivision; however, both appeared to have been allowed after some items to be corrected. There appear to be no more special

1 | *... in The Grove*

events permits at this location since that date, either by action by the BOC overall throughout the county or no more permits being requested.

Note that there have been some noise complaints, either from event or from the firing of weapons on the tract, which, inside the City Limits, would not be allowed unless a permit is obtained for a particular purpose (to kill vermin, snakes, etc.).

Also, the property apparently has/had a home-occupation business at the address (Lawco Properties/Services) with State filings annually since 2013; however, there is currently dissolution notice on existing records if they do not renew. An occupation tax/regulatory fee may be required if the business is continuing to operation upon the renewal period/expiration of any existing county license.

Applicants are being made aware of these items in relation to their request to come into the city limits as we begin to process this further.

Recommendation:

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.

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 2nd 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 1st 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 Polvin 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.
FORM 3

EXHIBIT "B"

G. L. CRUMBLEY, JR.

LAND LOT LINE

S. 88° 37' E.

251.12'

M.A.G.

I.P.P.

I.P.P.

N

M. T. WILLARD

N. 0° 17' E.
1262.88'

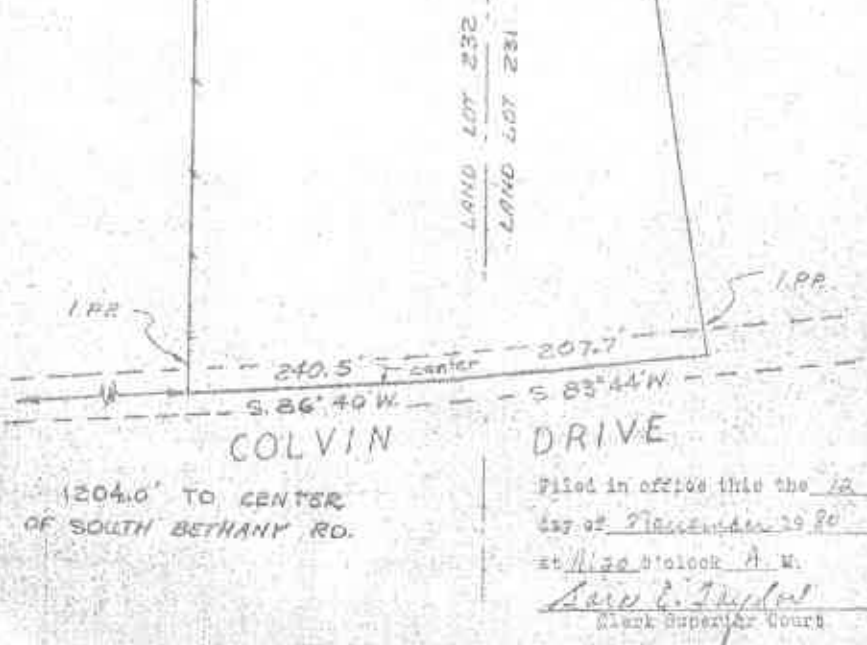
S. 8° 48' E.
1234.70'

COLVIN

10.0
ACRES



SURVEY MADE FOR:		JACK COLVIN	
SCALE 1" = 100'	APPROVED BY	<i>Barbara A. Harrison</i>	
DATE 8-28-80	BY	BARBARA A. HARRISON	
LAND LOT 231 E 23R - 2ND DISTRICT	COUNTY	HENRY COUNTY GEORGIA	
BY: VIDE ROWAN JR.	SURVEYOR	HENRY COUNTY SURVEYOR	
BOOK 83263	PAGE 17		



IS A TRUE AND EXACT COPY OF THE ORIGINAL WHICH APPEARS OF RECORD IN THIS OFFICE BK 83263 PG 17-1

IN WITNESS WHEREOF I HAVE
 THIS 9th DAY OF Sept. 2015
 OFFERED MY SEAL AND SIGNATURE
Barbara A. Harrison
 BARBARA A. HARRISON - HENRY SUPERIOR COURT

Filed in office this the 12th day of September 20 2015 at 11:30 o'clock A.M.
David E. Taylor
 Clerk Superior Court

01303
0107

1303-107
Atlanta

Form 10-3

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 Betheny 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 DE 11 1991
Clerk
JUN 13 3 12 PM '91
Saw & Signed

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 8.00
DATE 6-13-91
Saw & Signed
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 said Grantee, unto 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:

CAROLB

HENRY COUNTY

CLERK

NOTARY PUBLIC

My Commission Expires September 26, 1994.

_____ (Seal)
Rex Nix

Rex Nix

Henry Public, Clayton County, Georgia

My Commission Expires September 26, 1994.

Henry Public, Clayton County, Georgia

8507

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 09:36:45 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 PT-61 075-20 14 - 3074
COUNTY OF HENRY

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 18TH 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:

Unofficial Witness NOTARY
My Comm. Expires June 30, 201
Notary Public
HENRY COUNTY, GEO

Christine Marie Law
Christine Marie Law (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 E. 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 Bethony 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 299.15 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, 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 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 1.2 +/- 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 1.2 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.

The only issue with nonconformance on this tract is fencing, either by type of fence material, by height, or by combination. The fence would be considered a nonconforming structure, which can be maintained for ordinary repairs and replacement; however, if structure is destroyed by more than 50% of its replacement cost at the time of destruction, the structure would require to become conforming to the regulations in place at that time.

Recommendation:

I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT AN APPLICATION FOR ANNEXATION FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.2 +/- ACRES LOCATED AT 1206 DAVIS LAKE ROAD.

be permitted within any required buffer zone. If no buffer is required, then stored material shall be kept at least ten (10) feet away from adjacent property lines to permit proper ingress and egress for fire protection.

(b) Businesses engaged in the sale of new and used automobiles, trucks, boats, lumber and building materials, and construction equipment shall be permitted to store these items in front, rear and side yards, but must meet the requirements of Article X, Buffer Areas, when these businesses are located next to residential zoned properties. (Ord. No. 90-08, 9-19-90)

Secs. 3-7-106—3-7-120. Reserved.

ARTICLE VII. NONCONFORMANCES

Sec. 3-7-121. General rule.

(a) Within the zoning districts established by this chapter or amendments that may later be adopted there exists:

- (1) Lots,
- (2) Structures, and
- (3) Uses of land and structures,

which were lawful before this chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this chapter or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended; nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

(b) Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the district involved. A nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this chapter.

(c) To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any

building on which actual construction was lawfully begun prior to the effective date of adoption of this chapter. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding such excavation or demolition or removal shall be deemed to be actual construction.

Sec. 3-7-122. Nonconforming lots of record.

(a) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory building may be erected on any single lot of record at the effective date of adoption or amendment of this chapter, notwithstanding limitations imposed by other provisions of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lots shall conform to the regulations for the district in which such lot is located.

(b) If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area less than the requirements stated in this chapter.

Sec. 3-7-123. Nonconforming structures.

Where a lawful structure exists at the effective date of adoption or amendment of this chapter which could not be built under the terms of this chapter due to restrictions on area, lot coverage,

height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No such nonconforming structure may be enlarged or altered in a way which increases its degree of nonconformity, but any structure or portion thereof may be altered to decrease its degree of nonconformity.
- (2) Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.
- (3) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
- (4) An existing, nonconforming mobile home which is lawfully permitted may be replaced with another mobile home consistent with the definition included in this chapter within sixty (60) days from the date of removal of the original mobile home.

Sec. 3-7-124. Nonconforming uses of structures or of structures and land in combination.

If lawful use involving individual structures with a replacement cost of one thousand dollars (\$1,000.00) or more, or of structures and land in combination, exists at the effective date of adoption or amendment of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved,

or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

- (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.
- (3) If no structural alterations are made, any nonconforming use of structure, or structure and land, may be changed to another nonconforming use, provided that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the board of commissioners may require appropriate conditions and safeguards in accord with the provisions of this chapter.
- (4) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
- (5) When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for six (6) consecutive months (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
- (6) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. "Destruction" for the purpose of this subsection is defined as damage to an extent of more than fifty (50) percent of the replacement cost at time of destruction.

Sec. 3-7-125. Repairs and maintenance.

- (a) For any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of twelve (12)

consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten (10) percent of the current replacement cost of the nonconforming portion of the structure as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

(b) If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Sec. 3-7-126. Amortization and discontinuance.

There are found to be certain uses of land, buildings and structures which have adverse effect on the carrying out of the land use plan, and which can be discontinued after a reasonable time irrespective of aforementioned rules as to nonconforming uses. The following uses shall be removed or made conforming within the specified amortization period. Said amortization period shall commence upon the effective date of this chapter.

- (1) Fences, walls and foliage which constitute a hazard by virtue of impairing sight distances at a curve or intersection shall be made conforming within ninety (90) days.
- (2) Outdoor advertising signs and billboards deemed a nuisance or hazard shall conform within two (2) years.
- (3) All provisions in business or industrial districts of this chapter setting forth specifications for the operation of a business or industry requiring fencing or opaque shielding shall be complied with within two (2) calendar years.
- (4) Nonconforming open storage operations, such as truck parking, automobile wreck-

ing or salvage material storage and similar uses shall be made conforming within two (2) calendar years.

- (5) Nonconforming frame, block or light metal structures shall be made conforming within twenty-five (25) calendar years.
- (6) Structures incurring damage of less than fifty (50) percent of fair market value above the foundation may be restored and used as before, provided that such restoration is commenced within six (6) calendar months from the date damages were incurred. If reconstruction is not commenced within six (6) months, the use of said land or structure shall thereafter conform with the provisions of this chapter. Fair market value shall be determined by reference to current statutory provisions pertaining to real estate assessment and the records of the county assessor.

Secs. 3-7-127—3-7-140. Reserved.

ARTICLE VIII. SCHEDULE OF DISTRICT REGULATIONS

Sec. 3-7-141. Adoption of district regulations.

Zoning district regulations are set forth herein in the schedule of district regulations which is hereby adopted as a part of this chapter.

Sec. 3-7-142. Uses common to all single-family residential districts.

(a) There exist certain uses of land which are compatible and acceptable when located in a residential district, provided that each use conforms to the use and space limits of the particular residential district.

(b) Unless otherwise stated, the following uses are allowed in all residential districts subject to the restrictions imposed by the district regulations:

- (1) *Permitted Uses:*
 - a. Single-family dwellings.

RESOLUTION _____

A RESOLUTION TO ACCEPT AN APPLICATION FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.2 +/- 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, Donna Price and Robert Shon Price are the owners (the "Owners") of real property located at 1206 Davis Lake Road (Parcel ID – 127-01044000) in Land Lot 249 of the 2nd District (the "Property"); and,

WHEREAS, the City received an application for annexation (the "Annexation Application") from the Owners, 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 1st day of July 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

EXHIBIT "B"

6/13/2018
06695
00201

BOOK 6695 PAGE 201

DOCH 074557
FILED IN OFFICE
12/30/2003
08:14:16 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 2003

PAID \$

Judith A. Lewis
CLERK OF SUPERIOR COURT

SWB FILE NO. JDL
Type Policy: none

Return to: Smith, Welch & Brittain (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.

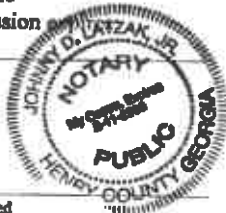
In Witness Whereof, I have hereunto set my hand and affixed my seal this the 4th day of December, 2003.

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



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Approval of a Special Event Permit for a Back to School Bash hosted by Fruit of the Spirit Princesses, Inc.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: June 17, 2019

Workshop Date: TBD

Regular Meeting Date: July 1, 2019

Discussion:

Staff received a request for a Special Events Permit from Joan Lawrence of the Fruit of the Spirit Princesses to hold a Back-to-School Bash at Claude Gray Park on Friday, July 12, 2019.

- Music and entertainment
 - None
- Food and drink prepared and consumed on-site
 - None
- Event location(s)
 - Claude Gray Park – 99 Frances Ward Drive

- The duration of the event (including set up and break down)
 - Friday, July 12, 2019 from 3PM – 7PM
- Contact information for the person who will be onsite during the event
 - Joan Lawrence – 404.550.4896
- Which merchants will have booths at the event?
 - Peachcare

Discussion:

The Applicant is the leader of a 501(c)(3) non-profit organization known as Fruit of the Spirit Princesses, Inc, that seeks to provide opportunities for young girls to participate in social events. The Applicant has hosted pageants, on behalf of this organization, at City Hall in the past.

The Applicant requests permission to utilities the facilities at Claude Gray Park including the restrooms, stage, and covered picnic tables. The purpose of the event is to give away school supplies and fruits and vegetables to the community.

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE SPECIAL EVENT REQUEST MADE BY THE FRUIT OF THE SPIRIT PRINCESSES FOR A BACK TO SCHOOL BASH AT CLAUDE GRAY PARK ON JULY 12, 2019.



RECEIVED

JUN 17 2019

City of Locust Grove
Community Development

SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>Joan Lawrence</u>	Submittal Date: <u>6-17-19</u>
Organization: <u>Fruit of the Spirit Princesses</u>	Event Date(s)*: <u>7-12-19</u>
Type of Event: <u>Back To School Bash</u>	Event Time(s): <u>3p-7p</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>320 Woodridge Dr</u> <small>LOCUST GROVE GA 30648</small>
Applicant's e-mail address:	<u>Fruitspiritprincess@gmail.com</u>
Location of the Event:	<u>TBA</u>
Name and telephone number of onsite contact who will be onsite for the duration of the event.	<u>Joan Lawrence / 404-550-4896</u>
Description of the nature of the special event:	<u>Handing out school supplies for kids, games, fruit, etc.</u>
Identify sponsors and/or merchants participating in the event.	<u>Peachcare</u>
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	<u>Nothing to be sold</u>
Duration of the event (including setup and take down)	<u>Table is setup/take down</u>
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	<u>None</u>

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"

restrooms
picnic
covered

Signature: Joan Lawrence Date: 6-17-19

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 07 2014

FRUIT OF THE SPIRIT PRINCESSES INC
C/O JOAN LAWRENCE
130 RIDGE ST
LOCUST GROVE, GA 30248

Employer Identification Number:
46-5230768
DLN:
17053112313014
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
March 28, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

FRUIT OF THE SPIRIT PRINCESSES INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Tamara Riggs

Director, Exempt Organizations