

# CITY OF LOCUST GROVE

## WORKSHOP MEETING AGENDA

Monday, October 21, 2019 – 6:00 P.M.  
Public Safety Building – 3640 Highway 42 S.  
Locust Grove, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Assistant City Manager Bert Foster

PLEDGE OF ALLEGIANCE..... Councilman Ashe

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS ..... 1 Item

- Proclamation – Georgia Retired Educators Day – November 3, 2019

PUBLIC HEARING ITEMS ..... 4 Items

1. Ordinance to amend the Historic Preservation District Overlay (HPDO) boundary to incorporate additional properties along the west side of Cleveland Street, to update ownership and district information; and for other purposes. (Joint hearing with the Locust Grove Historic Preservation Commission).
  - a. Historic Preservation Commission convenes and holds initial hearing (see attached HPC Agenda)
  - b. City Council holds hearing on text amendment and zoning map amendment.
2. Ordinance to amend the City's Future Land Use Map designation from low-density residential to industrial for properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District.
3. Ordinance to rezone properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District from RA (residential-agricultural) to M-1 (light manufacturing) for distribution facility.
4. Resolution to transmit an annual update of the Capital Improvements Element (CIE) for the City of Locust Grove to the Atlanta Regional Commission for review.

NEW / OLD BUSINESS – ACTION ITEMS ..... 2 Items

5. Ordinance for the Annexation of 1.2 acres located at 1206 Davis Lake Road (Price Property).
6. Ordinance for the Rezoning of 1.2 acres located at 1206 Davis Lake Road (Price Property) from RA (Henry County) to RA (City of Locust Grove).

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)..... Bert Foster, Assistant City Manager

Final Plat Review – Indian Grove Subdivision – west side of Tanger Boulevard south of Indian Creek Road.

Community Development Operations (Monthly Update Report) ... Daunté Gibbs, Community Development Director

ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only, Approve at next regular meeting) ..... NONE

CITY MANAGER'S COMMENTS (FY 2020 Operating and Capital Improvements Budget / Operations Update)..... Tim Young

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

EXECUTIVE SESSION – If needed, for property acquisition and/or litigation

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 – October 16, 2019 at 16:30



**NOTICE OF SPECIAL CALLED MEETING**  
**Locust Grove Historic Preservation Commission**  
**October 21, 2019 6:00 PM**  
**Locust Grove Public Safety Building**

A Special Called meeting of the Historic Preservation Commission will be held on Monday, October 21, 2019 beginning at 6:00 PM at the Locust Grove Public Safety Building. The purpose of this meeting is to provide a public hearing for an ordinance to amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances; a proposed expansion of the existing Historic Preservation District Overlay (HPDO). The subjects to be discussed or considered or upon any which any formal action may be taken are as listed below.

Copies of the proposed boundary and the proposed overlay text may be found on the city's website: [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov) throughout the hearing process.

**Posted Agenda**

- **Call to Order**
- **Determination of quorum**
- **Approval of Agenda**
- **Public Hearing Item/Report to City Council**
  - **Proposed HPDO (Historic Preservation District Overlay) Expansion**
- **Commission Comments**
- **Public Comments**
- **Adjournment**



## Main Street Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

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### Item Coversheet

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**Item:** An ordinance to approve the expansion of the Historic Preservation District Overlay (HPDO)

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** October 2, October 9, and October 16, 2019

**Budget Item:** N/A

**Date Received:** October 2, 2019

**Workshop Date:** October 21, 2019

**Regular Meeting Date** November 4, 2019

#### Discussion:

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Ordinance to amend the Historic Preservation District Overlay (HPDO) boundary initially adopted by City Council in 2011 to incorporate additional properties along the west side of Cleveland Street south of Carter Lane. This is a joint hearing with the Locust Grove Historic Preservation Commission.

#### Recommendation:

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Motion to approve ordinance to amend City Ordinance 17.04 to expand the Historic Preservation District Overlay (HPDO) boundary to incorporate additional properties, update ownership and district information; and for other purposes.

**REZONING ORDINANCE \_\_\_\_\_**

**CITY OF LOCUST GROVE  
HENRY COUNTY, GEORGIA**

**AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 3.0 ACRES LOCATED IN LAND LOT 186 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA FOR INCLUSION IN THE HISTORIC PRESERVATION DISTRICT OVERLAY; TO AMEND *TITLE 17, CHAPTER 17.04* OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO AMEND *SECTION 17.04.137* ENTITLED "HISTORIC PRESERVATION DISTRICT OVERLAY"; TO AMEND THE OFFICIAL ZONING MAP; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Locust Grove applied an Historic Preservation District Overlay ("HPDO") in 2011 to certain tracts of land located in Land Lots 185, 186 and 200 of the 2nd District consisting of approximately 35 acres within the city limits; and,

**WHEREAS**, the Locust Grove Historic Preservation Commission (hereinafter referred to as "HPC") has submitted a Historic Resource Report (hereinafter referred to as "Report") to expand the HPDO which is attached hereto and incorporated herein by reference as **Exhibit "A"**; and,

**WHEREAS**, the HPC recommends adding the properties contained in **Exhibit "B"** (the "Properties") attached hereto and incorporated herein by reference to the HPDO in accordance with state and local laws; and,

**WHEREAS**, the HPC requests that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone the Properties by applying the HPDO to the existing underlying zoning; and,

**WHEREAS**, the Request has been reviewed by the Georgia Department of Natural Resources Historic Preservation Division who recommended approval of the expansion in a letter dated September 27, 2019 attached hereto and incorporated herein as **Exhibit "C"**; and,

**WHEREAS**, said request has been reviewed by the City at a public hearing held on October 21, 2019; and,

**WHEREAS**, notice of this matter (as attached hereto and incorporated herein as **Exhibit "D"**) has been provided in accordance with applicable state law and local ordinances, including individual mailed notices to each property owner and affected tenant;

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

WHEREAS, the Mayor and City Council have considered the HPC recommendation and input from those affected property owners and tenants in light of those criteria for rezoning under Section 17.04.315 of the Code of the City of Locust Grove.

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

1.

- (X) That the Properties are hereby rezoned by application of the HPDO over the existing zoning each tract in accordance with the Zoning Ordinance of the City;
- ( ) That the recommendation is hereby DENIED.

2.

That the rezoning of the above described Properties are subject to:

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

3.

Chapter 17.04 of the Code of Ordinances of the City of Locust Grove is hereby amended by repealing Section 17.04.137 in its entirety and replacing in lieu thereof the following:

**17.04.137 Historic Preservation District Overlay (HPDO).**

- (a) *Purpose.* This district is intended to provide for preservation of unique anthropological, cultural, and historical features within the corporate limits of the City of Locust Grove as so determined by the City of Locust Grove Downtown Historic District: Recommendation Report to the Mayor and City Council, dated October 21, 2019 by the Locust Grove Historic Preservation Commission, incorporated herein by reference and maintained by the City Clerk.
- (b) *Delineation of District Boundaries.* The HPDO district boundaries consist of the following Tax Parcel ID numbers as of the date of adoption from the Henry County Tax Assessor Office:

TAX ID	Owner Name	Address of Structure(s)
L01-01012000	Henry County Board of Commissioners	38 Cleveland Street
L01-01007000	City of Locust Grove	79 Frances Ward Dr.
L01-01007001	City of Locust Grove	69 Frances Ward Dr.
L01-01006000	Henry County Board of Commissioners	35 Frances Ward Dr.
L01-01005000	City of Locust Grove	3640-3644 Highway 42
L01-01004000	City of Locust Grove	3644 Highway 42
L01-01011001	City of Locust Grove	10 Cleveland St.
L01-01011000	Henry County Board of Commissioners	10 Cleveland St.

L01-02002000	SK Property Holdings II	3758 Highway 42
L01-02003000	Sanidhya, LLC	3778 Highway 42
L01-02004000	PDR Properties, LLC	3796 Highway 42
L02-08001000	J. B. White	3830 Highway 42
L02-07010000	SSR 157 LLC	3831 Highway 42
L02-07009000	Kimbell House LLC	3832 Highway 42
L02-07008000	ACT Development LLC	3833 Highway 42
L02-07007000	Al Abercrombie Properties LLC	3834 Highway 42
L02-07006000	Sinnemon Consulting Inc	3835 Highway 42
L02-07005000	Sherry A. Shearouse	3836 Highway 42
L02-07004000	J & B Properties 2, LLC	3837 Highway 42
L02-07003000	Ben F. Windham	3838 Highway 42
L02-07002000	CBE Holdings, LLC	3839 Highway 42
L02-07001000	J & B Buss Properties, LLC	3840 Highway 42
L02-06008000	Matthew McDonald and Ken Rivers	3841 Highway 42
L02-06007000	Willie James Roberts and Charles Roberts	3842 Highway 42
L02-06006000	Joseph A. Copeland	3843 Highway 42
L02-06005000	Shelley and John M. McMurray	3844 Highway 42
L02-06004000	Shelley and John M. McMurray	3845 Highway 42
L02-06003000	Piper Cub, LLC	3846 Highway 42
L02-06002000	David L. Potts	3847 Highway 42
L02-06001000	Zack's Properties, Inc.	3848 Highway 42
L02-05005000	John H Dewberry, Sr.	3904 Highway 42
L02-05004000	Warren E Holder	3918 Highway 42
L02-05003000	Charles E., Sr. and Kathryn R Sims	3940 Highway 42
L02-02012000	Southpoint Fellowship Inc.	170 Cleveland St.
L02-02013000	City of Locust Grove	186 Cleveland St.
L02-03001000	City of Locust Grove	N/A
L02-03003000	City of Locust Grove	186 Cleveland St.
L02-04011000	RL Hendrix	230 Cleveland St.
L02-04010000	RL Hendrix	N/A
L02-04012000	Danny Lowery	250 Cleveland St.

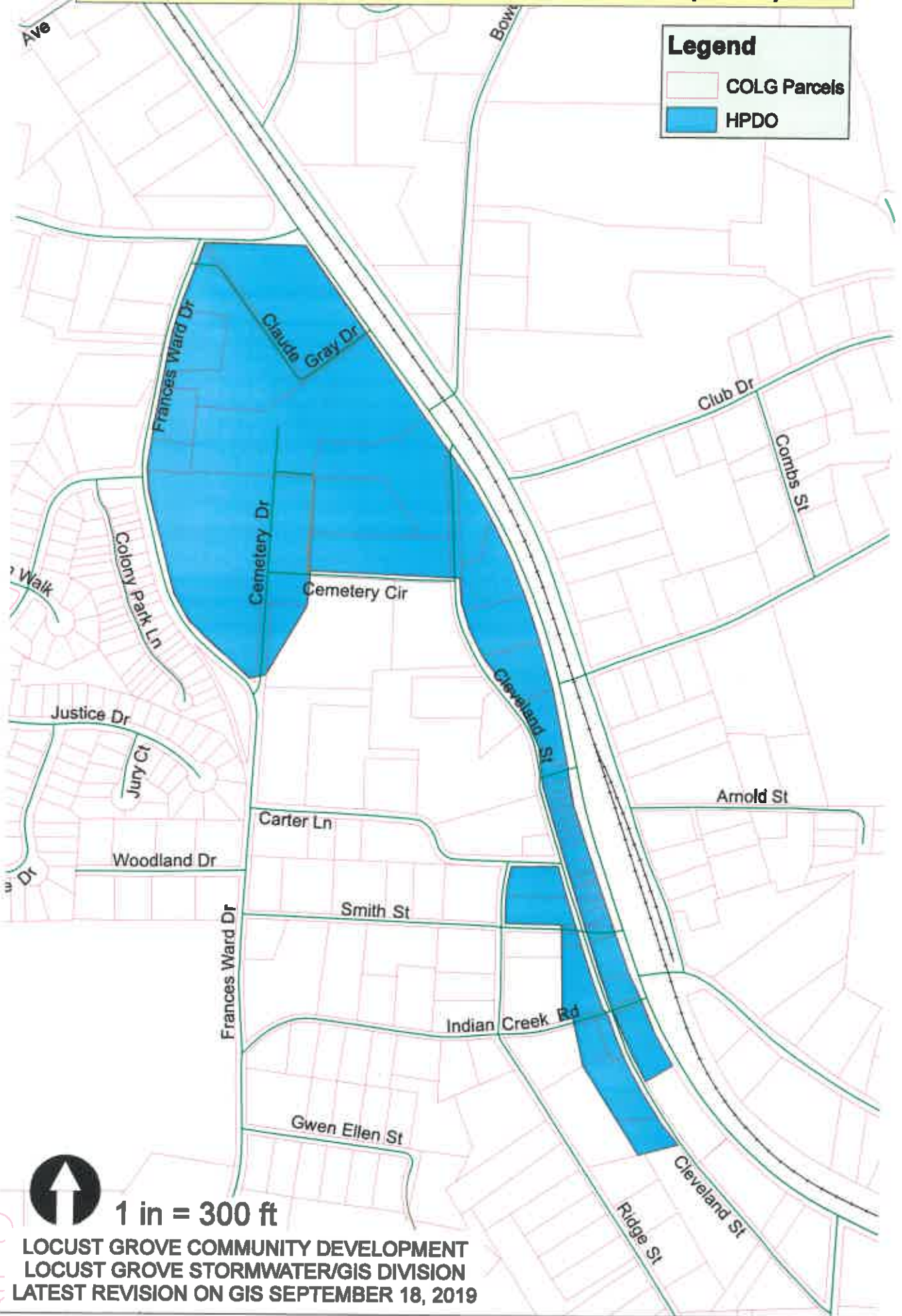
The district boundaries are also shown on the map drawn by the Community Development Department GIS entitled "Historic Preservation District Overlay Map" dated September 18, 2019 and shall be incorporated into the Official Zoning Map for the City of Locust Grove.

- (c) *Permitted Uses.* Any permitted uses within the underlying zoning districts are permitted in the HPDO.
- (d) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in the underlying zoning districts are permitted in the HPDO.
- (e) *Conditional Uses:* Any conditional use within the underlying zoning districts are permitted in the HPDO.
- (f) *Conditional Exceptions.* None.
- (g) *Space Limits:* Those dimension and areas permitted within the underlying zoning districts permitted in the HPDO.

# HISTORIC PRESERVATION DISTRICT OVERLAY (HPDO) MAP

**Legend**

- COLG Parcels
- HPDO



1 in = 300 ft

LOCUST GROVE COMMUNITY DEVELOPMENT  
LOCUST GROVE STORMWATER/GIS DIVISION  
LATEST REVISION ON GIS SEPTEMBER 18, 2019

- (h) *Certificate of Appropriateness Required.* Any development, redevelopment, restoration, and or building permit which constitute a material change in the structure shall require a certificate of appropriateness as defined in Chapter 14.03 "Historic Preservation Commission" of the Code of Ordinances of the City of Locust Grove.

4.

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

5.

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

6.

If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

- A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections,



paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

7.

Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

8.

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

**SO ORDAINED** by the Council of the City this 4<sup>th</sup> day of November 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"**



# CITY OF LOCUST GROVE

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

**MAYOR**  
Robert Price

**COUNCIL**  
Vernon Ashe  
Keith Boona  
Randy Gardner  
Carlos Greer  
Otis Hammock  
Willa J. Taylor

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Tishaw

September 19, 2019

**Sarah Rogers**  
Certified Local Government Coordinator  
GA Historic Preservation Division  
2610 Ga. Hwy 155, SW  
Stockbridge, GA 30281

**RE: Historic Resource Report for the proposed expansion of  
the Locust Grove Historic Preservation District Overlay**

Dear Ms. Rogers,

Please find enclosed the historic resource report for an expansion of the existing Locust Grove Historic Preservation District Overlay. This proposed addition consists of five properties adjacent to Locust Grove's Historic Preservation District Overlay along the existing southwest boundary. These properties likely should have been included within the HPDO's initial designation in 2013 for their shared historic character, period of significance, and location within the downtown.


The properties we are proposing for local designation are located behind Locust Grove's iconic "railroad strip" of historic storefronts. This portion of Cleveland Street includes three contributing industrial-type structures, all of which were historically used for storing or processing cotton. These industrial buildings are less acknowledged for their historic significance than the more elegant storefronts in the district but nevertheless played a fundamental role in the functioning of the local agrarian economy.

The Locust Grove Historic Preservation Commission believes that the historic and architectural importance of these three industrial structures should not be overlooked when planning

**for long-term preservation. By incorporating these proposed properties into the HPDO we hope to preserve a more complete picture of our town's early urban planning strategy and developmental history.**

**Thank you in advance for your time and consideration.**

**Sincerely,**

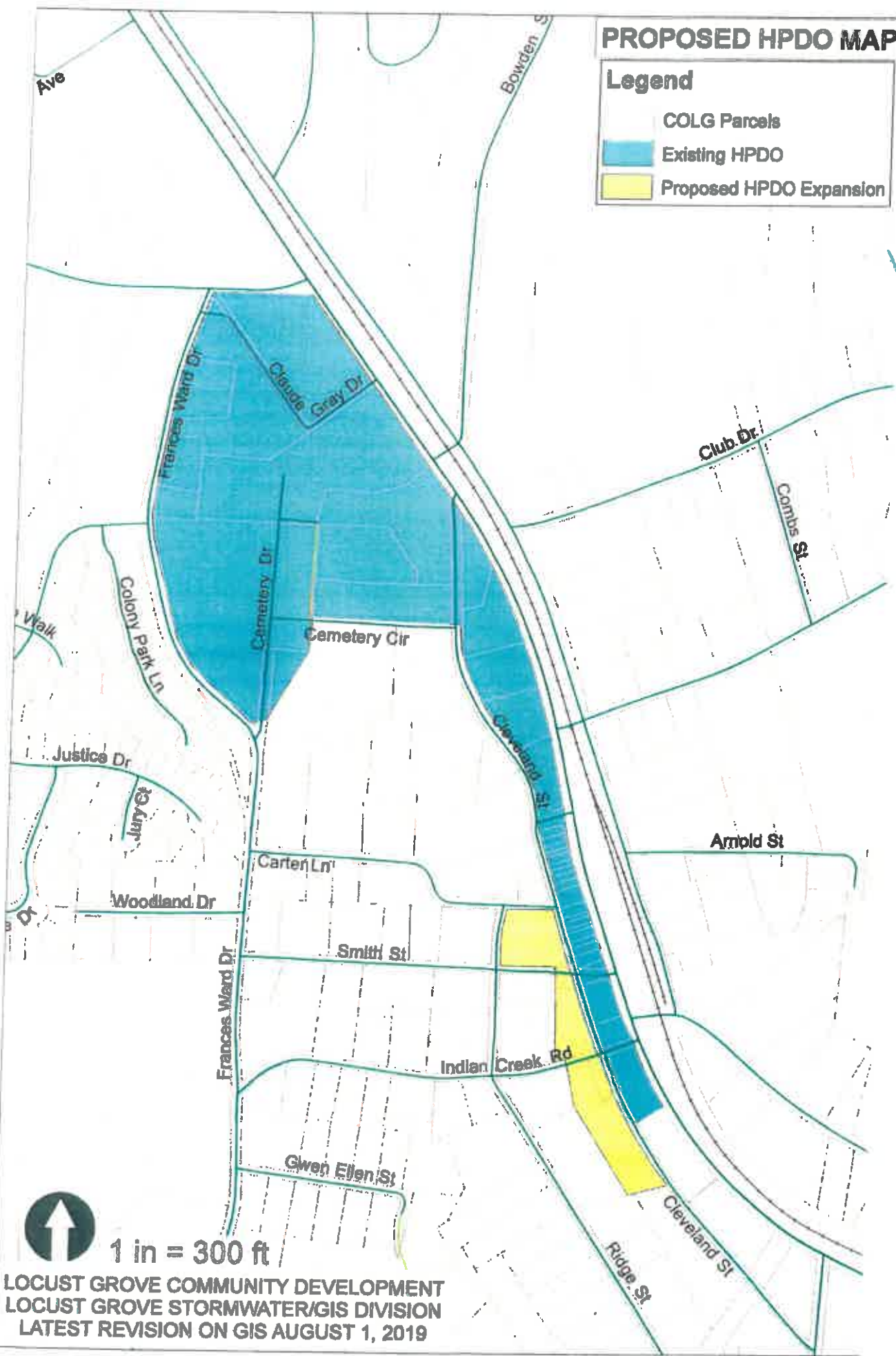


**Anna Williams Ogg  
Main Street Manager  
City of Locust Grove  
770-692-2320  
aogg@locustgrove-ga.gov**

# PROPOSED HPDO MAP

## Legend

- COLG Parcels
- Existing HPDO
- Proposed HPDO Expansion



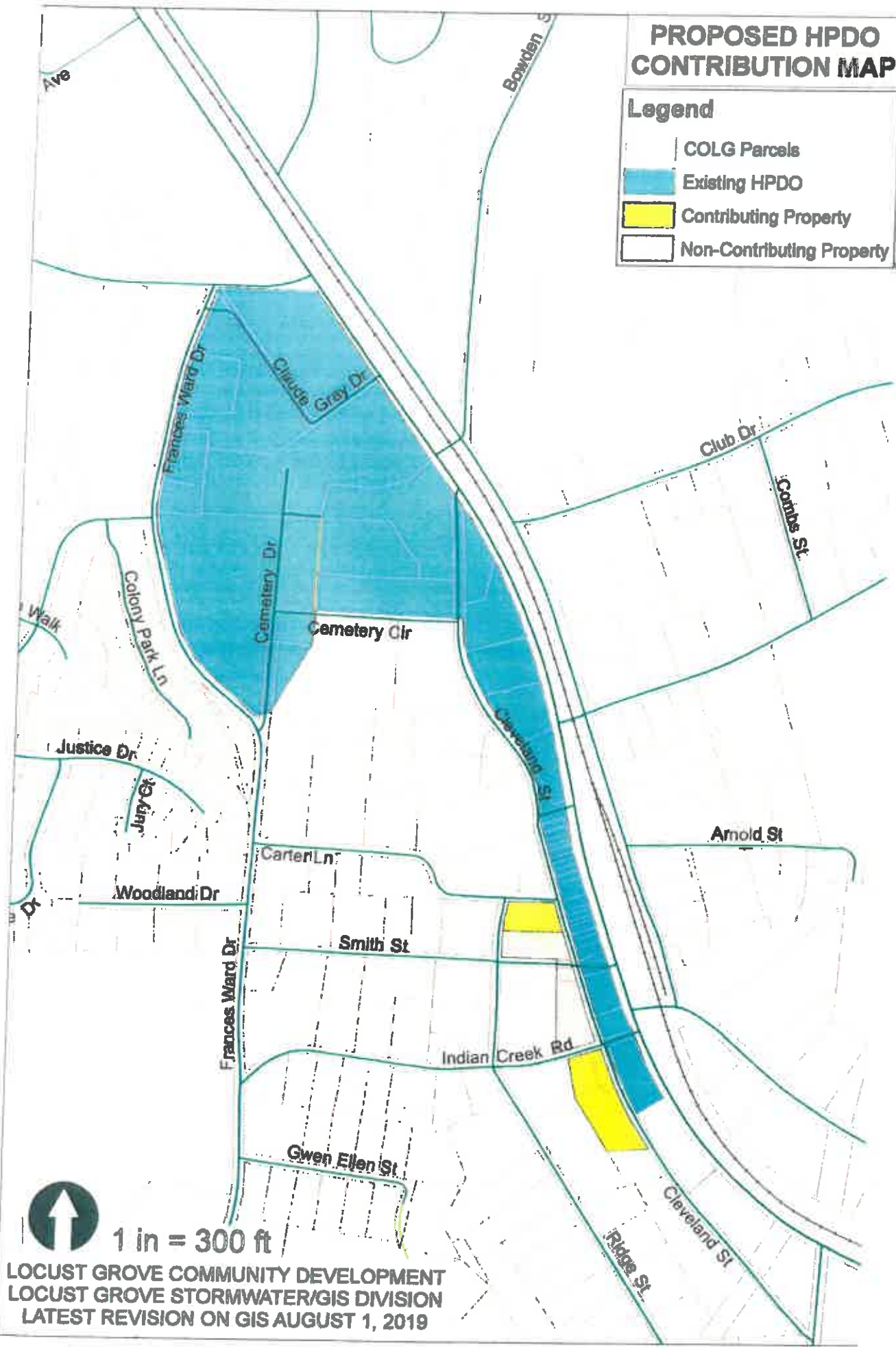
1 in = 300 ft

LOCUST GROVE COMMUNITY DEVELOPMENT  
LOCUST GROVE STORMWATER/GIS DIVISION  
LATEST REVISION ON GIS AUGUST 1, 2019

# PROPOSED HPDO CONTRIBUTION MAP

## Legend

- COLG Parcels
- Existing HPDO
- Contributing Property
- Non-Contributing Property



1 in = 300 ft

LOCUST GROVE COMMUNITY DEVELOPMENT  
LOCUST GROVE STORMWATER/GIS DIVISION  
LATEST REVISION ON GIS AUGUST 1, 2019

### Statement of Historic Significance

Contrary to public perception, warehouse development is nothing new in Locust Grove. Rather, what we are seeing in logistics-based development trends is the 21<sup>st</sup> century evolution of the driving force behind the first urban development in the City. The Locust Grove Historic Preservation Commission proposes that three of these surviving former industrial buildings be included within the City's Historic Preservation District Overlay for their unique role in Locust Grove's settlement and early economic development.

Historic Downtown Locust Grove's "Strip Style" form is the direct result of post-Civil-War era railroad expansion and a transportation-based economy. As such, the City's earliest permanent commercial buildings exhibit a historic focus on agriculture and trade by rail. The surviving historic storefronts (already included in the Locust Grove Historic Preservation District Overlay) are oriented in a parallel row facing the railroad tracks. West and south of the row of brick storefronts are the historic industrial buildings that once processed and stored the agricultural products within a convenient distance from the city's former combination-style train depot.

Prior to the completion of the East Tennessee, Virginia, & Georgia Railroad's Atlanta Division on July 2, 1882, Locust Grove was simply a rural frontier village southeast of the current downtown. This earlier settlement was comprised of wood structures that are non-extant. The construction of the railroad brought new investment to the region from Hampton, Griffin, Atlanta and beyond, resulting in the development of the City in earnest, including the historic commercial and industrial buildings seen today. By the time the City of Locust Grove was chartered on December 20, 1893, the city limits extended one-quarter mile from the train depot in each direction, making the railroad the literal and figurative focal point of the town.

The earliest known records concerning Locust Grove's historic industrial buildings state that George Schafer, an investor from Baltimore, purchased property alongside the future path of the East Tennessee, Virginia, & Georgia Railroad from Alexander Cleveland in 1881. Schafer is reported to have constructed Locust Grove's first brick cotton warehouse on the site in 1882. Other industrial buildings were then constructed following Schafer's example, including an up-to-date public gin with a 10 horse-power steam engine. It is unknown for certain which historic structure corresponded to which specific use.

Although Locust Grove's present economy no longer depends on the distribution of locally grown agricultural products, transportation and trade continue to play a vital role in the city's development. With the 1969 construction of Interstate 75, the recent deepening of the port in Savannah, and future plans for commercial vehicle lanes, Henry County has once again become a major freight cluster for the region. As a result of the City's geographic location, the demand for commercial space with convenient access to transportation routes continues to drive economic development in Locust Grove just as it did in 1882.

# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

**Property Address:** 170 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** Southpoint Fellowship Inc.

**Current Property Occupant:** Southpoint Fellowship Inc.

**Parcel ID #:** L02-02012000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Religious Institution

**Historic Use:** Bonded Cotton Warehouse. In the mid-20<sup>th</sup> century, this building was the location of Sims Superior Seating.

**Approximate Construction Date:** c. 1906

**Date of Alteration/Addition:**

**Status:** Contributing

**Style:** Vernacular. No Academic Style

**Type:** 1.5 story flat roof commercial/industrial building

**Character Defining Features:** Brick corbelling at cornice and sign board, arched brick lintels, 2-over-2 casement windows, arched double door openings, loading dock.

**Architectural description:** The building is load-bearing masonry construction with a sandy lime-based mortar and six-course American Bond typical to the area. Decorative brickwork is limited to simple corbelling at the cornice, sign boards, and arched brick lintels.

The building is single story with a split-level floor plan. The east portion of the building sits higher above grade than the west portion to accommodate a loading dock on the north façade. Non-historic stairs and railing were added to the loading dock at a later date as the building was adapted to a new use.

The building's fenestration consists of arched two-over-two wood casement windows and five large arched doorways, likely used for loading and unloading product. The historic doors on the north façade are non-extant, two having been replaced with metal storefront doors, and the remaining two boarded over. The wood double doors on the west façade appear to be historic.



**170 Cleveland Street Locust Grove, GA 30248 Continued**

**Additional Information:** None

**Photos:**



**East facade**



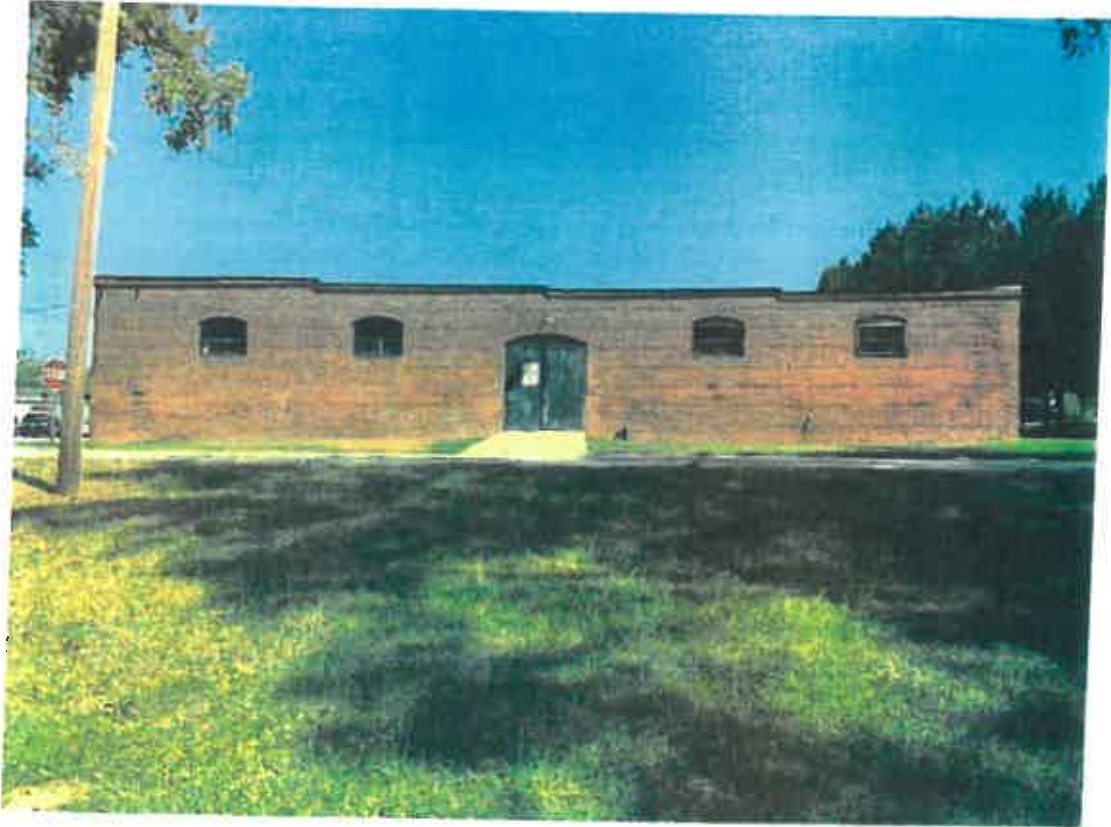
**North facade**

**170 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



**North facade**



**West facade**

**170 Cleveland Street Locust Grove, GA 30248 Continued**



**Historic photo depicting what is believed to be the structure at 170 Cleveland Street. The cornice seen here may have been damaged and/or covered .**



**South facade**

**City of Locust Grove Historic Preservation District Overlay Expansion**  
**Property Information**

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**Property Address:** 186 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** City of Locust Grove

**Current Property Occupant:**

**Parcel ID #:** L02-02013000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Public Parking and Restroom/Storage Building

**Historic Use:** Likely Single Family Residential (see photo)

**Approximate Construction Date:** N/A

**Date of Alteration/Addition:** City Public Works facility relocated and parking lot constructed 2011. 2017 Addition of Restroom/ Storage Building

**Status:** Non-Contributing

**Style:** N/A

**Type:** N/A

**Character Defining Features:** N/A

**Architectural description:** N/A

**Additional Information:** According to a 1958 photo, this parcel was once the site of a single family home. The cross-gabled cottage can be seen on Cleveland Street, directly west of the row of commercial buildings. It is not known when this house was constructed or demolished. The site was later occupied by the City of Locust Grove Public Works Department and a water tower, which were relocated in 2011. The City of Locust Grove then developed the site for public parking, adding public restrooms in 2017.

**186 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



**Public Parking looking north**

**186 Cleveland Street Locust Grove, GA 30248 Continued**



**1958 Photograph showing the single family home that was once located at 186 Cleveland St.**

**City of Locust Grove Historic Preservation District Overlay Expansion**  
**Property Information**

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**Property Address:** 186 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** City of Locust Grove

**Current Property Occupant:**

**Parcel ID #:** L02-03001000 AND L02-03003000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Public Park (Locust Grove City Park)

**Historic Use:** Former site of historic hotel

**Approximate Construction Date:** N/A

**Date of Alteration/Addition:**

**Status:** Non-Contributing

**Style:** N/A

**Type:** N/A

**Character Defining Features:** N/A

**Architectural description:** N/A

**Additional Information:** This parcel was once the site of a historic hotel/boarding house. The site was later occupied by the City of Locust Grove Public Works Offices. In 2011 the Public Works Building was relocated and the site was developed as a Public Park by the City of Locust Grove.

**186 Cleveland Street Locust Grove, GA 30248 Continued-  
Photos:**



**Public Park facing south**



**Public Park facing north**



# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

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**Property Address:** 230 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** RL Hendrix

**Current Property Occupant:** Superior Brake and Muffler

**Parcel ID #:** L02-04011000 AND L02-04010000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Automotive Repair/storage

**Historic Use:** Cotton Seed Cleaning Facility

**Approximate Construction Date:** 1912

**Date of Alteration/Addition:** 1950

**Status:** Contributing

**Style:** Vernacular

**Type:** Retail Building

**Character Defining Features:** Decorative wood shingles on gables, arched brick lintels, six-course bond historic masonry.

**Architectural description:** This single story building is load-bearing masonry construction with a six-course American Bond typical to the area, with a 20th century brick-façade addition to the west side, and more recent metal addition on the south end of the structure. Decorative features are limited to arched brick lintels above the windows and simple wood shingles covering the north-facing gable. The south gable is covered by sheet metal. A corbelled brick belt course runs partially across the east façade, but abruptly ends before connecting with any other architectural features. The building has a low-pitched metal roof and metal awning on the northeast corner.

The building's fenestration consists of vertical aluminum casement windows (as seen on the north façade) and small aluminum two-light windows (as seen on the east façade). The masonry section of the building has metal storefront doors with wood door surround on the northeast corner. The metal building addition features two metal roll-up doors for automotive bays.

**Additional Information:**

**230 Cleveland Street Locust Grove, GA 30248 Continued**



**North Façade with wood shingles on gable.**

230 Cleveland Street Locust Grove, GA 30248 Continued

Photos:



Two views of east facade



**City of Locust Grove Historic Preservation District Overlay Expansion**  
**Property Information**

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**Property Address:** 250 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** Danny Lowery

**Current Property Occupant:** Joey Charrier

**Parcel ID #:** L02-04012000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Automotive Repair

**Historic Use:** Intended for use as a cotton gin

**Approximate Construction Date:** 1951

**Date of Alteration/Addition:**

**Status:** Contributing

**Style:** Vernacular

**Type:** Two-Story Industrial/Commercial Building

**Character Defining Features:** Non-decorative brick façade with unique header pattern, roll-up doors, lack of windows on first floor.

**Architectural description:** This simple two story brick-façade building features a pitched roof with a front facing gable. This structure has an unusual brick pattern consisting mainly of header courses with vertical lines of stretchers at the edges of exterior walls and fenestration. This is unseen on other historic structures within the district. Decoration is virtually non-existent, with fenestration limited to utilitarian roll-up doors and eight-light casement windows on the second story. All windows have a brick header-course sill. The building shows evidence of structural support for a large awning or shed roof on the east façade. The recessed entryway facing Cleveland Street is non-historic, and was used to replace a roll-up door.

**Additional Information:**

**250 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



**East and north facades**



**East facade**

**EXHIBIT "B"**

PARCEL ID NUMBER	LOCATION ADDRESS	OWNERS NAME	ADDRESS	CURRENT PROPERTY USAGE	ACRES	LANDLOT/ DISTRICT	ZONING	CONSTRUCTION TYPE	YEAR BUILT
102-02012000	170 Cleveland St.	SOUTHPOINT RELOWSHIP	170 Cleveland Street Locust Grove GA 30248	CHAURCH	0.54	186/2	COMMERCIAL (001000)	WAREHOUSE	1986
102-02013000	186 CLEVELAND ST. (LOT)	CTY OF LOCUST GROVE	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARKING	0.39	186/2	COMMERCIAL (001000)	Utility Building	2018
102-03001000	LOCUST GROVE (CTY OF)	LOCUST GROVE (CTY OF)	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARK	0	186/2	COMMERCIAL (001000)	N/A	N/A
102-03003000	186 CLEVELAND ST.	LOCUST GROVE (CTY OF)	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARK	0.76	186/2	COMMERCIAL (001000)	N/A	N/A
102-04011000	280 CLEVELAND ST.	HENRIK RL	6228 WEST FAYETTEVILLE RD RIVERDALE GA 30296	COMMERCIAL (1000)- AUTOMOTIVE	0.15	186/2	COMMERCIAL (001000)	RETAIL BUILDING	1912
102-04010000	HENRIK RL	HENRIK RL	6228 WEST FAYETTEVILLE RD RIVERDALE GA 30296	COMMERCIAL (1000)- AUTOMOTIVE	0	186/2	COMMERCIAL (001000)		
102-04012000	250 CLEVELAND ST.	LOWERY DANNY	140 PINE LOG RD BEACH BLAND, SC 29942	COMMERCIAL (1000)- AUTOMOTIVE	0.93	186/2	COMMERCIAL (001000)	WAREHOUSE	1951

**EXHIBIT "C"**



MARK WILLIAMS  
COMMISSIONER

DR. DAVID GRASS  
DIVISION DIRECTOR

September 27, 2019

Ms. Anna Ogg  
Main Street Manager  
P.O. Box 900  
Locust Grove, Georgia 30248

**RE: Locust Grove Historic District Expansion Report Review and Comments**

Dear Ms. Ogg:

Thank you for the opportunity to review the designation report for the Locust Grove Historic District boundary increase. In accordance with the Georgia Historic Preservation Act § 44-10-26 (b)(1), the local historic preservation commission must prepare an investigation report should a local property be proposed. Additionally, the Historic Preservation Division must be given the opportunity to comment on the commission's report. Our comments below are based on the provisions of your ordinance, the Georgia Historic Preservation Act, and our knowledge of the resources in your community.

We appreciate the thorough designation report, which includes maps, representative photographs, physical and historic descriptions, and interpretive resources. The nomination illustrates the significance of the resources in the expansion area as representative of Locust Grove's industrial past.

We support the designation of the expanded Locust Grove Historic District and encourage the Mayor and Councils designation. We will keep the report on file here for public record and would further ask that the HPC offer a downloadable PDF of the report on the Locust Grove website.

If you, the HPC, or any community members have questions or concerns, please do not hesitate to contact me directly at 770.389.7869 or by email at [sarah.rogers@dnr.ga.gov](mailto:sarah.rogers@dnr.ga.gov).

Sincerely,



Sarah Rogers  
Certified Local Government Coordinator

cc: Allison Duncan, Atlanta Regional Commission

**EXHIBIT "D"**

**Historic Preservation District Overlay (HPDO) Expansion  
Locust Grove City Council and Historic Preservation Commission  
Public Hearing**

**Monday, October 21, 2019**

**6:00 PM**

**Locust Grove Public Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 14.03 of the Code of Ordinances of the City of Locust Grove, Georgia, and by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council and Historic Preservation Commission on Monday, October 21, 2019 at 6:00 PM will conduct a Public Hearing for the purpose of the following:

**An Ordinance to Amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances**

Ordinance to amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances, which provides for zoning regulations, to repeal Section 17.04.137 Entitled "Reserved", to amend Section 17.04.137 entitled "Historic Preservation District Overlay (HPDO)"; to notify the Mayor and City Council of this proposed designation, to repeal conflicting resolutions; to provide an effective date; and for other purposes.

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

Copies of the proposed boundary and the proposed overlay text may be found on the city's website: [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov) beginning October 2, 2019 throughout the hearing process. Additional public hearings will follow before the Locust Grove City Council.

Anna Ogg  
Main Street Program Manager  
City of Locust Grove

Please run as a Legal Ad for the following dates: October 2, 2019, October 9, 2019, and October 16, 2019. I will need a certification of publication for each.

Delivered by electronic e-mail to [legals@henryherald.com](mailto:legals@henryherald.com) (Dawn Ward)

Received by: \_\_\_\_\_

Date: 9/17/2019 12:59:46 PM

Historic Preservation  
District Overlay (HPDO)  
Easement  
Locust Grove City Council  
and Historic Preservation  
Commission  
Public Hearing  
Monday, October 21, 2019  
6:00 PM  
Locust Grove Public  
Safety Building  
8048 Highway 42 South  
Locust Grove, GA 30248

**PUBLIC HEARINGS**

boundary and the proposed  
overlay that may be found on  
the city's website: [www.lo-  
custgrove-ga.gov](http://www.lo-<br/>custgrove-ga.gov) beginning  
October 2, 2019 throughout  
the hearing process. Addi-  
tional public hearings will fol-  
low before the Locust Grove  
City Council.  
822-216803, 10/22/16

Notice is hereby given as  
required by Chapter 14.03  
of the Code of Ordinances  
of the City of Locust Grove,  
Georgia, and by Chapter 60  
of Title 26 of the Official Code  
of Georgia Annotated ("Zon-  
ing Procedures Law") and  
Section 17.04 of the Code of  
Ordinances, City of Locust  
Grove, Georgia, that the Lo-  
cust Grove City Council and  
Historic Preservation Com-  
mission on Monday, October  
21, 2019 at 6:00 PM will con-  
duct a Public Hearing for the  
purpose of the following:

**An Ordinance to Amend Title  
17, Chapter 17.04 of the City  
of Locust Grove Code of Or-  
dinances**

Ordinance to amend Title 17,  
Chapter 17.04 of the City of  
Locust Grove Code of Ordi-  
nances, which provides for  
zoning regulations, to repeal  
Section 17.04.137 Entitled  
"Reserved" to amend Sec-  
tion 17.04.137 entitled "His-  
toric Preservation District  
Overlay (HPDO)"; to notify  
the Mayor and City Council  
of the proposed designation,  
to repeal conflicting resolu-  
tions; to provide an effective  
date; and for other purposes.

The meeting will be held  
in the Locust Grove Public  
Safety Building, located at  
8048 Highway 42 South.

Copies of the proposed



Historic Preservation  
District Overlay (HPDO)  
Continued  
Locust Grove City Council  
and Historic Preservation  
Commission  
Public Hearing  
Monday, October 21, 2018  
6:30 PM  
Locust Grove Public  
Safety Building  
3840 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 14.08 of the Code of Ordinances of the City of Locust Grove, Georgia, and by Chapter 09 of Title 30 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council and Historic Preservation Commission on Monday, October 21, 2018 at 6:30 PM will conduct a Public Hearing for the purpose of the following:

**An Ordinance to Amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances**

Ordinance to amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances, which provides for zoning regulations, to repeal Section 17.04.137 entitled "Reserved", to amend Section 17.04.137 entitled "Historic Preservation District Overlay (HPDO)"; to notify the Mayor and City Council of this proposed ordinance, to repeal conflicting regulations; to provide an effective date; and for other purposes.

The meeting will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Copies of the proposed boundary and the proposed overlay text may be found on the city's website: [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov) beginning October 2, 2018 through the hearing process. Additional public hearings will follow before the Locust Grove City Council.  
620-615003, 1029, 18

**Historic Preservation  
District Overlay (HPDO)  
Expansion  
Locust Grove City Council  
and Historic Preservation  
Commission  
Public Hearing  
Monday, October 21, 2019  
6:00 PM  
Locust Grove Public  
Safety Building  
3840 Highway 42 South  
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 14.03 of the Code of Ordinances of the City of Locust Grove, Georgia, and by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedure Law"), and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council and Historic Preservation Commission on Monday, October 21, 2019 at 6:00 PM will conduct a Public Hearing for the purpose of the following:

**An Ordinance to Amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances**

Ordinance to amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances, which provides for zoning regulations, to repeal Section 17.04.137, Entitled "Reserved", to amend Section 17.04.137 entitled "Historic Preservation District Overlay (HPDO)"; to notify the Mayor and City Council of this proposed designation; to repeal conflicting resolutions; to provide an effective date; and for other purposes.

The meeting will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Copies of the proposed boundary and the proposed overlay text may be found on the city's website: [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov) beginning October 2, 2019 throughout the hearing process. Additional public hearings will follow before the Locust Grove City Council.  
928-615803, 10/29/16

## **AFFIDAVIT OF SIGN POSTING**

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

1.

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

2.

The City of Locust Grove, Georgia, requests rezoning from C-2 (general commercial) to C-2 with HPDO (historic preservation district overlay) for the purpose of preserving historic resources located on the west side of Cleveland Street south of the intersection of Cleveland Street and Carter Lane containing three contributing historic structures (Parcel ID: L02-02012000, L02-04011000, L02-04010000, and L02-04012000), three non-contributing parcels belonging to the City of Locust Grove ( Parcel ID: L02-02013000, L02-03001000, and L02-03003000) and consists of approximately 2.78+/- acres (the "Property").

3.

On the 24<sup>th</sup> day of September 2019, I, Richard Cook, posted two double-sided sign notifications on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 21<sup>st</sup> day of October, 2019 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Double-sided sign posted at 8:34 AM at the intersection of Cleveland Street and Carter Lane (170 Cleveland St).
- 2) Double-sided sign posted at 8:39 AM at 250 Cleveland Street.

FURTHER AFFIANT SAYETH NOT.

This 24<sup>th</sup> day of September 2019.



*Richard M Cook*  
Affiant

Sworn and subscribed before me  
this 24 day of September, 2019

*Misty L Spurling*  
Notary Public (seal)



Exhibit "A"

1) Double-sided sign at 170 Cleveland Street Locust Grove, GA 30248





**PUBLIC**

**City of Lovell Grove**  
 Planning Commission  
 Public Hearing Notice  
 100-1-16TH 1000  
 Parcel 100-1-16TH 1000  
**REZONING**  
 PROJECT: General commercial  
 100-1-16TH 1000  
 FOR CITY COUNCIL MEETING  
 DATE: October 21, 2010  
 TIME: 8:00 P.M.

**HEARING**

PLANNING COMMISSION  
 100-1-16TH 1000  
 THE LOVELL GROVE, INC.

09-24-2010 08:34

2) Double-sided sign posted at 250 Cleveland Street, Locust Grove, GA 30248



3)



**PUBLIC**

**7**

**HEARING**

**City of Locust Grove**  
 City Council and  
 Historic Preservation Commission  
 Public Safety Building  
 6000 Highway 88  
 Locust Grove, GA 30070

**REZONING**  
 FROM: C-1 (general commercial)  
 TO: C-1 WITH HPD  
 (GENERAL COMMERCIAL WITH HISTORIC PRESERVATION DISTRICT)  
 PER CITY ORDINANCE 14.03.040

**DATE:** October 21, 2019  
**TIME:** 6:00 P.M.

FOR MORE INFORMATION, VISIT US AT  
 www.cityoflocustgrove.com

09.24.2019 08:39



## Community Development Department

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

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## Item Coversheet

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

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** September 27, 2019 – sign placed on property  
September 25, 2019 – ad in newspaper

**Budget Item:** No

**Date Received:** September 3, 2019

**Workshop Date:** October 21, 2019

**Regular Meeting Date:** November 4, 2019

### Discussion:

---

Zachary Zweifler, agent for GBLG Development, LLC, of Indianapolis, IN, (the "Applicant"), requests the City to consider an amendment to the City's Future Land Use Map to change land-use designations from low-density residential to industrial on properties located at 61 and 71 Jackson Street (Parcel IDs 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District (the "Properties"). The Properties consist of approximately 29.1 acres and the request is being made in conjunction with a rezoning request for a distribution facility.

The Properties are located in an area designated for low-density residential (up to 1.5 dwelling units per acre) on the Future Land Use Map ("FLUM") which is a classification given to areas typically without access to public sewer, such as R-1 and R-2/septic, or in areas lying in a watershed protection area. Properties are currently zoned RA (residential agricultural) and consists with single-family dwellings along with associated out buildings consistent with agricultural use either currently or prior). The Applicant is seeking a companion rezoning of the Properties to M-1 (light manufacturing) filed concurrently with this one.

The FLUM is a component element of the City's Comprehensive Plan. The City Council adopted updates to the Comprehensive Plan in accordance with rules set forth by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning on October 15, 2018.

The Properties are located in the area which is the southern half of 75 South Logistics Center proposed by a previous applicant that required review by the Atlanta Regional Commission ("ARC") and the Georgia Regional Transportation Authority ("GRTA") as Development of Regional Impact ("DRI") #2867.

The Comprehensive Plan is to serve as a guide for elected and public officials by establishing policies and priorities for evaluating development proposals especially as they pertain to land-use decisions. These land-use decisions are analyzed and based on how they relate to growth, economic development and the prioritization of capital improvements on local and regional levels.

### **Recommendation:**

---

Staff recommends approval of the applicants request to amend the future land use map from low density residential to industrial. The request aligns with the intent of the Comprehensive Plan, however, there should be specific attempts as the property is rezoned in this expansion to minimize any possible negative effects on the remaining Residential, Mixed-Historic, and TCU properties.

**I MOVE TO (approve/deny/table) THE APPLICANT'S REQUEST TO AMEND THE FUTURE LAND USE MAP FOR PROPERTIES LOCATED AT 61 AND 71 JACKSON STREET.**

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

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATIONS FROM LOW-DENSITY RESIDENTIAL TO INDUSTRIAL FOR PROPERTIES LOCATED AT 61 AND 71 JACKSON STREET CONTAINING APPROXIMATELY 29.1 ACRES LOCATED IN LAND LOT 217 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA**

**WHEREAS**, Zachary Zweifler, agent for GBLG Development, LLC, of Indianapolis, Indiana, (hereinafter referred to as “Applicant”) requests an amendment to the Future Land Use Map for properties located at 61 and 71 Jackson Street in Land Lot 217 of the 2<sup>nd</sup> District and consisting of approximately 29.1 acres within the City limits, which shall be hereinafter referred to as the “Properties” and are described in **Exhibit A** attached hereto and incorporated herein by reference; and,

**WHEREAS**, the Applicant filed a request to amend the future land use designations on the Properties on September 3, 2019; and,

**WHEREAS**, the aforementioned request to amend the future land use designations on the Properties is included in the Future Land Use Amendment Evaluation Report (hereinafter referred to as “Report”) attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, the application requests that the Council amend the future land use designations on the Properties from low-density residential to industrial for the purpose of developing a distribution facility; and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at a Public Hearing held on October 21, 2019 as well as by the City Community Development Director; and,

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

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

**WHEREAS**, the Mayor and City Council have considered the Applicant's request in light of those elements and goals found in the *Imagine Henry 2040 – Henry County/Cities Joint Comprehensive Plan 2040 Update*; and,

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

1.

- ( ) That the Applicant's request to amend the future land use designations on the Properties from low-density residential to industrial is **APPROVED**;
- ( ) That the Applicant's request in said application is hereby **DENIED**.

2.

That, if the request is granted, the official future land use map for the City is hereby amended to reflect such land-use designations for the Properties.

4.

That, if the request is granted, said amendment to the future land use map for the City shall become effective immediately.

SO ORDAINED by the Council of this City this 21<sup>st</sup> day of October 2019.

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



**ATTEST:**

**MISTY SPURLING, City Clerk**

**(Seal)**

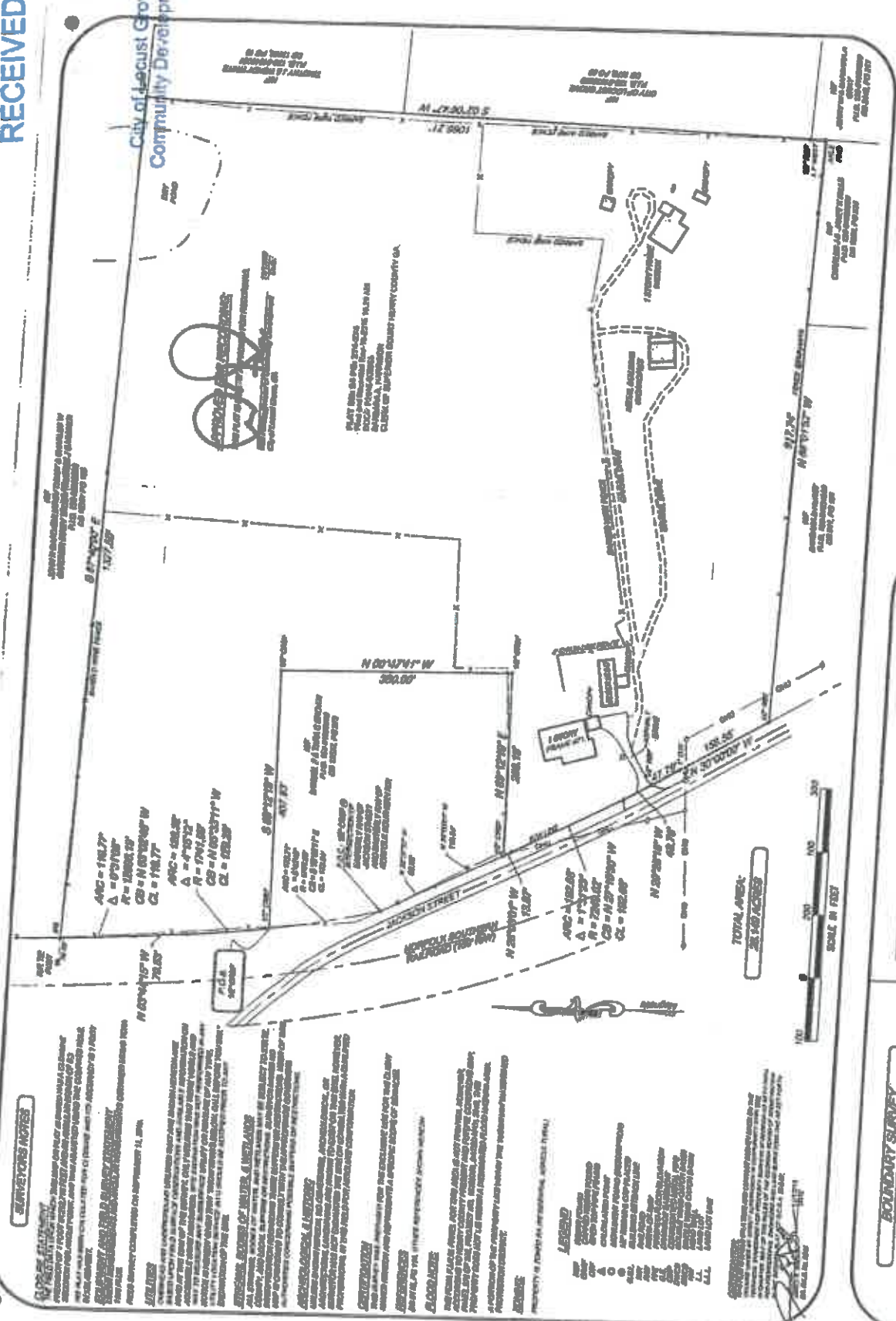
**APPROVED AS TO FORM:**

**City Attorney**

**EXHIBIT A**  
**DESCRIPTION OF SUBJECT PROPERTIES**

RECEIVED

City of Locust Grove  
Community Development



**METRO ENGINEERING & SURVEYING CO., INC.**  
 71 JACOBSON ST., LOCUST GROVE, GA 30050  
 (770) 885-1111  
 www.metro-engineering.com

PROPERTY INFORMATION	ADDITIONAL INFORMATION
PARCEL NUMBER	
OWNER	
ADDRESS	
CITY	
COUNTY	
STATE	
ZIP	

PROPERTY INFORMATION	ADDITIONAL INFORMATION
PARCEL NUMBER	
OWNER	
ADDRESS	
CITY	
COUNTY	
STATE	
ZIP	

**BOUNDARY SURVEY**  
 SAMUEL M. BROWN  
 TAX PARCEL 128-0102000  
 71 JACOBSON ST., LOCUST GROVE, GA

RECEIVED

EXHIBIT "A"

LEGAL DESCRIPTION

City of Locust Grove  
Community Development

AS TO TRACT A:

**Tract 1** A tract or parcel of land consisting of Twenty-Four acres, (24) more or less, lying and being in the Locust Grove, Keelata District of Henry County, Georgia, and same being part of the J. T. Davis home place located about one mile North of Locust Grove, and being the same tract of land, less about one acre of land retained by H. C. Brown, as described in deed Dec. 14th, 1943 from the heirs of J. T. Davis estate to H. C. Brown of record in deed book 34, page 343 of Clark's office of said County; and all of said tract of land herein conveyed lying and being on the East side of Highway Route # 42, and which tract of land embraces the Southern Railroad right of way through said tract of land; and said tract of land bounded as follows:-

On the North by lands of John Robert Gardner; East by lands of M. H. Brown; on South by lands of H. C. Brown; and on West by State Highway Route # 42 and the lands of S. H. Gardner.

**Tract 2** All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District Henry County, Georgia, containing 1.48 acres and being parcel no. 4 as shown on plat of survey made for H. C. Brown, Sr. Estate by Joe Rowan, Jr., Henry County Surveyor, dated August 3, 1982, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of East Cleveland Ave., said point being north 30 degrees 00 minutes west 394.07 feet along said right of way line from its intersection with the south line of Land Lot 217; thence south 88 degrees 00 minutes east 917.75 feet to a point; thence north 02 degrees 34 minutes east 68.7 feet to a point; thence north 88 degrees 00 minutes west 961.36 feet to a point on the northeasterly right of way line of East Cleveland Ave., thence south 30 degrees 00 minutes east 81.0 feet to the point of beginning.

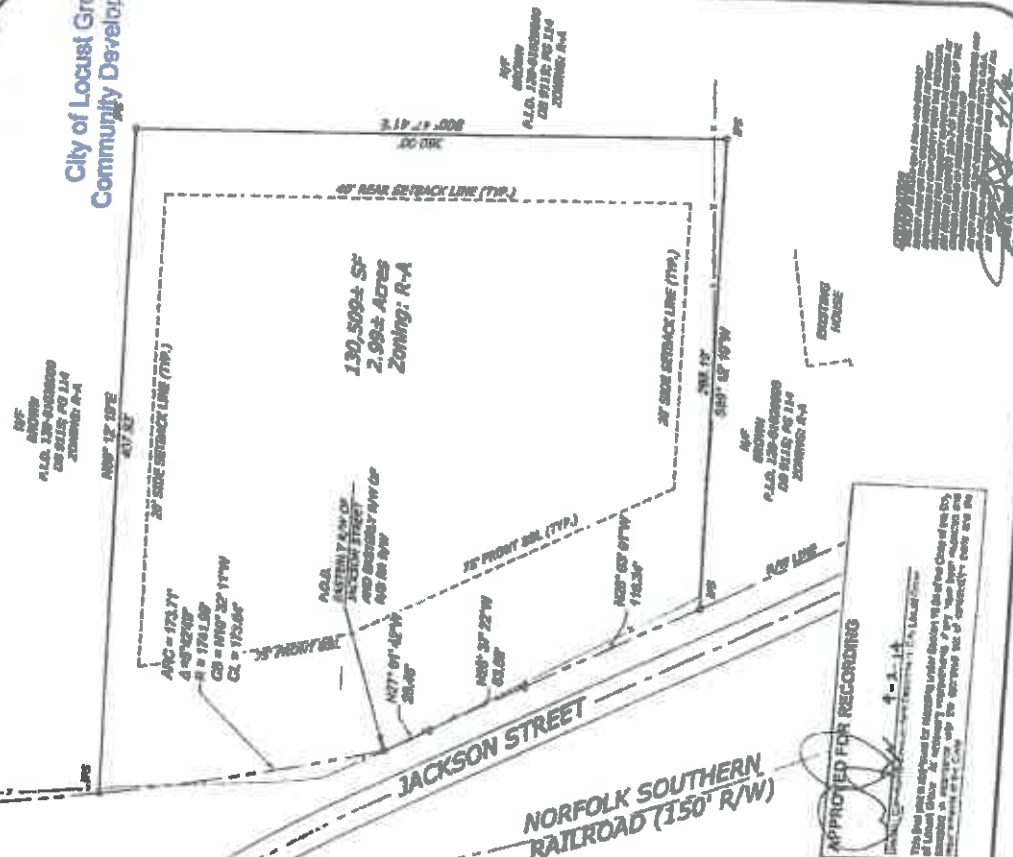
**Tract 3** All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District Henry County, Georgia, containing 1.48 acres and being parcel no. 5 as shown on plat of survey made for H. C. Brown, Sr. Estate by Joe Rowan, Jr., Henry County Surveyor, dated August 3, 1982, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of East Cleveland Ave., said point being north 30 degrees 00 minutes west 675.07 feet along said right of way line from its intersection with the south line of Land lot 217; thence along said right of way line north 30 degrees 00 minutes west 77.47 feet to an iron pin; thence south 88 degrees 00 minutes east 1,003.03 feet to an iron pin; thence south 02 degrees 34 minutes west 65.7 feet to a point; thence north 88 degrees 00 minutes west 961.36 feet to the point of beginning.

LESS AND EXCEPT any portion of the property set forth above contained within that certain Warranty Deed between Samuel M. Brown and Samuel Z. Brown and Tara C. Brown, dated April 2, 2014, filed April 15, 2014 and recorded in Deed Book 13537, Page 272, records of the Superior Court of Henry County, Georgia.

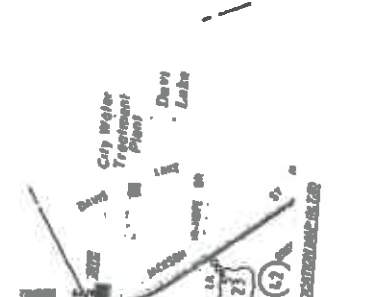
RECEIVED

City of Locust Grove  
Community Development



**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON NAILS.  
 3. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.  
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.  
 5. ALL BEARINGS ARE TO BE MEASURED FROM THE SOUTH OR NORTH.  
 6. ALL ANGLES ARE TO BE MEASURED IN DEGREES AND MINUTES.  
 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.  
 8. ALL BEARINGS ARE TO BE MEASURED FROM THE SOUTH OR NORTH.  
 9. ALL ANGLES ARE TO BE MEASURED IN DEGREES AND MINUTES.  
 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.

**PROPERTY OWNERS:**  
 SAMUEL Z & TARA C. BROWN  
 61 JACKSON ST., LOCUST GROVE, GA 30070



**APPROVED FOR RECORDING**  
 The fee for this plat is \$100.00 for recording and \$10.00 for the City of Locust Grove. The fee for the City of Locust Grove is \$10.00 per acre for the recording fee. The fee for the City of Locust Grove is \$10.00 per acre for the recording fee.

**PROPERTY SURVEY**  
 FOR  
**SAMUEL Z & TARA C. BROWN**  
 PORTION OF PARCEL 128-01028000  
 61 JACKSON ST., LOCUST GROVE, GA

DATE	12/15/14
BY	J. BROWN
CHECKED BY	T. BROWN
SCALE	AS SHOWN
DATE	12/15/14
BY	J. BROWN
CHECKED BY	T. BROWN
SCALE	AS SHOWN

DATE	12/15/14
BY	J. BROWN
CHECKED BY	T. BROWN
SCALE	AS SHOWN
DATE	12/15/14
BY	J. BROWN
CHECKED BY	T. BROWN
SCALE	AS SHOWN

**METRO ENGINEERING & SURVEYING, INC.**  
 1000 W. BROAD ST., SUITE 100  
 ATLANTA, GA 30334  
 PHONE: 404.525.1100  
 FAX: 404.525.1101  
 WWW.METROENGINEERING.COM

RECEIVED

EXHIBIT "A"

LEGAL DESCRIPTION

City of Locust Grove  
Community Development

AS TO TRACT B:

All that tract or parcel of land, being in Land Lot 217 of the 2nd District of Henry County, Georgia, being 2.99 Acres as shown on a survey prepared for Samuel Z. Brown & Tara C. Brown by Metro Engineering & Surveying CO., INC., dated March 6, 2014, and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING:** Begin at the Intersection of the Easterly Right of Way of Jackson Street and the Easterly Right of Way of Norfolk Southern Railroad Right of Way; thence North  $10^{\circ}32'11''$  West a distance of 173.64 feet to an iron Pin, thence North  $89^{\circ}12'19''$  East 407.93 feet to an Iron Pin, thence South  $00^{\circ}47'41''$  East 360.00 feet to an Iron Pin, thence South  $89^{\circ}12'19''$  West 288.19 feet to an Iron Pin, thence North  $26^{\circ}03'01''$  West 116.34 feet to a point on the eastern Right of Way of Jackson Street, Thence North  $26^{\circ}37'22''$  West 63.56 feet to a point along Jackson Street, thence North  $27^{\circ}01'42''$  West 29.46 feet to the Point of Beginning.

**EXHIBIT B**  
**FUTURE LAND USE EVALUATION REPORT**



# FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

OCTOBER 21, 2019

## Property Information

Tax ID	128-01028003/128-001028000
Location/address/area	Land Lot 217 of the 2 <sup>nd</sup> District 61 and 71 Jackson Street
Tract Size	Approximately 29.1 acres
Current Zoning	RA (Residential Agricultural)
Request	Amend the FLUM to change land use designation from low-density residential to industrial
Existing Land Use	Single-family dwellings with detached accessory structures
Future Land Use	(Current) Low density residential (As Proposed for Amendment) Industrial
Recommendation	Approval

## Summary

Zachary Zweifler, agent for GBLG Development, LLC, of Indianapolis, IN, (the "Applicant"), requests the City to consider an amendment to the City's Future Land Use Map to change land-use designations from low-density residential to industrial on properties located at 61 and 71 Jackson Street (Parcel IDs 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2<sup>nd</sup> District (the "Properties"). The Properties consist of approximately 29.1 acres and the request is being made in conjunction with a rezoning request for a distribution facility.

The Properties are located in an area designated for low-density residential (up to 1.5 dwelling units per acre) on the Future Land Use Map<sup>1</sup> ("FLUM") which is a classification given to areas typically without access to public sewer, such as R-1 and R-2/septic, or in areas lying in a watershed protection area. Properties are currently zoned RA (residential agricultural)<sup>2</sup> and consists with single-family dwellings along with associated out buildings consistent with agricultural use either currently or prior). The Applicant is seeking a concurrent rezoning of the Properties to M-1 (light manufacturing) filed concurrently with this one.

The FLUM is a component element of the City's Comprehensive Plan. The City Council adopted updates to the Comprehensive Plan in accordance with rules set forth by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning<sup>3</sup> on October 15, 2018.

<sup>1</sup> Future Land Use Map, City of Locust Grove, GA. Adopted October 2018.

<sup>2</sup> Official Zoning Map, City of Locust Grove, GA. Adopted August 1, 2016.

<sup>3</sup> See Locust Grove City Council Resolution No. 18-10-053. Adopted October 15, 2018.





# FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

OCTOBER 21, 2019

The Properties are located in the area which is the southern half of 75 South Logistics Center proposed by a previous applicant that required review by the Atlanta Regional Commission (“ARC”) and the Georgia Regional Transportation Authority (“GRTA”) as Development of Regional Impact (“DRI”) #2867.

The Comprehensive Plan is to serve as a guide for elected and public officials by establishing policies and priorities for evaluating development proposals especially as they pertain to land-use decisions. These land-use decisions are analyzed and based on how they relate to growth, economic development and the prioritization of capital improvements on local and regional levels.

## Requested Amendment’s relationship to Growth:

The Properties are in an area identified in the Comprehensive Plan as the Henry Global Gateway which is recognized as the main employment center for Henry County. Much of the employment in this area is directly or indirectly related to warehousing and logistics. Decades ago, the corridor between State Route 155 and State Route 42 was designated for industrial development as evidenced by the large number of warehouses found there. Locust Grove has contributed to this growth pattern via decisions dating back at least twenty years with the industrial node at Bethlehem Road and State Route 42. Transportation and warehousing jobs account for a large portion of the overall employment sector in Locust Grove<sup>4</sup>. In late 1999 and early 2000, there was an attempt by a developer to locate a large shopping mall along Bethlehem Road at I-75 in the NE Quadrant as well as an attempt for an interchange. The Interchange Justification Report at that time did not progress and the shopping mall project was abandoned by the developer, which, in light of current retail trends, was probably the correct decision.

Zoning trends in this corridor illustrate a growing need throughout the region for warehousing and logistics facilities. This growth, coupled with a relative decline in the need for retail establishments, has directly led to the large-scale industrial zonings that have occurred over the last few years (Clayco, Gardner 42, Home Depot, Lambert Farms, etc.). Most of the land being converted to industrial uses was previously zoned for agricultural uses.

While the Comprehensive Plan identified transportation and warehousing as a major employment sector in Locust Grove, it also indicates most of these employees live outside of the City and commute to Locust Grove for work, typically by car<sup>5</sup>. The City Council has taken steps to further diversify available housing types as prescribed in the Locust Grove Town Center Livable Cities Initiative (LCI), the establishment of the Gateway District at Bill Gardner and I-75 for potential vertical mixed-use development at high densities when feasible, as well as upgrades to the minimum requirements on single-family residential houses in the R-3 zoning district in order to provide greater choice for housing.

<sup>4</sup> See Imagine Henry 2040 – Henry County/Cities Joint Comprehensive Plan 2040 Update. Adopted October 15, 2018.

<sup>5</sup> Ibid.



# FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

OCTOBER 21, 2019

## Requested Amendment's relationship to Economic Development:

It is likely the Properties will be developed as a speculative venture whereby the building and improvements are completed, but the end-user is not known. Without knowledge of the end-user, you cannot accurately determine employment figures; however, the typical employment range is between 100 to up to 1,100 employees, with a typical "safe" expectation of 175 – 200 on a single-shift operation.

Property tax revenues will increase on the Properties as well as on the properties contained in the project as a whole. As a point of reference, the 80-acre Clayco site on the western side of I-75 generates approximately \$450,000 per year in property tax against \$31,000,000 in improvements [only shell at this time with no final tenant finish in place] as opposed to approximately \$15,000 for a similarly sized tract of agricultural land. It is also reasonable to expect increases in sales tax, occupational tax and administrative fees such as permitting and inspections that are quite large during the construction stage of development.

With the expansion of the Port of Savannah and the rapid change to E-Commerce over the past few years, the need for industrial land has boomed for fulfillment centers, distribution facilities, and shipping. With completion of the work in Savannah slated for 2028, steps are already being taken to increase capacity and functionality at the port which will lead to more commerce hitting Georgia roads and interstates, evidenced by the ongoing efforts of GDOT installing Truck-Only Vehicle Lanes along I-75 between I-475 and McDonough (potential termination point at the new Bethlehem Interchange).

## Requested Amendment's relationship to Capital Improvements:

Several capital improvements will be considered along with this request. These improvements include, but are not limited to, signalizing the intersections at Pine Grove Road and Colvin Road along State Route 42, widening and improvements to Colvin Drive, restriping and widening of State Route 42, installation of new public sanitary sewer to serve the Davis Lake Road area of the City as originally programmed to serve the Smead facility and contemplated in the Growth Boundary for HCWA and SDS.

These improvements will help to mitigate impacts to the local transportation network as well as eliminating situations like those found with the former Smead building where it was not a fully viable property due to the fact it was not served by sewer.

## Relationship to the surrounding areas:

Impacts to adjacent residential properties can be mitigated via buffers and restrictive lighting plans.

- North – Existing industrial land that was rezoned to industrial by the City Council in 2007.
- East – Existing residential land and land owned by the City (Protection area around Spring)
- South – Existing residential land
- West – Railroad and State Route 42, Gardner 42 industrial site

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



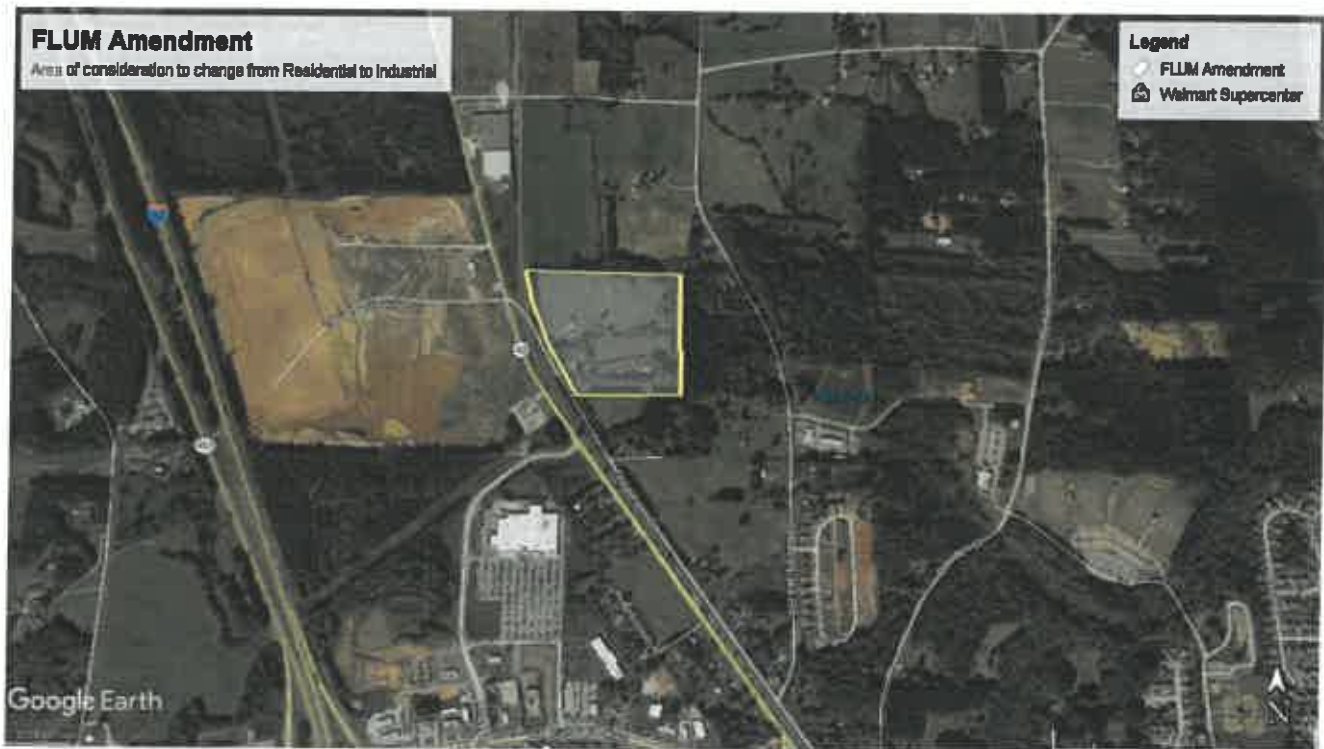
# FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

OCTOBER 21, 2019

The key concept here is the small area relative to the location that is reasonably protected by geographic separation by neighboring property, including the spring wellhead protection area and the rapid development of industrial/distribution across the railroad and SR 42 at the former Gardner Farms properties. Typically, this area was not contemplated for expansion due to ownership by long-term families with relatively new construction; however, the fact that they are considering relocation underlies the fact that this area likely is in transition to another type of land use. This means that single-family residential is likely not the best option, with only other options remaining of multifamily or

commercial if not recommended for the extension of industrial land use. Either case is likely not as supported by a marketplace or relative location to the City's overall Land Use Concept.



Area under consideration shown above. Note grading activity for Scannell Properties across SR 42 from the residences and how these could be considered as "hemmed in". Also note the existence of woods to the east and south to adjoining property owners. Care should be taken with any access to Jackson Street, as that would substantially change the character to the south and should be reinforced with buffers and screening as required.

## Recommendations

Staff recommends approval of the applicants request to amend the future land use map from low density residential to industrial. The request aligns with the intent of the Comprehensive Plan, however, there

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



# **FUTURE LAND USE AMENDMENT EVALUATION REPORT**

**FILE: FLU-AM-19-09-01**

**OCTOBER 21, 2019**

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should be specific attempts as the property is rezoned in this expansion to minimize any possible negative effects on the remaining Residential, Mixed-Historic, and TCU properties.

# ZONING MAP

**Legend - Zoning**

2010_13161_roads	<b>RevisedZoningTCU</b>	OI: Office/Institutional
Streets	<all other values>	PD: Planned Development
Railroad	<b>Zoning</b>	R-2: Single-Family Res R-2
2011_City_Limits	AAR: Active Adult Res.	R-3: Mod-High Single-Family
2011-11	C-1: Neighborhood Comm.	RA: Residential-Agricultural
CRBO_Overlay	C-2: General Comm.	RD: Residential Duplex
CRB_CondUse	C-3: Heavy Comm.	RM: Multifamily Residential
Historic Preservation District Overlay	M-1: Light Manufacturing	RHM: Res. Mtg. Home
	M-2: General Industrial	TCU: Trans./Comm. Utilities



**Subject Properties**

Date: 3/13/2019

Source: COLG GIS

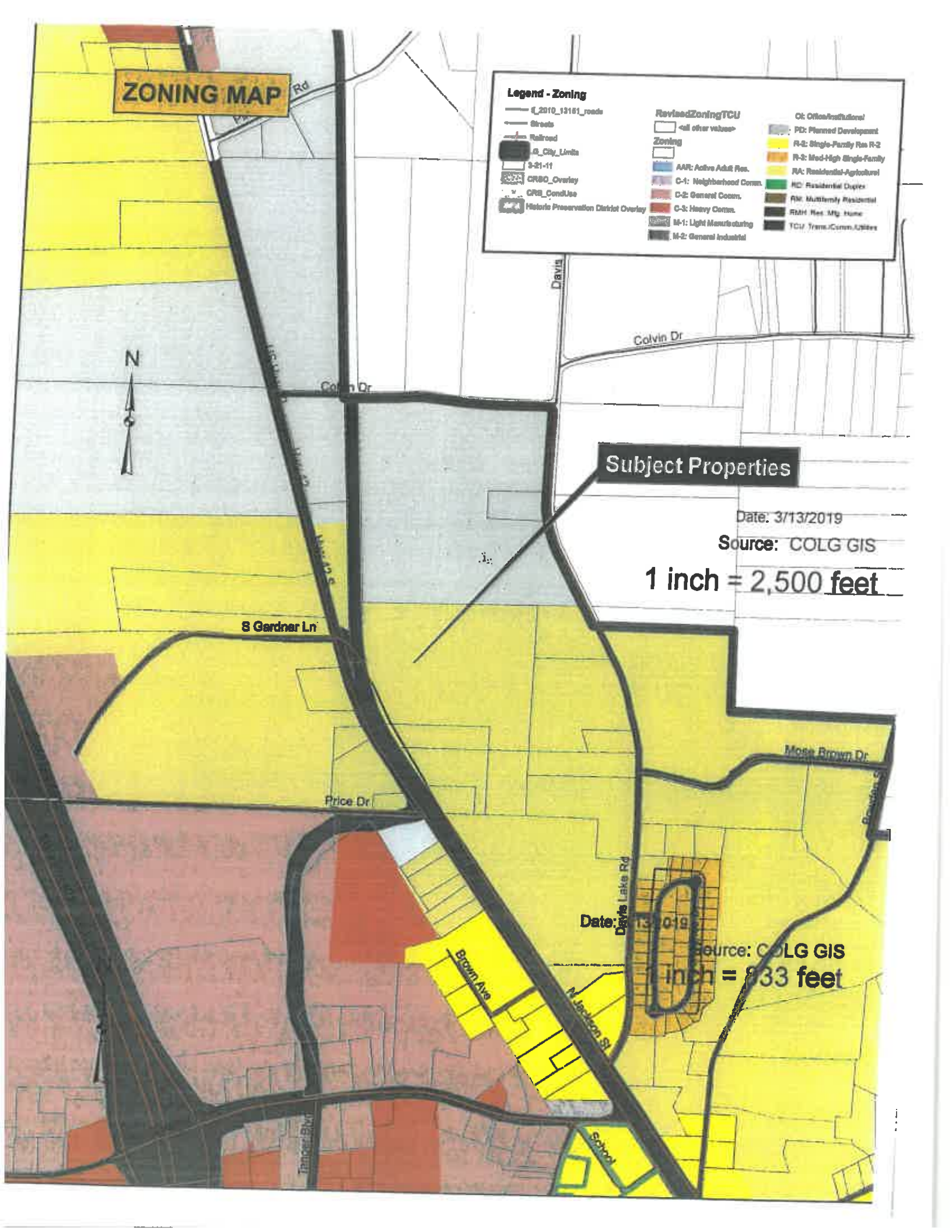
1 inch = 2,500 feet

8 Gardner Ln

Date: 3/13/2019

Source: COLG GIS

1 inch = 833 feet



# FUTURE LAND USE MAP

## Legend - Land Use

PLUM2016

PLUM2016

Gateway Town Center

Central Business District

Mixed Historic Neighborhood

Mixed Use Neighborhood

Mixed Use District

Office

Professional/Institutional

Rural Residential

Low Density Residential

Medium Density Residential

High Density Residential

Very High Density - County

Neighborhood Commercial

Community Commercial

Regional Commercial

Commercial - County

Service Commercial

Industrial

Trans., Comm., Utilities

Parks, Recreation, Conserv.

LG\_City\_Limits

3-21-11

Streets

Railroad

LG\_City\_Limits

LG\_FLUM\_JJG

FLUM2016

Central Business District

Mixed Historic Neighborhood

Mixed Use Neighborhood

Mixed Use District

Office

Professional/Institutional

Rural Residential

Low Density Residential

Medium Density Residential

High Density Residential

Very High Density - County

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Industrial

Trans., Comm., Utilities

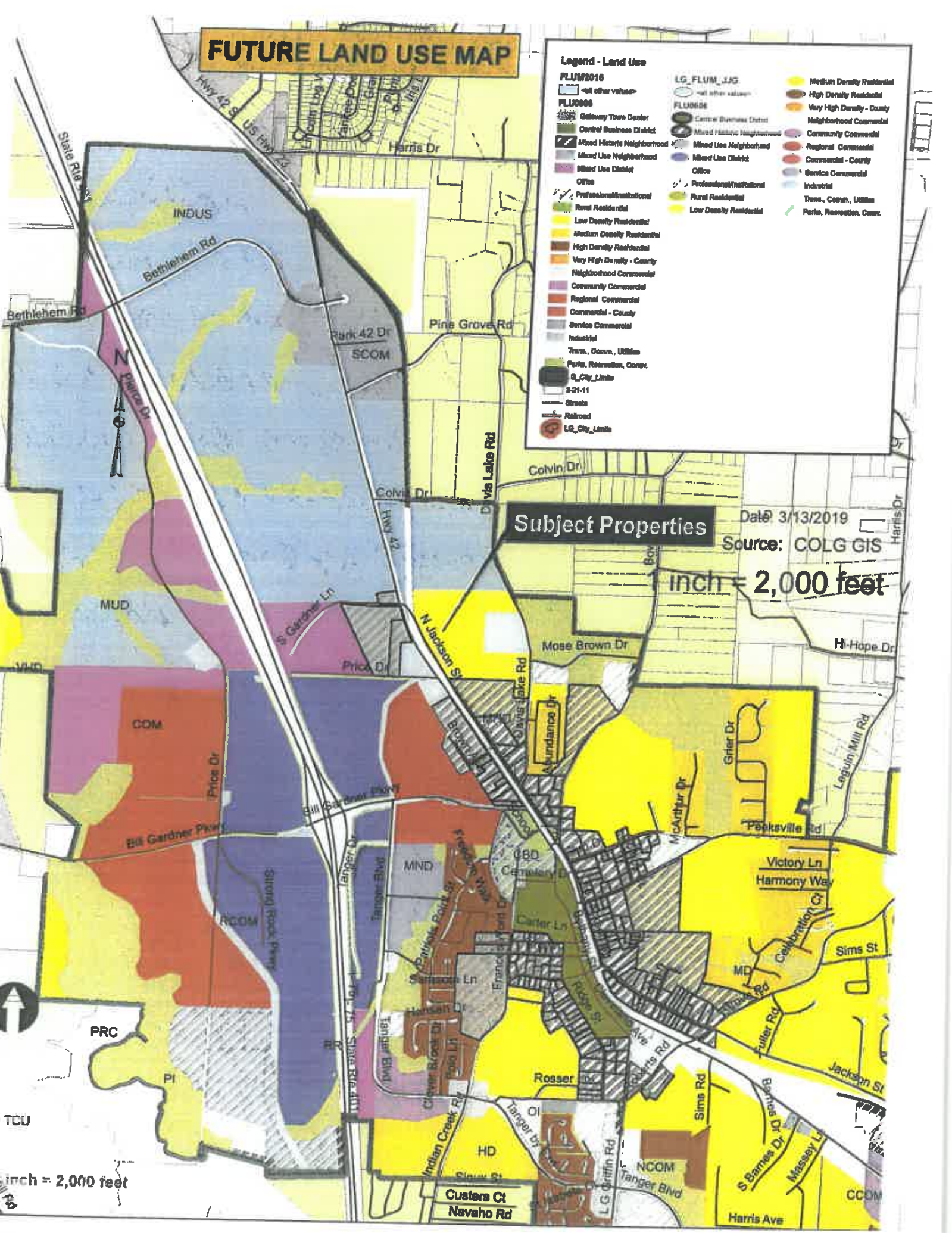
Parks, Recreation, Conserv.

Subject Properties

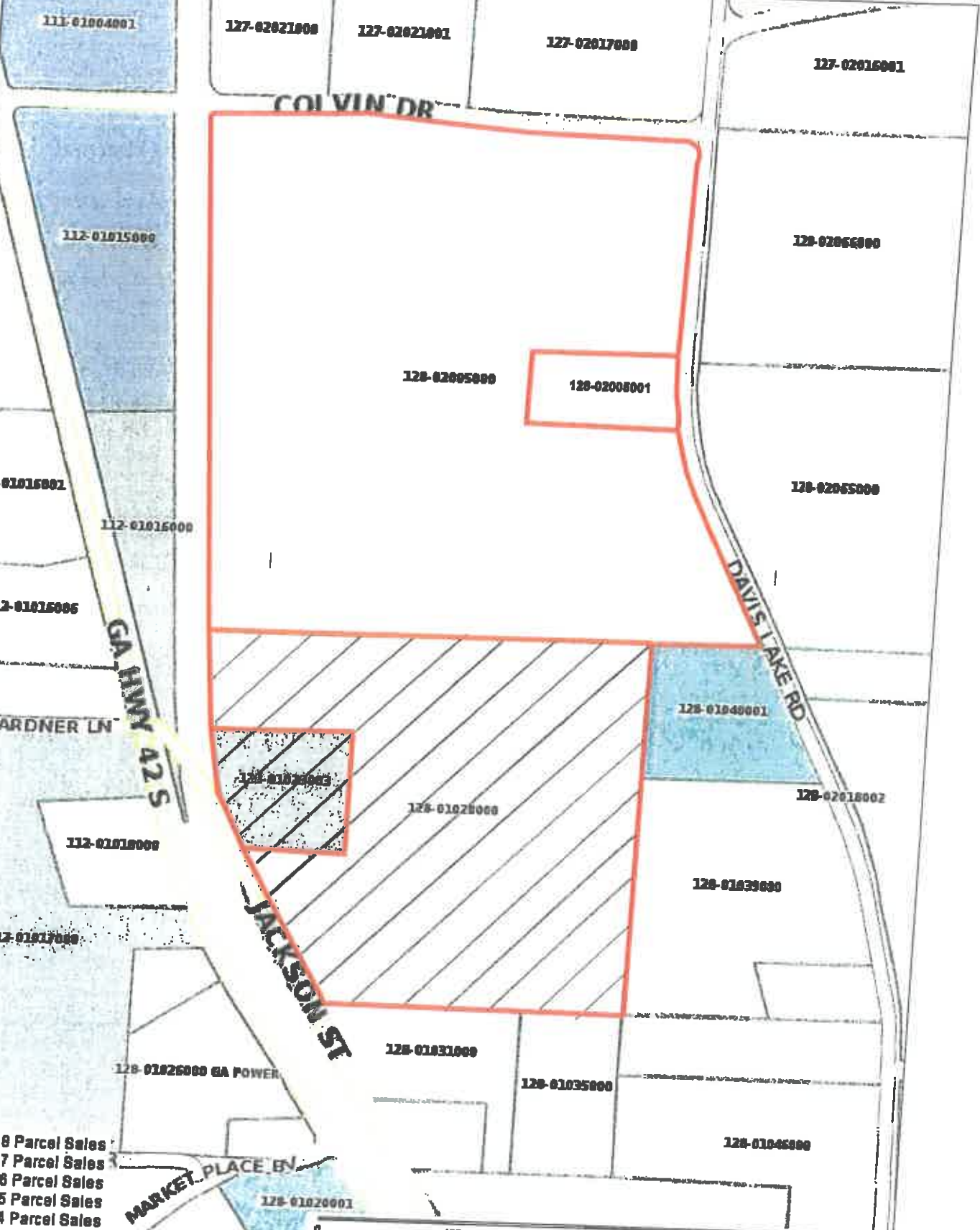
Date: 3/13/2019

Source: COLG GIS

1 inch = 2,000 feet



1 inch = 2,000 feet



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 purposes. 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 printed: 01/04/19 : 10:23:42

**GENERAL INFORMATION**  
 2011 LUMBERING ROAD SOUTH  
 SUITE 110  
 ATLANTA, GEORGIA 30349  
 (404) 525-1178

**CLIENT**  
 SOUTHERN RAILROAD COMPANY

**PROJECT**  
 GARDNER COMMERCE CENTER  
 CITY OF LOCUST GROVE, HENRY COUNTY, GA

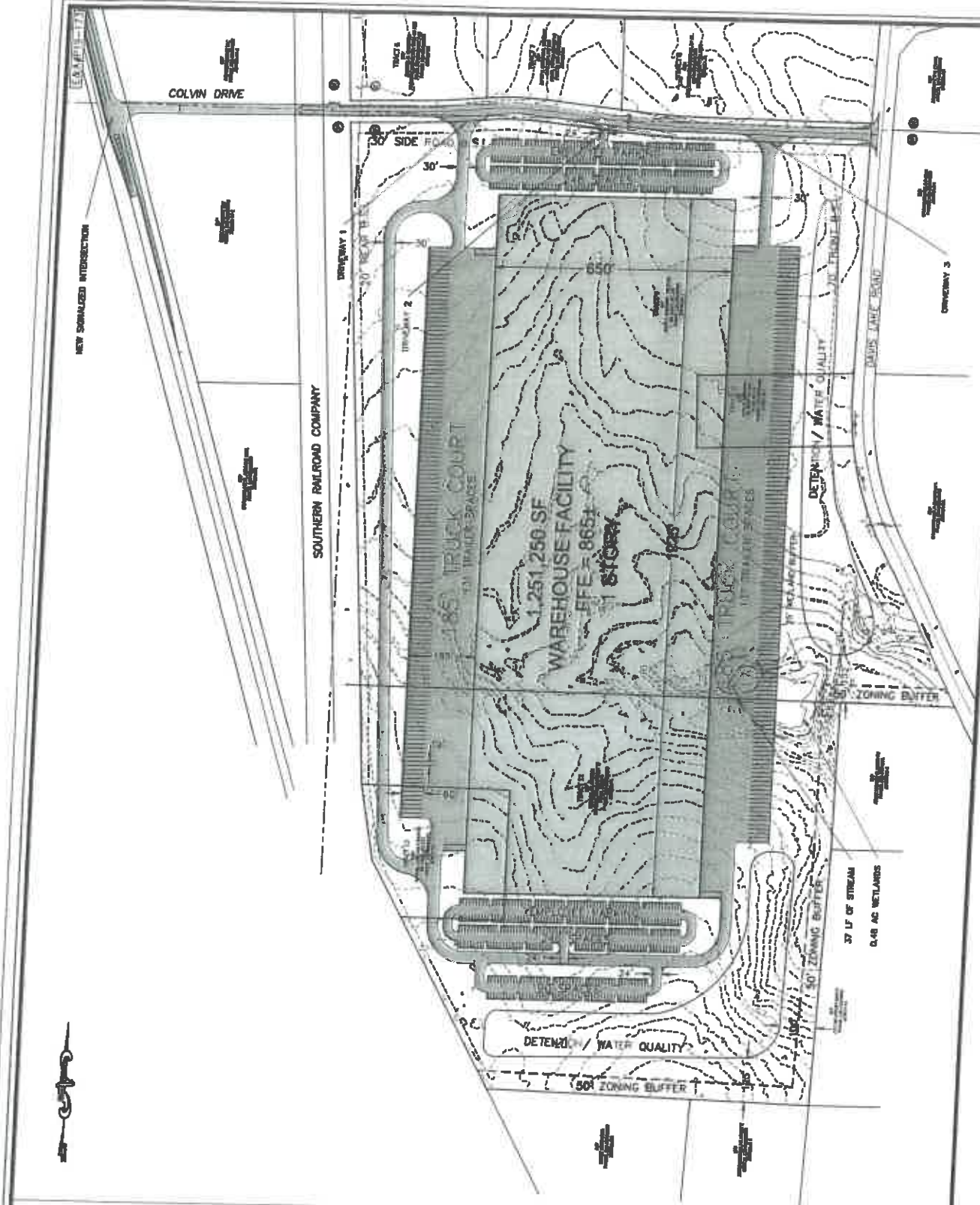
DATE	DESCRIPTION
SEPTEMBER 3, 2010	REVISION

## REZONING SITE PLAN

# GARDNER COMMERCE CENTER

## CITY OF LOCUST GROVE, HENRY COUNTY, GA

SEPTEMBER 3, 2010



**PROJECT INFORMATION**

<b>ACREAGE:</b>	TOTAL: 498.00 AC
	STREAM & WETLANDS: 0.48 AC
	PAVE/PURCHASE: 252.14 AC
<b>LOCATIONS:</b>	COUNTY: HENRY COUNTY
	MUNICIPALITY: LOCUST GROVE
	PLANNING COMMISSION: 159-0000003
	PLANNING COMMISSION: 159-0000003
	PLANNING COMMISSION: 159-0000003
<b>TOTAL:</b>	DEVELOPABLE COVER: 24.00 AC
	IMPROVEMENT COVER: 0.48 AC
	OBSTRUCTION: 0.00 AC
	WETLANDS: 0.48 AC
<b>PERMITS:</b>	DEVELOPERS: 1,251,250 SF.
<b>PERMITS:</b>	PERMITS REQUIRED: 004
	REQUIRED: 004
	TRAILER STORAGE (PROHIBITED): 000
<b>REVISIONS:</b>	REVISED: 11,000 SQ FT
	REVISED: 11,000 SQ FT

- GENERAL NOTES**
1. THIS PLAN IS THE PROPERTY OF E&A ENGINEERING & ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF E&A ENGINEERING & ARCHITECTURE, INC.
  2. THE CLIENT HAS REPRESENTED AND WARRANTED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
  3. THE CLIENT HAS REPRESENTED AND WARRANTED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
  4. THE CLIENT HAS REPRESENTED AND WARRANTED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
  5. THE CLIENT HAS REPRESENTED AND WARRANTED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.





...in The Frame

### Request for Zoning Map Amendment

Name of Applicant GBLG Development, LLC Phone: 763-331-8857 Date: 09/3/2019  
 Address Applicant: One American Square, Suite 2900 Cell # \_\_\_\_\_  
 City: Indianapolis State: IN Zip: 46282 E-mail: \_\_\_\_\_  
 Name of Agent Zachary Zweifler Phone: 763-331-8857 Date: 09/3/2019  
 Address Agent: One American Square, Suite 2900 Cell # 516-509-4143  
 City: Indianapolis State: IN Zip: 46282 E-mail: \_\_\_\_\_

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

Concept Plan Review  Conditional Use  Conditional Exception  Modifications to Zoning Conditions

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


Request from Residential Agricultural (RA), Light Manufacturing (M-1) to Light Manufacturing (M-1)  
(Current Zoning) (Requested Zoning)

Request from Low Medium-Density Residential to Industrial  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Light industrial warehousing - construction of one distribution facility, 1,251,250 sf  
(Type of Development)  
Address of Property: 61 and 71 Jackson St (343 and 381 Davis Lake Rd are already zoned M-1 & designated Industrial on current FLUM)

Nearest intersection to the property: Colvin Drive and Davis Lake Rd

Size of Tract: 29.14 acre(s), Land Lot Number(s): 217 District(s): 2nd

Gross Density: 15,408 SF/AC units per acre  
Net Density: 15,680 SF/AC  
Property Tax Parcel Number: 128-01028000 & 128-01028003 (Required)  


Tami Susan Carlock  
Witness Signature

\_\_\_\_\_  
Signature of Owner/s

Tami Susan Carlock  
Printed Name of Witness

\_\_\_\_\_  
Printed Name of Owner/s

Tami Susan Carlock  
Notary

[Signature]  
Signature of Agent

(For Office Use Only)

Total Amount Paid \$4,974.20 Cash Check # 50815 Received by: R. F. (FEES ARE NON-REFUNDABLE)

Application checked by: [Signature] Date: 9/3/19 Map Number(s): \_\_\_\_\_

Pre-application meeting: 9/3/19 Date: \_\_\_\_\_

Public Hearing Date: 10/21/19

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

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

September 3, 2019

**Letter of Intent**

**Applicant/Developer:** GBLG Development, LLC  
One American Square, Suite 2900  
Indianapolis, IN 46282

**Property:** 61 & 71 Jackson St – Locust Grove, GA

**Proposed Use:**

GBLG Development has agreed to acquire approximately 81.22 acres along the south side of Colvin Dr, west of Davis Lake Rd, and east of the existing Southern Railroad Company's existing railway, subject to zoning approvals, stormwater management issues and financing. GBLG Development plans to use the site for one industrial warehouse facility. The planned construction would consist of one building with appropriate truck docks, trailer storage, and employee parking, as well as two driveways connecting into Colvin Dr. GBLG Development does not currently have agreements in place to acquire nor does it plan to develop any land north of Colvin Drive, as contemplated in the DRI.

**Future Land Use:** Medium-Density Residential

**Requested Future Land Use:** Industrial

**Acreage of Future Land Use Request:**

29.14 acres

**Number of Buildings Proposed:** One (1)

**Possible Building Size:** 1,251,250 s.f.

**Total Development Acreage:** 81.22 acres

**Density:** 15,406 gross square footage per acre

September 3, 2019

**Letter of Intent**

**Applicant/Developer:** GBLG Development, LLC  
One American Square, Suite 2900  
Indianapolis, IN 46282

**Property:** 61 & 71 Jackson St – Locust Grove, GA

**Proposed Use:**

GBLG Development has agreed to acquire approximately 81.22 acres along the south side of Colvin Dr, west of Davis Lake Rd, and east of the existing Southern Railroad Company's existing railway, subject to zoning approvals, stormwater management issues and financing. GBLG Development plans to use the site for one industrial warehouse facility. The planned construction would consist of one building with appropriate truck docks, trailer storage, and employee parking, as well as two driveways connecting into Colvin Dr. GBLG Development does not currently have agreements in place to acquire nor does it plan to develop any land north of Colvin Drive, as contemplated in the DRI.

**Existing Zoning:** Residential Agricultural (RA), Light Manufacturing (M-1)

**Zoning Classification Requested:** Light Manufacturing (M-1)

**Acreage of Zoning Request:** 29.14 acres

**Number of Buildings Proposed:** One (1)

**Possible Building Size:** 1,251,250 s.f.

**Total Development Acreage:** 81.22 acres

**Density:** 15,406 gross square footage per acre

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

**AFFIDAVIT OF SIGN POSTING**

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

1.

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

2.

Zachary Zweifler, agent for GBLG Development, LLC, request a rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) and a future land use map amendment from Low Density Residential to Industrial for properties located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The properties consist of 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

3.

On the 27<sup>th</sup> day of September 2019, I, Richard Cook, posted double-sided sign notifications on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 21<sup>st</sup> day of October, 2019 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Double-sided signs posted at 8:25 AM at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)

FURTHER AFFIANT SAYETH NOT.

This 27<sup>th</sup> day of September 2019.

  
Affiant

Sworn and subscribed before me  
this 27<sup>th</sup> day of September

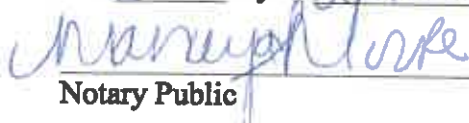
  
Notary Public



Exhibit "A"

- 1) Double-sided signs posted at 8:25 AM on 9/27/2019 at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)



# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Ad No.: **615268**  
Name and File No.: **CITY COUNCIL WORKSHOPS**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**09/25/19 Wed**

Public Hearing Notice  
City of Locust Grove  
September 16, 2019  
8:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

for other purposes.

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

Dawn Glibbe  
Community Development Director - City of Locust Grove  
928-615268, 9/25

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, September 16, 2019 at 8:00 PM, will conduct public hearings for the purpose of the following:

**FUTURE LAND USE MAP AMENDMENT**  
FLD-AM-19-08-01 Zachary Zweifler, agent for GBLG Development, LLC, request a future land use map amendment from Low Density Residential to Industrial for properties located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The properties consist of 28.14 +/- acres and the request is for a light industrial warehouse distribution facility.

**REZONING**  
RZ-19-08-06 Zachary Zweifler, agent for GBLG Development, LLC, request a rezoning from RA (Residential Agricultural) and M-1 (Light Manufacturing) to M-1 (Light Manufacturing) for property located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The property consist of 28.14 +/- acres and the request is for a light industrial warehouse distribution facility.

**CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE**  
A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and

*Robert D. McCray*

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

*Tina Pethel*

By Tina Pethel  
SCNI Controller

Sworn and subscribed before me 10/11/19

*Dawn Ward*



Notary Public

My commission expires March 4, 2022



## Community Development Department

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

### Item Coversheet

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

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** September 27, 2019 – sign placed on property  
September 25, 2019 – ad in newspaper

**Budget Item:** No

**Date Received:** September 3, 2019

**Workshop Date:** October 21, 2019

**Regular Meeting Date:** November 4, 2019

### Discussion:

Zachary Zweifler, agent for GBLG Development, of Indianapolis, IN (the “Applicant”), requests rezoning from RA (residential agricultural) to M-1 (light manufacturing) for properties located at 61 and 71 Jackson Street (Parcel IDs 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District (the “Properties”). The Properties consist of approximately 29.1+/- acres and the request is for combination of this property with additional tracts already zoned for an industrial/distribution facility.

The Properties are currently used for residential and agricultural with a variety of accessory structures are scattered throughout. According to the Letter of Intent, the



**Applicant seeks to rezone the Properties to M-1 (light manufacturing) to include with parcels 128-02005000 and 128-02005001 which are already zoned M-1 (light manufacturing) in order to develop an industrial project currently identified as Gardner Commerce Center. This development would consist of one (1) industrial warehouse distribution facility with a square footage of approximately 1,251,250 sf. The scheduled completion date is set for 2021.**

**A majority of the proposed development lies within an area identified on the Future Land Use Map as Industrial; however, the Properties under consideration in this rezoning request are designated for low-density residential uses. The Applicant has filed a concurrent request to amend the Future Land Use Map to reflect industrial uses for these tracts to remain consistent.**

**The conceptual site plan, included in Exhibit B, illustrates how the proposed distribution centers will lie on the Properties in a diagonal northwesterly direction that parallels the Norfolk-Southern Railroad and State Route 42.**

## **Recommendation:**

**Staff recommends approval of the applicants rezoning request with the following conditions:**

- 1. Prior to the issuance of any land disturbance permits, the applicant, interest holder or developer of the property subject to this rezoning must submit plans for approval by the Community Development Director demonstrating compliance with the following:**
  - a. Conditions contained in Attachment A – General Conditions of the GRTA Notice of Decision issued on March 11, 2019.**
  - b. The subparagraphs of condition number 2 herein.**
  
- 2. Prior to the issuance of any land disturbance permits, the applicant must submit plans demonstrating compliance with the contained in Attachment A – General Conditions of the GRTA Notice of Decision issued on March 11, 2019 and including:**
  - a. Bill Gardner Pkwy at SR 42**
    - i. Restripe dual left turn lanes [at] SR 42 northbound**
    - ii. Restripe two receiving lanes in gore striped area on Bill Gardner Parkway [and SR 42].**
  
  - b. SR 42 at Market Place Boulevard**
    - i. Provide a signal warrant analysis to GDOT that includes 24-hour counts as well as an Intersection Control Evaluation to determine if signalization of this intersection is warranted until a roundabout can be constructed.**

- 3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the GRTA Notice of Decision issued on March 11, 2019 and the requirements contained in Condition (2)(a-b), must be completed including the dedication of all new rights-of-way, if any, to the City in accordance with the Subdivision Ordinance.**
- 4. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.**
- 5. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.**
- 6. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly-scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan; however, screening must be adequate to mitigate noise and light impacts on the residential properties to the south and east as further described in Condition #7 below.**
- 7. A landscaped berm, a minimum of fifteen (15) feet tall to the top of the berm, shall be installed along southern boundary and the eastern boundary where the project abuts property used for residential purposes. Landscaping shall consist of a mixture of deciduous and evergreen trees a minimum of six (6) feet in height at the time of planting. The final design shall be included in the Landscape Plan that is presented to the City Council.**
- 8. Security fencing along the southern boundary shall be erected on the operational side of the landscaped berm, not adjacent to the residentially-zoned properties, described in Condition #7.**
- 9. The mature pecan and oak trees located along Jackson Street will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.**
- 10. Storm water detention and/or retention facilities must either be located at least five-hundred (500) feet from the southern boundary or underground.**
- 11. The only permitted industrial uses on the site shall be warehouse and/or distribution.**
- 12. The Applicant is strongly encouraged to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between**

**Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.**

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

**AN ORDINANCE TO REZONE PROPERTIES FROM RA (RESIDENTIAL AGRICULTURAL) TO M-1 (LIGHT MANUFACTURING) FOR PROPERTIES LOCATED AT 61 AND 71 JACKSON STREET CONTAINING APPROXIMATELY 29.1 ACRES LOCATED IN LAND LOT 217 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA**

**WHEREAS**, Zachary Zweifler, agent for GBLG Development, of Indianapolis, Indiana (hereinafter referred to as "Applicant") requests rezoning for properties located at 61 and 71 Jackson Street in Land Lot 217 of the 2<sup>nd</sup> District and consisting of approximately 29.1 acres within the City limits, which shall be hereinafter referred to as the "Properties" and are described in **Exhibit A** attached hereto and incorporated herein by reference; and,

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

**WHEREAS**, the Applicant is requesting that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone said Property from RA (Residential Agricultural) to M-1 (Light Manufacturing); and,

**WHEREAS**, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on October 21, 2019; and,

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

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

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

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

1.

- ( ) That the Properties are hereby rezoned from RA to M-1 in accordance with the Zoning Ordinance of the City
- ( ) The Applicant's request in said application is hereby **DENIED**.

2.

That the rezoning of the above-described Properties are subject to:

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

3.

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

4.

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

**SO ORDAINED** by the Council of the City this 21<sup>st</sup> day of October 2019.

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

**ATTEST:**

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

**(Seal)**

**APPROVED AS TO FORM:**

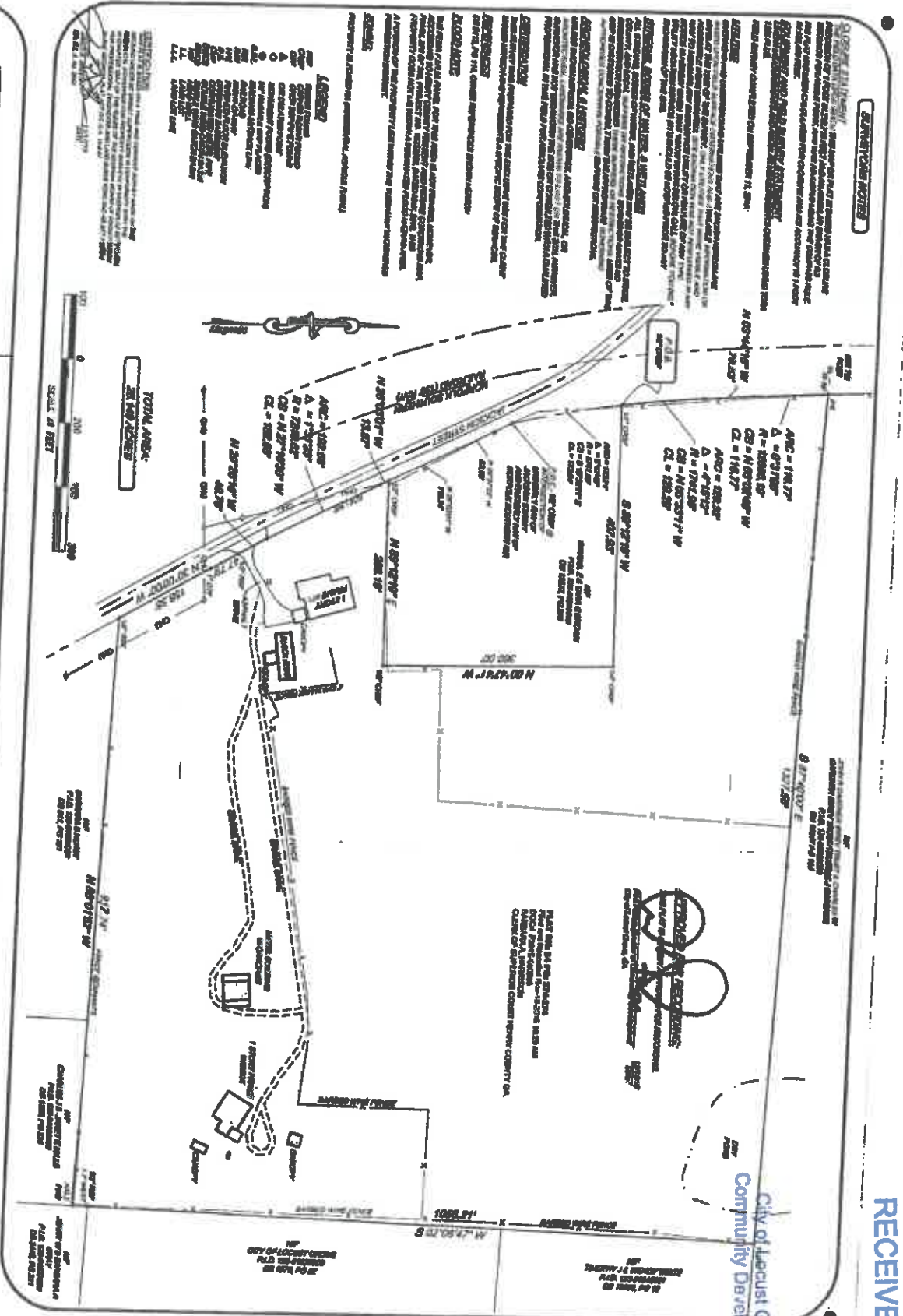
\_\_\_\_\_  
**City Attorney**

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND PLAT**

RECEIVED

City of Lacust Grove  
Community Development



**BOUNDARY SURVEY**

**SAMUEL M. BROWN**  
 TAX PARCEL 128-0102800  
 71 JACKSON ST., LACUST GROVE, GA

ADJACENT PROPERTIES

LANDLORD	APR
EMERSON	84
CONCRETE	80
ROBERT	80
ROBERT	80
ROBERT	80
ROBERT	80

ADJACENT PROPERTIES

ADJACENT	APR
ADJACENT	APR
ADJACENT	APR
ADJACENT	APR
ADJACENT	APR
ADJACENT	APR



**METRO ENGINEERING & SURVEYING CO., INC.**  
 1000 W. BROAD ST., SUITE 100  
 ATLANTA, GA 30308  
 (404) 525-1100



EXHIBIT "A"

LEGAL DESCRIPTION

City of Locust Grove  
Community Development

AS TO TRACT A:

**Tract 1** A tract or parcel of land consisting of Twenty-Four acres, (24) more or less, lying and being in the Locust Grove, Malitia District of Henry County, Georgia, and same being part of the J. T. Davis home place located about one mile North of Locust Grove, and being the same tract of land, less about one acre of land retained by H. C. Brown, as described in deed Dec. 14th, 1943 from the heirs of J. T. Davis estate to H. C. Brown of record in deed book 34, page 34 of Clerk's office of said County; and all of said tract of land hereto conveyed lying and being on the East side of Highway Route # 42, and which tract of land embraces the Southern Railroad right of way through said tract of land; and said tract of land bounded as follows:-

On the North by lands of John Robert Gardner; East by lands of K. K. Brown; on South by lands of H. C. Brown; and on West by State Highway Route # 42 and the lands of S. H. Gardner.

**Tract 2** All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District Henry County, Georgia, containing 1.48 acres and being parcel no. 4 as shown on plat of survey made for H. C. Brown, Sr. Estate by Joe Rowan, Jr., Henry County Surveyor, dated August 3, 1982, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of East Cleveland Ave., said point being north 30 degrees 00 minutes west 394.07 feet along said right of way line from its intersection with the south line of Land Lot 217; thence south 88 degrees 00 minutes east 917.75 feet to a point; thence north 02 degrees 34 minutes east 68.7 feet to a point; thence north 88 degrees 00 minutes west 961.36 feet to a point on the northeasterly right of way line of East Cleveland Ave., thence south 30 degrees 00 minutes east 81.0 feet to the point of beginning.

**Tract 3** All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District Henry County, Georgia, containing 1.48 acres and being parcel no. 5 as shown on plat of survey made for H. C. Brown, Sr. Estate by Joe Rowan, Jr., Henry County Surveyor, dated August 3, 1982, and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way line of East Cleveland Ave., said point being north 30 degrees 00 minutes west 675.07 feet along said right of way line from its intersection with the south line of Land lot 217; thence along said right of way line north 30 degrees 00 minutes west 77.47 feet to an iron pin; thence south 88 degrees 00 minutes east 1,001.05 feet to an iron pin; thence south 02 degrees 34 minutes west 65.7 feet to a point; thence north 88 degrees 00 minutes west 961.36 feet to the point of beginning.

LESS AND EXCEPT any portion of the property set forth above contained within that certain Warranty Deed between Samuel M. Brown and Samuel Z. Brown and Tara C. Brown, dated April 2, 2014, filed April 15, 2014 and recorded in Deed Book 13537, Page 272, records of the Superior Court of Henry County, Georgia.



RECEIVED

EXHIBIT "A"

LEGAL DESCRIPTION

City of Locust Grove  
Community Development

AS TO TRACT B:

All that tract or parcel of land, being in Land Lot 217 of the 2nd District of Henry County, Georgia, being 2.99 Acres as shown on a survey prepared for Samuel Z. Brown & Tara C. Brown by Metro Engineering & Surveying CO., INC., dated March 6, 2014, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING: Begin at the Intersection of the Easterly Right of Way of Jackson Street and the Easterly Right of Way of Norfolk Southern Railroad Right of Way; thence North  $10^{\circ}32'11''$  West a distance of 173.64 feet to an iron Pin, thence North  $89^{\circ}12'19''$  East 407.93 feet to an Iron Pin, thence South  $00^{\circ}47'41''$  East 360.00 feet to an Iron Pin, thence South  $89^{\circ}12'19''$  West 288.19 feet to an Iron Pin, thence North  $26^{\circ}03'01''$  West 116.34 feet to a point on the eastern Right of Way of Jackson Street, Thence North  $26^{\circ}37'22''$  West 63.56 feet to a point along Jackson Street, thence North  $27^{\circ}01'42''$  West 29.46 feet to the Point of Beginning.

**EXHIBIT "B"**

**REZONING EVALUATION REPORT**



# REZONING EVALUATION REPORT

FILE: RZ-19-09-05

OCTOBER 21, 2019

REZONING RA TO M-1

## Property Information

<b>Tax ID</b>	128-01028003 128-01028000
<b>Location/address</b>	Land Lot 217 of the 2 <sup>nd</sup> District 61 and 71 Jackson Street
<b>Parcel Size</b>	Approximately 29.1 acres
<b>Current Zoning</b>	RA (Residential Agricultural)
<b>Request</b>	Rezoning to M-1 (light manufacturing)
<b>Proposed Use</b>	Warehouse/ distribution facilities
<b>Existing Land Use</b>	Single-family dwellings, agricultural uses with related structures
<b>Future Land Use</b>	Low-density residential
<b>Recommendation</b>	Approval with Conditions

## Summary

Zachary Zweifler, agent for GBLG Development, of Indianapolis, IN (the "Applicant"), requests rezoning from RA (residential agricultural) to M-1 (light manufacturing) for properties located at 61 and 71 Jackson Street (Parcel IDs 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2<sup>nd</sup> District (the "Properties"). The Properties consist of approximately 29.1+/- acres and the request is for combination of this property with additional tracts already zoned for an industrial/distribution facility.

The Properties are currently used for residential and agricultural with a variety of accessory structures are scattered throughout. According to the Letter of Intent, the Applicant seeks to rezone the Properties to M-1 (light manufacturing) to include with parcels 128-02005000 and 128-02005001 which are already zoned M-1 (light manufacturing) in order to develop Phase 1 of an industrial project currently identified as Gardner Commerce Center. This development would consist of one (1) industrial warehouse distribution facility with a square footage of approximately 1,251,250 sf. The scheduled completion date is set for 2021.

A majority of the property is contained within an area identified on the Future Land Use Map as Industrial; however, the Properties under consideration in this rezoning request are designated for low-density residential uses. The Applicant has filed a companion request to amend the Future Land Use Map to reflect industrial uses for these tracts to remain consistent.



# REZONING EVALUATION REPORT

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OCTOBER 21, 2019  
REZONING RA TO M-1

The conceptual site plan, included in Exhibit B, illustrates how the proposed distribution centers will lie on the Properties in a diagonal northwesterly direction that parallels the Norfolk-Southern Railroad and State Route 42.

The scope of this industrial project (exceeding 500,000 sf) warrants a Development of Regional Impact (DRI) known as *DRI 2867* was “approved subject to conditions” in total and by phase by Georgia Regional Transportation Authority (“GRTA”) on March 11, 2019. Also included is the Atlanta Regional Commission’s (“ARC’s”) *Regional Review Finding* which was issued on February 25, 2019<sup>1</sup> and includes review comments, summarized below, from the following state agencies:

- GDOT – Aviation Programs
  - Project is located outside of any FAA approach or departure surfaces and airport compatible land uses and does not appear to impact any civil airport
  - Construction equipment reaching higher than two-hundred (200) feet above ground requires the Applicant to submit additionally paperwork to the Federal Aviation Administration.
- Natural Resources Division
  - The proposed project lies within the Tussahaw Creek Water Supply Watershed
  - Per the United States Geological Survey (USGS) data, no perennial or intermittent streams are on the Properties; however, any unmapped streams found will be subject to the City’s Stream Buffer Ordinance
  - The proposed project must adequately address stormwater runoff in accordance with State and Local laws
  - The proposed project must conform to relevant Federal, State and Local erosion and sedimentation control requirements.
  - The proposed project must provide post-construction stormwater runoff quality as required by the Georgia Stormwater Management Manual.
  - Recommendations include: utilizing green spaces and tree planting beds as stormwater controls, design the site to incorporate rainwater capture to provide irrigation during dry periods.
- ARC’s Transportation Access and Mobility Division
  - The proposed project will be accessed by local roads
- GDOT – Office of Planning
  - There are two GDOT projects in the vicinity of the request:
    - Project ID Number – 0013995 – SR42 @ NS #718415R five miles south of McDonough – Bridge Project
    - Project ID Number – 0015823 – SR 42 from Bill Gardner Parkway to Peeksville Road – Widening (additional lane between Bill Gardner and Peeksville)
- Atlanta Regional Commission (ARC)
  - Proposed project lies within the Developing Suburbs Area of the region contained in the Unified Growth Policy Map (UGPM).

<sup>1</sup> Atlanta Regional Commission, *Regional Review Finding, 75 South Logistics Center (DRI 2867), 2/25/19.*  
*Preserving the Past... . . . Planning the Future*



# REZONING EVALUATION REPORT

FILE: RZ-19-09-05

OCTOBER 21, 2019  
REZONING RA TO M-1

- The proposed project's intensity aligns with the Regional Development Guide in terms of locating in a region that is experiencing demand for warehouse/distribution development.
- Recommends incorporating green infrastructure and low-impact designs, connecting new development to the existing road network and adjacent developments.

## Service Delivery / Infrastructure

**Water and Sewer:** Water and sewer service is available via existing water lines and a proposed sewer line extension in this area.

*Water service* – Final determination of the water provider will be made by location and agreement from 2014 although typically the sewer provider determines the ultimate water billing agent. There is interconnection between HCWA and the City located along Davis Lake Road. Any upgrades to the service lines to serve the development shall be the responsibility of the developer.

*Sewer Service* – The City is currently designing a new Davis Lake Interceptor that will bring sanitary sewer service in the vicinity of the Properties in order to serve the former Smead property, for which there are limited users without sanitary sewer service. There will be adequate capacity to handle the proposed industrial facilities. Easements should be provided for the city in order to install sanitary sewer in addition to the connection fees as part of service.

**Land Use:** The site must be in compliance with the requirements set forth in the City's M-1 (Light Manufacturing) zoning district as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, as applicable to the site.

### **Financial Impacts:**

The property tax collections are potentially significant due to the Properties' requested industrial zoning and proposed use; however, there will be variable sales tax collections due to the nature of the business conducted (warehousing and distribution). Employee figures will not be known until a tenant moves into the facility. Fees for water and sewer services, development and building inspections and reviews, occupational tax and impact fees will be collected and should be substantial (approximately \$300,000).

**Police Services:** The subject property is in the existing city limits and will remain on a regular patrol route. Future development of this area may require additional police patrol for crime prevention and traffic control.

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

**Transportation Impacts:** This development will generate, at build out, an estimated 4,178 trips per day. This Development will yield approximately 1,011 vehicles, including 400 trucks, entering and



# REZONING EVALUATION REPORT

FILE: RZ-19-09-05

OCTOBER 21, 2019  
REZONING RA TO M-1

exiting each day. The following *Trip Generation Table* was prepared by Randall Parker of CALYX Engineers & Consultants for Trammell Crow Company<sup>2</sup>.

Trip Generation PHASE 1						
Land Use	ITE Code	Daily Traffic Total	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Warehousing	150	2,022	135	40	48	130

Approximately 60% (1,222) of the total daily traffic will consist of employee car trips with the remaining 40% (800) consisting of truck trips.

Based on the *Traffic Study*, 90% of the new truck traffic movements out of the proposed facilities will travel south on Highway 42 along with 80% of new car trips. 10% of new truck trips and 20% of new car trips will travel north on Highway 42.

Approximately 90% of the traffic movements into the proposed facilities will originate from traffic heading northbound on Highway 42, most via Bill Gardner Parkway and, to a lesser extent, Market Place Boulevard.

The *Traffic Study* identifies a current overall Level of Service (“LOS”) standard of “D” for the roads and intersections that will be impacted by this development. A LOS D indicates the transportation system is approaching unstable traffic flow with speeds expected to decrease as traffic volumes slightly increase. The addition of either a signal or a roundabout at all unimproved intersections raises the LOS to A in all instances.

The table on the following page details impacts on the current LOS:

2019 Existing Intersection Levels-of-Service <sup>3</sup>					
Intersection	Control	Approach/Movement	LOS Standard	LOS AM Peak Hour	LOS PM Peak Hour
Colvin Dr @ SR 42	Side street stop	NB	D	A	A
		SB—Left	D	A	A
		WB	D	D	C
Bethlehem Rd/Michaels Dr @ SR 42	Side street stop	NB—Left	D	A	A
		SB—Left	D	A	A
		EB	D	F	F
		WB	D	B	E
Market Place Blvd @ SR 42	Side street stop	NB—Left	D	A	A
		SB—Left	D	A	A
		EB	D	D	F
Pine Grove Rd @ SR 42		NB	D	A	A

<sup>2</sup> CALYX (2019) *Traffic Impact Study for 75 South Logistics Center DRI# 2867*, “Project Trip Generation,” 8-12.

<sup>3</sup> *Ibid*, 13.





# REZONING EVALUATION REPORT

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REZONING RA TO M-1

	Side street stop	SB—Left	D	A	A
		WB	D	C	D
Bill Gardner Pkwy @ SR 42	Signal	Overall	D	C	C
Tanger Blvd @ Bill Gardner Pkwy	Signal	Overall	D	D	D
I-75 NB @ Bill Gardner Pkwy	Signal	Overall	D	B	A
I-75 SB @ Bill Gardner Pkwy	Signal	Overall	D	B	C

Two intersections operate below their acceptable 2019 overall LOS as indicated in yellow (State Route 42 at Bethlehem Road and State Route 42 at Market Place Boulevard). Neither of these intersections are signalized which leads to delays during peak times. It should be further noted that, according to the *Traffic Study*, the two intersections will continue to operate below their overall LOS even if the project is not built and no further improvements are made.

The table below indicates the LOS for the eight intersections through 2021 if the project is NOT built.

2021 No-Build Capacity Analysis <sup>4</sup>				
Intersection	Control	Movement	LOS AM	LOS PM
Colvin Dr @ SR 42	Side street stop	NB—Left	A	A
		SB—Left	A	A
		WB	E	D
Bethlehem Rd/Michaels Dr @ SR 42	Side street stop	NB—Left	B	B
		SB—Left	A	A
		EB	F	F
		WB	B	E
Market Place Blvd @ SR 42	Side street stop	NB—Left	A	A
		SB—Left	A	A
		EB	F	F
Pine Grove Rd @ SR 42	Side street stop	NB	A	A
		SB—Left	A	A
		WB	C	E
Bill Gardner Pkwy @ SR 42	Signal	Overall	D	C
Tanger Blvd @ Bill Gardner Pkwy	Signal	Overall	D	D

<sup>4</sup> Ibid, 14.



# REZONING EVALUATION REPORT

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REZONING RA TO M-1

I-75 NB @ Bill Gardner Pkwy	Signal	Overall	B	A
I-75 SB @ Bill Gardner Pkwy	Signal	Overall	C	C

The table below indicates the LOS for the eight intersections through 2021 if the project **IS** built. The overall LOS drops to “E” for the SR 42 intersections with Bethlehem Road and Market Place Blvd. Both intersections have LOS F during AM/PM peak hours.

2021 Phase 1 Build Capacity Analysis <sup>5</sup>				
Intersection	Control	Movement	LOS AM	LOS PM
Colvin Dr @ SR 42	Side street stop	NB—Left	A	A
		SB—Left	A	A
		WB	F	F
Bethlehem Rd/Michaels Dr @ SR 42	Side street stop	NB—Left	B	B
		SB—Left	A	A
		EB	F	F
		WB	B	F
Market Place Blvd @ SR 42	Side street stop	NB—Left	A	A
		SB—Left	A	A
		EB	F	F
Pine Grove Rd @ SR 42	Side street stop	NB	A	A
		SB—Left	A	A
		WB	D	E
Bill Gardner Pkwy @ SR 42	Signal	Overall	E	C
Tanger Blvd @ Bill Gardner Pkwy	Signal	Overall	D	D
I-75 NB @ Bill Gardner Pkwy	Signal	Overall	B	B
I-75 SB @ Bill Gardner Pkwy	Signal	Overall	C	C
Driveway 1 @ Colvin Dr.	Side street stop	NB	A	A
		EB	A	A
		WB	A	A
Driveway 2 @ Colvin Dr.	Side street stop	NB	A	B
		EB	A	A
		WB	A	A

<sup>5</sup> Ibid, 16.



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REZONING RA TO M-1

Driveway 3 @ Colvin Dr.	Side street stop	NB	A	A
		EB	A	A
		WB	A	A

### Recommendations.

Each of the intersections listed above with LOS below a D (shown in yellow) are improved to a LOS A by the installation of either a signal or a roundabout at these locations. Additional analysis of anticipated traffic patterns and improvements will be provided with site development plans prior to the

commencement of land disturbance activities. Consideration should be given to improving the intersections at Bethlehem Road and SR 42 and Market Place Boulevard and SR 42 to include eastbound approach lane reconfigurations in conjunction with a roundabout or signal.

**Impact.** The Properties are located at the southernmost end of an emerging industrial corridor. This corridor covers area from the intersection of State Routes 42 and 155 in south McDonough to this area in north Locust Grove. Significant industrial development has occurred or is underway, including Gardner 42 to the immediate west, Lambert Farms to the north, and a new project across from the former Toys Я Us facility.

GTRA approved the DRI (both Phase 1 and Phase 2) subject to following roadway improvement conditions<sup>6</sup>:

### This Rezoning

- Bill Gardner Parkway at SR 42
  - Restripe dual left turn lanes [at] SR 42 northbound
  - Restripe two receiving lanes in gore striped area on Bill Gardner Parkway.

### Future, if constructed

- Pine Grove Road at SR 42
  - Install signal or roundabout, if and when, warranted and as approved by GDOT.

## Criteria for Evaluation of Rezoning Request

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

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. Discussion: The main impact here will be transitioning an agricultural

<sup>6</sup> See GRTA Notice of Decision, dated 3/11/19, page 3.



# REZONING EVALUATION REPORT

OCTOBER 21, 2019

FILE: RZ-19-09-05

REZONING RA TO M-1

property to an industrial use. The Future Land Use Map has identified adjacent tracts to the Properties for industrial uses as well as a recent rezoning of neighboring properties from RA to M-1 (Gardner 42) that are currently under construction.

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request will allow a higher, more permissive zoning use (M-1) that will be more consistent with

the current zoning and land use of the surrounding properties (former Smead building to the northwest, industrially-zoned property adjacent to the north and a separate industrial development under construction to the west.

- (3) **Consistency with the Land Use Plan.** Discussion: The Applicant is currently seeking an amendment to the Future Land Use Map to change the future land use designation from low-density residential to industrial (FLU-AM-19-03-009-01).

- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be a significant impact on the transportation infrastructure in the area that can be mitigated through coordination between the City, GDOT and the Developer. The City has already taken steps to bring additional sanitary sewer capacity to this area to serve the former Smead site as well as potential future development in the form of the Davis Lake Interceptor project.

- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have a significant impact on the surrounding area in terms of traffic and will create a need for improvements to the existing road infrastructure. These improvements shall be provided by the developer and in coordination with the occupancy of any industrial buildings as required by GRTA in the *Notice of Decision, Attachment A*, of DRI #2867 and any conditions of rezoning assigned by the City Council.

- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: The table immediately below details the zoning, current land use and future land use of the adjacent parcels.

Direction	Zoning	Current Land Use	Future Land Use
North	M-1	Single-family dwelling	Industrial
East	RA	Single-family dwelling/vacant tract/City-owned property	Low-density residential
South	RA	Single-family dwelling	Low-density residential
West	TCU	Railroad and State Highway	Railroad and State Highway



# REZONING EVALUATION REPORT

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REZONING RA TO M-1

Impacts to adjacent properties on the north and west will be minimal as the property to the north is included in the development and the western edge of the project is bordered by both a railroad and a state highway with industrial and utility uses located across the highway. The property to the south will be buffered by an earthen berm and landscaping to minimize impacts. There is one single-family house located to the west which will be buffered as well.

- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Developing the Properties as they are currently zoned does not provide the highest and best use for the land. The Properties are adjacent to land zoned for industrial use and will have access to public sewer. Pending the outcome of an amendment, the Future Land Use Map calls for the Properties to remain low-density residential; however, given the plan to bring sanitary sewer to the area, makes large lot, low-density residential developments impractical from a financial standpoint. The realities of current economic trends make large-scale horizontal commercial zoning unfavorable as retail transitions to smaller footprint and online retailing. The other option would be large-scale multifamily dwelling, but the impact on the site and the surrounding area would be far greater and is not supported by demand in the area, nor is it a stated goal of the City's comprehensive plan.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: There are no known physical conditions or limitations that could preclude the use of the site; however, the developer will be required to protect and buffer any and all streams and other environmentally-sensitive areas that may be located on the subject property in accordance with the City's Watershed Protection and Stream Buffer Ordinances.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits of the request align with the Future Land Use Plan's purpose of analyzing land-use decisions based on how they relate to growth, economic development and the prioritization of capital improvements on local and regional levels. This project, as a whole, will bring employment, an expansion of the tax base and capital improvements to Locust Grove and Henry County.

## Recommendations

Staff recommends approval of the applicants rezoning request with the following conditions:

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



# REZONING EVALUATION REPORT

FILE: RZ-19-09-05

OCTOBER 21, 2019

REZONING RA TO M-1

1. Prior to the issuance of any land disturbance permits, the applicant, interest holder or developer of the property subject to this rezoning must submit plans for approval by the Community Development Director demonstrating compliance with the following:
  - a. Conditions contained in Attachment A – General Conditions of the *GRTA Notice of Decision* issued on March 11, 2019.
  - b. The subparagraphs of condition number 2 herein.
  
2. Prior to the issuance of any land disturbance permits, the applicant must submit plans demonstrating compliance with the contained in Attachment A – General Conditions of the *GRTA Notice of Decision* issued on March 11, 2019 and including:
  - a. Bill Gardner Pkwy at SR 42
    - i. Restripe dual left turn lanes [at] SR 42 northbound
    - ii. Restripe two receiving lanes in gore striped area on Bill Gardner Parkway [and SR 42].
  
  - b. SR 42 at Market Place Boulevard
    - i. Provide a signal warrant analysis to GDOT that includes 24-hour counts as well as an Intersection Control Evaluation to determine if signalization of this intersection is warranted until a roundabout can be constructed.
  
3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Notice of Decision* issued on March 11, 2019 and the requirements contained in Condition (2)(a-b), must be completed including the dedication of all new rights-of-way, if any, to the City in accordance with the Subdivision Ordinance.
  
4. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
  
5. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
  
6. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly-scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan; however, screening must be adequate to mitigate noise and light impacts on the residential properties to the south and east as further described in Condition #7 below.



# REZONING EVALUATION REPORT

FILE: RZ-19-09-05

OCTOBER 21, 2019

REZONING RA TO M-1

7. A landscaped berm, a minimum of fifteen (15) feet tall to the top of the berm, shall be installed along southern boundary and the eastern boundary where the project abuts property used for residential purposes. Landscaping shall consist of a mixture of deciduous and evergreen trees a minimum of six (6) feet in height at the time of planting. The final design shall be included in the Landscape Plan that is presented to the City Council.
8. Security fencing along the southern boundary shall be erected on the operational side of the landscaped berm, not adjacent to the residentially-zoned properties, described in Condition #7.
9. The mature pecan and oak trees located along Jackson Street will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
10. Storm water detention and/or retention facilities must either be located at least five-hundred (500) feet from the southern boundary or underground.
11. The only permitted industrial uses on the site shall be warehouse and/or distribution.
12. The Applicant is strongly encouraged to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.

# ZONING MAP

**Legend - Zoning**

1_2010_13181_roads	<b>RevisedZoningTCU</b>	OT: Office/Institutional
Streets	<all other values>	PD: Planned Development
Railroad	<b>Zoning</b>	R-2: Single-Family Res R-2
City Limits	AAR: Active Adult Res.	R-3: Med-High Single-Family
3-21-11	C-1: Neighborhood Comm.	RA: Residential-Agricultural
CRSD_Overlay	C-2: General Comm.	RD: Residential Duplex
CRB_CondUse	C-3: Heavy Comm.	RM: Multifamily Residential
Historic Preservation District Overlay	M-1: Light Manufacturing	RMH: Res. Mtg. Home
	M-2: General Industrial	TCU: Trans/Comm./Utilities



**Subject Properties**

Date: 3/13/2019

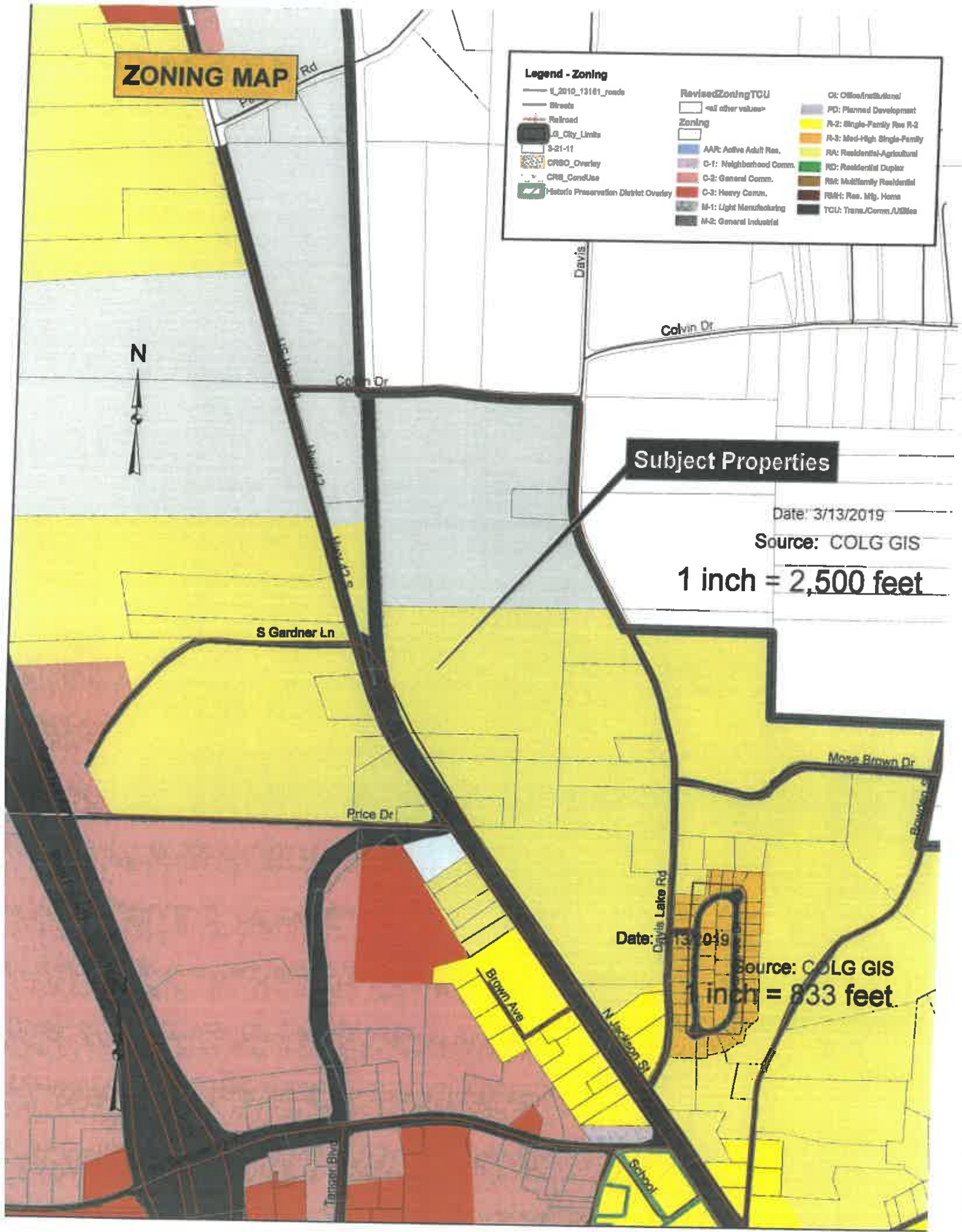
Source: COLG GIS

1 inch = 2,500 feet

Date: 3/13/2019

Source: COLG GIS

1 inch = 833 feet





# FUTURE LAND USE MAP

## Legend - Land Use

FLUM2016

<all other values>

FLUM006

<all other values>

FLUM008

<all other values>

FLUM010

<all other values>

FLUM012

<all other values>

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Medium Density Residential

High Density Residential

Very High Density - County

Neighborhood Commercial

Community Commercial

Regional Commercial

Commercial - County

Service Commercial

Industrial

Trans., Comm., Utilities

Parks, Recreation, Conv.

**Subject Properties**

Date: 3/13/2019

Source: COLG GIS

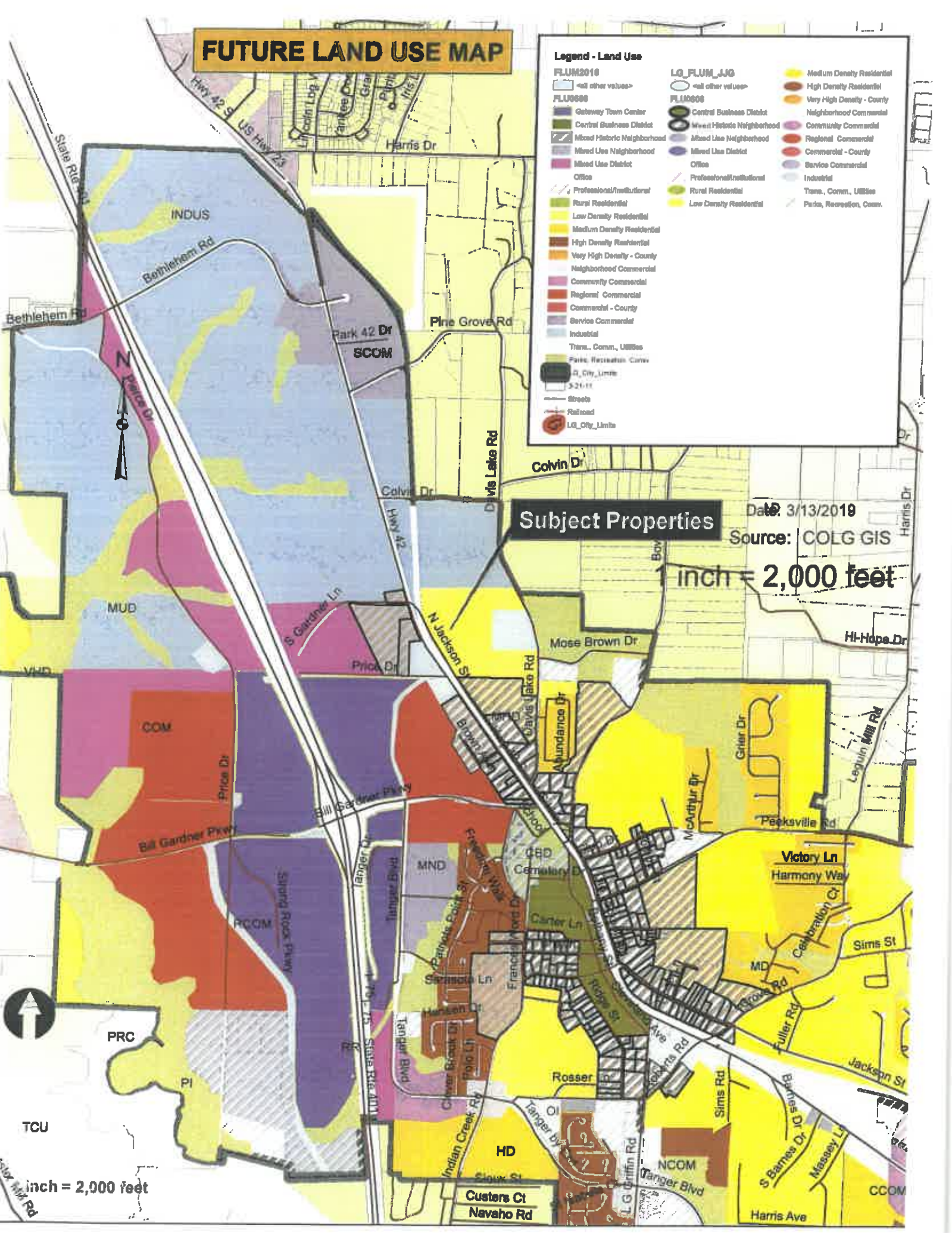
1 inch = 2,000 feet



1 inch = 2,000 feet

State Rd

State Rd



111-01004001

127-02021000

127-02021001

127-02017000

127-02016001

COLVIN DR

112-01015000

128-02066000

128-02005000

128-02006001

128-02065000

112-01016001

112-01016000

DAVIS LAKE RD

112-01016006

GARDNER LN

128-01040001

128-02018002

128-01028003

128-01028000

112-01019000

128-01039000

112-01017000






JACKSON ST

128-01026000 GA POWER

128-01031000

128-01035000

128-01046000

-  2018 Parcel Sales
-  2017 Parcel Sales
-  2016 Parcel Sales
-  2015 Parcel Sales
-  2014 Parcel Sales

MARKET PLACE BV

128-01020001

0 400 800 1200 1600 ft

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 printed: 01/04/19 : 10:23:42

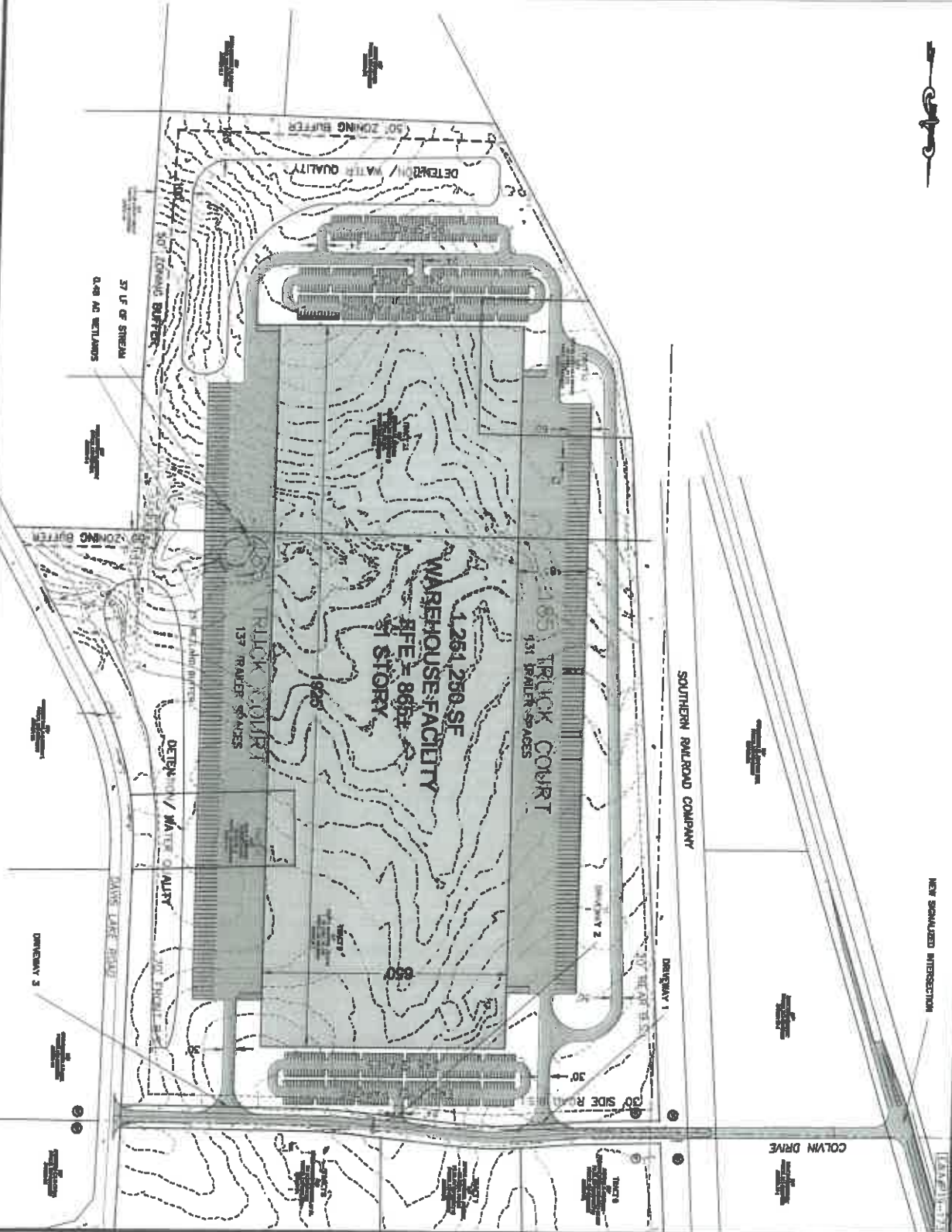
VICINITY MAP  
BY W. H. HARRIS



PROJECT INFORMATION

ADDRESS:	341.06 AC
VEHICLE:	GENERAL & VEHICULAR TRAFFIC 31.08 AC FUTURE/RESERVED 1.2814 AC
LOCATION:	COLVIN DRIVE INDUSTRIAL DEVELOPMENT 120-00-00-000, 120-00-00-000 & 120-00-00-000 PUDS/RESERVED 100-00-00-000 & 120-00-00-000
YEARS:	2015/2016 COMMENCE 2016/2017 COMMENCE 2017/2018 COMMENCE 2018/2019 COMMENCE 2019/2020 COMMENCE
ACREAGE:	1,264.250 SF
PERMITS:	PAVING PERMITS 604 ERECTOR PERMITS 204 TRAILER PERMITS (CONCRETE) 200
PERMITS:	PERMITS ISSUED 14,000 SF WATER ISSUED 18,000 SF

- ANNOTATIONS, SET NOTES**
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**GARDNER COMMERCE CENTER  
CITY OF LOCUST GROVE, HENRY COUNTY, GA**

REZONING SITE PLAN  
SEPTEMBER 3, 2018

**PREPARED BY:**  
BHA GROUP, INC.  
200 BHA DRIVE  
SUITE 2000  
BIRMINGHAM, AL 35202

**ENGINEER:**  
BHA GROUP, INC.  
200 BHA DRIVE  
SUITE 2000  
BIRMINGHAM, AL 35202  
(205) 988-1111  
WWW.BHAGROUP.COM

**CHECKED BY:**  
BHA GROUP, INC.  
200 BHA DRIVE  
SUITE 2000  
BIRMINGHAM, AL 35202  
(205) 988-1111  
WWW.BHAGROUP.COM



... in The Grass

### Request for Zoning Map Amendment

Name of Applicant GBLG Development, LLC Phone: 763-331-8857 Date: 09/3/2019

Address Applicant: One American Square, Suite 2900 Cell # \_\_\_\_\_

City: Indianapolis State: IN Zip: 46282 E-mail: \_\_\_\_\_

Name of Agent Zachary Zweifler Phone: 763-331-8857 Date: 09/3/2019

Address Agent: One American Square, Suite 2900 Cell # 516-509-4143

City: Indianapolis State: IN Zip: 46282 E-mail: \_\_\_\_\_

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

Concept Plan Review  Conditional Use  Conditional Exception  Modifications to Zoning Conditions

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

Request from Residential Agricultural (RA), Light Manufacturing (M-1) to Light Manufacturing (M-1)  
(Current Zoning) (Requested Zoning)

Request from Low-Density Residential to Industrial  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Light industrial warehousing - construction of one distribution facility, 1,251,250 sf  
(Type of Development)

Address of Property: 81 and 71 Jackson St (343 and 381 Davis Lake Rd are already zoned M-1 & designated industrial on current FLUM)

Nearest Intersection to the property: Colvin Drive and Davis Lake Rd

Size of Tract: 29.14 acre(s), Land Lot Number(s): 217 District(s): 2nd

Gross Density: 15,408 SF/AC units per acre Net Density: 15,880 SF/AC units per acre

Property Tax Parcel Number: 128-01028000 & 128-01028003 (Required)

Tami Susan Carlock  
Witness Signature



Signature of Owner/s

Tami Susan Carlock  
Printed Name of Witness

Zachary Zweifler  
Printed Name of Owner/s

Tami Susan Carlock  
Notary

[Signature]  
Signature of Agent

(For Office Use Only)

Total Amount Paid \$4,974.00 Cash \_\_\_\_\_ Check # 50895 Received by: R. F. (FEES ARE NON-REFUNDABLE)

Application checked by: [Signature] Date: 9/3/19 Map Number(s): \_\_\_\_\_

Pre-application meeting: 9/3/19 Date: \_\_\_\_\_

Public Hearing Date: 10/21/19

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

Date Mapped In GIS: \_\_\_\_\_ Date: \_\_\_\_\_

### Applicant Campaign Disclosure Form

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

Yes \_\_\_ No X

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

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

We certify that the foregoing information is true and correct, this 3 day of Sept, 2019.

Zachary Zweifler of GBLG Development, LLO  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of September, 2019



Tami Susan Carlock  
Notary Public

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

## AUTHORIZATION OF PROPERTY OWNER

**Subject: City of Locust Grove – Zoning Application Letter of Ownership  
E&A Project No.: P19-173**

I authorize the person and/or entity named below to act as applicant in pursuit of a rezoning, conditional use, variance or annexation of this property.

**Name of Applicant(s): GBLG Development, LLC**

**Name of Agent(s): Zachary Zweifler of  
GBLG Development, LLC**

**Address: One American Square, Suite 2900  
Indianapolis, IN 46282**

**Telephone Number: (763)331-8857**

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Henry County, Georgia.

**Name of Owner(s): Samuel Z. Brown & Tara C. Brown**

**Property Address: 61 Jackson Street  
Locus Grove, GA 30248**

**Property Tax Parcel ID: 128-01028003**

**Samuel Z. Brown**

By: Samuel Z. Brown

Printed: Samuel Z. Brown

**Tara C. Brown**

By: Tara C. Brown

Printed: Tara C. Brown

## **AUTHORIZATION OF PROPERTY OWNER**

**Subject: City of Locust Grove – Zoning Application Letter of Ownership  
E&A Project No.: P19-173**

I authorize the person and/or entity named below to act as applicant in pursuit of a rezoning, conditional use, variance or annexation of this property.

**Name of Applicant(s): GBLG Development, LLC**

**Name of Agent(s): Zachary Zweifler of  
GBLG Development, LLC**

**Address: One American Square, Suite 2900  
Indianapolis, IN 46282**

**Telephone Number: (763)331-8857**

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Henry County, Georgia.

**Name of Owner(s): Samuel M. Brown**

**Property Address: 71 Jackson Street  
Locus Grove, GA 30248**

**Property Tax Parcel ID: 128-01028000**

**Samuel M. Brown**

By: Samuel M. Brown

Printed: SAMUEL M BROWN

September 3, 2019

**Letter of Intent**

**Applicant/Developer:** GBLG Development, LLC  
One American Square, Suite 2900  
Indianapolis, IN 46282

**Property:** 61 & 71 Jackson St – Locust Grove, GA

**Proposed Use:**

GBLG Development has agreed to acquire approximately 81.22 acres along the south side of Colvin Dr, west of Davis Lake Rd, and east of the existing Southern Railroad Company's existing railway, subject to zoning approvals, stormwater management issues and financing. GBLG Development plans to use the site for one industrial warehouse facility. The planned construction would consist of one building with appropriate truck docks, trailer storage, and employee parking, as well as two driveways connecting into Colvin Dr. GBLG Development does not currently have agreements in place to acquire nor does it plan to develop any land north of Colvin Drive, as contemplated in the DRI.

**Future Land Use:** Low-Density Residential

**Requested Future Land Use:** Industrial

**Acreage of Future Land Use Request:**

29.14 acres

**Number of Buildings Proposed:** One (1)

**Possible Building Size:** 1,251,250 s.f.

**Total Development Acreage:** 81.22 acres

**Density:** 15,406 gross square footage per acre



**EXHIBIT "C"**

**COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN**

**AFFIDAVIT OF SIGN POSTING**

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

1.

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

2.

Zachary Zweifler, agent for GBLG Development, LLC, request a rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) and a future land use map amendment from Low Density Residential to Industrial for properties located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The properties consist of 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

3.

On the 27<sup>th</sup> day of September 2019, I, Richard Cook, posted double-sided sign notifications on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 21<sup>st</sup> day of October, 2019 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Double-sided signs posted at 8:25 AM at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)

FURTHER AFFIANT SAYETH NOT.

This 27<sup>th</sup> day of September 2019.

*Richard M. Cook*  
Affiant

Sworn and subscribed before me  
this 27<sup>th</sup> day of September

*Markeya Moore*  
Notary Public

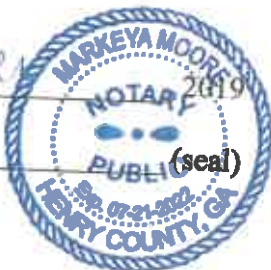
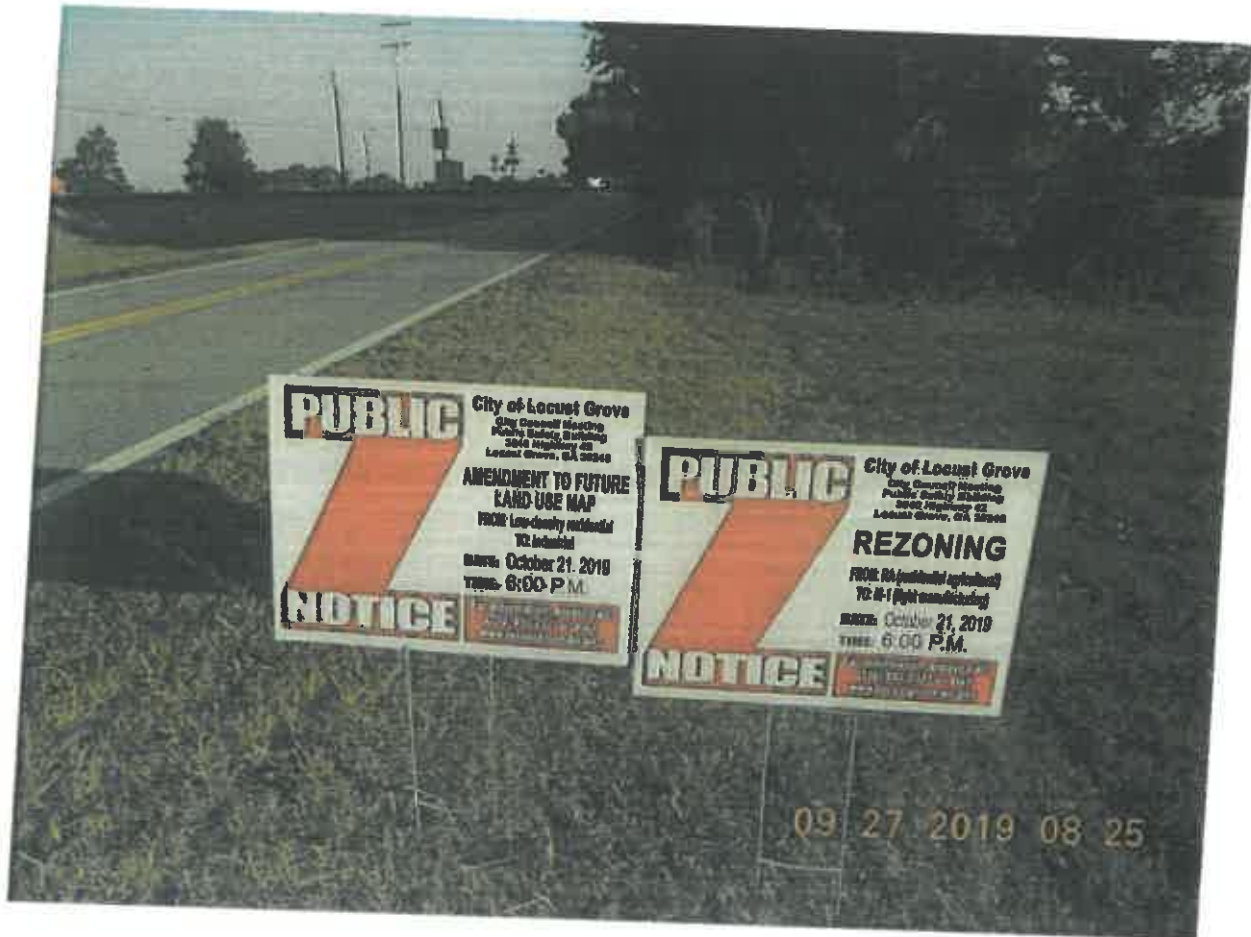


Exhibit "A"

- 1) Double-sided signs posted at 8:25 AM on 9/27/2019 at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)



# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Ad No.: 615268  
Name and File No.: CITY COUNCIL WORKSHOPS  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
09/25/19 Wed

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

*Tina Pethel*  
By Tina Pethel  
SCNI Controller

Sworn and subscribed before me 10/11/19

*Dawn Ward*  
Notary Public

My commission expires March 4, 2022



Public Hearing Notice  
City of Locust Grove  
September 16, 2019  
8:00 PM  
Locust Grove Public  
Safety Building  
3848 Highway 42 South  
Locust Grove, GA 30246

for other purposes.  
The public hearings will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, September 16, 2019 at 8:00 PM, will conduct public hearings for the purpose of the following:

**FUTURE LAND USE MAP AMENDMENT**  
FLU-AM-19-06-01 Zachary Zwillner, agent for GBLG Development, LLC, request a future land use map amendment from Low Density Residential to Industrial for properties located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The properties consist of 28.14 +/- acres and the request is for a light industrial warehouse distribution facility.

**REZONING**  
RZ-19-06-05 Zachary Zwillner, agent for GBLG Development, LLC, request a rezoning from RA (Residential Agricultural) and M-1 (Light Manufacturing) to M-1 (Light Manufacturing) for property located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The property consist of 28.14 +/- acres and the request is for a light industrial warehouse distribution facility.

**CAPITAL IMPROVEMENT ELEMENT AMENDMENT**  
A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Citess Joint Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; and provide an effective date; and

## EXHIBIT "D"

### CONDITIONS

#### Conditions for consideration

Staff recommends approval of the applicants rezoning request with the following conditions:

1. Prior to the issuance of any land disturbance permits, the applicant, interest holder or developer of the property subject to this rezoning must submit plans for approval by the Community Development Director demonstrating compliance with the following:
  - a. Conditions contained in Attachment A – General Conditions of the GRTA Notice of Decision issued on March 11, 2019.
  - b. The subparagraphs of condition number 2 herein.
2. Prior to the issuance of any land disturbance permits, the applicant must submit plans demonstrating compliance with the contained in Attachment A – General Conditions of the GRTA Notice of Decision issued on March 11, 2019 and including:
  - a. Bill Gardner Pkwy at SR 42
    - i. Restripe dual left turn lanes [at] SR 42 northbound
    - ii. Restripe two receiving lanes in gore striped area on Bill Gardner Parkway [and SR 42].
  - b. SR 42 at Market Place Boulevard
    - i. Provide a signal warrant analysis to GDOT that includes 24-hour counts as well as an Intersection Control Evaluation to determine if signalization of this intersection is warranted until a roundabout can be constructed.
3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Notice of Decision* issued on March 11, 2019 and the requirements contained in Condition (2)(a-b), must be completed including the dedication of all new rights-of-way, if any, to the City in accordance with the Subdivision Ordinance.
4. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.

5. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
6. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly-scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan; however, screening must be adequate to mitigate noise and light impacts on the residential properties to the south and east as further described in Condition #7 below.
7. A landscaped berm, a minimum of fifteen (15) feet tall to the top of the berm, shall be installed along southern boundary and the eastern boundary where the project abuts property used for residential purposes. Landscaping shall consist of a mixture of deciduous and evergreen trees a minimum of six (6) feet in height at the time of planting. The final design shall be included in the Landscape Plan that is presented to the City Council.
8. Security fencing along the southern boundary shall be erected on the operational side of the landscaped berm, not adjacent to the residentially-zoned properties, described in Condition #7.
9. The mature pecan and oak trees located along Jackson Street will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
10. Storm water detention and/or retention facilities must either be located at least five-hundred (500) feet from the southern boundary or underground.
11. The only permitted industrial uses on the site shall be warehouse and/or distribution.
12. The Applicant is strongly encouraged to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.



## Community Development Department

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

### Item Coversheet

**Item:** A resolution to transmit an annual update of the Capital Improvement Element for the City to the ARC for review.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** September 25, 2019

**Budget Item:** No

**Date Received:** N/A – required annual filing

**Workshop Date:** October 21, 2019

**Regular Meeting Date:** November 4, 2019

### Discussion:

These reports will be submitted to the ARC in accordance with the Georgia Planning Act and with requirements set by the Georgia DCA. The reports include:

- Capital Improvement Element Update of the City's portion of the Henry County-Cities Joint Comprehensive Plan. This update is required due to the fact the City collects Development Impact fees
- Report of Accomplishments for 2018/2019

A Short-Term Work Program report is NOT included in this transmittal to the State due to the fact that those particular items are included in the Comprehensive Plan Update that will be reviewed by the ARC and adopted by the City Council later in the year.

*... in The Grove*

**Acceptance of these reports by the ARC and DCA will allow the City to retain its Qualified Local Government status thus keeping the City eligible for State and Federal funds.**

**Recommendation:**

---

**Approval**



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

**A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; 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") held a public hearing on October 21, 2019 to transmit an update of the Capital Improvement Element ("CIE") for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan;

**WHEREAS**, the City has prepared an amendment in accordance with the guidance of the latest Minimum Standards under the Georgia Planning Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in Exhibit "A";

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

**WHEREAS**, the Mayor and City Council wish to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

**WHEREAS**, the Mayor and City Council wish to submit a Statement of Accomplishments of the CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

**WHEREAS**, the Mayor and City Council 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 amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

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

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.

2. **Public Purpose.** The City 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.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **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.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 21<sup>st</sup> day of October, 2019.

\_\_\_\_\_  
ROBERT S. PRICE, MAYOR

ATTEST:

\_\_\_\_\_  
MISTY SPURLING, CITY CLERK

(seal)

**EXHIBIT "A"**

**AMENDMENT TO CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF  
LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT  
COMPREHENSIVE PLAN**

**CAPITAL IMPROVEMENT ELEMENT – SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2020 - 2024+**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (A Share)	(8) Responsible Party
Administration							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2019	2021	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, Impact fees (3% CIE fee/Admin)
<b>CIE Cost Recovery</b>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2019	2021	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, Impact fees (3% CIE fee/Admin)
<b>Public Safety</b>							
<b>SPLOST III/IV Involved Projects</b>							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2020	2022	\$ 500,000	20%	SPLOST IV - V (if approved), Impact fees up to \$100,000	City, Impact Fees, SPLOST
<b>Highways and Streets</b>							
<b>Transportation Planning Related Items</b>							
Central Connector – Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2020	2025	\$ 6,900,000	25%	Private, City, ARC, GDOT, SPLOST	Private (RW and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01)	Citywide	2020	2025	\$ 52,000,000	TBD	Private, SPLOST IV (PE/R/W), HB 170, Local (Env + Concept)	GADOT, County, City, Region
<b>SPLOST / T-SPLOST Involved Projects</b>							
Bill Gardner at SR 42 Intersection - Initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2020	2024	\$ 2,250,000	20%	GADOT (20%), Local (80%), T-SPLOST or SPLOST V	GADOT, City, County
Additional right-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GADOT), Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing and to Pecksville Road.	Citywide	2018	2023	\$ 200,000	20%	GADOT/Local (utilizes) HB 170	GADOT/City

**CAPITAL IMPROVEMENT ELEMENT – SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2020 - 2024+**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (8 Share)	(8) Responsible Party
Interchange Reconstruction, Exit 212 at I-75 (formerly TA-HE-015)	Citywide	2022	2026	\$ 20,900,000	20%	Local (SPLOST-IV and future T-SPLOST) and	City, County, GADOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2019	2023	\$ 2,000,000	20%	Local (PE, GDOT/HB-170	City, GADOT
Bill Gardner Parkway (HE-120B, CR 650) widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>6 lanes from Lester Mill Road to west side of I-75 Interchange. (former project to upgrade existing 2-lane facility)	Citywide	2021	2025	\$ 3,200,000	20%	Private (15%), County (15%), GADOT (10%), Local (15%) through future SPLOST-IV and regional efforts (45%)	City, County, GADOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide	2020	2021	\$ 50,000	100%	Local (SPLOST-IV future) and regional	City, County, GADOT, Region
Roundabout Installation at Hwy 42 and Marketplace Blvd	Citywide	2020	2024	\$ 2,300,000	20%	LMIG, Local, SPLOST V	City, GADOT
<b>Parks and Recreation</b>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2019	2022	\$ 135,000	25%	Local funds through possible future Impact Fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2018	2020	\$ 700,000	100%	Impact Fees and City	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 50,000	10%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				<b>\$ 91,130,000</b>			

# Impact Fee Collections, Calendar Year 2018

## Revenues

	Administration	C/E Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$33,656	\$10,613	\$42,368	\$191,284	\$160,285	438,206
Collections	\$16,454	4,074	30,308	84,743	433,324	568,903
Interest Income	\$22	13	17	123	257	432
Current Year (2018)	\$16,476	\$4,087	\$30,325	\$84,866	\$433,581	569,335

Total Receipts + Balance \$ 50,132 \$ 14,700 \$ 72,693 \$ 276,150 \$ 593,866 \$ 1,007,541

## Expenditures

Expenditures Prior (in balance)	\$10,490	\$	\$	41,209	\$	142,134	\$	817,297	\$1,011,130
Expenditures 2018	\$	-	\$	-	\$	-	\$	215,383	\$215,383
Total Expenditures 2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,383	\$215,383
Balance at Year End	\$50,132	\$14,700	\$72,693	\$276,150	\$378,483	\$792,158			

Sources: Audited Financial Statement of City of Locust Grove, Whaley-Hammonds-Tomassello, PC dated July 30, 2019

Note: There were NO refunds of impact fees in 2018.

In 2009, a \$1245 adjustment was made to credit Accounts Payable with funds from Development Impact Fees (see attached balance sheet from 2009/2010 audit by Vance and Associates. This is reflected in the current fund balance.

**CITY OF LOCUST GROVE, GEORGIA  
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND  
BALANCE SHEET  
DECEMBER 31, 2018**

**ASSETS**

Cash and cash equivalents	\$ 792,158
<b>Total assets</b>	<b>\$ 792,158</b>

**FUND BALANCES**

Restricted for:	
Capital projects	\$ 792,158
<b>Total fund balances</b>	<b>\$ 792,158</b>

**CITY OF LOCUST GROVE, GEORGIA  
 DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND  
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
 FOR THE YEAR ENDED DECEMBER 31, 2018**

<b>Revenues:</b>	
Charges for services	\$ 568,903
Interest	432
	<u>569,335</u>
<b>Total revenues</b>	<b><u>569,335</u></b>
<b>Expenditures:</b>	
Capital expenditures	215,383
	<u>215,383</u>
<b>Total expenditures</b>	<b><u>215,383</u></b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>353,952</b>
<b>Fund balances, beginning of year</b>	<b><u>438,206</u></b>
<b>Fund balance, end of year</b>	<b><u>\$ 792,158</u></b>



**EXHIBIT "B"**

**PUBLIC NOTICE OF TRANSMITTAL RESOLUTION**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Public Hearing Notice  
City of Locust Grove  
September 16, 2019  
6:00 PM  
Locust Grove Public  
Safety Building  
3646 Highway 42 South  
Locust Grove, GA 30248

for other purposes.

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

Daunt Gibbs  
Community Development Director - City of Locust Grove  
828-615268, 8/25

Notice is hereby given as required by Chapter 68 of Title 38 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, September 16, 2019 at 6:00 PM, will conduct public hearings for the purpose of the following:

### FUTURE LAND USE MAP AMENDMENT

FLU-AM-19-00-01 Zachary Zwittler, agent for GBLG Development, LLC, request a future land use map amendment from Low Density Residential to Industrial for properties located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The properties consist of 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

REZONING  
RZ-19-00-00 Zachary Zwittler, agent for GBLG Development, LLC, request a rezoning from RA (Residential Agricultural) and M-1 (Light Manufacturing) to M-1 (Light Manufacturing) for property located at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003) in Land Lot 217 of the 2nd District. The property consist of 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

### CAPITAL IMPROVEMENT ELEMENT REEVALUATION

A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and

Ad No.: 615268  
Name and File No.: CITY COUNCIL WORKSHOPS  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
09/25/19 Wed

*Robert D. McCray*

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

*Tina Pethel*

By Tina Pethel  
SCNI Controller

Sworn and subscribed before me 10/11/19

*Daun Ward*

Notary Public

My commission expires March 4, 2022





## Community Development Department

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

### Item Coversheet

**Item:** An ordinance for annexation from Donna Price and Robert Shon Price for annexation of 1.2 +/- acres located at 1206 Davis Lake Road.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** August 28, 2019 – newspaper  
August 30, 2019 – sign

**Budget Item:** No

**Date Received:** May 2019

**Workshop Date:** September 16, 2019

**Regular Meeting Date:** October 7, 2019 (tabled)

**Regular Meeting Date:** October 21, 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 application was accepted by the City Council at the June 17, 2019 meeting. The Henry County Board of Commissioners raised no objections to this annexation during their August 6, 2019 meeting.

**There is an existing legal non-conforming fence encompassing the subject property, which is permitted per Section 17.04.080 of the Locust Grove Municipal Code Zoning Ordinance. The legal non-conforming fence is permitted to remain as long as the applicant remains in compliance with the yellow highlighted section of the following zoning ordinance section:**

**17.04.080 - Fencing.**

**Section 3-7-79 as adopted by Henry County is repealed by the city and replaced with this section.**

**A. Applicability. This section shall apply only to any development which requires final plat approval, even if the final plat has not been approved as of the adoption date of the ordinance codified in this section.**

**B. Definitions. For purposes of this section, the following terms shall have the meaning prescribed, unless the context clearly indicates otherwise:**

**"City" means the City of Locust Grove, Georgia.**

**"Fence" means any structure, including walls, constructed or erected to provide a barrier, either physical or visual, for the purpose of protecting property, providing for security and privacy, and properly containing activities on the property.**

**"Fence height" means the vertical dimension from the natural ground level to the top of the fence measured at any point along the length of the fence.**

**"Front yard" means that area from the rear building line to the road or street in front of the primary structure.**

**C. General Standards.**

- 1. No privately owned fence shall be installed within any public street right-of-way or within any city-owned area.**
- 2. No fence shall be installed so that, in the opinion of the city manager, it obstructs vision at any street intersection, or in any way creates a hazard to traffic.**
- 3. No fence shall be installed so that, in the opinion of the fire chief, it prevents or unduly restricts access to property for emergency purposes.**
- 4. If a fence is designed so that its structural supports are primarily on one side, that side must always be toward the interior of the property.**
- 5. If a fence is required by any governmental authority to provide for the safety and security of the residents of the city, that fence shall not be removed or otherwise left in an unsafe condition for any reason without the approval of the city manager, and without proper precautions being taken to provide for continuous protection.**
- 6. It shall be the responsibility of the owner of the property on which a fence is located to maintain that fence in good and proper repair so that at all times, it presents a neat and orderly appearance to surrounding property owners and to the general public.**

7. Any fence damaged by accident or an act of God shall be properly repaired within ninety days of occurrence. Fencing required for public safety purposes shall be repaired immediately.

**D. Construction Standards.**

1. All fences shall be constructed of brick, cedar, cypress, rod iron, vinyl or chainlink. In the event the fence is constructed of chainlink, all exposed metal parts must be vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
2. No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court, pool or some other similar special-purpose facility, a fence not to exceed twelve feet in height may be erected.
3. No fence installed in a residential front yard shall be constructed to a height in excess of four feet of chainlink, or in a fashion that restricts the view through such fence by more than fifty percent of the total barrier as viewed from the street.

**E. Temporary Fence.** The city manager may permit the installation of a temporary fence of material not otherwise allowed under this section at a construction site, if it is felt that the fence would be necessary to protect the public safety or would be necessary to provide proper security for the site. A temporary fence shall remain in place for no more than one year and must comply with the following conditions:

1. Temporary fences shall not exceed six feet in height if located within any setback area;
2. No signs shall be attached to any temporary fence.

**F. Enforcement.**

1. The city is responsible for the enforcement of this section.
2. If a suspected violation is reported, it will be investigated by the code enforcement officer.
3. If it is determined that a violation has occurred, the city shall notify the property owner of the violation as well as the steps that should be taken to correct the violation.
4. If the property owner does not agree to take immediate action to correct the violation, the city shall take any action as provided by law, including the issuance of a citation, to promptly and properly correct the violation.
5. A property owner may request a variance as provided in Section 3-7-273.
6. If a fence is legally existing at the time of the enactment of this section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained.
7. If a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section.

**8. No nonconforming fence shall be extended in any way except as permitted by this section.**

**G. Penalties.**

- 1. A violation of this section shall constitute a misdemeanor punishable by a fine of up to one thousand dollars and/or a sentence of up to thirty days incarceration per day per occurrence. Nothing herein shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violations. Replacement shall also be required.**
- 2. Upon notice from the city manager, work on any development that is being done contrary to the provisions of this section shall immediately cease. The stop-work notice shall be in writing and shall go to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. When an emergency exists, the city manager shall not be required to give written notice prior to stopping the work. Further, in the event that work on any development is being done contrary to the provisions of this section, the city manager may revoke any permit pertaining to the development activity for which the permit has been issued and may refuse to issue any further permit until, at the discretion of the city manager, the work on the development is brought into compliance with the provisions of this section.**

(Ord. 04-07-047 § 2)

**Recommendation:**

---

**Staff recommends approval of this request.**

**I MOVE TO (approve/deny/table) THE ORDINANCE PERTAINING TO THE REQUEST FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.2 +/- ACRES LOCATED AT 1206 DAVIS LAKE ROAD.**



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

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

## Item Coversheet/Addendum

---

**Item:** Nonconforming Fencing Items

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** N/A

**Date Received:** October 16, 2019

**Workshop Date:** Prior in September, Postponed to October 21, 2019 from 10/7/19

**Regular Meeting Date:** October 7, 2019 – Postponed to October 21, 2019

### Discussion:

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Attached behind this cover sheet is a Statement regarding the Nonconforming Structure located at 1206 Davis Lake Road. This is an addendum that was discussed at the October 7, 2019 meeting and, by voting to annex and zone the property, you will be accepting the property with all nonconforming issues, namely the gate and fencing on the property, as much of this predates the most recent county zoning ordinance and was installed prior to the request for annexation and zoning. As such, the structure(s) may continue to exist and be maintained/repared/replaced to not more than 50% of the replacement value. Should a major destruction event occur, then the fencing, etc., would need to comply with the regulations in place at the time of destruction. The Statement is just an acknowledgement of this.

### Recommendation:

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**APPROVE THIS ACKNOWLEDGEMENT STATEMENT REGARDING THE NONCONFORMING FENCING AND GATE AT 1206 DAVIS LAKE ROAD AS PART OF ANNEXATION AND ZONING.**

**STATEMENT OF UNDERSTANDING  
ON FENCING AND GATES  
AT 1206 DAVIS LAKE ROAD**

**THE MAYOR AND CITY COUNCIL** of the City of Locust Grove hereby understand that the Fencing and Gates on property located at 1206 Davis Lake Road (“Property”) is considered a **Legally Nonconforming Structure** (more commonly known as “Grandfathered”), including the structure height as well as the type(s) of structural building material used on the Fencing and Gates. The City as part of the annexation of said Property on October 21, 2019 accepts all issues related with the zoning and/or development existing on the Property as legally nonconforming, as they were already in existence as of the annexation date within unincorporated Henry County. As a legally nonconforming structure, routine maintenance and repairs may be performed on the fencing and gates, including replacement of damaged panels, insomuch as not more than fifty percent (50%) of the entire structure is replaced at any one time.

**WE, the PRICE FAMILY** accept the finding of Nonconforming Structure as part of our application of annexation into the corporate limits of Locust Grove. Further, the Price Family have an understanding that this matter shall remain a moot issue as long as our responsibility to maintain the privacy fence and gates in good working order. Maintenance such as normal repairs, repair or replacement of broken or damaged panels may be performed as long as not more than fifty percent (50%) of the structure is replaced at any one time.

**IN WITNESS THEREUNTO**, said parties have mutually understood and agreed with each other upon the foregoing terms and provisions as are above set, this, the 21<sup>st</sup> day of October, 2019.

**FOR THE CITY OF LOCUST GROVE:**

\_\_\_\_\_  
Robert Price - Mayor

\_\_\_\_\_  
Carlos Greer - Councilman/Mayor Pro Tem

\_\_\_\_\_  
Otis Hammock - Councilman

\_\_\_\_\_  
Keith Boone - Councilman

\_\_\_\_\_  
Vernon Ashe – Councilman

\_\_\_\_\_  
Willie Taylor - Councilman

\_\_\_\_\_  
Randy Gardner - Councilman

\_\_\_\_\_  
Misty Spurling – City Clerk (ATTEST)  
(SEAL)

\_\_\_\_\_  
Tim Young - City Manager

\_\_\_\_\_  
Bert Foster – Assistant City Manager

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



**FOR THE PRICE FAMILY:**

---

Donna Price – Homeowner  
1206 Davis Lake Road  
Locust Grove, GA 30248

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Robert Shon Price – Homeowner  
1206 Davis Lake Road  
Locust Grove, GA 30248

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Witness

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Witness

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NOTARY PUBLIC (ATTEST)  
(SEAL)

---

DATE

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

**AN ORDINANCE TO ANNEX PROPERTY INTO THE CITY OF LOCUST GROVE PURSUANT TO CHAPTER 36 OF TITLE 36 OF *THE OFFICIAL CODE OF GEORGIA ANNOTATED*; TO PROVIDE FOR APPROPRIATE ENTRIES UPON OR ADDITIONS TO THE OFFICIAL MAP OF THE CITY AND ALL OTHER RECORDS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE OF ANNEXATION; AND FOR OTHER PURPOSES**

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

**SECTION 1.**  
**ANNEXATION.**

Donna Price and Robert Shon Price (the “Applicant”) petitioned the City to annex property located at 1206 Davis Lake Road consisting of approximately 1.2 acres (Parcel ID-127-01044000) located in Land Lot 249 of the 2<sup>nd</sup> District (the “Property”) as shown in the Boundary Survey attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant filed a request to annex the Property into the City of Locust Grove in May of 2019 as shown in the application attached hereto as **Exhibit B**; and,

**WHEREAS**, the Mayor and City Council of the City of Locust Grove approved a Resolution accepting the application for annexation on June 17, 2019; and,

**WHEREAS**, the Henry County Board of Commissioners reviewed the Applicant’s request during their August 6, 2019 meeting and raised no objections to said request; and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at a Public Hearing held on September 16, 2019 as well as by the City Community Development Director; and,

**WHEREAS**, a legal non-conforming fence exist on the subject property; and,

**WHEREAS**, per section 17.04.080 of the City of Locust Grove Zoning Ordinance, if a fence is legally existing at the time of the enactment of said section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained; and,

**WHEREAS**, if a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section; and,

**WHEREAS**, no nonconforming fence shall be extended in any way except as permitted by said section; and,

**WHEREAS**, the Applicant requested that the Property retain the same zoning in the City (RA: residential agricultural) that it had in the County (RA: residential agricultural), addressed under a separate action; and,

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

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

## SECTION 2.

### **OFFICIAL MAP AND RECORDS.**

The Mayor and City Clerk are hereby directed to make entries upon or additions to the official map of the City and all other records to the extent necessary to reflect the annexation of property contemplated herein.

## SECTION 3.

### **SEVERABILITY.**

In the event any portion of this ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of Locust Grove that such adjudications shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance which shall remain in full force and effect as if the invalid or unconstitutional section, sentence, clause, or phrase were not originally part of the ordinance.

**SECTION 4.**

**REPEAL OF CONFLICTING PROVISIONS.**

Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 5.**

**EFFECTIVE DATE OF ANNEXATION.**

- A. Annexation pursuant to this ordinance shall become effective on the first day of the month following adoption of this ordinance.
- B. Notwithstanding the foregoing, no property located in the annexed area shall be subject to ad valorem taxation by the City until January 1<sup>st</sup> of the year following the effective dates solely for the purpose of determining enrollment in any independent school system operating in the City.

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

- ( ) That the Applicant's request for annexation is hereby **APPROVED**.
- ( ) That the Applicant's request in said application is hereby **DENIED**.

**SO ORDAINED** by the Council of this City this 21<sup>st</sup> day of October 2019.

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

**ATTEST:**

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

**EXHIBIT A**

207.36' I.P.F.

I certify that this plat has been made from a field survey and is true and correct.

1.18 ACRES

294.82' N. 2.14' E.

243.22' S. 1.54' W.

96.72' I.P.F. N. 88° 08' W.

W/F J. R. PRICE

COUNTY ROAD UN-PAVED ROAD

1 1/2-.64' ALONG LAND LOT LINE TO SOUTH. EAST CORNER OF LAND LOT 249

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. REPRESENTING THE FEDERAL INSURANCE THAT THIS PROPERTY IS IN ZONE OF THE FLOOD HAZARD AREA.

SURVEY MADE FOR: J. E. PRICE

SCALE: 1" = 60' DATE: 12-17-84

APPROVED BY: [Signature] HENRY COUNTY SURVEYOR BY: JOE ROWAN, JR. HENRY COUNTY SURVEYOR

DRAWN BY: [Signature] REVIEWED: [Signature] DISTRICT: GEORGIA DRAWING NUMBER:

M.S.

II II

I.P.F.

I.P.F.

[Signature] HENRY COUNTY SURVEYOR

**EXHIBIT B**





# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

**ANNEXATION & REZONING**

## Property Information

<b>Tax ID</b>	<b>127-01044000</b>
<b>Location/address</b>	<b>Land Lot 249 of the 2<sup>nd</sup> District 1206 Davis Lake Road</b>
<b>Parcel Size</b>	<b>Approximately 1.2 acres</b>
<b>Current Zoning</b>	<b>RA (County Residential Agricultural) to RA (City Residential Agricultural)</b>
<b>Request</b>	<b>Annex RA-zoned property in unincorporated Henry County into the City of Locust Grove with an RA zoning</b>
<b>Proposed Use</b>	<b>Residential Agricultural</b>
<b>Existing Land Use</b>	<b>Single-family dwelling / Unincorporated Henry County</b>
<b>Future Land Use</b>	<b>Low-Density Residential (unincorporated Henry County)</b>
<b>Recommendation</b>	<b>Approval</b>

## Summary

Donna Price and Robert Shon Price of Locust Grove, Georgia are the owners (the "Applicants") of a tract of land located at 1206 Davis Lake Road seek to annex property into the incorporated limits of the City of Locust Grove in Land Lot 249 of the 2<sup>nd</sup> District (the "Subject Property"). The Subject Property is approximately 1.2 acres in size and contains a single-family residence on site along with accessory structures common to properties used for agricultural purposes.

The Subject Property is zoned RA (residential agricultural) in the unincorporated area of Henry County. It is the intent of the Applicants to retain this RA (residential agricultural) zoning designation in the City of Locust Grove.

The City Council approved a *Resolution* to accept the application for annexation from the Applicants on June 17, 2019. The Director of Planning and Economic Development for Henry County confirmed via e-mail that the request for annexation was presented to the Henry County Board of Commissioners during their regular meeting on August 6, 2019 with no objections. The applicants request was reviewed by the Mayor and City Council at a Public Hearing on September 16, 2019 as well as by the City Community Development Director.

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



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

## ANNEXATION & REZONING

A legal non-conforming fence exist on the subject property and per section 17.04.080 of the City of Locust Grove Zoning Ordinance, "if a fence is legally existing at the time of the enactment of this section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained. If a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section. No nonconforming fence shall be extended in any way except as permitted by this section."

### Service Delivery / Infrastructure

**Water and Sewer:** The Subject Property is currently served by county water and a septic tank and is expected to remain so if annexed into the City. The Subject Property is located within the Tussahaw Creek Watershed Protection Area and must meet the guidelines set forth in *Section 17.04.040* of the Code of Ordinance, City of Locust Grove, Georgia.

**Police Services:** When the Subject Property is annexed into the city limits, it will be placed on a regular patrol route.

**Fire:** Fire and emergency services will be performed by Henry County as is the case in other areas of the City.

**Transportation Impacts:** There are no discernible increases or changes to transportation patterns in the vicinity as a result of this request given the single-family residence is already in existence. Single-family detached dwellings typically generate 9.5 trips on an average weekday<sup>1</sup>.

### Criteria for Evaluation of Rezoning Request

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

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. Discussion: No impacts on the character of the particular area are anticipated as a result of this request given the zoning on the Subject Property is going from RA-County to RA-City as part of an annexation request.
  - (2) The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter. Discussion: The request

<sup>1</sup> Institute of Transportation Engineers. *Trip Generation, 7<sup>th</sup> Edition, Volume 2 of 3.* Page 269.



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

## ANNEXATION & REZONING

will continue the residential/agricultural use of the Subject Property as it transitions from the unincorporated area of Henry County into the city limits of Locust Grove.

- (3) **Consistency with the Land Use Plan.** Discussion: The request is consistent with the County's Future Land Use Plan and development patterns in the immediate areas. It is reasonable to assume changes in the development patterns to higher density and more intensive uses for this area as availability to sanitary sewer is introduced in the near future when the Davis Lake Interceptor comes online.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There are no impacts to the City's infrastructure given the lot is already developed under its present zoning and is seeking to establish an equivalent zoning in the City.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: No impacts are anticipated as a result of granting this request.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: There are no plans to change the manner in which the Subject Property is utilized; therefore, impacts on adjacent property owners should be no more than they are at present.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the Subject Property contains a single-family dwelling and detached accessory buildings; all of which are consistent with permitted uses granted by the RA (residential agricultural) zoning district both in the City and unincorporated County.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: There are no known physical conditions or limitations that could preclude the use of the Subject Property, in fact, there exists a single-family residence on the site in accordance with the permitted uses in the RA zoning district.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the City's zoning ordinance and with future and existing development patterns in the area.



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

**ANNEXATION & REZONING**

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## Recommendation

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Staff recommends APPROVAL of this request to annex the Subject Property and rezone it to RA (residential agricultural) once in the City.



# CITY OF LOCUST GROVE

P. O. Box 806 • Locust Grove, Georgia 30248-0806  
Telephone (770) 867-8048 Fax: (770) 864-1223

July 5, 2019

**MAYOR**  
Robert Price

**COUNCIL**  
Verdon Asho  
Mark Beards  
Randy Gaskier  
Carol Street  
Ole H. Hineslock  
Wesley J. Taylor

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Williams

Chairwoman June Wood  
Henry County Board of Commissioners  
140 Henry Parkway  
McDonough, GA 30253

Re: Notice of applications annexed to the City of Locust Grove, GA  
Parcel 1: Christine/Debra Law Tract, 10 +/- acres, Parcel 127-01012000  
Parcel 2: Donna/Robert Price Tract, 1.15 +/- acres, Parcel 127-01011000

Dear Chair Wood:

On behalf of the governing body of the City of Locust Grove, Henry County, Georgia, I hereby notified that the City has approved applications for annexation of the above referenced properties pursuant to the provisions of O.C.G.A. § 36-3502.

Attached hereto is a copy of the City's resolution describing the annexation applications, which attach legal descriptions of the properties and a zoning map identifying the properties. All of the properties to be annexed lie in Henry County and are contiguous with the City boundaries.

Should the properties be annexed, they will be annexed with their current zoning classifications.

Notice is being given to the County pursuant to O.C.G.A. § 36-3505. Please do not hesitate to contact us if you have any questions.

Sincerely,

Tim Young, City Manager

CC: Cheryl Hobson-Matthews, County Manager  
Robert Price, Mayor  
Smith Welch Webb and White, City Attorney

Attachments



*in the Grove*

**RESOLUTION 19-07-057**

**A RESOLUTION TO ACCEPT AN APPLICATION FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEKATION OF 1.3 +/- ACRES PURSUANT TO O.C.G.A. §96-36-39, 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 ANNEKATION; 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 2<sup>nd</sup> 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. § 96-36-1, 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 certifies that, upon a preliminary investigation, the Annexation Application and the requested annexation comply with 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 36-54-6 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 Ordinances.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation Ordinances 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 E. PRICE, Mayor

ATTEST:

  
MISTY SPURLING, City Clerk

APPROVED AS TO FORM:

(read)

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

**APPLICATION FOR ANNEKATION UNDER  
THE ONE HUNDRED PERCENT (100%) METHOD**

Date of Submission: 4/5/2019

To the Mayor and City Council of the City of Locust Grove, Henry County, Georgia

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Locust Grove, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated as contiguous (as described in O.C.G.A. 36-06-20) to the existing corporate limits of Locust Grove, Georgia, and the description of such territory is herein attached as Exhibit A.

OWNERS NAME(S)

PRICE, Robert Shon and  
PRICE, Donna

PROPERTY LOCATION

1206 Davis Lake Road  
Locust Grove, GA 30248-1206

PHONE NUMBER

404-403-6287

ALTERNATE PHONE

770-957-6330

LAND LOT/DISTRICT

249/2

ACREAGE

1.18

MAP CODE NO.

127-01044100

ZONING CLASSIFICATION

PA Single

SIGNATURE(S)

Robert Shon Price  
Donna Price

Date April 05, 2019

Date 4.5.2019

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



00303

BOOK 6695 PAGE 201

DOCS 874557  
IN OFFICE  
HENRY COUNTY, GA

DEC 30 1984

RECORDED BY  
Op 8/1/84

Return to:  
Smith, White & Smith (SOL.)  
2200 High Rise Court  
Marietta, Georgia 30066  
(770) 571-2827

**DEED ONLY**

**WARRANTY DEED**

STATE OF GEORGIA, HENRY COUNTY.

IN CONSIDERATION OF THE SUM OF \_\_\_\_\_ DEED OF GIFT \_\_\_\_\_ to me

and DONNA PRICE of the County of Henry, State of Georgia, do hereby sell and convey unto

DONNA PRICE AND ROBERT BIRON PRICE, AS JOINT TENANTS WITH FULL

SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON of the County of Henry,

State of Georgia, that, 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 245, 2nd District, Henry County, Georgia, containing 1.15 acres, per plat of survey for J.E. Pugh by the Honorable H. Henry County Surveyor, dated December 17, 1984, and being more particularly described as follows:

RECORDED BY  
DEED ONLY SP. 84

Page 1 of 2 Pages

+1

BEING at an iron pin found on the South Line of Land Lot 249, and iron pin being 1,112.64 feet West of the Southeast corner of Land Lot 249; thence North 85 degrees 55 minutes West along the South line of Land Lot 249; thence North 85 degrees 55 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 85 degrees 17 minutes East 209.32 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 SEON PRICE, AS JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON, their heirs, executors, administrators, and assigns, in

PERMANENT

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

*[Signature]*

*Donna Price* (SEAL)  
DONNA PRICE

(SEAL)



Notary Seal  
PUBLIC NOTARY STATE OF TEXAS  
DONNA PRICE  
COMMISSION EXPIRES 12/31/06

**APPLICATION FOR ANNEKATION UNDER  
THE ONE HUNDRED PERCENT (100%) METHOD**

Date of Submission: 4/5/2019

To the Mayor and City Council of the City of Locust Grove, Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Locust Grove, Georgia, 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. 36-36-20) to the existing corporate limits of Locust Grove, Georgia, and the description of such territory is hereto attached as Exhibit A.

OWNERS NAME(S) PRICE, Robert Shon and  
PRICE, Donna

PROPERTY LOCATION 1206 Davis Lake Road  
Locust Grove, GA 30248-1206

PHONE NUMBER 404-403-6287

ALTERNATE PHONE 770-957-6330

LAND LOT/DISTRICT 249/2

ACREAGE 1.18

MAP CODE NO. 137-0104400

ZONING CLASSIFICATION RA County

SIGNATURE(S) Robert Shon Price Date April 05, 2019

Donna Price Date 4-5-2019

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

00301

BOOK 6695 PAGE 201

DOC# 874557  
FILED IN OFFICE  
RECORDED  
JAN 11 1983  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA

RECEIVED  
HENRY COUNTY

DEC 30 1982

Ms.                       
*Will*

SWIFILE NO. JDL  
Type: Deed: deed

Return to: Smith, Wain & Briston (LL)  
2200 Hwy 101 East  
Mableton, Georgia 30228  
(770) 975-5251

**DEED ONLY**

**WARRANTY DEED**

STATE OF GEORGIA, HENRY COUNTY.

IN CONSIDERATION OF THE SUM OF                      DEED OF GIFT                      to the  
said L. DONNA PRICE of the County of Henry, State of Georgia, do hereby sell and convey unto  
DONNA PRICE AND ROBERT SEON 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 Lot 245, 2nd District, Henry County,  
Georgia, containing 1.23 acres, per plat of survey for J.E. Price by the Bowler, Jr., Henry  
County Surveyor, dated December 17, 1964, and being more particularly described as  
follows:

+1

BEGINNING at an iron pin found on the South Line of Land Lot 249, said iron pin being 1,112.64 feet West of the Southeast corner of Land Lot 248; thence South 85 degrees 05 minutes West along the South line of Land Lot 249; thence North 85 degrees 05 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 294.12 feet to an iron pin found; thence South 85 degrees 17 minutes East 287.95 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

*[Signature]*

*[Signature: Donna Price]* (SEAL)  
DONNA PRICE

*[Signature]* (SEAL)  
Notary Public



**qPublic.net™ Henry County, GA**

**Summary**

Parcel ID 127-01044000  
 Location Address 1206 DARTS LAKE RD  
 Millage Group 0001 (County/Unincorp)  
 Property Usage SF RESIDENTIAL (0100)  
 Total Acres 1.18  
 Lot/Block/District 349/2  
 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	\$22,800.00	\$21,200.00	\$17,500.00
Building Value	\$40,000.00	\$24,300.00	\$24,200.00	\$24,000.00
Other	\$1,600.00	\$1,600.00	\$1,700.00	\$1,700.00
Total Value	\$66,000.00	\$48,700.00	\$47,100.00	\$43,200.00

**Assessment Notices 2019**

2019 Assessment Notice

**Land Information**

Land Use  
 SMALL AC IMP (000100)

Number of Units  
 1.18

Unit Type  
 ACRES

**Buildings**

Building # 1  
 Construction Type SGLFAM  
 Actual Year Built 1961  
 Structure Area 1,400  
 Heated Area 1,400  
 Bedrooms 2  
 Baths 1  
 Wall Height 0

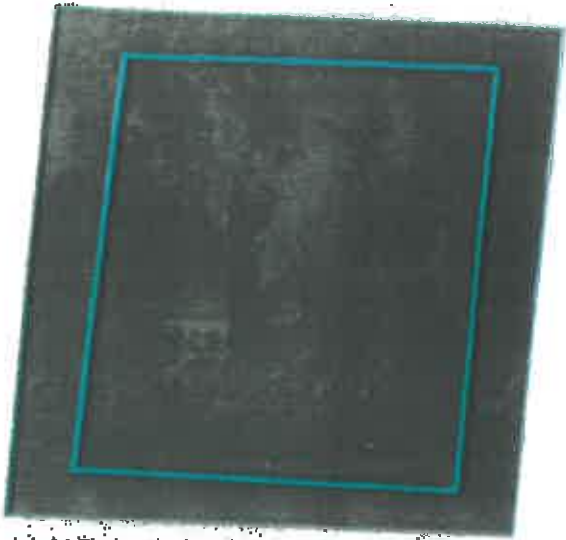
**Miscellaneous Data**

Description	Length	Width	Units	Year Built
B-45	24	24	304	1965

**Sales Information**

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
12/1/2008	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 Address

The Property Address option is unavailable for Henry County

Distance:

100  
Feet

Show address of:  Owner  Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Sketches

**EXHIBIT C**



# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Ad No.: 612056  
Name and File No.: PUBLIC HEARING 9/16/19  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
08/28/19 Wed

Public Hearing Notice  
City of Locust Grove  
September 16, 2019  
9:00 PM  
Locust Grove Public  
Safety Building  
3940 Highway 42 South  
Locust Grove, GA 30248

(located) in unincorporated Henry County to RA (residential agricultural) within the City of Locust Grove for property located at 1206 Dora Lake Road (Parcel ID 127-0104000) containing approximately 1.2 +/- acres in Land Lot 249 of the 2nd District for the purpose of incorporating property in the City limits.

Notice is hereby given as required by Chapter 85 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedure Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, September 16, 2019 at 6:00 PM, will conduct public hearings for the purpose of the following:

The public hearing will be held in the Locust Grove Public Safety Building, located at 3940 Highway 42 South.

Bert Foster  
Community Development  
Director  
City of Locust Grove  
324-612058, 3/23

**CONDITIONAL USE**  
CU-19-09-01 Tom Ehn, agent acting on behalf of Group Seven Station, LLC, of Stockbridge, Georgia requests a conditional use for the purpose of allowing a financial institution (bank) with a drive-through configuration in the D1 (office/institutional) zoning district for property located at 3300 Highway 42 South at the intersection of SR 42 and Market Place Boulevard (Parcel ID - 129-0102001) in Land Lot 200 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 2.8 +/- acres.

CU-19-09-02 Steven and Miranda Davis of Locust Grove, Georgia request a conditional use for the purpose of establishing a detached guest quarters on the property located at 91 Bowden Street (Parcel ID - 129-02014001) in Land Lot 200 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 3.5 +/- acres.

### ANNEXATION AND REZONING

AZ-19-09-03 Christine Law and Derek Law request annexation and rezoning from RA (residential agricultural) in unincorporated Henry County to RA (residential agricultural) within the City of Locust Grove for property located at 387 and 397 Calvin Drive (Parcel ID 127-02022000) containing approximately 10.0 +/- acres in Land Lot 232 of the 2nd District for the purpose of incorporating property in the City limits.

AZ-19-09-04 Donna Price and Robert Shon Price request annexation and rezoning from RA (residential ag-

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

*Dawn Ward*

Dawn Ward  
Sales Advertising Clerk

Printed and subscribed before me 08/28/19



*[Signature]*

Notary Public

**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, Bert Foster, who, after being duly sworn, testifies as follows:

1.

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

2.

On the 30<sup>th</sup> day of August 2019, I, Bert Foster, posted one (1) double-sided sign notifications on the Property advertising a public hearing on the request below to be heard by the Locust Grove City Council on the 16<sup>th</sup> day of September, 2019 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Said public hearing signs were posted at the following locations:

- A. 3300 Highway 42 South for a Conditional Use @ 1:35
- B. 91 Bowden Street for a Guest Quarters CU @ 1:30
- C. 1206 Davis Lake Road for a rezoning/annexation @ 1:20
- D. 387 and 397 Colvin Drive for a rezoning/annexation @ 1:15

Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

This 9<sup>th</sup> day of September 2019.

  
\_\_\_\_\_  
Affiant

Sworn and subscribed before me  
this 9 day of September, 2019

*Markeya Moore*

Notary Public



**Exhibit "A"**  
**Sign Exhibits A through D**

**PUBLIC**

City of Lovell Grove  
City Council Meeting  
Public Safety Building  
1000 Highway 47  
Lovell Grove, CA 95228

**ANNEXATION &  
REZONING**

FROM: County for jurisdiction of  
TO: City for jurisdiction of

DATE: September 16, 2016  
TIME: 6:00 P.M.

**NOTICE**

FOR MORE INFORMATION  
CONTACT THE CITY CLERK  
AT (916) 224-1111



## 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:** An ordinance to rezone approximately 1.2 +/- acres located at 1206 Davis Lake Road.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** August 28, 2019 – newspaper  
August 30, 2019 – sign

**Budget Item:** No

**Date Received:** May 2019

**Workshop Date:** September 16, 2019

**Regular Meeting Date:** October 7, 2019 (tabled)

**Regular Meeting Date:** October 21, 2019

#### Discussion:

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A request for rezoning 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 application was accepted by the City Council at the June 17, 2019 meeting. The Henry County Board of Commissioners raised no objections to this annexation during their August 6, 2019 meeting.

**There is an existing legal non-conforming fence encompassing the subject property, which is permitted per Section 17.04.080 of the Locust Grove Municipal Code Zoning Ordinance. The legal non-conforming fence is permitted to remain as long as the applicant remains in compliance with the yellow highlighted section of the following zoning ordinance section:**

**17.04.080 - Fencing.**

**Section 3-7-79 as adopted by Henry County is repealed by the city and replaced with this section.**

**A. Applicability. This section shall apply only to any development which requires final plat approval, even if the final plat has not been approved as of the adoption date of the ordinance codified in this section.**

**B. Definitions. For purposes of this section, the following terms shall have the meaning prescribed, unless the context clearly indicates otherwise:**

**"City" means the City of Locust Grove, Georgia.**

**"Fence" means any structure, including walls, constructed or erected to provide a barrier, either physical or visual, for the purpose of protecting property, providing for security and privacy, and properly containing activities on the property.**

**"Fence height" means the vertical dimension from the natural ground level to the top of the fence measured at any point along the length of the fence.**

**"Front yard" means that area from the rear building line to the road or street in front of the primary structure.**

**C. General Standards.**

- 1. No privately owned fence shall be installed within any public street right-of-way or within any city-owned area.**
- 2. No fence shall be installed so that, in the opinion of the city manager, it obstructs vision at any street intersection, or in any way creates a hazard to traffic.**
- 3. No fence shall be installed so that, in the opinion of the fire chief, it prevents or unduly restricts access to property for emergency purposes.**
- 4. If a fence is designed so that its structural supports are primarily on one side, that side must always be toward the interior of the property.**
- 5. If a fence is required by any governmental authority to provide for the safety and security of the residents of the city, that fence shall not be removed or otherwise left in an unsafe condition for any reason without the approval of the city manager, and without proper precautions being taken to provide for continuous protection.**
- 6. It shall be the responsibility of the owner of the property on which a fence is located to maintain that fence in good and proper repair so that at all times, it presents a neat and orderly appearance to surrounding property owners and to the general public.**

7. Any fence damaged by accident or an act of God shall be properly repaired within ninety days of occurrence. Fencing required for public safety purposes shall be repaired immediately.

**D. Construction Standards.**

1. All fences shall be constructed of brick, cedar, cypress, rod iron, vinyl or chainlink. In the event the fence is constructed of chainlink, all exposed metal parts must be vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
2. No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court, pool or some other similar special-purpose facility, a fence not to exceed twelve feet in height may be erected.
3. No fence installed in a residential front yard shall be constructed to a height in excess of four feet of chainlink, or in a fashion that restricts the view through such fence by more than fifty percent of the total barrier as viewed from the street.

**E. Temporary Fence.** The city manager may permit the installation of a temporary fence of material not otherwise allowed under this section at a construction site, if it is felt that the fence would be necessary to protect the public safety or would be necessary to provide proper security for the site. A temporary fence shall remain in place for no more than one year and must comply with the following conditions:

1. Temporary fences shall not exceed six feet in height if located within any setback area;
2. No signs shall be attached to any temporary fence.

**F. Enforcement.**

1. The city is responsible for the enforcement of this section.
2. If a suspected violation is reported, it will be investigated by the code enforcement officer.
3. If it is determined that a violation has occurred, the city shall notify the property owner of the violation as well as the steps that should be taken to correct the violation.
4. If the property owner does not agree to take immediate action to correct the violation, the city shall take any action as provided by law, including the issuance of a citation, to promptly and properly correct the violation.
5. A property owner may request a variance as provided in Section 3-7-273.
6. If a fence is legally existing at the time of the enactment of this section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained.
7. If a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section.



**8. No nonconforming fence shall be extended in any way except as permitted by this section.**

**G. Penalties.**

- 1. A violation of this section shall constitute a misdemeanor punishable by a fine of up to one thousand dollars and/or a sentence of up to thirty days incarceration per day per occurrence. Nothing herein shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violations. Replacement shall also be required.**
- 2. Upon notice from the city manager, work on any development that is being done contrary to the provisions of this section shall immediately cease. The stop-work notice shall be in writing and shall go to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. When an emergency exists, the city manager shall not be required to give written notice prior to stopping the work. Further, in the event that work on any development is being done contrary to the provisions of this section, the city manager may revoke any permit pertaining to the development activity for which the permit has been issued and may refuse to issue any further permit until, at the discretion of the city manager, the work on the development is brought into compliance with the provisions of this section.**

(Ord. 04-07-047 § 2)

**Recommendation:**

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**Staff recommends approval of this request.**

**I MOVE TO (approve/deny/table) THE ORDINANCE PERTAINING TO THE REQUEST FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.2 +/- ACRES LOCATED AT 1206 DAVIS LAKE ROAD.**

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

**AN ORDINANCE TO REZONE APPROXIMATELY 1.2 ACRES LOCATED AT 1206 DAVIS LAKE ROAD IN LAND LOT 249 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

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

**WHEREAS**, Donna Price and Robert Shon Price (the “Applicants”) of Locust Grove, Georgia, requests rezoning for property located at 1206 Davis Lake Road (Parcel ID – 127-01044000) in Land Lot 249 of the 2<sup>nd</sup> District (the “Property”) as shown in the Boundary Survey attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicants have submitted an application to annex the Property into the City in May of 2019 that is included in the Rezoning Evaluation Report (hereinafter referred to as “Report”) attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, the Mayor and City Council of the City of Locust Grove approved a Resolution accepting the application for annexation on June 17, 2019; and,

**WHEREAS**, the Applicants request that the City Council rezone the Property from RA-County (residential agricultural) to RA-City (residential agricultural); and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at a Public Hearing held on September 16, 2019 as well as by the City Community Development Director; and,

**WHEREAS**, a legal non-conforming fence exist on the subject property; and,

**WHEREAS**, per section 17.04.080 of the City of Locust Grove Zoning Ordinance, if a fence is legally existing at the time of the enactment of said section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained; and,

**WHEREAS**, if a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section; and,

**WHEREAS**, no nonconforming fence shall be extended in any way except as permitted by said section; and,

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

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

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

1.

- That the request for rezoning is hereby **APPROVED**.
- That the request for rezoning is hereby **DENIED**.

2.

That the use of the Property is subject to:

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

3.

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

4.

That, if granted, this Ordinance shall become effective immediately subject to the corresponding annexation ordinance under consideration.

**SO ORDAINED** by the Council of this City this 21<sup>st</sup> day of October 2019.

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

ATTEST:

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

(Seal)

APPROVED AS TO FORM:

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

**EXHIBIT A**



**EXHIBIT B**



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

**ANNEXATION & REZONING**

## Property Information

Tax ID	127-01044000
Location/address	Land Lot 249 of the 2 <sup>nd</sup> District 1206 Davis Lake Road
Parcel Size	Approximately 1.2 acres
Current Zoning	RA (County Residential Agricultural) to RA (City Residential Agricultural)
Request	Annex RA-zoned property in unincorporated Henry County into the City of Locust Grove with an RA zoning
Proposed Use	Residential Agricultural
Existing Land Use	Single-family dwelling / Unincorporated Henry County
Future Land Use	Low-Density Residential (unincorporated Henry County)
Recommendation	Approval

## Summary

Donna Price and Robert Shon Price of Locust Grove, Georgia are the owners (the "Applicants") of a tract of land located at 1206 Davis Lake Road seek to annex property into the incorporated limits of the City of Locust Grove in Land Lot 249 of the 2<sup>nd</sup> District (the "Subject Property"). The Subject Property is approximately 1.2 acres in size and contains a single-family residence on site along with accessory structures common to properties used for agricultural purposes.

The Subject Property is zoned RA (residential agricultural) in the unincorporated area of Henry County. It is the intent of the Applicants to retain this RA (residential agricultural) zoning designation in the City of Locust Grove.

The City Council approved a *Resolution* to accept the application for annexation from the Applicants on June 17, 2019. The Director of Planning and Economic Development for Henry County confirmed via e-mail that the request for annexation was presented to the Henry County Board of Commissioners during their regular meeting on August 6, 2019 with no objections. The applicants request was reviewed by the Mayor and City Council at a Public Hearing on September 16, 2019 as well as by the City Community Development Director.

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





# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

## ANNEXATION & REZONING

A legal non-conforming fence exist on the subject property and per section 17.04.080 of the City of Locust Grove Zoning Ordinance, "if a fence is legally existing at the time of the enactment of this section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained. If a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section. No nonconforming fence shall be extended in any way except as permitted by this section."

### Service Delivery / Infrastructure

**Water and Sewer:** The Subject Property is currently served by county water and a septic tank and is expected to remain so if annexed into the City. The Subject Property is located within the Tussahaw Creek Watershed Protection Area and must meet the guidelines set forth in *Section 17.04.040* of the Code of Ordinance, City of Locust Grove, Georgia.

**Police Services:** When the Subject Property is annexed into the city limits, it will be placed on a regular patrol route.

**Fire:** Fire and emergency services will be performed by Henry County as is the case in other areas of the City.

**Transportation Impacts:** There are no discernible increases or changes to transportation patterns in the vicinity as a result of this request given the single-family residence is already in existence. Single-family detached dwellings typically generate 9.5 trips on an average weekday<sup>1</sup>.

### Criteria for Evaluation of Rezoning Request

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

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. Discussion: No impacts on the character of the particular area are anticipated as a result of this request given the zoning on the Subject Property is going from RA-County to RA-City as part of an annexation request.
  - (2) The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter. Discussion: The request

<sup>1</sup> Institute of Transportation Engineers. *Trip Generation, 7<sup>th</sup> Edition, Volume 2 of 3.* Page 269.



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

## ANNEXATION & REZONING

will continue the residential/agricultural use of the Subject Property as it transitions from the unincorporated area of Henry County into the city limits of Locust Grove.

- (3) **Consistency with the Land Use Plan.** Discussion: The request is consistent with the County's Future Land Use Plan and development patterns in the immediate areas. It is reasonable to assume changes in the development patterns to higher density and more intensive uses for this area as availability to sanitary sewer is introduced in the near future when the Davis Lake Interceptor comes online.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There are no impacts to the City's infrastructure given the lot is already developed under its present zoning and is seeking to establish an equivalent zoning in the City.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: No impacts are anticipated as a result of granting this request.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: There are no plans to change the manner in which the Subject Property is utilized; therefore, impacts on adjacent property owners should be no more than they are at present.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the Subject Property contains a single-family dwelling and detached accessory buildings; all of which are consistent with permitted uses granted by the RA (residential agricultural) zoning district both in the City and unincorporated County.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: There are no known physical conditions or limitations that could preclude the use of the Subject Property, in fact, there exists a single-family residence on the site in accordance with the permitted uses in the RA zoning district.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the City's zoning ordinance and with future and existing development patterns in the area.



# REZONING EVALUATION REPORT

October 21, 2019

FILE: RZ-19-09-04

**ANNEXATION & REZONING**

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## Recommendation

---

Staff recommends **APPROVAL** of this request to annex the Subject Property and rezone it to RA (residential agricultural) once in the City.



# CITY OF LOCUST GROVE

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

July 5, 2019

**MAYOR**  
Robert Price

**COUNCIL**  
Vernon Ashe  
Keith Boone  
Frank Gardner  
Gordon Grant  
Clay Hampton  
Wesley J. Taylor

Chairwoman June Wood  
Henry County Board of Commissioners  
140 Henry Parkway  
McDonough, GA 30253

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Thayer

**Re:** Notice of applications annexation into City of Locust Grove, GA

Parcel 1: Christine/Deak Low Tract, 10 +/- acres, Parcel 127-01022000  
Parcel 2: Donna/Robert Price Tract, 1.88 acres, Parcel 127-01044000

Dear Chair Wood:

On behalf of the governing body of the City of Locust Grove (CITY), Henry County is hereby notified that the City has received applications for annexation of the above referenced properties pursuant to the 100th Method under O.C.G.A. § 36-56-21.

Attached hereto is a copy of the CITY's resolution accepting the annexation applications, which attach legal descriptions of the properties and a county tax map identifying the properties. All of the properties to be annexed lie in Henry County and are contiguous with the City boundaries.

Should the properties be annexed, they will be annexed with their current zoning classifications.

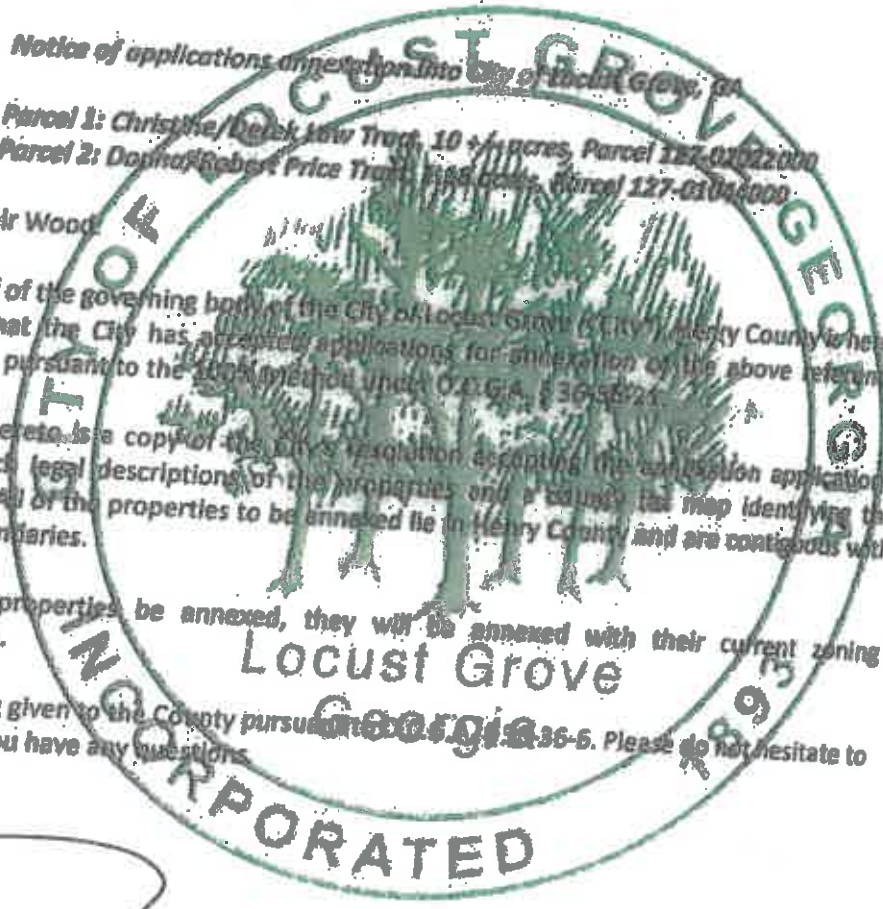
Notice is being given to the County pursuant to O.C.G.A. § 36-56-6. Please do not hesitate to contact us if you have any questions.

Sincerely,

  
Tim Young, City Manager

CC: Cheri Hobson-Matthews, County Manager  
Robert Price, Mayor  
Smith Welch Webb and White, City Attorney

Attachments



*Handwritten notes at the bottom of the page.*

**RESOLUTION 19-07-057**

**A RESOLUTION TO ACCEPT AN APPLICATION FROM DONNA PRICE AND ROBERT SHON PRICE FOR ANNEXATION OF 1.3 +/- ACRES PURSUANT TO O.C.G.A. § 36-36-14, 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 Leont 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 1200 Davis Lake Road (Parcel ID - 127-01044000) in Land Lot 249 of the 2<sup>nd</sup> 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 licensed parent 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 36-58-6 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 Ordinances.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation Ordinances 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 SPAULDING, City Clerk

APPROVED AS TO FORM:

(encl)

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

APPLICATION FOR ANNEKATION UNDER  
THE ONE HUNDRED PERCENT (100%) METHOD

Date of Submission: 4/5/2019

To the Mayor and City Council of the City of Locust Grove, Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Locust Grove, Georgia, 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. 36-96-20) to the existing corporate limits of Locust Grove, Georgia, and the description of such territory is hereto attached as Exhibit A.

OWNERS NAME(S)

PRICE, Robert Shon and  
PRICE, Donna

PROPERTY LOCATION

1206 Davis Lake Road  
Locust Grove, GA 30248-1206

PHONE NUMBER

404-403-6287

ALTERNATE PHONE

770-957-6330

LAND LOT/DISTRICT

249/2

ACREAGE

1.18

MAP CODE NO.

127-0104400

ZONING CLASSIFICATION

RA County

SIGNATURE(S)

Robert Shon Price  
Donna Price

Date April 05, 2019

Date 4-5-2019

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

00201

BOOK 6695 PAGE 201

BOOK 674557  
FILED IN OFFICE  
DEC 18 1964  
HENRY COUNTY, GA

REAL ESTATE RECORDS  
HENRY COUNTY, GA

DEC 30 1964

MSA  
*[Signature]*

DEED FILE NO. 111  
Tax Parcel: 200

Return to:

Smith, Walter J. (Jr.)  
2200 Lakeview Court  
Mableton, Georgia 30127  
(770) 967-3337

DEED ONLY

**WARRANTY DEED**

STATE OF GEORGIA, HENRY COUNTY.

IN CONSIDERATION OF THE SUM OF DEED OF GIFT to the  
said **BONNIE PRICE** of the County of Henry, State of Georgia, do hereby sell and convey unto  
**BONNIE PRICE AND ROBERT SIMON 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 Lot 209, 2nd District, Henry County,  
Georgia, containing 1.15 acres, per plat of survey for J.E. Price by the Georgia, Henry  
County Surveyor, dated December 17, 1964, and being more particularly described as  
follows:

+1



BEARING at an iron pin found on the South Line of Land Lot 249, said iron pin being 1,112.04 feet West of the Southeast corner of Land Lot 249; thence North 88 degrees 05 minutes West along the South Line of Land Lot 249; thence North 88 degrees 05 minutes West along the South Line of Land Lot 249, 269.32 feet to an iron pin found; thence North 2 degrees 14 minutes East 294.42 feet to an iron pin found; thence South 85 degrees 17 minutes East 287.26 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

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

*[Signature]*

*[Signature: Donna Price]*  
DONNA PRICE (SEAL)

*[Signature]* (SEAL)

Notary Public  
My Commission





**Summary**

Parcel ID 127-01044800  
 Location Address 1205 DAVIS LAKE RD  
 Name Group (000) (County/Unincorp)  
 Property Lines SF RESIDENTIAL (0100)  
 Total Area 1.18  
 Latitude/Elevation 349 / 2  
 Subdivision  
 Lot/Block  
 Plat Book  
 Plat Page

**Exemption 13**

**Owners**

PRICE DONNA S  
 & ROBERT SHON  
 PO BOX 1289  
 LOCUST GROVE, GA 30248

**Valuation**

Assessed Year  
 Land Value  
 Building Value  
 Overall  
 Total Value

2017	2018	2017	2018
\$24,400.00	\$22,400.00	\$21,900.00	\$17,900.00
\$40,000.00	\$24,300.00	\$34,300.00	\$24,000.00
\$1,800.00	\$1,800.00	\$1,700.00	\$1,700.00
\$66,000.00	\$48,500.00	\$57,900.00	\$43,600.00

**Assessment Notice 2019**

2019 Assessment Notice

**Land Information**

Land Use  
 SMALL AC 64P (000180)

Number of Units  
 1.18

Unit Type  
 ACRES

**Buildings**

Buildings 1  
 Construction Type SGL FRM  
 Approx Year Built 1968  
 Building Area 1,480  
 Interior Area 1,480  
 Bedrooms 2  
 Bath 1  
 Wall Height 0

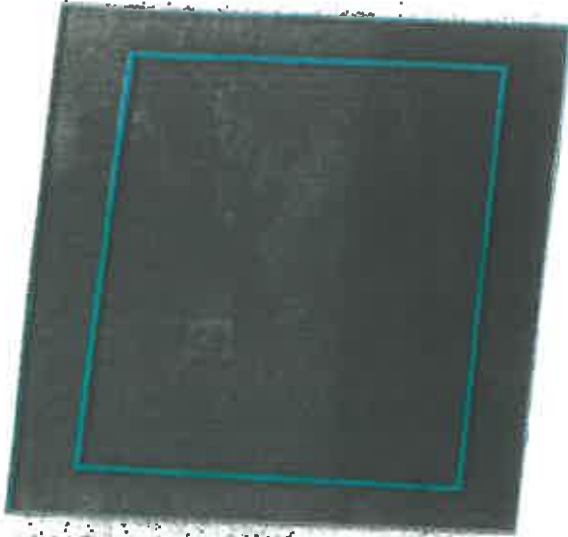
**Miscellaneous Data**

Description	Length	Width	Units	Year Built
B-45	24	24	394	1968

**Sales Information**

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
12/1/2009	6495-301	\$0	WARRANTY DEED		PRICE DONNA	PRICE DONNA & ROBERT SHON
3/21/2000	3444-290	\$0	YEARS SUPPORT		PRICE WILLIAM R (DECEDENT)	PRICE DONNA S
10/7/1991	1350-295	\$0	QUIT CLAIM		PRICE WILLIAM R	PRICE WILLIAM R & DO
1/1/1985	612-301	\$20,000	WARRANTY DEED	LOVE&AFFEC FAMILY/GIFT	PRICE J E	PRICE WILLIAM R
1/1/1961	68-572	\$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

Zip labels:

0

Show address of:  Owner  Property

Download format:

Address labels (5160)

Download

Sketches

# FUTURE LAND USE MAP

**Subject Property**

**Legend - Land Use**

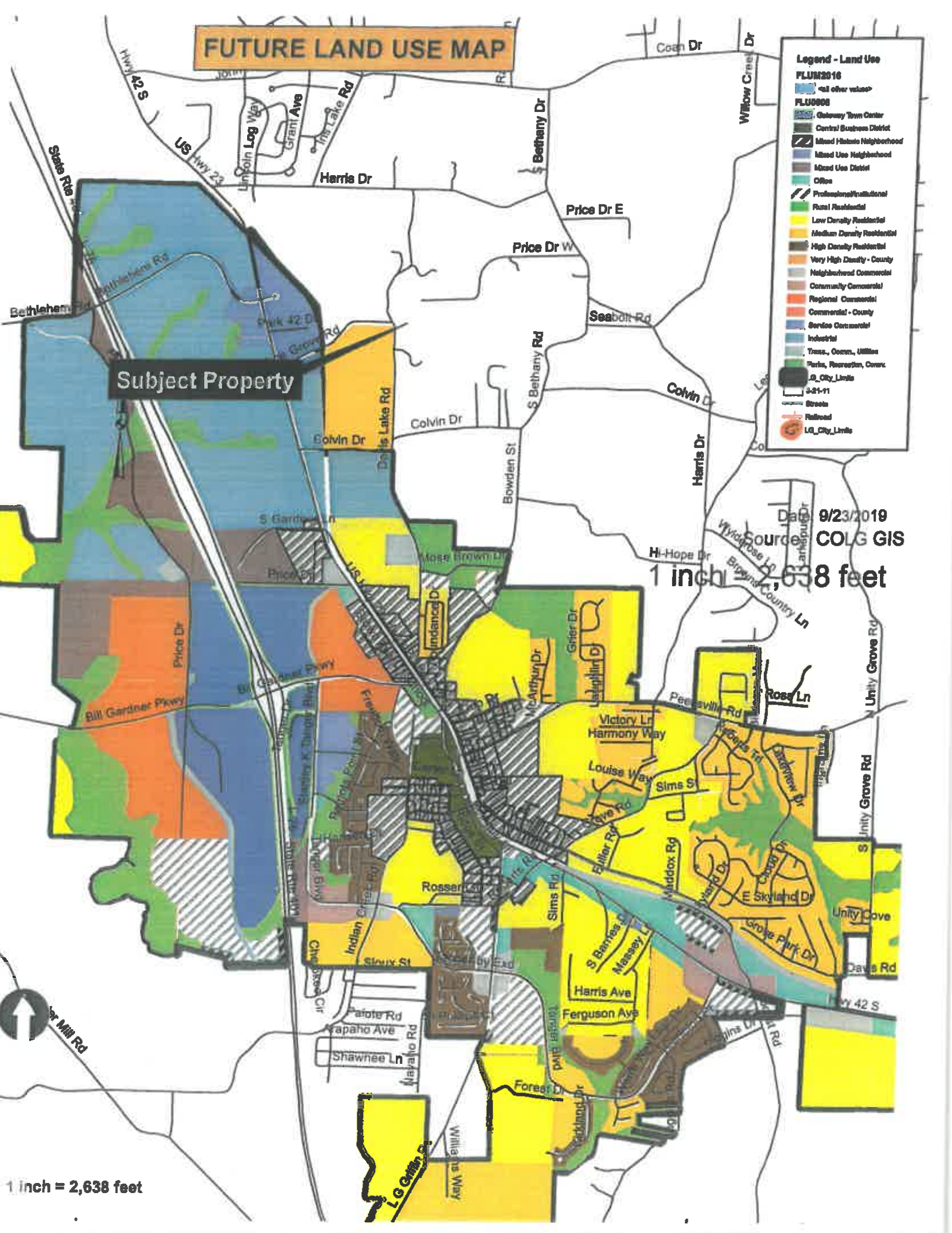
**FLUM2016**

**FLU0000**

- All other values
- Gateway Town Center
- Central Business District
- Mixed Historic Neighborhood
- Mixed Use Neighborhood
- Mixed Use District
- Office
- Professional/Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density - County
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Commercial - County
- Service Commercial
- Industrial
- Transit, Comm., Utilities
- Parks, Recreation, Conserv.
- City Limits
- 3-21-11
- Streets
- Railroad
- LG City Limits

Date: 9/23/2019  
 Source: COLG GIS  
 Scale: 1 inch = 2,638 feet

1 inch = 2,638 feet





**Legend**

- Parcels
- Roads
- Cities

<b>Parcel ID</b>	127-01044000	<b>Class</b>	R	<b>Owner</b>	PRICE DONNAS & ROBERT SHON	<b>Land Value:</b>	\$24,400								
<b>Property Address</b>	1206 DAVIS LAKE RD	<b>Acreage</b>	1.18	<b>Address</b>	PO BOX 1206	<b>Building Value:</b>	\$40,000	<b>Last 2 Sales</b>							
<b>District</b>	County/Unincorp				LOCUST GROVE GA 30248	<b>Misc Value:</b>	\$1,600	<b>Date</b>	12/4/2003	<b>Price</b>	\$0	<b>Reason</b>	n/a	<b>Qual</b>	U
						<b>Total Value:</b>	\$66,000		3/21/2000	\$0	n/a	U			

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: 9/23/2019  
 Last Data Uploaded: 9/20/2019 10:03:50 PM

Developed by Schneider  
 GEOSPATIAL



# Official Zoning Map City of Locust Grove, GA

Subject Property

Tussehaw Creek Reservoir  
Water Supply Watershed District

This Area Lies Outside  
Watershed Districts

- Legend**
- CBDCO Sign
  - General Sign Overlay
  - HPDO District
  - CRSC Overlay
  - CRA Overlay
  - Streets
  - 2018 Parcels
  - <all other values>
- Zoning**
- Active Adult Res. AAN
  - Neighborhood Comm. C-1
  - General Comm. C-2
  - Heavy Comm. C-3
  - Light Mfg. M-1
  - General Industrial M-2
  - Office/Institutional OI
  - Planned Development PD
  - Single-Family Res. R-1
  - Single-Family Res. R-2
  - Med-High Density R-3
  - Res. Agricultural RA
  - Residential Duplex RD
  - Multifamily Residential RM 1-3
  - Res. Mfg. Home RMH
  - Trans./Comm./Utilities TCU
  - Corporate Limits

**1 inch = 1,000 feet**

Prepared by: Jason Green Community Development  
Locust Grove, Georgia 30553  
Date: July 20, 2011


**CONFIRMATION of OFFICIAL ZONING MAP**

This is to certify that by official action of the City Council, that this is a copy of the Official Zoning Map of the City of Locust Grove, Georgia, as adopted August 1, 2010.

Subsequently, the official map shall be maintained and updated by the Community Development Department as stated in the zoning ordinance of the City.

**Richard E. Price, Mayor**

John Tatham, City Clerk  
4711837



**EXHIBIT C**





**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, Bert Foster, who, after being duly sworn, testifies as follows:

1.

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

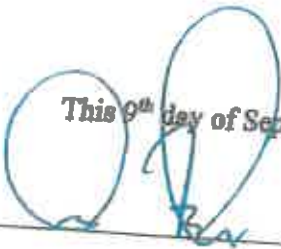
2.

On the 30<sup>th</sup> day of August 2019, I, Bert Foster, posted one (1) double-sided sign notifications on the Property advertising a public hearing on the request below to be heard by the Locust Grove City Council on the 16<sup>th</sup> day of September, 2019 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Said public hearing signs were posted at the following locations:

- A. 3300 Highway 42 South for a Conditional Use @ 1:35
- B. 91 Bowden Street for a Guest Quarters CU @ 1:30
- C. 1206 Davis Lake Road for a rezoning/annexation @ 1:20
- D. 387 and 397 Colvin Drive for a rezoning/annexation @ 1:15

Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

This 9<sup>th</sup> day of September 2019.  
  
\_\_\_\_\_  
Affiant

Sworn and subscribed before me  
this 9 day of September, 2019

*Markeya Moore*

Notary Public



**Exhibit "A"**  
**Sign Exhibits A through D**

**PUBLIC**

City of Lucas Office  
City Council Meeting  
Public Hearing Room  
1100 S. High St.  
Lucas, OH 43004

**ANNEXATION &  
REZONING**

Parsons II (resubdivision)  
10111 N. Lincoln Ave.

DATE: September 16, 2016  
TIME: 6:00 PM

**NOTICE**



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

## Item Coversheet

---

**Item:** An Ordinance to approve a final plat for Indian Grove residential subdivision located in the southeast corner of the intersection of Tanger Blvd. and Indian Creek Road.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** No

**Date Received:** October 8, 2019

**Workshop Date:** October 21, 2019

**Regular Meeting Date:** November 4, 2019

### **Discussion:**

---

**Applicant/Developer:**

**Mahmoud Americani (770-749-7216)**

**Sunrise Builders**

**301 Hwy 138**

**Jonesboro, GA 30238**

**Project Data<sup>1</sup>:**

- **Location = Southeast of the intersection of Tanger Blvd. and Indian Creek Rd.**
- **Gross Acreage = approximately 35.5 acres**
- **Property zoning = R-3 (single-family residence)**

---

<sup>1</sup> Final plat "Indian Grove Subdivision" prepared by S. J. Reeves & Associates, Steve J. Reeves, RLS, September 30, 2019.

- **Lot Count = 87**
- **Open Space = 2.83 net usable acres required; 5.21 net usable acres provided**
- **Minimum Lot Size = 12,000 sq. ft.**
- **Minimum Lot Width = 80'**
- **Minimum House Size = 1,750 sq. ft. (single story); 2,200 sq. ft. (multi story)**
- **Setbacks:**
  - **Front = 40'\***
  - **Side = 10' (30' separation between houses)**
  - **Rear = 40'**  
*\*Reduction to 30' requested for Lots 13-20 due to topographic issues in the rear yards and Lots 31-34 to provide larger back yards on cul-de-sac lots.*
- **Amenities:**
  - **Paved walking trail + multiuse trail = 2,344 LF\*\***
  - **Multiuse field 85' x 145' with playground equipment**
  - **Covered Mail Kiosk**  
*\*\*Multiuse trail removed from southeast corner of project, near detention pond, due to topographic issues. Existing path along Tanger Blvd will be widened and demarcated to provide a pedestrian pathway as required by the R-3 ordinance.*

## **Comments:**

---

The City of Locust Grove rezoned this parcel from PD (C-2/RM-2) to R-3 in August 2017 to further the stated goals of the *Locust Grove Town Center Livable Centers Initiative* and the Future Land Use Plan.

The Applicant has developed this property as an R-3 single-family residential subdivision under the current R-3 development requirements that the City Council approved in 2016. A preliminary plat was approved by the City Council on July 2, 2018.

## **Recommendation:**

---

**I MOVE TO (APPROVE/DENY/TABLE) THE ORDINANCE APPROVING THE FINAL PLAT FOR THE INDIAN GROVE RESIDENTIAL SUBDIVISION.**

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

**AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF INDIAN GROVE RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF INDIAN CREEK ROAD AND TANGER BOULEVARD; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

***WITNESSETH:***

**WHEREAS**, the Locust Grove Community Development Department received a final subdivision plat prepared for Sunrise Builders, on October 8, 2019, for property located in the southeast corner of the intersection of Tanger Boulevard and Indian Creek Road in Land Lot 168 of the 2<sup>nd</sup> District, Locust Grove, Georgia (the “Property”); and,

**WHEREAS**, the current owner of the property is identified as Sunrise Builders, Mahmoud Americani, 301 Highway 138, Jonesboro, GA 30238 (the “Owner”); and,

**WHEREAS**, the Property was rezoned to R-3 single-family residential by the Locust Grove City Council in August 2017; and,

**WHEREAS**, the preliminary plat entitled “Indian Creek / Tanger Blvd. Subdivision” was prepared June 8, 2018, and subsequently revised on June 11, 2018, by Whitley Engineering, Inc. was approved by the City Council on July 2, 2018; and,

**WHEREAS**, the final plat illustrates the Owner’s plan to develop the 35.5-acre tract into an 87-lot single-family residential subdivision with amenities as described and attached hereto as **Exhibit A**; and,

**WHEREAS**, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, during a Workshop Meeting on October 21, 2019, and found it to be in accordance with the City’s R-3 zoning ordinance; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
LOCUST GROVE:**

**SECTION 1** – The City of Locust Grove hereby accepts the final plat known as “Indian Grove Subdivision” dated September 30, 2019.

**SECTION 2** – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

**SECTION 3** – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

**SO ORDAINED** this 4<sup>th</sup> day of November 2019.

**CITY OF LOCUST GROVE, GEORGIA**

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

**ATTEST:**

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

(Seal)

**APPROVED AS TO FORM:**

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



**“EXHIBIT A”**





















## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

---

**Item:** Fiscal Year 2020 Working Draft Budget - Update

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A – Soon for Hearings in November

**Budget Item:** Yes, all funds

**Date Received:** September 27, 2019 – initial Draft

**Workshop Date:** October 21, 2019 – Update from retreat comments/changes

**Regular Meeting Date** December 2019 - Adoption

#### Discussion:

---

Attached is the updated Working Draft FY 2020 Operating and Capital Improvements Budget. Sheets account for items as discussed in the Retreat as well as the following:

- Anthem increase for Plan Year 2020 by 19% - Offset by others to 15.1%
- Increase for GMEBS Retirement Plan Change – increased contribution amount
- General increase in various items.
- CIE for Impact Fees to begin study of new fee structure/needs as well as Police Parking additions and the Tanger Park Project.
- Capital need for heavy machinery for brush head that overtaxes the current machine's hydraulic system (shared with utilities and stormwater).
- Additional items TBD – final transportation projects with GDOT/HB 170 participation

#### Next Steps:

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**Complete final preparation and prepare for advertisement of public hearings per OCGA requirements in November – December.**

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp %	Balance	Notes	Change from Prior	FY2020
100	3-0000-31.1340	INTANGIBLE TAX	(40,000.00)	(22,717.50)	(30,000.00)	56.8%	(17,282.50)			(40,000.00)
100	3-0000-31.1350	RAILROAD EQUIPMENT TAX	(750.00)	(1,134.73)	(582.50)	164.6%	484.73	Adj. for Revenue	(1,000.00)	(1,750.00)
100	3-0000-31.1600	REAL ESTATE TRANSFERS	(20,000.00)	(10,332.12)	(15,000.00)	51.7%	(9,667.88)			(20,000.00)
100	3-0000-31.1710	FRANCHISE TAX - ELECTRIC	(315,000.00)	0.00	(236,250.00)	0.0%	(315,000.00)			(315,000.00)
100	3-0000-31.1711	CAPITAL CREDIT REFUND	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-31.1730	FRANCHISE TAX - TELECOMMUNICAT	(2,000.00)	0.00	(1,500.00)	0.0%	(2,000.00)	Remove	2,000.00	0.00
100	3-0000-31.1750	FRANCHISE TAX - CABLE TV	(75,000.00)	(37,928.99)	(56,250.00)	50.6%	(37,071.01)			(75,000.00)
100	3-0000-31.1760	FRANCHISE TAX - TELEPHONE	(20,000.00)	(10,714.36)	(15,000.00)	53.6%	(9,285.64)			(20,000.00)
100	3-0000-31.1790	FRANCHISE TAX - NATURAL GAS	(15,000.00)	(20,154.15)	(11,250.00)	134.4%	5,154.15	Growth in Development	(10,000.00)	(25,000.00)
100	3-0000-31.3100	LOCAL OPTION SALES/USE TAX	(2,250,000.00)	(1,748,431.70)	(1,650,000.00)	79.5%	(451,567.30)	Overall County Growth	(100,000.00)	(2,300,000.00)
100	3-0000-31.3150	LOST TAVT	(110,000.00)	(91,506.91)	(82,500.00)	85.9%	(15,493.09)	Lower for Slowdown	35,000.00	(75,000.00)
100	3-0000-31.3160	AAVT - MOTOR VEHICLE	(1,000.00)	0.00	(750.00)	0.0%	(1,000.00)			(1,000.00)
100	3-0000-31.4200	LIQUOR TAX	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-31.4201	ALCOHOL TAX	(370,000.00)	(263,971.63)	(177,500.00)	71.1%	(107,028.37)			(370,000.00)
100	3-0000-31.6100	OCCUPATION TAXES	(175,000.00)	(170,267.90)	(206,250.00)	61.9%	104,732.10	Possible Increase	(75,000.00)	(370,000.00)
100	3-0000-31.6120	REGULATORY FEES	(30,000.00)	(20,310.00)	(22,500.00)	67.7%	(9,690.00)	Review Fees	(2,500.00)	(30,000.00)
100	3-0000-31.6200	INSURANCE PREMIUM TAX	(400,000.00)	0.00	(300,000.00)	0.0%	(400,000.00)			(400,000.00)
100	3-0000-32.1110	ALCOHOL BEV-BEER LICENSE	(17,500.00)	(2,250.00)	(13,125.00)	12.9%	(15,150.00)			(17,500.00)
100	3-0000-32.1120	ALCOHOL BEV WINE LICENSE	(15,000.00)	(2,310.00)	(11,250.00)	15.0%	(12,750.00)			(15,000.00)
100	3-0000-32.1130	ALCOHOL BEV - LIQUOR LICENSE	(40,500.00)	(4,250.00)	(30,375.00)	3.1%	(39,250.00)			(40,500.00)
100	3-0000-32.1220	GENERAL BUS LIC -INSURANCE	(15,500.00)	(12,900.00)	(11,625.00)	83.2%	(13,875.00)			(15,500.00)
100	3-0000-32.2120	BLDG PERMITS /INSPECTIONS -RES	(450,000.00)	(237,696.20)	(337,500.00)	57.3%	(192,303.80)	Fee Increase	0.00	(450,000.00)
100	3-0000-32.2130	BLDG PERMIT/INSPECTIONS-COMM	(300,000.00)	(87,417.88)	(225,000.00)	29.1%	(112,582.12)	Large Projects		(300,000.00)
100	3-0000-32.3100	BUSINESS LICENSE PENALTY	0.00	0.00	0.00	0.0%	0.00	Verify for coding		0.00
100	3-0000-33.4450	GRANT BULLET PROOF VEST	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
100	3-0000-33.4500	GRANT / DONATIONS -CORP	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
100	3-0000-33.5000	DONATION-PLAYGROUND EQUIP	(500.00)	0.00	(375.00)	0.0%	(500.00)	Adj. Out	500.00	0.00
100	3-0000-33.6100	DONATIONS	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
100	3-0000-33.7000	COBG GRANT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1310	ZONING INSPECTION FEES	(50,000.00)	(16,935.50)	(37,500.00)	33.9%	(33,064.50)			(50,000.00)
100	3-0000-34.1311	LAND DEVELOPMENT FEES	(45,000.00)	(15,700.00)	(39,750.00)	34.9%	(29,300.00)	Adj. for Collections	10,000.00	(40,000.00)
100	3-0000-34.1312	SITE PLAN REVIEW FEES	(20,000.00)	(9,699.20)	(15,000.00)	48.5%	(10,300.80)	Fee Increase	(5,000.00)	(20,000.00)
100	3-0000-34.1321	SOIL EROSION FEES	(500.00)	0.00	(375.00)	0.0%	(500.00)	Adj. for Collections	5,000.00	(15,000.00)
100	3-0000-34.1325	TREE REPLACEMENT REVENUE	0.00	0.00	0.00	0.0%	(500.00)			(500.00)
100	3-0000-34.1950	QUALIFYING FEE FOR ELECTION	(5,000.00)	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1950	ACCIDENT REPORTS	(5,000.00)	(1,584.00)	(3,750.00)	31.7%	(3,416.00)	NonElectionYear	4,000.00	(1,000.00)
100	3-0000-34.1955	CRIMINAL HISTORY REPORTS	0.00	(4,930.77)	(3,750.00)	98.6%	(69.23)	Growth	(2,500.00)	(7,500.00)
100	3-0000-34.1960	ADM CHARGE ON FINES	(17,500.00)	(10,612.65)	(13,125.00)	60.6%	(6,887.35)			0.00
100	3-0000-34.1990	ADM CHARGE FOR INCODE	(20,000.00)	(14,839.58)	(15,000.00)	74.2%	(5,160.42)			(20,000.00)
100	3-0000-34.6100	BACKGROUND CHECK FEES	(3,000.00)	(500.00)	(2,250.00)	16.7%	(2,500.00)			(3,000.00)
100	3-0000-34.9001	DONATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.9300	BAD CHECK FEES	(300.00)	(190.00)	(75.00)	70.0%	(30.00)			0.00
100	3-0000-35.1170	FINES & FORFEITURES	(775,000.00)	(640,802.98)	(581,250.00)	81.7%	(114,197.02)	Potential Adjustment for	35,000.00	(740,000.00)
100	3-0000-35.1175	BOND ACCOUNT	0.00	0.00	0.00	0.0%	0.00	THC		0.00
100	3-0000-36.1000	INTEREST REVENUES	(7,500.00)	(6,464.42)	(5,625.00)	86.2%	(1,033.58)			0.00
100	3-0000-36.1000	RENTS & ROYALTIES	(18,000.00)	0.00	(13,500.00)	0.0%	(18,000.00)			(18,000.00)
100	3-0000-38.1010	SPECIAL EVENT PERMIT	(730.00)	0.00	(547.50)	0.0%	(730.00)			(730.00)
100	3-0000-38.1025	PAVILLION RENTAL	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.1050	HOUSE RENTAL -LOCUST ROAD	(35,000.00)	(12,730.70)	(26,250.00)	36.4%	(27,269.30)			(35,000.00)
100	3-0000-38.3000	INS REIMBURSE DAMAGE PROPERTY	(4,500.00)	(10,820.82)	(10,875.00)	74.6%	(3,579.18)		0.00	(4,500.00)
100	3-0000-38.3100	INS REIMBURSE WKS COMP	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)

FUND	ACCOUNT	DESCRIPTION	FY2019 (02Adj)	YTD	September	Comp%5%	Balance	Notes	Change from Prior	FY2020
100	3-0000-38.3400	INS REIMBURSE FOR OVERPAYMENT	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
100	3-0000-38.5000	LMIG PROGRAM	(120,180.00)	0.00	(90,000.00)	0.0%	(120,000.00)	Adj. Total	10,000.00	(110,000.00)
100	3-0000-38.9000	MISCELLANEOUS REVENUE	(10,000.00)	(2,846.05)	(7,500.00)	28.5%	(17,153.95)			(10,000.00)
100	3-0000-38.9010	RETURN CHECK FEES	(100.00)	0.00	(75.00)	0.0%	(100.00)			(100.00)
100	3-0000-38.9100	REFUNDS POLICE DEPT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.9200	REFUNDS PUBLIC WORKS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.9300	REFUNDS ADMINISTRATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
		New - Transportation Reserve						New Fund	(1,000,000.00)	0.00
100	3-0000-38.9900	PRIOR YEAR REVENUE	(31,837.00)	0.00	(23,877.75)	0.0%	(31,837.00)	Balance	(560,053.00)	(1,000,000.00)
100	3-0000-39.1100	OPERATING TRANSFERS	0.00	0.00	0.00	0.0%	0.00			(591,890.00)
100	3-0000-39.1210	ADMIN FEE - WATER TRANSFER IN	(295,000.00)	(220,833.30)	(221,250.00)	74.9%	(74,166.70)	Admin. / Capital	(30,000.00)	0.00
100	3-0000-39.1220	ADMIN FEE - SEWER TRANSFER IN	(255,000.00)	(195,833.30)	(191,250.00)	76.8%	(59,166.70)	Admin. / Capital	(27,500.00)	(325,000.00)
100	3-0000-39.1230	ADMIN FEE - SANIT TRANSFER IN	(40,000.00)	(33,333.30)	(30,000.00)	83.3%	(6,666.70)	Administration Expense	(7,000.00)	(47,000.00)
100	3-0000-39.1240	ADMIN FEE - STORM TRANSFER IN	(44,500.00)	(37,083.30)	(33,375.00)	83.3%	(7,416.70)	Admin. / Capital	(20,000.00)	(44,500.00)
100	3-0000-39.1250	ADMIN FEE - H/M TRANSFER IN	(74,000.00)	(58,333.30)	(55,500.00)	78.8%	(15,666.70)	Administration Expense	(10,000.00)	(64,500.00)
100	3-0000-88.8888	DEBT PROCEEDS	0.00	0.00	0.00	0.0%	0.00			(14,000.00)

Original Sources of Funds (6,608,270.00)

Totals	Orig. Budget	Last BUDGET	61.5%	Amendments	1Qtr2019	(8,301,570.00)
	2,017.00	134,550.00	Elected Officials	9,200.00	143,750.00	
	-4.4%	1,504,150.00	Administration	92,500.00	1,747,450.00	Sanitation
	16.2%	389,050.00	Municipal Court	2,500.00	403,650.00	Water
	3.8%	2,405,500.00	Police	148,300.00	2,606,600.00	Sewer
	8.4%	1,813,230.00	Street Maint	970,000.00	2,440,230.00	Stormwater
	34.6%	5,850.00	Fleet Maint	0.00	6,900.00	Hotel/Motel
	17.9%	121,500.00	Parish/Rec	76,000.00	172,500.00	
	42.0%	696,290.00	Comm. Dev.	18,000.00	780,490.00	
	12.1%	7,085,920.00	Tot. General Fund	1,316,500.00	8,301,570.00	
	17.2%	(1,640,800.00)	Increase/DECI	1,640,800.00	0.00	
			(Surplus)/Deficit		0.00	

In Balance

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2AdJ)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-1110-51.1150	MAYOR SALARY	10,800.00	9,886.95	8,100.00	91.5%	913.05		(1,000)	10,799.00
100	5-1110-51.1155	COUNCIL SALARY	50,400.00	42,000.00	37,800.00	83.3%	8,400.00		0.00	50,400.00
100	5-1110-51.2200	FICA (SOCIAL SECURITY)	900.00	739.50	675.00	82.2%	160.50		0.00	900.00
100	5-1110-51.2400	RETIREMENT	17,500.00	14,567.90	13,125.00	83.2%	2,932.10	Funding Change	7,500.00	25,000.00
100	5-1110-51.2750	UNEMPLOYMENT TAX - GEORGIA	650.00	122.40	487.50	18.8%	57.60		0.00	650.00
100	5-1110-52.1200	PROFESSIONAL SERVICES	1,500.00	-	1,125.00	0.0%	1,500.00		0.00	1,500.00
100	5-1110-52.1230	LEGAL	2,500.00	-	1,875.00	0.0%	2,500.00		0.00	2,500.00
100	5-1110-52.3100	RISK MANAGEMENT INSURANCE	15,000.00	12,269.59	11,250.00	81.8%	2,730.41		0.00	15,000.00
100	5-1110-52.3200	COMMUNICATIONS-CELL PHONES	750.00	426.93	562.50	56.9%	323.07		0.00	750.00
100	5-1110-52.3310	PUBLIC NOTICES	500.00	624.00	375.00	124.8%	(124.00)		0.00	500.00
100	5-1110-52.3500	TRAVEL MILEAGE REIMBURSEMENT	5,000.00	1,622.97	3,750.00	32.5%	3,377.03		0.00	5,000.00
100	5-1110-52.3510	CAR ALLOWANCE FOR MAYOR	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-1110-52.3600	DUES & FEES	300.00	-	225.00	0.0%	300.00		0.00	300.00
100	5-1110-52.3700	EDUCATION & TRAINING	-	1,282.80	0.00	0.0%	(1,282.80)		0.00	0.00
100	5-1110-52.3701	EDUCATION & TRAINING - MAYOR	5,000.00	2,241.66	3,750.00	44.8%	2,758.34		0.00	5,000.00
100	5-1110-52.3702	EDUCATION & TRAINING - TAYLOR	2,750.00	1,004.04	2,062.50	36.5%	1,745.96		0.00	2,750.00
100	5-1110-52.3703	EDUCATION & TRAINING - GREER	2,750.00	1,355.43	2,062.50	49.3%	1,394.57		0.00	2,750.00
100	5-1110-52.3704	EDUCATION & TRAINING - HAMMOCK	2,750.00	1,655.72	2,062.50	60.2%	1,094.28		0.00	2,750.00
100	5-1110-52.3705	EDUCATION & TRAINING - GARDNER	2,750.00	1,127.90	2,062.50	41.0%	1,622.10		0.00	2,750.00
100	5-1110-52.3706	EDUCATION & TRAINING - ASHE	2,750.00	50.00	2,062.50	1.8%	2,700.00	TBD -Election	0.00	2,750.00
100	5-1110-52.3707	EDUCATION & TRAINING - BOONE	2,750.00	2,541.74	2,062.50	92.4%	208.26		0.00	2,750.00
100	5-1110-52.3710	EDUCATION & TRAINING - BOONE	800.00	-	600.00	0.0%	800.00		0.00	2,750.00
100	5-1110-52.3750	MTGS & CONF (RETREATS/H/EMA)	15,000.00	2,640.61	11,250.00	17.6%	12,359.39	Election Change	1,700.00	2,500.00
100	5-1110-53.1105	OFFICE SUPPLIES	250.00	-	187.50	0.0%	250.00		0.00	250.00
100	5-1110-53.1785	UNIFORMS	1,000.00	292.33	750.00	29.2%	707.67		0.00	1,000.00
100	5-1110-54.2450	COMPUTER MAINTENANCE	1,000.00	181.82	750.00	18.2%	818.18		0.00	1,000.00
Original Budget			150,350.00							
Total Elected Officials			134,550.00	86,747.34	100,512.50	64.5%	47,802.66		9,200.00	143,750.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A4Q)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-1510-51.1100	REGULAR EMPLOYEES	601,800.00	358,420.90	451,350.00	59.6%	243,379.10			
100	5-1510-51.1300	OVERTIME	4,000.00	1,405.98	3,000.00	35.1%	2,594.02	General Growth	25,000.00	626,800.00
100	5-1510-51.2100	GROUP INSURANCE	50,000.00	33,023.75	37,500.00	66.0%	16,976.25	Anthem Increase	7,500.00	4,000.00
100	5-1510-51.2200	FICA (SOCIAL SECURITY)	6,750.00	5,150.15	5,062.50	76.3%	1,599.85			57,500.00
100	5-1510-51.2400	RETIREMENT	35,000.00	26,757.01	26,250.00	76.4%	8,242.99	Plan Change	10,000.00	6,750.00
100	5-1510-51.2700	WORKER'S COMPENSATION	17,300.00	13,841.80	12,975.00	80.0%	3,458.20			45,000.00
100	5-1510-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	379.84	1,875.00	15.2%	2,120.16			17,300.00
100	5-1510-52.1200	PROFESSIONAL	15,000.00	12,575.66	11,250.00	83.8%	2,424.34			2,500.00
100	5-1510-52.1220	AUDITING	30,000.00	22,000.00	22,500.00	73.3%	8,000.00			15,000.00
100	5-1510-52.1230	LEGAL	130,000.00	71,614.81	97,500.00	55.1%	58,385.19	SDS matters	0.00	30,000.00
100	5-1510-52.1400	DRUG & MEDICAL	5,000.00	-	375.00	0.0%	500.00			130,000.00
100	5-1510-52.2210	AUTO/TRUCK EXP	2,000.00	135.24	1,500.00	6.8%	1,864.76			500.00
100	5-1510-52.2211	AUTO GAS & FUEL	2,250.00	1,327.72	1,687.50	59.0%	922.28			2,000.00
100	5-1510-52.2212	CAR ALLOWANCE	4,800.00	2,500.00	3,600.00	52.1%	2,300.00			2,250.00
100	5-1510-52.2240	BUILDING & GROUNDS	40,000.00	52,686.04	30,000.00	131.7%	(12,686.04)			4,800.00
100	5-1510-52.2250	OTHER EQUIP. REPAIRS/MAINT	5,000.00	6,850.00	3,750.00	137.0%	(1,850.00)			40,000.00
100	5-1510-52.2320	RENTAL OF EQUIPMENT & VEHICLE	14,500.00	1,244.48	10,875.00	8.6%	13,255.52			5,000.00
100	5-1510-52.3100	RISK MANAGEMENT INSURANCE	20,000.00	16,434.85	15,000.00	82.2%	3,565.15			14,500.00
100	5-1510-52.3200	COMMUNICATIONS-CELL PHONES	1,300.00	799.85	975.00	61.5%	500.15			20,000.00
100	5-1510-52.3205	TELEPHONE	30,000.00	16,425.95	22,500.00	54.8%	13,574.05			1,300.00
100	5-1510-52.3300	INTERNET	40,000.00	26,899.47	30,000.00	67.2%	13,100.53			30,000.00
100	5-1510-52.3310	ADVERTISING	750.00	295.00	562.50	39.3%	455.00			40,000.00
100	5-1510-52.3500	PUBLIC NOTICES	3,000.00	1,318.80	2,250.00	44.0%	1,681.20			750.00
100	5-1510-52.3600	TRAVEL MILEAGE REIMBURSEMENT	3,500.00	1,413.26	2,625.00	44.0%	2,086.74			3,000.00
100	5-1510-52.3600	DUES & FEES	5,000.00	2,988.33	3,750.00	59.8%	2,011.67			3,500.00
100	5-1510-52.3700	EDUCATION & TRAINING	20,000.00	5,534.20	15,000.00	27.7%	14,465.80			5,000.00
100	5-1510-52.3750	MEETINGS & CONFERENCE	15,000.00	3,103.77	11,250.00	20.7%	11,896.23			20,000.00
100	5-1510-52.3855	CONTRACTS & SPONSORSHIPS	6,500.00	3,150.00	4,875.00	48.5%	3,350.00			15,000.00
100	5-1510-52.3970	POSTAGE	15,000.00	12,231.91	11,250.00	81.5%	2,768.09			6,500.00
100	5-1510-53.1105	OFFICE SUPPLIES	10,000.00	4,097.77	7,500.00	41.0%	5,902.23			15,000.00
100	5-1510-53.1107	BANK & CREDIT CARD CHARGES	22,500.00	9,911.66	16,875.00	44.1%	12,588.34			10,000.00
100	5-1510-53.1108	CHECK FRAUD PROVISION	-	(1,800.00)	0.00	0.0%	1,800.00			22,500.00
100	5-1510-53.1160	OPERATING EQUIPMENT	1,200.00	-	900.00	0.0%	1,200.00			0.00
100	5-1510-53.1161	GIFTS & FLOWERS	3,000.00	814.09	2,250.00	27.1%	2,185.91			1,200.00
100	5-1510-53.1165	DISASTER RELIEF SUPPLIES	-	-	0.00	0.0%	0.00			3,000.00
100	5-1510-53.1205	UTILITIES	32,000.00	20,812.75	24,000.00	65.0%	11,187.25			0.00
100	5-1510-53.1210	STORMWATER FEES	1,500.00	1,567.89	1,125.00	104.5%	(67.89)			32,000.00
100	5-1510-53.1700	OTHER SUPPLIES	5,500.00	2,938.91	4,125.00	53.4%	2,561.09			1,500.00
100	5-1510-53.1728	MAYORS MOTORCADE	1,200.00	-	900.00	0.0%	1,200.00			5,500.00
100	5-1510-53.1729	CITY EVENTS	7,500.00	3,013.93	5,625.00	40.2%	4,486.07			1,200.00
100	5-1510-53.1785	UNIFORMS	2,100.00	1,061.66	1,575.00	50.6%	1,098.34			7,500.00
100	5-1510-53.1790	ELECTION EXPENSE	3,000.00	-	2,250.00	0.0%	3,000.00			2,100.00
100	5-1510-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			3,000.00
100	5-1510-54.1100	ACQUISITION OF PROPERTY	22,500.00	4,614.00	16,875.00	20.5%	17,886.00			0.00
100	5-1510-54.1310	RENOVATIONS TO CITY HALL VEHICLES	150,000.00	130,924.15	112,500.00	87.3%	19,075.85	Phase III	50,000.00	22,500.00
100	5-1510-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			200,000.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2-A-J)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
100	5-1510-54.2300	FURNITURE & FIXTURES	20,000.00	-	15,000.00	0.0%	20,000.00			20,000.00
100	5-1510-54.2400	COMPUTERS	27,500.00	14,045.86	20,625.00	51.1%	13,454.14	Replacement Win7 to Win10	0.00	27,500.00
100	5-1510-54.2450	COMPUTER MAINTENANCE	188,000.00	89,705.63	141,000.00	47.7%	98,294.37	Licensing - Incode 10	0.00	188,000.00
100	5-1510-54.2500	EQUIPMENT	16,000.00	-	12,000.00	0.0%	16,000.00			16,000.00
100	5-1510-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-1510-57.9000	CONTINGENCIES	20,000.00	-	15,000.00	0.0%	20,000.00			20,000.00
		Original Budget	1,504,150.00							
		<b>Total Administration</b>	<b>1,634,950.00</b>	<b>982,217.07</b>	<b>1,241,212.50</b>	<b>60.1%</b>	<b>652,732.93</b>		<b>92,500.00</b>	<b>1,747,450.00</b>

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-2650-51.1100	REGULAR EMPLOYEES	86,000.00	43,636.95	64,500.00	50.7%	42,363.05			86,000.00
100	5-2650-51.1158	JUDGE SALARY	30,000.00	19,500.00	22,500.00	65.0%	10,500.00			30,000.00
100	5-2650-51.1300	OVERTIME	750.00	67.96	562.50	9.1%	682.04			750.00
100	5-2650-51.2100	GROUP INSURANCE	8,000.00	5,746.04	6,000.00	71.8%	2,253.96			8,000.00
100	5-2650-51.2200	FICA (SOCIAL SECURITY)	600.00	620.78	450.00	103.5%	(20.78)			600.00
100	5-2650-51.2400	RETIREMENT	3,500.00	4,162.40	2,625.00	118.9%	(662.40)	Adj. for Expenditures	2,500.00	6,000.00
100	5-2650-51.2500	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-51.2700	WORKER'S COMPENSATION	3,000.00	2,768.76	2,250.00	92.3%	231.24			3,000.00
100	5-2650-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	81.80	375.00	16.4%	418.20			500.00
100	5-2650-52.1230	LEGAL	7,500.00	-	5,625.00	0.0%	7,500.00			7,500.00
100	5-2650-52.1260	SOLICITOR	24,000.00	15,175.00	18,000.00	63.2%	8,825.00			24,000.00
100	5-2650-52.1261	PUBLIC DEFENDER	17,500.00	14,000.00	13,125.00	80.0%	3,500.00			17,500.00
100	5-2650-52.1400	DRUG & MEDICAL	200.00	-	150.00	0.0%	200.00			200.00
100	5-2650-52.2210	AUTO / TRUCK EXPENSE	500.00	-	375.00	0.0%	500.00			500.00
100	5-2650-52.2211	AUTO / TRUCK FUEL	500.00	-	375.00	0.0%	500.00			500.00
100	5-2650-52.2250	OTHER EQUIP. REPAIRS/MAINT	500.00	-	375.00	0.0%	500.00			500.00
100	5-2650-52.3100	RISK MANAGEMENT INSURANCE	3,500.00	3,405.05	2,625.00	97.3%	94.95	Adj. for Expenditures	1,000.00	500.00
100	5-2650-52.3200	COMMUNICATIONS-CELL PHONES	750.00	234.93	562.50	31.3%	515.07			4,500.00
100	5-2650-52.3205	INTERNET	100.00	-	75.00	0.0%	100.00			750.00
100	5-2650-52.3310	PUBLIC NOTICES	100.00	25.00	75.00	25.0%	75.00			100.00
100	5-2650-52.3500	TRAVEL-MILEAGE REIMBURSEMENT	400.00	259.84	300.00	65.0%	140.16		0.00	300.00
100	5-2650-52.3600	DUES & FEES	400.00	-	300.00	0.0%	400.00			400.00
100	5-2650-52.3700	EDUCATION & TRAINING	4,000.00	1,663.38	3,000.00	41.6%	2,336.62			400.00
100	5-2650-52.3970	POSTAGE	1,000.00	609.45	750.00	60.9%	390.55			4,000.00
100	5-2650-52.3995	COURT COST-SUBPEONAS	200.00	-	150.00	0.0%	200.00			1,000.00
100	5-2650-53.1105	OFFICE SUPPLIES	500.00	354.03	375.00	70.8%	145.97			200.00
100	5-2650-53.1107	BANK & CREDIT CARD CHARGES	500.00	-	375.00	0.0%	500.00			500.00
100	5-2650-53.1160	OPERATING EQUIPMENT COM SVC	250.00	-	187.50	0.0%	250.00			500.00
100	5-2650-53.1700	OTHER SUPPLIES	300.00	-	225.00	0.0%	300.00			250.00
100	5-2650-53.1785	UNIFORMS	600.00	150.00	450.00	25.0%	450.00			300.00
100	5-2650-53.1786	BOOT ALLOWANCE	-	-	0.00	0.0%	0.00			600.00
100	5-2650-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2300	FURNITURE & FIXTURES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2400	COMPUTERS	1,200.00	70.00	900.00	5.8%	1,130.00			0.00
100	5-2650-54.2420	PAPERLESS COURT SYSTEM	4,000.00	-	3,000.00	0.0%	4,000.00			1,200.00
100	5-2650-54.2450	COMPUTER MAINTENANCE	17,000.00	9,776.03	12,750.00	57.5%	7,223.97			4,000.00
100	5-2650-54.2500	EQUIPMENT COMMUNITY SERV	800.00	-	600.00	0.0%	800.00			1,700.00
100	5-2650-54.2550	EQUIPMENT - COURT	-	-	0.00	0.0%	0.00			800.00
100	5-2650-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-2650-57.2000	JAIL CONSTRUCTION	42,500.00	36,697.39	31,875.00	86.3%	5,802.61		0.00	0.00
100	5-2650-57.2100	GEORGIA CRIME VICTIMS	2,000.00	389.26	1,500.00	19.5%	1,610.74	Adj. for Expenditures	11,000.00	42,500.00
100	5-2650-57.2110	VICTIMS ASSISTANCE FUND	21,500.00	18,619.39	16,125.00	86.6%	2,880.61		0.00	1,000.00
100	5-2650-57.2120	POLICE OFFICERS A & B FUND	22,500.00	19,860.44	16,875.00	88.3%	2,639.56			2,500.00
100	5-2650-57.2130	POLICE /PROSCUTOR TRAINING	35,000.00	30,735.70	26,250.00	87.8%	4,264.30			35,000.00



FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2+4Q)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
100	5-2650-57.2150	SPINAL INIURY TRUST FUND	2,500.00	1,645.20	1,875.00	65.8%	854.80		0.00	2,500.00
100	5-2650-57.2160	GBI CRIME LAB	1,000.00	431.50	750.00	43.2%	568.50		0.00	1,000.00
100	5-2650-57.2170	INDIGENT DEFENSE -POTFIOF	42,500.00	36,471.20	31,875.00	85.8%	6,028.80		0.00	42,500.00
100	5-2650-57.2180	DRUG TREATMENT & EDUCATION	7,000.00	4,604.02	5,250.00	65.8%	2,395.98			7,000.00
100	5-2650-57.2190	DRIVERS ED & TRAINING FUND	6,000.00	4,841.62	4,500.00	80.7%	1,158.38			6,000.00
100	5-2650-57.9000	CONTINGENCIES	5,000.00	-	3,750.00	0.0%	5,000.00			5,000.00
Original Budget			389,050.00							
<b>Total Municipal Court</b>			<b>406,150.00</b>	<b>2,75,603.12</b>	<b>300,867.50</b>	<b>68.1%</b>	<b>124,546.88</b>		<b>2,500.00</b>	<b>403,650.00</b>

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A4d)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-3230-51.1100	REGULAR EMPLOYEES	1,387,500.00	1,059,028.13	1,040,625.00	76.3%	328,471.87	Full Staff - CPI	115,300.00	1,502,800.00
100	5-3230-51.1300	OVERTIME	35,000.00	28,953.84	26,250.00	82.7%	6,046.16		0.00	35,000.00
100	5-3230-51.2100	GROUP INSURANCE	190,000.00	139,937.51	142,500.00	73.7%	50,062.49	Adj. for Expense	25,000.00	215,000.00
100	5-3230-51.2200	FICA (SOCIAL SECURITY)	18,000.00	15,069.29	13,500.00	83.7%	2,930.71			18,000.00
100	5-3230-51.2400	RETIREMENT	88,000.00	54,833.10	66,000.00	62.3%	33,166.90	Funding Change	25,000.00	113,000.00
100	5-3230-51.2500	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00			0.00
100	5-3230-51.2700	WORKER'S COMPENSATION	39,000.00	31,836.14	29,250.00	81.6%	7,163.86			39,000.00
100	5-3230-51.2750	UNEMPLOYMENT TAX - GEORGIA	5,000.00	900.14	3,750.00	18.0%	4,099.86			5,000.00
100	5-3230-52.1230	LEGAL	5,000.00	891.00	3,750.00	17.8%	4,109.00			5,000.00
100	5-3230-52.1400	DRUG & MEDICAL	2,500.00	2,589.40	1,875.00	103.6%	(89.40)			2,500.00
100	5-3230-52.2210	AUTO/TRUCK EXPENSES	65,000.00	34,743.15	48,750.00	53.5%	30,256.85			65,000.00
100	5-3230-52.2211	AUTO GAS & FUEL	60,500.00	52,461.17	45,375.00	86.7%	8,038.83			60,500.00
100	5-3230-52.2240	BUILDING & GROUNDS	30,000.00	26,961.43	22,500.00	98.0%	3,038.57			30,000.00
100	5-3230-52.2250	OTHER EQUIP. REPAIRS/MAINT	4,000.00	3,918.00	3,000.00	89.9%	82.00			4,000.00
100	5-3230-52.3100	RISK MANAGEMENT INSURANCE	45,000.00	38,070.68	33,750.00	84.6%	6,929.32			45,000.00
100	5-3230-52.3200	COMMUNICATIONS-CELL PHONES	15,000.00	11,615.78	11,250.00	77.4%	3,384.22			15,000.00
100	5-3230-52.3201	TELEPHONE	19,500.00	9,690.95	14,625.00	49.7%	9,809.05			19,500.00
100	5-3230-52.3205	INTERNET	2,000.00	-	1,500.00	0.0%	2,000.00			2,000.00
100	5-3230-52.3300	ADVERTISING	1,000.00	499.20	750.00	49.9%	500.80		0.00	1,000.00
100	5-3230-52.3500	TRAVEL MILEAGE REIMBURSEMENT	1,000.00	250.56	750.00	25.1%	749.44			1,000.00
100	5-3230-52.3600	DUES & FEES	2,000.00	135.50	1,500.00	6.8%	1,864.50			2,000.00
100	5-3230-52.3700	EDUCATION & TRAINING	7,500.00	800.37	5,625.00	10.7%	6,699.63			7,500.00
100	5-3230-52.3750	MEETINGS & CONFERENCE	10,000.00	9,974.27	7,500.00	99.7%	25.73		0.00	10,000.00
100	5-3230-52.3850	CONTRACT LABOR	300.00	-	225.00	0.0%	300.00			300.00
100	5-3230-52.3950	TASK FORCE EXPENSES	-	-	0.00	0.0%	0.00			0.00
100	5-3230-52.3970	POSTAGE	3,000.00	974.49	2,250.00	32.5%	2,025.51			3,000.00
100	5-3230-52.3980	INVESTIGATIONS	1,000.00	-	750.00	0.0%	1,000.00			1,000.00
100	5-3230-53.1105	OFFICE SUPPLIES	6,500.00	3,033.90	4,875.00	46.7%	3,466.10			6,500.00
100	5-3230-53.1107	BANK & CREDIT CARD CHARGES	18,000.00	14,834.97	13,500.00	82.4%	3,165.03			18,000.00
100	5-3230-53.1150	OPERATING SUPPLIES	-	382.86	0.00	0.0%	(382.86)			0.00
100	5-3230-53.1160	OPERATING EQUIPMENT	45,000.00	7,710.93	33,750.00	17.1%	37,289.07			45,000.00
100	5-3230-53.1165	K-9 EXPENSE	-	-	0.00	0.0%	0.00			0.00
100	5-3230-53.1170	COPS EXPENSE	3,000.00	1,813.65	2,250.00	60.5%	1,186.35			3,000.00
100	5-3230-53.1205	UTILITIES	29,000.00	25,970.45	21,750.00	89.6%	3,029.55	Outreach Push	2,000.00	29,000.00
100	5-3230-53.1210	STORMWATER FEES	1,000.00	-	750.00	0.0%	1,000.00			1,000.00
100	5-3230-53.1700	OTHER SUPPLIES	10,000.00	3,498.40	7,500.00	35.0%	6,501.60			10,000.00
100	5-3230-53.1785	UNIFORMS	20,000.00	13,550.33	15,000.00	67.8%	6,449.67			20,000.00
100	5-3230-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-3230-54.1310	PUBLIC SAFETY BUILDING	15,000.00	15,450.00	11,250.00	103.0%	(450.00)	Dev Impact Item	(15,000.00)	0.00
100	5-3230-54.2200	VEHICLES	90,000.00	101,425.00	67,500.00	112.7%	(11,425.00)	Task Force Proceeds	(24,000.00)	66,000.00
100	5-3230-54.2300	FURNITURE & FIXTURES	10,000.00	-	7,500.00	0.0%	10,000.00			10,000.00
100	5-3230-54.2400	COMPUTERS	14,000.00	9,280.00	10,500.00	66.3%	4,720.00		0.00	14,000.00
100	5-3230-54.2450	COMPUTER MAINTENANCE	70,000.00	48,233.37	52,500.00	68.9%	21,766.63			70,000.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2AdJ)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-3230-54.2500	EQUIPMENT	67,500.00	33,371.88	50,625.00	49.4%	34,128.12		20,000.00	87,500.00
100	5-3230-55.2300	JUDGEMENTS	7,500.00	-	5,625.00	0.0%	7,500.00	New Cameras		7,500.00
100	5-3230-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-3230-57.9000	CONTINGENCIES	15,000.00	-	11,250.00	0.0%	15,000.00			15,000.00
100	5-3230-58.1204	PD INCODE SOFTWARE PRINCIPAL	-	-	0.00	0.0%	0.00			0.00
100	5-3230-58.1205	LEASE BUILDING FOR SQUAD RIM	-	-	0.00	0.0%	0.00			0.00
Original Budget			2,405,500.00							
Total Police			2,458,300.00	1,802,689.84	1,843,725.00	73.3%	655,610.16		148,300.00	2,606,600.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A-J)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-4210-51.1100	REGULAR EMPLOYEES	462,500.00	311,719.39	346,875.00	67.4%	150,780.61			462,500.00
100	5-4210-51.1200	SEASONAL EMPLOYEES	-	-	0.00	0.0%	0.00			0.00
100	5-4210-51.1300	OVERTIME	10,000.00	8,058.98	7,500.00	80.6%	1,941.02			10,000.00
100	5-4210-51.2100	GROUP INSURANCE	80,000.00	53,770.98	60,000.00	67.2%	26,229.02	Adj. for Expense	10,000.00	90,000.00
100	5-4210-51.2200	FICA (SOCIAL SECURITY)	6,000.00	4,467.00	4,500.00	74.5%	1,533.00			6,000.00
100	5-4210-51.2400	RETIREMENT	40,000.00	26,269.22	30,000.00	65.7%	13,730.78			40,000.00
100	5-4210-51.2700	WORKER'S COMPENSATION	17,000.00	15,225.78	12,750.00	89.8%	1,774.22			17,000.00
100	5-4210-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	446.52	1,875.00	17.9%	2,053.48			2,500.00
100	5-4210-52.1200	PROFESSIONAL	2,000.00	-	1,500.00	0.0%	2,000.00			2,000.00
100	5-4210-52.1290	LEGAL	-	-	0.00	0.0%	0.00			0.00
100	5-4210-52.1250	ENGINEERING	50,000.00	3,562.50	37,500.00	7.1%	46,437.50			50,000.00
100	5-4210-52.1400	DRUG & MEDICAL	1,500.00	1,240.00	1,125.00	82.7%	260.00			1,500.00
100	5-4210-52.2210	AUTO/TRUCK EXPENSES	16,500.00	13,141.38	12,375.00	79.6%	3,358.62			16,500.00
100	5-4210-52.2211	AUTO GAS & FUEL	90,000.00	22,113.40	22,500.00	73.7%	7,886.60			90,000.00
100	5-4210-52.2240	BUILDING & GROUNDS	15,000.00	8,129.28	11,250.00	54.2%	6,870.72			15,000.00
100	5-4210-52.2250	OTHER EQUIP. REPAIRS/MAINT	20,000.00	27,067.99	15,000.00	135.3%	(7,067.99)		0.00	20,000.00
100	5-4210-52.2260	STREET MAINTENANCE & PAVING	250,000.00	72,797.46	187,500.00	29.1%	177,202.54			250,000.00
100	5-4210-52.2320	RENTAL OF EQUIPMENT & VEHICLE	8,000.00	694.40	6,000.00	8.7%	7,305.60			8,000.00
100	5-4210-52.3100	RISK MANAGEMENT INSURANCE	25,000.00	17,548.45	18,750.00	70.2%	7,451.55			25,000.00
100	5-4210-52.3200	COMMUNICATIONS-CELL PHONES	5,000.00	3,685.13	4,125.00	67.0%	1,814.87			5,000.00
100	5-4210-52.3201	TELEPHONE	5,000.00	1,538.32	3,750.00	30.8%	3,461.68			5,000.00
100	5-4210-52.3205	INTERNET	7,500.00	4,860.00	5,625.00	64.8%	2,640.00			7,500.00
100	5-4210-52.3310	PUBLIC NOTICES	180.00	-	135.00	0.0%	180.00			180.00
100	5-4210-52.3600	DUES & FEES	400.00	136.00	300.00	34.0%	264.00			400.00
100	5-4210-52.3700	EDUCATION & TRAINING	3,000.00	535.25	2,250.00	17.8%	2,464.75			3,000.00
100	5-4210-52.3750	MEETINGS & CONFERENCE	1,000.00	750.99	750.00	75.1%	249.01			1,000.00
100	5-4210-52.3855	CONTRACTS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-52.3940	TREE MAINTENANCE	25,000.00	11,831.61	18,750.00	47.3%	13,168.39			25,000.00
100	5-4210-53.1105	OFFICE SUPPLIES	500.00	160.50	375.00	32.1%	339.50			500.00
100	5-4210-53.1150	OPERATING SUPPLIES	10,000.00	15,382.79	7,500.00	153.8%	(5,382.79)	Adj. for Expense	10,000.00	10,000.00
100	5-4210-53.1160	OPERATING EQUIPMENT	12,000.00	458.17	9,000.00	3.8%	11,541.83			12,000.00
100	5-4210-53.1205	UTILITIES	8,500.00	5,327.64	6,375.00	62.7%	3,172.36			8,500.00
100	5-4210-53.1210	STORMWATER FEES	1,600.00	1,154.21	1,200.00	72.1%	445.79			1,600.00
100	5-4210-53.1225	STREET LIGHTS	120,000.00	88,366.28	90,000.00	73.6%	31,633.72			120,000.00
100	5-4210-53.1700	OTHER SUPPLIES	16,000.00	3,384.37	12,000.00	21.2%	12,615.63			16,000.00
100	5-4210-53.1720	CHRISTMAS DECORATIONS	15,000.00	778.23	11,250.00	5.2%	14,221.77			15,000.00
100	5-4210-53.1725	STREET SIGNS & MARKINGS	35,000.00	8,166.05	26,250.00	23.3%	26,833.95			35,000.00
100	5-4210-53.1775	REPAIR DAMAGE PROPERTY	1,250.00	-	937.50	0.0%	1,250.00			1,250.00
100	5-4210-53.1785	UNIFORMS	6,500.00	5,973.89	4,875.00	91.9%	526.11		0.00	6,500.00
100	5-4210-53.1786	BOOT ALLOWANCE	1,200.00	1,560.00	900.00	130.0%	(360.00)			1,200.00
100	5-4210-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-54.1401	BILL GRDNR PKWY/SR 42 IMPROVE	100,000.00	-	75,000.00	0.0%	100,000.00	Supplement SPLOST	900,000.00	1,000,000.00
100	5-4210-54.2200	VEHICLES	30,000.00	31,900.00	22,500.00	106.3%	(1,900.00)	Equip Replacement		30,000.00
100	5-4210-54.2300	FURNITURE & FIXTURES	500.00	-	375.00	0.0%	500.00			500.00
100	5-4210-54.2400	COMPUTER	1,600.00	-	1,200.00	0.0%	1,600.00			1,600.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A4)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-4210-54.2450	COMPUTER MAINTENANCE	6,500.00	4,828.89	4,875.00	74.3%	1,671.11		0.00	6,500.00
100	5-4210-54.2500	EQUIPMENT	15,000.00	10,011.50	11,250.00	66.7%	4,988.50	Capital Lease	50,000.00	65,000.00
100	5-4210-54.2700	SECURITY SYSTEM	500.00	-	375.00	0.0%	500.00			500.00
100	5-4210-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-4210-57.3100	CLAIMS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-57.9000	CONTINGENCIES	5,000.00	-	3,750.00	0.0%	5,000.00			5,000.00
100	3-4210-XFER	Transfer In from Enterprise			0.00					
		Original Budget	1,817,230.00							
		<b>Total Street Maintenance</b>	<b>1,470,230.00</b>	<b>787,042.55</b>	<b>367,557.50</b>	<b>53.5%</b>	<b>689,187.45</b>		<b>970,000.00</b>	<b>2,440,190.00</b>
										<b>780,400.00</b>

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FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-4220-51.1100	REGULAR EMPLOYEES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.1300	OVERTIME	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2100	GROUP INSURANCE	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2200	FICA (SOCIAL SECURITY)	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2400	RETIREMENT	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2500	TUITION REIMBURSEMENTS	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2700	WORKER'S COMPENSATION	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2750	UNEMPLOYMENT TAX - GEORGIA	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.1400	DRUG & MEDICAL	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.2210	AUTO/TRUCK EXPENSES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.2211	AUTO GAS & FUEL	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.2240	BUILDING & GROUNDS	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.2250	OTHER EQUIP. REPAIRS/MAINT	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.3100	RISK MANAGEMENT INSURANCE	2,000.00	91.88	1,500.00	0.0%	2,000.00		0.00	2,000.00
100	5-4220-52.3200	COMMUNICATIONS-CELL PHONES	-	-	-	0.0%	(91.88)		0.00	0.00
100	5-4220-52.3205	INTERNET	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.3600	DUES & FEES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.3700	EDUCATION & TRAINING	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-53.1160	OPERATING EQUIPMENT	400.00	-	300.00	0.0%	400.00		0.00	400.00
100	5-4220-53.1205	UTILITIES	2,500.00	1,345.21	1,875.00	53.8%	1,154.79		0.00	2,500.00
100	5-4220-53.1700	OTHER SUPPLIES	500.00	-	375.00	0.0%	500.00		0.00	500.00
100	5-4220-53.1785	UNIFORMS	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-53.1786	BOOT ALLOWANCE	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-53.1795	MISCELLANEOUS	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2100	MACHINERY	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2200	VEHICLES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2300	FURNITURE & FIXTURES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2400	COMPUTER	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2450	COMPUTER MAINTENANCE	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2500	EQUIPMENT	500.00	-	375.00	0.0%	500.00		0.00	500.00
100	5-4220-56.1000	DEPRECIATION	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-57.9000	CONTINGENCIES	1,000.00	-	750.00	0.0%	1,000.00		0.00	1,000.00
Original Budget:			5,850.00	-	-	-	-		-	-
<b>Total Fleet Maintenance</b>			<b>4,900.00</b>	<b>1,437.09</b>	<b>5,175.00</b>	<b>29.3%</b>	<b>5,462.91</b>		<b>0.00</b>	<b>6,900.00</b>

FUND	ACCOUNT	DESCRIPTION	PY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY 2020
100	5-6220-52.2240	BUILDING & GROUNDS	25,000.00	792.92	18,750.00	3.2%	24,207.08		15,000.00	20,000.00
100	5-6220-52.3100	RISK MANAGEMENT INSURANCE	1,000.00	-	750.00	0.0%	1,000.00	Maintenance Only	0.00	1,000.00
100	5-6220-53.1205	UTILITIES	6,500.00	5,572.65	4,875.00	85.7%	927.35		0.00	6,500.00
100	5-6220-53.1210	STORMWATER FEES	4,000.00	6,414.63	3,000.00	160.4%	(2,414.63)	Adj. for Total	6,000.00	10,000.00
100	5-6220-53.1600	OPERATING SUPPLIES	2,500.00	-	1,875.00	0.0%	2,500.00			2,500.00
100	5-6220-53.1700	OTHER SUPPLIES	7,500.00	-	5,625.00	0.0%	7,500.00			7,500.00
100	5-6220-54.1100	REPAIRS & MAINTENANCE	-	-	-	0.0%	0.00			0.00
	New Capital	Tanger Park								
100	5-6220-54.1300	BUILDINGS	50,000.00	-	37,500.00	0.0%	50,000.00	New Park	100,000.00	100,000.00
								New Park	(25,000.00)	75,000.00
			121,500.00							
		Original Budget	121,500.00							
		Total Parks and Rec	46,500.00	12,780.20	71,375.00	27.5%	83,719.80		76,000.00	177,500.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-7220-51.1100	REGULAR EMPLOYEES	365,000.00	206,795.05	273,750.00	56.7%	158,204.95			365,000.00
100	5-7220-51.1300	OVERTIME	500.00	-	375.00	0.0%	500.00			500.00
100	5-7220-51.2100	GROUP INSURANCE	30,000.00	11,138.10	22,500.00	37.1%	18,861.90			30,000.00
100	5-7220-51.2200	FICA (SOCIAL SECURITY)	3,600.00	2,956.17	2,700.00	82.1%	643.83			3,600.00
100	5-7220-51.2400	RETIREMENT	15,000.00	10,306.57	11,250.00	68.7%	4,693.43	Plan Change	10,000.00	25,000.00
100	5-7220-51.2700	WORKER'S COMPENSATION	7,000.00	5,536.72	5,250.00	79.1%	1,463.28			7,000.00
100	5-7220-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,200.00	154.48	900.00	12.9%	1,045.52			1,200.00
100	5-7220-52.1200	PROFESSIONAL	30,000.00	23,225.07	22,500.00	77.4%	6,774.93	Plans/Redevelopment	20,000.00	50,000.00
100	5-7220-52.1250	LEGAL	20,000.00	3,798.02	15,000.00	19.0%	16,201.98			20,000.00
100	5-7220-52.1250	ENGINEERING	5,500.00	3,556.18	4,125.00	64.7%	1,943.82			5,500.00
100	5-7220-52.1400	DRUG & MEDICAL	1,000.00	275.00	750.00	27.5%	725.00			1,000.00
100	5-7220-52.2210	AUTO/TRUCK EXPENSES	2,000.00	1,589.07	1,500.00	79.5%	410.93			2,000.00
100	5-7220-52.2211	AUTO GAS & FUEL	5,000.00	4,500.61	3,750.00	90.0%	499.39			5,000.00
100	5-7220-52.2250	OTHER EQUIP. REPAIRS/MAINT	6,000.00	4,755.02	4,500.00	79.3%	1,244.98			6,000.00
100	5-7220-52.3100	RISK MANAGEMENT INSURANCE	9,000.00	6,500.44	6,750.00	72.2%	2,499.56			9,000.00
100	5-7220-52.3200	COMMUNICATIONS-CELL PHONES	2,500.00	2,270.33	1,875.00	90.8%	229.67			2,500.00
100	5-7220-52.3201	TELEPHONE	6,000.00	29.99	4,500.00	0.5%	5,970.01			6,000.00
100	5-7220-52.3205	INTERNET	5,000.00	-	3,750.00	0.0%	5,000.00			5,000.00
100	5-7220-52.3310	PUBLIC NOTICES	2,500.00	781.50	1,875.00	31.3%	1,718.50			2,500.00
100	5-7220-52.3600	DUES & FEES	1,250.00	611.50	937.50	48.9%	638.50			1,250.00
100	5-7220-52.3700	EDUCATION & TRAINING	5,000.00	2,271.47	3,750.00	45.4%	2,728.53			5,000.00
100	5-7220-52.3850	CONTRACT LABOR	135,000.00	137,643.25	101,250.00	102.0%	(2,643.25)			135,000.00
100	5-7220-52.3900	ABATEMENT	10,000.00	-	7,500.00	0.0%	10,000.00			10,000.00
100	5-7220-52.3970	POSTAGE	2,200.00	1,282.56	1,650.00	58.3%	917.44		0.00	2,200.00
100	5-7220-53.1105	OFFICE SUPPLIES	7,000.00	3,400.07	5,250.00	48.6%	3,599.93			7,000.00
100	5-7220-53.1107	BANK & CREDIT CARD CHARGES	7,500.00	6,790.04	5,625.00	90.5%	709.96	Adj. for Expense	2,500.00	10,000.00
100	5-7220-53.1160	OPERATING EQUIPMENT	1,000.00	-	750.00	0.0%	1,000.00			1,000.00
100	5-7220-53.1700	OTHER SUPPLIES	1,000.00	-	750.00	0.0%	1,000.00			1,000.00
100	5-7220-53.1785	UNIFORMS	1,500.00	1,349.70	1,125.00	90.0%	150.30			1,500.00
100	5-7220-53.1786	BOOT ALLOWANCE	240.00	120.00	180.00	50.0%	120.00			240.00
100	5-7220-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-7220-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-7220-54.2300	FURNITURE & FIXTURES	40,000.00	5,721.56	30,000.00	14.3%	34,278.44	Offices occupied	(20,000.00)	20,000.00
100	5-7220-54.2400	COMPUTERS	8,000.00	4,072.93	6,000.00	50.9%	3,927.07	Win10	(2,000.00)	6,000.00
100	5-7220-54.2450	COMPUTER MAINTENANCE	19,000.00	17,984.90	14,250.00	94.7%	1,015.10	Adj. for Expense	7,500.00	26,500.00
100	5-7220-54.2500	EQUIPMENT	5,000.00	-	3,750.00	0.0%	5,000.00			5,000.00
100	5-7220-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-7220-57.9000	CONTINGENCIES	2,000.00	-	1,500.00	0.0%	2,000.00			2,000.00
Original Budget			696,290.00							
Total Community Development			762,490.00	469,416.30	571,867.50	61.6%	293,073.70		18,000.00	780,490.00



FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2 Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
210	3-0000-35.1300	CONF. ASSETS REV.	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	3-0000-38.3000	INSURANCE REIMBURSE DAMAGE PRO	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
		Disbursement - FID Task Force							(60,000.00)	(60,000.00)
210	3-0000-38.9010	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	3-0000-38.9050	PRIOR YEAR REVENUE	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
210	5-3230-52.2210	AUTO/TRUCK EXP	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-52.3300	ADVERTISING	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-54.2200	POLICE DEPARTMENT VEHICLES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-54.2210	K-9 CAR	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-54.2220	CRIME SCENE VAN	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-54.2230	CARS CHIEF/CAP	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	5-3230-54.2500	OFFICE EQUIPMENT/FURNISHING	0.00	0.00	0.00	100.0%	0.00		0.00	0.00
210	5-3230-54.2510	K-9 EQUIPMENT	0.00	0.00	0.00	200.0%	0.00		0.00	0.00
210	5-3230-54.2520	CRIME SCENE EQUIP.	0.00	0.00	0.00	300.0%	0.00		0.00	0.00
210	5-3230-54.2530	EQUIPMENT FOR CARS	0.00	0.00	0.00	400.0%	0.00		0.00	0.00
210	5-3230-54.2540	EQUIPMENT FOR OFFICERS	500.00	0.00	0.00	500.0%	0.00		80,000.00	80,000.00
210	5-3230-57.3100	PYMT TO DA OFFICE	0.00	0.00	125.00	600.0%	500.00		0.00	500.00
	In Balance		\$ (500.00)	\$ 0.00	\$ (500.00)	\$ (500.00)	\$ 0.00		\$ 0.00	\$ 0.00
	Total Confiscated Assets		\$ (500.00)	\$ 0.00	\$ (500.00)	\$ (500.00)	\$ 0.00		\$ 0.00	\$ 0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2-A4)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY 2020
230	3-0000-34.9000	DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00	0.0%	0.00	Fund/Xfer	(30,000.00)	30,000.00
230	3-0000-34.9100	OPEN / CLOSE GRAVE FEE	(4,000.00)	(3,100.00)	(3,000.00)	77.5%	(900.00)			(4,000.00)
230	3-0000-36.1000	INTEREST INCOME	(50.00)	(13.85)	(37.50)	27.7%	(36.15)			(50.00)
230	3-0000-38.2000	CEMETERY LOT SALES	0.00	0.00	0.00	0.0%	0.00			0.00
230	3-0000-38.9050	PRIOR YEAR REVENUE	(100.00)	0.00	(75.00)	0.0%	(100.00)	Fund Balance	(19,900.00)	1,950.00
230	5-0000-52.2250	MAINTENANCE / REPAIRS EXPENSE	1,950.00	433.70	1,462.50	22.2%	1,516.30			1,950.00
230	5-0000-53.1107	BANK/ CREDIT CARD CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
230	5-0000-53.1700	OTHER SUPPLIES	100.00	0.00	75.00	0.0%	100.00			100.00
		New Capital						Capital Project		
230	5-0000-54.2500	Scatter Garden Addition	1,900.00	0.00	1,425.00	0.0%	1,900.00		50,000.00	50,000.00
		EQUIPMENT								1,900.00
		Original Budget	6,050.00							
		Total Cemetery	6,050.00	(2,680.15)	(150.00)	-44.3%			200.00	0.00
		In Balance								

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
275	3-0000-31.4100	HOTEL / MOTEL TAX	(550,050.00)	(339,088.70)	(412,537.50)	61.6%	(210,961.30)	Fairfield LaQuinta come online	(100,000.00)	(650,050.00)
275	3-0000-36.1000	INTEREST INCOME	(100.00)	(55.12)	(75.00)	55.1%	(44.88)			(100.00)
275	3-0000-38.9050	PRIOR YEAR REVENUE	(251,350.00)	0.00	(188,512.50)	0.0%	(251,350.00)	Balance	(48,400.00)	(299,750.00)
275	3-0000-38.9060	LCI GRANT - ARC	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-0000-38.9080	MISC DONATIONS	(250.00)	0.00	(187.50)	0.0%	(250.00)			(250.00)
275	3-0000-38.9090	MISC INCOME	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.7400	MARDI-GROWL ADM FEES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.7500	CHRISTMAS FOOD SALES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.9300	RTN CHECK FEES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-38.9030	DDA DONATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-0000-52.1210	ADMIN FEE - H/M TRANSFER OUT	74,000.00	58,333.30	55,500.00	78.8%	15,666.70	Increased Revenue	16,000.00	90,000.00
275	5-7520-52.1200	PROFESSIONAL SVCS	20,000.00	10,560.40	15,000.00	52.8%	9,439.60	Web Maintenance Only	(8,000.00)	12,000.00
275	5-7520-52.1230	LEGAL	1,000.00	0.00	750.00	0.0%	1,000.00			1,000.00
275	5-7520-52.3250	I-75 LIGHTING	3,500.00	1,764.00	2,625.00	50.4%	1,736.00			3,500.00
275	5-7520-52.3300	ADVERTISING	7,500.00	1,131.60	5,625.00	15.1%	6,368.40	Increased Marketing	25,000.00	32,500.00
275	5-7520-52.3700	EDUCATION & TRAINING DDA	2,500.00	110.58	1,875.00	4.4%	2,389.42			2,500.00
275	5-7520-52.3710	EDUCATION & TRAINING HPC	2,500.00	0.00	1,875.00	0.0%	2,500.00			2,500.00
275	5-7520-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-52.3971	POSTAGE HPC	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1405	OFFICE SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1750	PROMOTIONS	21,000.00	5,000.00	15,750.00	23.8%	16,000.00	Continued Rollout Logos		21,000.00
275	5-7520-54.1100	LAND ACQUISITIONS	190,000.00	0.00	142,500.00	0.0%	190,000.00	Completed 2019	(190,000.00)	0.00
275	5-7520-54.1300	TRAIN PLATFORM	30,000.00	5,685.00	22,500.00	19.0%	24,315.00	Landscaping and Maintenance	(10,000.00)	20,000.00
275	5-7520-54.1400	BANNER PROGRAM	10,000.00	0.00	7,500.00	0.0%	10,000.00	Update		10,000.00
275	5-7520-54.1500	WAYFINDING SIGNS	25,000.00	0.00	18,750.00	0.0%	25,000.00	Moved from 2019		25,000.00
275	5-7520-54.1600	ROSENWALD SCHOOL PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-54.1700	LCI PROJECT - DOWNTOWN/WEST	0.00	0.00	0.00	0.0%	0.00	Peeksville Tie-In	200,000.00	200,000.00
275	5-7520-57.2300	FURNITURE & FIXTURES	1,500.00	0.00	1,125.00	0.0%	1,500.00			1,500.00
275	5-7520-57.3300	PARKING LOT LEASE PARHAM LOT	6,500.00	4,800.00	4,875.00	73.8%	1,700.00			6,500.00
275	5-7520-57.3310	TRAIN LOT NORFOLK SO LEASE	500.00	394.28	375.00	78.9%	105.72			500.00
275	5-7540-51.1100	REGULAR EMPLOYEES	75,000.00	43,292.10	56,250.00	57.7%	31,707.90	Staffing Needs	50,000.00	125,000.00
275	5-7540-51.2100	GROUP INSURANCE	7,000.00	5,195.43	5,250.00	74.2%	1,804.57	Increased Staff	3,500.00	10,500.00
275	5-7540-51.2200	FICA (SOCIAL SECURITY)	800.00	572.52	600.00	71.6%	227.48			800.00
275	5-7540-51.2400	RETIREMENT	2,500.00	2,403.85	1,875.00	96.2%	96.15	Increased Staff	2,000.00	4,500.00
275	5-7540-51.2700	WORKER'S COMPENSATION	1,450.00	1,384.18	1,087.50	95.5%	65.82	Increased Staff	500.00	1,950.00
275	5-7540-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	38.00	375.00	7.6%	462.00			500.00
275	5-7540-52.1230	LEGAL	350.00	45.00	262.50	12.9%	305.00			350.00
275	5-7540-52.1400	DRUG & MEDICAL	100.00	0.00	75.00	0.0%	100.00			100.00
275	5-7540-52.2250	OTHER EQUIP. REPAIRS/MAINT	500.00	0.00	375.00	0.0%	500.00			500.00
275	5-7540-52.2320	RENTAL EQUIPMENT	3,000.00	200.00	2,250.00	6.7%	2,800.00			3,000.00
275	5-7540-52.3100	RISK MANAGEMENT	2,000.00	1,663.98	1,500.00	83.2%	336.02			2,000.00
275	5-7540-52.3200	COMMUNICATIONS-CELL PHONE	800.00	360.75	600.00	45.1%	439.25			800.00
275	5-7540-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-52.3300	ADVERTISING	20,000.00	18,025.91	15,000.00	90.1%	1,974.09	Examine Options	(10,000.00)	10,000.00
275	5-7540-52.3310	PUBLIC NOTICES	1,000.00	737.20	750.00	73.7%	262.80		0.00	1,000.00
275	5-7540-52.3500	TRAVEL-MILE REIMBURSEMENT	500.00	86.54	375.00	17.3%	413.46			500.00

Hotel/Motel



FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/75%	Balance	Notes	Change from Prio	FY2020
320	3-0000-31.3200	SPILOST PROCEEDS	(901,900.00)	(887,653.94)	(676,425.00)	98.4%	(14,246.16)		500,000.00	(401,900.00)
320	3-0000-36.1000	INTEREST INCOME	(7,000.00)	(7,656.41)	(5,250.00)	109.4%	656.41			(7,000.00)
320	3-0000-36.1100	INTEREST REVENUE SPILOST 3	(100.00)	0.00	(75.00)	0.0%	(100.00)			(100.00)
320	3-0000-38.9000	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-38.9050	PRIOR YEAR REVENUE	(87,000.00)	0.00	(65,250.00)	0.0%	(87,000.00)	Balance	(555,000.00)	(642,000.00)
320	3-0000-38.9055	SPILOST IV ADVANCE FUND	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1100	SPILOST BOND PROCEEDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1200	COUNTY SPILOST IV PROCEEDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-1510-53.1107	BANK & CREDIT CARD CHARGES	1,000.00	70.00	750.00	7.0%	930.00			1,000.00
320	5-1510-54.1100	ACQUISITION OF PROPERTY	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-1510-54.1302	BUILDING IMPROVEMENTS	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-1510-54.1303	CONST/RENOV MUNICIPAL BLDG	100,000.00	0.00	75,000.00	0.0%	100,000.00			100,000.00
320	5-3230-54.1350	PUBLIC SAFETY FACILITIES/EQUIP	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1301	PUBLIC WORKS RELOCATION	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1401	ROADS BRIDGES SIDEWALKS ETC.	100,000.00	0.00	75,000.00	0.0%	100,000.00		(100,000.00)	0.00
320	5-4210-54.1402	BOWDEN STREET PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1403	IMR I-75 STUDY	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1404	TANGER BLVD PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1405	BILL GARDNER IMP PROJECT	150,000.00	70,149.90	112,500.00	46.8%	79,850.10	Interchange Match	800,000.00	950,000.00
320	5-4930-51.1100	REGULAR EMPLOYEES	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4930-54.1410	WASTE WATER TREATMENT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4932-54.1410	WW PLANT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4420-54.1415	WELL DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1401	TRAIL HEAD PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1402	PARKS & RECREATION FACILITIES	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1410	TANGER SOFTBALL FIELDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-8000-58.1201	SPILOST BOND PYMT PRINCIPAL	555,000.00	554,544.58	416,250.00	99.9%	455.42	Adj. for Expense	(555,000.00)	0.00
320	5-8000-58.2201	SPILOST BOND PYMTS INTEREST	90,000.00	0.00	67,500.00	0.0%	90,000.00		(90,000.00)	0.00
	285,000.00		1,336,000.00							
	IN Balance	Total SPILOST	(996,000.00)	(895,310.35)	(581,000.00)	89.9%	(100,689.65)		645,000.00	0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/5%	Balance	Notes	Change from Prior	FY2020
350	3-0000-36.1000	INTEREST PD	(300.00)	(325.64)	(225.00)	108.5%	25.64		0.00	(300.00)
350	3-0000-36.1100	INTEREST PAID TO CDS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	3-0000-38.9900	PRIOR YEAR REVENUE	(31,080.00)	0.00	(23,310.00)	0.0%	(31,080.00)	Balance	(373,650.00)	(404,730.00)
350	3-1510-34.6950	ADMINISTRATIVE FEE	(14,500.00)	(10,574.96)	(10,875.00)	72.9%	(3,925.04)	Moderate Growth	4,500.00	(10,000.00)
350	3-1510-36.1000	ADMINISTRATIVE INTEREST	(10.00)	0.00	(7.50)	0.0%	(10.00)			(10.00)
350	3-2500-34.6954	CIE PREP FUND	(4,650.00)	(2,647.37)	(3,487.50)	56.9%	(2,002.63)	Moderate Growth	1,650.00	(3,000.00)
350	3-2500-36.1000	CIE INTEREST	(10.00)	0.00	(7.50)	0.0%	(10.00)			(10.00)
350	3-3230-34.6951	POLICE DEPARTMENT FUND	(26,500.00)	(15,151.33)	(19,875.00)	57.2%	(11,348.67)	Moderate Growth	6,500.00	(20,000.00)
350	3-3230-36.1000	POLICE DEPARTMENT INTEREST	0.00	0.00	0.00	0.0%	0.00			0.00
350	3-4210-34.6953	STREET/ROAD DEPT FUND	(65,000.00)	(44,522.04)	(48,750.00)	68.5%	(20,477.96)			(65,000.00)
350	3-4210-36.1000	STREET/ROAD DEPT INTEREST	(50.00)	0.00	(37.50)	0.0%	(50.00)			(50.00)
350	3-6220-34.6952	PARK/RECREATION FUND	(391,000.00)	(296,696.68)	(293,250.00)	75.9%	(94,308.32)	Moderate Growth	91,000.00	(300,000.00)
350	3-6220-36.1000	PARK/RECREATION INTEREST	(50.00)	0.00	(37.50)	0.0%	(50.00)			(50.00)
350	5-1510-52.1200	ADMIN PROFESSIONAL SERVICES	25,000.00	0.00	18,750.00	0.0%	25,000.00	Carryover new Study		25,000.00
350	5-1510-53.1107	ADMIN BANK CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
350	5-2500-52.1200	CIE PROFESSIONAL SERVICES	0.00	0.00	0.00	0.0%	0.00			0.00
350	5-3230-54.1302	POLICE DEPT BUILDING	15,000.00	0.00	11,250.00	0.0%	15,000.00	Update	50,000.00	50,000.00
350	5-4210-52.2260	STREET/ROAD PAVING & FIXTURES	75,000.00	0.00	56,250.00	0.0%	75,000.00	Parking Lot	35,000.00	50,000.00
350	5-6220-52.1200	PARK/RECREATION PROF SVC	60,000.00	6,500.00	45,000.00	10.8%	53,500.00	None	(75,000.00)	0.00
350	5-6220-52.1250	PARK IMPROVEMENTS-CLAUDE GRAY	306,700.00	1,827.30	230,025.00	0.6%	304,872.70	New Park Admin of Bid	(40,000.00)	20,000.00
350	5-6220-54.1300	BUILDINGS/COMMUNITY CENTER	0.00	0.00	0.00	0.0%	0.00	anger Park	300,000.00	606,700.00
350	5-6220-54.1302	PARK/RECREATION EQUIPMENT	51,450.00	84.88	38,587.50	0.2%	51,365.12		0.00	0.00
		Total Dev. Impact Fee Revenues	(533,150.00)	(369,918.02)	(399,862.50)	69.4%	(163,231.98)		(361,000.00)	(803,150.00)
		Total Dev. Impact Fees	533,150.00	8,412.18	399,862.50	1.6%	(399,862.48)		176,000.00	803,150.00
									(373,650.00)	0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
505	3-0000-38.9050	PRIOR YEAR REVENUE	(824,650.00)	0.00	(481,045.83)	0.0%	(824,650.00)	Balance Check	794,300.00	(30,350.00)
505	3-4330-34.4255	SEWER CHARGES	(1,570,000.00)	(1,251,718.97)	(915,833.33)	79.7%	(318,281.03)	Growth with Rate Level	(25,000.00)	(1,595,000.00)
505	3-4330-34.4256	SEWER LINE INSPECTIONS	(100.00)	0.00	(58.33)	0.0%	(100.00)			(100.00)
505	3-4330-34.6902	SEWER TAP FEES	(60,000.00)	(40,725.00)	(35,000.00)	67.9%	(19,275.00)	Moderate Growth	15,000.00	(45,000.00)
505	3-4330-34.6904	SEWER IMPACT FEES	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4330-34.6950	PENALTIES	(18,000.00)	(15,263.37)	(10,500.00)	84.8%	(2,736.63)	Adj. for Growth	(2,000.00)	(20,000.00)
505	3-4330-34.6995	MISCELLANEOUS REV	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4330-36.1000	INTEREST REVENUE	(500.00)	(628.75)	(291.67)	125.8%	128.75	Adj. for Growth	(500.00)	(1,000.00)
505	3-4420-34.4210	WATER CHARGES	(1,620,000.00)	(1,414,780.94)	(945,000.00)	87.3%	(205,219.06)	Growth with Rate Level	(25,000.00)	(1,645,000.00)
505	3-4420-34.4215	WATER LINE INSP	(100.00)	0.00	(58.33)	0.0%	(100.00)			(100.00)
505	3-4420-34.4220	WATER METER REINSPECTIONS	(250.00)	(87.50)	(145.83)	35.0%	(162.50)			(250.00)
505	3-4420-34.4425	METER MAINTENANCE FEE	(95,000.00)	(72,576.87)	(55,416.67)	76.4%	(22,423.13)	Growth with Rate Level	15,000.00	(80,000.00)
505	3-4420-34.6901	TAP FEES	(112,500.00)	(65,310.00)	(65,625.00)	58.1%	(47,190.00)	Moderate Growth	15,000.00	(97,500.00)
505	3-4420-34.6903	WATER IMPACT FEES	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4420-34.6950	PENALTIES	(20,700.00)	(19,223.70)	(12,075.00)	92.9%	(1,476.30)	Adj. for Growth	(2,300.00)	(23,000.00)
505	3-4420-34.6963	RECONNECT FEES	(30,000.00)	(24,000.00)	(17,500.00)	80.0%	(6,000.00)	Adj. for Growth	(2,500.00)	(32,500.00)
505	3-4420-34.6964	PHONE CC FEE	(5,500.00)	(5,192.50)	(3,208.33)	94.4%	(307.50)			(5,500.00)
505	3-4420-34.6995	MISCELLANEOUS	(4,000.00)	(3,344.00)	(2,333.33)	83.6%	(656.00)	Reclassify	4,000.00	(5,500.00)
505	3-4420-34.9300	BAD CHECK FEES	(2,190.00)	(1,260.00)	(1,277.50)	57.5%	(930.00)			(2,190.00)
505	3-4420-36.1000	INTEREST REVENUES	(500.00)	(363.15)	(291.67)	72.6%	(136.85)			(500.00)
505	3-4420-38.1000	RENTS & ROYALTIES	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-51.1100	REGULAR EMPLOYEES	140,000.00	97,002.16	81,666.67	69.3%	42,997.84	General Growth	25,000.00	165,000.00
505	5-4330-51.1300	OVERTIME	5,500.00	2,189.65	3,208.33	39.8%	3,310.35			5,500.00
505	5-4330-51.2100	GROUP INSURANCE	21,000.00	13,675.02	12,250.00	65.1%	7,324.98	Plan Change	5,000.00	26,000.00
505	5-4330-51.2200	FICA	3,000.00	1,334.55	1,750.00	44.5%	1,665.45			3,000.00
505	5-4330-51.2400	RETIREMENT	8,500.00	5,689.51	4,958.33	66.9%	2,810.49			8,500.00
505	5-4330-51.2750	WORKER'S COMPENSATION	3,500.00	2,768.36	2,041.67	79.1%	731.64			3,500.00
505	5-4330-52.1205	UNEMPLOYMENT TAX - GEORGIA	800.00	83.84	466.67	10.5%	716.16			800.00
505	5-4330-52.1210	PROFESSIONAL SERVICES	20,000.00	28,864.00	11,666.67	144.3%	(8,864.00)	Adj. for Exp	10,000.00	30,000.00
505	5-4330-52.1230	ADMIN FEE - SEWER TRANSFER OUT	255,000.00	195,833.30	148,750.00	76.8%	59,166.70			255,000.00
505	5-4330-52.1230	LEGAL	500.00	0.00	291.67	0.0%	500.00			500.00
505	5-4330-52.1250	ENGINEERING	50,000.00	25,433.79	29,166.67	50.9%	24,566.21			50,000.00
505	5-4330-52.1400	DRUG & MEDICAL	1,200.00	65.00	700.00	5.4%	1,135.00			1,200.00
505	5-4330-52.2210	AUTO / TRUCK EXPENSES	6,000.00	4,642.54	3,500.00	77.4%	1,357.46		0.00	6,000.00
505	5-4330-52.2211	AUTO GAS & FUEL	5,000.00	3,302.64	2,916.67	66.1%	1,697.36		0.00	5,000.00
505	5-4330-52.2212	CAR ALLOWANCE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.2240	BUILDING & GROUNDS	7,200.00	3,017.84	4,200.00	41.9%	4,182.16			7,200.00
505	5-4330-52.2250	PLANT EQUIP REPAIRS/MAINT	80,000.00	24,971.27	46,666.67	31.2%	55,028.73			80,000.00
505	5-4330-52.2255	SEW COLLECTION EQUIP REPAIRS/M	100,000.00	38,130.92	58,333.33	38.1%	61,869.08			100,000.00
505	5-4330-52.2256	REPAIRS TO SEWER LINES	45,000.00	18,978.76	26,250.00	42.2%	26,021.24			45,000.00
505	5-4330-52.2330	EQUIPMENT LEASING	7,000.00	2,597.04	4,083.33	37.1%	4,402.96			7,000.00
505	5-4330-52.3100	RISK MANAGEMENT INSURANCE	7,500.00	5,316.01	4,375.00	70.9%	2,183.99			7,500.00

Sewer - 4330

Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adf)	YTD	September	Comp75%	Balance	Notes	Change from Prio	FY2020
505	5-4330-52.3200	COMMUNICATION CELL PHONES	2,000.00	1,076.21	1,166.67	53.8%	923.79			2,000.00
505	5-4330-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.3310	PUBLIC NOTICES	500.00	100.00	291.67	20.0%	400.00			500.00
505	5-4330-52.3600	DUES & FEES	2,500.00	2,278.85	1,458.33	91.2%	221.15			2,500.00
505	5-4330-52.3601	FINES AND PENALTIES	500.00	0.00	291.67	0.0%	500.00			500.00
505	5-4330-52.3700	EDUCATION & TRAINING	7,500.00	2,280.26	4,375.00	30.4%	5,219.74			7,500.00
505	5-4330-52.3857	WASTE WATER TESTS	15,000.00	5,957.41	8,750.00	39.7%	9,042.59			15,000.00
505	5-4330-52.3858	CHEMICALS WASTEWATER	90,000.00	76,314.15	52,500.00	84.8%	13,685.85			90,000.00
505	5-4330-52.3862	SLUDGE REMOVAL	33,000.00	27,416.70	19,250.00	83.1%	5,583.30			33,000.00
505	5-4330-52.3970	POSTAGE	6,500.00	1,471.15	3,791.67	22.6%	5,028.85			6,500.00
505	5-4330-53.1105	OFFICE SUPPLIES	1,250.00	336.95	729.17	27.0%	913.05			1,250.00
505	5-4330-53.1107	BANK & CREDIT CARD CHARGES	1,000.00	0.00	583.33	0.0%	1,000.00			1,000.00
505	5-4330-53.1150	OPERATING SUPPLIES	30,000.00	12,952.72	17,500.00	43.2%	17,047.28			30,000.00
505	5-4330-53.1161	LAB SUPPLIES	20,500.00	5,925.81	11,958.33	28.9%	14,574.19			20,500.00
505	5-4330-53.1205	UTILITIES	130,000.00	112,837.73	75,833.33	86.8%	17,162.27			130,000.00
505	5-4330-53.1210	STORMWATER FEES	2,000.00	1,010.21	1,166.67	50.5%	989.79			2,000.00
505	5-4330-53.1700	OTHER SUPPLIES	6,000.00	2,482.09	3,500.00	41.4%	3,517.91			6,000.00
505	5-4330-53.1785	UNIFORMS	2,500.00	2,486.29	1,458.33	99.5%	13.71			2,500.00
505	5-4330-53.1786	BOOT ALLOWANCE	480.00	360.00	280.00	75.0%	120.00			480.00
505	5-4330-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1202	ABANDON SKYLAND WPCP	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1203	ABANDON WEST POND	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1420	INDIAN CREEK WPCP	25,000.00	8,816.86	14,583.33	35.3%	16,183.14	Equipment Upgrades	200,000.00	225,000.00
505	5-4330-54.1421	CLUB DR LIFT STATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1422	MARKET PLACE SEWER EXTENSION	1,257,600.00	92,368.75	733,600.00	7.3%	1,165,231.25	Final Work	(1,000,000.00)	257,600.00
		Davis Lake Line Extension						Begin Final Eng. / Bid	TBD	
505	5-4330-54.2130	SCADA SYSTEM	25,000.00	4,675.00	14,583.33	18.7%	20,325.00			25,000.00
505	5-4330-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00	Replacement	16,250.00	16,250.00
505	5-4330-54.2400	COMPUTERS	1,500.00	0.00	875.00	0.0%	1,500.00			1,500.00
505	5-4330-54.2450	COMPUTER MAINTENANCE	0.00	909.10	0.00	0.0%	(909.10)			0.00
505	5-4330-54.2500	EQUIPMENT	20,000.00	365.15	11,666.67	1.8%	19,634.85			20,000.00
505	5-4330-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-57.4000	BAD DEBT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-57.9000	CONTINGENCIES	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-58.1207	W&S BOND PRINCIPAL	351,000.00	352,354.19	11,666.67	0.0%	20,000.00			20,000.00
505	5-4330-58.2207	W/S BOND INTEREST	140,000.00	62,833.37	204,750.00	100.4%	(1,354.19)			351,000.00
505	5-4420-51.1100	REGULAR EMPLOYEES	140,000.00	122,827.65	81,666.67	44.9%	77,166.63	General Growth	-20,000.00	140,000.00
505	5-4420-51.1300	OVERTIME	4,000.00	4,916.55	2,333.33	122.9%	(916.55)			4,000.00
505	5-4420-51.2100	GROUP INSURANCE	27,500.00	19,483.42	16,041.67	70.8%	8,016.58	Plan Change	5,500.00	33,000.00
505	5-4420-51.2200	FICA (SOCIAL SECURITY)	2,000.00	1,745.60	1,166.67	87.3%	254.40			2,000.00
505	5-4420-51.2400	RETIREMENT	10,000.00	10,320.85	5,833.33	103.2%	(320.85)	Adjustment for Plan Chg	3,500.00	13,500.00

sewer - 4330

Water - 4420



FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2AdJ)	YTD	September	Comp75%	Balance	Notes	Change from Prio	FY2020
505	5-4420-51.2700	WORKER'S COMPENSATION	6,500.00	5,536.72	3,791.67	85.2%	963.28			6,500.00
505	5-4420-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000.00	148.49	583.33	14.8%	851.51			1,000.00
505	5-4420-52.1200	PROFESSIONAL	7,500.00	1,504.00	4,375.00	20.1%	5,996.00			7,500.00
505	5-4420-52.1210	ADMIN FEE - WATER TRANSFER OUT	295,000.00	220,833.30	172,083.33	74.9%	74,166.70			295,000.00
505	5-4420-52.1230	LEGAL	1,200.00	0.00	700.00	0.0%	1,200.00			1,200.00
505	5-4420-52.1250	ENGINEERING	20,000.00	1,024.16	11,666.67	5.1%	18,975.84			20,000.00
505	5-4420-52.1400	DRUG & MEDICAL	500.00	0.00	291.67	0.0%	500.00			500.00
505	5-4420-52.2210	AUTO / TRUCK EXPENSE	7,500.00	8,354.84	4,375.00	111.4%	(854.84)	Adj. for Exp	2,500.00	10,000.00
505	5-4420-52.2211	AUTO GAS & FUEL	5,500.00	3,526.48	3,208.33	64.1%	1,973.52			5,500.00
505	5-4420-52.2240	BUILDING & GROUNDS	5,000.00	1,281.88	2,916.67	25.6%	3,718.12			5,000.00
505	5-4420-52.2250	TREATMENT - REPAIRS & MAINT.	27,500.00	4,561.30	16,041.67	16.6%	22,998.70			27,500.00
505	5-4420-52.2256	DISTRIBUTION REPAIR WATER LIN	56,750.00	24,858.31	33,104.17	43.8%	31,891.69			56,750.00
505	5-4420-52.2257	REPAIR / MAINTENANCE TANKS	56,500.00	36,084.75	32,958.33	63.9%	20,415.25			56,500.00
505	5-4420-52.2258	WELL REPAIRS	25,000.00	1,725.54	14,583.33	6.9%	23,274.46			25,000.00
505	5-4420-52.2320	RENTAL EQUIP / VEHICLE	1,500.00	208.96	875.00	13.9%	1,291.04			1,500.00
505	5-4420-52.3100	RISK MANAGEMENT INSURANCE	7,000.00	3,541.73	4,083.33	50.6%	3,458.27			7,000.00
505	5-4420-52.3200	COMMUNICATION CELL PHONES	800.00	763.75	466.67	95.5%	36.25			800.00
505	5-4420-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3600	DUES & FEES	2,000.00	1,948.86	1,166.67	97.4%	51.14			2,000.00
505	5-4420-52.3700	EDUCATION & TRAINING	4,000.00	0.00	2,333.33	0.0%	4,000.00			4,000.00
505	5-4420-52.3750	MEETINGS & CONFERENCES	1,500.00	0.00	875.00	0.0%	1,500.00			1,500.00
505	5-4420-52.3855	DRINKING WATER FEES CONTRACT	25,000.00	9,570.00	14,583.33	38.3%	15,430.00			25,000.00
505	5-4420-52.3856	WATER TESTING	5,000.00	2,363.00	2,916.67	47.3%	2,637.00			5,000.00
505	5-4420-52.3859	CHEMICALS FOR WATER	50,000.00	17.76	29,166.67	0.0%	49,982.24			50,000.00
505	5-4420-52.3970	POSTAGE	3,500.00	980.22	2,041.67	28.0%	2,519.78			3,500.00
505	5-4420-53.1105	OFFICE SUPPLIES	1,000.00	779.75	583.33	78.0%	220.25			1,000.00
505	5-4420-53.1107	BANK & CREDIT CARD CHARGES	7,500.00	0.00	4,375.00	0.0%	7,500.00			7,500.00
505	5-4420-53.1150	OPERATING SUPPLIES	28,500.00	26,835.17	16,625.00	94.2%	1,664.83			28,500.00
505	5-4420-53.1205	UTILITIES	62,500.00	31,441.43	36,458.33	50.3%	31,058.57			62,500.00
505	5-4420-53.1210	STORM WATER FEES	1,200.00	38.21	700.00	3.2%	1,161.79			1,200.00
505	5-4420-53.1510	INV PCH WATER FOR RESALE	150,000.00	131,801.79	87,500.00	87.9%	18,198.21			150,000.00
505	5-4420-53.1785	UNIFORMS	3,000.00	2,077.58	1,750.00	69.3%	922.42			3,000.00
505	5-4420-53.1786	BOOT ALLOWANCE	360.00	360.00	210.00	100.0%	0.00			360.00
505	5-4420-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1430	TEST WELLS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1440	WATER TANK DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1442	WELL DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1445	WATER SYSTEM IMPROVEMENTS	22,950.00	0.00	13,387.50	0.0%	22,950.00			22,950.00
505	5-4420-54.2110	NEW METER INSTALLATIONS	350,000.00	124,492.90	204,166.67	35.6%	225,507.10			350,000.00
505	5-4420-54.2120	RADIO READ SYSTEM	100,000.00	3,843.00	58,333.33	3.8%	96,157.00			100,000.00

Shwet - 4330

Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
505	5-4420-54.2130	SCADA SYSTEM	27,500.00	2,175.00	16,041.67	7.9%	25,325.00			27,500.00
505	5-4420-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00	Replacement	16,250.00	16,250.00
505	5-4420-54.2400	COMPUTERS	1,200.00	0.00	700.00	0.0%	1,200.00			1,200.00
505	5-4420-54.2450	COMPUTER MAINTENANCE	0.00	545.46	0.00	0.0%	(545.46)			0.00
505	5-4420-54.2500	EQUIPMENT	35,000.00	0.00	20,416.67	0.0%	35,000.00			35,000.00
505	5-4420-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-56.1100	AMORTIZATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-57.1000	SDS HCWA IF	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-57.4000	BAD DEBITS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-57.9000	CONTINGENCIES	20,000.00	0.00	11,666.67	0.0%	0.00			0.00
505	5-4420-58.1208	W/S BOND PRINCIPAL	220,000.00	189,729.19	128,333.33	86.2%	20,000.00			20,000.00
505	5-4420-58.2208	W&S BOND INTEREST	66,000.00	33,833.26	38,500.00	51.3%	32,166.74			220,000.00
506	3-4330-34.6904	SEWER IMPACT FEES	(215,000.00)	(194,488.87)	(125,416.67)	90.5%	(20,511.13)	Adj. for Growth	(20,000.00)	(235,000.00)
506	3-4420-34.6903	WATER IMPACT FEES	(275,000.00)	(206,881.48)	(160,416.67)	75.2%	(68,118.52)	Adj. for Growth	(70,000.00)	(345,000.00)
		Original Combined Budget	4,296,590.00			3%				0.00
		Sanitary Sewer	2,958,030.00	782,934.24	1,725,517.50	26.5%	2,175,095.76		(141,250.00)	2,214,280.00
		Water	1,895,960.00	1,221,142.51	1,105,976.67	64.4%	674,817.49		31,500.00	1,943,710.00
		Combined	4,853,990.00	2,004,076.75	2,831,494.17	41.3%	2,849,913.25		(710,750.00)	4,157,990.00
		Rev - SS	(1,742,125.00)						784,500.00	(4,157,990.00)

Sewer - 4330  
Water - 4420

FUND ACCOUNT	DESCRIPTION	FY2019 (Q2+Q3)	YTD	September	Comp75%	Balance	Notes	Change from Prio	FY2020
540 3-0000-34.4101	RESIDENTIAL SANITATION	(406,100.00)	(324,148.50)	(236,891.67)	79.8%	(81,951.50)	Fee Increase	(91,400.00)	(487,500.00)
540 3-0000-34.4102	COMMERCIAL SANITATION	(19,000.00)	(7,269.00)	(11,083.33)	38.3%	(11,751.00)	Fee Increase	(6,000.00)	(25,000.00)
540 3-0000-34.4103	CHIPPING FEES	(4,650.00)	0.00	(2,712.50)	0.0%	(4,650.00)			(4,650.00)
540 3-0000-34.4150	COLLECTION SITE FEES	(18,500.00)	(10,365.00)	(10,791.67)	56.0%	(8,135.00)			(18,500.00)
540 3-0000-34.4160	RECYCLE PROCEEDS	0.00	(1,861.60)	0.00	0.0%	1,861.60	Historic Trend	(3,000.00)	(3,000.00)
540 3-0000-34.4190	SANITATION OTHER CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
540 3-0000-38.9050	PRIOR YEAR REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
540 3-0000-39.1100	OPERATING TRANSFER	0.00	0.00	0.00	0.0%	0.00			0.00
540 3-0000-64.6950	SANITATION PENALTIES	(4,900.00)	(4,456.29)	(2,858.33)	90.9%	(443.71)	Fee Increase	(600.00)	(5,500.00)
540 5-0000-51.1100	REGULAR EMPLOYEES	38,950.00	19,050.49	22,720.83	48.9%	19,899.51			38,950.00
540 5-0000-51.1300	OVERTIME	500.00	794.38	291.67	158.9%	(294.38)			500.00
540 5-0000-51.2100	GROUP INSURANCE	2,900.00	2,035.16	1,691.67	70.2%	864.84	Plan Change	500.00	3,400.00
540 5-0000-51.2200	FICA (SOCIAL SECURITY)	700.00	280.67	408.33	40.1%	419.33			700.00
540 5-0000-51.2400	RETIREMENT	1,000.00	161.55	583.33	16.2%	838.45			1,000.00
540 5-0000-51.2700	WORKER'S COMPENSATION	700.00	0.00	408.33	0.0%	700.00			700.00
540 5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	400.00	11.70	233.33	2.9%	388.30			400.00
540 5-0000-52.1210	ADMIN FEE - SAINT TRANSFER OUT	40,000.00	33,333.30	23,333.33	83.3%	6,666.70	Increase Xfer	10,000.00	50,000.00
540 5-0000-52.1400	DRUG & MEDICAL	200.00	0.00	116.67	0.0%	200.00			200.00
540 5-0000-52.2210	AUTO/TRUCK EXPENSES	5,000.00	2,957.45	2,916.67	59.1%	2,042.55			5,000.00
540 5-0000-52.2211	AUTO GAS & FUEL	3,500.00	116.66	2,041.67	3.3%	3,383.34			3,500.00
540 5-0000-52.2240	BUILDING & GROUNDS	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	1,000.00	225.00	583.33	22.5%	775.00			1,000.00
540 5-0000-52.3100	RISK MANAGEMENT INSURANCE	3,000.00	1,637.08	1,750.00	54.6%	1,362.92			3,000.00
540 5-0000-52.3200	COMMUNICATION CELL PHONE	500.00	147.07	291.67	29.4%	352.93			500.00
540 5-0000-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-52.3600	DUES & FEES	100.00	0.00	58.33	0.0%	100.00			100.00
540 5-0000-52.3700	EDUCATION & TRAINING	100.00	0.00	58.33	0.0%	100.00			100.00
540 5-0000-52.3860	SANITATION CONTRACT	317,200.00	262,969.38	185,033.33	82.9%	54,230.62	Service Change	33,500.00	350,700.00
540 5-0000-52.3861	TIPPING FEE FOR LANDFILL	500.00	0.00	291.67	0.0%	500.00			500.00
540 5-0000-52.3862	ROLLOFF COLLECTIONS	30,000.00	31,610.45	17,500.00	105.4%	(1,610.45)	Service Change	6,000.00	36,000.00
540 5-0000-52.3863	TIRE DISPOSAL FEE	750.00	465.00	437.50	62.0%	285.00			750.00
540 5-0000-52.3870	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-53.1160	OPERATING EQUIPMENT	500.00	3,900.00	291.67	780.0%	(3,400.00)	Repairs	5,000.00	5,500.00
540 5-0000-53.1205	UTILITIES	1,200.00	1,081.20	700.00	90.1%	118.80			1,200.00
540 5-0000-53.1700	OTHER SUPPLIES	500.00	0.00	291.67	0.0%	500.00			500.00
540 5-0000-53.1785	UNIFORMS	1,250.00	419.77	729.17	33.6%	830.23			1,250.00
540 5-0000-53.1786	BOOT ALLOWANCE	200.00	120.00	116.67	60.0%	80.00			200.00
540 5-0000-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00			0.00
540 5-0000-54.2450	COMPUTER MAINTENANCE	0.00	181.82	0.00	0.0%	(181.82)	New Chipper Truck	46,000.00	46,000.00
540 5-0000-54.2500	EQUIPMENT	2,500.00	2,500.00	1,458.33	100.0%	0.00			2,500.00
540 5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00

Original Budget 445,950.00

IN Balance (453,150.00) (289,359.03) (113,287.50) 63.9% (69,940.97)

0.00

FUND ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
570 3-0000-34.4261	STORM UTILITY FEE	(250,000.00)	(22,573.47)	(145,833.33)	9.0%	(227,426.53)	Large Development	(25,000.00)	(275,000.00)
	Prior Period Fees Collected	0.00	0.00	0.00	0.0%	0.00	New Item	(25,000.00)	(25,000.00)
570 3-0000-38.9050	PRIOR YEAR REVENUE	(63,250.00)	0.00	(36,895.83)	0.0%	(63,250.00)	Adj. for Total	(6,500.00)	(69,550.00)
570 3-0000-39.1100	OPERATING TRANSFER	0.00	0.00	0.00	0.0%	0.00	Capital Lease	20,000.00	20,000.00
570 5-0000-51.1100	REGULAR EMPLOYEES	76,000.00	46,582.00	44,333.33	61.3%	29,418.00			76,000.00
570 5-0000-51.1300	OVERTIME	600.00	0.00	350.00	0.0%	600.00			600.00
570 5-0000-51.2100	GROUP INSURANCE	17,500.00	13,608.34	10,208.33	77.8%	3,891.66	Adj. for Total	8,500.00	26,000.00
570 5-0000-51.2200	FICA (SOCIAL SECURITY)	800.00	626.00	466.67	78.3%	174.00			800.00
570 5-0000-51.2400	RETIREMENT	10,000.00	7,422.71	5,833.33	74.2%	2,577.29	Adj. for Total	7,500.00	12,500.00
570 5-0000-51.2500	TUITION REIMBURSEMENTS	0.00	0.00	0.00	0.0%	0.00			0.00
570 5-0000-51.2700	WORKER'S COMPENSATION	5,000.00	4,152.54	2,916.67	83.1%	847.46			5,000.00
570 5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	104.75	291.67	21.0%	395.25			500.00
570 5-0000-52.1200	PROFESSIONAL	32,000.00	8,614.50	18,666.67	26.9%	23,385.50	Pro Rata	(5,000.00)	29,000.00
570 5-0000-52.1210	ADMIN FEE - STORM TRANSFER OUT	44,500.00	37,083.30	25,958.33	83.3%	7,416.70			44,500.00
570 5-0000-52.1230	LEGAL	250.00	0.00	145.83	0.0%	250.00			250.00
570 5-0000-52.1280	FLOODPLAIN MAPPING	500.00	0.00	291.67	0.0%	500.00			500.00
570 5-0000-52.1400	DRUG & MEDICAL	250.00	0.00	145.83	0.0%	250.00			250.00
570 5-0000-52.2210	AUTO/TRUCK EXPENSES	3,500.00	1,828.01	2,041.67	52.2%	1,671.99			3,500.00
570 5-0000-52.2211	AUTO GAS & FUEL	4,000.00	3,069.29	2,333.33	76.7%	930.71	Adj. for Total	(2,000.00)	2,000.00
570 5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	6,450.00	3,608.40	3,762.50	55.9%	2,841.60	Adj. for Total	(2,500.00)	3,950.00
570 5-0000-52.3100	RISK MANAGEMENT INSURANCE	3,600.00	3,368.75	2,100.00	93.6%	231.25	Adj. for Total	1,500.00	5,100.00
570 5-0000-52.3200	COMMUNICATION CELL PHONES	1,000.00	595.68	583.33	59.6%	404.32	Adj. for Total	(900.00)	100.00
570 5-0000-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
570 5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
570 5-0000-52.3600	DUES & FEES	400.00	290.00	233.33	72.5%	110.00			400.00
570 5-0000-52.3700	EDUCATION & TRAINING	2,000.00	593.88	1,166.67	29.7%	1,406.12			2,000.00
570 5-0000-52.3751	PUBLIC OUTREACH	7,000.00	311.66	4,083.33	4.5%	6,688.34	Adj. for Total	(2,500.00)	5,000.00
	Pond Maintenance Expense						Revised Item	25,000.00	25,000.00
570 5-0000-52.3855	CONTRACTS	35,000.00	35,066.14	20,416.67	100.2%	(66.14)			35,000.00
570 5-0000-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
570 5-0000-53.1105	OFFICE SUPPLIES	200.00	93.65	116.67	46.8%	106.35			200.00
570 5-0000-53.1150	OPERATING SUPPLIES	3,200.00	3,706.57	1,866.67	115.8%	(506.57)	Adj. for Expenditures	3,000.00	6,200.00
570 5-0000-53.1160	OPERATING EQUIPMENT	600.00	733.41	350.00	122.2%	(133.41)			600.00
570 5-0000-53.1200	FEE FOR COLLECTING TAX	2,750.00	0.00	1,604.17	0.0%	2,750.00			2,750.00
570 5-0000-53.1700	OTHER SUPPLIES	2,250.00	90.32	1,312.50	4.0%	2,159.68			2,250.00
570 5-0000-53.1785	UNIFORMS	2,400.00	2,193.55	1,400.00	91.4%	206.45	Adj. for Total	0.00	2,750.00
570 5-0000-53.1786	BOOT ALLOWANCE	0.00	240.00	0.00	0.0%	(240.00)		1,200.00	3,600.00
570 5-0000-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
570	5-0000-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2250	Capital Equipment - Stormwater	26,000.00	25,066.69	15,166.67	96.4%	933.31	Lease	25,000.00	51,000.00
570	5-0000-54.2300	FURNITURE / FIXTURES	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2400	COMPUTERS	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2500	EQUIPMENT	25,000.00	4,400.00	14,583.33	17.6%	20,600.00	Capital Xfer	(20,000.00)	5,000.00
570	5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-57.1000	INTEREST EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
		Original Budget	329,650.00							
		Total Stormwater	(313,250.00)	104,126.37	(78,312.50)	-33.2%	(180,876.67)		0.00	0.00