

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
Monday, December 2, 2019 – 6:00 P.M.
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Community Development Director, Daunté Gibbs

PLEDGE OF ALLEGIANCE..... Councilman Greer

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

PUBLIC COMMENTS Register with Clerk Before Meeting

- Henry County Schools – Update from the School system – Mary Elizabeth Davis, Superintendent

PUBLIC HEARING ITEMS..... 1 Item

1. Hearing of the Fiscal Year 2020 Operating and Capital Improvements Budget for the City of Locust Grove, Georgia.

APPROVAL OF THE MINUTES..... 2 Items

2. November 4, 2019 Regular Meeting Minutes (Motion)
3. November 18, 2019 Workshop Meeting Minutes (Motion)

ACCEPTANCE OF THE FINANCIAL STATEMENT 1 Item

4. October 2019 Financial Statement (Motion)

UNFINISHED BUSINESS/ACTION ITEMS..... 10 Items

5. Ordinance to amend the City's Future Land Use Map designation from low-density residential to industrial for properties located at 61771 Jackson Street, LL 217 of the 2nd District. (Motion)
6. Ordinance to rezone properties located at 61771 Jackson Street, LL 217 of the 2nd District from RA (residential-agricultural) to M-1 (light manufacturing) for distribution facility. (Motion)
7. Ordinance to grant a Conditional Use for Attached Guest Quarters at property located at 106 Grove Road in LL 166 of the 2nd District. (Motion)
8. Ordinance for a Final Plat Revision in Berkeley Lakes Subdivision in LL 164 of the 2nd District. Revision of Amenities Area (Motion)
9. Ordinance to approve a fee increase for certain building and development permits for FY 2020 (Motion)
10. Resolution to accept Annexation Application for Neil and Bonnie Gardner, 342 Davis Lake Road, 24.19 acres in LL 217 of the 2nd District (RA Zoning) (Motion)
11. Resolution to accept Annexation Application for Earl and Nell Gardner, Davis Lake Road, 24.19 acres in LL 217 of the 2nd District (RA Zoning) (Motion)
12. Resolution on the architectural plans for HD Atlanta RDC, located at 3150 Highway 42 South, Locust Grove, Georgia (Motion)
13. Ordinance to establish the regular Meeting Schedule for the Mayor and City Council for the 2020 Calendar Year (Motion)
14. Ordinance for the purpose to rezone approximately 3.0 acres located in Land Lot 186 of the 2nd District; to amend Section 17.04.137 entitled "Historic District Overlay"; to amend the Official Zoning Map to extend 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. (Motion)

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA - Continued
Monday, December 2, 2019 - 6:00 P.M.
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Locust Grove, GA 30248

NEW BUSINESS/ACTION ITEMS 2 Items

15. Special Event Request for Heritage Baptist Church to host a Teen/Youth Group donation drive December 14 through December 21, 2019 (Motion)
16. Resolution to Execute the Title VI Non-Discrimination Agreement between the City and Georgia Dept. of Transportation (Motion)

CITY MANAGER'S COMMENTS Tim Young

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – If needed for Litigation, Property Acquisition or Personnel

ADJOURN

POSTED AT CITY HALL – November 26, 2019 at 10:30 AM

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.



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Fiscal Year 2020 Second Budget Hearing

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 9, 13 and 27, 2019

Budget Item: Yes, all funds

Date Received: September 27, 2019 – initial Draft

Workshop Date: October 21, 2019 – Update from retreat comments/changes

First Public Hearing: November 18, 2019

Regular Meeting Date: December 2, 2019 – 2nd Hearing

Adoption Date: December 16, 2019

Discussion:

Attached is the Proposed 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).

Next Steps:

2nd Public Hearing December 2. Adoption December 16, 2019

CITY OF LOCUST GROVE

Fiscal Year 2020 - 2nd Public Hearing

Capital Improvements Plan
And Operating Budget (With Enterprise Funds)
Locust Grove, Georgia

Behind this cover, one will find the proposed General Operating and Capital Improvements Budget for the City of Locust Grove, a town of over 7,211 residents, nearly 500 businesses and nearly \$325 million in property valuation. The city has grown tremendously in just the past 3 years and is expected to nearly double its 2010 population by the time the 2020 Census is completed next year.

This coming year will be a year of Mobility, Efficiency, Transparency, and Opportunity for the City of Locust Grove. Primary to our Capital Projects are those geared to increase the Mobility in key portions of the city with signalized intersections, providing turning lanes, paving existing streets and expanding existing ones. Part of this effort is to expedite the new Industrial Interchange near Bethlehem Road and I-75 to benefit all of southern Henry County, including McDonough, parts of Ola and Luella. We are emphasizing Efficiency and Transparency as part of our push for streamline Customer Services such as online permitting and plan review, three new websites to allow for better communications with our citizens and businesses. And, finally, we are continuing to stress the tremendous Opportunities to Live, Work, Stay and Invest in Locust Grove through our new Economic Development Website and a concentrated push to redevelop and revitalize areas of our city that may appear blighted or underutilized. In all of this, we seek our residents to enjoy life in the Grove, which will be anchored by the new Tanger Park for more passive recreation space (running/walking track, pavilion with restrooms, dog park, playground, and room for more areas to play and exercise.

For 2020, the General Fund Budget is at \$8,301,570 and includes many of the projects discussed above. The Majority of funding comes from Taxes and User Fees (and NOTE, there are no property taxes proposed in FY 2020 as in the prior 40 years of city operations), with others coming from Fines, Grants, and "Reserve" of funds held for capital expenditures as well as in hard economic times. In terms of USES, the majority is Public Safety (Police and Courts), Street Maintenance, followed by Administration, which also serves as administration of most all of our Enterprise Funds.

For our Enterprise or "business funds", the Majority of our revenue and expenditures are related to our Utilities (Water, Sewer, Sanitation, Stormwater), with additional funds from Hotel-Motel revenue funds for Tourism and Economic Development as well as our specific capital project accounts in SPLOST V and Development Impact Fees. Note that we are proposing to slow down the scheduled increases in water and sewer rates as we continue to pay down our prior debt and gain efficiencies with increased development. The total revenues and expenditures of these funds are \$8,169,940.

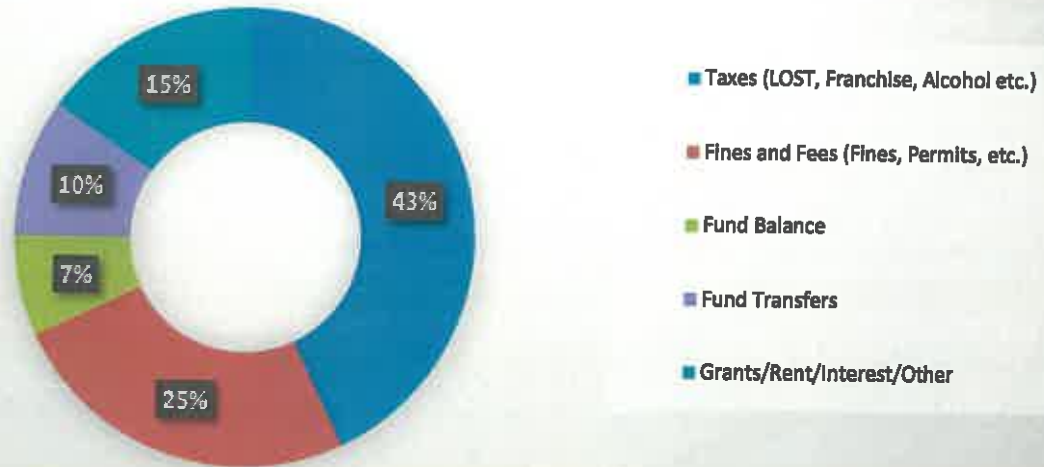
In all, the Proposed FY 2020 Combined Budget tops out at \$16,471,510 and is broken out in the charts and tables that follow.

The next Public Hearing is on Monday, December 2, 2019 prior to adoption for installation in on December 16, 2020 for installation in the new Fiscal Year.

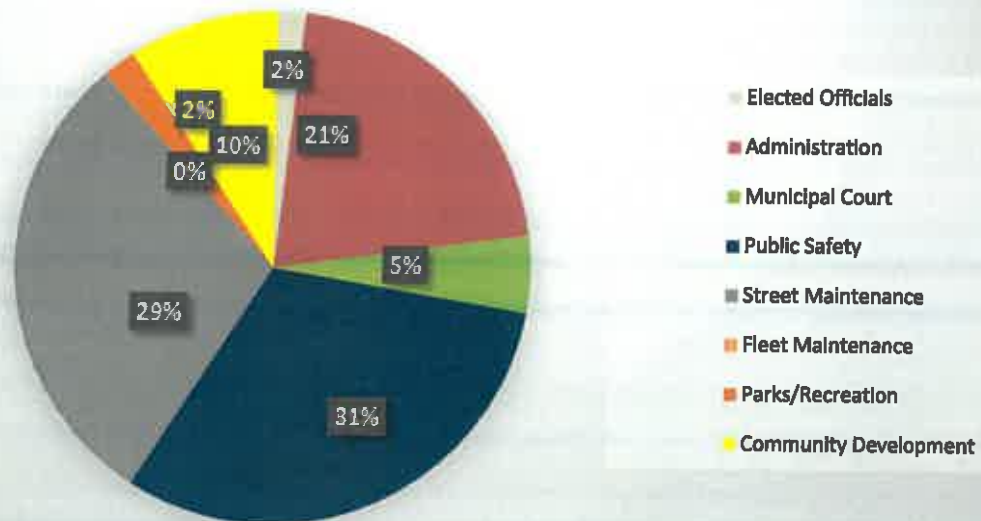
FY 2020 General Fund Budget-in-a-Glance

Sources of Funds "Where"	Amount	Expenditure Class	Uses of Funds "To"
Taxes (LOST, Franchise, Alcohol etc.)	\$ 3,557,750.00	Elected Officials	\$ 145,250.00
Fines and Fees (Fines, Permits, etc.)	\$ 2,074,500.00	Administration	\$ 1,747,450.00
Fund Balance	\$ 591,890.00	Municipal Court	\$ 403,650.00
Fund Transfers	\$ 803,000.00	Public Safety	\$ 2,604,600.00
Grants/Rent/Interest/Other	\$ 1,274,430.00	Street Maintenance	\$ 2,437,730.00
		Fleet Maintenance	\$ 6,900.00
		Parks/Recreation	\$ 172,500.00
		Community Development	\$ 783,490.00
Total	\$ 8,301,570.00	Total	\$ 8,301,570.00

Sources of Funds "Where"

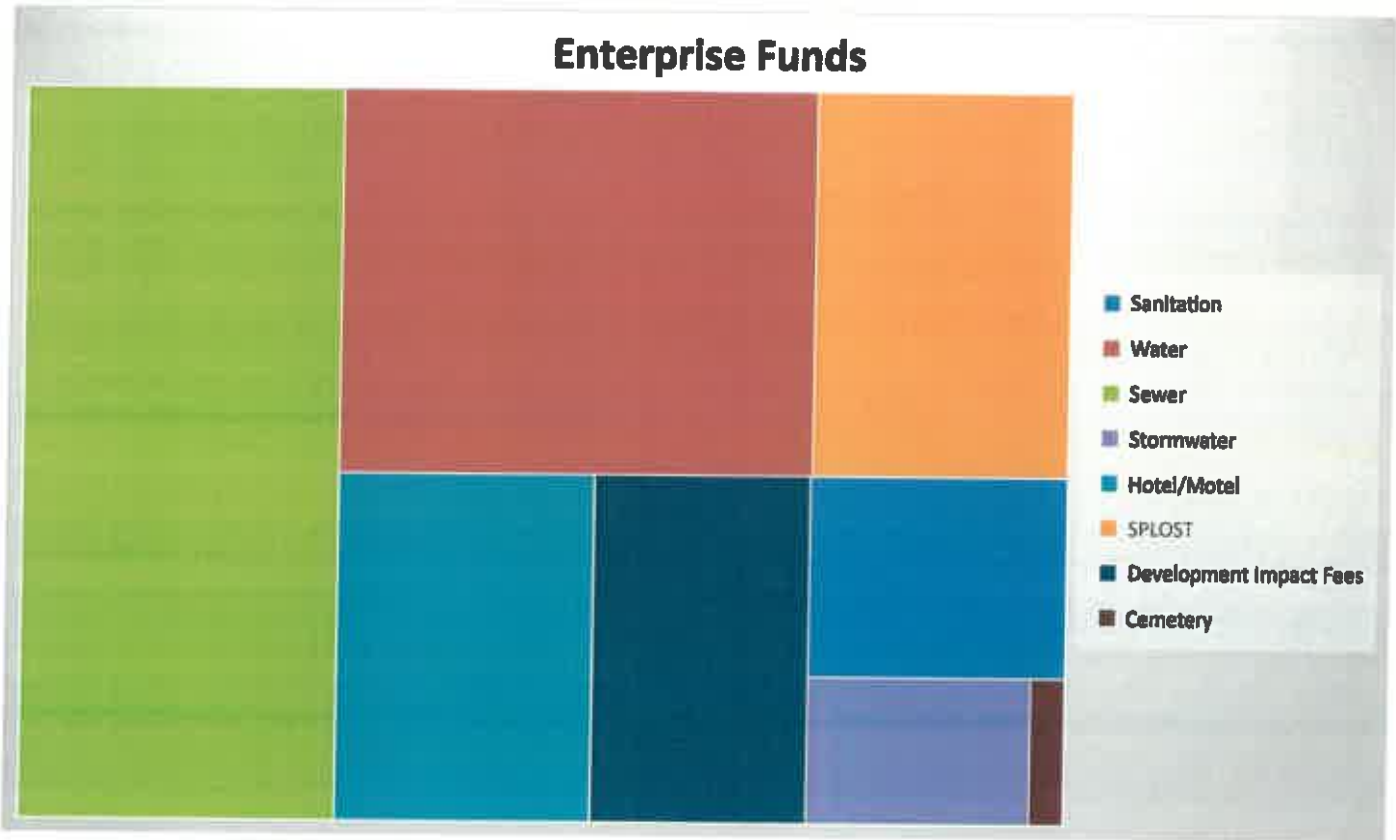


Uses of Funds "To"



Enterprise Funds "In-A-Glance" FY 2020

Other Funds		Enterprise Funds
Sanitation	\$	554,150.00
Water	\$	1,943,710.00
Sewer	\$	2,464,280.00
Stormwater	\$	349,550.00
Hotel/Motel	\$	950,150.00
SPLOST	\$	1,051,000.00
Development Impact Fees	\$	803,150.00
Cemetery	\$	53,950.00
Total	\$	8,169,940.00
Total Funds	\$	16,471,510.00



FUND	ACCOUNT	DESCRIPTION	FY2019 (Q3Adj)	YTD	September	Comp%5%	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)	(1,234.73)	(562.50)	164.6%	484.73	Adj. for Revenue	(1,000.00)	(1,750.00)
100	3-0000-31.1600	REAL ESTATE TRANSFERS	(20,000.00)	(10,331.12)	(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			(315,000.00)
100	3-0000-31.1730	FRANCHISE TAX - TELECOMMUNICAT	(2,000.00)	0.00	(3,500.00)	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)			0.00
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	(2,200,000.00)	(1,748,432.70)	(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)	(94,506.91)	(81,500.00)	85.9%	(15,493.09)	Lower for Slowdown	35,000.00	(75,000.00)
100	3-0000-31.3160	AAVT - MOTOR VEHICLE	(3,000.00)	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)	(262,971.63)	(277,500.00)	71.1%	(107,028.37)			0.00
100	3-0000-31.6100	OCCUPATION TAXES	(275,000.00)	(170,267.90)	(206,350.00)	61.9%	(104,732.10)	Possible Increase	(25,000.00)	(370,000.00)
100	3-0000-31.6200	INSURANCE PREMIUM TAX	(400,000.00)	0.00	(300,000.00)	0.0%	(400,000.00)			(300,000.00)
100	3-0000-32.1110	ALCOHOL BEV-BEER LICENSE	(17,500.00)	(2,230.00)	(13,125.00)	12.9%	(15,250.00)			(400,000.00)
100	3-0000-32.1120	ALCOHOL BEV WINE LICENSE	(15,000.00)	(2,250.00)	(11,250.00)	15.0%	(12,750.00)			(17,500.00)
100	3-0000-32.1130	ALCOHOL BEV - LIQUOR LICENSE	(40,500.00)	(3,250.00)	(30,315.00)	3.1%	(39,250.00)			(15,000.00)
100	3-0000-32.1220	GENERAL BUS LIC - INSURANCE	(15,500.00)	(12,900.00)	(11,625.00)	83.2%	(2,600.00)			(40,500.00)
100	32.1900 "Fee"	REGULATORY FEES	(43,663.00)	(23,110.54)	(27,500.00)	67.7%	(19,600.00)	Review Fees	(7,500.00)	(15,500.00)
100	3-0000-32.2120	BLDG PERMITS / INSPECTIONS -RES	(450,000.00)	(257,496.20)	(337,500.00)	57.3%	(192,101.80)	Fee Increase	0.00	(450,000.00)
100	3-0000-32.2130	BLDG PERMIT/INSPECTIONS-COMM	(300,000.00)	(87,437.88)	(225,000.00)	29.1%	(212,562.12)	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 -COPS	(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)			(500.00)
100	3-0000-33.6100	DONATIONS	(500.00)	0.00	(375.00)	0.0%	(500.00)	Adj. Out	500.00	0.00
100	3-0000-33.7000	CD86 GRANT	0.00	0.00	0.00	0.0%	0.00			(500.00)
100	3-0000-34.1310	ZONING INSPECTION FEES	(50,000.00)	(16,935.50)	(37,500.00)	33.9%	(33,064.50)	Adj. for Collections	10,000.00	(40,000.00)
100	3-0000-34.1311	LAND DEVELOPMENT FEES	(45,000.00)	(15,700.00)	(33,750.00)	34.9%	(29,300.00)	Fee Increase	15,000.00	(50,000.00)
100	3-0000-34.1312	SITE PLAN REVIEW FEES	(20,000.00)	(9,099.20)	(15,000.00)	48.5%	(10,300.80)	Adj. for Collections	5,000.00	(15,000.00)
100	3-0000-34.1321	SOIL EROSION FEES	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
100	3-0000-34.1325	TREE REPLACEMENT REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1910	QUALIFYING FEE FOR ELECTION	(5,000.00)	(1,584.00)	(3,750.00)	31.7%	(3,416.00)	NonElection/Year	4,000.00	(1,000.00)
100	3-0000-34.1950	ACCIDENT REPORTS	(5,000.00)	(4,930.77)	(3,750.00)	98.6%	(60.23)	Growth	(2,500.00)	(7,500.00)
100	3-0000-34.1955	CRIMINAL HISTORY REPORTS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1960	ADM CHARGE ON FINES	(17,500.00)	(10,612.65)	(13,125.00)	60.6%	(6,887.35)			(17,500.00)
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	(100.00)	(70.00)	(75.00)	70.0%	(100.00)			(100.00)
100	3-0000-35.1170	FINES & FORFEITURES	(775,000.00)	(640,802.98)	(583,250.00)	82.7%	(134,197.02)	Potential Adjustment for THC	35,000.00	(740,000.00)
100	3-0000-35.1175	BOND ACCOUNT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-36.1000	INTEREST REVENUES	(7,500.00)	(6,466.42)	(5,025.00)	86.2%	(1,033.58)			(7,500.00)
100	3-0000-36.1000	RENDS & ROYALTIES	(18,000.00)	0.00	(13,500.00)	0.0%	(18,000.00)			(18,000.00)
100	3-0000-36.1010	SPECIAL EVENT PERMIT	(730.00)	0.00	(541.50)	0.0%	(730.00)			(730.00)
100	3-0000-36.1025	PAVILLION RENTAL	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-36.1050	HOUSE RENTAL-LOCUST ROAD	(135,000.00)	(12,730.70)	(126,750.00)	36.4%	(22,269.30)		0.00	(135,000.00)

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q1-Q4)	YTD	September	Compt 75%	Balance	Notes	Change from Prior	FY2020
100	3-0000-38-3000	INS REIMBURSE DAMAGE PROPERTY	(14,500.00)	(10,875.00)	(10,875.00)	74.6%	(3,675.18)			(14,500.00)
100	3-0000-38-3100	INS REIMBURSE WKS COMP	(500.00)	0.00	(375.00)	0.0%	(500.00)			(500.00)
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	LMVIG PROGRAM	(120,000.00)	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
100	3-0000-88-8888	New - Transportation Reserve	(31,837.00)	0.00	(23,877.75)	0.0%	(31,837.00)	New Fund Balance	(1,000,000.00)	(1,000,000.00)
100	3-0000-39-1100	OPERATING TRANSFERS	0.00	0.00	0.00	0.0%	0.00		(560,053.00)	(591,890.00)
100	3-0000-39-1210	ADMIN FEE - WATER TRANSFER IN	(295,000.00)	(220,833.30)	(191,250.00)	74.9%	(74,166.70)	Admin. / Capital	(50,000.00)	(325,000.00)
100	3-0000-39-1220	ADMIN FEE - SEWER TRANSFER IN	(255,000.00)	(195,833.30)	(159,250.00)	76.8%	(59,166.70)	Admin. / Capital	(27,500.00)	(483,500.00)
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)	(64,500.00)
100	3-0000-39-1250	ADMIN FEE - H/M TRANSFER IN	(74,000.00)	(58,333.30)	(55,500.00)	79.8%	(15,666.70)	Administration Expense	(10,000.00)	(84,500.00)
100	3-0000-88-8888	DEBT PROCEEDS	0.00	0.00	0.00	0.0%	0.00			0.00

Original Sources of Funds

Totals	Original Sources of Funds	YTD	September	Compt 75%	Balance	Notes	Change from Prior	FY2020
(6,660,770.00)	(6,660,770.00)	(4,057,290.24)	(4,951,887.75)	61.5%	(2,545,226.76)		(1,699,051.00)	(6,301,570.00)
2,017.00	Orig. Budget	150,350.00	114,500.00			100r2019		
-3.4%		1,504,150.00	1,634,950.00	Elected Officials Administration	1,747,450.00	Sanitation		(453,150.00)
16.2%		389,050.00	406,150.00	Municipal Court	2,500.00	Water		(1,943,710.00)
3.8%		2,405,500.00	2,458,300.00	Police	146,300.00	Sewer		(2,464,280.00)
8.3%		1,813,230.00	1,470,230.00	Street Maint	967,500.00	Stormwater		(313,250.00)
34.4%		5,850.00	4,900.00	Fleet Maint	0.00	Hotel/Motel		(950,150.00)
17.9%		121,500.00	46,900.00	Parks/Rec	76,000.00			
42.0%		696,290.00	762,490.00	Comm. Dev.	21,000.00			
12.5%		7,085,920.00	6,518,070.00	Tot.General Fund	1,116,500.00			
17.2%		(14,965,340.00)			1,640,800.00			
1,640,800.00	In Balance	0.00	0.00	(Surplus)/Deficit	0.00		0.00	

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q12A-J)	YTD	September	Comp/75%	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		(1.00)	10,799.00
100	5-1110-51.1155	COUNCIL SALARY	50,400.00	43,000.00	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%	527.60		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	5-1110-52.1301	Technical - Software						New Item	1,000.00	1,000.00
100	5-1110-52.1302	Technical - Hardware						New Item	500.00	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	5-1110-52.3220	Network/Telephone						New Item	1,000.00	1,000.00
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%	3,177.03		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	-	275.00	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 - NEWLY E	800.00	-	600.00	0.0%	800.00	Election Change*	2,700.00	2,500.00
100	5-1110-53.1105	MTGS & CONF (RETREATS /MCMMA)	15,000.00	2,640.61	11,250.00	17.6%	12,359.39		0.00	15,000.00
100	5-1110-53.1785	OFFICE SUPPLIES	1,000.00	292.33	187.50	0.0%	250.00		0.00	1,000.00
100	5-1110-54.2450	COMPUTER MAINTENANCE	1,000.00	181.82	750.00	29.2%	707.67		0.00	1,000.00
							818.18	Capital	(1,000.00)	0.00
Original Budget			150,500.00							
Total Elected Officials			134,550.00	86,747.34	100,912.50	64.5%	47,807.66		10,700.00	145,250.00

FUND	ACCOUNT	DESCRIPTION	PY2019 (Q2AdJ)	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	General Growth	25,000.00	626,800.00
100	5-1510-51.1300	OVERTIME	4,000.00	1,405.98	3,000.00	35.1%	2,594.02			4,000.00
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	57,500.00
100	5-1510-51.2200	FICA (SOCIAL SECURITY)	6,750.00	5,150.15	5,062.50	76.3%	1,599.85			6,750.00
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	45,000.00
100	5-1510-51.2700	WORKER'S COMPENSATION	17,300.00	13,841.80	12,975.00	80.0%	3,458.20			17,300.00
100	5-1510-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	379.84	1,875.00	15.2%	2,120.16			2,500.00
100	5-1510-52.1200	PROFESSIONAL	15,000.00	12,575.66	11,250.00	83.8%	2,424.34			15,000.00
100	5-1510-52.1220	AUDITING	30,000.00	22,000.00	22,500.00	73.3%	8,000.00			30,000.00
100	5-1510-52.1230	LEGAL	130,000.00	71,634.81	97,500.00	55.1%	58,385.19	SDS matters	0.00	130,000.00
100	5-1510-52.1301	Technical - Software						New Item	80,000.00	80,000.00
100	5-1510-52.1302	Technical - Hardware						New Item	20,000.00	20,000.00
100	5-1510-52.1400	DRUG & MEDICAL	500.00	-	375.00	0.0%	500.00			500.00
100	5-1510-52.2210	AUTO/TRUCK EXP	2,000.00	135.24	1,500.00	6.8%	1,864.76			2,000.00
100	5-1510-52.2211	AUTO GAS & FUEL	2,250.00	1,327.72	1,687.50	59.0%	922.28			2,250.00
100	5-1510-52.2212	CAR ALLOWANCE	4,800.00	2,500.00	3,600.00	52.1%	2,300.00			4,800.00
100	5-1510-52.2240	BUILDING & GROUNDS	40,000.00	52,686.04	30,000.00	131.7%	(12,686.04)	New Item change	(40,000.00)	0.00
100	5-1510-52.2250	OTHER EQUIP. REPAIRS/MAINT	5,000.00	6,850.00	3,750.00	137.0%	(1,850.00)			5,000.00
100	5-1510-52.2320	RENTAL OF EQUIPMENT & VEHICLE	14,500.00	1,244.48	10,875.00	8.6%	13,255.52			14,500.00
100	5-1510-52.3100	RISK MANAGEMENT INSURANCE	20,000.00	16,434.85	15,000.00	82.2%	3,565.15			20,000.00
100	5-1510-52.3200	COMMUNICATIONS-CELL PHONES	1,300.00	799.85	975.00	61.5%	500.15			1,300.00
100	5-1510-52.3201	TELEPHONE	30,000.00	16,425.95	22,500.00	54.8%	13,574.05	Adj. Down	(15,000.00)	5,000.00
100	5-1510-52.3205	INTERNET	40,000.00	26,899.47	30,000.00	67.2%	13,100.53	Adj. Down	(18,000.00)	5,000.00
100	5-1510-52.3220	Network/telephone						New Item	60,000.00	60,000.00
100	5-1510-52.3300	ADVERTISING	750.00	295.00	562.50	39.3%	455.00			750.00
100	5-1510-52.3310	PUBLIC NOTICES	3,000.00	1,318.80	2,250.00	44.0%	1,681.20			3,000.00
100	5-1510-52.3500	TRAVEL MILEAGE REIMBURSEMENT	3,500.00	1,413.26	2,625.00	40.4%	2,086.74			3,500.00
100	5-1510-52.3600	DUES & FEES	5,000.00	2,988.33	3,750.00	59.8%	2,011.67			5,000.00
100	5-1510-52.3700	EDUCATION & TRAINING	20,000.00	5,534.20	15,000.00	27.7%	14,465.80			20,000.00
100	5-1510-52.3750	MEETINGS & CONFERENCE	15,000.00	3,103.77	11,250.00	20.7%	11,896.23			15,000.00
100	5-1510-52.3851	Contracted Services - City Hall						New Item	40,000.00	40,000.00
100	5-1510-52.3855	CONTRACTS & SPONSORSHIPS	6,500.00	3,150.00	4,875.00	48.5%	3,350.00			6,500.00
100	5-1510-52.3970	POSTAGE	15,000.00	12,231.91	11,250.00	81.5%	2,768.09			15,000.00
100	5-1510-53.1105	OFFICE SUPPLIES	10,000.00	4,097.77	7,500.00	41.0%	5,902.23			10,000.00
100	5-1510-53.1107	BANK & CREDIT CARD CHARGES	22,500.00	9,911.66	16,875.00	44.1%	12,588.34			22,500.00
100	5-1510-53.1108	CHECK FRAUD PROVISION	-	(1,900.00)	0.00	0.0%	1,900.00			0.00
100	5-1510-53.1160	OPERATING EQUIPMENT	1,200.00	-	900.00	0.0%	1,200.00			1,200.00
100	5-1510-53.1161	GIFTS & FLOWERS	3,000.00	814.09	2,250.00	27.1%	2,185.91			3,000.00
100	5-1510-53.1205	DISASTER RELIEF SUPPLIES	-	-	0.00	0.0%	0.00			0.00
100	5-1510-53.1210	UTILITIES	32,000.00	20,812.75	24,000.00	65.0%	11,187.25			32,000.00
100	5-1510-53.1210	STORMWATER FEES	1,500.00	1,567.89	1,125.00	104.5%	(67.89)			1,500.00
100	5-1510-53.1700	OTHER SUPPLIES	5,500.00	2,998.91	4,125.00	53.4%	2,561.09			5,500.00
100	5-1510-53.1728	MAYOR'S MOTORCADE	1,200.00	-	900.00	0.0%	1,200.00			1,200.00
100	5-1510-53.1729	CITY EVENTS	7,500.00	3,013.93	5,625.00	40.2%	4,486.07			7,500.00
100	5-1510-53.1785	UNIFORMS	2,100.00	1,061.66	1,575.00	50.6%	1,038.34			2,100.00
100	5-1510-53.1790	ELECTION EXPENSE	3,000.00	-	2,250.00	0.0%	3,000.00			3,000.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2AdJ)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-1510-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-1510-54.1100	ACQUISITION OF PROPERTY	22,500.00	4,614.00	16,875.00	20.5%	17,886.00			22,500.00
100	5-1510-54.1310	RENOVATIONS TO CITY HALL	150,000.00	130,924.15	112,500.00	87.5%	19,075.85	Phase III	50,000.00	200,000.00
100	5-1510-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-1510-54.2300	FURNITURE & FIXTURES	20,000.00	-	15,000.00	0.0%	20,000.00			0.00
100	5-1510-54.2400	COMPUTERS	27,500.00	14,045.86	20,625.00	51.1%	13,454.14			20,000.00
100	5-1510-54.2450	COMPUTER MAINTENANCE	188,000.00	89,705.63	141,000.00	47.7%	98,294.37	Replacement Win7 to Win10	0.00	27,500.00
100	5-1510-54.2500	EQUIPMENT	16,000.00	-	12,000.00	0.0%	16,000.00	Change to Capital Software	(100,000.00)	88,000.00
100	5-1510-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			16,000.00
100	5-1510-57.9000	CONTINGENCIES	20,000.00	-	15,000.00	0.0%	20,000.00			0.00
		Original Budget:	1,504,150.00							
		Total Administration	1,634,950.00	987,217.07	1,241,212.50	60.1%	652,792.93		92,500.00	1,747,450.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (02nd)	YTD	September	Comp/75%	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%	8,625.00			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	5-2650-52.1301	Technical - Software	-	-	-	-	-	New Item	10,000.00	10,000.00
100	5-2650-52.1302	Technical - Hardware	-	-	-	-	-	New Item	7,000.00	7,000.00
100	5-2650-52.1400	DRUG & MEDICAL	200.00	-	150.00	0.0%	200.00			200.00
100	5-2650-52.2230	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			750.00
100	5-2650-52.3205	INTERNET	100.00	-	75.00	0.0%	100.00			100.00
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	400.00
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			4,000.00
100	5-2650-52.3970	POSTAGE	1,000.00	609.45	750.00	60.9%	390.55			1,000.00
100	5-2650-52.3985	COURT COST-SUBPEONAS	200.00	-	150.00	0.0%	200.00			200.00
100	5-2650-53.1105	OFFICE SUPPLIES	500.00	354.03	375.00	70.8%	145.97			500.00
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 COMI SVC	250.00	-	187.50	0.0%	250.00			250.00
100	5-2650-53.1700	OTHER SUPPLIES	300.00	-	225.00	0.0%	300.00			300.00
100	5-2650-53.1785	UNIFORMS	600.00	150.00	450.00	25.0%	450.00			600.00
100	5-2650-53.1786	BOOT ALLOWANCE	-	-	0.00	0.0%	0.00			0.00
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	0.0%	0.00			0.00
100	5-2650-54.2420	PAPERLESS COURT SYSTEM	4,000.00	-	3,000.00	5.8%	1,130.00			1,200.00
100	5-2650-54.2450	COMPUTER MAINTENANCE	17,000.00	9,776.03	12,750.00	57.5%	4,000.00			4,000.00
100	5-2650-54.2500	EQUIPMENT COMMUNITY SERV	800.00	-	600.00	0.0%	7,223.97	Adj. Out	(17,000.00)	0.00
100	5-2650-54.2550	EQUIPMENT - COURT	-	-	0.00	0.0%	800.00			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	42,500.00
100	5-2650-57.2100	GEORGIA CRIME VICTIMS	2,000.00	389.26	1,500.00	19.5%	1,610.74	Adj. for Expenditures	(1,000.00)	1,000.00
100	5-2650-57.2110	VICTIMS ASSISTANCE FUND	21,500.00	18,619.39	16,125.00	86.6%	2,880.61		0.00	21,500.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (02ad)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY1020
100	5-2650-57.2120	POLICE OFFICERS A & B FUND	22,500.00	19,860.44	16,875.00	88.3%	2,629.56			22,500.00
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
100	5-2650-57.2150	SPINAL INJURY 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	INDRGENT DEFENSE -POT/HOF	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							
Total Municipal Court			406,150.00	276,603.12	300,862.50	68.1%	124,546.88		2,500.00	403,650.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A-df)	YTD	September	Comp/75%	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	54,833.40	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	5-3230-52.1301	Technical - Software	-	-	-	-	-	New Item	30,000.00	30,000.00
100	5-3230-52.1302	Technical - Hardware	-	-	-	-	-	New Item	30,000.00	30,000.00
100	5-3230-52.1400	DRUG & MEDICAL	2,500.00	2,589.40	1,875.00	108.6%	(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	89.9%	3,038.57	Adj. Down	(15,000.00)	5,000.00
100	5-3230-52.2250	OTHER EQUIP. REPAIRS/MAINT	4,000.00	3,918.00	3,000.00	98.0%	82.00			4,000.00
100	5-3230-52.3100	RISK MANAGEMENT INSURANCE	45,000.00	39,070.68	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	Adj. Down	(17,000.00)	2,500.00
100	5-3230-52.3205	INTERNET	2,000.00	-	1,500.00	0.0%	2,000.00	Adj. Down	(10,000.00)	2,500.00
100	5-3230-52.3220	Network/Telephone	-	-	-	-	-	New Item	128,000.00	128,000.00
100	5-3230-52.3300	ADVERTISING	1,000.00	499.20	750.00	49.9%	500.80		35,000.00	35,000.00
100	5-3230-52.3500	TRAVEL MILEAGE REIMBURSEMENT	1,000.00	250.56	750.00	25.1%	749.44		0.00	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	5-1510-52.3851	Contracted Services - PSB	-	-	-	-	-	New Item	25,000.00	25,000.00
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	Outreach Push	2,000.00	5,000.00
100	5-3230-53.1205	UTILITIES	29,000.00	25,970.45	21,750.00	89.6%	3,029.55			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		(15,000.00)	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		0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
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			14,000.00
100	5-3230-54.2450	COMPUTER MAINTENANCE	70,000.00	48,233.37	52,500.00	68.9%	21,766.63	Tyler Software	(50,000.00)	20,000.00
100	5-3230-54.2500	EQUIPMENT	67,500.00	33,371.88	50,625.00	49.4%	34,128.12	New Cameras	20,000.00	87,500.00
100	5-3230-55.2300	JUDGEMENTS	7,500.00	-	5,625.00	0.0%	7,500.00			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 RM	-	-	0.00	0.0%	0.00			0.00
Original Budget			2,405,500.00							
Total Police			2,458,300.00	1,802,685.84	1,843,725.00	73.3%	655,610.16		146,300.00	2,604,600.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2+Q3)	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	88.6%	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	5-4210-52.1230	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	5-4210-52.1301	Technical - Software	-	-	-	-	-	New Item	5,000.00	5,000.00
100	5-4210-52.1302	Technical - Hardware	-	-	-	-	-	New Item	1,500.00	1,500.00
100	5-4210-52.1400	DRUG & MEDICAL	1,500.00	1,240.00	1,125.00	82.7%	280.00			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	30,000.00	22,113.40	22,500.00	73.7%	7,886.60			30,000.00
100	5-4210-52.2240	BUILDING & GROUNDS	15,000.00	8,129.28	11,250.00	54.2%	6,870.72	Adj. for Expense		17,500.00
100	5-4210-52.2250	OTHER EQUIP. REPAIRS/MAINT	20,000.00	27,067.99	15,000.00	135.3%	(7,067.99)			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		0.00	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	5,500.00	3,685.13	4,125.00	67.0%	1,814.87			5,500.00
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	20,000.00
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	5-4210-53.1725	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	23.5%	28,833.95			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			6,500.00
100	5-4210-53.1786	BOOT ALLOWANCE	1,200.00	1,560.00	900.00	130.0%	(360.00)		0.00	1,200.00
100	5-4210-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-54.1401	BILL GRADNIR PKWY/SR 42 IMPROVE	100,000.00	-	75,000.00	0.0%	100,000.00	Supplement SP/LOST	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

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2AdJ)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
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
100	5-4210-54.2450	COMPUTER MAINTENANCE	6,500.00	4,828.89	4,875.00	74.3%	1,671.11	Adj. OUT	(6,500.00)	0.00
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 Original Budget	1,813,230.00		0.00					0.00
Total Street Maintenance			1,470,230.00	787,042.55	367,557.50	53.5%	683,187.45		967,500.00	2,437,730.00
										780,400.00

2017

FUND	ACCOUNT	DESCRIPTION	FY2019 (02Adj)	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	-	1,500.00	0.0%	2,000.00		2,000.00	2,000.00
100	5-4220-52.3200	COMMUNICATIONS-CELL PHONES	-	91.88	-	0.0%	(91.88)			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		400.00	400.00
100	5-4220-53.1205	UTILITIES	2,500.00	1,345.21	1,875.00	53.8%	1,154.79			2,500.00
100	5-4220-53.1700	OTHER SUPPLIES	500.00	-	375.00	0.0%	500.00			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		500.00	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		1,000.00	1,000.00
Original Budget			5,850.00							
Total Fleet Maintenance			4,900.00	1,437.09	5,175.00	29.3%	5,467.91		0.00	6,900.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prior	FY2020
100	5-6220-52.2240	BUILDING & GROUNDS	25,000.00	792.92	18,750.00	3.2%	24,207.08	Maintenance Only	(5,000.00)	20,000.00
100	5-6220-52.3100	RISK MANAGEMENT INSURANCE	1,000.00	-	750.00	0.0%	1,000.00		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	5,500.00
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	(45,000.00)	25,000.00
Original Budget			121,500.00							
Total Parks and Rec			46,500.00	12,780.20	72,375.00	27.5%	83,719.80		76,000.00	172,500.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A4)	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	11,136.10	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	5-7220-52.1290	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	5-7220-52.1301	Technical - Software						New Item	10,000.00	10,000.00
100	5-7220-52.1302	Technical - Hardware						New Item	5,000.00	5,000.00
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	9,000.00	4,755.02	4,500.00	79.3%	1,244.98			9,000.00
100	5-7220-52.3100	RISK MANAGEMENT INSURANCE	2,500.00	6,500.44	6,750.00	72.2%	2,499.56			2,500.00
100	5-7220-52.3200	COMMUNICATIONS-CELL PHONES	6,000.00	2,270.33	1,875.00	90.8%	229.67			6,000.00
100	5-7220-52.3201	TELEPHONE	6,000.00	29.99	4,500.00	0.5%	5,970.01	Adj. OUT	(6,000.00)	0.00
100	5-7220-52.3205	INTERNET	5,000.00	-	1,750.00	0.0%	5,000.00	Adj. OUT	(5,000.00)	0.00
100	5-3230-52.3220	Network/Telephone						New Item	10,000.00	10,000.00
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	ALIMENT	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			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	(35,000.00)	5,000.00
100	5-7220-54.2400	COMPUTERS	8,000.00	4,072.93	6,000.00	50.9%	3,927.07	Win10	(3,000.00)	5,000.00
100	5-7220-54.2450	COMPUTER MAINTENANCE	19,000.00	17,984.90	14,250.00	94.7%	1,015.10	Incode only	12,500.00	31,500.00
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		21,000.00	783,490.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
190	9-0000-34.1325	TREE REPLACEMENT REVENUE	-20000	0	(5,000.00)		(20,000.00)			
190	5-4210-52.3940	TREE REPLACEMENT EXPENSE	20000	0	5,000.00		20,000.00			
		Total	0.00	0.00	0.00	0.00%	0.00		0.00	0.00

Need Prior Year Revenue

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/5%	Balance	Notes	Change from Prior	FY2018
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							(100,000.00)	(100,000.00)
210	3-0000-38.5010	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
210	3-0000-38.9050	PRIOR YEAR REVENUE	(Subtract)	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/LAP	0.00	0.00	0.00	100.0%	0.00		0.00	0.00
210	5-3230-54.2500	OFFICE EQUIPMENT/FURNISHING	0.00	0.00	0.00	200.0%	0.00		0.00	0.00
210	5-3230-54.2510	K-9 EQUIPMENT	0.00	0.00	0.00	300.0%	0.00		0.00	0.00
210	5-3230-54.2520	CRIME SCENE EQUIP.	0.00	0.00	0.00	400.0%	0.00		0.00	0.00
210	5-3230-54.2530	EQUIPMENT FOR CARS	0.00	0.00	0.00	500.0%	0.00		0.00	0.00
210	5-3230-54.2540	EQUIPMENT FOR OFFICERS	500.00	0.00	125.00	600.0%	500.00		80,000.00	80,000.00
210	5-3230-57.3100	PYMT TO DA OFFICE	0.00	0.00	0.00	700.0%	0.00		0.00	500.00
	In Balance	Total Confiscated Assets	\$ (500.00)	\$ -	\$ (500.00)	\$ (500.00)	\$ 0.00		\$ -	\$ -

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A-Q3)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
230	3-0000-34.9000	DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00	0.0%	0.00	Fund/After		(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)
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	Scatter Garden Addition						Capital Project		
		EQUIPMENT							50,000.00	
230	5-0000-54.2500		1,900.00	0.00	1,425.00	0.0%	1,900.00			1,900.00
		Original Budget	6,050.00							
	In Balance	Total Cemetery	6,050.00	(2,680.15)	(150.00)	-44.3%			200.00	0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/5%	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	(48,800.00)	(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	MAJRD-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	5-7520-53.1105	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 Update	(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			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	Peelsville 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	48,292.10	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	1,669.98	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

275	5-7540-52.3600	DUES & FEES	1,200.00	367.00	900.00	30.6%	833.00			1,200.00
275	5-7540-52.3700	EDUCATION & TRAINING	3,500.00	1,041.60	2,625.00	29.8%	2,458.40			3,500.00
275	5-7540-52.3750	MEETINGS & CONFERENCE	1,500.00	1,133.84	1,125.00	75.6%	366.16	Adj. for Exp	1,000.00	2,500.00
275	5-7540-52.3850	CONTRACTED SERVICES	9,000.00	7,875.00	6,750.00	87.5%	1,125.00	GMA collection	2,400.00	11,400.00
275	5-7540-52.3855	EVENT ENTERTAINMENT CONTRACTS	2,500.00	0.00	1,875.00	0.0%	2,500.00			2,500.00
275	5-7540-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-52.3999	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1105	OFFICE SUPPLIES	3,000.00	869.67	2,250.00	29.0%	2,130.33			3,000.00
275	5-7540-53.1107	BANK & CREDIT CARD CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1160	OPERATING EQUIPMENT	1,500.00	0.00	1,125.00	0.0%	1,500.00			0.00
275	5-7540-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1720	CHRISTMAS DECORATIONS	27,150.00	0.00	20,362.50	0.0%	27,150.00	Maintenance only	(11,600.00)	0.00
275	5-7540-53.1729	CITY/ EVENTS	26,000.00	14,498.80	19,500.00	55.8%	11,501.20			15,150.00
275	5-7540-53.1750	PROMOTIONS	2,500.00	8,582.56	1,875.00	343.3%	(6,082.56)			26,000.00
275	5-7540-53.1785	UNIFORMS	300.00	150.00	225.00	50.0%	150.00			2,500.00
275	5-7540-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			300.00
275	5-7540-54.2300	FURNITURE & FIXTURES	1,500.00	0.00	1,125.00	0.0%	1,500.00			0.00
275	5-7540-54.2400	COMPUTERS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-54.2500	EQUIPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-57.3200	PYMT TO CHAMBER	216,600.00	128,914.26	162,450.00	59.5%	87,685.74	Examine Options for Alt.	72,500.00	0.00
275	5-7560-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			289,100.00
275	5-7560-53.1100	MARDI GROWL EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1107	BANK CHARGES/RTN CK CHARGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1150	CHRISTMAS FOOD EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-54.1150	TRAIN PLATFORM	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-54.1250	PROJECT #1 BANNERS	0.00	0.00	0.00	0.0%	0.00			0.00
			807,250.00							
Original Budget			621,400.00							
52.9%			328,750.00	325,217.35	605,437.50	98.9%	3,532.65		(5,500.00)	0.00
									142,900.00	950,150.00
										(950,150.00)

(621,400.00)

(5,500.00)

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2A-4)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	FY2020
320	3-0000-31.3200	SPLST PROCEEDS	(901,900.00)	(887,653.94)	(676,425.00)	98.4%	(14,246.06)	Ends May 2020	500,000.00	(401,900.00)
320	3-0000-36.1100	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 SPLOST 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	SPLOST IV ADVANCE FUND	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1100	SPLOST BOND PROCEEDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1200	COUNTY SPLOST 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	5-1510-54.1308	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	ROADS BRIDGES SIDEWALKS ETC.	100,000.00	0.00	75,000.00	0.0%	100,000.00			100,000.00
320	5-4210-54.1401	BOWDEN STREET PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1403	IMR 1-75 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 Metch	800,000.00	950,000.00
320	5-4330-51.1100	REGULAR EMPLOYEES	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4330-54.1410	WASTE WATER TREATMENT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4332-54.1410	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	SPLOST 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	SPLOST BOND PYMTS INTEREST	90,000.00	0.00	67,500.00	0.0%	90,000.00		(90,000.00)	0.00
	IN Balance		(996,000.00)	(895,310.35)	(581,000.00)	89.9%	(1,006,689.65)		645,000.00	0.00
	Total SPLOST									

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2+adj)	YTD	September	Comp75%	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	3-0000-38.9500	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)	58.9%	(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	3-6220-36.1000	PARK/RECREATION FUND	(391,000.00)	(296,696.68)	(293,250.00)	75.9%	(94,303.32)	Moderate Growth	91,000.00	(300,000.00)
350	3-1510-52.1200	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	Update	50,000.00	50,000.00
350	5-3230-54.1302	POLICE DEPT BUILDING	15,000.00	0.00	11,250.00	0.0%	15,000.00	Parking Lot	35,000.00	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	None	(75,000.00)	0.00
350	5-6220-52.1200	PARK/RECREATION PROF SVC	60,000.00	6,500.00	45,000.00	10.8%	53,500.00	New Park Admin of Bid	(40,000.00)	20,000.00
350	5-6220-52.1250	PARK IMPROVEMENTS-CLAUDE GRAY	306,700.00	1,827.30	230,025.00	0.6%	304,872.70	Tanger Park	300,000.00	606,700.00
350	5-6220-54.1300	BUILDINGS/COMMUNITY CENTER	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	5-6220-54.1302	PARK/RECREATION EQUIPMENT	51,450.00	84.88	38,587.50	0.2%	51,365.12		0.00	51,450.00
		Total Dev. Impact Fee Revenues	(933,150.00)	(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	883,150.00
		IN Balance							(173,650.00)	0.00

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp75%	Balance	Notes	Change from Prio	FY2020
505	3-000-38.9050	PRIOR YEAR REVENUE	(824,650.00)	0.00	(481,045.83)	0.0%	(824,650.00)	Balance Check	544,300.00	(280,350.00)
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	3-4330-34.6955	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)	(1,434,780.94)	(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)	(2,338.33)	83.6%	(656.00)	Reclassify	4,000.00	0.00
505	3-4420-34.9800	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	5-4330-51.2700	WORKER'S COMPENSATION	3,500.00	2,768.36	2,041.67	79.1%	731.64			3,500.00
505	5-4330-51.2750	UNEMPLOYMENT TAX - GEORGIA	800.00	83.84	466.67	10.5%	716.16			800.00
505	5-4330-52.1205	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	5-4330-52.1210	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 (Q2Adj)	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
505	5-4330-54.1423	Davis Lake Line Extension -New						Final Eng/Bid	250,000.00	250,000.00
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	20,000.00	0.00	0.00	0.0%	20,000.00			0.00
505	5-4330-58.1207	W/S BOND PRINCIPAL	351,000.00	352,354.19	204,750.00	100.4%	(1,354.19)			20,000.00
505	5-4330-58.2207	W/S BOND INTEREST	140,000.00	62,893.37	81,666.67	44.9%	77,166.63			351,000.00
505	5-4420-51.1100	REGULAR EMPLOYEES	140,000.00	122,827.65	81,666.67	87.7%	17,172.35	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)			160,000.00
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	4,000.00
505	5-4420-51.2200	FICA (SOCIAL SECURITY)	2,000.00	1,745.60	1,166.67	87.3%	254.40			33,000.00
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	2,000.00

SEWER - 4330

Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2-adj)	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	2,000.00	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	11.4%	(654.84)	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%	22,938.70			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%	0.00			0.00
505	5-4420-54.2110	NEW METER INSTALLATIONS	350,000.00	124,492.90	204,166.67	35.6%	22,950.00			22,950.00
505	5-4420-54.2120	RADIO READ SYSTEM	100,000.00	3,843.00	58,333.33	3.8%	225,507.10			350,000.00
							96,157.00			100,000.00

SEWER - 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 DEBTS	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)
	111,400.00	Original Combined Budget	4,296,590.00			-3%		Balance Check		0.00
		Sanitary Sewer	2,958,030.00	782,934.24	1,725,517.50	26.5%	2,175,095.76	Sanitary Sewer	(492,250.00)	2,464,280.00
		Water	1,895,960.00	1,221,142.51	1,105,976.67	64.4%	674,817.49	Water	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	Combined	(460,750.00)	4,407,990.00
		Rev - SS	(1,992,125.00)					Revenues	534,500.00	(4,407,990.00)

FUND	ACCOUNT	DESCRIPTION	FY2019 (Q2Adj)	YTD	September	Comp/75%	Balance	Notes	Change from Prior	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)	(497,500.00)
540	3-0000-34.4102	COMMERCIAL SANITATION	(19,000.00)	(7,269.00)	(11,083.33)	38.3%	(11,731.00)	Fee Increase	(6,000.00)	(25,000.00)
540	3-0000-34.4108	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	(19,500.00)	(10,965.00)	(10,791.67)	56.0%	(8,135.00)			(18,500.00)
540	3-0000-34.4160	RECYCLE PROCEDYS	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	WORKERS 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 - SANIT 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	1,687.08	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	262,968.38	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	5-0000-52.3970	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	5-0000-53.1795	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			0.00
540	5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			2,500.00

Original Budget	445,950.00
IN Balance	(453,150.00)
Total Sanitation	(289,359.03)
	(113,287.50)
	63.9%
	(69,940.97)
	0.00
	0.0%

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	(15,000.00)	(275,000.00)
	NEW	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	(6,300.00)	(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	2,500.00	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	(1,000.00)	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	(2,000.00)	5,000.00
	NEW	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		0.00	2,250.00
570	5-0000-53.1785	UNIFORMS	2,400.00	2,199.55	1,400.00	91.4%	206.45	Adj. for Total	1,200.00	3,600.00
570	5-0000-53.1786	BOOT ALLOWANCE	0.00	240.00	0.00	0.0%	(240.00)			0.00
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							
		IN Balance	(319,250.00)	104,126.37	(78,312.50)	-33.2%	(180,876.67)		0.00	0.00
		Total Stormwater								



Community Development Department

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

Item Coversheet

Item: An Ordinance to amend the 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: October 30, 2019 – sign placed on property
October 30, 2019 – ad in newspaper

Budget Item: No

Date Received: September 3, 2019

Workshop Date: November 18, 2019

Regular Meeting Date: December 2, 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 2ND 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 2nd 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 November 18, 2019 as well as by the City Community Development Director; and,

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

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

WHEREAS, the Mayor and City Council have considered the Applicant's request in light of those 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 2nd day of December 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



GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1942.

2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DATA FURNISHED BY THE CLIENT AND THE FIELD MEASUREMENTS MADE BY THE SURVEYOR.

3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES AFFECTING THE PROPERTY SURVEYED.

4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADJACENT PROPERTIES OR INTERESTS.

5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

7. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

8. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

9. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

10. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RECORDS AFFECTING THE PROPERTY SURVEYED.

LEGEND

1. BOUNDARY LINE

2. CURVE

3. ADJACENT PROPERTY

4. ENCUMBRANCE

5. RECORDS

6. ADJACENT PROPERTIES

7. ENCUMBRANCES

8. RECORDS

9. ADJACENT PROPERTIES

10. ENCUMBRANCES

11. RECORDS

12. ADJACENT PROPERTIES

13. ENCUMBRANCES

14. RECORDS

15. ADJACENT PROPERTIES

16. ENCUMBRANCES

17. RECORDS

18. ADJACENT PROPERTIES

19. ENCUMBRANCES

20. RECORDS



BOUNDARY SURVEY

SAMUEL M. BROWN

TAX PARCEL 128-01020000

71 JACKSON ST., LOCUST GROVE, GA

PROPERTY INFORMATION	DATE SURVEYED	PROJECT NO.	SECTION NO.
OWNER'S NAME			
OWNER'S ADDRESS			
OWNER'S CITY			
OWNER'S STATE			
OWNER'S ZIP			
OWNER'S PHONE			
OWNER'S FAX			
OWNER'S E-MAIL			
OWNER'S COMMENTS			

PROPERTY INFORMATION	DATE SURVEYED	PROJECT NO.	SECTION NO.
OWNER'S NAME			
OWNER'S ADDRESS			
OWNER'S CITY			
OWNER'S STATE			
OWNER'S ZIP			
OWNER'S PHONE			
OWNER'S FAX			
OWNER'S E-MAIL			
OWNER'S COMMENTS			

METRO SURVEYING & ENGINEERING, INC.

MEASURING - DESIGNING - INSTALLING - MAINTAINING

Professional Surveyors, Engineers, and Technicians

128-01020000

EXHIBIT "A"

LEGAL DESCRIPTION

City of Locust Grove
Community DevelopmentAS 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, Melicia 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, 1941 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 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 K. 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:

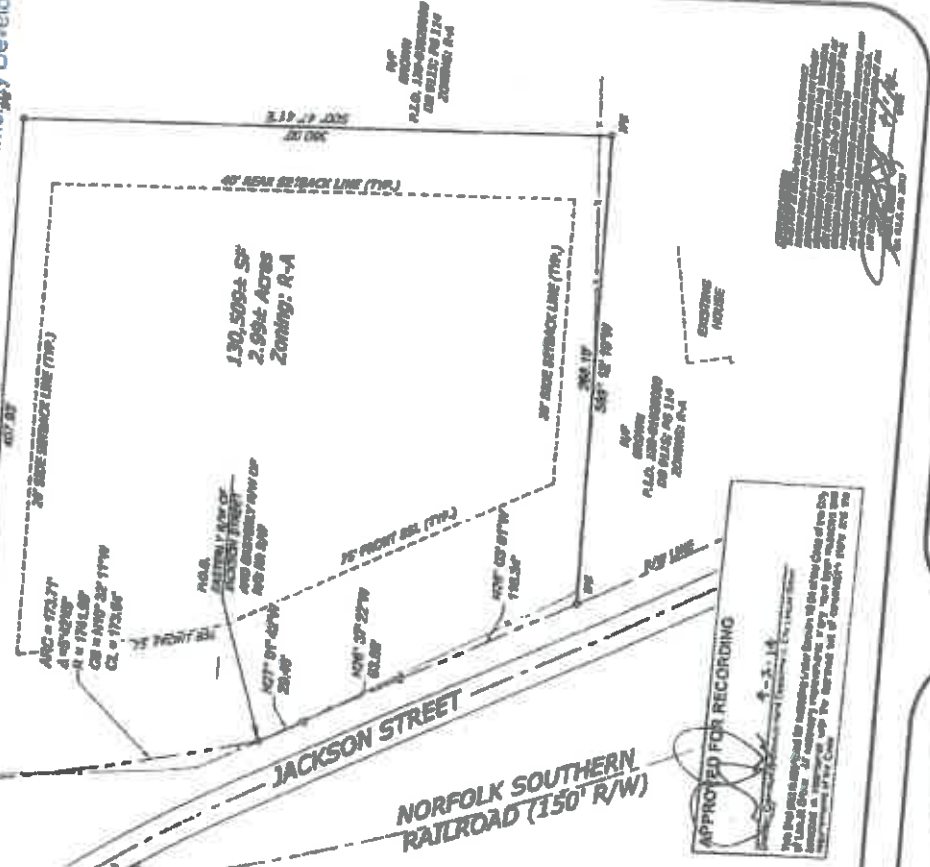
BEGINNING at a point on the northeasterly right of way line of East Cleveland Ave., said point being north 30 degrees 00 minutes west 675.07 feet along said right of way line from its intersection with the south line of Land Lot 217; thence along said right of way line north 30 degrees 00 minutes west 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

NOT TO SCALE
P.L.O. JACOBS
AND ASSOCIATES, P.A.
ZONING: R-1



APPROVED FOR RECORDING

THIS PLAN HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

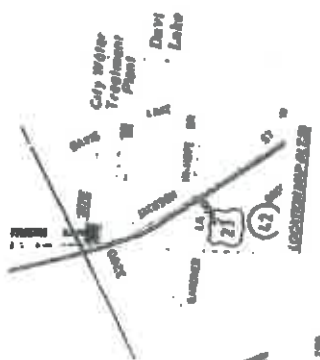
METRO ENGINEERING & SURVEYING CO., INC.
 PROFESSIONAL ENGINEERS - SURVEYORS
 1200 W. BROAD ST., SUITE 200
 ATLANTA, GA 30334
 PHONE: (404) 525-1100
 FAX: (404) 525-1101

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE PROPERTY IS ZONED R-1.
 3. THE PROPERTY IS BOUND BY JACKSON STREET TO THE SOUTH AND NORFOLK SOUTHERN RAILROAD TO THE EAST.
 4. THE PROPERTY IS 130,506.4 SF (2.99± ACRES).
 5. THE PROPERTY IS BOUND BY 40' REAR SETBACK LINE (TYP.) TO THE NORTH AND 75' FRONT SETBACK (TYP.) TO THE WEST.

PROPERTY OWNER:
 SAMUEL Z. & TARA C. BROWN
 61 JACKSON ST., LOCUST GROVE, GA 30228

PROPERTY ADDRESS:
 61 JACKSON ST., LOCUST GROVE, GA 30228

PROPERTY TAXES:
 2014: \$1,234.56
 2015: \$1,345.67



LEGEND:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SETBACK LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ATTACHMENT LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FRONT SETBACK LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE REAR SETBACK LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDE SETBACK LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FRONT ATTACHMENT LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE REAR ATTACHMENT LINE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDE ATTACHMENT LINE.



BOUNDARY SURVEY

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

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

DECEMBER 2, 2019

Property Information

Tax ID	128-01028003/128-001028000
Location/address/area	Land Lot 217 of the 2 nd 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 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 Map¹ ("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)² 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 Planning³ on October 15, 2018.

¹ Future Land Use Map, City of Locust Grove, GA. Adopted October 2018.

² Official Zoning Map, City of Locust Grove, GA. Adopted August 1, 2016.

³ 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

DECEMBER 2, 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 Grove⁴. 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 car⁵. 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.

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

⁵ Ibid.



FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

DECEMBER 2, 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, signaling 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



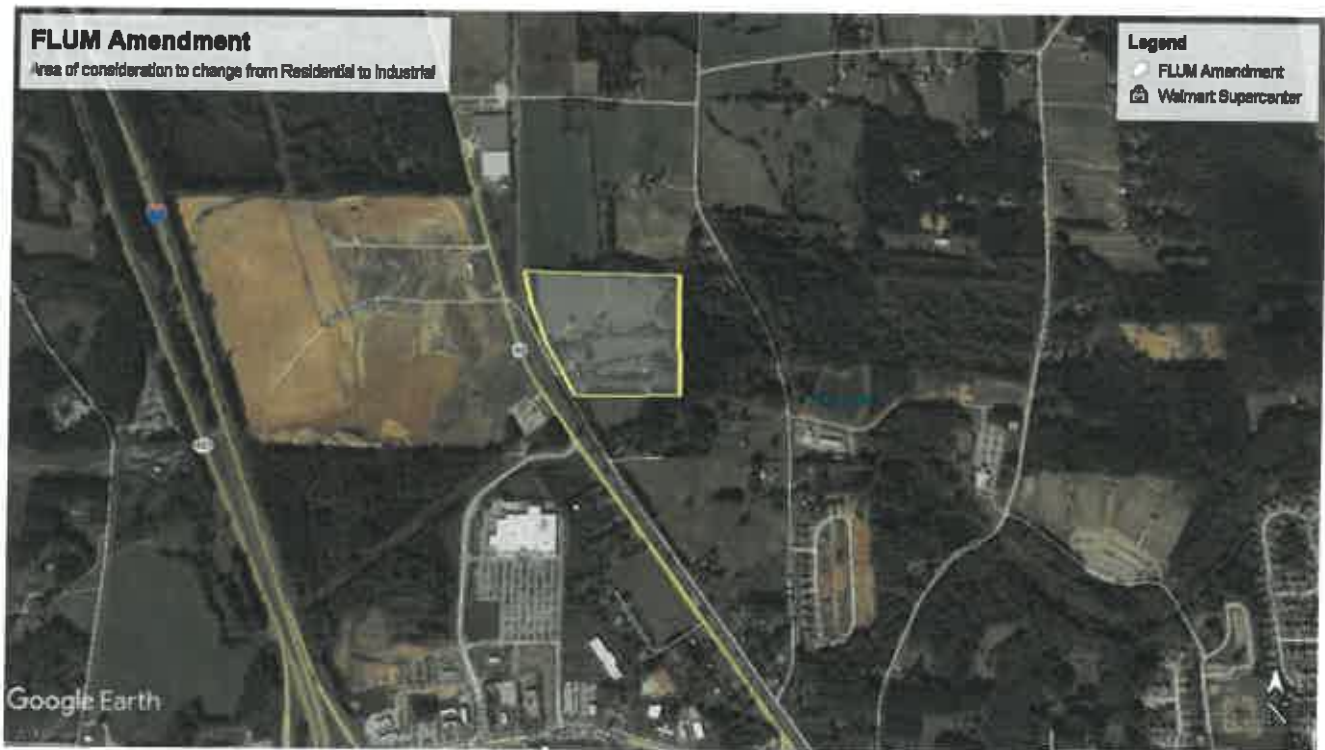
FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-19-09-01

DECEMBER 2, 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

DECEMBER 2, 2019

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

I_2010_10101_roads	RevisedZoningTCU	OK: Office/Institutional
Streets	-all other values-	PD: Planned Development
Railroad	Zoning	R-2: Single-Family Res R-2
S_City_Limits	AAR: Active Adult Res.	R-3: Med-High Single-Family
3-21-11	C-1: Neighborhood Comm.	RA: Residential-Agricultural
CRSO_Overlay	C-2: General Comm.	RD: Residential Duplex
CRS_CondUse	C-3: Heavy Comm.	RM: Multifamily Residential
Historic Preservation District Overlay	M-1: Light Manufacturing	RMR: Res. Mfg. Home
	M-2: General Industrial	TCU: Trans./Comm./Utilite



Subject Properties

Date: 3/13/2019

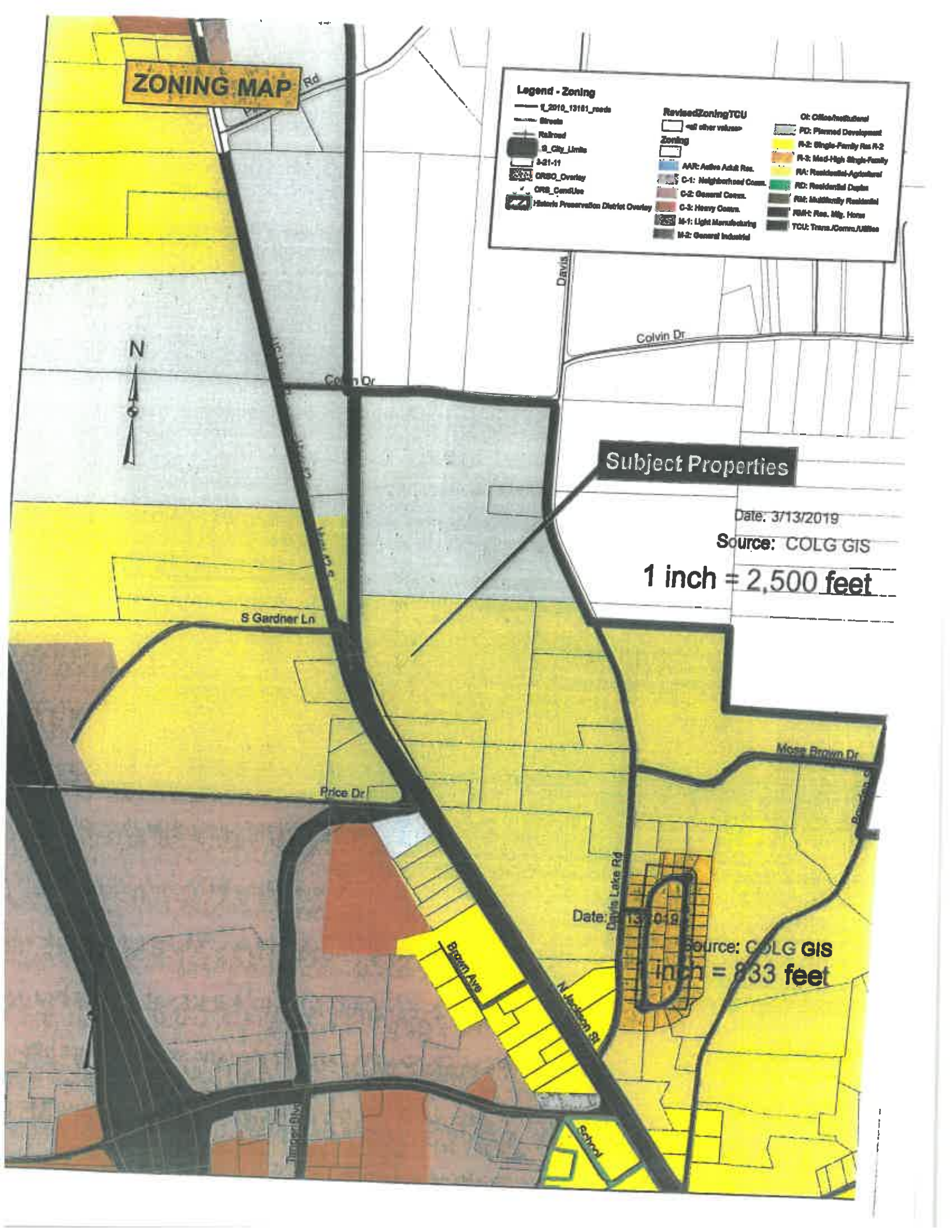
Source: COLG GIS

1 inch = 2,500 feet

Date: 3/13/2019

Source: COLG GIS

1 inch = 833 feet



FUTURE LAND USE MAP

Legend - Land Use

FLUR2016

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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, Conserv.

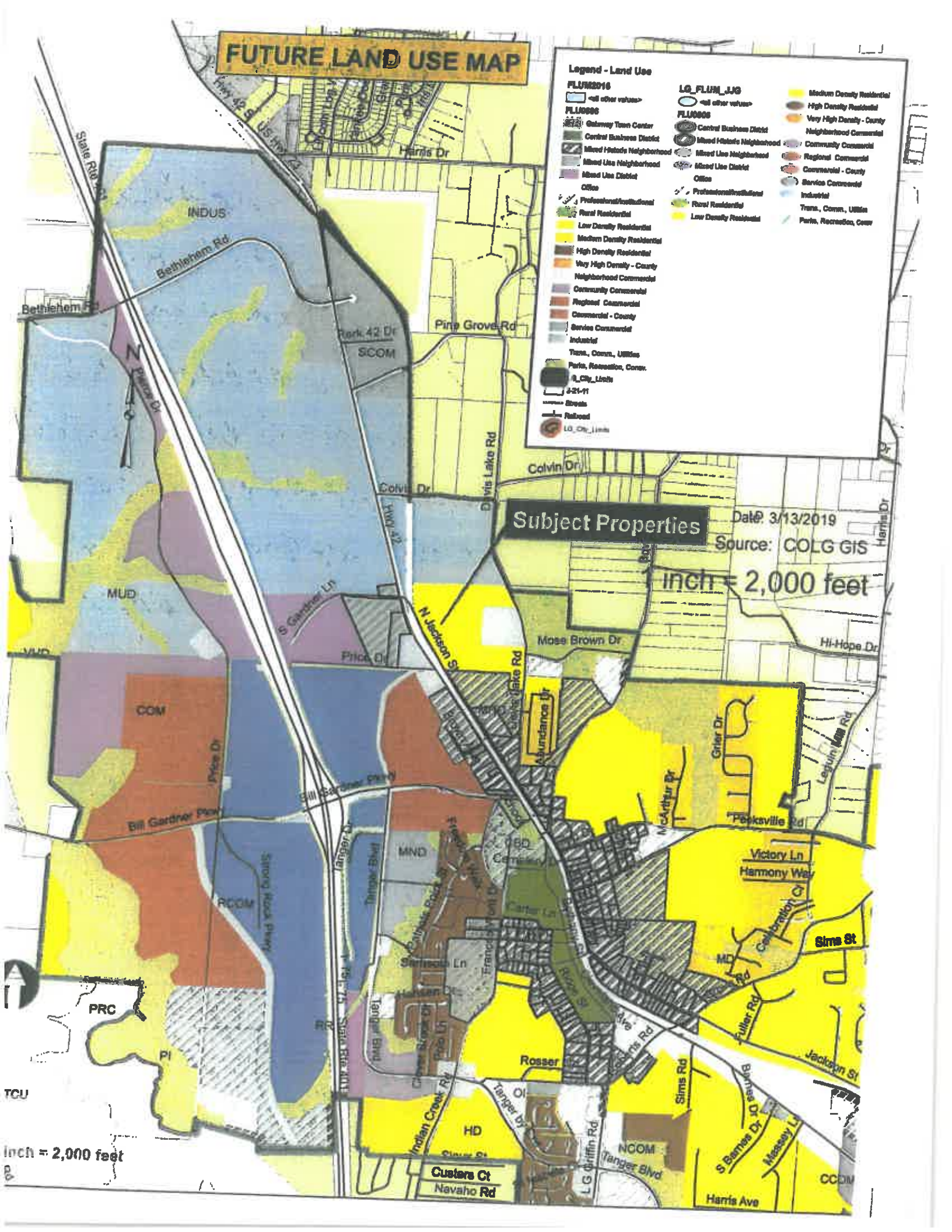
Subject Properties

Date: 3/13/2019

Source: COLG GIS

1 inch = 2,000 feet

1 inch = 2,000 feet



111-01804801

127-02021800

127-02021801

127-02017800

127-02015001

COLVIN DR

112-01815000

128-02065000

128-02005000

128-02008001

128-02045000

112-01816001

112-01815000

112-01816005

DAVIS LAKE RD

GARDNER LN

112-01818000

128-01040001

128-02018002

128-01825001

128-01825000

128-01839000

112-01817000

JACKSON ST

128-01826000 GA POWER

128-01831000

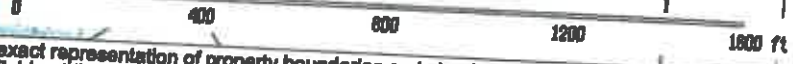
128-01835000

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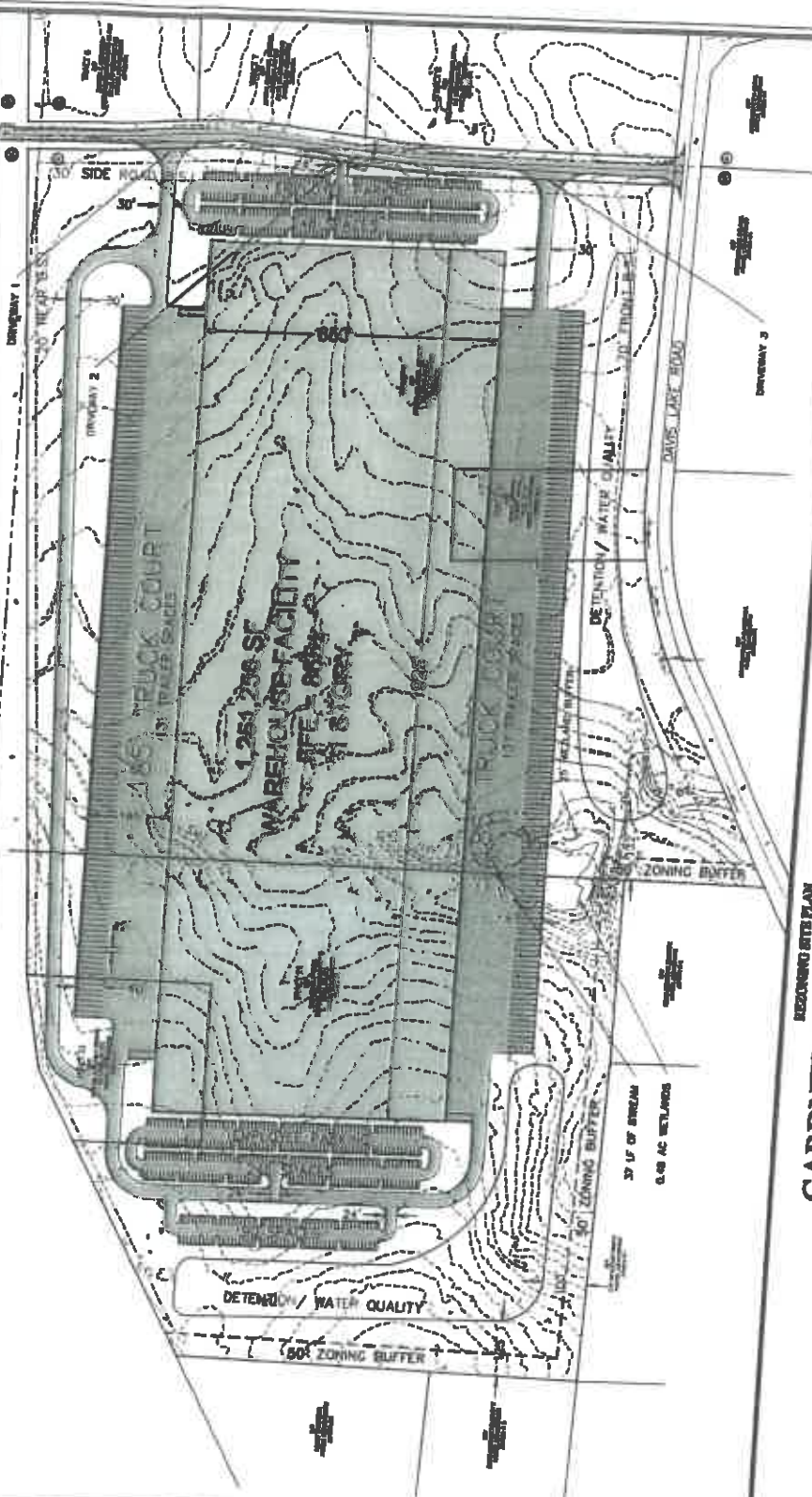
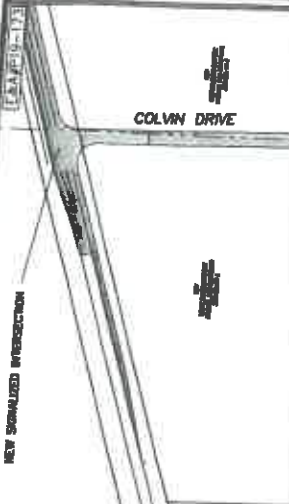
- 2018 Parcel Sales
- 2017 Parcel Sales
- 2016 Parcel Sales
- 2015 Parcel Sales
- 2014 Parcel Sales

MARKET PLACE BV

128-01820001



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

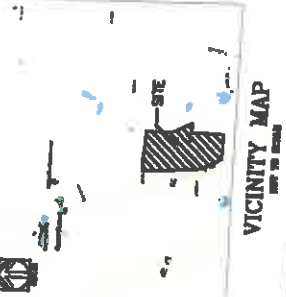


ES&A
Engineering & Surveying Associates, Inc.
1200 22nd Street, NE
Atlanta, Georgia 30341
(404) 525-7000

PREPARED FOR:
CITY OF LOCUST GROVE, GA
PROJECT: GARDNER COMMERCE CENTER



RECORDING SITE PLAN
GARDNER COMMERCE CENTER
CITY OF LOCUST GROVE, HENRY COUNTY, GA
SEPTEMBER 5, 2010



PROJECT INFORMATION

ACRES:	TOTAL: 54.28 AC
	STORAGE & RETAIL: 42.40 AC
	WAREHOUSE: 11.88 AC

LOCATION:	COASTAL DRIVE
	LOCUST GROVE
	HENRY COUNTY
	100-5000000, 100-5000000 & 100-5000000
	100-5000000 & 100-5000000

VEHICLE:	TRUCKING CENTER
	TRUCKING CENTER
	TRUCKING CENTER
	TRUCKING CENTER

PERSONNEL:	PERSONNEL SERVICES
	PERSONNEL SERVICES
	PERSONNEL SERVICES

ROADS:	DRIVEWAY 1
	DRIVEWAY 2
	DRIVEWAY 3

- EXISTING SITE
- PROPOSED SITE
- PROPOSED DRIVEWAY
- PROPOSED TRUCK COURT
- PROPOSED DETENTION / WATER QUALITY
- PROPOSED 50' ZONING BUFFER
- PROPOSED 30' OF STREAM
- PROPOSED 6.88 AC WETLANDS
- PROPOSED 10' FRONT SETBACK
- PROPOSED 10' SIDE SETBACK



ENGINEER:
JOHN J. RAY, P.E.
STATE LICENSE NO. 0000000000
HENRY COUNTY, GA 30146

... in The Green

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 FIL 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, 1,281,280 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: 28.14 acre(s). Land Lot Number(s): 217 District(s): 2nd

Gross Density: 16,408 SF/AC units per acre. Net Density: 16,680 SF/AC

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

Tami Susan Carlock
Witness Signature


Signature of Owner/s

Tami Susan Carlock
Printed Name of Witness

[Signature]
Signature of Agent

(For Office Use Only)

Total Amount Paid \$4,974.28 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: _____

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

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.: **620593**
Name and File No.: **PUBLIC HEARING 11/18/19**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
10/30/19 Wed

Public Hearing Notice
City of Locust Grove
November 18, 2019
6:00 PM
Locust Grove Public
Safety Building
3840 Highway 42 South
Locust Grove, GA 30248

approximately 3.0 +/- acres.
The public hearings will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Daunté Gibbs
Community Development Director - City of Locust Grove
828-620583, 10/30

Notice is hereby given as required by Chapter 56 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, November 18, 2019 at 6:00 PM, will conduct public hearings for the purpose of the following:

FUTURE LAND USE MAP AMENDMENT
FLU-AM-19-09-01 Zachary Zwelfer, agent for GBLG Development, LLC, request a future land use map amendment from Low Density Residential to Industrial for properties located at 81 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-19-09-06 Zachary Zwelfer, 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 81 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.

CONDITIONAL USE
CU-19-10-01 Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing a guest quarters on the property located at 106 Grove Road (Parcel ID - L07-03007000) in Land Lot 166 of the 2nd District of Locust Grove, Georgia, and consisting of

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

Dawn Ward

By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 10/30/19



[Signature]

Notary Public

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.

Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing an attached guest quarters on the property located at 106 Grove Road (Parcel ID - L07-03007000) in Land Lot 166 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 3.0 +/- acres.

4.

On the 30th day of October 2019, I, Richard Cook, posted double-sided sign notifications on the properties advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 18th day of November, 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 8:32 AM at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)
- 2) Double-sided sign posted at 8:10 AM at 106 Grove Road (Parcel L07-03007000)

FURTHER AFFIANT SAYETH NOT.

This 30th day of October 2019.

Richard M. Cook
Affiant

Sworn and subscribed before me
this 30 day of Oct

Markeya Moore
Notary Public



Exhibit "A"

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3640 Highway 42
 Locust Grove, GA 30248

REZONING

FROM: RA (residential agricultural)
TO: M-1 (light manufacturing)

DATE: November 18, 2019
TIME: 6:00 P.M.

For information, please call:
 (770) 632-2321 or visit
www.locustgrove-ga.gov

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3640 Highway 42
 Locust Grove, GA 30248

AMENDMENT TO FUTURE LAND USE MAP

FROM: Low-density
TO: Industrial

DATE: November 18, 2019
TIME: 6:00 P.M.

For information, please call:
 (770) 632-2321 or visit
www.locustgrove-ga.gov

10:30 2019 08:32



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: October 30, 2019 – sign placed on property
October 30, 2019 – ad in newspaper

Budget Item: No

Date Received: September 3, 2019

Workshop Date: November 18, 2019

Regular Meeting Date: December 2, 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 Revised Notice of Decision* issued on April 16, 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 Revised Notice of Decision* issued on April 16, 2019 and including:
 - a. Bill Gardner Pkwy at SR 42
 - i. Restripe dual left turn lanes to SR 42 northbound.
 - ii. Restripe two receiving lanes on SR 42 if and when approved by GDOT.
OR
 - iii. Install a roundabout, if and when warranted and as approved by GDOT.

- 3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 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, where feasible, 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, where feasible, 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, where feasible during construction, under the direction and supervision of a certified arborist or the Community Development Director, 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 or as close to five-hundred (500) feet as possible.**
- 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 2ND 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 2nd 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 November 18, 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 2nd day of December 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 Lanust Grove
Community Development

EXISTING ACCESS

GENERAL STATEMENT
This plan shows the proposed subdivision of the land shown on the attached plat into lots and blocks. The subdivision is subject to the approval of the City of Lanust Grove and the State of Wisconsin. The subdivision is subject to the approval of the State of Wisconsin. The subdivision is subject to the approval of the State of Wisconsin.

LEGEND
A - 100' x 100' LOT
B - 100' x 100' LOT
C - 100' x 100' LOT
D - 100' x 100' LOT
E - 100' x 100' LOT
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V - 100' x 100' LOT
W - 100' x 100' LOT
X - 100' x 100' LOT
Y - 100' x 100' LOT
Z - 100' x 100' LOT

ADDITIONAL NOTES
1. The subdivision is subject to the approval of the City of Lanust Grove and the State of Wisconsin.
2. The subdivision is subject to the approval of the State of Wisconsin.
3. The subdivision is subject to the approval of the State of Wisconsin.

ADDITIONAL NOTES
1. The subdivision is subject to the approval of the City of Lanust Grove and the State of Wisconsin.
2. The subdivision is subject to the approval of the State of Wisconsin.
3. The subdivision is subject to the approval of the State of Wisconsin.

ADDITIONAL NOTES
1. The subdivision is subject to the approval of the City of Lanust Grove and the State of Wisconsin.
2. The subdivision is subject to the approval of the State of Wisconsin.
3. The subdivision is subject to the approval of the State of Wisconsin.

ADDITIONAL NOTES
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ADDITIONAL NOTES
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2. The subdivision is subject to the approval of the State of Wisconsin.
3. The subdivision is subject to the approval of the State of Wisconsin.

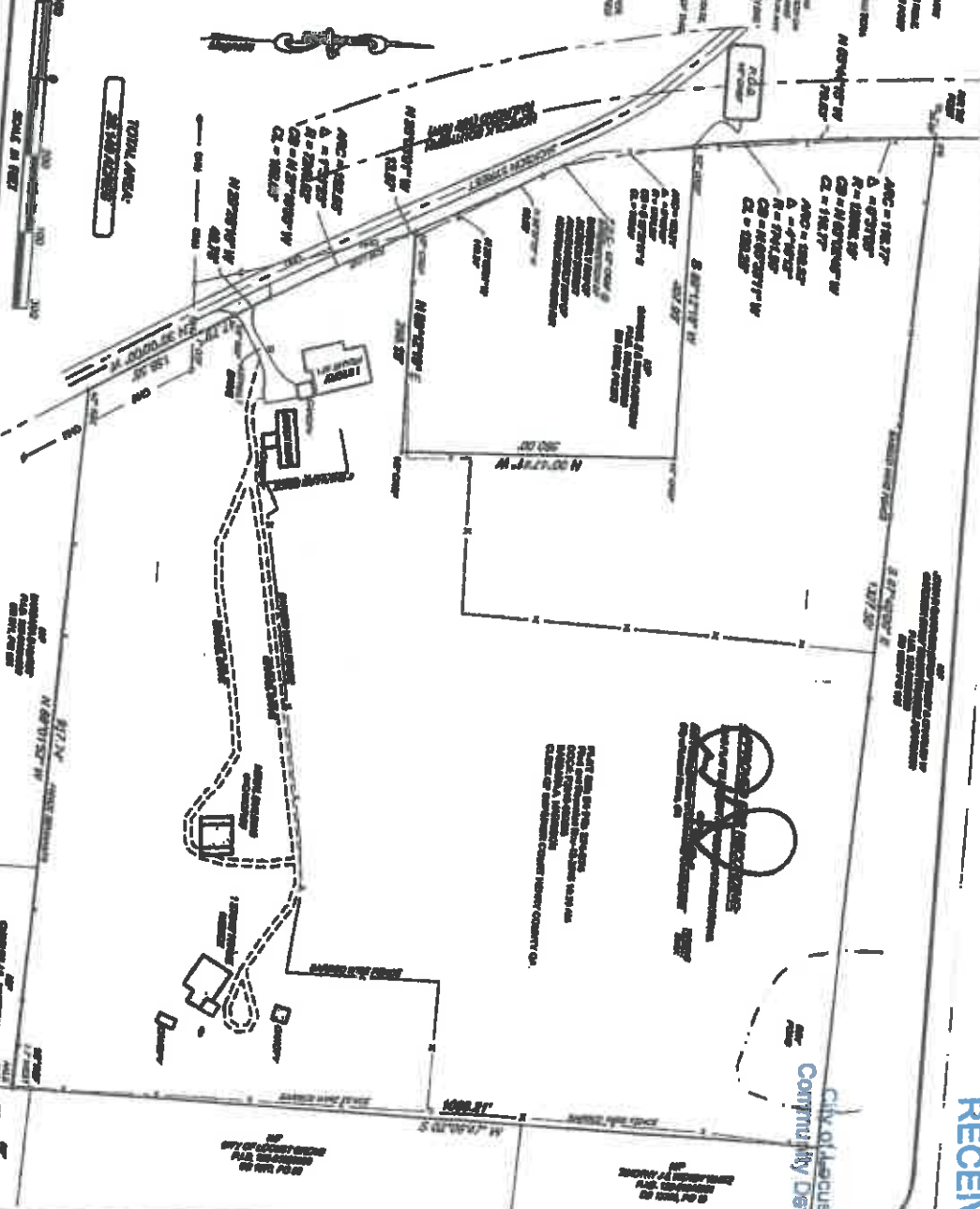
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3. The subdivision is subject to the approval of the State of Wisconsin.

ADDITIONAL NOTES
1. The subdivision is subject to the approval of the City of Lanust Grove and the State of Wisconsin.
2. The subdivision is subject to the approval of the State of Wisconsin.
3. The subdivision is subject to the approval of the State of Wisconsin.

BOUNDARY SURVEY

SAMUEL M. BROWN
714 PARCEL 129-0102000
71 JACKSON ST., LOCUST GROVE, GA

ADJACENT PARCELS	OWNER	ADDRESS
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METRO ENGINEERING & SURVEYING CO., INC.
1000 W. BROADWAY, SUITE 100
DALLAS, TEXAS 75203
PHONE: (214) 742-1000
FAX: (214) 742-1001
WWW.METROENGINEERING.COM

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, Militia 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, 1941 from the heirs of J. T. Davis estate to H. C. Brown of record in deed book 36, page 543 of Clerk'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 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.

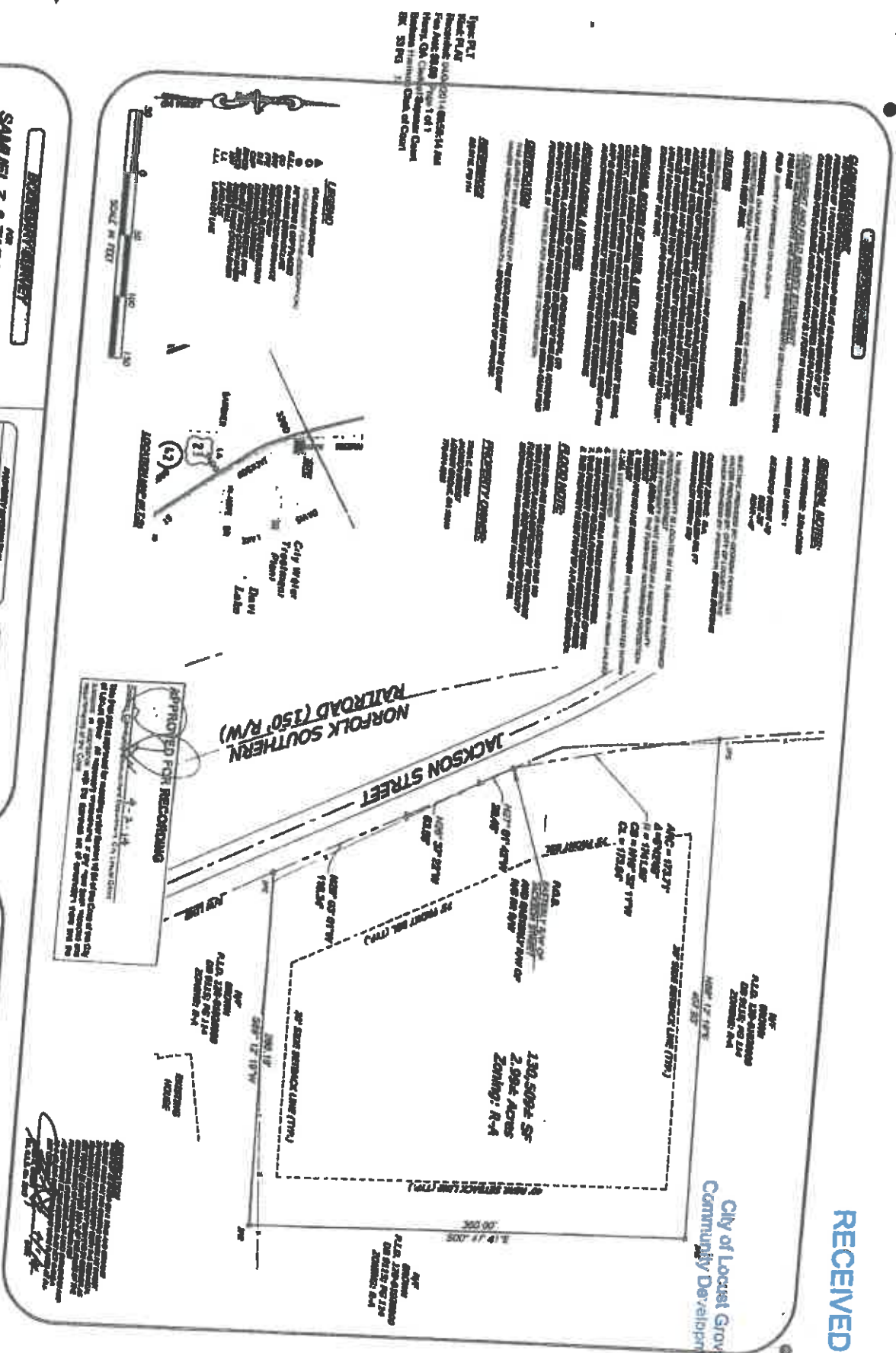
Tract 3 All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District Henry County, Georgia, containing 1.48 acres and being parcel no. 5 as shown on plat of survey made for H. C. Brown, Sr. Estate by Joe Rowan, Jr., Henry County Surveyor, dated August 3, 1982, and being more particularly 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 1,003.03 feet to an iron pin; thence south 02 degrees 36 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



SAMUEL Z & TARA C. BROWN
 PARTON OF PARCEL 128-01028000
 61 JACKSON ST., LOCUST GROVE, GA

PROPERTY INFORMATION

APPLICANT	SAMUEL Z & TARA C. BROWN
ADDRESS	61 JACKSON ST., LOCUST GROVE, GA
APPLICANT PHONE	
CITY ACCOUNT NUMBER	

DEVELOPER INFORMATION

DEVELOPER	
DEVELOPER PHONE	
DEVELOPER ADDRESS	
DEVELOPER CITY	
DEVELOPER STATE	
DEVELOPER ZIP	
DEVELOPER FAX	
DEVELOPER E-MAIL	



METRO ENGINEERING & SURVEYING CO., INC.
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GA 30334
 (404) 525-1100
 www.metro-engineering.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"
REZONING EVALUATION REPORT



**REZONING
EVALUATION REPORT**
FILE: RZ-19-09-05

December 2, 2019
REZONING RA TO M-1

Property Information

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

FILE: RZ-19-09-05

December 2, 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, 2019¹ 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).

¹ Atlanta Regional Commission, *Regional Review Finding, 75 South Logistics Center (DRI 2867)*, 2/25/19.



REZONING EVALUATION REPORT

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December 2, 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



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exiting each day. The following *Trip Generation Table* was prepared by Randall Parker of CALYX Engineers & Consultants for Trammell Crow Company².

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 ³					
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

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

³ *Ibid*, 13.



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	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 ⁴				
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

⁴ *Ibid*, 14.



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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 ⁵				
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

⁵ Ibid, 16.



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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 R Us facility.

GTRA approved the DRI (both Phase 1 and Phase 2) subject to following roadway improvement conditions⁶:

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

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



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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



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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
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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 Revised Notice of Decision* issued on April 16, 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 Revised Notice of Decision* issued on April 16, 2019 and including:
 - a. Bill Gardner Pkwy at SR 42
 - i. Restripe dual left turn lanes to SR 42 northbound.
 - ii. Restripe two receiving lanes on SR 42 if and when approved by GDOT.
OR
 - iii. Install a roundabout, if and when warranted and as approved by GDOT.
3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019 and the requirements contained in Condition (2), 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, where feasible, 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.



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FILE: RZ-19-09-05**

**December 2, 2019
REZONING RA TO M-1**

8. Security fencing along the southern boundary, where feasible, 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, where feasible during construction, under the direction and supervision of a certified arborist or the Community Development Director, 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 or as close to five-hundred (500) feet as possible.
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, 19101_roads
- Streets
- Railroad
- City Limits
- 9-21-11
- CRSD_Overlay
- CRS_CondLine
- Historic Preservation District Overlay

RevisedZoningTCU

- all other values
- Zoning
- AAR: Active Adult Res.
- C-1: Neighborhood Comm.
- C-2: General Comm.
- C-3: Heavy Comm.
- M-1: Light Manufacturing
- M-2: General Industrial

OT: Office/Institutional

- PD: Planned Development
- R-2: Single-Family Res R-2
- R-3: Med-High Single-Family
- RA: Residential-Agricultural
- RD: Residential Duplex
- RM: Multifamily Residential
- RHD: Res. Mfg. Home
- TCU: Trans./Comm./Office



Subject Properties

Date: 3/13/2019

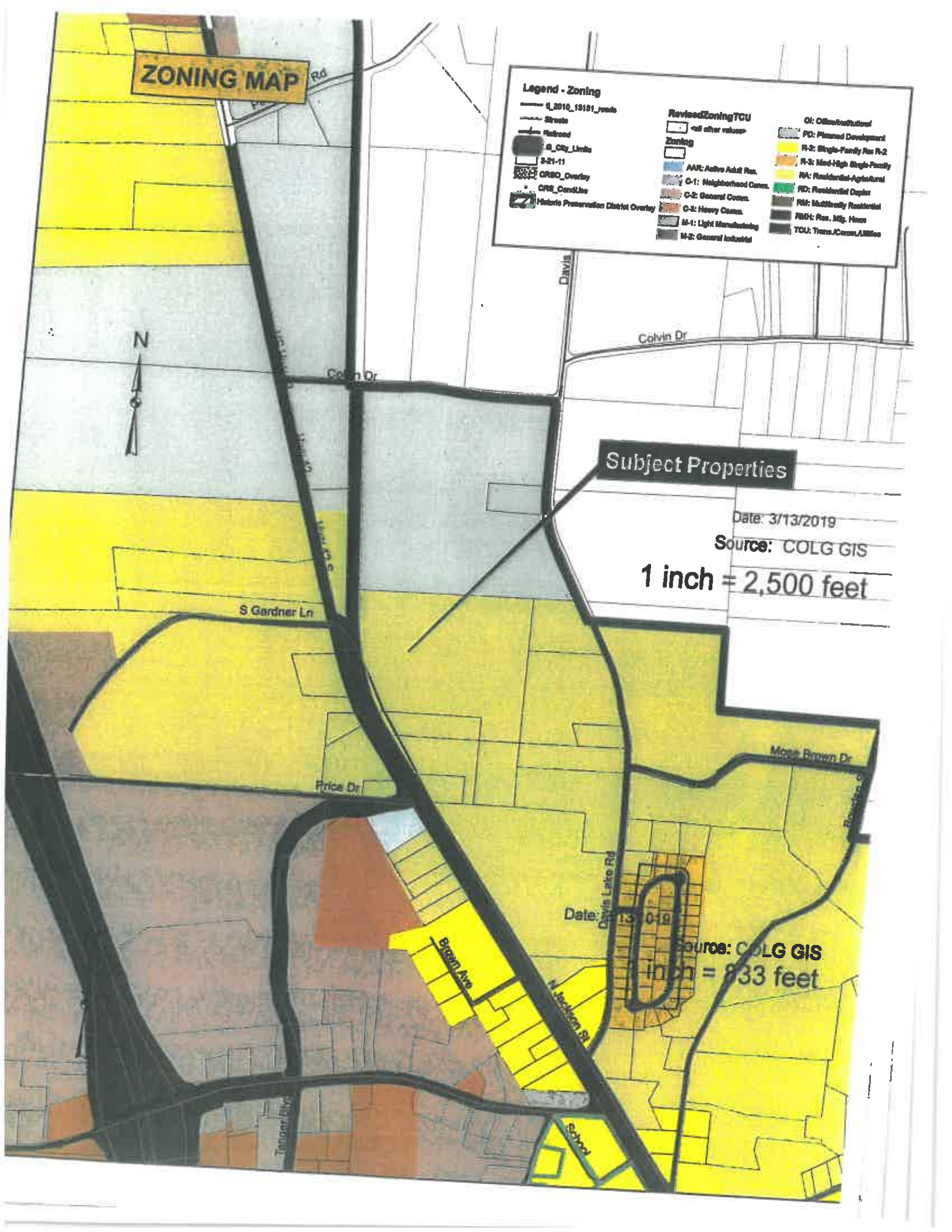
Source: COLG GIS

1 inch = 2,500 feet

Date: 3/13/2019

Source: COLG GIS

1 inch = 833 feet



FUTURE LAND USE MAP

Legend - Land Use

- | | | |
|-----------------------------|-----------------------------|-----------------------------------|
| FLUM016 | LG_FLUM_JUG | Medium Density Residential |
| -all other values- | -all other values- | High Density Residential |
| FLUM000 | Central Business District | Very High Density - County |
| Gateway Town Center | Mixed Historic Neighborhood | Neighborhood Commercial |
| Central Business District | Mixed Use Neighborhood | Community Commercial |
| Mixed Historic Neighborhood | Mixed Use District | Regional Commercial |
| Mixed Use Neighborhood | Office | Commercial - County |
| Mixed Use District | Professional/Institutional | Service Commercial |
| Office | Rural Residential | Industrial |
| Professional/Institutional | Low Density Residential | Traffic, Comm., Utilities |
| Rural Residential | Medium Density Residential | Parks, Recreation, Conv. |
| Low Density Residential | High Density Residential | |
| Medium Density Residential | Very High Density - County | |
| High Density Residential | Neighborhood Commercial | |
| Very High Density - County | Community Commercial | |
| Neighborhood Commercial | Regional Commercial | |
| Community Commercial | Commercial - County | |
| Regional Commercial | Service Commercial | |
| Commercial - County | Industrial | |
| Service Commercial | Traffic, Comm., Utilities | |
| Industrial | Parks, Recreation, Conv. | |
| Traffic, Comm., Utilities | | |
| Parks, Recreation, Conv. | | |
| City Limits | | |
| Streets | | |
| Railroad | | |
| LG City Limits | | |

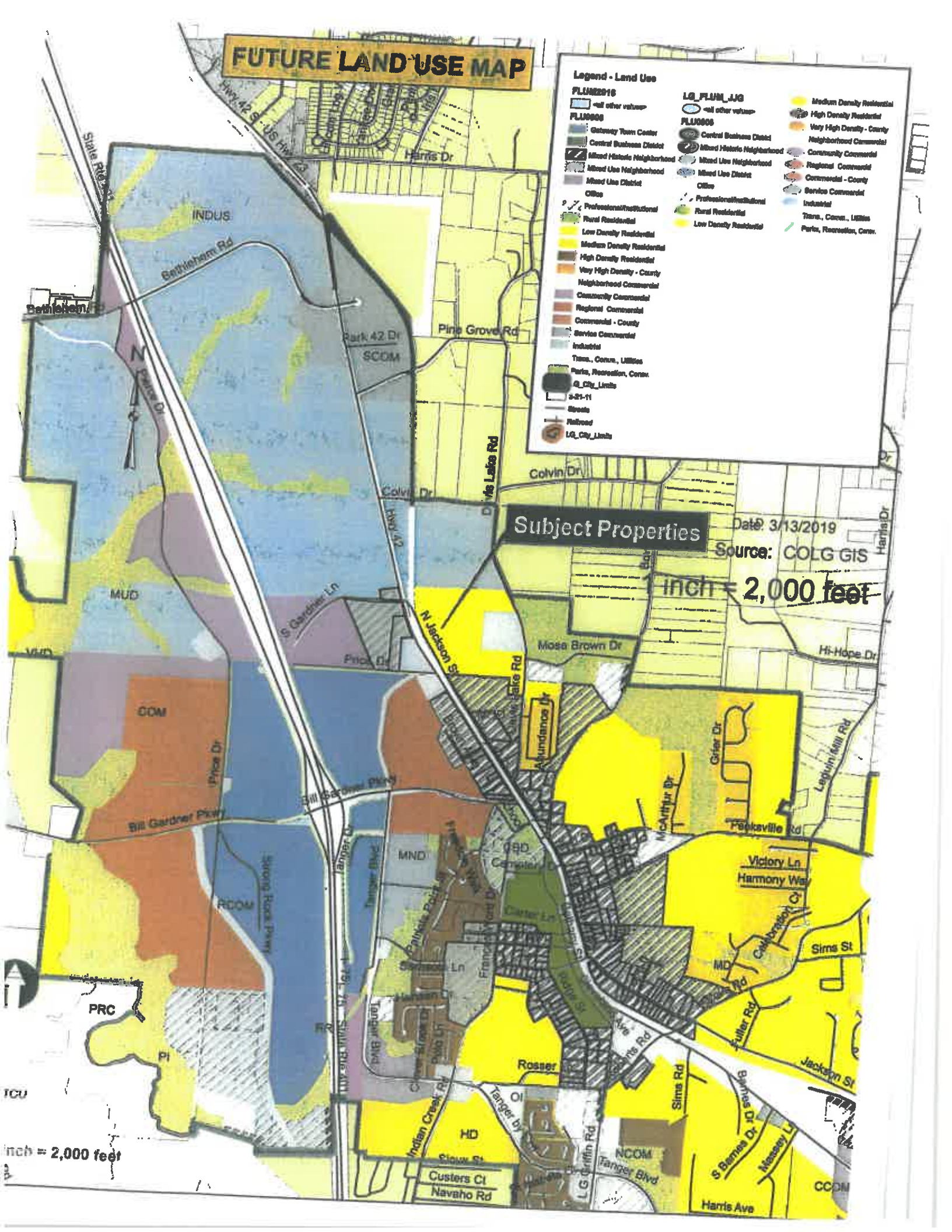
Subject Properties

Date: 3/13/2019

Source: COLG GIS

1 inch = 2,000 feet

1 inch = 2,000 feet



111-01064001

127-02021000

127-02021001

127-02017000

127-02016001

COLVIN DR

112-01015000

128-02065000

128-02005000

128-02005001

128-02065000

112-01016001

112-01015000

112-01016006

DAVIS LAKE RD

GARDNER LN

GALVIN RD S

112-01018000

128-01040001

128-02018002

128-01020003

128-01020000

128-01020000

112-01017000

JACKSON ST

128-01020000 GA POWER

128-01031000

128-01035000

128-01040000

MARKET PLACE BV

128-01020001

0 400 800 1200 1600 ft

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

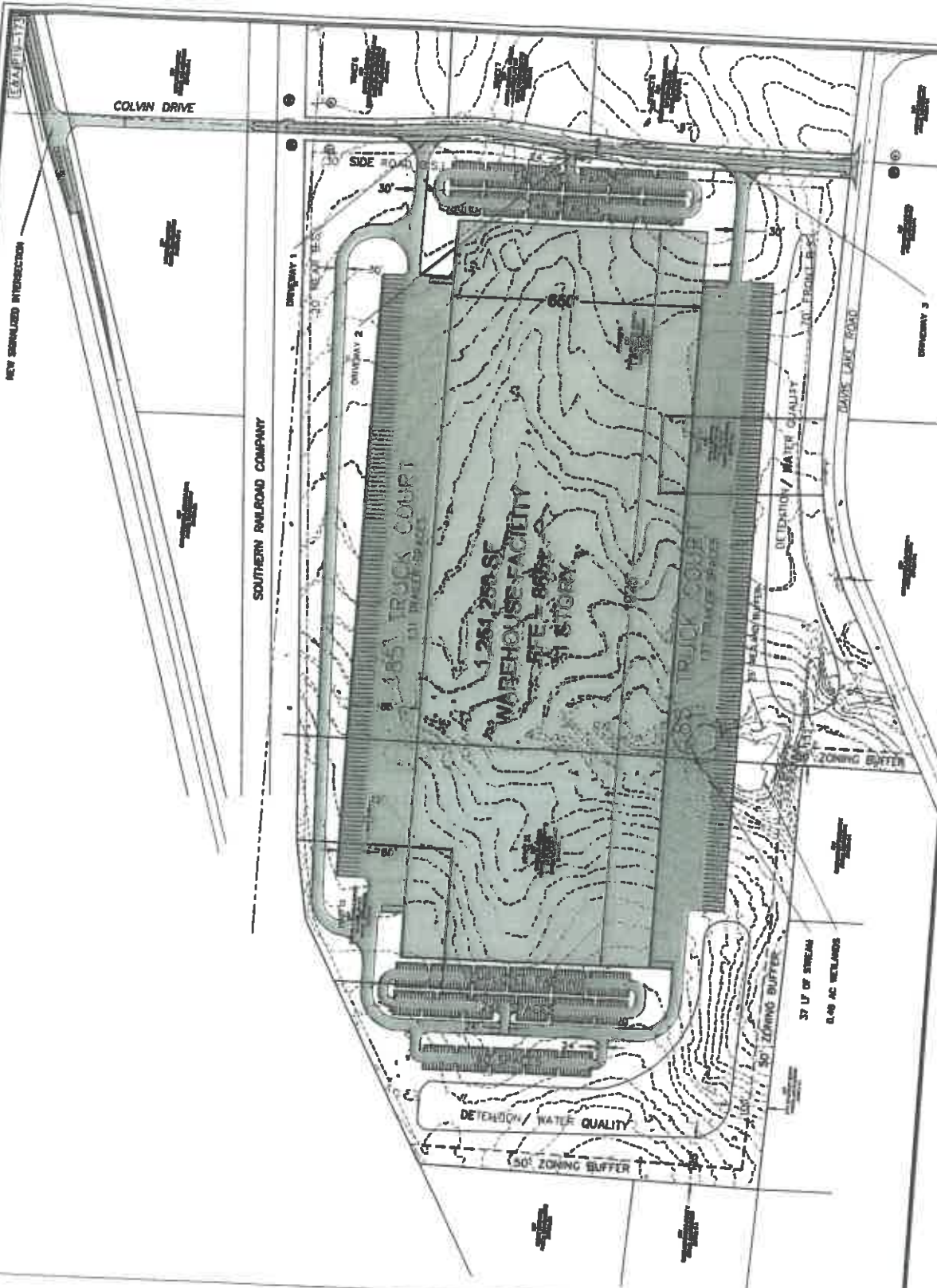
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed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

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



ENVIRONMENTAL ENGINEERING
 20 YEARS OF SERVICE IN THE
 ENVIRONMENTAL FIELD
CIVIL ENGINEERING
 WATER & WASTEWATER
 DESIGN & CONSTRUCTION
 AIR POLLUTION CONTROL
 SOIL REMEDIATION
 AIR QUALITY
 REGULATORY SERVICES
 LABORATORY SERVICES
 ENVIRONMENTAL IMPACT
 STATEMENTS

REZONING SITE PLAN
GARDNER COMMERCE CENTER
CITY OF LOCUST GROVE, HENRY COUNTY, GA
 SEPTEMBER 2, 2010



PROJECT INFORMATION

ACREAGE:	TOTAL: 58.82 AC
	WETLANDS BUFFER: 55.48 AC
	PLANTING/RETAINMENT: 3.34 AC
PROPERTY:	OWNER: GARDNER COMMERCE CENTER
	ADDRESS: LOCUST GROVE
	100-COMMERCIAL, 100-INDUSTRIAL, & 100-UTILITIES
	100-COMMERCIAL & 100-INDUSTRIAL
VEGETATION:	DECIDUOUS FOREST
	WETLANDS FOREST
	WATERBODIES
	WATER
	WETLANDS 1
UTILITIES:	POWER: 110KV
	WATER: 110KV
	WETLANDS 1
STREETS:	LOCUST GROVE
	WETLANDS 1

GENERAL NOTES
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.
 3. THE USER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE USER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED ON THIS PLAN.
 5. THE USER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE INDICATED ON THIS PLAN.
 6. THE USER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE INDICATED ON THIS PLAN.
 7. THE USER SHALL MAINTAIN ALL EXISTING WATER QUALITY MONITORING STATIONS UNLESS OTHERWISE INDICATED ON THIS PLAN.
 8. THE USER SHALL MAINTAIN ALL EXISTING WATER QUALITY DATA UNLESS OTHERWISE INDICATED ON THIS PLAN.
 9. THE USER SHALL MAINTAIN ALL EXISTING WATER QUALITY MONITORING DATA UNLESS OTHERWISE INDICATED ON THIS PLAN.
 10. THE USER SHALL MAINTAIN ALL EXISTING WATER QUALITY MONITORING DATA UNLESS OTHERWISE INDICATED ON THIS PLAN.



PREPARED BY:
 PROJECT ENGINEER:
 CIVIL ENGINEER
 E&A ENVIRONMENTAL ENGINEERING

... 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

City: Indianapolis State: IN Zip: 46282 E-mail: _____ Cell # _____

Name of Agent Zachary Zweifler Phone: 763-331-8857 Date: 09/3/2019
Address Agent: One American Square, Suite 2900

City: Indianapolis State: IN Zip: 46282 E-mail: _____ Cell # 516-509-4143

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 FILE IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

Variance Rezoning EIR 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: 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: 28.14 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

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

Tami Susan Carlock
Witness Signature

Tami Susan Carlock
Printed Name of Witness

Tami Susan Carlock
Notary

(For Office Use Only)



Zachary Zweifler
Signature of Owner/s
Printed Name of Owner/s

[Signature]
Signature of Agent

Total Amount Paid \$4,974.00 Cash _____ Check # 50995 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 applicant¹ 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.

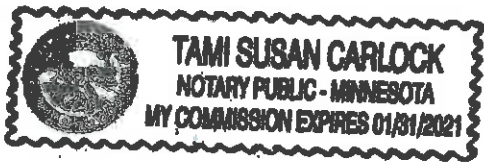
Zachary Zweifler of GBLG Development, LLC
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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



Tami Susan Carlock
Notary Public

¹ 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

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.: 620593
Name and File No.: PUBLIC HEARING 11/18/19
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
10/30/19 Wed

Public Hearing Notice
City of Locust Grove
November 18, 2019
6:00 PM
Locust Grove Public
Safety Building
3840 Highway 42 South
Locust Grove, GA 30249

approximately 3.0 +/- acres.
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, November 18, 2019 at 6:00 PM, will conduct public hearings for the purpose of the following:

Daunte Gibbs
Community Development Director - City of Locust Grove
928-620593, 10/30

FUTURE LAND USE MAP AMENDMENT
FLU-AM-19-09-01 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 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

REZONING
RZ-19-09-06 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 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

CONDITIONAL USE
CU-19-10-01 Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing a guest quarters on the property located at 106 Grove Road (Parcel ID - L07-03007000) in Land Lot 186 of the 2nd District of Locust Grove, Georgia, and consisting of

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

Dawn Ward

By Dawn Ward
Legal Advertising Clerk



Sworn and subscribed before me 10/30/19

[Signature]

Notary Public

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.

Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing an attached guest quarters on the property located at 106 Grove Road (Parcel ID - L07-03007000) in Land Lot 166 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 3.0 +/- acres.

4.

On the 30th day of October 2019, I, Richard Cook, posted double-sided sign notifications on the properties advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 18th day of November, 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 8:32 AM at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)
- 2) Double-sided sign posted at 8:10 AM at 106 Grove Road (Parcel L07-03007000)

FURTHER AFFIANT SAYETH NOT.

This 30th day of October 2019.

Richard M. Cook
Affiant

Sworn and subscribed before me
this 30 day of OCT

Markeya Moore
Notary Public



Exhibit "A"

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3640 Highway 42
 Locust Grove, GA 30248

REZONING

FROM: RA (residential agricultural)
 TO: M-1 (light manufacturing)

DATE: November 18, 2019
 TIME: 6:00 P.M.

For information, please call:
 (770) 592-2321 or visit
www.locustgrove-ga.gov

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3640 Highway 42
 Locust Grove, GA 30248

**AMENDMENT TO FUTURE
 LAND USE MAP**

FROM: Low-density
 TO: Industrial

DATE: November 18, 2019
 TIME: 6:00 P.M.

For information, please call:
 (770) 592-2321 or visit
www.locustgrove-ga.gov

10 30 2019 08:32

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 Revised Notice of Decision* issued on April 16, 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 Revised Notice of Decision* issued on April 16, 2019 and including:
 - a. Bill Gardner Pkwy at SR 42
 - i. Restripe dual left turn lanes to SR 42 northbound.
 - ii. Restripe two receiving lanes on SR 42 if and when approved by GDOT.
OR
 - iii. Install a roundabout, if and when warranted and as approved by GDOT.

3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 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, where feasible, 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, where feasible, 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, where feasible during construction, under the direction and supervision of a certified arborist or the Community Development Director, 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 or as close to five-hundred (500) feet as possible.
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.



REVISED NOTICE OF DECISION

To: Doug Hooker, ARC
(via Sonny Derlso, GRTA
electronic Dick Anderson, GRTA
mail)

Al Nash, GRTA
Bob Voyles, GRTA

To: Chris Eagan, Trammell Crow
(via City of Locust Grove
electronic
mail)

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via Tim Young, City of Locust Grove
electronic Bert Foster, City of Locust Grove
mail) Annie Gillesple, GRTA
Emily Estes, GRTA
Renaud Marshall, GRTA
Andrew Smith, ARC
David Simmons, Henry County DOT
Chance Baxley, GDOT District 3
Tyler Peek, GDOT District 3
Dan Woods, GDOT District 3

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

Date: April 16, 2019

Re: DRI 2867 75 South Logistics Center

This Revised Notice of Decision replaces the Notice of Decision issued for DRI 2867 on March 11, 2019.

Revised Notice of Decision for Request for Non-Expedited Review of DRI 2867 75 South Logistics Center

The purpose of this notice is to inform Trammell Crow (the Applicant), City of Locust Grove (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2867 75 South Logistics Center (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access Improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA. The review package includes: (1) the site development plan dated January 16, 2019 titled "75 South Logistics Center" prepared by Eberly and Associates, (2) the transportation analysis dated January 22, 2019 prepared by Calyx Engineering, received by GRTA on January 28, 2019, (3) an addendum to the traffic report received by GRTA February 26, 2019, and (4) all materials submitted as part of the Revision Request for an Issued Notice of Decision.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA.

DocuSigned by:

5409EBA85D48478...

Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Proposed General Improvement for GRTA Notice of Decision:

None.

Proposed Road Improvements for GRTA Notice of Decision:

Phase 1: 2021

Bill Gardner Pkwy at SR 42

- Restripe dual left turn lanes to SR 42 northbound
- Restripe two receiving lanes on SR 42 per GDOT approval

OR

- Install a roundabout, if and when warranted and as approved by GDOT

Phase 2: 2023

Pine Grove Road at SR 42

- Install signal or roundabout, if and when warranted and as approved by GDOT

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the “Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a "Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

Phase 1: 2021

Bill Gardner Pkwy at SR 42

- Restripe dual left turn lanes to SR 42 northbound
- Restripe two receiving lanes on SR 42 per GDOT approval

OR

- Install a roundabout, if and when warranted and as approved by GDOT

Phase 2: 2023

Pine Grove Road at SR 42

- Install signal or roundabout, if and when warranted and as approved by GDOT

Section 2:

Colvin Drive at SR 42

Install signal or roundabout, if and when warranted and as approved by GDOT

Bethlehem Road/Michaels Drive at SR 42

Install signal or roundabout, if and when warranted and as approved by GDOT

Market Place Boulevard at SR 42

Install signal or roundabout, if and when warranted and as approved by GDOT



Community Development Department

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

Item Coversheet

Item: **A Conditional Use request for the purpose of adding an attached guest quarters to an existing single-family residence in the R-2 (Single-Family Residential) zoning district.**

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

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

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

Advertised Date: **October 30, 2019**

Budget Item: **No**

Date Received: **September 13, 2019**

Workshop Date: **November 18, 2019**

Regular Meeting Date: **December 2, 2019**

Summary:

Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing an attached guest quarters for his mother-in-law on the property located at 106 Grove Road (Parcel ID – L07-03007000) in Land Lot 166 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 3.0 +/- acres.

Article VII, Schedule of District Regulations, Section 3-7-142 (3)(b), Uses common to all single-family residential districts, "Guest quarters or employee quarters are a permitted use with an approved conditional use granted by the City of Locust Grove City Council provided that no more than one unit shall be permitted on a lot and this unit shall be in the rear yard. The lot on

which such use is established shall meet the minimum area requirements for a two-family dwelling. These quarters shall not be used as rental property.”

	<i>Current Zoning</i>	<i>Current Land Use</i>
North	R-3 (Single-Family Residential)	Single-Family Residences
South	R2 (Single-Family Residential)	Single-Family Residences
East	R2 (Single-Family Residential)	Single-Family Residences
West	R2 (Single-Family Residential)	Single Family Residences

Source: City of Locust Grove Official Zoning Map, adopted 2016

Recommendation:

STAFF RECOMMENDS APPROVAL OF THE APPLICANTS REQUEST WITH THE FOLLOWING CONDITIONS:

- 1. The attached guest quarters shall be constructed of similar architectural material as the primary residence.**
- 2. The attached guest quarters shall not exceed 870 (25' x 35') square feet.**
- 3. Rental of the attached guest quarters shall be prohibited.**

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE CONDITIONAL USE REQUEST FOR AN ATTACHED GUEST QUARTERS IN ACCORDANCE WITH CHAPTER 17.04 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia ("City") adopted Chapter 17.04 ("Chapter") entitled "Zoning Code", and;

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

WHEREAS, Charles King ("Applicant") submitted an application for Conditional Use ("Applicant Request") on October 1, 2019, and;

WHEREAS, Charles King requests a conditional use for the purpose of establishing an attached guest quarters for his mother-in-law on the property located at 106 Grove Road (Parcel ID L07-03007000) in Land Lot 166 of the 2nd District, and;

WHEREAS, The property is 3 +/- acres and is currently zoned R-2 (Single-Family Residential), and;

WHEREAS, all City and State requirements for legal advertisement and public hearing have been met; and

WHEREAS, the Community Development Department reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the requested conditional use is permitted in the R-2 zoning district with an approved conditional use; and

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

NOW, THEREFORE BE IT ORDAINED, that the Locust Grove City Council approves the applicant's conditional use permit request for an attached guest quarters with the following conditions:

1. The attached guest quarters shall be constructed of similar architectural material as the primary residence.
2. The attached guest quarters shall not exceed 870 (25' x 35') square feet.
3. Rental of the attached guest quarters shall be prohibited.

THIS ORDINANCE adopted this 2nd day of December 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(seal)

APPROVED AS TO FORM:

City Attorney



CONDITIONAL USE EVALUATION REPORT

December 2, 2019

FILE: CU-19-10-01

ATTACHED GUEST QUARTERS

Property Information	
Tax ID	L07-03007000
Location/address	106 Grove Road; in Land Lot 166 of the 2nd District
Parcel Size	3 +/- acres
Current Zoning	R-2 (Single-Family Residential)
Request	The applicant is requesting a Conditional Use for the purpose of adding an attached guest quarters to the subject property
Proposed Use	Attached Guest Quarters
Existing Land Use	Single-family residential
Future Land Use	Low Density Residential
Recommendation	Approval with conditions

Summary

Charles King of Locust Grove, Georgia requests a conditional use for the purpose of establishing an attached guest quarters for his mother-in-law for the property located at 106 Grove Road (Parcel ID L07-03007000) in Land Lot 166 of the 2nd District. The property is 3 +/- acres and is currently zoned R-2 (Single-Family Residential). The request is to permit the addition of an Attached Guest Quarters.

Article VII, Schedule of District Regulations, Section 3-7-142 (3)(b), Uses common to all single-family residential districts, "Guest quarters or employee quarters are a permitted use with an approved conditional use granted by the City of Locust Grove City Council provided that no more than one unit shall be permitted on a lot and this unit shall be in the rear yard. The lot on which such use is established shall meet the minimum area requirements for a two-family dwelling. These quarters shall not be used as rental property."

	<i>Current Zoning</i>	<i>Current Land Use</i>
North	R-3 (Single-Family Residential)	Single-Family Residences
South	R2 (Single-Family Residential)	Single-Family Residences
East	R2 (Single-Family Residential)	Single-Family Residences
West	R2 (Single-Family Residential)	Single-Family Residences

Source: City of Locust Grove Official Zoning Map, adopted 2016



CONDITIONAL USE EVALUATION REPORT

December 2, 2019

FILE: CU-19-10-01

ATTACHED GUEST QUARTERS

The subject property is located within an existing single-family residential neighborhood, having similar nearby uses.

Service Delivery / Infrastructure

Water and Sewer: Water and sanitary sewer services are provided by the City of Locust Grove. There are adequate pressures and flows in the area to serve this request. Any upgrades to the systems resulting from this request will be the responsibility of the Applicant prior to occupancy.

Police Services: The subject property lies in a well-established residential neighborhood. The Locust Grove Police Department will continue to perform regular patrols of the area.

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

Transportation Impacts: Staff does not anticipate there being a noticeable impact to the transportation system as a result of granting this request. The subject property is located within an established low-density residential neighborhood having one indirect access point to State Route 42 and an additional access point to Jackson Street.

Criteria for Evaluation of 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 request, if granted, will introduce an attached guest quarters to a general residential neighborhood district. This use is permitted with an approved conditional use. The use will not introduce any character not consistent with the existing character area.

(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 appears consistent with the applicable zoning district, as it is located within the single-family residential (R-2) zoning district with adequate vehicular accessibility and single-family residential parking.

(3) **Consistency with the Land Use Plan.** Discussion: The request is consistent with the future land use plan for this area; however, a conditional use is required.



CONDITIONAL USE EVALUATION REPORT

December 2, 2019

FILE: CU-19-10-01

ATTACHED GUEST QUARTERS

- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: Impacts on the existing transportation infrastructure will be minor due primarily to the request being located within a low-density residential neighborhood having one indirect access point to State Route 42 and an additional access point to Jackson Street.
- (5) **The impact of the proposed amendment on adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.** Discussion: There is little additional impact with this request in terms of vehicular circulation.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts on adjacent property owners should be minimal given the fact that the request is an accessory dwelling use permitted with an approved conditional use in the R-2 zoning district.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: The subject property is zoned and already developed for single-family residential use within the R-2 (Single-Family Residential) zoning district. Any use that is permitted by right or with an approved conditional use in the R-2 zoning district allows the subject property to be developed as it is presently zoned.
- (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: This site is already developed as an existing single-family residence. There are no known physical conditions on the property that would preclude the guest quarters from being constructed on the subject property.
- (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 the City of Locust Grove's zoning ordinance and Future Land Use Map.

Recommendation

Staff recommends approval of the request with the following conditions:

1. The attached guest quarters shall be constructed of similar architectural material as the primary residence.
2. The attached guest quarters shall not exceed 870 (25' x 35') square feet.
3. Rental of the attached guest quarters shall be prohibited.

FUTURE LAND USE MAP

Legend - Land Use

FLUM2016
 (all other values)
FLUM000

- 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.

3-21-11
 Streets
 Railroad
 LG, City, Library

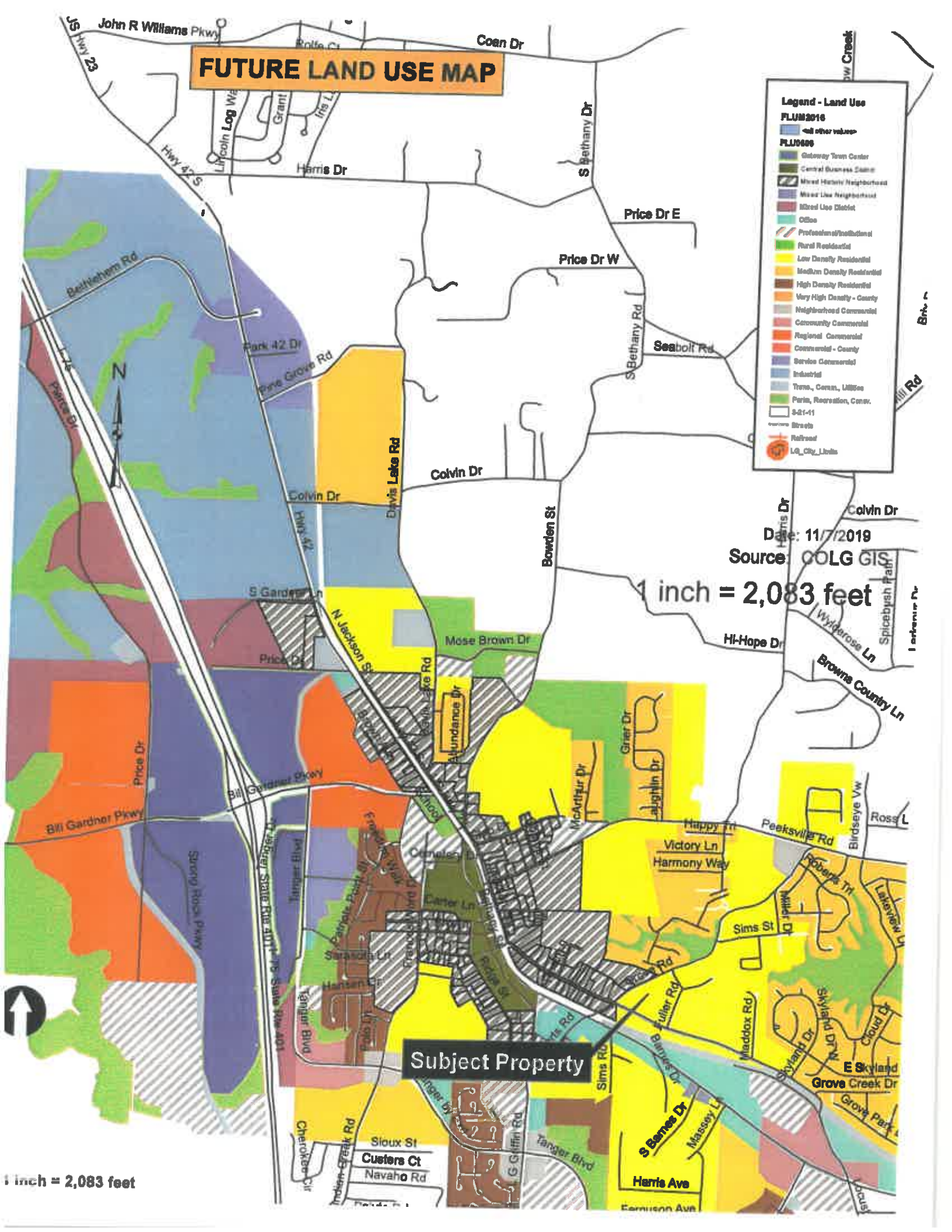
Date: 11/7/2019

Source: COLG GIS

1 inch = 2,083 feet

Subject Property

1 inch = 2,083 feet



ZONING MAP

Legend - Land Use

Locust Grove Zoning
 not other values

CODE

- AAR
- C-1
- C-2
- C-3
- COUNTY
- M-1
- M-2
- OI
- PD
- R-1
- R-2
- R-3
- RD
- RM 1-3 (Multifamily Residential)
- MHM (Residential Mtg. Home)
- S-21-F1

Streets
 Railroad
 LG_City_Limits

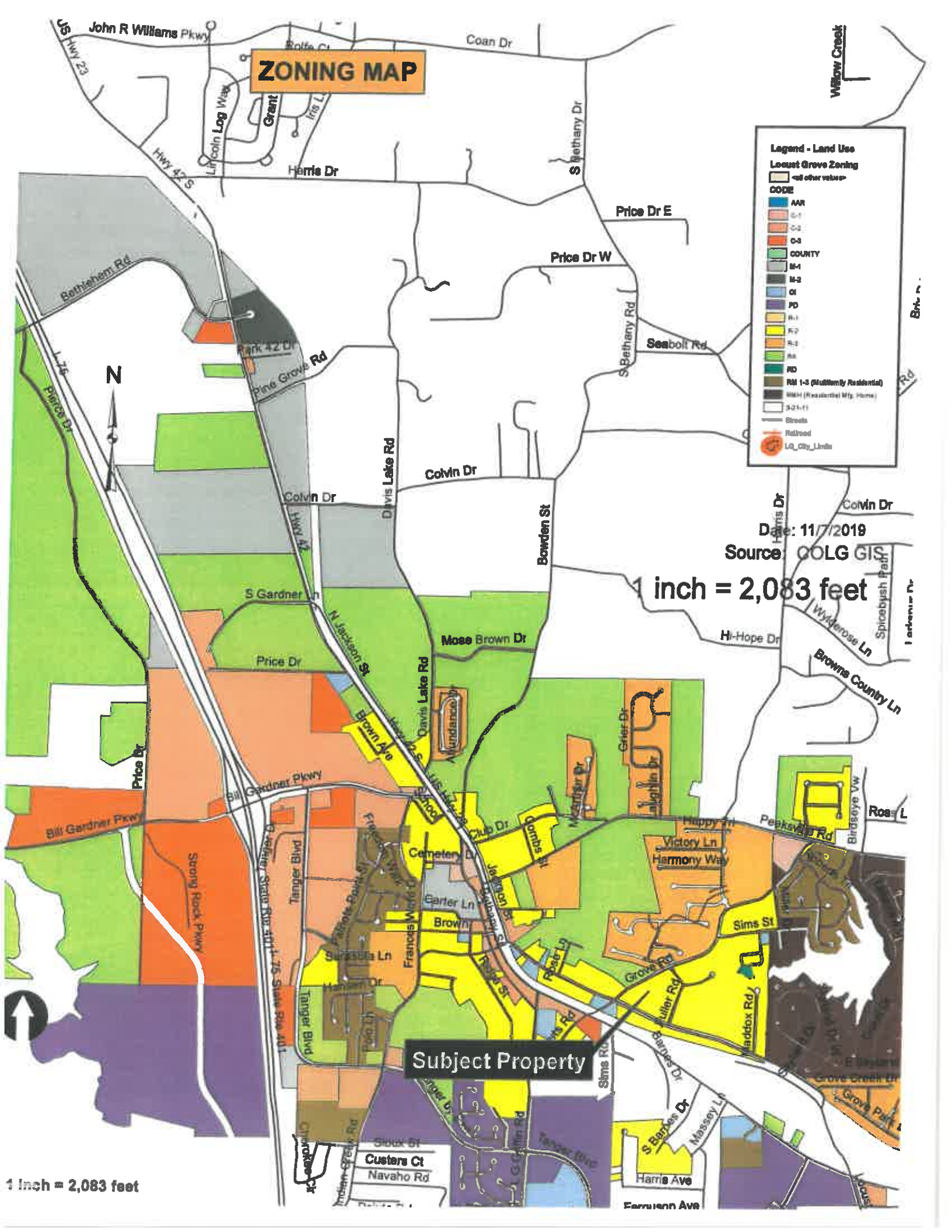
Date: 11/7/2019

Source: COLG GIS

1 inch = 2,083 feet

Subject Property

1 inch = 2,083 feet





Legend
 Parcels
 Roads

Parcel ID	L07-03007000	Class	R	Owner	KING CARMAL &	Land			
Property	106 GROVE RD	Acreege	n/a	Address	CHARLES E	Value:	\$24,000		
Address					106 GROVE RD	Building			
District	City/LocustGrove				LOCUST GROVE GA	Value:	\$90,400	Last 2 Sales	
					30248	Misc Value:	\$2,100	Date	Price Reason Qual
						Total		1/29/2007	\$0 n/a U
						Value:	\$116,500	11/26/2001	\$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: 11/7/2019
 Last Data Uploaded: 11/6/2019 10:01:20 PM

Developed by  Schneider
 GEOSPATIAL

Request for Zoning Map Amendment

Name of Applicant: Charles King Phone: N/A Date: Sept. 10, 2019
 Address Applicant: 106 Grove Rd. Cell # 678 283 3313
 City: Locust Grove State: GA. Zip: 30248 E-mail: N/A
 Name of Agent: Budely R. Fuller J. Phone: N/A Date: Sept 10, 2019
 Address Agent: 108 Andrews Rd. Cell # 678 592 1168
 City: Marietta State: GA. Zip: 30223 E-mail: Fuller.r@dc@hotmail.com

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 _____ to _____
(Current Zoning) (Requested Zoning)

Request from _____ to _____
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of quest quarters
(Type of Development)
 Address of Property: 106 Grove Rd. Locust Grove, Ga. 30248
 Nearest intersection to the property: Grove Rd. + Hwy 42/23

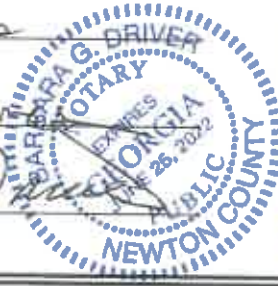
Size of Tract: 2 acre(s), Land Lot Number(s): 166, District(s): 2nd
 Gross Density: TBD units per acre Net Density: TBD units per acre

Property Tax Parcel Number: LOT-03007000 (Required)

Paul S. James
Witness Signature
Paul S. James
Printed Name of Witness

Charles King
Signature of Owners/s
Charles King
Printed Name of Owner/s

Budely R. Fuller J.
Signature of Agent



(For Office Use Only)

Total Amount Paid \$ 315.00 Cash _____ Check # _____ Received by: R.F. (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Notes

To the City of Forest Grove,

We are planning on building an attached mother-in-law suite at 106 Grove Rd. It will be 25' x 35', see attached drawing, that includes a master B/R, Master Bath, 2/B/R, 2/B/R, Kitchen. It will set back 12' from original + existing house attached w/ a side walk + ramp off of the existing carport to the right side. Water + plumbing will be tapped into the original house, but separate elec.

David
Full
Sept. 13, 2019

Applicant Campaign Disclosure Form

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?
 Yes ___ No

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 20__.

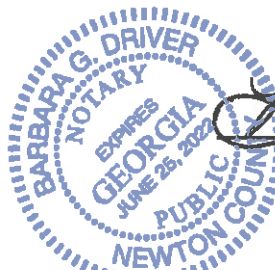
X Charles King
 Applicant's Name - Printed

X Charles King
 Signature of Applicant

 Applicant's Attorney, if applicable - Printed

 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 12 day of Sept, 2019.



Barbara G. Driver
 Notary Public

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

DOCH 005757
FILED IN OFFICE
02/06/2007 10:50 AM
BK:9961 PG:134-136
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

Judith A. Lewis
REAL ESTATE TRANSFER TAX
PAID: \$0.00

SWB FILE NO. 07-30073
Type Policy: LOAN

Return to: SMITH, WELCH & BRITTAIN
ATTORNEYS AT LAW
117 Brookwood Avenue
Jackson, Georgia 30233

PT-81 075-200 7-001071

QUITCLAIM DEED

STATE OF GEORGIA, BUTTS COUNTY.

THIS INDENTURE, made this the 29th day of January 2007, between
CARMA L. MEYERS of the first part, and CARMA L. KING and CHARLES E. KING of
the second part,

WITNESSETH: That the said party of the first part for and in consideration of the sum
of ---ONE DOLLAR AND OTHER CONSIDERATIONS--, cash in hand paid, the receipt of
which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell,
remise, release and forever quit-claim to the said parts of the second part her heirs and assigns,
all the right title, interest, claim or demand which the said parties of the first part has or may
have had in and to

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

with all the rights, members and appurtenances to the said described premises in anywise
appertaining or belonging.

+2

000961 0135

TO HAVE AND TO HOLD the said described premises unto the said party of the second part tfeir heirs and assigns, so that neither the said parties of the first part nor her heirs, nor any other person or persons claiming under her shall at anytime, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF; the said party of the first part has hereunto set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered
in the presence of:

Carma L Meyers (SEAL)
CARMA L. MEYERS

[Signature]
unofficial witness

_____ (SEAL)

Notary Public

My Commission expires:

3/8/10

(seal)



My Commission Expires
March 18, 2010

009961 0136

EXHIBIT "A"

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING, SITUATE AND BEING IN LAND LOTS 166 AND 167 OF THE 2ND LAND DISTRICT OF HENRY COUNTY, GEORGIA, CONTAINING 1.66 ACRES AS SHOWN ON PLAT OF SURVEY MADE FOR JAMES H. CHANCEY BY JOE ROWAN, JR., DATED OCTOBER 7, 1983, REVISED JANUARY 16, 1984, AND RECORDED IN PLAT BOOK 10, PAGE 149, HENRY COUNTY RECORDS. SAID PLAT AND ITS DESCRIPTIVE DATA ARE INCORPORATED HEREIN BY REFERENCE TO SAME.

THIS IS THE SAME PROPERTY AS THAT DESCRIBED IN DEED BOOK 567, PAGE 296, HENRY COUNTY RECORDS.

TRACT II

ALL THAT TRACT OR PARCEL OF LAND LYING, SITUATE AND BEING IN LAND LOT 167 OF THE 2ND LAND DISTRICT OF HENRY COUNTY, GEORGIA, AND BEING LOT 4 AS SHOWN BY PLAT OF SURVEY MADE FOR JAMES H. AND BARBARA ANN CHANCEY BY JOE ROWAN, DATED MAY 17, 1978, AND BEING MORE PARTICULARLY DESCRIBED BY REFERENCE TO SAID PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF GROVE DRIVE, WHICH POINT IS 700 FEET SOUTHWESTERLY AS MEASURED ALONG THE SOUTHEAST RIGHT OF WAY LINE OF GROVE DRIVE FROM THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF GROVE DRIVE WITH THE WEST RIGHT OF WAY LINE OF FULLER ROAD, AND RUNNING THENCE SOUTH 36 DEGREES 39 MINUTES 30 SECONDS EAST 187.86 FEET TO AN IRON PIN; THENCE SOUTH 27 DEGREES 30 MINUTES WEST 73.83 FEET TO AN IRON PIN; THENCE NORTH 40 DEGREES 4 MINUTES 30 SECONDS WEST 86.82 FEET TO AN IRON PIN; THENCE NORTH 90 DEGREES 49 MINUTES 30 SECONDS WEST 154.2 FEET TO AN IRON PIN LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF GROVE ROAD; THENCE NORTH 61 DEGREES 49 MINUTES 15 SECONDS EAST 111 FEET TO AN IRON PIN LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF GROVE DRIVE TO THE POINT OF BEGINNING.

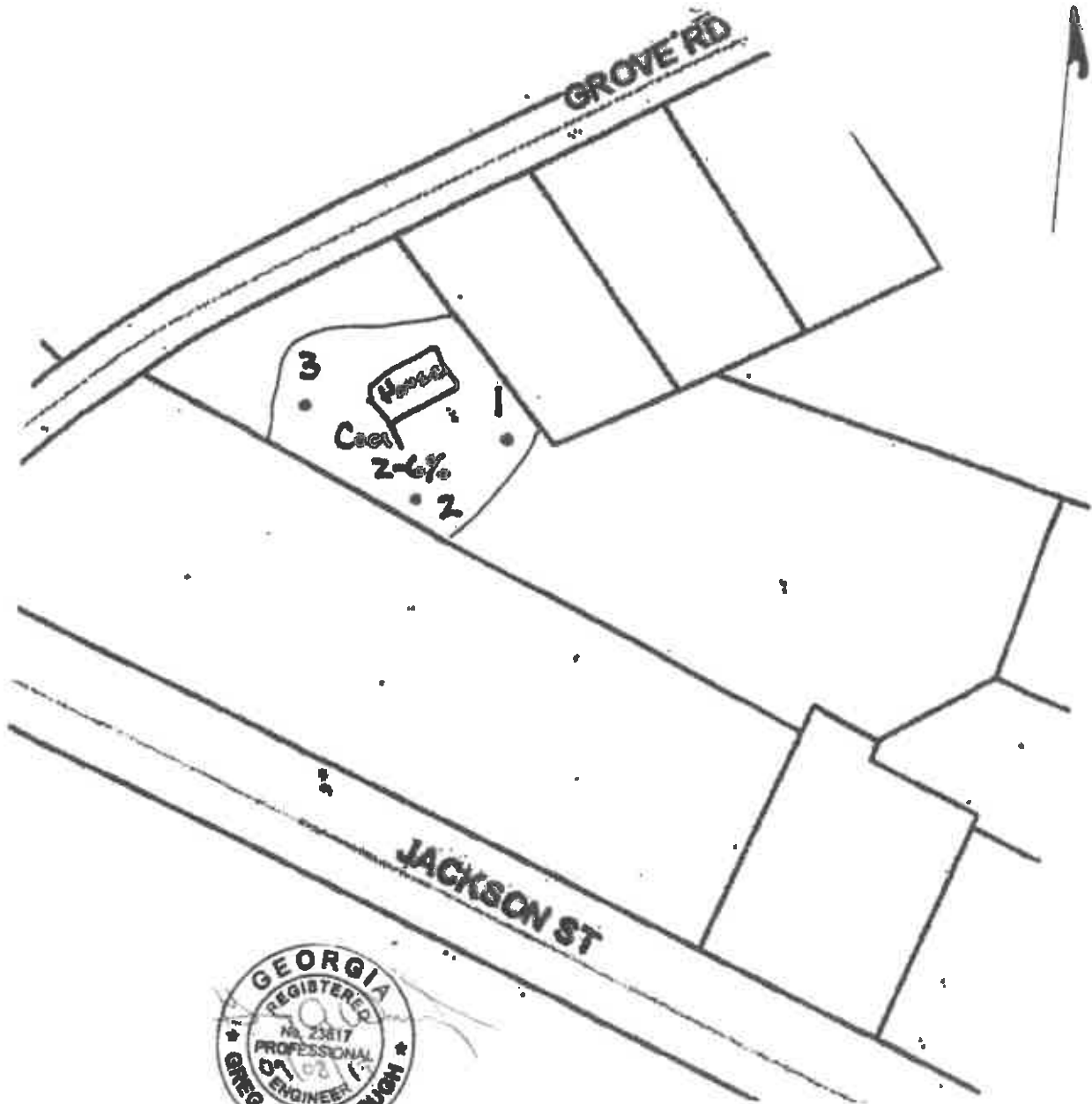
THIS IS THE SAME PROPERTY AS THAT DESCRIBED IN DEED BOOK 237, PAGE 182, HENRY COUNTY RECORDS.

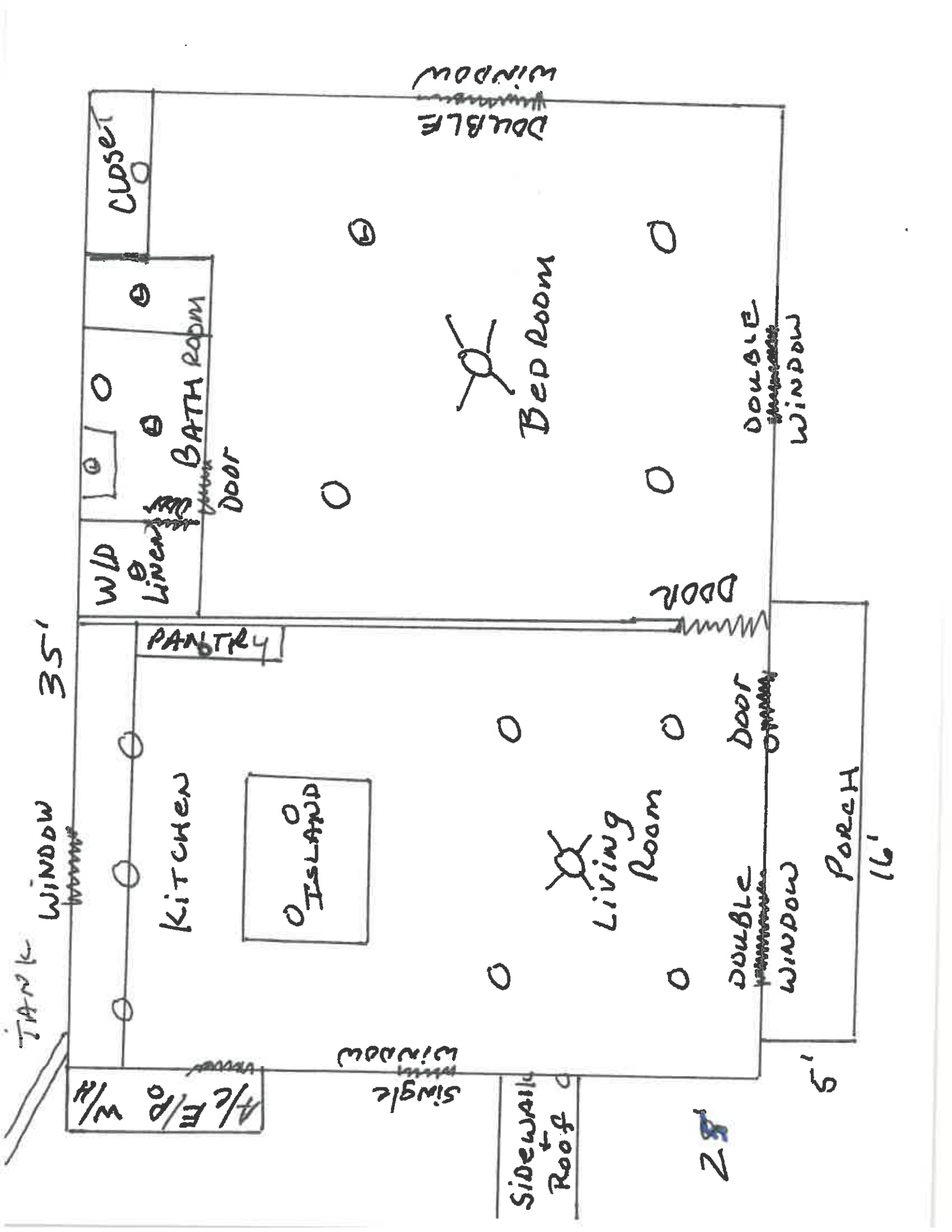
TRACT III

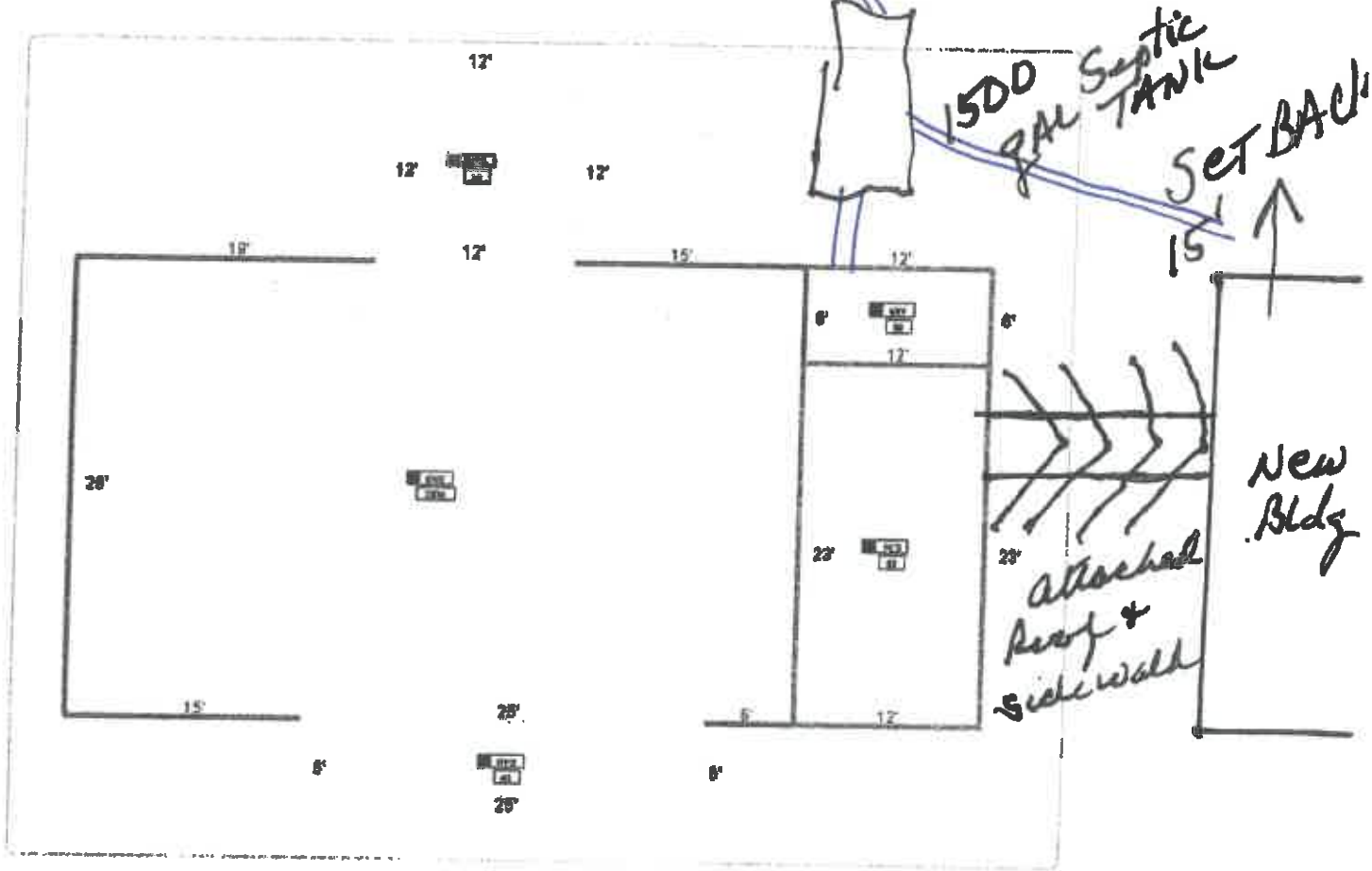
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 166 AND 167 OF THE 2ND LAND DISTRICT OF HENRY COUNTY, GEORGIA, BEING PARTS OF LOTS 9 AND 10 OF THE EDWARD WELCH PROPERTY PER PLAT OF RECORD IN PLAT BOOK 3, PAGE 843, HENRY COUNTY RECORDS, AND BEING LOT 5 SHOWN ON PLAT OF SURVEY MADE FOR JONES AND GOLDEN BY GRIFFIN ENGINEERING COMPANY, DATED JULY 21, 1972, SAID PLAT AND THE RECORD THEREOF BEING INCORPORATED HEREIN BY REFERENCE.

THIS IS THE SAME PROPERTY AS THAT FOUND IN DEED BOOK 521, PAGE 304, AND IS PARCEL L07-03-008, HENRY COUNTY TAX MAPS.

Meyers		DATE: <u>September 8, 2019</u>
Parcel No. <u>L07-03007000</u>		
LEGEND		
SLOPE (DIRECTION FALLING)		TEST PIT:
BORING LOCATION METHOD <u>Tape and Compass</u>		SUCCESSFUL BORING (completed to 6 feet): ●
		UNSUCCESSFUL BORING: ○







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



User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/16/2019, 9:21:10 AM

Version 2.3.0



Summary

Parcel ID L07-03007000
 Location Address 106 GROVE RD
 Millage Group 0005 (City/LocustGrove)
 Property Usage S F RESIDENTIAL (0100)
 Total Acres 0
 Landlot / District 166 / 2
 Subdivision ED WELCH
 Lot/Block 9/
 Plat Book 3
 Plat Page 343

Exemptions: L1

Owners

KING CARMA L & CHARLES E
 106 GROVE RD
 LOCUST GROVE, GA 30248

Valuation

	2019	2018	2017
+ Building Value	\$90,400	\$90,000	\$66,400
+ OB/Misc	\$2,100	\$2,200	\$2,200
+ Land Value	\$24,000	\$24,000	\$24,000
= Total Assessment	\$116,500	\$116,200	\$92,600

Exemptions: L1

Assessment Notices 2019

2019 Assessment Notice

Land Information

Land Use LCGRV IMP (000030) Number of Units 1 Unit Type LOT

Buildings

Building # 1
 Construction Type SGL FAM
 Actual Year Built 1975
 Effective Area 1,512
 Heated Area 1,334
 Bedrooms 3
 Baths 1.5
 Wall Height 0

Miscellaneous Data

Description	Length	Width	Units	Year Built
B-45	0	0	576	1980

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
1/29/2007	9961-134	\$0	QUIT CLAIM		MEYERS CARMA L	KING CARMA L & CHARLES E
11/26/2001	4647-345	\$0	QUIT CLAIM		BERRY BILLY M	MEYERS CARMA L
5/26/1999	3323-173	\$91,000	WARRANTY DEED	MULTI PRCL	CHANCEY JAMES H, JENNIFER & CHRISTINA	BERRY BILLY M & MEYERS CARMA L
5/26/1999	3323-171	\$0	AFFIDAVIT		CHANCEY BARBARA B (DECEASED)	CHANCEY JAMES H, JENNIFER & CHRISTINA
5/1/1978	337-182	\$35,000	WARRANTY DEED		DIAL DEAN	CHANCEY J H & B A

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100
Feet

Show address of: Owner Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:


0

Sketches

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Henry	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 106 GROVE RD LOCUST GROVE, GA 30248			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S (AUTHORISED AGENT'S) SIGNATURE: 	DATE: 09/11/2019	
PROPERTY OWNER'S NAME: Charles E. King	PHONE NUMBER: (678) 592-1168	ALTERNATE PHONE NUMBER: (678) 283-3313
PROPERTY OWNER'S ADDRESS: 106 GROVE RD LOCUST GROVE, GA 30248		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): Charles E. King	PHONE NUMBER: (678) 592-1168	RELATIONSHIP TO OWNER: Same

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, streams, etc.) EVALUATED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	8. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Cecil																								
2. WATER SUPPLY: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> 4 5																								
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Addition	7. NO. OF BEDROOMS / SPD: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																								
4. LOT SIZE (SQUARE FEET / ACRES): 0	5. LEVEL OF PLUMBING OUTLET: <input checked="" type="checkbox"/> Ground Level <input type="checkbox"/> Basement <input type="checkbox"/> Above ground level	12. SOIL TEST PERFORMED BY: Wombough, Greg A																								

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3. SEPTIC TANK CAPACITY (GALLONS): 1500	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
---	---	---	------------------------------	------------------------------------	------------------------------------

Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="checkbox"/> Level Field <input checked="" type="checkbox"/> Serial <input type="checkbox"/> Drip <input type="checkbox"/> Bed <input type="checkbox"/> Distribution Box <input type="checkbox"/> Mound/Area Fill <input type="checkbox"/> Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																									7. NUMBER OF ABSORPTION TRENCHES: <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																								
2. ABSORPTION FIELD PRODUCT: EZflow 1303T	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 7 0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> 7 0																																																
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 2 4 - 4 8	9. Distance Between Absorption Trenches:																																																

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health County Manager	DATE: 09/11/2019	CONSTRUCTION PERMIT NUMBER: OSC07502912
---	--	----------------------------	---

GREENCASTLE ENGINEERING, INC.
P.O. BOX 2114
PEACHTREE CITY, GEORGIA 30269
(878) 360-6909 (MOBILE)

COUNTY: Henry	DATE: 09/08/2019
CLIENT: Mrs. Deborah Meyers	Project No.: 6947
SITE LOCATION ADDRESS: 106 Grove St., East No. 707-03007000	
PHONE NUMBERS: (678) 592-1168- Buddy Fuller	LOT NUMBER(S):
SUBDIVISION:	
SCALE: 1"= 100'	INTENSITY LEVEL OF INVESTIGATION: Level 4

ESTIMATED SOIL PROPERTIES ON MEASUREMENTS

SOIL SERIES <i>See suitability codes</i>	SLOPE % <i>ranges of the soil type</i>	DEPTH TO BEDROCK <i>(inches)</i>	DEPTH TO SEASONAL HIGH H2O TABLE <i>(inches)</i>	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH MIN/IN.	DEPTH TO OPTIMUM PERCOLATION <i>(inches)</i>	SUITABILITY CODE <i>(listed below)</i>
Cool	2-6	>72	>72	45	24-48	A

SUITABILITY CODE DESCRIPTIONS AND GENERAL NOTES

A - This type of soil is generally considered to be favorable for use with standard septic systems and should have ability to function as suitable absorption field with proper design, installation, and maintenance. Suitability is determined based on an onsite evaluation by individuals who are approved by GA DHR.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF COURTESY ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY AGREE, EXCLUDE OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Risk Strategies Company 1746 North Brown Road Suite 250 Lawrenceville GA 30046		CONTACT NAME Ambrosia Patton PHONE (878) 890-5965 FAX (878) 890-6902 E-MAIL apatton@risk-strategies.com															
INSURED Greenstate Engineering, Inc. P. O. Box 2114 Peachtree City GA 30269		<table border="1"> <thead> <tr> <th>INSURER'S AFFORDING COVERAGE</th> <th>INSURER'S POLICY #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Charter Oak Fire Ins Co</td> <td>25618</td> </tr> <tr> <td>INSURER B: The Travelers Indemnity Co</td> <td>25606</td> </tr> <tr> <td>INSURER C: Travelers Indemnity Co of Amer</td> <td>25608</td> </tr> <tr> <td>INSURER D: Berkley Insurance Company</td> <td>32602</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER'S AFFORDING COVERAGE	INSURER'S POLICY #	INSURER A: Charter Oak Fire Ins Co	25618	INSURER B: The Travelers Indemnity Co	25606	INSURER C: Travelers Indemnity Co of Amer	25608	INSURER D: Berkley Insurance Company	32602	INSURER E:		INSURER F:	
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INSURER F:																	

COVERAGES CERTIFICATE NUMBER: 19/20 All Lines REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL INFO	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLASS-RATE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability Included GEN. AGGREGATE LIMIT APPLIES PER POLICY <input checked="" type="checkbox"/> NET <input type="checkbox"/> LOG OTHER:		0800523000	04/07/2019	04/07/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE TO REPORTED PERIOD \$ 1,000,000 MED EXP. (Per occurrence) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY INFO CHANGED <input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> AUTO ONLY <input type="checkbox"/> NON-SCHEDULED <input checked="" type="checkbox"/> AUTO ONLY <input type="checkbox"/> AUTO ONLY		8A7E230048	04/07/2019	04/07/2020	COVERED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LMB <input checked="" type="checkbox"/> BROAD LMB OCCUR CLAIMS-MADE DED. <input checked="" type="checkbox"/> RETENTION \$ 10,000		CLP7740000A	04/07/2019	04/07/2020	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETARY/OTHER EXCLUSIVE OFFICERS/EMPLOYER EXCLUDED? (Specify in 10) Time for the year: DESCRIPTION OF OPERATIONS below	Y/N N/A	UB040000	04/07/2019	04/07/2020	<input checked="" type="checkbox"/> PER SALARY <input type="checkbox"/> PER CO E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - SA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability		ABO-023000-08	04/07/2019	04/07/2020	Each Claim \$2,000,000 Annual Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/TERRITORIES (Attach 104 Additional Schedule Schedule, may be attached if there space is required)
Evidence of Insurance only:

CERTIFICATE HOLDER State of Georgia DHR, Environmental Health Sect 2 Peachtree Street, N.W., 1301 Atlanta GA 30305-5108		AUTHORIZED REPRESENTATIVE 
---	--	--

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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.: 620593
Name and File No.: **PUBLIC HEARING 11/18/19**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
10/30/19 Wed

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

approximately 3.0 +/- acres.

The public hearings will be held in the Locust Grove Public Safety Building, located at 3640 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, November 18, 2019 at 6:00 PM, will conduct public hearings for the purpose of the following:

Daunté Gibbs
Community Development Director - City of Locust Grove
928-620593, 10/30

FUTURE LAND USE MAP AMENDMENT

FLU-AM-19-09-01 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 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

REZONING

RZ-19-09-06 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 29.14 +/- acres and the request is for a light industrial warehouse distribution facility.

CONDITIONAL USE

CU-19-10-01 Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing a guest quarters on the property located at 106 Grove Road (Parcel ID - L07-03007000) in Land Lot 186 of the 2nd District of Locust Grove, Georgia, and consisting of

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

Dawn Ward

By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 10/30/19



[Signature]
Notary Public

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.

Charles King of Locust Grove, Georgia request a conditional use for the purpose of establishing an attached guest quarters on the property located at 106 Grove Road (Parcel ID – L07-03007000) in Land Lot 166 of the 2nd District of Locust Grove, Georgia, and consisting of approximately 3.0 +/- acres.

4.

On the 30th day of October 2019, I, Richard Cook, posted double-sided sign notifications on the properties advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 18th day of November, 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 8:32 AM at 61 and 71 Jackson Street (Parcels: 128-01028000 & 128-01028003)
- 2) Double-sided sign posted at 8:10 AM at 106 Grove Road (Parcel L07-03007000)

FURTHER AFFIANT SAYETH NOT.

This 30th day of October 2019.

Richard M. Cook
Affiant

Sworn and subscribed before me
this 30 day of Oct

Markeya Moore
Notary Public



Exhibit "A"



10:30 2019 08:10

106

CODE ENFORCEMENT

LOCUST GROVE

URBILIG

City of Locust Grove

City Council Meeting
Public Safety Building
3640 Highway 42
Locust Grove, GA 30248

CONDITIONAL USE

Use/Section: Attached

Guest Quarters

DATE: November 18, 2019

TIME: 6:00 P.M.

NOTICE

For information, please call:
(770) 692-2321
www.locustgrove-ga.gov

10:30:2019 08:10



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 the amenities in Berkeley Lakes, Phase 1, residential subdivision.**

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

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

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

Advertised Date: **N/A**

Budget Item: **N/A**

Date Received: **September 9, 2019**

Workshop Date: **November 18, 2019**

Regular Meeting Date: **December 2, 2019**

Discussion:

Chris Knight of Knight Homes (the "Applicant") submitted plans detailing the amenities proposed for the Berkeley Lakes, Phase 1, residential subdivision located on South Unity Grove (the "Subdivision").

The Subdivision is zoned R-2/CRSO (single-family residence/conservation residential subdivision overlay) and contains 160 lots of which approximately 20% of the lots are built out and occupied. A final plat of the Subdivision was approved by the Council on November 6, 2017.

The following amenities are included in the proposed amenity conceptual plan drawn by Peter A. Brunson of Brunson & Company Landscape Architects, dated March 28, 2019 (revised May 13, 2019):

- **Playground Equipment with a play area outlined by an aluminum edge, backfilled with fiber mulch and at least two (2) park benches.**
- **An air-conditioned cabana (1,300 sf) with bathrooms and an enclosed pump room.**
- **A 20' x 40' inground pool surrounded by a concrete deck and fencing (5', 18-gauge aluminum pickets) with self-latching gates and punch-code access in addition to tables, covered porch and pool furniture all located inside the enclosure.**
- **Two (2) corn hole courts (50' x 10')**
- **One (1) bocce court (91' x 13'), framed in 6" x 6" pressure-treated pine rails, staked at 36" centers with galvanized landscape spikes.**
- **Multi-use field (100' x 175').**

The amenities listed above are in addition to the amenities that were approved as part of the final plat acceptance in 2017.

- **Pocket parks for passive recreation**
- **10' multi-use trail**
- **2,000+ lineal feet of walking trail**

Recommendation:

Staff recommends approval of the amenity package with the following conditions

1. **Fifty percent (50) percent of the amenities shall be constructed prior to the issuance of the eightieth (80th) certificate of occupancy in Berkeley Lakes. One hundred (100) percent of the amenities shall be completed prior to the issuances of the one-hundred-twenty-eighth (128th) certificate of occupancy.**
2. **Add two (2) six(6)-foot benches in the pocket park area**

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE AN AMENITY PACKAGE FOR THE RESIDENTIAL SUBDIVISION KNOWN AS BERKELEY LAKES, PHASE 1; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS ORDINANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) adopted Section 17.04.070 (“Section”) entitled “*Conservation Residential Subdivision*” on November 17, 2014 (Ordinance # 14-10-049); and,

WHEREAS, the City subsequently repealed and replaced Section 17.04.070 with a new Section entitled “*Conservation Residential Subdivision*” on September 5, 2017 (Ordinance # 17-09-035) due to a codification error; and,

WHEREAS, the purpose of the Section is to is to regulate development standards in a manner that promotes the health, safety and general welfare of the citizens of the City of Locust Grove by allowing flexibility in the design of certain residential subdivisions from standard regulations to support permanent protection of green space; and,

WHEREAS, the Section requires areas zoned for a Conservation Residential Subdivision (“CRS”) to set aside areas for active and passive recreation for the residents inside the development; and,

WHEREAS, Section 17.04.070(g)(18)(a) lists the approved amenities from which developers may choose when selecting amenities to build; and,

WHEREAS, the number of required amenities in each CRS subdivision depends upon the number of dwelling units included in each development; and,

WHEREAS, Berkeley Lakes, Phase 1, is a single-family residential subdivision (“Subdivision”) located in the City; and,

WHEREAS, the Subdivision currently contains 160 platted lots which requires five (5) amenities to be installed prior to the issuance of the 128th Certificate of Occupancy; and,

WHEREAS, Doug Ransom, agent for Knight Homes, has submitted a concept plan for the amenities entitled “*Berkeley Lakes Amenity Construction Plans*” by Brunson & Company Landscape Architects, dated May 13, 2019, (“Plan”) for review and hereto attached as **Exhibit “A”**; and,

WHEREAS, the Mayor and City Council (“Council”) reviewed the Plan during a Workshop meeting held on November 18, 2019, and;

WHEREAS, the Plan was found to be generally consistent with the purpose and intent of the Section with placement of certain conditions contained herein, and;

WHEREAS, the 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 Plan to be in the best interests of the citizens of the City, that this Ordinance be adopted.

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

1. **Finding.** That the Council hereby finds that the Plan contained in **Exhibit "A"** generally conforms to the requirements of Section 17.04.070 of City of Locust Grove Code.
2. **Conditions.** That the Council finding in Item 1 above is subject to the following conditions:
 - a. Fifty percent (50) percent of the amenities shall be constructed prior to the issuance of the eightieth (80th) certificate of occupancy in Berkeley Lakes. One hundred (100) percent of the amenities shall be completed prior to the issuances of the one-hundred-twenty-eighth (128th) certificate of occupancy.
 - b. Add two (2) six (6)-foot benches in the pocket park area
3. **Public Purpose.** The Council finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
4. **Authority.** That the Council hereby authorizes the City Clerk to affix the City Seal if necessary to carry out this Ordinance and to place this Ordinance and any related documents among the official records of the City for future reference.
5. **Severability.** To extent any portion of this Ordinance is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Ordinance.
6. **Repeal of Conflicting Provisions.** All Ordinances are hereby repealed to the extent they are inconsistent with this Ordinance.
7. **Effective Date.** This Ordinance shall take effect immediately.

SO ORDAINED, this 2nd day of December 2019.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

**CONCEPT PLAN FOR BERKELEY LAKES AMENITIES, BY BRUNSON &
COMPANY, DATED MAY 13, 2019.**



B&C CONSULTANTS, INC.
 20015 Redwood Blvd.
 San Diego, CA 92128
 (619) 451-1000

EMERSON ENGINEERING, INC.
 20015 Redwood Blvd.
 San Diego, CA 92128
 (619) 451-1000

BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLAN
 Proposed Entry
 PROJECT NUMBER
 11164 - 2nd DISTRICT
 CITY OF LOS CAYOS - GEORGIA



DATE	DESCRIPTION

OVERALL SITE PLAN

DATE: 03.23.19

SCALE: 1" = 100'

PROJECT: SP-1



24 HOUR CONTACT:
 CHRIS KNIGHT @ 770-616-8888



BERKELEY LAKES, INC.
 2001 Lakeside Blvd.
 Berkeley, CA 94705
 (925) 835-1000

BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 Planned Entry
 KNIGHT BROSKE
 LL 164 - 2nd DISTRICT
 CITY OF LOCUST GROVE - GEORGIA



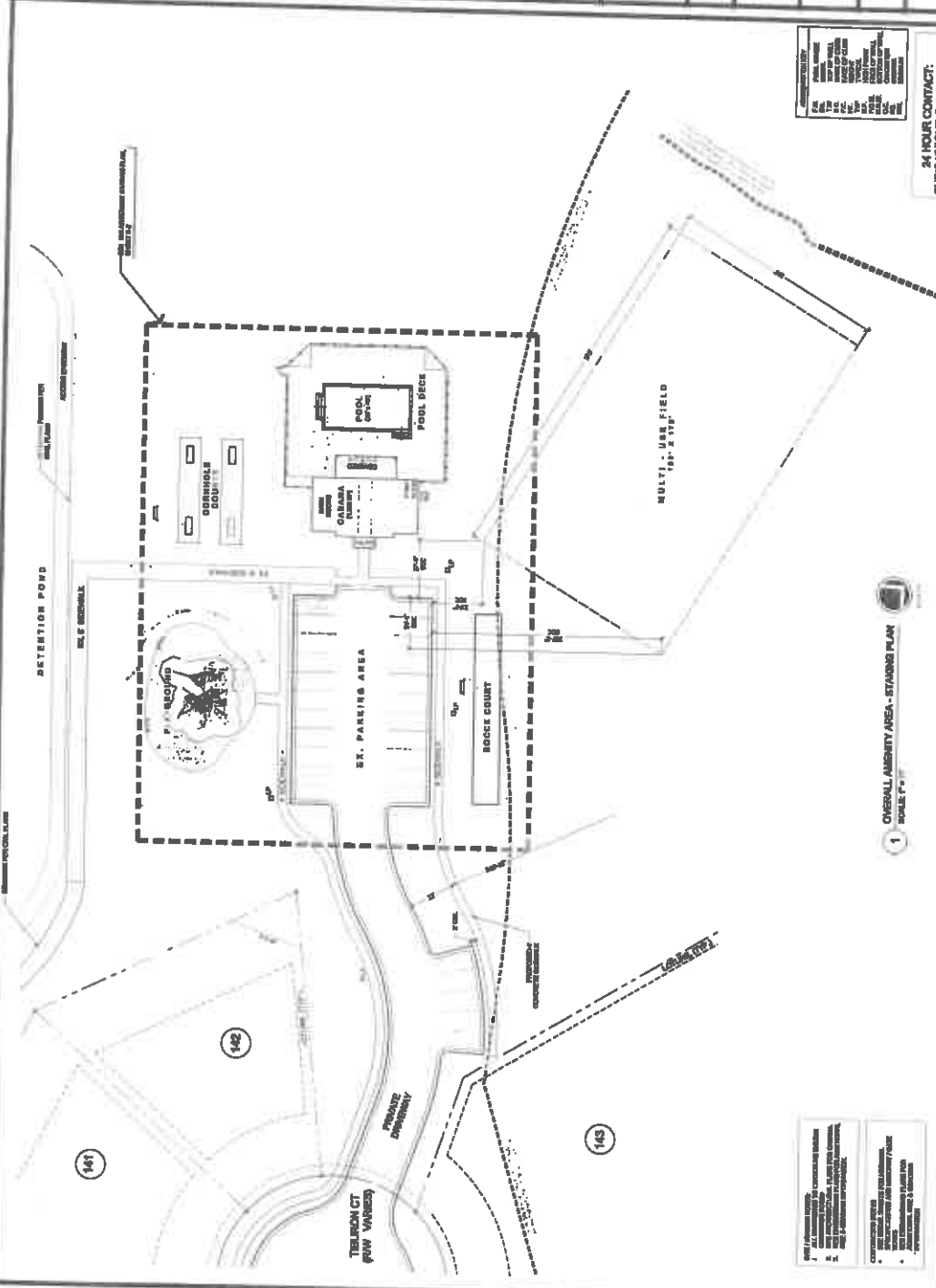
AMENITY STAGING / LAYOUT PLAN

DATE: 01.28.19
 SCALE: 1/8"=1'-0"

S-1

24 HOUR CONTACT:
 CHRIS KNIGHT @ 770-816-8888

NO.	DATE	DESCRIPTION
1	01/28/19	ISSUED FOR PERMITS
2	01/28/19	ISSUED FOR PERMITS
3	01/28/19	ISSUED FOR PERMITS
4	01/28/19	ISSUED FOR PERMITS
5	01/28/19	ISSUED FOR PERMITS
6	01/28/19	ISSUED FOR PERMITS
7	01/28/19	ISSUED FOR PERMITS
8	01/28/19	ISSUED FOR PERMITS
9	01/28/19	ISSUED FOR PERMITS
10	01/28/19	ISSUED FOR PERMITS



1 OVERALL AMENITY AREA - STAGING PLAN
 SCALE: 1/8"=1'-0"

NOT TO SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 REPORT NUMBER
 CITY OF LOCUST GROVE - GEORGIA
 L.L. 166 - 2nd DISTRICT

BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 REPORT NUMBER
 CITY OF LOCUST GROVE - GEORGIA
 L.L. 166 - 2nd DISTRICT

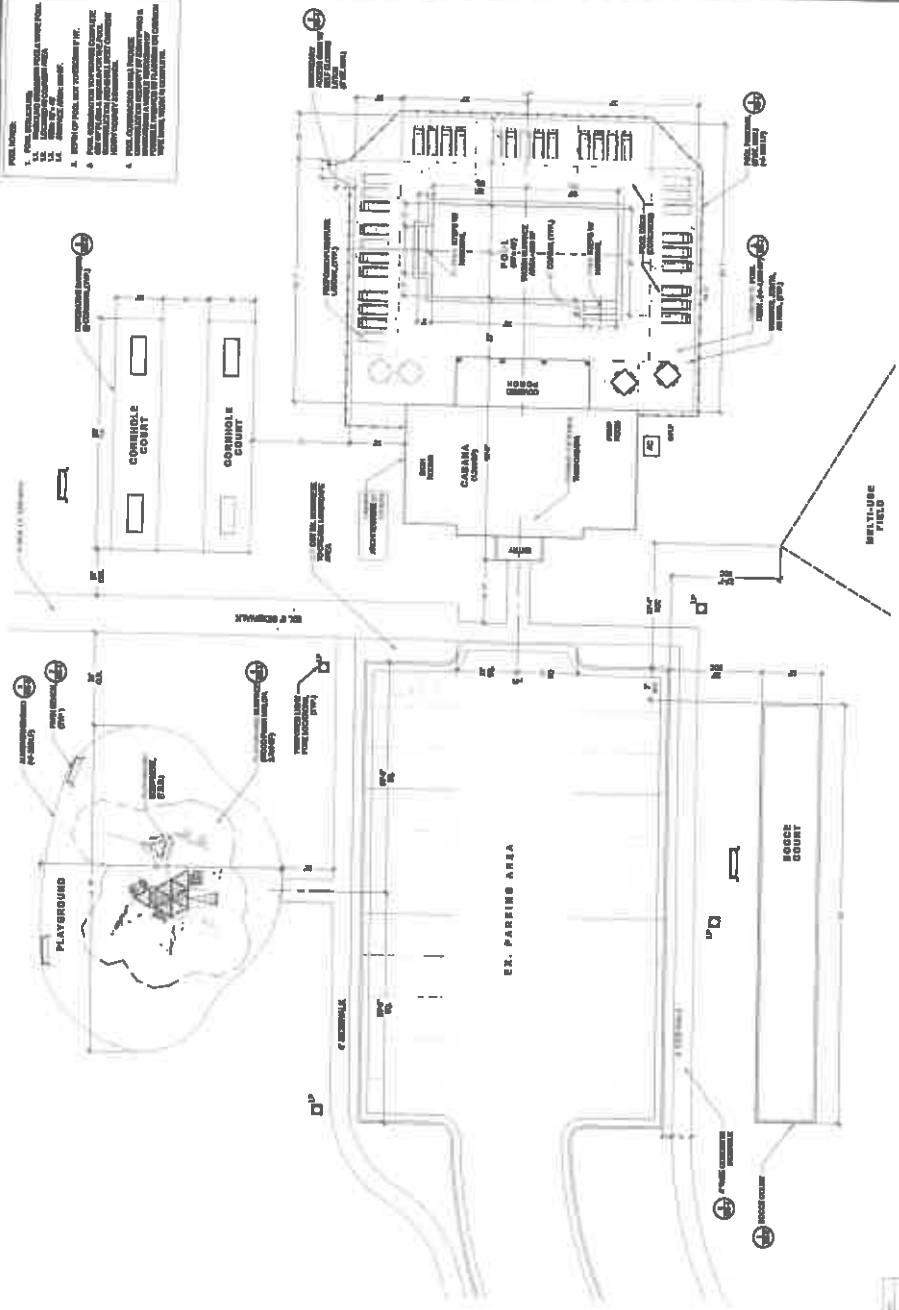


DATE	DESCRIPTION

ENLARGED STAIRING / LAYOUT PLAN
 SHEET NO. 5-2
 DATE: 03.28.19
 BLOCK:

24 HOUR CONTACT:
 CHES DEIGHT @ 770-618-9998

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ZONING ORDINANCES AND THE GEORGIA CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.
 3. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.
 4. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.
 5. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.
 6. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.



AMENITY AREA - ENLARGED STAIRING PLAN
 SCALE: 1" = 10'

CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ZONING ORDINANCES AND THE GEORGIA CONSTRUCTION STANDARDS AND SPECIFICATIONS.
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 6. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PLANS.



ROBERT KNIGHT & COMPANY, INC.
 14075 Lakeside Blvd.
 Berkeley, CA 94705
 (925) 834-4200

BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 Proposed Entry
 ROBERT KNIGHT
 LT. 164 - 2nd DISTRICT
 CITY OF LOCUST GROVE - GEORGIA



DATE	03.28.10
PROJECT	164-0000
SCALE	AS SHOWN

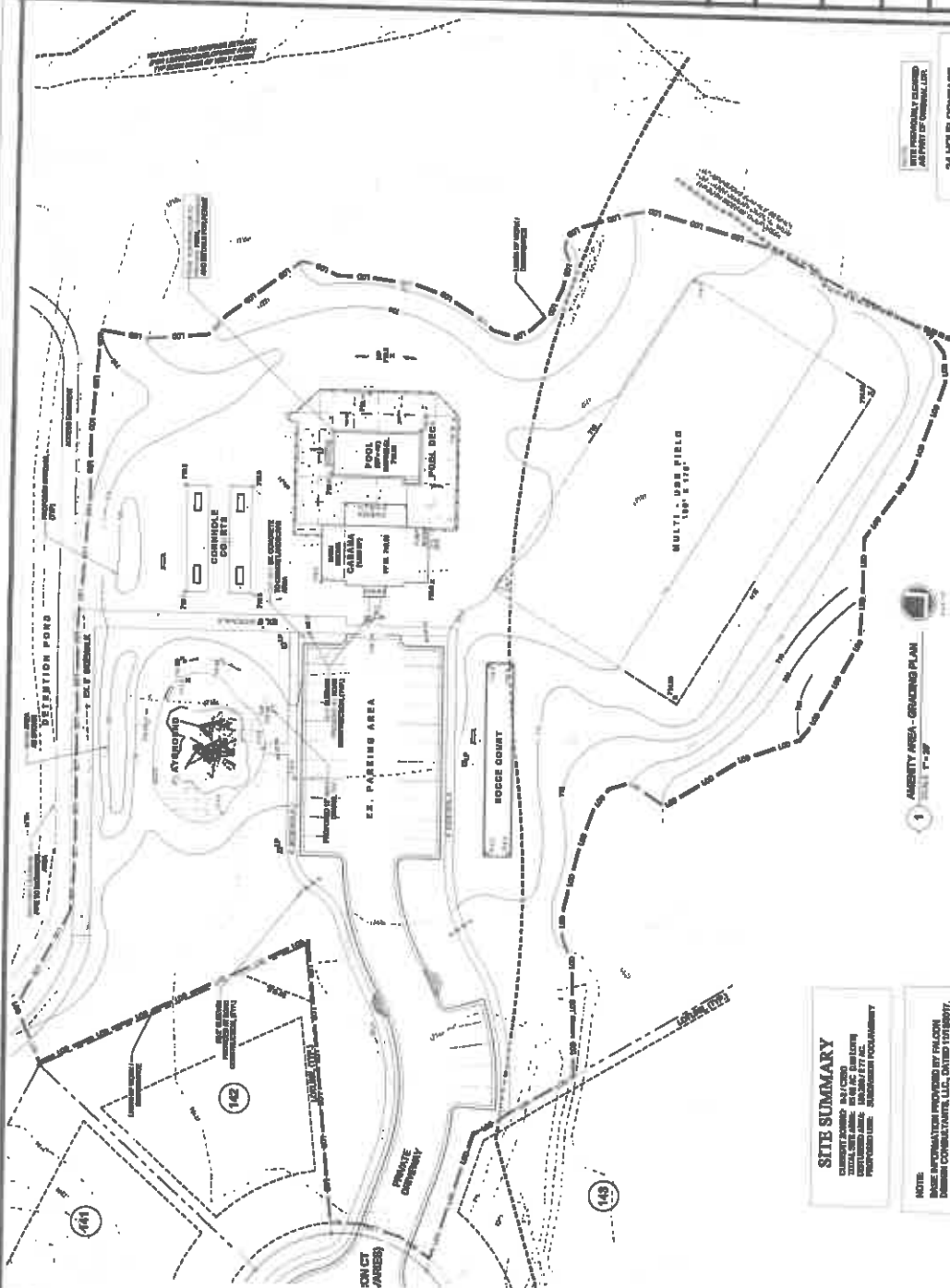
NO.	DESCRIPTION
1	ASBESTY GRADING PLAN

ASBESTY GRADING PLAN

DATE: 03.28.10
 SCALE: AS SHOWN

G-1

THIS INFORMATION IS FOR THE USE OF THE CLIENT ONLY.
 24 HOUR CONTACT:
 CHRIS KNIGHT @ 770-616-9999



1 ASBESTY AREA - GRADING PLAN
 SCALE: 1" = 20'

SITE SUMMARY
 TOTAL AREA: 10.0 AC
 TOTAL AREA: 10.0 AC
 EXISTING AREA: 10.0 AC
 PROPOSED AREA: 10.0 AC

NOTE:
 BASE INFORMATION PROVIDED BY FLYLOW
 DESIGN CONSULTANTS, LLC, DATED 10/15/09/11.



ROBERT WHEELER, INC.
 4877 Thomas Blvd.
 Marietta, GA 30066
 (770) 429-4900

BERKLEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 PROJECT NUMBER
 11.164 - 2nd DISTRICT
 CITY OF LOCUST GROVE - GEORGIA



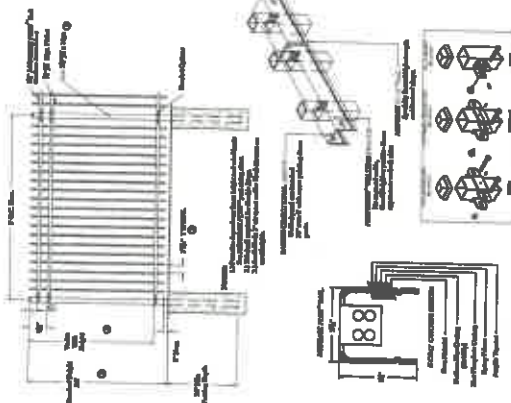
DATE	11.16.19
BY	Robert Wheeler, Inc.
PROJECT	11.164 - 2nd DISTRICT
SCALE	AS SHOWN

DATE	11.16.19
BY	Robert Wheeler, Inc.
PROJECT	11.164 - 2nd DISTRICT
SCALE	AS SHOWN

SCHEMATIC
BARBICANE DETAILS

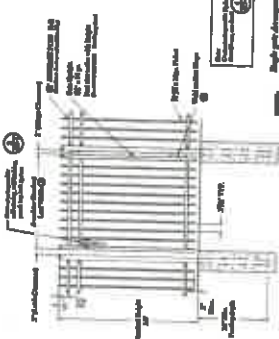
HS-1

24 HOUR CONTACT:
 CHRIS NIGHT @ 770-616-6900



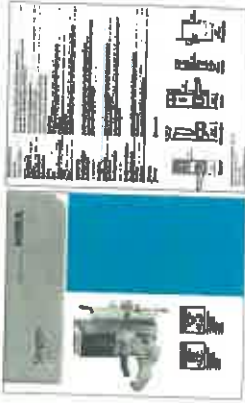
1 ALUMINUM FENCING DETAILS
 11.16.19
 PROJECT NUMBER

AMERISTAR
 11.16.19
 PROJECT NUMBER

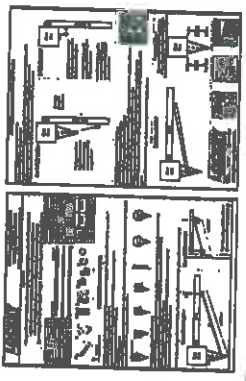


2 ALUMINUM ACCESS GATE DETAILS
 11.16.19
 PROJECT NUMBER

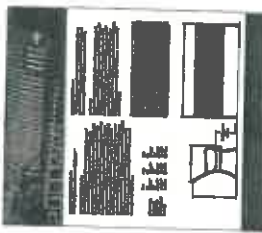
AMERISTAR
 11.16.19
 PROJECT NUMBER



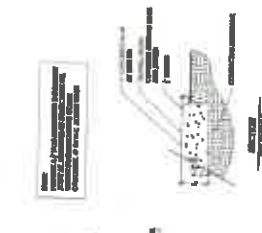
3 SELF-LATCHING GATE LOCK DETAILS - SEE EQUIPMENT
 11.16.19
 PROJECT NUMBER



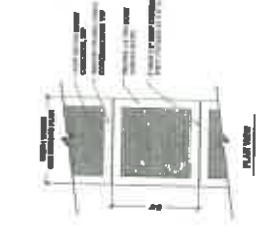
4 HYDRAULIC GATE CLOSER DETAILS - SEE EQUIPMENT
 11.16.19
 PROJECT NUMBER



6 TYPICAL SIDEWALK DETAILS
 11.16.19
 PROJECT NUMBER



5 POOL CONCRETE DECK - TYPICAL SECTION
 11.16.19
 PROJECT NUMBER



7 BRIDGE - W/ RACK FOR INBOUND
 11.16.19
 PROJECT NUMBER



BERKELEY LAKES SUBDIVISION
 CITY OF LOUCRT GROVE - GEORGIA
 PROJECT NO. 19
 DATE: 03.28.19

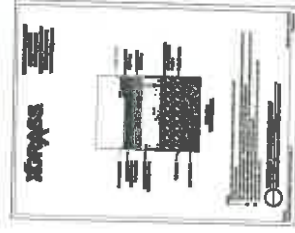
BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 PROJECT NO. 19
 DATE: 03.28.19



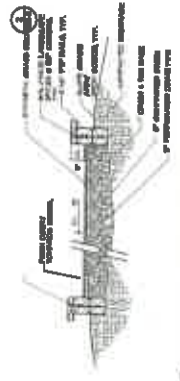
DATE	03.28.19
BY	RMJ
CHECKED	
APPROVED	

SCHEMATIC
 BARBICAPE INSTALLS
 DATE: 03.28.19
 DRAWN BY: RMJ

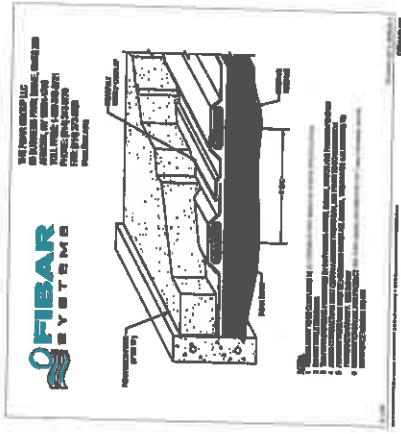
HS-2



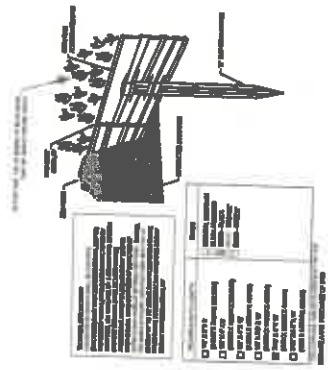
1 ROCKE COURT - TYPICAL SECTION
 P.T.C.



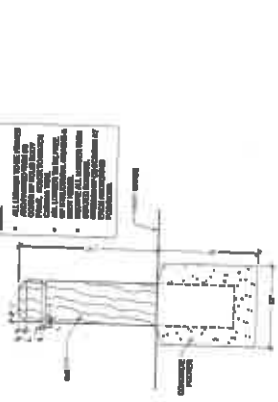
2 QUANTITY: GRASS BEYOND
 P.T.C.



3 ENGRAVED WOOD FIBER PLAYGROUND SAFETY SURFACING
 P.T.C.



4 ALUMINUM FENCING DETAIL
 P.T.C.



5 CORNER POST DETAIL
 P.T.C.



24 HOUR CONTACT:
 CHRIS TORRIT @ 770-516-0039



BERKELEY LAKES SUBDIVISION
ENTRANCE CONSTRUCTION PLANS
REPORT BOOK
 CITY OF LOCUST GROVE - GEORGIA

BERKELEY LAKES, INC.
 1700 W. BERRY AVE.
 ANDALUSIA, GA 30906
 (770) 935-4800



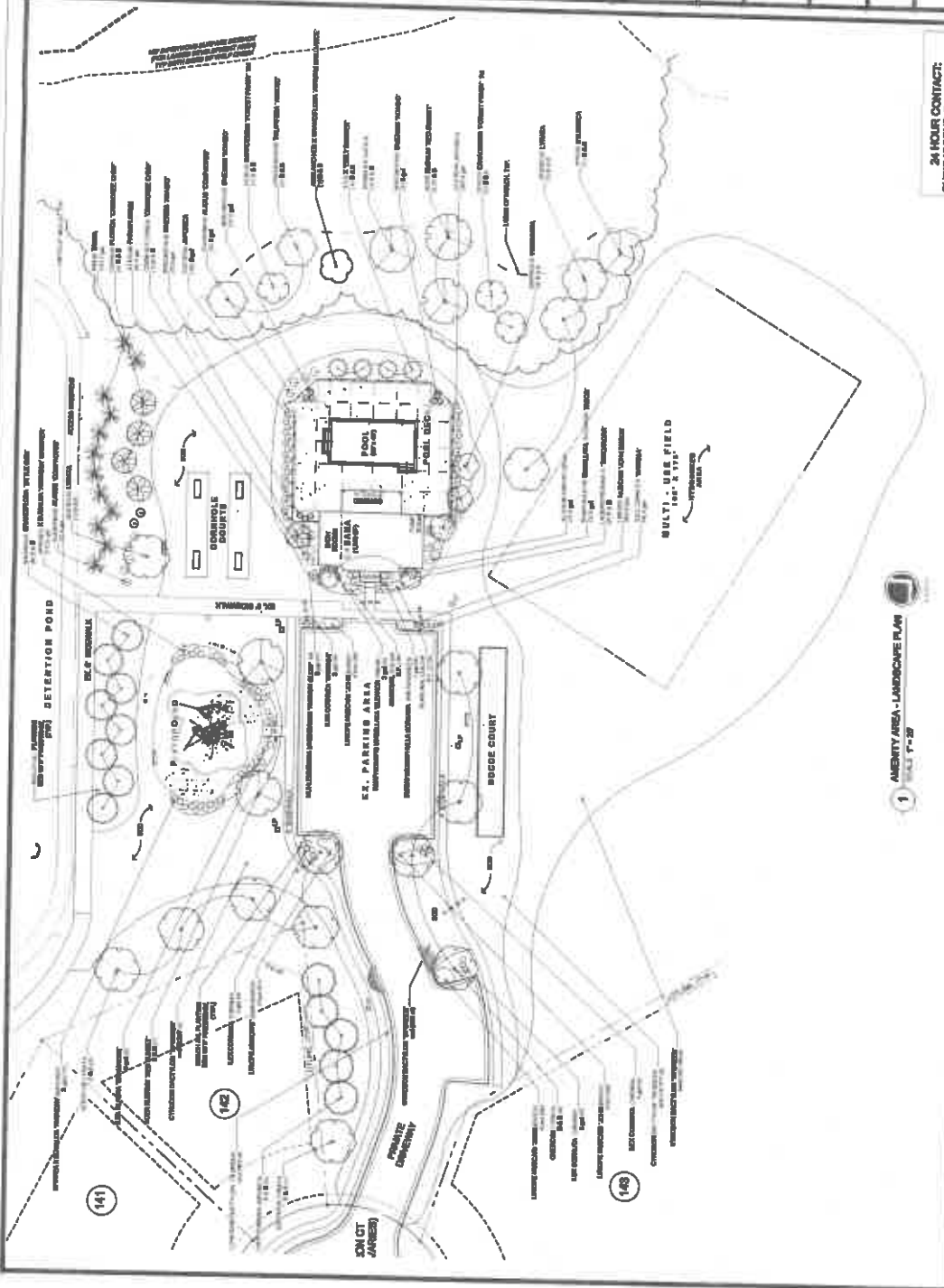
DATE	08.26.19
PROJECT	BL08
SCALE	AS SHOWN

AMENITY LANDSCAPE PLAN

DATE: 08.26.19
 PROJECT: BL08

ISSUE NO: **LS-1**

24 HOUR CONTACT:
 CHRIS KNIGHT @ 770-916-8888



1 AMENITY AREA - LANDSCAPE PLAN
 SCALE: 1"=20'



BERKELEY LAKES SUBDIVISION
 ENTRANCE CONSTRUCTION PLANS
 PROJECT BOARDS
 11. 164 - 2nd DISTRICT
 CITY OF LOUPT GROVE - GEORGIA



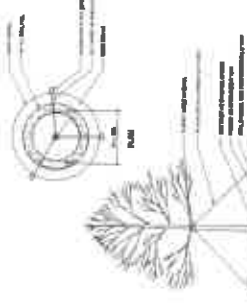
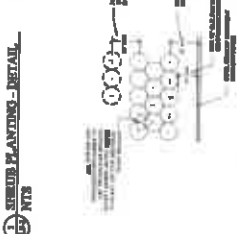
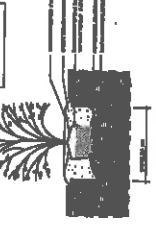
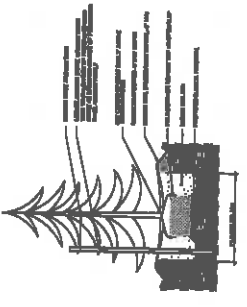
LS-2
 LAKESIDE SCHEDULE & DETAILS
 DATE: 03.28.19
 DRAWN BY: [Name]

PLANT SCHEDULE AMENITY

NO.	SYMBOL	DESCRIPTION	QTY	UNIT	DATE
1	[Symbol]	1" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
2	[Symbol]	2" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
3	[Symbol]	4" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
4	[Symbol]	6" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
5	[Symbol]	8" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
6	[Symbol]	10" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
7	[Symbol]	12" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
8	[Symbol]	14" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
9	[Symbol]	16" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
10	[Symbol]	18" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
11	[Symbol]	20" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
12	[Symbol]	22" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
13	[Symbol]	24" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
14	[Symbol]	26" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
15	[Symbol]	28" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
16	[Symbol]	30" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
17	[Symbol]	32" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
18	[Symbol]	34" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
19	[Symbol]	36" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
20	[Symbol]	38" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
21	[Symbol]	40" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
22	[Symbol]	42" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
23	[Symbol]	44" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
24	[Symbol]	46" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
25	[Symbol]	48" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
26	[Symbol]	50" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
27	[Symbol]	52" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
28	[Symbol]	54" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
29	[Symbol]	56" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
30	[Symbol]	58" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
31	[Symbol]	60" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
32	[Symbol]	62" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
33	[Symbol]	64" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
34	[Symbol]	66" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
35	[Symbol]	68" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
36	[Symbol]	70" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
37	[Symbol]	72" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
38	[Symbol]	74" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
39	[Symbol]	76" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
40	[Symbol]	78" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
41	[Symbol]	80" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
42	[Symbol]	82" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
43	[Symbol]	84" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
44	[Symbol]	86" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
45	[Symbol]	88" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
46	[Symbol]	90" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
47	[Symbol]	92" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
48	[Symbol]	94" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
49	[Symbol]	96" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
50	[Symbol]	98" - 1/2" ASPHALT	100	SQ. YD.	03/28/19
51	[Symbol]	100" - 1/2" ASPHALT	100	SQ. YD.	03/28/19



FOR MORE CONTACT:
 CHES HENRY @ 770-616-6688



NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOUPT GROVE PLANTING SPECIFICATIONS.
2. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
3. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
4. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
5. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
6. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
7. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
8. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
9. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
10. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
11. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
12. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
13. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
14. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
15. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
16. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
17. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
18. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
19. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.
20. PLANTING SHALL BE DONE AT THE END OF THE PROJECT.



Community Development Department

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

Item Coversheet

Item: Approval of an ordinance to create and adjust fees paid to the City for certain services provided.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes

Date Received: N/A

Workshop Date: November 18, 2019
September 30, 2019 – preliminary introduction during Council Retreat

Regular Meeting Date: December 2, 2019

Discussion:

With the increase in development and building activity, Staff has become aware that there are certain services that we are requested to provide that are not specifically listed in the Fee Schedule.

Including:

- Water and/or sanitary sewer availability letters
- Fire flow tests that are performed by the City
- Fire flow tests that are performed by third parties, but witnessed by the City
- Pressure tests for water systems

There are also items in the Fee Schedule with prices listed that do not fully cover the cost of the service provided by the City. With regards to residential building permit fees, the amount charged per square foot has been stagnant for several years. Staff proposes a modest step

increase over the next several months to offset inflation as described in the table on the following page.

Including:

- Change in Tenancy permits
- Demolition permits
- Swimming pool permits
- Fire sprinkler permits
- Fire alarm permits
- Low voltage permits
- Permit card replacement

Recommendation:

The table below contains current fee amounts and Staff recommendations based on the amount of time spent in the field and in the office processing the requests as well as offsetting costs associated with providing equipment and vehicles.

SERVICE	CURRENT FEE	PROPOSED FEE	NOTES
Availability Letters	None	\$100	Requires research and coordination between departments
Fire Flow Tests (City)	None	\$150	Requires personnel (x2) and equipment to be onsite and data analysis
Fire Flow Tests (3 rd party)	None	\$100	Requires personnel (x1) to be onsite
Waterline Pressure Tests	None	\$150	Requires personnel and equipment to be onsite and data analysis
Change in Tenancy	\$50	\$100	Requires inspection(s), coordination with HCFD and administrative oversight
Demolition	\$65	\$150	Requires at least 2 inspections
Fire Sprinklers	\$50	\$100	Requires inspection(s), coordination with HCFD and administrative oversight
Fire Alarms	\$50	\$100	Requires inspection(s), coordination with HCFD and administrative oversight
Low Voltage	\$50	\$75	Requires inspections and administrative oversight; consistent with other trade permits

Permit Card Replacement	\$25	\$100	Eliminate lost/destroyed permit cards
Residential Building Permit	\$0.27 per sq. ft.	1/1/20 0.30	7/1/20 \$0.325
Minor Tenant Finish	Up to \$2,500 was eligible for \$150 permit	Up to \$5,000 eligible for \$150 permit	Step increase per square foot to offset inflation.
1 st Re-inspection Fee	\$50.00	\$0.00	Accounts for rising construction costs for the same amount of work.
Temporary Service Pole	\$50.00	\$75.00	Initial re-inspection is included in the cost of the permit.
Utility Release Inspection	\$65.00	\$75.00	Consistent with other trade permits.

Staff recommends amending Section 15.40.010 to read as follows (amendments in **bold**) and to have the amendments take effect on January 1, 2020 in order to give time to update the building community:

15.40.010 - Schedule of permit fees.

A. One and Two Family Residential Permit (includes Manufactured [MF] and Industrialized Residential Buildings [IB]).

New Construction/Renovation/MF/IB	Applicable Fee
Minimum Building Permit Fee	\$300.00, plus applicable trade permit fees
Fee rate of calculation per total square footage (heated and unheated) of structure	\$0.30 – 1/1/20 thru 6/30/20
	\$0.325 – 7/1/20
Trade (HVAC, Electrical, Plumbing, Low-Voltage) Permit Fee	\$75.00 per applicable trade
Additions, renovations, and repairs to existing structure valued below 50% of assessed fair market value of existing structure	Minimum Building Permit Fee of \$100.00 or \$2.70 per \$1,000.00 of construction value* plus applicable trade permit fees
New/replacement of a manufactured home or industrialized residential building	\$200.00, plus applicable trade permit fees

Note: *Construction value shall be determined as eighty-five percent of the latest building valuation data as published by the International Code Council, Inc,

B. Multi-Family, Institutional, Commercial, Industrial and Office Project Permit Fees.

New Construction/Renovation	Applicable Fee
Minimum Building Permit Fee	\$375.00
\$0.00 to \$350,000 of Construction Valuation	\$3.95 per \$1,000 of Construction Valuation or fraction thereof
\$350,000.01 to \$750,000 of Construction Valuation	\$3.85 per \$1,000 of Construction Valuation or fraction thereof
\$750,000.01 to \$1,500,000 of Construction Valuation	\$3.75 per \$1,000 of Construction Valuation or fraction thereof
\$1,500,000.01 or greater of Construction Valuation	\$3.70 per \$1,000 of Construction Valuation or fraction thereof
Additions, renovations, and repairs to structure (including tenant finish work, which must submit individual cost of construction)	Minimum Building Permit Fee of \$375.00 or \$4.00 per \$1,000 of Construction Valuation, whichever is greater, plus applicable trade permits
Minor Tenant Finish (under \$5,000.00 of construction value)	\$150.00, plus applicable trade permits, if any.

Note: Construction Valuation shall be determined as eighty-five percent of the latest building valuation data by type of construction and occupancy as published semiannually by the International Code Council, Inc. Should reported value be less than this figure, the Building Official is designated with the responsibility of assignment in value, including reduction in amounts where actual bid data or other documentation is submitted to show a lesser amount.

- C. Building Plan Review Fees for Multi-Family, Institutional, Commercial, Industrial and Office Projects: Plans shall be submitted for review by the chief building official and the other responsible agencies for zoning, life/safety, and utilities review. No permit shall be issued until plans have been reviewed and approved. Prior to plans being reviewed, a plan review fee must be paid which shall be equal to, and in addition to, one-half of the required building permit fee.
- D. Penalties: Where work has been started prior to obtaining a permit, the fees specified herein shall be subject to a penalty of twice the required permit fee up to one thousand dollars, plus a one hundred dollar administrative fee. Payment of the penalty and the administrative fee shall not relieve anyone from fully complying with the requirements of the technical codes in Chapter 15.08 nor from any other penalties.

E. Building Re-inspection Fees: When the chief building official has found a project or phase of a building project in noncompliance with the adopted technical codes on a requested inspection, the following re-inspection fees shall apply:

Re-inspection	Applicable Fee
First Re-inspection	\$0.00
Second Re-inspection for same deficiency	\$50.00
Third Re-inspection for same deficiency	\$150.00
All additional re-inspections for same deficiency	\$250.00 per additional re-inspection

F. For multi-family, institutional, commercial, industrial and office projects, the following trade (Electrical, Mechanical/HVAC, Plumbing) permit fees shall apply:

Project Valuation	Applicable Fee per Trade
\$0.00 to \$100,000	\$75.00
\$100,000.01 to \$500,000	\$100.00
\$500,000.01 to \$1,000,000	\$150.00
\$1,000,000.01 and above	\$250.00

G. Specialized permits are required for the following projects listed below, and the following permit fees shall apply:

Project Type	Applicable Fee
Temporary Service Pole	\$75.00
Demolition Permit	\$150.00
Swimming Pool Permit (in-ground)	\$250.00, plus applicable trade permits
Swimming Pool Permit (above-ground)	\$125.00, plus applicable trade permits
Utility Release Inspection	\$75.00
Fire Sprinkler Permit	\$100.00, plus plan review fees
Fire Alarm Permit	\$100.00, plus plan review fees
Change in Tenancy Inspection	\$100.00
Move-in Structure Preliminary Inspection	\$50.00

Move-in Structure Building Permit	\$250.00, plus applicable trade permits
Industrialized Buildings (non-residential, temporary occupancy, construction trailers)	\$100.00, plus applicable trade permits
Garage, Storage and Accessory Structures (residential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot, whichever is greater, plus applicable trade permits
Garage, Storage and Accessory Structures (commercial, detached)	Minimum fee of \$50.00 or valuation permit fee in (B), whichever is greater, plus applicable trade permits
Low-Voltage Permit	\$75.00

H. For other items listed below, the following fees shall apply:

Item	Applicable Fee
Replacement Permit Card	\$100.00
Renewal of Expired Permit (no changes) for an additional period not to exceed 180 days.	\$50.00
Additions/Changes to Existing Permit	\$50.00 administrative fee, plus any additional fee based on valuation or square footage increase.
Water and/or Sewer Availability Letter	\$100.00
Fire Flow Test – performed by City	\$150.00
Fire Flow Test – performed by 3 rd Party	\$100.00
Waterline Pressure Test	\$150.00
Copies	\$0.25 per standard-format page \$2.50 per wide-format page

ORDINANCE NO. _____

TO AMEND TITLE 15, CHAPTER 15.40, SECTION 15.40.010 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES A SCHEDULE OF PERMIT FEES FOR SERVICES PROVIDED TO THE PUBLIC BY THE CITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Section 15.40.010, entitled “Schedule of Permit Fees” is hereby amended by deleting this Section in its entirety and inserting new Section 15.40.010 to read as follows:

15.40.010 - Schedule of permit fees.

- A. One- and Two-Family Residential Permit (includes Manufactured [MF] and Industrialized Residential Buildings [IB]).

New Construction/Renovation/MF/IB	Applicable Fee
Minimum Building Permit Fee	\$300.00, plus applicable trade permit fees
Fee rate of calculation per total square footage (heated and unheated) of structure	\$0.30 – 1/1/20 thru 6/30/20
	\$0.325 – 7/1/20
Trade (HVAC, Electrical, Plumbing, Low-Voltage) Permit Fee	\$75.00 per applicable trade
Additions, renovations, and repairs to existing structure valued below 50% of assessed fair market value of existing structure	Minimum Building Permit Fee of \$100.00 or \$2.70 per \$1,000.00 of construction value* plus applicable trade permit fees
New/replacement of a manufactured home or industrialized residential building	\$200.00, plus applicable trade permit fees

Note: *Construction value shall be determined as eighty-five percent of the latest building valuation data as published by the International Code Council, Inc.

B. Multi-Family, Institutional, Commercial, Industrial and Office Project Permit Fees.

New Construction/Renovation	Applicable Fee
Minimum Building Permit Fee	\$375.00
\$0.00 to \$350,000 of Construction Valuation	\$3.95 per \$1,000 of Construction Valuation or fraction thereof
\$350,000.01 to \$750,000 of Construction Valuation	\$3.85 per \$1,000 of Construction Valuation or fraction thereof
\$750,000.01 to \$1,500,000 of Construction Valuation	\$3.75 per \$1,000 of Construction Valuation or fraction thereof
\$1,500,000.01 or greater of Construction Valuation	\$3.70 per \$1,000 of Construction Valuation or fraction thereof
Additions, renovations, and repairs to structure (including tenant finish work, which must submit individual cost of construction)	Minimum Building Permit Fee of \$375.00 or \$4.00 per \$1,000 of Construction Valuation, whichever is greater, plus applicable trade permits
Minor Tenant Finish (under \$5,000.00 of construction value)	\$150.00, plus applicable trade permits, if any.

Note: Construction Valuation shall be determined as eighty-five percent of the latest building valuation data by type of construction and occupancy as published semiannually by the International Code Council, Inc. Should reported value be less than this figure, the Building Official is designated with the responsibility of assignment in value, including reduction in amounts where actual bid data or other documentation is submitted to show a lesser amount.

- C. Building Plan Review Fees for Multi-Family, Institutional, Commercial, Industrial and Office Projects: Plans shall be submitted for review by the chief building official and the other responsible agencies for zoning, life/safety, and utilities review. No permit shall be issued until plans have been reviewed and approved. Prior to plans being reviewed, a plan review fee must be paid which shall be equal to, and in addition to, one-half of the required building permit fee.**
- D. Penalties: Where work has been started prior to obtaining a permit, the fees specified herein shall be subject to a penalty of twice the required permit fee up to one thousand dollars, plus a one hundred dollar administrative fee. Payment of the penalty and the administrative fee shall not relieve anyone from fully complying with the requirements of the technical codes in Chapter 15.08 nor from any other penalties.**

- E. **Building Re-inspection Fees:** When the chief building official has found a project or phase of a building project in noncompliance with the adopted technical codes on a requested inspection, the following re-inspection fees shall apply:

Re-inspection	Applicable Fee
First Re-inspection	\$0.00
Second Re-inspection for same deficiency	\$50.00
Third Re-inspection for same deficiency	\$150.00
All additional re-inspections for same deficiency	\$250.00 per additional re-inspection

- F. For multi-family, institutional, commercial, industrial and office projects, the following trade (Electrical, Mechanical/HVAC, Plumbing) permit fees shall apply:

Project Valuation	Applicable Fee per Trade
\$0.00 to \$100,000	\$75.00
\$100,000.01 to \$500,000	\$100.00
\$500,000.01 to \$1,000,000	\$150.00
\$1,000,000.01 and above	\$250.00

G. Specialized permits are required for the following projects listed below, and the following permit fees shall apply:

Project Type	Applicable Fee
Temporary Service Pole	\$75.00
Demolition Permit	\$150.00
Swimming Pool Permit (in-ground)	\$250.00, plus applicable trade permits
Swimming Pool Permit (above-ground)	\$125.00, plus applicable trade permits
Utility Release Inspection	\$75.00
Fire Sprinkler Permit	\$100.00, plus plan review fees
Fire Alarm Permit	\$100.00, plus plan review fees
Change in Tenancy Inspection	\$100.00
Move-in Structure Preliminary Inspection	\$50.00
Move-in Structure Building Permit	\$250.00, plus applicable trade permits
Industrialized Buildings (non-residential, temporary occupancy, construction trailers)	\$100.00, plus applicable trade permits
Garage, Storage and Accessory Structures (residential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot, whichever is greater, plus applicable trade permits
Garage, Storage and Accessory Structures (commercial, detached)	Minimum fee of \$50.00 or valuation permit fee in (B), whichever is greater, plus applicable trade permits
Low-Voltage Permit	\$75.00

H. For other items listed below, the following fees shall apply:

Item	Applicable Fee
Replacement Permit Card	\$100.00
Renewal of Expired Permit (no changes) for an additional period not to exceed 180 days.	\$50.00
Additions/Changes to Existing Permit	\$50.00 administrative fee, plus any additional fee based on valuation or square footage increase.
Water and/or Sewer Availability Letter	\$100.00

Fire Flow Test – performed by City	\$150.00
Fire Flow Test – performed by 3 rd Party	\$100.00
Waterline Pressure Test	\$150.00
Copies	\$0.25 per standard-format page \$2.50 per wide-format page

SECTION 2. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 3. Severability.

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

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

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

SECTION 4. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. Effective Date. This ordinance shall become effective on January 1, 2020.

SO ORDAINED this 2nd day of December 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney



Community Development Department

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

Item Coversheet

Item: Resolution to accept applications for annexation has been submitted to the City of Locust Grove from Neil A. Gardner and Bonnie L. Gardner for annexation of two tracts totaling 24.19 +/- acres Located At 342 Davis Lake Road (Parcel ID - 128-02065000) in Land Lot 217 of the 2nd District.

Action Item: Yes No
Public Hearing Item: Yes No
Executive Session Item: Yes No
Advertised Date: N/A
Budget Item: No
Date Received: October 24, 2019
Workshop Date: November 18, 2019
Regular Meeting Date: December 2, 2019

Discussion:

A request for annexation of 24.19 +/- acres of property located at 342 Davis Lake Road (Parcel ID - 128-02065000) in Land Lot 217 of the 2nd District. The properties are zoned RA (residential agricultural) and will remain so if incorporated into the City.

If the applications are accepted, it will be forwarded to the City Attorney's office for further review.

Recommendation:

I | ... in The Grove

I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT AN APPLICATIONS FOR ANNEXATION FROM NEIL A. GARDNER AND BONNIE L. GARDNER FOR PROPERTY LOCATED AT 342 DAVIS LAKE ROAD (PARCEL ID – 128-02065000) IN LAND LOT 217 OF THE 2ND DISTRICT.

RESOLUTION _____

A RESOLUTION TO ACCEPT APPLICATIONS FROM NEIL A. GARDNER AND BONNIE L. GARDNER FOR ANNEXATION OF 24.19 +/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

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

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

WHEREAS, Neil A. Gardner and Bonnie L. Gardner are the owners (the “Owners”) of real property located at 342 Davis Lake Road (Parcel ID – 128-02065000) in Land Lot 217 of the 2nd District (the “Property”); and,

WHEREAS, the City received two applications for annexation (the “Annexation Application”) from the Owners, dated October 24, 2019, a copy of which is attached hereto as **Exhibit “A”** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

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

WHEREAS, continued investigation may reveal that annexation of the Properties 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 Properties 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 Applications, and to adopt an ordinance (“Annexation Ordinance”) expressly authorizing the proposed annexations in order to fully and finally annex the Property into the municipal boundaries of the City;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

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

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

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

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

5. **Consideration of Annexation Ordinance.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation 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 2nd day of December 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

APPROVED AS TO FORM:

(seal)

City Attorney

EXHIBIT "A"

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

Date of Submission: 10/24/19

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) Neil A. Gardner

Bonnie L. Gardner

PROPERTY LOCATION 342 Davis Lake Road

Locust Grove, GA 30248

PHONE NUMBER (404) 372-9534

ALTERNATE PHONE (404) 374-0183

LAND LOT/DISTRICT 217 / Dist 2

ACREAGE 24.19

MAP CODE NO. 128-02065000

ZONING CLASSIFICATION _____

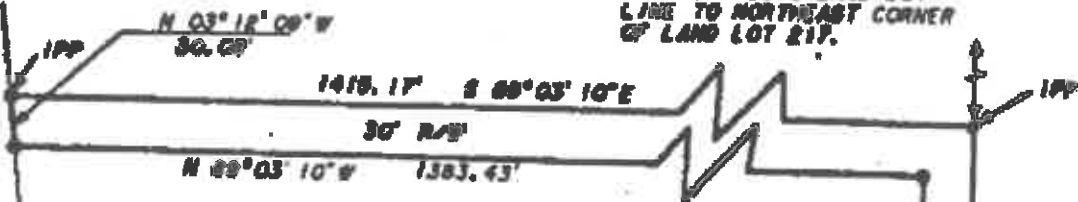
SIGNATURE(S) Neil A. Gardner Date _____

Bonnie L. Gardner Date _____

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

DAVIS LAKE ROAD

748.87' ALONG LAND LOT LINE TO NORTHEAST CORNER OF LAND LOT 217.



SURVEY MADE FOR:
NEIL A. GARDNER
BONNIE L. GARDNER
PROPERTY LOCATED IN:
LAND LOT 217 2nd DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" = 100' July 12, 1995



GARDNER PROP.

E

S 89° 31' 14" E
254.33'

N 00° 07' 18" E
365.66'

S 00° 07' 18" W 820.43'

GARDNER PROP.

N 00° 07' 18" E
425.01'

4.00 ACS.

LAND LOT LINE

IPP

284.33'
N 89° 31' 14" W

IN MY OPINION THIS PLAN IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATED AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS BY LAW.

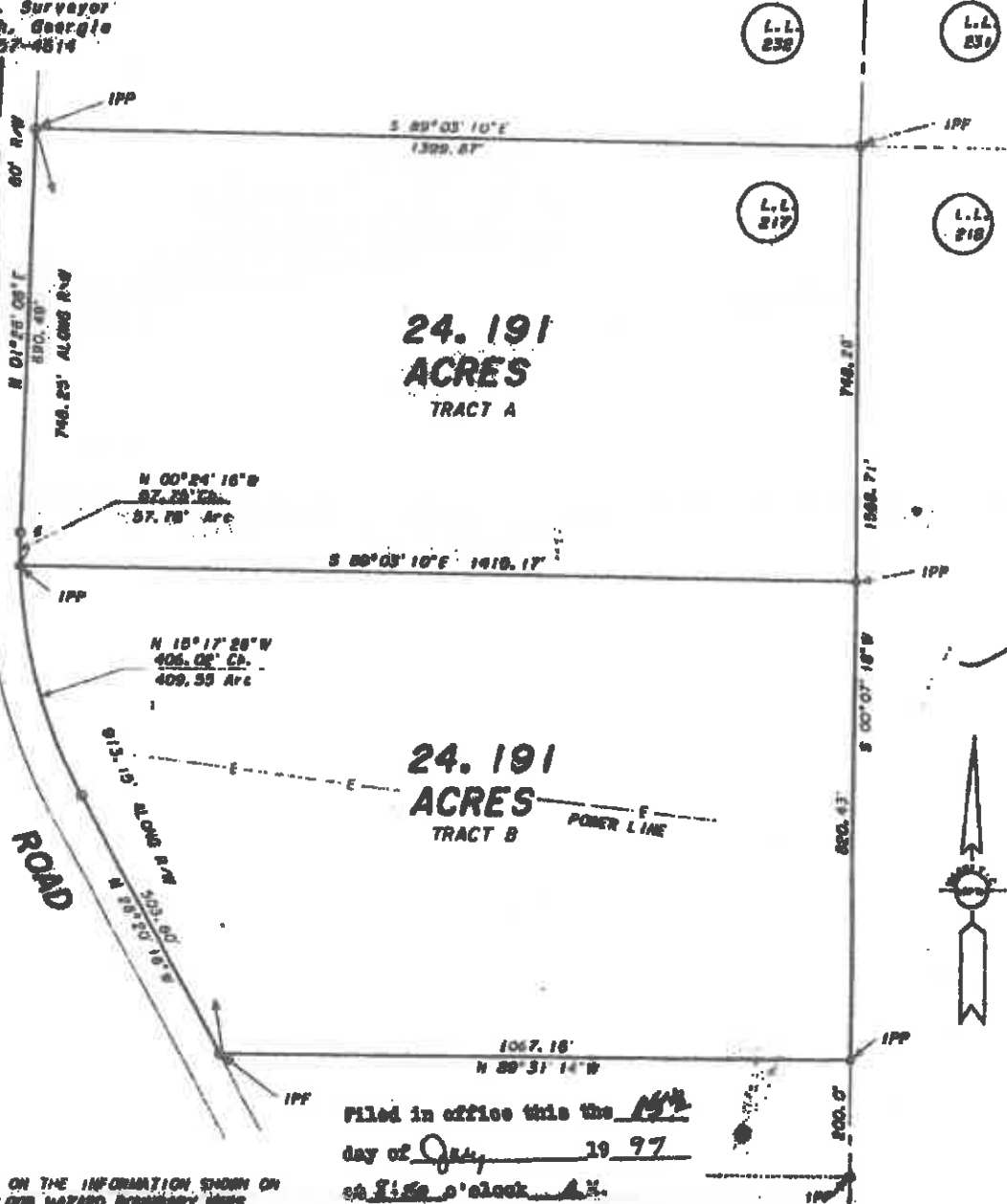
Joe Rowan, Jr.
 Registered Land Surveyor
 No. 2404

BASED ON THE INFORMATION SHOWN ON
 THE FLOOD HAZARD BOUNDARY MAPS
 FURNISHED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY, IT IS MY OPINION
 THAT THIS PROPERTY IS OUTSIDE OF
 THE FLOOD HAZARD AREA.

Joe Rowan, Jr.
 Registered Land Surveyor
 No. 2404

Prepared by:
 Joe B. Rowan, Jr.
 Henry Co. Surveyor
 McDonough, Georgia
 Tel. N 887-4814

DAVIS
 LAKE
 ROAD



24.191
 ACRES
 TRACT A

24.191
 ACRES
 TRACT B

Filed in office this the 14th
 day of July, 1997
 at 11:50 o'clock A.M.

BASED ON THE INFORMATION SHOWN ON
 THE FLOOD HAZARD BOUNDARY MAPS
 FURNISHED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY, IT IS MY OPINION
 THAT THIS PROPERTY IS OUTSIDE OF
 THE FLOOD HAZARD AREA.

Joe Rowan, Jr. N.L.S. 2404



THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT 715.802 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY
 IS BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 10,000 FEET AND ANGULAR
 ERROR OF 0-00.10 PER ANGLE POINT
 AND WAS ADJUSTED USING TRANSIT RULE.

PB 26 PG 183

SURVEY MADE FOR:
JAMES GARDNER
 PROPERTY LOCATED IN:
 LAND LOT 217 * 2nd DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 200' * July 11, 1995

THIS SURVEY IS A
 CORRELATIVE REPRESENTATION OF
 THE LAND PLATED AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS BY LAW.

Joe Rowan, Jr. N.L.S. 2404



Graphic Scale

Return to: Mr. & Mrs. James Robert Gardner
135 Calvia Drive
Lanett Grove, Ga. 30248

STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of \$1.00 and Love and Affection, being a deed of gift
DONORS to Us said Mr. JAMES ROBERT GARDNER and MABLE F. GARDNER
of the County of HENRY do hereby sell and convey unto
NEIL A. GARDNER and BONNIE L. GARDNER
of the County of HENRY their best and lawful part
of land, which is described as follows:

All that tract or parcel of land containing four (4) acres, lying and being
in Land Lot 217 of the 2nd District of Henry County, Georgia, per plat of survey
made for Neil A. Gardner and Bonnie L. Gardner by Joe Rowan, Jr., Registered
Land Surveyor, dated July 12, 1995. A copy of said plat is attached hereto,
marked EXHIBIT "A", and by reference made a part hereof for description and
all other legal purposes.

FILED IN 2116
DATE REC'D 7-28-95
WENE John L. Soper
Jul 18 1 27 PM '95

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

HENRY COUNTY GEORGIA
REAL ESTATE TRANSACTIONS
BOOK 2116 PAGE 114
DATE 7-18-95
WENE John L. Soper

To Have and to Hold said land and appurtenances unto said
NEIL A. GARDNER and BONNIE L. GARDNER, their

heirs, executors, administrators, and assigns, in fee simple.

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

In Witness Whereof, _____ have hereunto set _____ hand and affixed _____ seal
this the 17th day of July 19 95

Signed, sealed and delivered in the presence of

Kathy Alden
UNOFFICIAL WITNESS
John L. Soper
NOTARY PUBLIC
My Comm. Exp. _____
Henry County, Georgia

James Robert Gardner (S.S.)
Mable F. Gardner (S.S.)
Mable F. Gardner (S.S.)

STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of \$1.00 and Love and Affection, being a deed of Gift
 between to Us paid to, James Robert Gardner and Marie F. Gardner
 of the County of Henry do hereby sell and convey unto
Neil A. Gardner and Bonnie L. Gardner
 of the County of Henry their heirs and assigns, a tract or parcel
 of land, which is described as follows:

All that tract or parcel of land containing four (4) acres, lying and being
 in said County of Henry, Georgia, according to plat of survey
 made for Neil A. Gardner and Bonnie L. Gardner by Joe Lewis, Jr., Registered
 Land Surveyor, dated July 12, 1995. A copy of said plat is attached hereto,
 marked EXHIBIT "A", and by reference made a part hereof for description and
 all other legal purposes.

RECORDED IN BOOK 2116
 DATE REC'D 7-20-95
 Clerk of Superior Court
 Jul 18 1 27 PM '95

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

HENRY COUNTY GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID Love & Affection
 DATE 7-18-95
Joe Lewis, Jr.
 Clerk of Superior Court

To Have and to Hold said land and appurtenances unto said
Neil A. Gardner and Bonnie L. Gardner, their
 heirs, executors, administrators, and assigns, in fee simple.

We warrant the title to said land against the lawful claims of all parties.

heirs, executors, administrators, and assigns, in fee simple.

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

In Witness Whereof, He have hereunto set OUR hand & and affixed OUR seal & this the 17th day of July, 19 95

Signed, sealed and delivered in the presence of:

Kathy Liden

UNOFFICIAL WITNESS

Opal Hagan

NOTARY PUBLIC
MY COM. EXPIRES

Notary Public, Spalding County, Georgia
My Commission Expires October 15, 1996

James R. Gardner

James Robert Gardner (L.S.)

Mable F. Gardner

Mable F. Gardner (L.S.)

(L.S.)
(L.S.)
(L.S.)

013746

RETURN TO: S. T. KELLS, ATTORNEY AT LAW
35 Griffin Street
Macon, Ga., 31203

4-1-98

BOOK 2845 PAGE 255

STATE OF GEORGIA
COUNTY OF HENRY

County of Henry

THIS INDENTURE, made this 3rd day of December in the year of our Lord Nineteen Hundred and ninety seven between MABLE F. GARDNER, ROBERT F. GARDNER and EARL S. GARDNER of the county of Henry of the first part, and NEIL A. GARDNER of the County of Henry of the second part:

Witnesseth that the said parties of the first part, for and in consideration of the sum of ONE DOLLAR

in hand paid, the receipt whereof is acknowledged, he or she bargained, sold and by these presents does renounce, release and forever quitclaim to the said party of the second part his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have had in and to

All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia, being the southern 24.191 acre tract of land shown on plat of survey made for James Gardner by Joe Rowan, Jr., Registered Land Surveyor, dated July 11, 1995, of record in Plat Book 26, Page 103, in Office Clerk Superior Court said County of Henry. Said plat and the record thereof being incorporated herein by reference for description and all other legal purposes.

LESS AND EXCEPT THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS:

All that tract or parcel of land containing four (4) acres, lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia, per plat of survey made for Neil A. Gardner and Bonnie L. Gardner by Joe Rowan, Jr., Registered Land Surveyor, dated July 12, 1995, of record in Deed Book 2116, Page 115, in Office Clerk Superior Court said County of Henry. Said plat and the record thereof being incorporated herein by reference for description and all other legal purposes.

RECORDED IN 2845
PAGE 255
APR 1 8 46 AM '98
A. S. Taylor
Clerk of Superior Court

REAL ESTATE TRANSFER TAX
PAID - 0 - TWENTY
DATE 4-1-98
A. S. Taylor
Clerk of Superior Court

With all the rights, members and appurtenances in and to the above described premises in anywise appertaining or belonging.

To HAVE AND HOLD the said described premises unto the said party of the second part his heirs and assigns, so that neither the said parties of the first part nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Parties of the First Part has hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in presence of
Margaret McAllister
Margaret McAllister
Official Witness

Mable F. Gardner (SEAL.)
Mable F. Gardner (SEAL.)
Robert F. Gardner (SEAL.)



Other for other signatures

009341

Signed, Sealed and Delivered in the presence of

Henry G. Noble
Unofficial Witness (Seal)

Robert F. Gardner
Robert F. Gardner (SEAL)

Notary Public *D. E. SUEZKA*
My Commission expires: *4/15/1918*



Signed, Sealed and Delivered in the presence of

Earl S. Gardner
Unofficial Witness (Seal)

Earl S. Gardner
Earl S. Gardner (SEAL)

Notary Public *D. E. SUEZKA*
My Commission expires: *4/15/1918*



PARTICULAR DEED

FROM *Robert F. Gardner and Earl S. Gardner*

TO *Henry*

GEORGIA, *Henry* COUNTY

CLERK OF SUPERIOR COURT

April 1, 1918

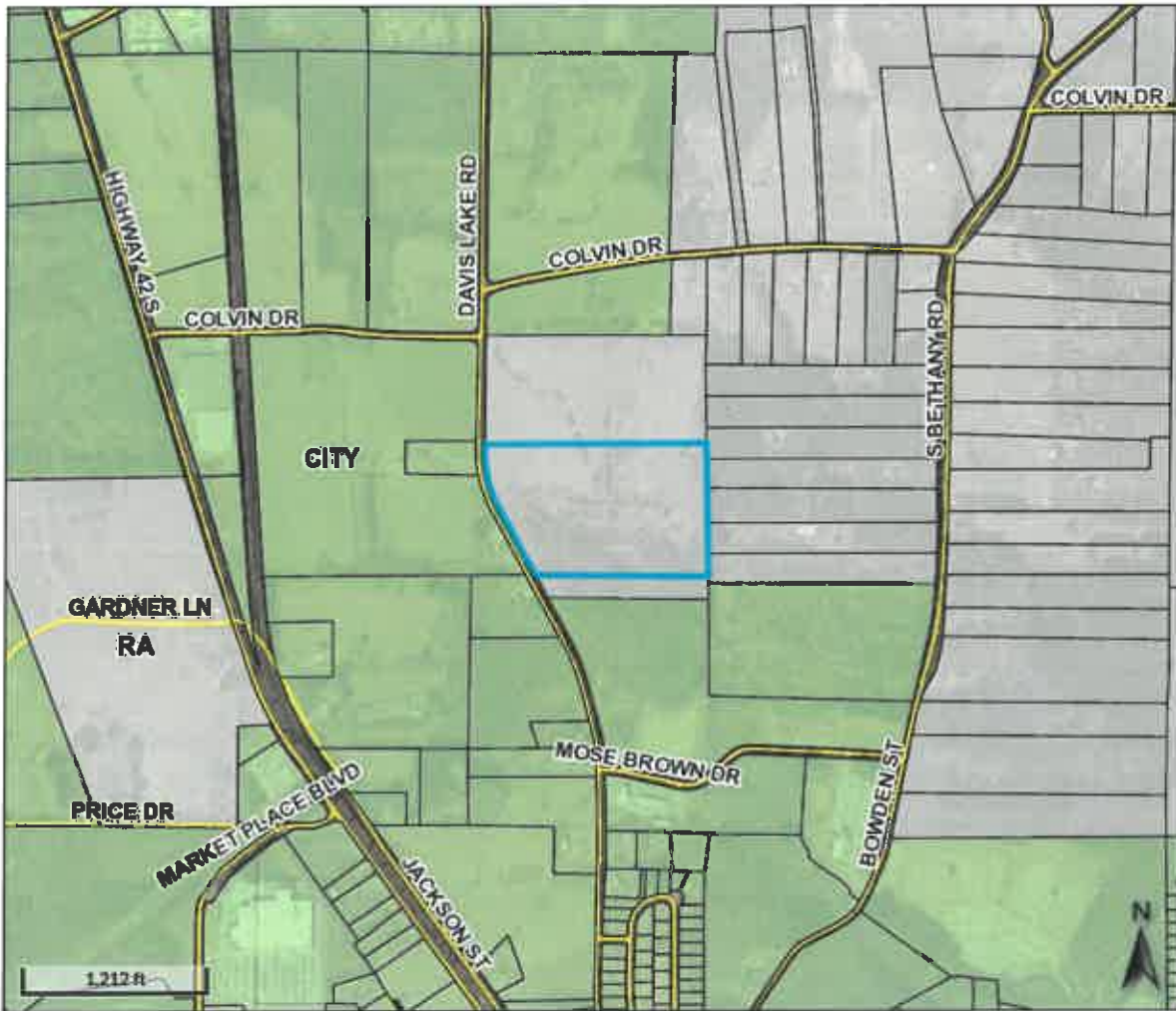
D. W. A. M. W.

Notary Public

Henry G. Noble

H. T. HILLIS
ATTORNEY AT LAW
MEMPHIS, GA.





Overview



Legend

-  Parcels
-  Roads
- Zoning**
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  OI
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

Parcel ID	128-02065000	Class	V	Owner	GARDNER NEIL A & BONNIE L	Land Value:	\$222,500								
Property Address	342 DAVIS LAKE RD	Acreage	24.19	Address	342 DAVIS LAKE ROAD	Building Value:	\$244,900	Last 2 Sales							
District	County/Unincorp				LOCUST GROVE GA 30248	Misc Value:	\$0	Date	8/23/2001	Price	\$0	Reason	n/a	Qual	U
						Total Value:	\$467,400	Date	7/17/1995	Price	\$0	Reason	LOVE&AFFEC	Qual	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.

This zoning map is subject to change at any time. The official version of the Zoning map resides within the Henry County Planning and Zoning Department. Please contact the Henry County Planning and Zoning Office at 770-288-7526 to verify current zoning.

Future Land Use





Community Development Department

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

Item Coversheet

Item: Resolution to accept applications for annexation has been submitted to the City of Locust Grove from Neil A. Gardner, and Earl S. Gardner for annexation of two tracts totaling 24.19 +/- acres Located At Davis Lake Road (Parcel ID - 128-02066000) in Land Lot 217 of the 2nd District.

Action Item: Yes No
Public Hearing Item: Yes No
Executive Session Item: Yes No
Advertised Date: N/A
Budget Item: No
Date Received: October 24, 2019
Workshop Date: November 18, 2019
Regular Meeting Date: December 2, 2019

Discussion:

A request for annexation of 24.19 +/- acres of property located at Davis Lake Road (Parcel ID - 128-02066000) in Land Lot 217 of the 2nd District. The properties are zoned RA (residential agricultural) and will remain so if incorporated into the City.

If the applications are accepted, it will be forwarded to the City Attorney's office for further review.

Recommendation:

I | *... in The Grove*

I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT AN APPLICATIONS FOR ANNEXATION FROM NEIL A. GARDNER, AND EARL S. GARDNER FOR PROPERTY LOCATED AT DAVIS LAKE ROAD (PARCEL ID - 128-02066000) IN LAND LOT 217 OF THE 2ND DISTRICT.

RESOLUTION _____

A RESOLUTION TO ACCEPT APPLICATIONS FROM NEIL A. GARDNER AND EARL S. GARDNER FOR ANNEXATION OF 24.19 +/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

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

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

WHEREAS, Neil A. Gardner and Earl S. Gardner are the owners (the “Owners”) of real property located at Davis Lake Road (Parcel ID – 128-02066000) in Land Lot 217 of the 2nd District (the “Property”); and,

WHEREAS, the City received two applications for annexation (the “Annexation Application”) from the Owners, dated October 24, 2019, a copy of which is attached hereto as Exhibit “A” and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

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

WHEREAS, continued investigation may reveal that annexation of the Properties 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 Properties 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 Applications, and to adopt an ordinance (“Annexation Ordinance”) expressly authorizing the proposed annexations in order to fully and finally annex the Property into the municipal boundaries of the City;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

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

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

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

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

5. **Consideration of Annexation Ordinance.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation 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 2nd day of December 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

APPROVED AS TO FORM:

(seal)

City Attorney

EXHIBIT "A"

EXHIBIT "A"

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

Date of Submission: 7-26-19

Received: 10/24/19
by Com. Dev. Dept. *DEJ*

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) Gardner Earl S & Neil

PROPERTY LOCATION Davis Lake Road

PHONE NUMBER ~~770~~ 404-372-9534

ALTERNATE PHONE 805-341-0420

LAND LOT/DISTRICT LLOT 1217 L. Dist 2

ACREAGE 24.19

MAP CODE NO. 128-02066000

ZONING CLASSIFICATION _____

SIGNATURE(S) Earl S. Gardner Date 7-26-19

Neil Gardner Date _____

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

DOCH 008921
FILED IN OFFICE
04/09/2009 02:19 PM
BK:11274 PG:201-202
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY

After recording, return to:
Neil A. Gardner
342 Davis Lake Road
Locust Grove, Georgia 30248

REAL ESTATE TRANSFER TAX
STATE OF GEORGIA PAID: \$0.00

COUNTY OF Henry 8-010391

BOOK
PAGE
011274

EXECUTOR'S DEED

THIS INDENTURE is made as of the 1st day of December 2008, between NEIL A. GARDNER, as Executor under the Last Will and Testament of Mable F. Gardner (hereinafter referred to as the "Deceased"), late of Henry County, Georgia (hereinafter referred to as "Grantor") and EARL STANTON GARDNER and ROBERT FRIEDMAN GARDNER (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Last Will and Testament of the Deceased, it having been duly probated and recorded in the Court of Probate of Henry County, Georgia), for and in consideration of love and affection and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all of Grantor's interest in and to that tract or parcel of land lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia (hereinafter referred to as the "Land"), as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

On February 28, 2008, Mable Gardner passed away owning a one-half (1/2) interest in the Land in fee simple and a life estate interest in the remaining one-half (1/2). Pursuant to her death, her life estate interest ceased to exist and the one-half (1/2) interest subject to Mable Gardner's life estate passed to Earl Gardner, Robert Gardner and Neil Gardner. The purpose of this deed is to transfer Mable Gardner's one-half (1/2) fee simple interest in the Land to Earl Gardner and Robert Gardner.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

Preparer has not performed a title examination or confirmed the legal description, and as such, makes no representation with regard to the same.

EXECUTED under seal as of the date above.

signed, sealed and delivered in the presence of:

DeAnn Cochran

GRANTOR:

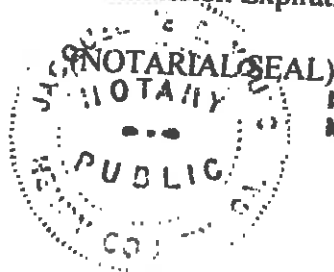
Neil A. Gardner

William Cochran
Unofficial Witness

Neil A. Gardner
Neil A. Gardner, Executor
Under the Last Will and Testament of
Mable F. Gardner, deceased

Jaqueline S. Young
Notary Public

Commission Expiration Date:



Notary Public, Henry County, Georgia
My Commission Expires 8-4-2010

BOOK PAGE

011274 0202

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia, being a 24.191 acre tract of land shown on Plat of survey made for James Gardner by Joe Rowan, Jr., Registered Land Surveyor, dated July 11, 1995, of record in Plat Book 26, Page 183, in the Office of the Clerk of Superior Court of said County of Henry. Said Plat and the record therefore being incorporated herein by reference for description and all other legal purposes.

Return Recorded Document to:
Erpstein & Bentley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BB#: 31224426

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

PT-61 075-20 12 - 2785

THIS INDENTURE, made the 27th day of March, 2012, between Robert Freeman Gardner, as party of the first part, hereinafter called Grantor, and Earl Stanton Gardner, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

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

All of Grantor's five twelfth's (41.667%) undivided interest in and to:

All that tract or parcel of land lying and being in Land lot 217 of the 2nd District of Henry County, Georgia, being a 24.181 acre tract of land shown on Plat of survey made for James Gardner by Joe Rowan, Jr., Registered Land Surveyor, dated July 11, 1995, of record in Plat Book 26, page 183, in the Office of the Clerk of Superior Court of said County of Henry. Said plat and the record therefore being incorporated herein by reference for description and all other legal purposes.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public


Robert Freeman Gardner

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

}
}ss

COUNTY OF Los Angeles

On MARCH, 29, 2012

before me

JESUS N PINEDA

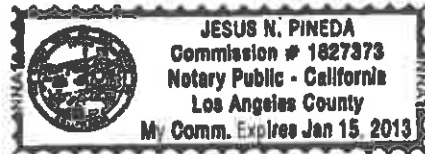
Notary Public,

personally appeared ROBERT FREEMAN GARDNER

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW.

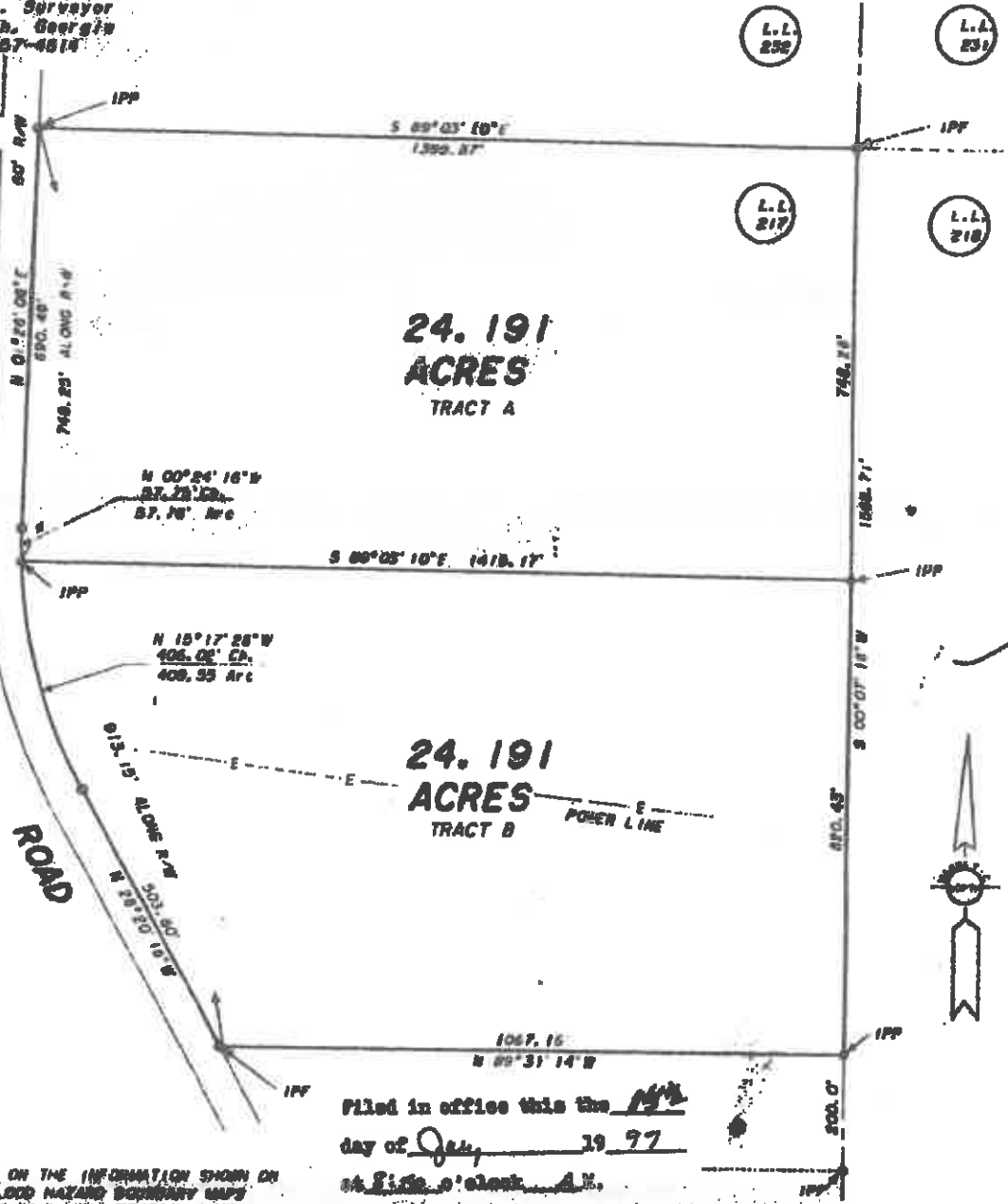
Title of Document Type WARRANTY DEED

Number of Pages 1 Date of Document 03/27/12

Signer(s) Other Than Named Above _____
RJA

Prepared by:
 Joe B. Rowan, Jr.
 Henry Co. Surveyor
 McDonough, Georgia
 Tel. N 307-4514

DAVIS
 LAKE
 ROAD



24.191
 ACRES
 TRACT A

24.191
 ACRES
 TRACT B

Filed in office this the 14th
 day of July, 1997
 at McDonough, GA.

BASED ON THE INFORMATION SHOWN ON
 THE FLOOD HAZARD BOUNDARY MAPS
 FURNISHED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY, IT IS MY OPINION
 THAT THIS PROPERTY IS OUTSIDE OF
 THE FLOOD HAZARD AREA.

Joe Rowan, Jr. R.L.S. 2404



THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT 715.002 FEET.

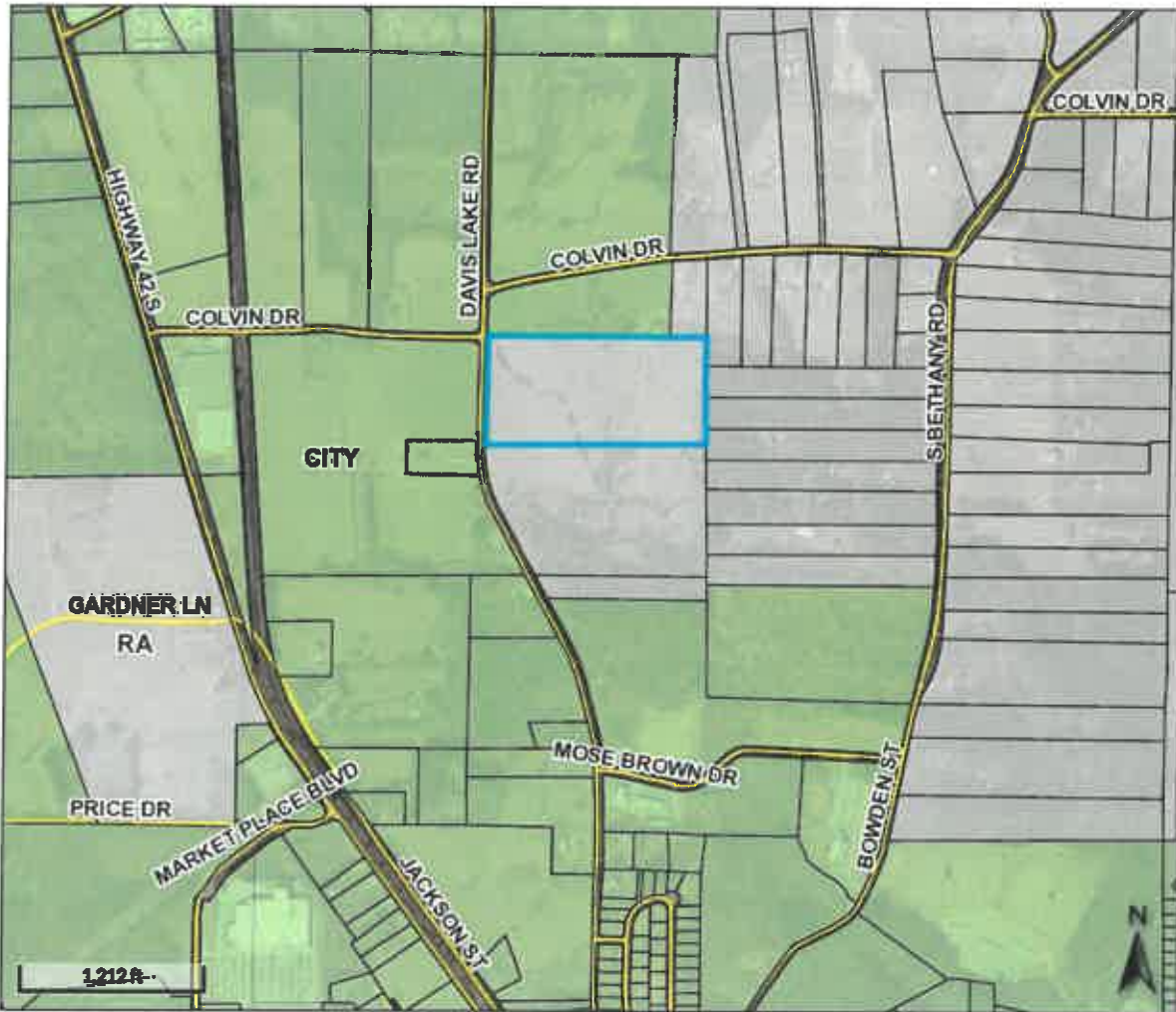
THE FIELD DATA UPON WHICH THIS SURVEY
 IS BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 10,000 FEET AND ANGULAR
 ERROR OF 0.0010 PER ANGLE POINT
 AND WAS ADJUSTED USING TRANSIT RULE.

PB 26 PG 183

SURVEY MADE FOR:
JAMES GARDNER
 PROPERTY LOCATED IN:
 LAND LOT 217 * 2nd DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 200' * July 11, 1995



THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATED AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS BY LAW.
 Joe Rowan, Jr. R.L.S. 2404



Overview



Legend

-  Parcels
-  Roads
- Zoning**
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  OI
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

Parcel ID	128-02066000	Class	V	Owner	GARDNER EARL S & NEIL	Land Value:	\$222,500	Last 2 Sales							
Property Address	DAVIS LAKE RD	Acreage	24.19	Address	11416 VIKING AVE NORTHRIDGE CA 91326	Building Value:	\$0	Date	3/27/2012	Price	\$50,900	Reason	PART INT	Qual	U
District	County/Unincorp					Misc Value:	\$0		12/1/2008	\$0		DOF		U	
						Total Value:	\$222,500					ASSNT			

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.

This zoning map is subject to change at any time. The official version of the Zoning map resides within the Henry County Planning and Zoning Department. Please contact the Henry County Planning and Zoning Office at 770-288-7526 to verify current zoning.

Future Land Use





Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted for the HD Atlanta RDC located at 3150 Hwy. 42 South.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: October 28, 2019

Workshop Date: November 18, 2019

Regular Meeting Date: December 2, 2019

Discussion:

HD Atlanta RDC submitted color building elevation renderings for a proposed new industrial warehousing distribution building to be located at 3150 Highway 42 South.

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

The general concept is to construct a single-story rectangular building where the main entrance and vehicle access faces Highway 42.

The applicant proposes a brand-new 658,068 (+/-) sq. ft. distribution facility. The sheer size of this building is being managed via alternating colors, primarily shades of gray, with large expanses of walls broken up by doors separated by varying widths of walls accented with darker mullions.

Highway 42 Façade, Price Drive Façade, and the I-75 facing Façade

These facades consist of tilt-up concrete panels with dock doors interspersed at regular intervals and bookended by spaces that have horizontal panels of varying shades of gray to give a parapet effect and further accented with mullioned windows that identify the main entrances into the building.

Short-Side Facades

These facades continue the design patterns from the long-side facades and will comprise the entry points into the building. These facades are dominated by horizontally defined panels of various shades of gray with mullioned windows mixed in.

Comments:

All mechanical components, such as condensers and vents, should be screened from view from the right-of-way whether these components are at ground-level or on the roof.

Recommendation:

I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR HD ATLANTA RDC BUILDING TO BE LOCATED AT 3150 HIGHWAY 42.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THE PROJECT KNOWN AS *HD ATLANTA RDC* BY MACGREGOR ASSOCIATES ARCHITECTS IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, Macgregor Associates Architects ("Applicant") submitted Architectural Plans ("Proposed plans") on October 28, 2019, entitled "HD Atlanta RDC" dated October 18, 2019 attached as Exhibit "A"; and;

WHEREAS, the Board reviewed the proposed plans during a workshop meeting held on November 18, 2019; and,

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

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

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

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

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

THIS RESOLUTION adopted this 2nd day of December 2019.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

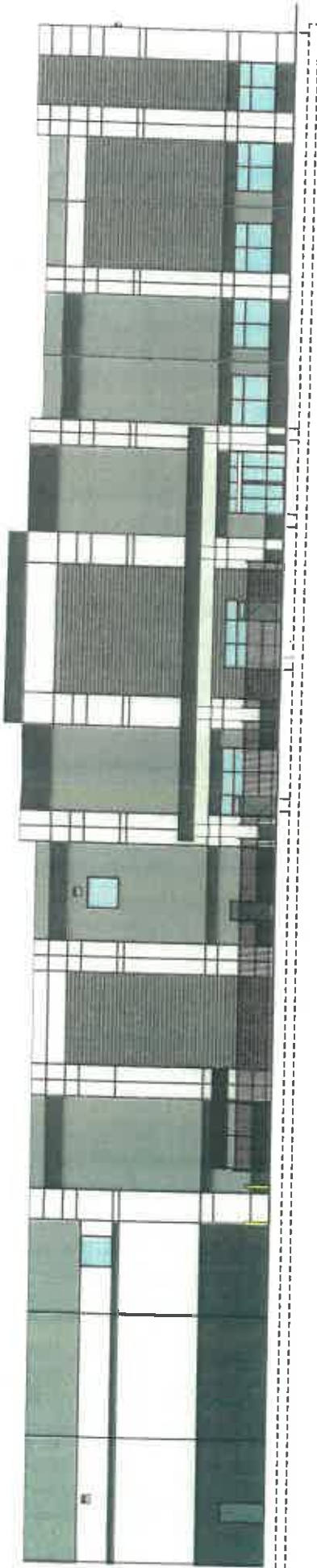
(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**ARCHITECTURAL PLANS OF "HD ATLANTA RDC" BY MACGREGOR
ASSOCIATES ARCHITECTS, DATED OCTOBER 18, 2019**



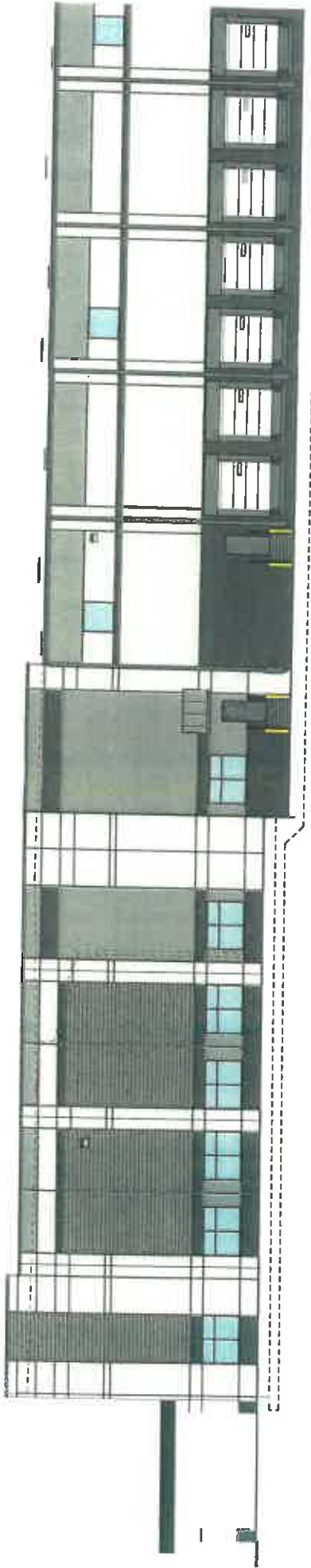
ENLARGED SOUTH ELEVATION - OFFICE
SCALE: 1/8" = 1' - 0"



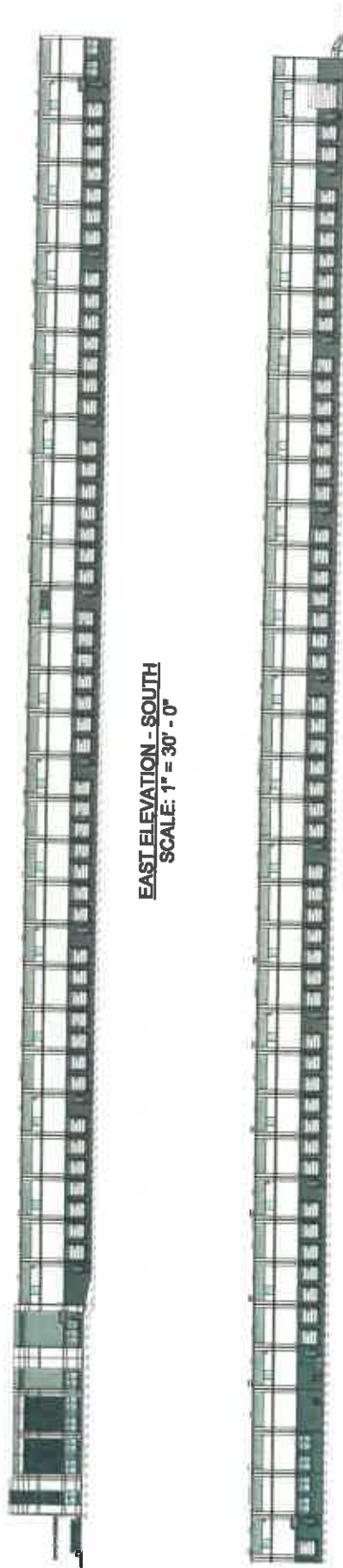
SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"



NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



ENLARGED EAST ELEVATION - OFFICE
SCALE: 1/8" = 1' - 0"



EAST ELEVATION - SOUTH
SCALE: 1" = 30' - 0"

EAST ELEVATION - NORTH
SCALE: 1" = 30' - 0"



LAL ARCHITECTS
LAL ASSOCIATES
LAL ARCHITECTS

2000 Peachtree Dunwoody Road, Suite 1000
Dunwoody, Georgia 30328
Tel: 770.251.1000

ARCHITECTS
PLANNERS
ENGINEERS

HD ATLANTA RDC
3150 HWY 42
LOCUST GROVE, GEORGIA 30248

G-03
PERMIT NO. 1777
1/15/18



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Ordinance on Council Meetings for 2020

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: Posted in Paper for December 2019 and January 2020

Budget Item: N/A

Date Received: October 13, 2019

Workshop Date: October 18, 2019

Regular Meeting Date: December 2, 2019

Discussion:

Attached is the ordinance for the 2020 Calendar of Meetings for the Mayor and City Council. Note there are Tuesday Meetings in January for holidays (Rev. Martin Luther King, Jr. Holiday) and on Tuesday September 1, 2020 in lieu of Monday, September 7, 2020 (Labor Day Holiday). Also note February and March meetings will be on the 2nd and 4th Mondays due to absences related to staff and elected official training (as applicable) to keep dates aligned with an intervening week for proper reporting.

Recommendation:

APPROVE ORDINANCE TO PRESCRIBE THE SCHEDULING OF REGULAR MEETINGS OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCUST GROVE FOR THE CALENDAR YEAR 2020 PURSUANT TO SECTION 2.31 OF THE CITY CHARTER.

ORDINANCE NO. _____

TO PRESCRIBE THE SCHEDULING OF REGULAR MEETINGS OF THE MAYOR AND COUNCIL OF THE CITY OF LOCUST GROVE FOR THE CALENDAR YEAR 2020 PURSUANT TO SECTION 2.31 OF THE CITY CHARTER; TO AUTHORIZE THE CITY CLERK TO POST AND PUBLISH NOTICE OF SUCH MEETINGS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Scheduling of Regular Meetings. Pursuant to Section 2.31 of the City Charter, the Mayor and Council hereby announce that they shall meet on a regular basis on the first (1st) and third (3rd) Monday of each month, except as otherwise noted by asterisk (*) below. Although the first and third Monday is scheduled for regular meetings and workshops, the Mayor and Council reserve the right to assemble and conduct official business on that date in the manner prescribed by law. The dates for the meetings shall be as follows:

REGULAR MEETING DATES

January 6, 2020 (Organizational Meeting)
February 10, 2020* (2nd Monday)
March 9, 2020* (2nd Monday)
April 6, 2020
May 4, 2020
June 1, 2020
July 6, 2020
August 3, 2020
September 1, 2020* (Tuesday)
October 5, 2020
November 2, 2020
December 7, 2020

WORKSHOP MEETING DATES

January 21, 2020* (Tuesday)
February 24, 2020* (4th Monday)
March 23, 2020* (4th Monday)
April 20, 2020
May 18, 2020
June 15, 2020
July 20, 2020
August 17, 2020
September 21, 2020
October 19, 2020
November 16, 2020
December 21, 2020

The meetings shall take place in the Courtroom/Council Chambers at the Locust Grove Public Safety Building at 3640 Highway 42, Locust Grove, GA 30248. They shall begin at 6:00 P.M. and may be continued or adjourned as necessary. Notwithstanding any designation to the contrary, the Mayor and Council reserve the right to transact business without limitation at such meetings to the extent permitted by applicable law.

SECTION 2. Authorization to Publish and Post Schedule. The City Clerk is hereby authorized and directed to post a schedule of regular meetings in City Hall and to publish notice of the same in the legal organ.

SECTION 3.

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.

SECTION 4. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 2nd day of December, 2019.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk
(Seal)

APPROVED AS TO FORM:

CITY ATTORNEY



Main Street Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

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 (tabled) and December 2, 2019

Discussion:

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.

Recommendation:

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.

I . . . in The Grove

EXHIBIT A

ORDINANCE NO. _____

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 PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. 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 January 24, 2011 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.
- (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.

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

SECTION 4.

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.

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 2nd day of December 2019.

ROBERT PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"

**NOMINATION REPORT FOR CERTAIN PROPERTIES SENT TO THE HISTORIC
PRESERVATION DIVISION OF THE GEORGIA DEPARTMENT OF NATURAL
RESOURCES**



CITY OF LOCUST GROVE

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

MAYOR
Robert Price

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

CITY MANAGER
Tim Young

CITY CLERK
Misty Thelrow

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,

A handwritten signature in blue ink that reads "Anna W. Ogg". The signature is written in a cursive style.

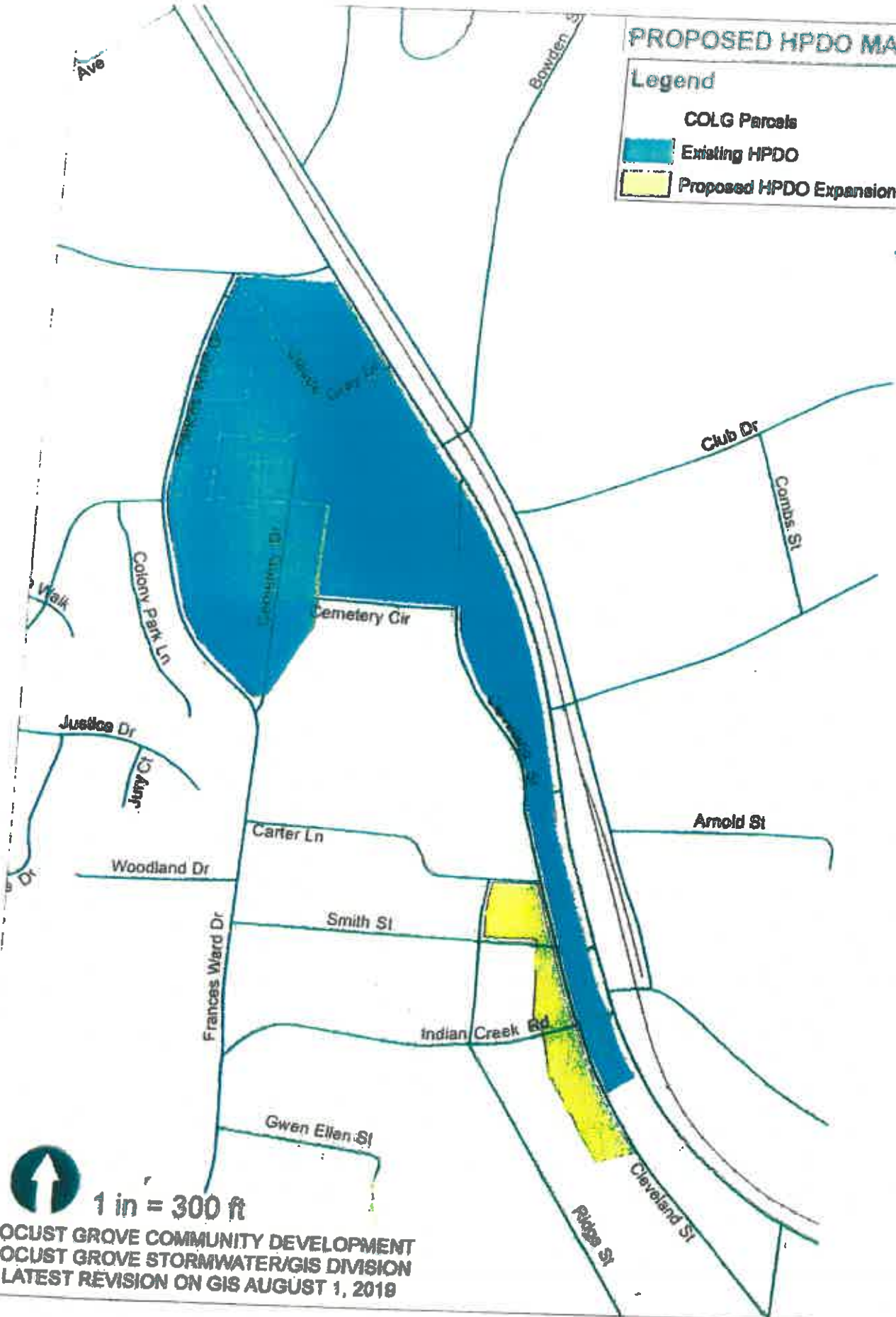
**Anna Williams Ogg
Main Street Manager
City of Locust Grove
770-692-2320
aogg@locustgrove-ga.gov**

PARCEL ID NUMBER	LOCATION ADDRESS	OWNER'S NAME	ADDRESS	CURRENT PROPERTY USAGE	ACCESS	LANDLOT / DISTRICT	ZONING	CONSTRUCTION TYPE	YEAR BUILT
105-0000000	100 Franklin St	SOUTHPORT TOWNSHIP	120 Chestnut Street (East Branch of house)	CHURCH	0.04	186/2	COMMERCIAL (INDUS)	WAREHOUSE	2006
105-0000005	104 CLEVELAND ST	CITY OF LOGSITT GROVE (NOT)	P.O. BOX 300 LOGSITT GROVE GA 30248	PUBLIC PARKING	0.39	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2004
105-0000008	104 CLEVELAND ST	LOGSITT GROVE (CITY OF)	P.O. BOX 300 LOGSITT GROVE GA 30248	PUBLIC PARK	0	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2004
105-0000010	257 CLEVELAND ST	HOUSTON A)	P.O. BOX 300 LOGSITT GROVE GA 30248	PUBLIC PARK	0.28	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2004
105-0000015	257 CLEVELAND ST	HOUSTON A)	628 WEST FAYETTEVILLE RD HOUSTON GA 30248	COMMERCIAL (INDUS)	0.33	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2002
105-0000020	257 CLEVELAND ST	HOUSTON A)	628 WEST FAYETTEVILLE RD HOUSTON GA 30248	COMMERCIAL (INDUS)	0	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2002
105-0000025	257 CLEVELAND ST	HOUSTON A)	140 FIRE TOWER RD HOUSTON GA 30248	COMMERCIAL (INDUS)	0.33	186/2	COMMERCIAL (INDUS)	INDUSTRIAL	2002

PROPOSED HPDO MAP

Legend

- COLG Parcels
- Existing HPDO
- Proposed HPDO Expansion



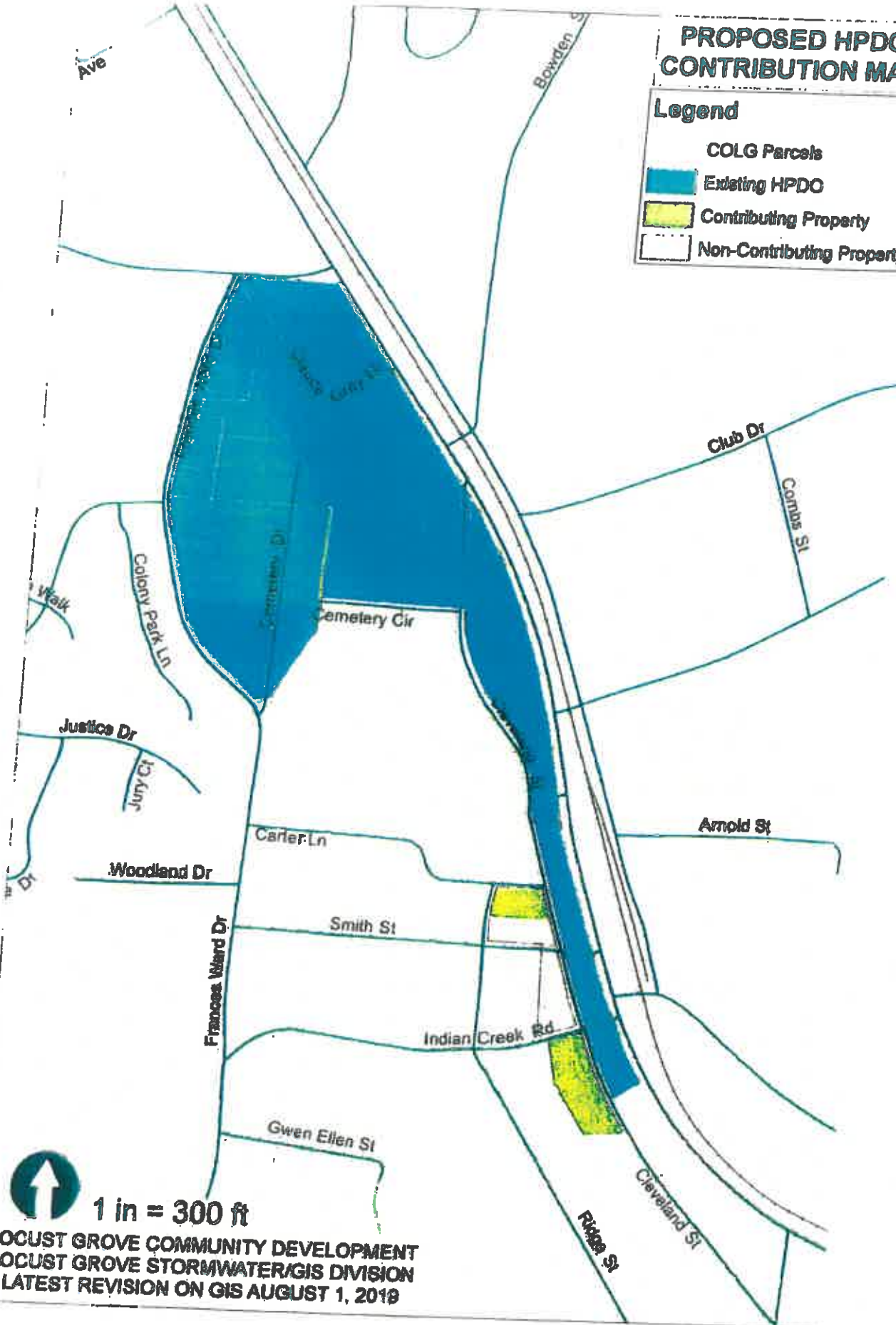
1 in = 300 ft

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 21st 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-20th 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

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

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

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

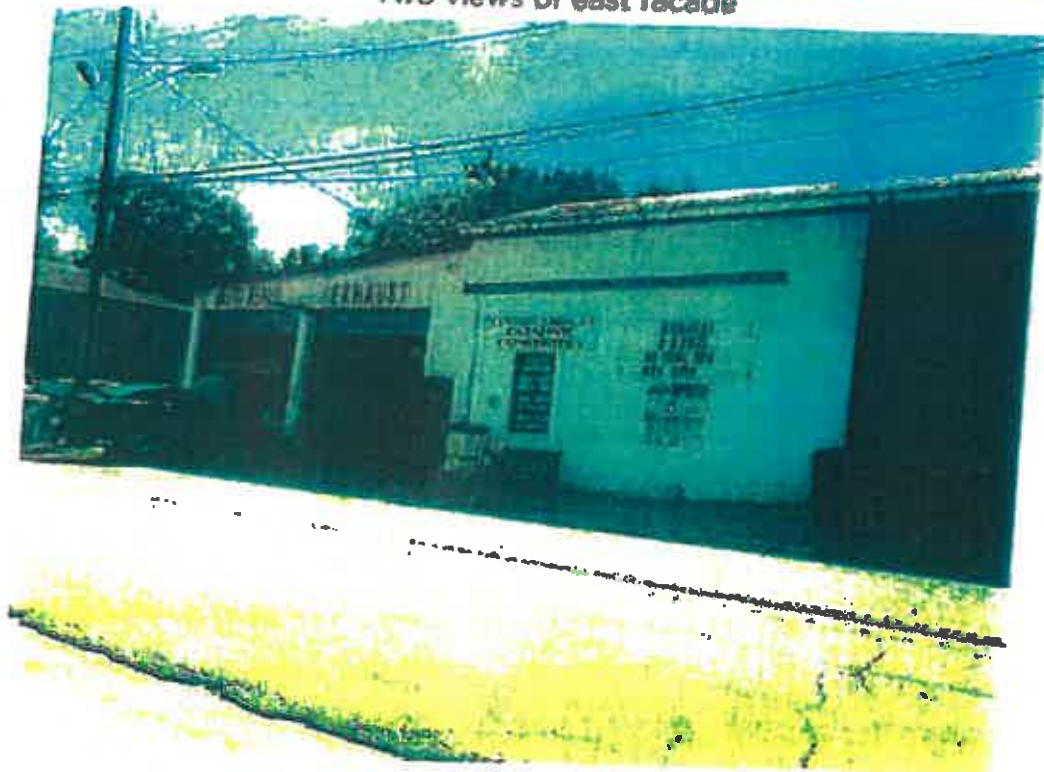


North Façade with wood shingles on gable.

**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

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.

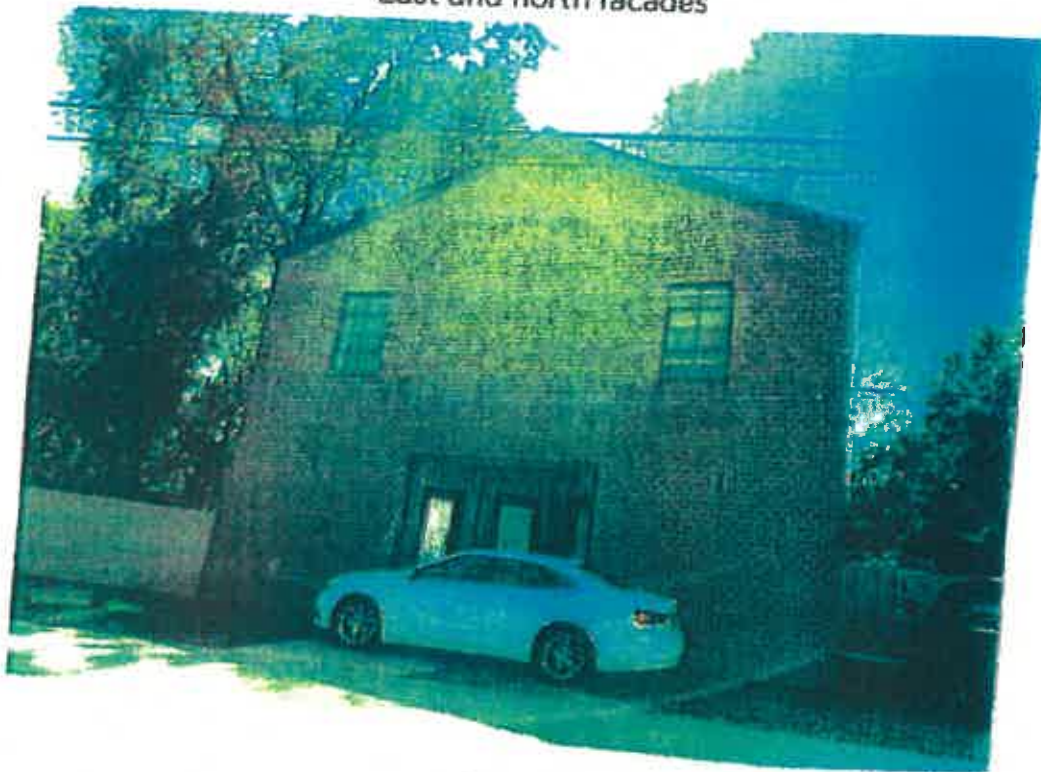
Architectural description: This simple two story brick-façade building features a pitched roof with a front facing gable. This structure has an unusual brick pattern consisting mainly of header courses with vertical lines of stretchers at the edges of exterior walls and fenestration. This is unseen on 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"

**PROPERTIES RECOMMENDED TO BE ADDED IN THE
LOCUST GROVE HPDO**

PARCEL ID NUMBER	LOCATION ADDRESS	OWNER NAME	ADDRESS	CURRENT PROPERTY USAGE	ACRES	LANDLOT/ INSTRUCT	ZONING	CONSTRUCTION TYPE	YEAR BUILT
100-000000	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	INDUSTRIAL	0.00		INDUSTRIAL		
100-000001	1000 Commercial St	CITICORP BOSTON BRANCH	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000002	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000003	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000004	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000005	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000006	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000007	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000008	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000009	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008
100-000010	1000 Commercial St	1000 COMMERCIAL ST	1000 Commercial St Columbus, GA 31906	PUBLIC / OFFICE	0.00		COMMERCIAL (OFFICE)	WALDOUGHE	2008

EXHIBIT "C"

**LETTER FROM THE DNR HISTORIC PRESERVATION DIVISION
REGARDING THE PROPOSED PROPERTY ADDITIONS**

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
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 Council's 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.

Sincerely,



Sarah Rogers
Certified Local Government Coordinator

cc: Allison Duncan, Atlanta Regional Commission

11/11/19 10:11 AM
2019-11-11 10:11 AM
11/11/19 10:11 AM

EXHIBIT "D"

**PUBLIC HEARING NOTICE FOR OCTOBER 21, 2019
JOINT HEARING WITH MAYOR AND CITY COUNCIL**

**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 Precedence 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 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 (Dawn Ward)

Received by: _____

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

Historic Preservation
 District Survey (7/7/84)
 Report
 Local Board City Council
 and Historic Preservation
 Commission
 Public Hearing
 Monday, October 24, 1984
 6:30 PM
 Local Board Public
 Safety Building
 1048 Highway 66 South
 Laurel Grove, GA 30243

PUBLIC HEARINGS

Boundary and the proposed
 zoning and may be found in
 the City's website, www.laurel-
 grove.ga.gov beginning
 October 2, 2019 starting with
 the hearing process. Addi-
 tional public hearings will take
 place before the Laurel Grove
 City Council.
 678-478-8333 10.2.3.18

Notice is hereby given as
 required by Chapter 17.03
 of the Code of Ordinances
 of the City of Laurel Grove,
 Georgia, and by Chapter 66
 of Title 36 of the Official Code
 of Georgia Annotated ("Con-
 stituting Procedures Law") and
 Section 17.04 of the Code of
 Ordinances, City of Laurel
 Grove, Georgia, and the La-
 urel Grove City Council and
 Historic Preservation Com-
 mission on October 24, 2019 at 6:30 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 Laurel Grove Code of Or-
 dinances

Ordinance to amend Title 17,
 Chapter 17.04 of the City of
 Laurel Grove Code of Ordi-
 nances, which provides for
 zoning regulations, to amend
 Section 17.04.127 entitled
 "Reservoir" to amend Sec-
 tion 17.04.127 entitled "In-
 stitute Procedures, Historic
 Overlay 00303"; to notify
 the Mayor and City Council
 of this proposed ordinance,
 to report conflicting regula-
 tions; to provide an election
 date; and for other purposes.

The meeting will be held
 in the Laurel Grove Public
 Safety Building, located at
 1048 Highway 66 South.

Copies of the proposed



Public Preservation
District District (PPSD)
Executive
Leland Grove City Council
and Public Preservation
Committee
Public Meeting
Monday, October 17, 2010
6:30 PM
Leland Grove Public
Safety Building
3040 Highway 42 North
Leland Grove, GA 30142

Notice is hereby given as
required by Chapter 10-2
of the Code of Ordinances
of the City of Leland Grove,
Georgia, and by Chapter 40
of Title 30 of the Official Code
of Georgia Annotated ("the
Georgia Code") and
Section 17-24 of the Code of
Ordinances, City of Leland
Grove, Georgia, and for
Leland Grove City Council and
Public Preservation Committee
on Monday, October 18,
2010 at 6:30 PM will con-
duct a Public Meeting for the
purpose of the following:

An Ordinance to amend Title
17, Chapter 17-24 of the City
of Leland Grove Code of Or-
dinances

Ordinance to amend Title 17,
Chapter 17-24 of the City of
Leland Grove Code of Or-
dinances, which provides for
public hearings to amend
Section 17-24.010 entitled
"Purposes," to amend Sec-
tion 17-24.010 entitled "Pur-
poses," Public Preservation District
Quarter (PPSD); to notify
the Mayor and City Council
of the proposed ordinance,
to report studying results,
to provide an effective
date; and for other purposes.

The meeting will be held
in the Leland Grove Public
Safety Building, located at
3040 Highway 42 North.

Copies of the proposed
ordinance and the proposed
boundary will be placed on
the city's website weeks
before the meeting. Additional
copies will be provided
on October 2, 2010 throughout
the meeting process. Addi-
tional public meetings will be
held in the Leland Grove
City District.
301-415-6201, 1002, 2, 31

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 24th 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 21st 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 3:34 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 SA YETH NOT.

This 24th day of September 2019.



Richard M. Cook
Affiant

Sworn and subscribed before me
this 24 day of September, 2019
Misty Spurling (seal)
Notary Public

Exhibit "A"

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





PUBLIC

CITY OF LOWELL
DEPARTMENT OF PUBLIC WORKS
PLANNING AND ZONING COMMISSION
PUBLIC HEARING ON THE PROPOSED
ZONING ORDINANCE CHANGE FOR THE
CITY OF LOWELL, MASSACHUSETTS
ON: **October 21, 2015**
TIME: **8:00 PM**

HEARING

01-24-2015

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



3)

PUBLIC

City of Laurel Grove

City Council and
Planning Commission

Public Safety Building
1044 Highway 41
Laurel Grove, GA 30246

REZONING

PROJECT (general commercial)

TOUG WITH MPD

PER CITY ORDINANCE 144.048

DATE: October 21, 2019

TIME: 8:00 P.M.

HEARING

05-24-201

EXHIBIT "E"

A RESOLUTION BY THE HISTORIC PRESERVATION COMMISSION FOR THE CITY OF LOCUST GROVE TO TRANSMIT AN ORDINANCE REZONING CERTAIN PROPERTIES WITHIN THE CITY LIMITS BY APPLYING THE HISTORIC PRESERVATION DISTRICT OVERLAY

PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL EXHIBITS IS ON FILE WITH THE CITY CLERK.

RESOLUTION NO.

A RESOLUTION BY THE HISTORIC PRESERVATION COMMISSION FOR THE CITY OF LOCUST GROVE TO TRANSMIT AN ORDINANCE DESIGNATING CERTAIN PROPERTIES WITHIN THE CITY LIMITS AS A HISTORIC PRESERVATION DISTRICT TO THE MAYOR AND CITY COUNCIL AS PROVIDED IN CHAPTER 17.04.315 OF THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE, GEORGIA; TO AUTHORIZE THE CHAIRMAN AND THE SECRETARY OF THE HISTORIC PRESERVATION COMMISSION 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 Locust Grove Historic Preservation Commission ("HPC") and City Council held a public hearing on October 21, 2019 to consider the designation of certain properties within the city limits of Locust Grove contained in Exhibit "A" (the "Properties") attached hereto and incorporated herein by reference to the Historic Preservation District Overlay 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 under Section 17.04.315 of the Code of the City of Locust Grove (as attached hereto and incorporated herein as Exhibit "B"); and,

WHEREAS, the HPC has prepared a Nomination Report in accordance with Chapter 14.03 of the Code of Ordinances as attached herein as Exhibit "C"; and,

WHEREAS, the Nomination Report was submitted to the Historic Preservation Division of the Georgia Department Natural Resources and subsequently found to be in compliance Section 14.03.040 (A)(3) of the Code of Ordinances; 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, notice of the public hearing (as attached hereto and incorporated herein as Exhibit "D") has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the HPC 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, and in consideration of all comments received at the public hearing from property owners and citizens within the historic preservation district area, affirm

their recommendation to Council and have determined this Ordinance of Historic District designation to be in the best interests of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Authorization.** That the Locust Grove Historic Preservation Commission hereby authorizes the Chairman and the Secretary of the HPC to submit the Ordinance to establish a Historic District as stated in Exhibit "B" to the Mayor and Council of the City of Locust Grove.
2. **Public Purpose.** The HPC 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. Furthermore, the HPC finds that the proposed Historic District meets the following:
 - a. Has special character of special historic/aesthetic value or interest;
 - b. Represents one or more periods, styles or types of architecture typical of one or more eras in the history of the City of Locust Grove; and
 - c. Causes such area, by reason of such factors, to constitute a visibly perceptible section of the City of Locust Grove.
3. **Attestation.** That the HPC hereby authorizes the City Clerk to attest the signature of any HPC 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 HPC 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 29th day of October, 2019.



CHARLES JEFF MILLS, CHAIRMAN, HPC

ATTEST:



ANNA OGG, MAIN STREET MANAGER
HPC STAFF PERSON

EXHIBIT "A"

**PROPERTIES RECOMMENDED TO BE ADDED IN THE
LOCUST GROVE HPDO**

**PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS
RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND
CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL
EXHIBITS IS ON FILE WITH THE CITY CLERK.**

EXHIBIT "B"

AN ORDINANCE TO AMEND TITLE 17, CHAPTER 17.04 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES

PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL EXHIBITS IS ON FILE WITH THE CITY CLERK.

EXHIBIT "C"

**NOMINATION REPORT FOR CERTAIN PROPERTIES SENT TO THE HISTORIC
PRESERVATION DIVISION OF THE GEORGIA DEPARTMENT OF NATURAL
RESOURCES**

**PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS
RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND
CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL
EXHIBITS IS ON FILE WITH THE CITY CLERK.**

EXHIBIT "D"
LETTER FROM THE DNR HISTORIC PRESERVATION DIVISION
REGARDING THE PROPOSED PROPERTY ADDITIONS

**PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS
RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND
CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL
EXHIBITS IS ON FILE WITH THE CITY CLERK.**

EXHIBIT "E"

**PUBLIC HEARING NOTICE PER CHAPTER 14.03 OF THE CODE OF ORDINANCES
OF THE CITY OF LOCUST GROVE**

**PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS
RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND
CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL
EXHIBITS IS ON FILE WITH THE CITY CLERK.**

EXHIBIT "C"

**ORDINANCE TO ESTABLISH A HISTORIC PRESERVATION DISTRICT AS TITLED
BELOW FOR CONSIDERATION FOR ADOPTION BY THE MAYOR AND
COUNCIL OF THE CITY OF LOCUST GROVE**

**PLEASE NOTE THAT DUPLICATE EXHIBITS INCLUDED WITHIN THIS
RESOLUTION HAVE BEEN REDACTED TO ELIMINATE REDUNDANCIES AND
CONSERVE RESOURCES. A FULL COPY OF THIS RESOLUTION WITH ALL
EXHIBITS IS ON FILE WITH THE CITY CLERK.**



Community Development Department

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

Item Coversheet

Item: Request for a Special Event Permit for HERITAGE BAPTIST CHURCH to host a TEEN/YOUTH GROUP DONATION DRIVE.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: November 20, 2019

Workshop Date: NA

Regular Meeting Date: December 2, 2019

Discussion:

Staff received a request for a Special Event Permit from Tiffany Calhoun with Heritage Baptist Church to host a TEEN/YOUTH GROUP DONATION DRIVE.

- Music and entertainment
 - N/A
- Food and drink prepared and consumed on-site
 - N/A

- Event location(s)
 1. EXIT RAMP 212 – Southbound Exit
 2. TANGER BLVD ENTRANCE at Bill Gardner Parkway*
- The duration of the event (including set up and break down)
 - 4 hours (2-6pm)
 - Saturday, December 14, 2019
 - Sunday, December 15, 2019
 - Monday, December 16, 2019
 - Tuesday, December 17, 2019
 - Wednesday, December 18, 2019
 - Thursday, December 19, 2019
 - Friday, December 20, 2019
 - Saturday, December 21, 2019
- Contact information for the person who will be onsite during the event
 - Michael Calhoun – 770-809-4181
- Which merchants will have booths at the event?
 - None

Comment:

***By Ordinance, the applicant must utilize the northern side of the intersection of Bill Gardner Parkway and Tanger Blvd/Market Place Blvd. The applicant must also provide the correct ratio of adults to children as prescribed in the Ordinance.**

This is the third year that Heritage Baptist Church has made this request.

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR HERITAGE BAPTIST CHURCH TO HOST A TEEN/YOUTH GROUP DONATION DRIVE IN DECEMBER AT THE FOLLOWING LOCATIONS:

1. INTERSTATE 75 SOUTHBOUND EXIT RAMP
2. WITHIN 100' FEET OF THE INTERSECTION OF BILL GARDNER PARKWAY AND MARKET PLACE BOULEVARD.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>Heritage Baptist Church</u>	Submittal Date:
Organization: <u>Heritage Baptist Church</u>	Event Date(s)*: <u>December</u>
Type of Event: <u>Mistletoe Donations</u>	Event Time(s): <u>2:00pm - 6:00pm</u>

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

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

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

Applicant's local address:	1843 Pecksville Road, Locust Grove
Applicant's e-mail address:	hbcs31@yahoo.com
Location of the Event:	Tanger Blvd + S. bound I-75 entrance ramp
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Michael Calhoun
Description of the nature of the special event:	Youth Group Donations for Mistletoe
Identify sponsors and/or merchants participating in the event.	
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	
Duration of the event (including setup and take down)	4 hours (or less)
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	

Additional required information:

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

Signature:  Date: 11/19/19



AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS

O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

I am a United States citizen.

OR
 I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

Bridgette Hopkins

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

460 S. Bethany Rd, Locust Grove
Address of applicant named above

770-871-9863
Telephone Number

Heritage Baptist Church
Name of individual, business, corporation, partnership or other private entity for whom application is being made

Category of Public Benefit

In making the above representations under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

19 DAY OF November 2019

[Signature]
Signature of Applicant

11/19/19
Date

Bridgette Hopkins
Printed Name

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 06, 2023



*Alien Registration Number for Non-citizens



Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248482390
Oct. 10, 2012 LTR 4168C E0
33-1083831 000000 00

00014213
BODC: TE

HERITAGE BAPTIST CHURCH
% TERRELL HOPKINS
1843 PEEKSVILLE RD
LOCUST GROVE GA 30248-4027

19693

Employer Identification Number: 33-1083831
Person to Contact: MR. PATTERSON
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your Sep. 28, 2012, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in SEPTEMBER 2006.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(i).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

INTERNAL REVENUE SERVICE
P. O. BOX 2506
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: SEP 28 2006

HERITAGE BAPTIST CHURCH OF LOCUST
GROVE INC
1843 PEEKSVILLE RD
LOCUST GROVE, GA 30248

Employer Identification Number:
33-1083831
DIN:
17053338041025
Contact Person:
DONNA ELLIOT-MOORE ID# 50304
Contact Telephone Number:
(877) 629-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(e)(2)
Form 990 Required:
No
Effective Date of Exemption:
April 27, 2004
Contribution Deductibility:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2104 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

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

Please see enclosed information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

HERITAGE BAPTIST CHURCH OF LOCUST

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

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution for Title VI Non-Discrimination Agreement

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Minimal to certain Capital Projects

Date Received: November 26, 2019

Workshop Date: N/A

Regular Meeting Date: December 2, 2019

Discussion:

Attached is a resolution to enter into Agreement with the Georgia Department of Transportation to establish a Title VI Non-Discrimination Program/Policy with the Department as part of our efforts to quickly become a Certified Local Project Administrator on certain transportation projects. Since we are under 100,000 in population, we should adopt the state's policy as part of our program. Else we would have to establish our own program from the FHWA guidance and submit to GDOT and FHWA for review and approval. The other item as part of this Resolution is to establish a Title VI Specialist as part of the Agreement. In this case, the City Manager is currently certified in Title VI and ADA as part of the overall effort of LPA certification.

Recommendation:

APPROVE RESOLUTION TO ENTER INTO AGREEMENT BETWEEN THE CITY OF LOCUST GROVE AND THE GEORGIA DEPARTMENT OF TRANSPORTATION ESTABLISHING TITLE VI NON-DISCRIMINATION POLICY...

RESOLUTION NO. _____

RESOLUTION TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF LOCUST GROVE, GEORGIA AND THE GEORGIA DEPARTMENT OF TRANSPORTATION ESTABLISHING TITLE VI NON-DISCRIMINATION POLICY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, the Mayor and Council seeks the City to become Certified in Local Project Administration for certain transportation improvements throughout the city; and

WHEREAS, the Georgia Department of Transportation ("Department") requires that all Certified Governments under 100,000 residents enter into agreement with the Department establishing a Title VI Non-Discrimination Program ("Agreement") unless they wish to develop their own program for submission and approval by the Department and FHWA; and

WHEREAS, the Mayor and City Council sees the importance of this Agreement as an important step in the process of becoming a Certified Local Project Administrator; and,

WHEREAS, Mayor Price has indicated the City Manager become the person to lead the City in the Certification effort and serve as the Title VI Specialist; and,

WHEREAS, the City wishes to enter into this Agreement with the Department in accordance with the Code of Ordinances of the City of Locust Grove. .

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby designates the City Manager, Tim Young as the Title VI Specialist as approval to the Agreement as attached hereto and incorporated herein as **Exhibit "A"**.
2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

EXHIBIT A

**TITLE VI
NON-DISCRIMINATION AGREEMENT
BETWEEN THE
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
CITY OF LOCUST GROVE (RECIPIENT)**

**TITLE VI
NON-DISCRIMINATION AGREEMENT**

**The Georgia Department of Transportation
and**

_____ City of Locust Grove _____

Name of Recipient

Policy Statement

The City of Locust Grove, Georgia, hereinafter referred to as the "Recipient" assures that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The Recipient further assures every effort will be made to ensure non-discrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

The Civil Rights Restoration Act of 1987, broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include all programs or activities of Federal Aid recipients, sub-recipients, and contractors/consultants, whether such programs and activities are federally assisted or not.

In the event the Recipient distributes federal aid funds to a sub-recipient, the Recipient will include Title VI language in all written agreements and will monitor for compliance.

The Recipient's City Manager - Tim Young/Administration, is responsible for initiating and monitoring Title VI activities, preparing reports and other responsibilities as required by 23 Code of Federal Regulation(CFR) 200 and 49 Code of Federal Regulation 21.

Robert S. Price

MAYOR

Title:

Date

Title VI Program

Organization and Staffing

Pursuant to 23 CFR 200, The City of Locust Grove, Georgia has appointed a Title VI Specialist who is responsible for **Attachment 1**, which describes the hierarchy for the City of Locust Grove's Title VI Program, including an organization's chart illustrating the level and placement of Title VI responsibilities.

Assurances

49 CFR Part 21.7

The City of Locust Grove , hereby gives assurances:

1. That no person shall on the grounds of race, color, national origin, and sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the recipient regardless of whether those programs and activities are Federally funded or not. Activities and programs which the recipient hereby agrees to carry out in compliance with Title VI and related statutes include but are not limited to:
 - List all major programs and activities of the recipient and Title VI responsibilities for each one of them. Include information as **Attachment 2** to this Nondiscrimination Agreement.
2. That it will promptly take any measures necessary to effectuate this agreement.
3. That each program, activity, and facility as defined at 49 CFR 21.23(b) and (e), and the Civil Rights Restoration Act of 1987 will be (with regard to a program or activity) conducted, or will be (with regard to a facility) operated in compliance with the nondiscriminatory requirements imposed by, or pursuant to, this agreement.
4. That these assurances are given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the recipient by the Georgia Department of Transportation (GDOT) under the Federally-Funded Program and is binding on it, other recipients, subgrantees, contractors, sub-contractors, transferees, successors in interest and other participants. The person or persons whose signatures appear below are authorized to sign these assurances on behalf of the Recipient.
5. That the Recipient shall insert the following notification in all solicitations for bids for work or material subject to the Regulations and made in connection with all Federally-Funded programs and, in adapted form all proposals for negotiated agreements.

The Recipient, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination In Federally-assisted programs of the Department of Transportation Issued pursuant to such Act, hereby notifies all bidders that It will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 23 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

6. That the Recipient shall insert the clauses of Appendix A of this Agreement in every contract subject to the Act and the Regulations.
7. That the Recipient shall insert the clauses of Appendix B of this Agreement, as a covenant running with the land, in any deed from the United States effecting a transfer of real property, structures, or improvements thereon, or interest therein.
8. That the Recipient shall include the appropriate clauses set forth in Appendix C of this Agreement, as a covenant running with the land, in any future deeds, leases, permits, licenses, and similar agreements entered into by the Recipient with other parties: (a) for the subsequent transfer of real property acquired or improved under a Federal Aid Program; and (b) for the construction or use of or access to space on, over or under real property acquired, or improved under a Federal Aid Program.
9. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Act, the Regulations, and this agreement.

Implementation Procedures

This agreement shall serve as the recipient's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,
2. the grant or donation of Federal property and interest in property,
3. the detail of Federal personnel,
4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the recipient, or in recognition of the public interest to be served by such sale or lease to the recipient, and
5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The recipient shall:

1. Issue a policy statement, signed by the head of the recipient, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the recipient's organization and to the general public. Such information shall be published where appropriate in languages other than English.
2. Take affirmative action to correct any deficiencies found by GDOT or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The head of the recipient shall be held responsible for implementing Title VI requirements.
3. Establish a civil rights unit and designate a coordinator who has a responsible position in the organization and easy access to the head of the recipient. This unit shall contain a Title VI Specialist, who shall be responsible for initiating and monitoring Title VI activities and preparing required reports.
4. Adequately staff the civil rights unit to effectively implement the civil rights requirements.
5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin or sex, the nature of the complaint, the date the complaint was filed, the date the investigation was completed, the disposition, the date of the disposition, and other pertinent information. A copy of the complaint, together with a copy of the recipient's report

of investigation, will be forwarded to GDOT's Office of Equal Employment Opportunity (OEEO) within 10 days of the date the complaint was received by the recipient.

6. Collect statistical data (race, color, national origin, sex) of participants in, and beneficiaries of the programs and activities conducted by the recipient.
7. Conduct Title VI reviews of the recipient and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.
8. Conduct training programs on Title VI and related statutes.
9. Prepare a yearly report of Title VI accomplishments for the last year and goals for the next year.

a) Annual Work Plan

Outline Title VI monitoring and review activities planned for the coming year; state by which each activity will be accomplished and target date for completion.

b) Accomplishment Report

List major accomplishments made regarding Title VI activities. Include instances where Title VI issues were identified and discrimination was prevented. Indicate activities and efforts the Title VI Specialist and program area personnel have undertaken in monitoring Title VI. Include a description of the scope and conclusions of any special reviews (internal or external) conducted by the Title VI Specialist. List any major problem(s) identified and corrective action taken. Include a summary and status report on any Title VI complaints filed with the recipient.

Discrimination Complaint Procedure

1. Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the recipient. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the recipient's Title VI Specialist for review and action.
2. In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:
 - a) The date of alleged act of discrimination; or
 - b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the recipient or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

3. Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the recipient, the person shall be interviewed by the Title VI Specialist. If necessary, the Title VI Specialist will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the recipient's investigative procedures.
4. Within 10 days, the Title VI Specialist will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, and advise the complainant of other avenues of redress available, such as GDOT and USDOT.
5. The recipient will advise GDOT within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to GDOT:
 - a) Name, address, and phone number of the complainant.
 - b) Name(s) and address (es) of alleged discriminating official(s).
 - c) Basis of complaint (i.e., race, color, national origin or sex)
 - d) Date of alleged discriminatory act(s).
 - e) Date of complaint received by the recipient.
 - f) A statement of the complaint.

- g) Other agencies (state, local or Federal) where the complaint has been filed.
 - h) An explanation of the actions the recipient has taken or proposed to resolve the issue raised in the complaint.
6. Within 60 days, the Title VI Specialist will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the head of the recipient. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.
7. Within 90 days of receipt of the complaint, the head of the recipient will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with GDOT, or USDOT, if they are dissatisfied with the final decision rendered by the Recipient. The Title VI Specialist will also provide GDOT with a copy of this decision and summary of findings upon completion of the investigation.
8. Contact for GDOT's Title VI staff is as follows:

Georgia Department of Transportation
Office of Equal Opportunity, Title VI/ Program
600 West Peachtree Street, N.W. 7th Floor
Atlanta, GA 30308
(404) 631-1497

Sanctions

In the event the recipient fails or refuses to comply with the terms of this agreement, the GDOT may take any or all of the following actions:

- a) Cancel, terminate, or suspend this agreement in whole or in part;
- b) Refrain from extending any further assistance to the recipient under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the recipient.
- c) Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the recipient.
- d) Refer the case to the Department of Justice for appropriate legal proceedings.

SIGNED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION:

Signature

EEO Director

Title

Date

SIGNED FOR THE RECIPIENT:

Signature

MAYOR, CITY OF LOCUST GROVE

Title

Date

Appendix A

During the performance of this contract, the contractor/consultant, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. Compliance with Regulations

The contractor shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2. Non-discrimination

The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Sub-contracts, Including Procurement of Materials and Equipment

In all solicitations either by competitive bidding or negotiations made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.

4. Information and Reports

The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to GDOT or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Non-compliance

In the event of the contractor's non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the contractor under the contract until the contractor complies, and/or;
- Cancellation, termination, or suspension of the contract, in whole or in part

6. Incorporation of Provisions

The contractor shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contractor or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request GDOT enter into such litigation to protect the interests of the state and, in addition, the contractor may request the USDOT enter into such litigation to protect the interests of the United States.

Appendix B

The following clauses shall be included in any and all deeds affecting or recording the transfer of real property, structures or improvements thereon, or interest therein from the United States.

GRANTING CLAUSE

NOW THEREFORE, Department of Transportation, as authorized by law, and upon the condition that the state of Georgia will accept title to the lands and maintain the project constructed thereon, in accordance with Title 23, United States Code, the Regulations for the Administration of Federal Aid for Highways and the policies and procedures prescribed by the United States Department of Transportation and, also in accordance with an in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, the Department of Transportation GDOT (hereinafter referred to as the Regulations) pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252: 42 USC 2000d to 2000d - 4) does hereby remise, release, quitclaim, and convey unto the state of Georgia all the right, title, and interest of the Department of Transportation in and to said land described in Exhibit A attached hereto and made a part thereof.

HABENDUM CLAUSE

TO HAVE AND TO HOLD said lands and interests therein unto the state of Georgia, and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which the federal financial assistance is extended or for another purpose involving the provisions of similar services or benefits and shall be binding on the state of Georgia, its successors, and assigns.

The state of Georgia, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person shall on the grounds of race, color, sex or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed (,)(and)* (2) that the state of Georgia, shall use the lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination of federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended (,) and (3) that in the event of breach of any of the above mentioned non-discrimination conditions, the department shall have a right to reenter said lands and facilities on said land, and the above described land and facilities shall thereon revert to and vest in and become the absolute property of the Department of Transportation and its assigns as such interest existed prior to this instruction.¹

¹ Reverter Clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purpose of Title VI of the Civil Rights Act of 1964.

Appendix C

The following clauses shall be included in all deeds, licenses, leases, permits, or similar instruments entered into by (Recipient) pursuant to the provisions of Assurance 8.

The LESSEE, for himself or herself, his or her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease, for a purpose of which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the LESSEE shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the lease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease has never been made or issued.

The following shall be included in all deeds, licenses, leases, permits, or similar agreements entered into by the Georgia State Department of Transportation pursuant to the provisions of Assurance 8.

The LESSEE, or himself or herself, his or her personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person, on the grounds of race, color, sex, or national origin, shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and furnishing of services thereon, no person on the grounds of race, color, sex, and national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the LESSEE shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the lease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease had never been made or issued.