

# CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA  
MONDAY, APRIL 16, 2018 – 6:00 P.M.  
PUBLIC SAFETY BUILDING / 3640 HIGHWAY 42  
LOCUST GROVE, GA 30248

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

**INVOCATION**.....Bert Foster, Community Development Director

**PLEDGE OF ALLEGIANCE** ..... Councilman Willie Taylor

**PUBLIC COMMENTS** ..... NONE

**PUBLIC HEARING ITEMS**..... 1 Item

1. Request to rezone several tracts totaling nearly 120 acres on the west side of Hwy 42 at Gardner Lane in LL 216 of the 2<sup>nd</sup> District, RA (residential agricultural) and C-2 (general commercial) to M-1 (light manufacturing)

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

2. Special Event request for French Market Craft Beer Festival on April 21, 2018 in Mayors' Walk Park

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

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

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

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

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

Community Development Operations..... Director Bert Foster

- Draft Resolution for acceptance of annexation application of property at Harris Drive and Hwy 42
- Discussion about an ordinance to amend the zoning ordinance as it pertains to commercial vehicle parking

**ARCHITECTURAL REVIEW BOARD (ARB)**..... NONE

**CITY MANAGER'S COMMENTS** ..... NONE

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

**EXECUTIVE SESSION (if needed)**

**ADJOURN**

ADA Compliance: Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons.

POSTED AT CITY HALL – April 11, 2018 at 16:30



## Community Development Department

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

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### Item Coversheet

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**Item:** Discussion of a request to rezone the former Gardner peach orchard from RA (residential agricultural) and C-2 (general commercial) to M-1 (light manufacturing)

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** March 29, 2018 – sign placed on property  
March 28, 2018 – ad in newspaper

**Budget Item:** No

**Date Received:** February 26, 2018

**Workshop Date:** April 16, 2018

**Regular Meeting Date:** May 7, 2018

### Recommendation:

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Please see the attached Staff Report.

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

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

**AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 120.1  
ACRES LOCATED IN LAND LOT 216 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF  
LOCUST GROVE, GEORGIA.**

**WHEREAS**, Daniel Madrigal, agent acting on behalf of Scannell Properties of Indianapolis, Indiana, (hereinafter referred to as "Applicant) requests rezoning of a tract of land located in Land Lot 216 of the 2<sup>nd</sup> District and consisting of approximately 120.1 acres, which shall be hereinafter referred to as the "Property" and is 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) and C-2 (General Commercial) to M-1 (Light Manufacturing), which shall be hereinafter referred to as the "Request"; 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 April 16, 2018; and,

**WHEREAS**, said Request has been reviewed by the Atlanta Regional Commission (ARC), who issued a "Regional Review Finding" on March 26, 2018; and,

**WHEREAS**, said Request has been reviewed by the Georgia Regional Transportation Authority (GRTA) who issued a "Notice of Decision" on April 5, 2018; 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 in **Exhibit "B"**;

**WHEREAS**, the Mayor and City Council have considered the Applicant's circumstances in light of those criteria for variances under Section 16.04.162 of the *Code of the City of Locust Grove*; and

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

1.

- ( ) That the Property is hereby rezoned from RA and C-2 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 Property is subject to:

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

3.

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

4.

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

**SO ORDAINED** by the Council of the City this 7th day of May 2018.

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

ATTEST:

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

(Seal)

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND PLAT**

**LEGAL DESCRIPTION  
COMBINED TRACTS  
(GARDNER AND NAIDU)**

All of that tract or parcel of land lying and being in Land Lots 216 and 217, 2nd District, Henry County, City of Locust Grove, Georgia and being more particularly described as follows:

**BEGINNING** at a 5/8" rebar found at the land lot corner common to Land Lots 200, 201, 216 and 217 and also being located in the centerline of Price Drive (having a 30 foot prescriptive right-of-way), thence running along said centerline of Price Drive and along the south line of Land Lot 216, North 89°30'35" West, a distance of 1800.66 feet to a 5/8" rebar found; thence leaving said centerline of Price Drive and south line of Land Lot 216 and running along the right-of-way line of Price the following courses and distances; North 00°44'21" East, a distance of 40.00 feet to a 1/2" iron pin and plastic cap placed; North 89°27'27" West, a distance of 101.02 feet to a 1/2" iron pin and plastic cap placed; run northwesterly 70.16 feet along the arc of a curve, concave to the northeast, having a central angle of 67°00'08" and having a radius of 60.00 feet, being subtended by a chord which bears North 55°57'27" West, a distance of 66.23 feet to a 1/2" iron pin and plastic cap placed; North 22°27'27" West, a distance of 72.00 feet to a 1/2" iron pin and plastic cap placed; run northeasterly 65.45 feet along the arc of a curve, concave to the southeast, having a central angle of 62°30'08" and having a radius of 60.00 feet, being subtended by a chord which bears North 08°47'33" East, a distance of 62.25 feet to a 1/2" iron pin and plastic cap placed; North 40°02'33" East, a distance of 101.10 feet to a 1/2" iron pin and plastic cap placed; North 49°57'27" West, a distance of 80.00 feet to a 1/2" iron pin and plastic cap placed; South 40°02'33" West, a distance of 101.10 feet to a 1/2" iron pin and plastic cap placed; run southwesterly 68.46 feet along the arc of a curve, concave to the southeast, having a central angle of 28°01'09" and having a radius of 140.00 feet, being subtended by a chord which bears South 26°02'01" West, a distance of 67.78 feet to a 1/2" iron pin and plastic cap placed; North 75°15'56" West, a distance of 34.69 feet to a 1/2" iron pin and plastic cap placed on the northeasterly right-of-way line of Interstate 75 (having a variable limited access right-of-way);

thence run along said right-of-way line of Interstate 75 the following courses and distances; North 22°54'51" West, a distance of 1196.08 feet to a 3/8" rebar found; North 23°13'25" West, a distance of 556.05 feet to a concrete right-of-way monument found broken; North 23°18'30" West, a distance of 403.53 feet to a 3/8" rebar found; thence leaving said right-of-way line of Interstate 75 and running along the south property line of property now or formerly owned by The Farmers Bank, North 89°37'16" East, a distance of 2564.82 feet to a 2" open top pipe found bent on the southwesterly right-of-way line of State Route 42 (a.k.a. U.S. Highway 23 (having an 80 foot right-of-way)); thence running along said right-of-way line of State Route 42 the following courses and distances; South 17°35'17" East, a distance of 524.00 feet to a 1/2" rebar found; South 17°33'45" East, a distance of 293.87 feet to a 1/2" rebar found; South 17°38'16" East, a distance of 150.54 feet to a 3/8" rebar found; run southeasterly 382.09 feet along the arc of a curve, concave to the east, having a central angle of 01°50'38" and having a radius of 11872.79 feet, being subtended by a chord which bears South 17°47'44" East, a distance of 382.07 feet; run southeasterly 350.56 feet along the arc of a curve, concave to the northeast, having a central angle of 10°26'11" and having a radius of 1924.59 feet, being subtended by a chord which bears South 25°44'24" East, a distance of 350.08 feet to a 1/2" rebar found; thence leaving said right-of-way line of State Route 42 and running along the north property line of property now or formerly owned by Electric Membership Corporation, North 89°30'02" West, a distance of 181.50 feet to a 1/2" rebar found on the east line of Land Lot 216; thence running along said east line of Land Lot 216 and the west property line of property now or formerly owned by Electric Membership Corporation and Georgia Power Company South 00°08'42" West, a distance of 620.44 feet to a 5/8" rebar found and the **POINT OF BEGINNING**.

Said tract containing 120.130 acres as depicted on that ALTA/NSPS Land Title Survey prepared by Metro Engineering and Surveying Company, Inc. of McDonough, Georgia, dated 02-22-18 (Job No. 14268)





**EXHIBIT "B"**

**REZONING EVALUATION REPORT INCLUDING DRI FINDINGS**



# REZONING EVALUATION REPORT

FILE: RZ 18-04-02

APRIL 16, 2018

REZONING RA & C-2 TO M-1

## Property Information

Tax ID	112-01017000, 112-01018000 112-01016001, 112-01016006 112-01016007
Location/address	Land Lot 216 of the 2 <sup>nd</sup> District West side of Highway 42 at Gardner Lane
Parcel Size	Approximately 120 acres
Current Zoning	RA (Residential Agricultural) and C-2 (general commercial)
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	Industrial, Mixed-Use, Mixed Historic
Recommendation	Approval with Conditions

## Summary

Daniel Madrigal, agent for Scannell Properties of Indianapolis, Indiana (the “Applicant”), requests rezoning from RA (residential agricultural) and C-2 (general commercial) to M-1 (light manufacturing) for property located along the west side of State Route 42 at the intersection with Gardner Lane (Parcel IDs – 112-01016001, 112-01016006, 112-01016007, 112-01017000, and 112-01018000) in Land Lot 216 of the 2<sup>nd</sup> District (the “Property” or “Properties”).

The Property is primarily vacant with several residential dwellings, a commercial structure (the former peach stand) and a variety of farm structures are scattered throughout the central and southern portions of the Property. Peach trees and other undergrowth cover much of the non-wooded areas.

According to the Letter of Intent, the Applicant seeks to rezone the Properties to M-1 (light manufacturing) to develop two (2) industrial warehouse distribution facilities with a total square footage of approximately 2,018,000 sf.

A majority of the Property lies within areas identified on the Future Land Use Map as either Industrial or Mixed Use with a portion surrounding the peach stand slated for Historic Mixed Use. According to the updated *Future Land Use Narrative*<sup>1</sup>, both Industrial and Mixed-Use designations support industrial

<sup>1</sup> *Future Land Use Narrative, Minor Update (2016)*



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REZONING RA & C-2 TO M-1

uses primarily due to the proximity to I-75. The Historic Mixed-Use area is a designation created, in general, to encourage the preservation of historic residences by permitting them to be repurposed as office/personal service space. In this specific case, the Historic Mixed-Use designation was assigned to a portion of the frontage of the Property to garner support for the area to be declared part of the National Register District; however, much of the portion on SR 42 north was rejected by the State and by the Department of the Interior.

The conceptual site plan, included in Exhibit B, illustrates how the proposed distribution centers will lie on the Property in a diagonal northwesterly direction. Building 2 will front along Highway 42 and will be approximately 1,009,000 sf while Building 1 will be built between Building 2 and Interstate 75 and will also contain approximately 1,009,000 sf.

There exists a one-hundred (100) foot easement on the Property that diagonally bisects the Property from the northwest down to the southeast. This easement contains electrical transmission lines originating from the substation to the south of the Property, owned and operated by Georgia Power. The Applicant will have to enter into a private agreement with the Georgia Power Company to address the relocation of these transmission lines prior to developing the Properties.

The scope of this industrial project (exceeding 500,000 sf) warrants a Development of Regional Impact (DRI) which became known as *DRI 2775 Gardner 42* and was "approved subject to conditions" by Georgia Regional Transportation Authority ("GRTA") on April 5, 2018. Also included is the Atlanta Regional Commission's ("ARC's") *Regional Review Finding* which was issued on March 26, 2018<sup>2</sup> and includes review comments, summarized below, from the following state agencies:

- GDOT – Aviation Programs
  - Project does not impact the Henry County Airport (HMP) due to being located more than ten (10) miles away
  - 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
  - Identified the northern and western portions of the proposed project lie within the Indian 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.

<sup>2</sup> Atlanta Regional Commission, *Regional Review Finding, Gardner 42 (DRI 2775)*, 3/26/18.



# REZONING EVALUATION REPORT

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REZONING RA & C-2 TO M-1

- 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 served by a regional thoroughfare (SR 42)
  - The proposed project will be served by a regional truck route (SR 42)
  - Recommends constructing pedestrian facilities (sidewalks) along frontages
- 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
- Atlanta Regional Commission (ARC)
  - Proposed project lies within the Developing Suburbs Area of the region contained in the Unified Growth Policy Map (UGPM).
  - The proposed project's intensity aligns with the Regional Development Guide in terms of densities and building heights for projects located within the Developing Suburbs Area of the UGPM.
  - Aspects of the Atlanta Region's Plan are met due to the proximity to existing warehouse/distribution facilities to the north and due to the potential for efficiencies for regional freight movement.
  - 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* – The City of Locust Grove is the primary provider of this service due to the provision of sanitary sewer to the site. Adequate flows and pressures appear to be suitable for the development. 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 Interceptor “G” that will bring sanitary sewer service in the vicinity of the Property. This upgrade is intended to alleviate stress put on the existing line created by existing businesses in the northeast quadrant of the Interstate 75 interchange. There will be adequate capacity to handle the proposed industrial facilities.



# REZONING EVALUATION REPORT

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REZONING RA & C-2 TO M-1

**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 significant due to the property's industrial zoning and proposed use; however, there will be variable sales tax collections due to the nature of the business conducted (warehousing and distribution versus fulfillment where taxable by the state). 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 120-acre tract will generate a buildout total of up to 2,010,000 square feet of new industrial warehouse space which, in turn, will generate 3,222 trips per day (1,611 in/1,611 out). The following *Trip Generation Table* was prepared by John D. Walker of Kimley-Horn and Associates, Inc. for Scannell Properties<sup>3</sup>.

<b>Trip Generation*</b>						
Land Use	ITE Code	Daily Traffic	AM Peak Hour		PM Peak Hour	
		Total	Enter	Exit	Enter	Exit
Warehousing	150	3,222	206	61	73	196

\*Source: John D. Walker of Kimley-Horn and Associates, Inc. as part of the Transportation Analysis for Gardner 42 DRI# 2775

Approximately 75% (2,416) of the total daily traffic will consist of employee car trips with the remaining 25% (806) consisting of truck trips.

<b>Functional Roadway Classifications*</b>				
Roadway	# of Lanes	Speed Limit	Average Daily Trips	Functional Classification
SR 42	2	55	14,500	Minor Arterial
Bill Gardner Pkwy	4	35	21,300	Minor Arterial
Bethlehem Rd	2	45	1,180	Local Road
Interstate 75	6	70	89,000	Interstate

\*Source: John D. Walker of Kimley-Horn and Associates, Inc. as part of the Transportation Analysis for Gardner 42 DRI# 2775

<sup>3</sup> Kimley-Horn (2018) Gardner 42 DRI #2775 Transportation Analysis, "Trip Generation," 9-12.



**REZONING  
EVALUATION REPORT**  
FILE: RZ 18-04-02

**APRIL 16, 2018**

**REZONING RA & C-2 TO M-1**

Based on the Traffic Study, 90% (1,450 trips) of the traffic movements out of the proposed facilities will travel south on Highway 42 with 50% (725 trips) turning right onto Market Place Blvd, 35% (506 trips) turning right onto Bill Gardner Parkway and 5% (73 trips) continuing south through the City on Highway 42. The remaining 10% (161 trips) will travel north on Highway 42.

Approximately 90% (1,450 trips) 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 *Transportation Analysis* identifies a current overall Level of Service (“LOS”) standard of “D” for the six 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 table below details impacts on the current LOS:

2017 Existing Intersection Levels-of-Service*					
Intersection	Control	Approach/Movement	LOS Standard	LOS AM Peak Hour	LOS PM Peak Hour
SR 42 @ Bethlehem Road	2-way stop	NB—Left	D	A	A
		SB—Left	D	B	A
		EB	D	F	F
		WB	D	E	E
SR 42 @ Market Place Blvd	2-way stop	NB—Left	D	A	A
		EB	D	C	F
SR 42 @ Bill Gardner Pkwy	Signal	Overall	D	C	D
Bill Gardner Pkwy @ Tanger/Market Place Blvd	Signal	Overall	D	D	C
Bill Gardner Pkwy @ I-75 NB ramp	Signal	Overall	D	A	A
Bill Gardner Pkwy @ I-75 SB ramp	Signal	Overall	D	C	D

\*Source: John D. Walker of Kimley-Horn and Associates, Inc. as part of the *Transportation Analysis for Gardner 42 DRI #2775*

Two intersections operate below their acceptable 2017 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 *Transportation Analysis*, the two intersections will continue to operate below their overall LOS even if the project is not built.

The table below indicates the LOS for the six intersections through 2020 if the project is **NOT** built. The overall LOS drops to “E” for the SR 42 intersections with Bethlehem Road and Market Place Blvd.



# REZONING EVALUATION REPORT

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REZONING RA & C-2 TO M-1

2020 NO-BUILD Intersection Levels-of-Service*					
Intersection	Control	Approach/Movement	LOS Standard	LOS AM Peak Hour	LOS PM Peak Hour
SR 42 @ Bethlehem Road	2-way stop	NB—Left	D	A	A
		SB—Left	D	B	A
		EB	E	F	F
		WB	E	E	E
SR 42 @ Market Place Blvd	2-way stop	NB—Left	D	A	A
		EB	D/E	C	F
SR 42 @ Bill Gardner Pkwy	Signal	Overall	D	C	D
Bill Gardner Pkwy @ Tanger/Market Place Blvd	Signal	Overall	D	D	D
Bill Gardner Pkwy @ I-75 NB ramp	Signal	Overall	D	A	A
Bill Gardner Pkwy @ I-75 SB ramp	Signal	Overall	D	C	D

\*Source: John D. Walker of Kimley-Horn and Associates, Inc. as part of the Transportation Analysis for Gardner 42 DRI #2775

The table below indicates the LOS for the six intersections through 2020 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.

2020 BUILD Intersection Levels-of-Service through 2020*					
Intersection	Control	Approach/Movement	LOS Standard	LOS AM Peak Hour	LOS PM Peak Hour
SR 42 @ Bethlehem Road	2-way stop	NB—Left	D	A	A
		SB—Left	D	B	A
		EB	E	F	F
		WB	E	E	E
SR 42 @ Market Place Blvd	2-way stop	NB—Left	D	A	A
		EB	D/E	F	F
SR 42 @ Bill Gardner Pkwy	Signal	Overall	D	D	D
Bill Gardner Pkwy @ Tanger/Market Place Blvd	Signal	Overall	D	D	D
Bill Gardner Pkwy @ I-75 NB ramp	Signal	Overall	D	A	A
Bill Gardner Pkwy @ I-75 SB ramp	Signal	Overall	D	C	D

\*Source: John D. Walker of Kimley-Horn and Associates, Inc. as part of the Transportation Analysis for Gardner 42 DRI #2775



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REZONING RA & C-2 TO M-1

Recommendations to improve the affected intersections to them get them back to an acceptable LOS include the following:

### At SR 42 and Bethlehem Road

1. Install a traffic signal or roundabout, if warranted.
2. Construct a NB left-turn lane on SR 42 with 310' of vehicle storage and at least 100' of taper.
3. Construct an EB right-turn lane on Bethlehem Road with 100' of vehicle storage and at least 50' of taper.

### At SR 42 and Market Place Boulevard

1. Install a traffic signal or roundabout, if warranted.

### At SR 42 and northern project driveway (Driveway 1)

1. Along SR 42, construct a NB left-turn lane with 310' of vehicle storage and at least 100' of taper.
2. Along SR 42, construct a SB right-turn lane with 250' of vehicle storage and at least 100' of taper.
3. Construct EB right- and left-turn lanes from Driveway 1 and one egress lane into the site.

### At SR 42 and southern project driveway (Driveway 2)

1. Along SR 42, construct a NB left-turn lane with 310' of vehicle storage and at least 100' of taper.
2. Along SR 42, construct a SB right-turn lane with 250' of vehicle storage and at least 100' of taper.
3. Construct EB right- and left-turn lanes from Driveway 2 and one egress lane into the site.

These improvements will create LOS of A/B during peak hours for these four intersections.

*Impact.* The Property is 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 Gardner 42 project. Significant industrial development has occurred, or is underway, north of the City with development expected to accelerate quickly once the new Bethlehem Interchange is completed.

GTRA approved the DRI subject to following roadway improvement conditions:

- SR 42 at Proposed Driveway 1
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
- SR 42 at Proposed Driveway 2





# REZONING EVALUATION REPORT

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REZONING RA & C-2 TO M-1

- Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
- Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
- SR 42 at Bethlehem Road
  - If warranted, install a traffic signal or roundabout
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road.
  - Along Bethlehem Road, construct one (1) eastbound right-turn lane with 100 feet of storage and 50 feet of taper.
- SR 42 at Market Place Boulevard
  - If warranted, install a traffic signal or roundabout

## 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 property to an industrial use. The Future Land Use Map has identified the Property for industrial uses similar to the opposite side of Interstate 75.
  - (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 east, industrially-zoned property adjacent to the north and commercially-zoned property to the south). The current request will be an additional step towards developing this area into an industrial/mixed-use corridor as depicted on the Future Land Use Map.
  - (3) **Consistency with the Land Use Plan.** Discussion: The site is consistent with recently-revised Future Land Use Plan in that Industrial and Mixed-Use categories allow for locations to offer more industrial and mixed uses along this section of State Route 42. A Mixed Historic designation exists on the Property along the frontage of State Route

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



# REZONING EVALUATION REPORT

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REZONING RA & C-2 TO M-1

42 where the former Peach Stand is located that is no longer supported due to the fact that this area was nominated for inclusion inside a Historic District and was disapproved by the State the Federal agencies.

- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be a significant impact on 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 in anticipation of future development.
- (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 by creating 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 DRI #2775.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts to adjacent property owners will be minimal as all the residences in the area are part of the request. Otherwise the project is bordered by industrial property to the north, SR 42 and industrial property to the east, the Walmart/Market Place development to the south and Interstate 75 to the west. The subject area is now undergoing rapid suburbanization due to continued expansion of the Metropolitan Atlanta Region and is supported by the prevailing development patterns within the immediate vicinity.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site contains several dwellings, barns and a peach orchard that is nearing the end of its productivity. Developing it as it is currently zoned is neither consistent with the Future Land Use Plan nor does it provide the highest and best use for the property. The other options within the Future Land Use plan include Mixed Use, implying a horizontal mix of large-scale commercial, office and perhaps dense multifamily. The realities of the economic model make large-scale horizontal commercial unfavorable as retail transitions to smaller footprint and online retailing, which this project would likely be a candidate for online fulfillment center(s). The other option would be residential; however, there is little desire for development of single-family residential located between an interstate and a major state highway with highly-utilized rail adjacent, The other option would be large-scale multifamily dwelling, but this 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.



# REZONING EVALUATION REPORT

FILE: RZ 18-04-02

APRIL 16, 2018

REZONING RA & C-2 TO M-1

- (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. The Wetland/Waters Delineation Report prepared by Contour Environmental, LLC for Scannell Properties, dated February 5, 2018 is incorporated into this Staff Report by reference and can be found in its entirety in the rezoning file for case RZ-18-04-02.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the City's zoning ordinance and with the Future Land Use Plan.

## Recommendations

### Potential conditions for consideration:

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 the *GRTA Notice of Decision* issued on April 5, 2018 (collectively attached hereto as Attachment "A").
    - a. Attachment A – General Conditions
    - b. Attachment B – Required Elements of the DRI Plan of Development
    - c. Attachment C – Required Improvements to Serve the DRI
  - b. Recommendations contained in the *Transportation Analysis Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474.
  - c. 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 conditions contained in the *GRTA Notice of Decision* issued on April 5, 2018 and recommendations contained in the *Transportation Analysis Locust Grove – Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474.



# REZONING EVALUATION REPORT

FILE: RZ 18-04-02

APRIL 16, 2018

REZONING RA & C-2 TO M-1

Including:

- a. SR 42 at Proposed Driveway 1
    - i. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT
    - ii. Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
  - b. SR 42 at Proposed Driveway 2
    - i. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
    - ii. Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
  - c. SR 42 at Bethlehem Road
    - i. *If warranted, install a traffic signal or roundabout\**
    - ii. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road.
    - iii. Along Bethlehem Road, construct one (1) eastbound right-turn lane with 100 feet of storage and 50 feet of taper.
  - d. SR 42 at Market Place Boulevard
    - i. *If warranted, install a traffic signal or roundabout\**
3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in the *GRTA Notice of Decision* issued on April 5, 2018 and recommendations contained in the *Transportation Analysis Locust Grove – Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474, and the requirements contained in Condition (2)(a-d), must be completed including the dedication of all new rights-of-way 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.
  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.



# REZONING EVALUATION REPORT

FILE: RZ 18-04-02

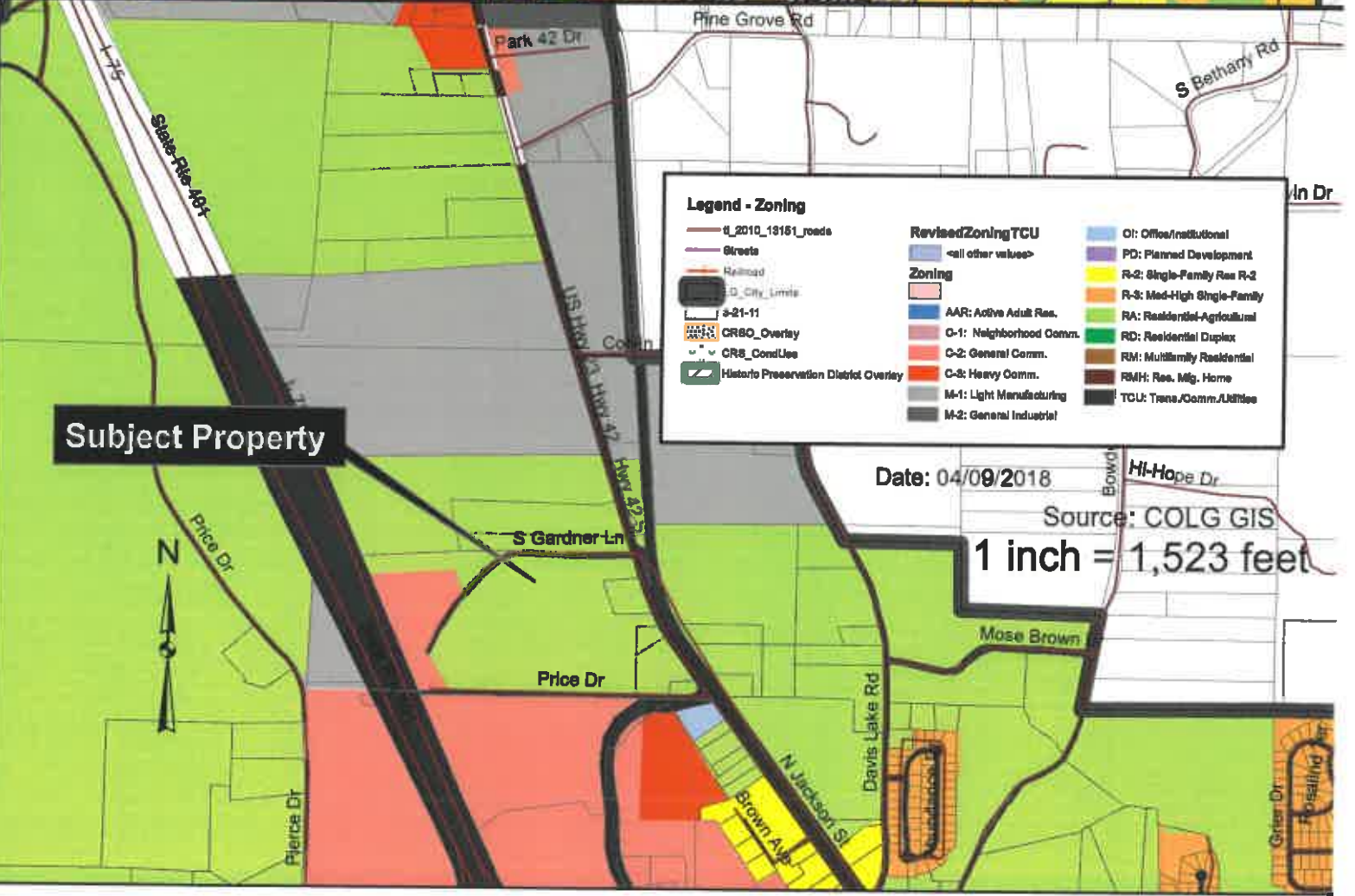
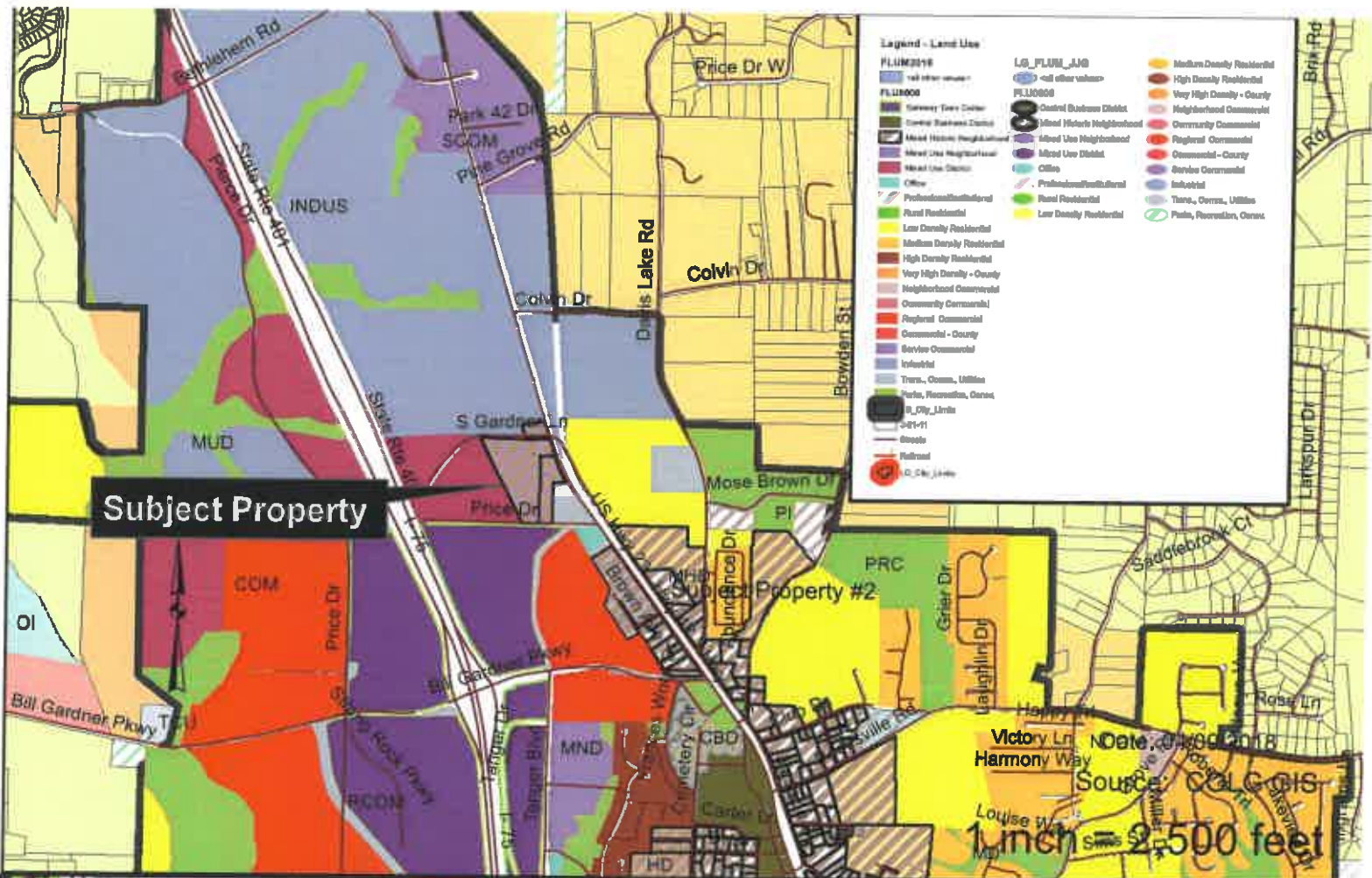
APRIL 16, 2018

REZONING RA & C-2 TO M-1

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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.

\*Consideration should be given to allow the applicant, interest holder or developer of the site to coordinate temporary signalization of these intersections with GDOT until such time that all DRIs under consideration for the area are complete and the location of the new interchange has been finalized.



... in The Green

### Request for Zoning Map Amendment

Name of Applicant Scannell Properties Phone: 763-331-8853 Date: 2/26/18  
 Address Applicant: 8801 River Crossing Blvd, Suite 300 Cell # 612-759-3600  
 City: Indianapolis State: IN Zip: 46240 E-mail: danielm@scannellproperties.com  
 Name of Agent Daniel Madrigal Phone: 763-331-8853 Date: 2/26/18  
 Address Agent: 294 Grove Lane East, Suite 140 Cell # 612-759-3600  
 City: Wayzata State: MN Zip: 55391 E-mail: danielm@scannellproperties.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 Residential Agricultural (RA) & General Commercial (C-2) to Light Manufacturing (M-1)  
(Current Zoning) (Requested Zoning)

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

For the Purpose of Light Industrial warehousing - construction of two distribution facilities, 1,009,000 SF and 715,000 SF expandable to 1,001,000 SF  
(Type of Development)

Address of Property: East side of SR-42 at the intersection with Gardner Ln

Nearest intersection to the property: SR 42 and S Gardner Ln

Size of Tract: 120.13 acre(s), Land Lot Number(s): 216 District(s): 2nd

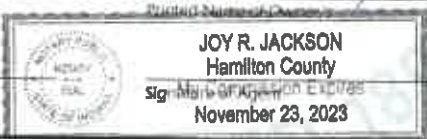
Gross Density: 16,731 SF/AC units per acre Net Density: 17,925 SF/AC units per acre  
112-01016001, 112-01016006, 112-01016007, 112-01017000, 112-01018000

Property Tax Parcel Number: \_\_\_\_\_ (Required)

Shannon Parkhurst  
Witness Signature  
Shannon Parkhurst  
Printed Name of Witness

[Signature]  
Signature of Owners/  
Scannell Properties, Marc P. Kojing, Manager  
Printed Name of Owners/

[Signature]  
Notary  
**(For Office Use Only)**



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

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

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

Public Hearing Date: \_\_\_\_\_

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

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

...in The Grove

### Applicant Campaign Disclosure Form

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

Yes  No

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

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

We certify that the foregoing information is true and correct, this 10<sup>th</sup> day of April, 2018

Daniel Madrigal  
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 10 day of April, 2018.



[Signature]  
Notary Public

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



### Applicant Campaign Disclosure Form

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

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

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

We certify that the foregoing information is true and correct, this   5   day of   April  , 20  18  .

Applicant's Name - Printed

Patrick VanSester

Applicant's Attorney, if applicable - Printed

Signature of Applicant

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this   5th   day of   April  , 20  18  .

Colleen Barnes  
Notary Public



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

... in The Grove

## Applicant Campaign Disclosure Form

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

Yes  No

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

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

We certify that the foregoing information is true and correct, this 1st day of March 2018

SUBRAMANYAM K. NAIDU.

SK Naidu

Applicant's Name - Printed

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1 day of March, 2018.

Makyha T McGill

Notary Public  
Makyha T McGill  
Notary Public, Clayton County, GA  
My Commission Expires December 22, 2021

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

### Applicant Campaign Disclosure Form

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

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

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

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

Samuel C. Gardner  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28<sup>th</sup> day of February, 2018.



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

### Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
Yes \_\_\_\_\_ No 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 23 day of February, 2018.

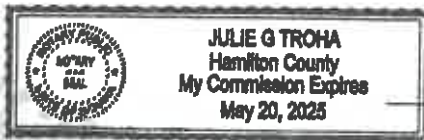
Marc Pfleging, Manager  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 23<sup>rd</sup> day of February, 2018.



Julie G. Troha  
Notary Public

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



Headquarters  
8801 River Crossing Blvd.  
Suite 300  
Indianapolis, IN 46240  
tel: 317.843.5959  
fax:317.843.5957

Offices  
Charlotte  
Chicago  
Denver  
Kansas City  
Minneapolis  
San Francisco  
Washington DC

February 26, 2018

### Letter of Intent

**Applicant/Developer:** Scannell Properties  
**Property:** SR 42 and S Gardner Ln – Locust Grove, GA

**Proposed Use:**

Scannell has agreed to acquire approximately 120.13 acres along the west side of SR 42, north of Market Place Blvd and south of Bethlehem Rd, subject to zoning and variance approvals, storm water management issues and financing. Scannell plans to use the site for two industrial distribution centers. The planned construction would consist of two buildings with appropriate truck docks, trailer storage and employee parking. The property would also have improved inter parcel connectivity where appropriate.

**Acreage:** 120.13 acres  
**Existing Zoning:** Residential Agricultural (RA) and General Commercial (C-2)  
**Zoning Classification Requested:** Light Manufacturing (M-1)  
**Number of Buildings Proposed:** Two (2)  
**Possible Building Size:**  
Building 1: 715,000 s.f.  
Expandable to 1,001,000 s.f.  
Building 2: 1,009,008 s.f.  
**Density:** 16,731 gross square footage per acre

February 21, 2018

City of Locust Grove  
3640 Highway 42  
Locust Grove, GA 30248

Re: Letter of Ownership  
Parcel ID #s 112-01016001 and 112-6006

To Whom It May Concern:

This letter is to confirm that the undersigned is the owner of the above referenced properties. Scannell Properties, LLC has the properties under contract for purchase and is seeking a rezoning involving the properties. There is no objection to the rezoning of the above referenced properties.



S. K. NAIDU LIVING TRUST  
By: Subramanyam K. Naidu, Trustee

February 21, 2018

City of Locust Grove  
3640 Highway 42  
Locust Grove, GA 30248

Re: Letter of Ownership  
Parcel ID #s 112-01016007, 112-01017000, and 112-01018000

To Whom It May Concern:

This letter is to confirm that the undersigned is the owner of the above referenced properties. Scannell Properties, LLC has the properties under contract for purchase and is seeking a rezoning involving the properties. There is no objection to the rezoning of the above referenced properties.



THE ESTATE OF S.H. GARDNER, JR.  
By: Samuel Chipper Gardner, Executor

IN THE PROBATE COURT  
COUNTY OF HENRY  
STATE OF GEORGIA

IN RE: ESTATE OF

SAMUEL HOWELL GARDNER, JR.,  
Deceased.

)  
)  
)  
)

ESTATE NO.: 2015-ES-968

LETTERS TESTAMENTARY  
(Relieved of Filing Returns)

By KELLEY S. POWELL, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

At a regular term of Probate Court, the Last Will and Testament dated April 7, 2010, (and Codicil(s) dated N/A) of Samuel Howell Gardner, Jr., deceased, a resident of the above County at the time of his or her death, was legally proven in solemn form and was admitted to record by order. It was further ordered that Samuel Chipper Gardner, named as Executor(s) in said will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

NOW, THEREFORE the said Samuel Chipper Gardner, having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of Executor(s) under the will of said deceased, according to the will and the law.

Given under my hand and official seal, the 5<sup>th</sup> day of January, 2016.

KELLEY S. POWELL  
Probate Judge

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

[Signature]  
PROBATE CLERK/DEPUTY CLERK







**First American Title™**

## Title Insurance Commitment

ISSUED BY

**First American Title Ins. Co.**

# Schedule A

File No.: 702017.0709

1. Commitment Date: November 10, 2017 at 12:00 AM

2. Policy (or Policies) to be issued:

POLICY AMOUNT

a.  ALTA Owner's Policy of Title Insurance

\$ TBD

ALTA Homeowner's Policy of Title Insurance

Proposed Insured: SCANNELL PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY

b.  ALTA Loan Policy of Title Insurance

TBD

ALTA Expanded Coverage Residential Loan Policy

Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear.

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by  
**AS TO TRACTS I AND II:**

THE ESTATE OF S.H. GARDNER, JR. A/K/A SAMUEL HOWELL GARDNER, JR. (49.8245%), ANN H. GARDNER (49.8245%), SAMUEL CHIPPER GARDNER (0.0702%), CARSON LEE GARDNER (0.0702%), ANN ELIZABETH FLOYD (0.0702%), TIMOTHY ANDREW GARDNER (0.0702%) AND THOMAS HERBERT GARDNER (0.0702%)

**AS TO TRACTS III, IV, V, VI, VII AND VIII:**

THE ESTATE OF S.H. GARDNER, JR. A/K/A SAMUEL HOWELL GARDNER, JR. (50.000%), ANN H. GARDNER (50.00%).

**AS TO TRACT IX:**

SUBRAMANYAM K. NAIDU AND SHYAMALA K. NAIDU, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE S.K. NAIDU LIVING TRUST DATED MAY 2, 2006

**AS TO TRACT X:**

LAKSHMI A. SETH (10.00%), SHEELA R. LINGAM (10.00%), PRABHA BHALLA (20.00%), KUSUMA K. DRONAVALLI (10.00%), SUBRAMANYAM K. NAIDU AND SHYAMALA NAIDU, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE S.K. NAIDU LIVING TRUST, DATED MAY 02, 2006 AND ANY AMENDMENTS THERETO (40.00%), SMITA R. DONTHAMSETTY, SUPRIYA R. DONTHAMSETTY, RAMESH C. DONTHAMSETTY (10.00%)

**SCHEDULE A**  
(Continued)

4. The land referred to in this Commitment is described as follows:

**TRACT I**

All that tract or parcel of land, containing 4.496 acres, lying and being in Land Lot 216 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner, prepared by Walter F. Prince, Registered Land Surveyor No. 2808, dated March 6, 2006, and being more particularly described according to said plat as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at the intersection of the Southwesterly r/w line of State Route #42 (80' r/w) with the North line of Land Lot 216 of the 2<sup>nd</sup> District, and run thence Southeasterly along the Southwesterly r/w line of State Route #42 a distance of 1774.48 feet to an iron pin placed (1/2" RB) at the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence South 17 degrees 05 minutes 52 seconds East along the Southwesterly r/w line of State Route #42 a distance of 150.57 feet to an iron pin placed (1/2" RB); thence leaving said r/w and run thence North 89 degrees 28 minutes 34 seconds West 1576.93 feet to an iron pin found (1/2" RB); thence North 10 degrees 03 minutes 05 seconds West 108.00 feet to an iron pin placed (1/2" RB); thence North 89 degrees 08 minutes 42 seconds East 1551.62 feet to an iron pin placed on the Southwesterly r/w line of State Route #42 and the point of beginning.

**TRACT II**

All that tract or parcel of land, containing 63.548 acres, lying and being in Land Lots 216 and 217 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217 of the 2<sup>nd</sup> District), and run thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive (also along the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District) 2012.31 feet to an iron pin found (1/2" RB) on the Northeasterly r/w line of Interstate #75 (Northbound Lanes, r/w varies); thence North 23 degrees 19 minutes 25 seconds West along the Northeasterly r/w line of Interstate #75 90.00 feet to a point; thence leaving said r/w and run thence North 66 degrees 40 minutes 35 seconds East 50.00 feet to a point; thence North 23 degrees 19 minutes 25 seconds West 50.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 50.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence North 23 degrees 19 minutes 25 seconds West along the Northeasterly r/w line of Interstate #75 a distance of 475.00 feet to an iron pin found: thence leaving said r/w and run thence North 66 degrees 40 minutes 35 seconds East 50.00 feet to a point; thence North 23 degrees 19 minute 25 seconds West 50.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 50.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence North 23 degrees 19 minutes 25 seconds West along the Northeasterly r/w line of Interstate # 75 557.58 feet to a point; thence leaving said r/w and run thence North 66 degrees 40 minutes 35 seconds East 40.00 feet to a point; thence North 23 degrees 19 minutes 25 seconds West 40.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 40.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence North 23 degrees 19 minutes 25 seconds West along the Northeasterly r/w line of Interstate #75 155.00 feet to an iron pin found (1/2" RB); thence leaving said r/w and run thence South 88 degrees 53 minutes 43 seconds East 901.64 feet to an iron pin found (1/2" RB); thence North 89 degrees 37 minutes 13 seconds East 1586.11 feet to an iron pin found (1/2" RB) on the Southwesterly r/w line of State Route # 42 (60' r/w); thence Southeasterly along the Southwesterly r/w line of State Route #42 a distance of 204.40 feet along the arc of a curve to the left, said curve having a radius of 10636.35 feet, a chord bearing of South 18 degrees 04 minutes 18 seconds East and a chord distance of 204.39 feet to a point; thence leaving said r/w and run thence South 89 degrees 37 minutes 13 seconds West 330.00 feet to a point; thence South 20 degrees 49 minutes 54 seconds East 328.39 feet to a point; thence North 89 degrees 37 minutes 13 seconds East 330.00 feet to a point located on the Southwesterly r/w line of

**SCHEDULE A**  
(Continued)

State Route # 42; thence Southeasterly along the Southwesterly r/w line of State Route # 42 a distance of 200.35 feet along the arc of a curve to the left, said curve having a radius of 1782.23 feet, a chord bearing of South 28 degrees 30 minutes 14 seconds East and a chord distance of 200.25 feet to an iron pin found (1/2" RB); thence leaving said r/w and run thence North 89 degrees 54 minutes 13 seconds West 192.79 feet to a point which point is also located on the West line of Land Lot 217 (also being the East line of Land Lot 216); thence South 00 degrees 16 minutes 55 seconds East 620.25 feet along said Land Lot line to the point of beginning.

**TRACT III**

All that tract or parcel of land, being designated as Outparcel "1", containing 0.057 acres, lying and being in Land Lot 216 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217); thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive (also being the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District ) 2012.31 feet to an iron pin located on the Northeasterly r/w line of Interstate #75 (Northbound Lanes r/w varies); thence Northwesterly along the Northeasterly r/w line of Interstate #75 90.00 feet to a point and the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, and leaving said r/w and run thence North 66 degrees 40 minutes 35 seconds East 50.00 to a point; thence North 23 degrees 19 minutes 25 seconds West 50.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 50.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence South 23 degrees 19 minutes 25 seconds East along the Northeasterly r/w line of Interstate #75 50.00 feet to the point of beginning.

**TRACT IV**

All that tract or parcel of land, being designated as Outparcel "2", containing 0.057 acres, lying and being in Land Lot 216 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217); thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive (also being the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District) 2012.31 feet to an iron pin located on the Northeasterly r/w line of Interstate #75 (Northbound Lanes r/w varies); thence Northwesterly along the Northeasterly r/w line of Interstate #75 615.00 feet to the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, and leaving said r/w and run thence North 66 degrees 40 minutes 35 seconds East 50.00 feet to a point; thence North 23 degrees 19 minutes 25 seconds West 50.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 50.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence South 23 degrees 19 minutes 25 seconds East along the Northeasterly r/w line of Interstate #75 50.00 feet to the point of beginning.

**TRACT V**

## SCHEDULE A

(Continued)

All that tract or parcel of land, being designated as Outparcel "3", containing 0.037 acres, lying and being in Land Lot 216 and 217 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217); thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive (also being the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District) 2012.31 feet to an iron pin located on the Northeasterly r/w line of Interstate #75 (Northbound Lanes r/w varies); thence Northwesterly along the Northeasterly r/w line of Interstate #75 a distance of 1, 222.58 feet to the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, and leaving said right of way, run thence North 66 degrees 40 minutes 35 seconds East 40.00 feet to a point; thence North 23 degrees 19 minutes 25 seconds West 40.00 feet to a point; thence South 66 degrees 40 minutes 35 seconds West 40.00 feet to a point located on the Northeasterly r/w line of Interstate #75; thence South 23 degrees 19 minutes 25 seconds East along the r/w of Interstate #75 a distance of 40.00 feet to the point of beginning.

### TRACT VI

All that tract or parcel of land, being designated as Outparcel "4", containing 2.307 acres, lying and being in Land Lots 216 and 217 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217), and run thence North 00 degrees 16 minutes 55 seconds West along the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217) 620.25 feet to a point; thence leaving said Land Lot line and run thence South 89 degrees 54 minutes 13 seconds East 192.79 feet to an iron pin placed (1/2" RB) on the Southwesterly r/w line of State Route #42 (60' r/w); thence Northwesterly along the Southwesterly r/w line of State Route #42 200.35 feet along the arc of a curve to the right, said curve having a radius of 1782.23 feet, a chord bearing of North 28 degrees 30 minutes 14 seconds West and a chord distance of 200.25 feet to the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence Northwesterly along the Southwesterly r/w line of State Route #42 and following the curvature thereof, the following courses and distances: 154.08 feet along the arc of a curve to the right, said curve having a radius of 1782.23 feet, a chord bearing of North 22 degrees 48 minutes 24 seconds West and a chord distance of 154.03 feet to a point, and 174.54 feet along the arc of a curve to the right, said curve having a radius of 10636.35 feet, a chord bearing of North 19 degrees 05 minutes 20 seconds West and a chord distance of 174.54 feet to a point; thence leaving said r/w and run thence South 89 degrees 37 minutes 13 seconds West 330.00 feet to a point; thence South 20 degrees 49 minutes 54 seconds East 328.39 feet to a point; thence North 89 degrees 37 minutes 13 seconds East 330.00 feet to the point of beginning.

### TRACT VII

All that tract or parcel of land, being designated as a "20' Ingress/Egress Easement", lying and being in Land Lot 216 of the 2<sup>nd</sup> District of Henry County, Georgia, as shown on plat of survey made for S. H. Gardner by Walter F. Prince, Registered Land Surveyor no. 2808, dated October 23, 2007, and being more particularly described according to said plat as follows:

**SCHEDULE A**  
(Continued)

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at an iron pin found (1/2" RB) at the Southeast corner of Land Lot 216 of the 2<sup>nd</sup> District (also being the common corner of Land Lots 216, 217, 200 and 201 of the 2<sup>nd</sup> District) (which point is also the intersection of the center line of Price Drive (30' Prescriptive r/w) with the East line of Land Lot 216 of the 2<sup>nd</sup> District (also being the West line of Land Lot 217); thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive (also being the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District) 2012.31 feet to an iron pin located on the Northeasterly r/w line of Interstate #75 (Northbound Lanes r/w varies) and the TRUE POINT OF BEGINNING.

FROM THE POINT THUS ARRIVED AT, run thence North 23 degrees 19 minutes 25 seconds West along the Northeasterly r/w line of Interstate #75 a distance of 1222.58 feet to a point; thence North 66 degrees 40 minutes 35 seconds East 20.00 feet to a point; thence South 23 degrees 19 minutes 25 seconds East 1222.58 feet, more or less, to the center line of Price Drive (also being the North line of Land Lot 201 of the 2<sup>nd</sup> District and also being the South line of Land Lot 216 of the 2<sup>nd</sup> District); thence North 89 degrees 56 minutes 08 seconds West along the centerline of Price Drive 20 feet to an iron pin located on the Northeasterly r/w line of Interstate #75 and the point of beginning.

**TRACT VIII**

An easement over that portion of Price Drive (a Public Road) that is not included in the descriptions of the above described tracts.

**TRACT IX**

All that tract or parcel of land lying and being in Land Lot 216 of the 2<sup>nd</sup> District of Henry County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located on the westerly right of way line of State Highway No. 42 (having an 80 foot right of way) which point is located 1,480.66 feet southerly along said westerly right of way line from its intersection with the North Land Lot Line of said Land Lot 216; run thence South 17 degrees 05 minutes 52 seconds East along the westerly right of way line of State Highway No. 42 a distance of 293.82 feet to an iron pin; run thence South 89 degrees 08 minutes 42 seconds West 1,551.62 feet to an iron pin; run thence North 10 degrees 03 minutes 05 seconds West 315.45 feet to an iron pin; run thence South 88 degrees 44 minutes 56 seconds East 1,441.23 feet to an iron pin; run thence North 72 degrees 35 minutes 20 seconds East 83.04 feet to an iron pin located on the westerly right of way line of State Highway No. 42 which is the Point of Beginning; all as shown on survey for S.H. Gardner, dated March 6, 2006, by Southern Surveyors (William F. Prince, GRLS No. 2860), which survey indicates the tract contains 10.000 acres.

**TRACT X**

All that tract or parcel of land lying and being in Land Lot 216 of the 2<sup>nd</sup> District, Henry County, Georgia, containing 38.1448 acres, as per plat of survey prepared and certified by W. Glenn Mathis, Georgia Registered Land Surveyor No. 1244, dated December 20, 1990, for Bellamy Brothers, Inc., and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at the intersection of the North Land Lot Line of Land Lot 216 and the Southwest right of way line of U.S. Hwy. 23/Ga. Hwy. 42 (80 foot right of way); thence running in a southeasterly direction along the southwest right of way line of U.S. Hwy. 23/Ga. Hwy. 42 South 17 degrees 09 minutes 22 seconds East a distance of 956.47 feet to a point, the TRUE POINT OF BEGINNING; thence continuing along the southwest right of way line of U.S. Hwy. 23/Ga. Hwy. 42 South 17 degrees 39 minutes 54 seconds East a distance of 444.39 feet to a point; thence continuing along the southwest right of way line of U.S. Hwy 23/Ga. Hwy. 42 South 17 degrees 40 minutes 03 seconds East a distance of 80.00 feet to a point; thence South 72 degrees 19 minutes 57 seconds West a distance of 83.04 feet to a point; thence North 89 degrees 26 minutes 55 seconds West a distance of 1441.23 feet to a point; thence South 10 degrees 42 minutes 27 seconds East a distance of 423.68 feet to an iron pin set; thence North 88 degrees 38 minutes 53 seconds West a distance of 901.74 feet to an iron pin set located on the Southwest right of way line and limit of access line to Interstate Highway 75; thence North 23 degrees





# CITY OF LOCUST GROVE

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

**MAYOR**  
Robert Price

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

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Titshaw

**April 2, 2018**

**Mr. Daniel Madrigal**  
**SCANNELL PROPERTIES**  
**8801 River Crossing Blvd. Suite 300**  
**Indianapolis, IN 46240**

**RE: Gardner 42 Industrial Rezoning**  
**Proposed Distribution Facilities**  
**Approximately 120 acres – west side of Highway 42, north of Market Place Blvd.**  
**Parcel IDs – 112-01016001, 112-01016006, 112-01016007, 112-01017000, 112-01018000**

**Dear Mr. Madrigal:**

**The City of Locust Grove does provide water service to the above-referenced property via an existing 12-inch line located along Market Place Blvd. (formerly Price Drive East).**

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

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

**The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City. Any deviation from the information contained in the Letter of Intent, dated February 26, 2018, shall automatically void the information provided herein and shall a separate re-evaluation by the City.**

*... in The Grove*

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

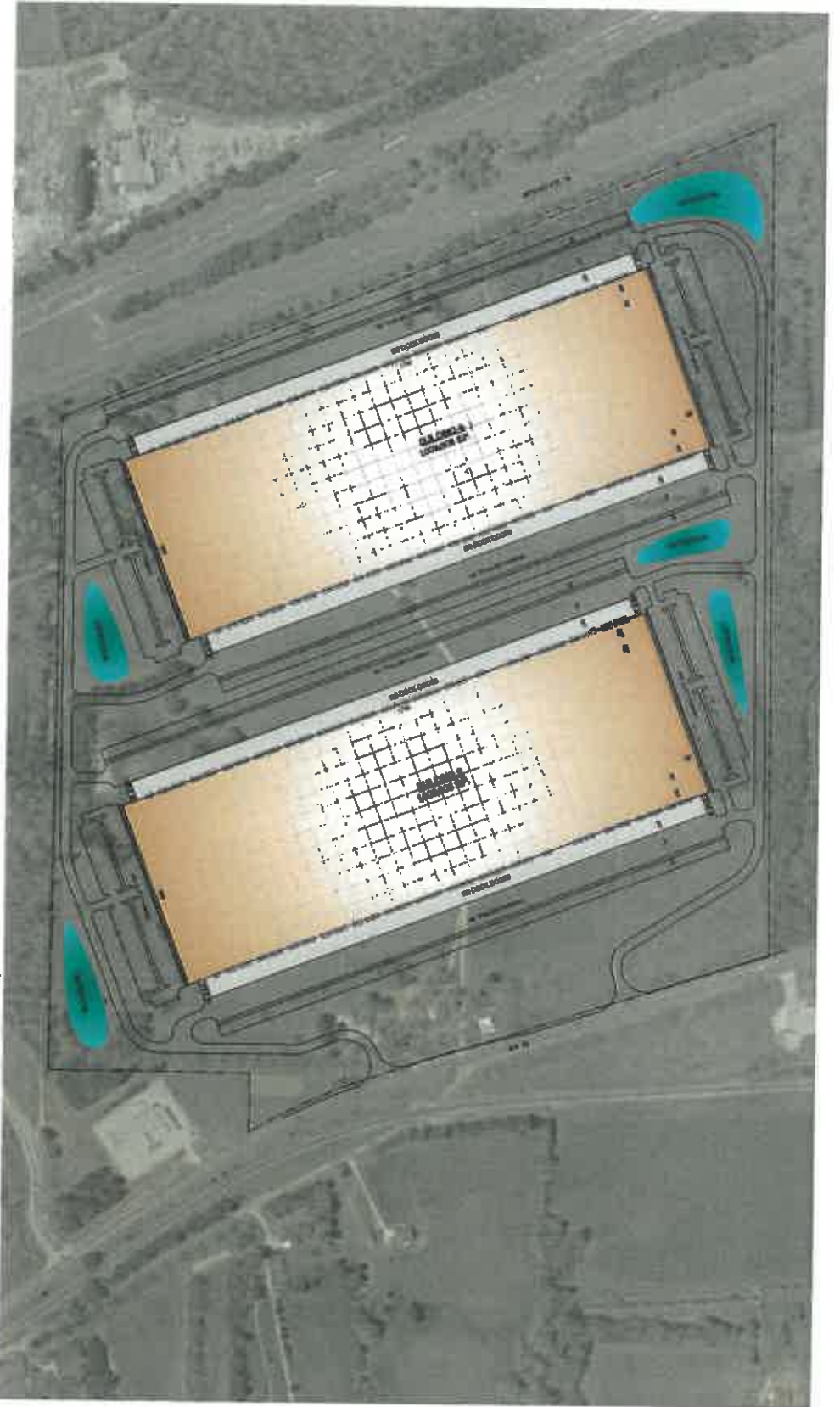
Respectfully,

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

**Jack Rose, Director  
Public Works Department**

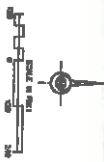
**CC: Mr. Daniel Madrigal via electronic mail [danielm@scannellproperties.com](mailto:danielm@scannellproperties.com)  
Bert Foster, Director, Community Development  
File**





PROPOSED  
PROJECT SITE  
MARCH 14, 2018

Office / Warehouse  
LOCUST GROVE, GA



RECEIVED

APR 11 2018

City of Locust Grove  
Community Development



**NOTICE OF DECISION**

---

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

Al Nash, GRTA  
Bob Voyles, GRTA

**To:** Daniel Madrigal, Scannell Properties  
(via electronic mail) City of Locust Grove

**From:** Christopher Tomlinson, GRTA Executive Director

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

John Walker, Kimley-Horn and Associates  
Harrison Forder, Kimley-Horn and Associates  
William Greer, Eberly and Associates

**Date:** April 5, 2018

**Re:** DRI 2775 Gardner 42

**RECEIVED**

APR 06 2018

City of Locust Grove  
Community Development

## Notice of Decision for Request for Non-Expedited Review of DRI 2775 Gardner 42

The purpose of this notice is to inform Scannell Properties (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 2775 Gardner 42 (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 (Site Plan) dated February 23, 2018 titled "Scannell Properties Locust Grove, GA" prepared by Eberly and Associates and received by GRTA on March 1, 2018 (2) the transportation analysis dated February 2018 prepared by Kimley-Horn and Associates, received by GRTA on March 1, 2018.

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. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its July 11, 2018 meeting.

DeSigned by:  
  
5409E8A88D48478..

Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

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APR 06 2018

City of Locust Grove  
Community Development

## Attachment A – General Conditions

### Road Improvements for GRTA Notice of Decision:

- **Intersection #7: SR 42 at Proposed Driveway 1**
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
- **Intersection #8: SR 42 at Proposed Driveway 2**
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT

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City of Locust Grove  
Community Development

## **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.

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**APR 06 2018**

**City of Locust Grove  
Community Development**

## 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:

- Intersection #7: SR 42 at Proposed Driveway 1
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
- Intersection #8: SR 42 at Proposed Driveway 2
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT

### Section 2:

- Intersection #1: SR 42 at Bethlehem Road
  - If warranted, install a traffic signal or roundabout.
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road.
  - Along Bethlehem Road, construct one (1) eastbound right-turn lane with 100 feet of storage and 50 feet of taper.
- Intersection #2: SR 42 at Market Place Boulevard
  - If warranted, install a traffic signal or roundabout.

RECEIVED

APR 06 2018

City of Locust Grove  
Community Development



ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** March 26, 2018

**ARC REVIEW CODE:** R1803061

**TO:** Mayor Robert Price, City of Locust Grove  
**ATTN TO:** Bert Foster, Community Development Director  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact (DRI) Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies - and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

RECEIVED

**Name of Proposal:** Gardner 42 (DRI 2775)  
**Submitting Local Government:** City of Locust Grove  
**Review Type:** DRI  
**Date Opened:** March 6, 2018  
**Date Closed:** March 26, 2018

MAR 26 2018

City of Locust Grove  
Community Development

**Description:** This DRI is on approximately 120 acres in the City of Locust Grove on the west side of SR 42/US 23, north of Market Place Boulevard and east of I-75. It is proposed to consist of 2,010,008 SF of warehouse/distribution space in two buildings. Site access is proposed via two driveways on SR 42. The estimated buildout year is 2020. The local trigger for this review is a rezoning application.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. RDG information and recommendations for Developing Suburbs are listed at the bottom of these comments.

This DRI appears to manifest some aspects of regional policy in that it is in relatively close proximity to existing warehouse/distribution facilities farther north near the City of McDonough along SR 42, King Mill Road and SR 155, offering the potential for efficiencies in regional freight movement. It also offers connectivity for regional and interstate freight movement through its access to SR 42 and I-75.

The project could further support The Atlanta Region's Plan in general if it incorporated other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in parking areas and site driveways, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode.

The intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in Developing Suburbs. In terms of land use, the project is similar to relatively nearby warehouse/distribution facilities and is in a part of the region that is experiencing demand for the development of these types of facilities. However, many areas around this site, particularly to the west, north and east, are predominated by forested land, small farms and homesteads, and low density residential uses - including areas and properties outside the City of Locust Grove, e.g., unincorporated Henry County.

City leadership and staff, along with the development team, should therefore collaborate to ensure sensitivity to nearby neighborhoods, land uses and natural resources.

Additional ARC staff comments, along with external comments received during the review, are included in this report.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF HAMPTON  
BUTTS COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF McDONOUGH  
SPALDING COUNTY

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
HENRY COUNTY  
THREE RIVERS REGIONAL COMMISSION

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Andrew Smith

---

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Tuesday, March 20, 2018 2:01 PM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette; Michael Toney - Atlanta South Regional Airport (mtoney@co.henry.ga.us); Kleine, Tracie  
**Subject:** RE: ARC DRI Review Notification: Gardner 42 (DRI 2775)  
**Attachments:** ARC Preliminary Report - Gardner 42 DRI 2775.pdf

Andrew,

The proposed development consisting of 2,010,008 SF of warehouse/distribution space in two buildings in Locust Grove off of SR-42, is located more than 10 miles east of Henry County Airport (HMP), and is located outside any of their FAA approach or departure surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if any construction equipment reaches higher than 200' above ground, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Michael Toney with Henry County Airport (HMP) on this email.

Alan Hood | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
M: 404-660-3394 | F: 404-631-1935 | | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/IS/AirportAid>

**From:** Andrew Smith [mailto:[ASmith@atlantaregional.org](mailto:ASmith@atlantaregional.org)]  
**Sent:** Tuesday, March 6, 2018 4:22 PM  
**To:** VanDyke, Cindy <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>; Fowler, Matthew <[mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov)>; Matthews, Timothy W <[TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov)>; Garth Lynch <[glynch@HNTB.com](mailto:glynch@HNTB.com)>; Wayne Mote (wmote@HNTB.com) <[wmote@HNTB.com](mailto:wmote@HNTB.com)>; Peevy, Phillip M. <[PPeevy@dot.ga.gov](mailto:PPeevy@dot.ga.gov)>; Robinson, Charles A. <[chrobinson@dot.ga.gov](mailto:chrobinson@dot.ga.gov)>; Weiss, Megan J <[MWeiss@dot.ga.gov](mailto:MWeiss@dot.ga.gov)>; Lawrence, Roshni R <[RoLawrence@dot.ga.gov](mailto:RoLawrence@dot.ga.gov)>; Comer, Carol <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>; Hood, Alan C. <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>; Taylor, Stanford <[stataylor@dot.ga.gov](mailto:stataylor@dot.ga.gov)>; Baxley, Chance <[cbaxley@dot.ga.gov](mailto:cbaxley@dot.ga.gov)>; Peek, Tyler <[tpeek@dot.ga.gov](mailto:tpeek@dot.ga.gov)>; Woods, Dan <[dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)>; Willkerson, Donald <[dowilkerson@dot.ga.gov](mailto:dowilkerson@dot.ga.gov)>; Annie Gillespie <[agillespie@srta.ga.gov](mailto:agillespie@srta.ga.gov)>; Emily Estes <[eestes@srta.ga.gov](mailto:eestes@srta.ga.gov)>; Parker Martin <[PMartin@srta.ga.gov](mailto:PMartin@srta.ga.gov)>; 'DRI@grta.org' <[DRI@grta.org](mailto:DRI@grta.org)>; 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>; [jud.turner@gapd.org](mailto:jud.turner@gapd.org); [chuck.mueller@dnr.state.ga.us](mailto:chuck.mueller@dnr.state.ga.us); David Simmons <[dsimmons@co.henry.ga.us](mailto:dsimmons@co.henry.ga.us)>; Daunte Gibbs (dauntegibbs@co.henry.ga.us) <[dauntegibbs@co.henry.ga.us](mailto:dauntegibbs@co.henry.ga.us)>; Stacey Jordan <[sjordan@co.henry.ga.us](mailto:sjordan@co.henry.ga.us)>; Rodney C. Heard <[RHeard@McDonoughGa.org](mailto:RHeard@McDonoughGa.org)>; Keith Dickerson <[KDickerson@McDonoughGa.org](mailto:KDickerson@McDonoughGa.org)>; Tina Tebo <[TTebo@McDonoughGa.org](mailto:TTebo@McDonoughGa.org)>; [daryl@hamptonga.gov](mailto:daryl@hamptonga.gov); [patw@hamptonga.gov](mailto:patw@hamptonga.gov); Jeannie Brantley <[jbrantley@threeriversrc.com](mailto:jbrantley@threeriversrc.com)>; [ksdutton@threeriversrc.com](mailto:ksdutton@threeriversrc.com); [clawson@buttscounty.org](mailto:clawson@buttscounty.org); 'cjacobs@spaldingcounty.com' <[cjacobs@spaldingcounty.com](mailto:cjacobs@spaldingcounty.com)>; 'bfoster@locustgrove-ga.gov' <[bfoster@locustgrove-ga.gov](mailto:bfoster@locustgrove-ga.gov)>; [tyoung@locustgrove-ga.gov](mailto:tyoung@locustgrove-ga.gov); [danielm@scannellproperties.com](mailto:danielm@scannellproperties.com); 'John.Walker@kimley-horn.com' <[John.Walker@kimley-horn.com](mailto:John.Walker@kimley-horn.com)>; Forder, Harrison <[Harrison.Forder@kimley-horn.com](mailto:Harrison.Forder@kimley-horn.com)>; Johnson, Elizabeth <[elizabeth.johnson@kimley-horn.com](mailto:elizabeth.johnson@kimley-horn.com)>; [wgreer@eberly.net](mailto:wgreer@eberly.net)  
**Cc:** Community Development <[CommunityDevelopment@atlantaregional.org](mailto:CommunityDevelopment@atlantaregional.org)>; Mike Alexander

<MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Daniel Studdard <DStuddard@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>  
**Subject:** ARC DRI Review Notification: Gardner 42 (DRI 2775)

**Development of Regional Impact (DRI) – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) review for **Gardner 42 (DRI 2775)**.

This DRI is on approximately 120 acres in the City of Locust Grove on the west side of SR 42, north of Market Place Boulevard and east of I-75. It is proposed to consist of 2,010,008 SF of warehouse/distribution space in two buildings. Site access is proposed via two driveways on SR 42. The estimated buildout year is 2020. The local trigger for this review is a rezoning application.

As a representative of a nearby local government or other potentially affected party, we request that you or your staff review the attached ARC Preliminary Report and provide any comments to ARC on or before **Wednesday, March 21, 2018**.

You may also view the Preliminary Report and other project information by visiting the [ARC Plan Reviews webpage](#) beginning tomorrow, March 7, and entering "Gardner 42" in the search field at the bottom of the page.

Comments may be directed to me via email to [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or via U.S. mail to the address noted in my signature below.

For more information regarding the DRI process, please visit the [ARC DRI webpage](#).

Regards,

**Andrew Smith**

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

[asmith@atlantaregional.org](mailto:asmith@atlantaregional.org)

[atlantaregional.org](http://atlantaregional.org)

International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

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**Roadway fatalities in Georgia are up 33% in two years. That's an average of four deaths every single day! Many of these deaths are preventable and related to driver behavior: distracted or impaired driving, driving too fast for conditions, and/or failure to wear a seatbelt. Pledge to DRIVE ALERT ARRIVE ALIVE. Buckle up – Stay off the phone and mobile devices – Drive alert. Visit [www.dot.ga.gov/DAAA](http://www.dot.ga.gov/DAAA). #ArriveAliveGA**

**GARDNER 42 DRI  
Henry County  
Natural Resources Group Review Comments**

**March 5, 2018**

**Water Supply Watershed and Stream Buffer Protection**

The northern and western portions of the proposed project property are located within the Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the Henry County.

Locust Grove has a watershed protection ordinance for water supply watersheds in the City, including Indian Creek. All development in the Indian Creek Watershed, including this project, is subject to all applicable requirements of the City of Locust Grove Watershed District Ordinance as specified in the City Code.

Neither the USGS coverage for the project area or the submitted site plan shows any perennial or intermittent streams on the property. Any unmapped streams on the property may be subject to the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. Any other waters of the state on the property would be subject to the 25-foot State Erosion and Sedimentation Act buffer.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.

## Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

### DRI INFORMATION

**DRI Number** #2775  
**DRI Title** Gardner 42  
**County** Henry County  
**City (if applicable)** Locust Grove  
**Address / Location** North of the Intersection of Market Place Blvd and SR 42

#### Proposed Development Type:

An 120.13 acre industrial development consisting of 2 buildings totaling 2, 010,008 sq ft of warehouse space.

**Review Process**  EXPEDITED  
 NON-EXPEDITED

### REVIEW INFORMATION

**Prepared by** ARC Transportation Access and Mobility Division  
**Staff Lead** Marquitrice Mangham  
**Copied** [Click here to enter text.](#)  
**Date** March 5, 2018

### TRAFFIC STUDY

**Prepared by** Kimley Horn  
**Date** February 28, 2018

**REGIONAL TRANSPORTATION PLAN PROJECTS**

**01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

**YES** *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

The traffic analysis includes Appendix F of project fact sheets in the network study area and a chart of programmed projects as identified in the Atlanta Region's Plan on Page 24 of the traffic analysis.

**NO** *(provide comments below)*

**REGIONAL NETWORKS**

**02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

**NO**

**YES** *(Identify the roadways and existing/proposed access points)*

The development proposes two full movement access points on SR 42, a regional thoroughfare.

**03. Will the development site be directly served by any roadways identified as Regional Truck Routes?**

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

- NO
- YES (*Identify the roadways and existing/proposed access points*)

The development proposes two full movement access points on SR 42, a regional freight thoroughfare.

**04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

- NOT APPLICABLE (*nearest station more than one mile away*)
- RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance\*

- Within or adjacent to the development site (0.10 mile or less)
- 0.10 to 0.50 mile
- 0.50 to 1.00 mile

Walking Access\*

- Sidewalks and crosswalks provide sufficient connectivity
- Sidewalk and crosswalk network is incomplete

- Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

Sidewalk exists sporadically along Marietta Blvd NW which provide access to the rail transit

**Bicycling Access\***

- Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- Low volume and/or low speed streets provide connectivity
- Route follows high volume and/or high speed streets
- Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

**Transit Connectivity**

- Fixed route transit agency bus service available to rail station
- Private shuttle or circulator available to rail station
- No services available to rail station
- Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

**\* Following the most direct feasible walking or bicycling route to the nearest point on the development site**

**05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.*

- NOT APPLICABLE (*rail service already exists*)
- NOT APPLICABLE (*accessing the site by transit is not consistent with the type of development proposed*)
- NO (*no plans exist to provide rail service in the general vicinity*)
- YES (*provide additional information on the timeframe of the expansion project below*)
  - CST planned within TIP period
  - CST planned within first portion of long range period
  - CST planned near end of plan horizon

[Click here to provide comments.](#)



**06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.*

- NOT APPLICABLE** (nearest bus, shuttle or circulator stop more than one mile away)
- SERVICE WITHIN ONE MILE** (provide additional information below)

**Operator(s)** MARTA

**Bus Route(s)** [Click here to enter bus route number\(s\).](#)

- Distance\***
- Within or adjacent to the development site (0.10 mile or less)
  - 0.10 to 0.50 mile
  - 0.50 to 1.00 mile

- Walking Access\***
- Sidewalks and crosswalks provide sufficient connectivity
  - Sidewalk and crosswalk network is incomplete
  - Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

- Bicycling Access\***
- Dedicated paths, lanes or cycle tracks provide sufficient connectivity
  - Low volume and/or low speed streets provide sufficient connectivity
  - Route uses high volume and/or high speed streets
  - Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

\* Following the most direct feasible walking or bicycling route to the nearest point on the development site

**07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.*

- NO  
 YES

**08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.**

*Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

- NOT APPLICABLE (nearest path or trail more than one mile away)  
 YES (provide additional information below)

- |                   |  |
|-------------------|--|
| Name of facility  | Click here to provide name of facility.  |
| Distance          | <input type="checkbox"/> Within or adjacent to development site (0.10 mile or less)<br><input type="checkbox"/> 0.15 to 0.50 mile<br><input type="checkbox"/> 0.50 to 1.00 mile  |
| Walking Access*   | <input type="checkbox"/> Sidewalks and crosswalks provide connectivity<br><input type="checkbox"/> Sidewalk and crosswalk network is incomplete<br><input type="checkbox"/> Not applicable (accessing the site by walking is not consistent with the type of development proposed) |
| Bicycling Access* | <input type="checkbox"/> Dedicated lanes or cycle tracks provide connectivity<br><input type="checkbox"/> Low volume and/or low speed streets provide connectivity<br><input type="checkbox"/> Route uses high volume and/or high speed streets                                    |

Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

- \* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

### **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

**09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?**

*The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- YES (*connections to adjacent parcels are planned as part of the development*)
- YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- OTHER (*Please explain*)

**No stubouts are proposed. Vehicles will have to access adjacent parcel by SR 42.**

**10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

*The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.*

- YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- NO (walking and bicycling facilities within the site are limited or nonexistent)
- NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- OTHER ( Please explain)

The development doesn't propose internal or external sidewalk facilities.

**11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?**

*The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- YES (connections to adjacent parcels are planned as part of the development)
- YES (stub outs will make future connections possible when adjacent parcels redevelop)
- NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

**12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

*The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.*

- YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

The two driveways proposed allow for shared access and maneuvering of vehicle and freight traffic .

## **RECOMMENDATIONS**

**13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?**

- UNKNOWN (additional study is necessary)
- YES (based on information made available through the review process; does not represent a thorough engineering / financial analysis)
- NO (see comments below)

Click here to enter text.

**14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?**

- NO (based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)
- YES (see comments below)

Click here to enter text.

**15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

The development should consider constructing pedestrian facilities such as sidewalks on site frontage along SR 42.

**Bert Foster**

---

**From:** Andrew Smith <ASmith@atlantaregional.org>  
**Sent:** Monday, March 26, 2018 1:13 PM  
**To:** Tim Young; Bert Foster; 'John.Walker@kimley-horn.com'; Johnson, Elizabeth; Forder, Harrison  
**Cc:** Emily Estes  
**Subject:** GDOT Planning comments on Gardner 42 (DRI 2775)

All – See below. The comment period for this DRI ended on 3/21, and the review closed earlier today, so I couldn't include these GDOT Planning Division comments in our official review documents. But I told Vivian I'd forward her email to the development team and the City, just for your information.

Andrew

**From:** Delgadillo Canizares, Marlene V. [mailto:mcanizares@dot.ga.gov]  
**Sent:** Monday, March 26, 2018 12:59 PM  
**To:** Andrew Smith <ASmith@atlantaregional.org>  
**Cc:** Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>  
**Subject:** ARC DRI Review Notification: Gardner 42 (DRI 2775)

Good Afternoon, Andrew,

The GDOT Office of Planning has reviewed the Gardner 42 DRI 2775 Preliminary report and would like show two (2) GDOT projects in addition to those already mentioned in the report:

- o GDOT Project Identification No. (PI No.) 0013995 – SR 42 @ NS #718418R 5 MI S OF MCDONOUGH – Bridge project, CST FY 2020 – The GDOT Project Manager for this project is Michael Vincent Hamilton and can be reached at 404-6311780 or [mhamilton@dot.ga.gov](mailto:mhamilton@dot.ga.gov).
- o GDOT Project Identification No. (PI No.) 0015823 – SR 42 FROM CS 636/BILL GARDNER PKWY TO CS 645/PEEKSVILLE RD – Widening, CST FY 2020- The GDOT Project Manager for this project is Ricardo Maxwell and can be reached at 404-631-1723 or [rmaxwell@dot.ga.gov](mailto:rmaxwell@dot.ga.gov).

We apologize for the delay. For further information that may be needed concerning this review, please contact Vivian Canizares at 404-631-1794 or [mcanizares@dot.ga.gov](mailto:mcanizares@dot.ga.gov).

Thank you,  
-Vivian Canizares

**From:** Andrew Smith [mailto:ASmith@atlantaregional.org]  
**Sent:** Tuesday, March 6, 2018 4:22 PM  
**To:** VanDyke, Cindy <cvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org);



## Developments of Regional Impact

[DRI Home](#)
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**DRI #2775**

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government information

Submitting Local Government: Locust Grove  
 Individual completing form: Bert Foster  
 Telephone: 7706622322  
 E-mail: [bfoster@locustgrove-ga.gov](mailto:bfoster@locustgrove-ga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Gardner 42  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3192 GA-42 Locust Grove, GA 30248  
 Brief Description of Project: Two industrial buildings intended for warehouse/distribution totaling 2,012,288 sq.ft.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 2,012,288 square feet

Developer: Scannell Properties

Mailing Address: 284 Grove Lane East

Address 2: Suite 140

City:Wayzata State: MN Zip:55391

Telephone: 7633318863

Email: [danielm@scannellproperties.com](mailto:danielm@scannellproperties.com)

Is property owner different from developer/applicant?  (not selected) \* Yes No

If yes, property owner: The Estate of S.H. Gardner, Jr. et.al.

Is the proposed project entirely located within your local government's jurisdiction?  (not selected) \* Yes No

DRI Initial Information Form

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes \* No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project:  
 Reasoning  
 Variance  
 Sewer  
 Water  
 Permit  
 Other

Is this project a phase or part of a larger overall project? (not selected) \* Yes No

If yes, what percent of the overall project does this project/phase represent? 50%

Estimated Project Completion Date: This project/phase: 4/1/2018  
Overall project: 10/1/2020

[Back to Top](#)

[ORTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)





## Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

### DRI #2775

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: **Locust Grove**  
 Individual completing form: **Bert Foster**  
 Telephone: **7706922322**  
 Email: **bfoster@locustgrove-ga.gov**

#### Project Information

Name of Proposed Project: **Gardner 42**  
 DRI ID Number: **2775**  
 Developer/Applicant: **Scannell Properties**  
 Telephone: **7633318863**  
 Email(s): **denielm@scannellproperties.com**

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  (not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  (not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: **\$80,000,000**

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: **\$1,000,000**

Is the regional work force sufficient to fill the demand created by the proposed project?  (not selected)  Yes  No

Will this development displace any existing uses?  (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc): **Four (4) residential structures**

#### Water Supply

Name of water supply provider for this site: **Locust Grove Public Works**

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.080 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) \* Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) \* Yes No

If yes, how much additional line (in miles) will be required? < 1 mile

Wastewater Disposal

Name of wastewater treatment provider for this site: Locust Grove Public Works

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.0375 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) \* Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) \* Yes No

If yes, how much additional line (in miles) will be required? < 3 miles

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Approximately 3,222 net daily trips; 267 trips AM peak; 269 trips PM peak

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) \* Yes No

Are transportation improvements needed to serve this project? (not selected) \* Yes No

If yes, please describe below: Please refer to the Traffic Study performed by Kimley-Horn and Associates.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 700 tons

Is sufficient landfill capacity available to serve this proposed project? (not selected) \* Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) \* Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the 73%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers and detention ponds

### Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wetlands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  Yes  No
- 7. Historic resources?  (not selected)  Yes  No
- 8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected: Mitigate a farm pond. See site plan for creek and wetland impacts.

[Back to Top](#)

**EXHIBIT "C"**

**COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGNS**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

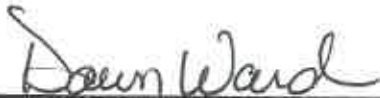
## PUBLISHER'S AFFIDAVIT

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.: **539540**  
Name and File No.: **PUBLIC HEARING 4/16/18 - REZON**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**03/28/18 Wed**

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

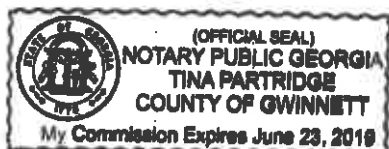


By Dawn Ward  
Legal Advertising Clerk

Sworn and subscribed before me 03/29/18



Notary Public



Public Hearing Notice -  
Rezoning  
City of Locust Grove  
April 16, 2018  
6:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, April 16, 2018 at 6:00 PM, will conduct a public hearing for the purpose of the following:

**Rezoning RZ-18-04-01** Keith Horneby, agent for CRG Acquisition, LLC of Atlanta, Georgia, requests a rezoning from RA (residential agricultural) to M-1 (light manufacturing) for property located along the east and west sides of Price Drive south of the intersection with Bethlehem Road (a portion of parcel IDs - 111-01015000, 111-01015001, 111-01015003, 112-01013001 and 112-01013004) in Land Lots 202, 215, 234, and 235 of the 2nd District. The property consists of approximately 265 acres. The request is for multiple industrial distribution facilities.

**RZ-18-04-02** Daniel Madrigal, agent for Scannell Properties of Indianapolis, Indiana, requests a rezoning from RA (residential agricultural) and C-2 (general commercial) to M-1 (light manufacturing) for property located along the west side of State Route 42 at the intersection with Gardner Lane (Parcel IDs - 112-01016001, 112-01016006, 112-01016007, 112-01017000, and 112-01018000) in Land Lot 216 of the 2nd District. The property consists of approximately 121 acres. The request is for two industrial distribution facilities.

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

Bert Foster  
Community Development  
Director  
City of Locust Grove  
928-539540, 3/28

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City of Locust Grove  
Community Development

**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.

Daniel Madrigal (RZ-18-04-02), agent for Scannell Properties of Indianapolis, Indiana, requests a rezoning from RA (residential agricultural) and C-2 (general commercial) to M-1 (light manufacturing) for property located along the west side of State Route 42 at the intersection with Gardner Lane (Parcel IDs – 112-01016001, 112-01016006, 112-01016007, 112-01017000, and 112-01018000) in Land Lot 216 of the 2<sup>nd</sup> District (hereinafter the “Property”). The Property consists of approximately 121 acres. The request is for two industrial distribution facilities.

3.

On the 29<sup>th</sup> day of March 2018, I, Richard Cook, posted two (2) 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 16<sup>th</sup> day of April 2018, at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Said public hearing signs were posted at the following locations:

- A. Near the intersection of Highway 42 and Gardner Lane on 3/29/18 @ 4:48 pm.
- B. Along the west side of Highway 42 between the intersections with Jackson Street and Colvin Drive on 3/29/18 @ 4:46 pm.

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

FURTHER AFFIANT SAYETH NOT.

This 30<sup>th</sup> day of March 2018.

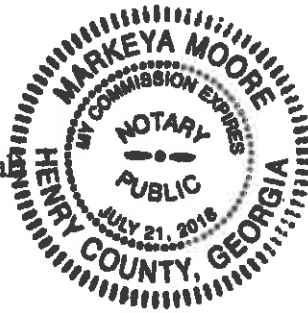
  
\_\_\_\_\_

Affiant

Sworn and subscribed before me  
this 30 day March 2018.

Markeya Moore  
Notary Public

(seal)



**Exhibit "A"**



# PUBLIC

**City of Locust Grove**

**City Council**

**Public Safety Building**

**3640 Highway 42**

**Locust Grove, GA 30248**

## REZONING

**FROM:** RA (residential agricultural and C-2 (general commercial))

**TO:** M-1 (light manufacturing)

**PROPOSED USE:** Warehousing/  
Distribution Facilities

**DATE:** April 16, 2018

**TIME:** 6:00 PM

# NOTICE

**For more information,  
please call:**

**(770) 692-2321**

**or visit [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov)**

03 29 2018 16 46

# PUBLIC

**City of Locust Grove**

City Council

Public Safety Building

3640 Highway 42

Locust Grove, GA 30248

## REZONING

**FROM: RA (residential agricultural and C-2 (general commercial))**

**TO: M-1 (light manufacturing)**

**PROPOSED USE: Warehousing/**

**Distribution Facilities**

**DATE: April 16, 2018**

**TIME: 6:00 PM**

# NOTICE

For more information,  
please call:

**(770) 692-2321**

or visit [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov)

03 29 2018 16 48

## EXHIBIT "D"

### CONDITIONS

The rezoning is approved subject to 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 the *GRTA Notice of Decision* issued on April 5, 2018 (collectively attached hereto as *Attachment "A"*).
    - a. Attachment A – General Conditions
    - b. Attachment B – Required Elements of the DRI Plan of Development
    - c. Attachment C – Required Improvements to Serve the DRI
  - b. Recommendations contained in the *Transportation Analysis Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474.
  - c. 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 conditions contained in the *GRTA Notice of Decision* issued on April 5, 2018 and recommendations contained in the *Transportation Analysis Locust Grove – Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474.

Including:

- a. SR 42 at Proposed Driveway 1
  - i. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT
  - ii. Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
- b. SR 42 at Proposed Driveway 2
  - i. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
  - ii. Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road or as approved by GDOT.
- c. SR 42 at Bethlehem Road
  - i. If warranted, install a traffic signal or roundabout
  - ii. Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road.

- iii. Along Bethlehem Road, construct one (1) eastbound right-turn lane with 100 feet of storage and 50 feet of taper.
  - d. SR 42 at Market Place Boulevard
    - i. If warranted, install a traffic signal or roundabout
- 3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in the *GRTA Notice of Decision* issued on April 5, 2018 and recommendations contained in the *Transportation Analysis Locust Grove – Gardner 42 DRI #2775* by Kimley-Horn and Associates, sealed February 28, 2018 by John D. Walker, PE026474, and the requirements contained in Condition (2)(a-d), must be completed including the dedication of all new rights-of-way 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.
- 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 material reductions in order to produce a sustainable plan.

**ATTACHMENT "A"**

**Conditions contained the *GRTA Notice of Decision* issued on April 5, 2018**

- a. Attachment A – General Conditions**
- b. Attachment B – Required Elements of the DRI Plan of Development**
- c. Attachment C – Required Improvements to Serve the DRI**

## Attachment A – General Conditions

### Road Improvements for GRTA Notice of Decision:

- Intersection #7: SR 42 at Proposed Driveway 1
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
- Intersection #8: SR 42 at Proposed Driveway 2
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT

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Community Development

## **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.

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**City of Locust Grove  
Community Development**

## 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:

- Intersection #7: SR 42 at Proposed Driveway 1
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
- Intersection #8: SR 42 at Proposed Driveway 2
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT
  - Along SR 42, construct one (1) southbound right-turn lane with 250 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road, or as approved by GDOT

### Section 2:

- Intersection #1: SR 42 at Bethlehem Road
  - If warranted, install a traffic signal or roundabout.
  - Along SR 42, construct one (1) northbound left-turn lane with 310 feet of storage and 100 feet of taper per GDOT minimum design requirements for a 55 MPH road.
  - Along Bethlehem Road, construct one (1) eastbound right-turn lane with 100 feet of storage and 50 feet of taper.
- Intersection #2: SR 42 at Market Place Boulevard
  - If warranted, install a traffic signal or roundabout.

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APR 06 2018

City of Locust Grove  
Community Development





## Community Development Department

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

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## Item Coversheet

---

**Item:** Special event request for **FRENCH MARKET CRAFT BEER FESTIVAL** on April 21, 2018 in Mayors' Walk Park.

**Action Item:**  Yes  No  
**Public Hearing Item:**  Yes  No  
**Executive Session Item:**  Yes  No  
**Advertised Date:** NA  
**Budget Item:** NA  
**Date Received:** March 29, 2018  
**Workshop Date:** April 16, 2018  
**Regular Meeting Date:** TBD

### Discussion:

---

Staff received a request for a Special Events Permit from Michael Buss, owner of The French Market & Tavern to hold a craft beer festival on April 21, 2018 in Mayors' Walk Park. Onsite entertainment includes:

- Entertainment
  - Music via a live band
  - Craft beer sales via The French Market and Tavern\* see Comments section below
- Event location(s)
  - Mayors' Walk Park -- 10 Cleveland Street

---

*... in The Grove*

- The duration of the event (including set up and break down)
  - **Saturday, April 21, 2018 (Noon-7PM)**
- Contact information for the person who will be onsite during the event
  - **Josh Harris – 678-877-2972**
- Which merchants will have booths at the event?
  - **Georgia Crown Distributors**
  - **Harpoon (craft beer)**
  - **Uinta (craft beer)**
- Permission from property owner at 10 Cleveland St. (Mayors' Walk Park):
  - **The City owns Mayors' Walk Park. The Applicant is seeking permission from the City, via a Special Event Permit Application, to use the property for a beer festival.**

### Comments:

---

- This request coincides with Locust Grove Days
- The Applicant has made arrangements to have uniformed officers/deputies onsite during the event to monitor the alcohol consumption.
- The entire beer/wine service/consumption area will be cordoned off. A uniformed officer/deputy will be posted at the entry/exit area(s) at all times.
- The French Market & Tavern, based in the City of Locust Grove, has a valid license to serve alcoholic beverages.
- **The French Market & Tavern shall be required to obtain an Alcoholic Beverage Caterers License from the Business License Department prior to the event.**
- City ordinances (*Section 5.28.660*) permit licensed Alcoholic Beverage Caterers to serve alcoholic beverages by the drink in conjunction with an Authorized Catered Function which is defined as “an event at a location not otherwise licensed for consumption of alcoholic beverages by the drink....”
- The Permit shall include the following information:
  - Name of the Alcoholic Beverage Caterer
  - Alcoholic Beverage Caterer's license numbers
  - Date, Address and Time of the Event
- The Alcoholic Beverage Caterer shall maintain a record of all alcoholic beverages transported and shall pay an excise tax to the City covering all such beverages at the rates provided in *Article III* of the Alcoholic Beverages Ordinance.

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

**Recommendation:**

---

**I MOVE TO (approve/deny/table) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR THE FRENCH MARKET AND TAVERN TO HOST A CRAFT BEER FESTIVAL IN MAYORS' WALK PARK ON APRIL 21, 2018.**

**\*APPROVAL SHALL BE GRANTED WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT RECEIVE AN ALCOHOLIC BEVERAGE CATERER'S LICENSE.**
- 2. ALL FOOD TRUCKS, STAGES AND TENTS (if any) ARE PROPERLY INSPECTED AND PERMITTED PRIOR TO THE EVENT.**



# SPECIAL EVENTS PERMIT APPLICATION

3-29-18

Applicant: French Market & Tavern	Submission Date: 3-25
Organization: Michael J Biss	Event Date(s)*: 4/21
Type of Event: Beer Festival	Event Time(s): 1pm - 6pm

\*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:	3240 GA-42 Locust Grove, GA 30248
Applicant's e-mail address:	mbuss87@gmail.com
Location of the Event:	Round yard Mayors
Name and telephone number of onsite contact who will be onsite for the duration of the event.	JOSH HARRIS - 678-877-2972
Description of the nature of the special event:	CRAFT BEER - live music - shopping Georgia Crown, Harpoon, Uinta
Identify sponsors and/or merchants participating in the event.	
Identify types of goods to be sold*, if any *Additional permits may be required	Craft Beer - Hand held foods - shirts
Duration of the event (including setup and take down)	noon - til 7pm
Description of music/entertainment*: *City's Noise Ordinance prohibits loud music/voices after midnight.	live music from local artist

### 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: MJB

Date: 3-25-18



**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, 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.

          Medical Bios            
Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity  
          3640 GA -42 Locust Grove, GA                     412-327-5337            
Address of applicant named above Telephone Number

          Flea Market & Taxes            
Name of individual, business, corporation, partnership or other private entity for whom application is being made  
          Special Events Permit            
Category of Public Benefit

In making the above representations under oath, I understand that any person who knowing 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  
           DAY OF            20          

          [Signature]                     3-25-18            
Signature of Applicant Date  
          Medical Bios            
Printed Name

NOTARY PUBLIC  
MY COMMISSION EXPIRES:           

\*Alien Registration Number for Non-citizens

CLEVELAND STREET

Entrance

will have someone here  
monitor

United  
Kimon

Bartenders

Beer Vendors will be along this wall

Matt

Get Crown

Bartenders

Danielle  
HH Beverage

French Market Wall

light pole

Bench

Table

April 21st FMT. Breakfast  
1pm-7pm

Tree

monitor

will have 6-8 ft table with food

Pop up tent

light pole to tree

Tree

light pole

Want to have games going

Corn Hole

Bench

The Beer Radio station  
92.5

monitor

This area will be roped off with monitors in each corner

111AIN STREET

81-51-A



## Community Development Department

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

---

## Item Coversheet

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**Item:** A resolution to accept an application of Zack's Properties, Inc. for annexation of 11.29 +/- acres located in the northeast corner of the intersection of State Route 42 and Harris Drive.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** March 30, 2018

**Workshop Date:** April 16, 2018

**Regular Meeting Date:** TBD

### Discussion:

---

A request to accept an application for the annexation of approximately 11.3 acres of property located in the northeast corner of the intersection of Highway 42 and Harris Dr.

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

---

**Recommendation:**

---

**Approval.**

**I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT THE ANNEXATION REQUEST FROM ZACK'S PROPERTIES, INC. FOR ANNEXATION OF 11.29 +/- ACRES LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROUTE 42 AND HARRIS DRIVE.**



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

**A RESOLUTION TO ACCEPT AN APPLICATION OF ZACK'S PROPERTIES, INC. FOR ANNEXATION OF 11.29 +/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WITNESSETH:**

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

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

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

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

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

**WHEREAS**, the Applicant has applied/ property will maintain zoning of C-1 (neighborhood commercial); and

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

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

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

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

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

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

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

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

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

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
ROBERT PRICE, Mayor

ATTEST:

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

(seal)

**EXHIBIT "A"**

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

Date of Submission: 3/30/2018

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) ZACK'S PROPERTIES, INC.

PROPERTY LOCATION GA HWY 42 & HARRIS DRIVE

PHONE NUMBER 770/957-1546

ALTERNATE PHONE \_\_\_\_\_

LAND LOT/DISTRICT 247 & 250 / 2 & 7

ACREAGE 11.29

MAP CODE NO. 110-01016003, 110-01016002, 110-01016001

ZONING CLASSIFICATION C-1 with conditions

SIGNATURE(S) [Signature] Date 3/30/2018

\_\_\_\_\_ Date \_\_\_\_\_

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



HENRY COUNTY  
DEPARTMENT OF  
TRANSPORTATION  
553 HAMPTON ROAD  
MCDONOUGH, GA 30253  
PHONE: 770-288-7833  
FAX: 770-288-7883

PROJECT NAME  
HARRIS  
DRIVE  
@ SR 42

LAND LOT(S)  
247 & 250

DISTRICT(S)  
2 & 7

CITY  
HENRY

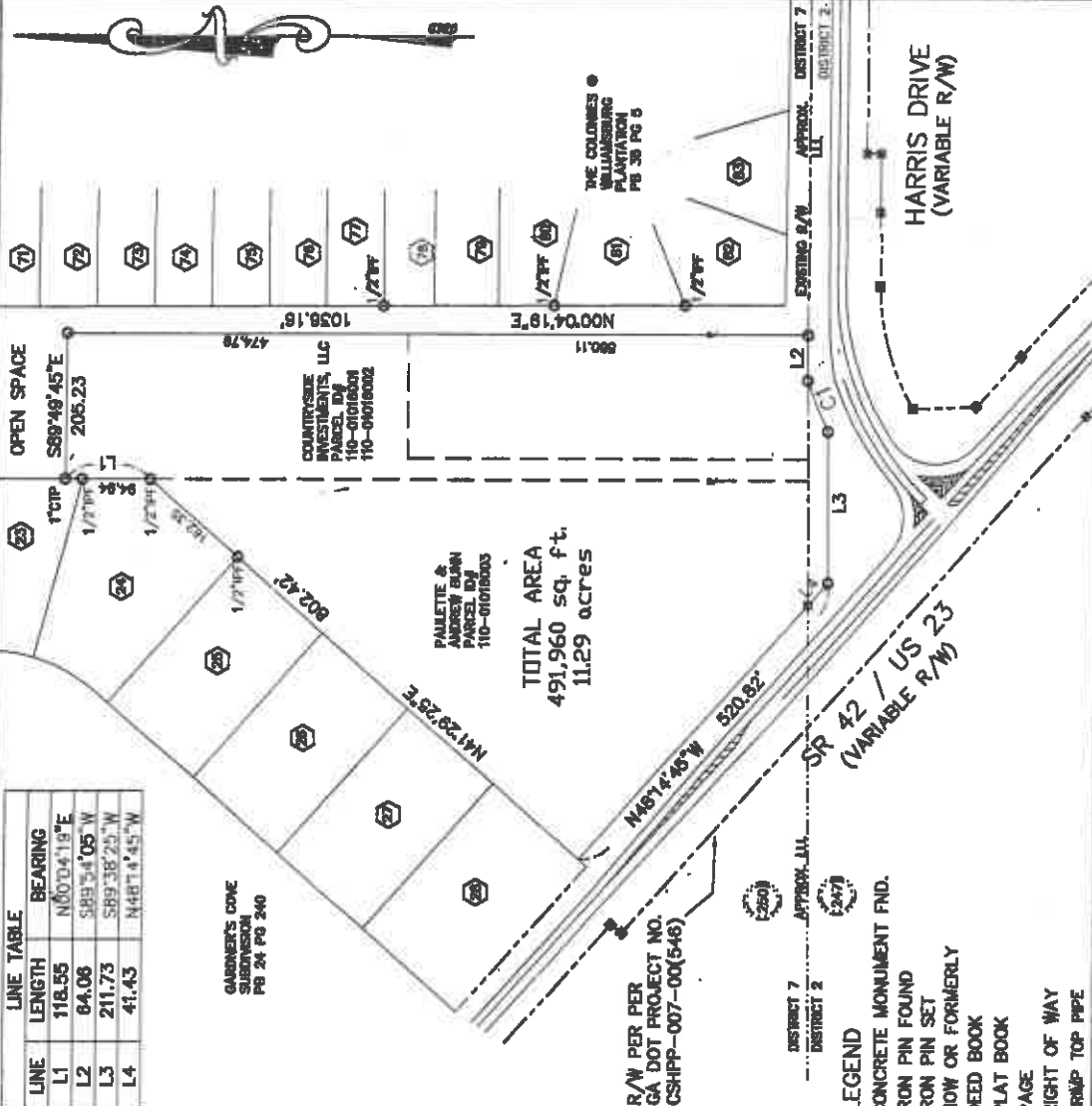
DATE  
8-08-15

CREATED BY:  
WILLIAM E. HOLLIBROOK



TITLE  
BOUNDARY SURVEY

PROPERTY OF:  
PAULETTE &  
ANDREW BLINN



LINE	LENGTH	BEARING
L1	118.55	N00°04'18\"/>
L2	64.06	S89°54'05\"/>
L3	211.73	S89°38'25\"/>
L4	41.43	N48°14'45\"/>

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	77.15	460.00	77.06	S88°30'38\"/>

**THIS PROPERTY:**  
IS ON THE COUNTY WATER SYSTEM.  
IS ON A PAVED ROAD.  
IS NOT PART OF A SUBDIVISION.  
IS NOT IN A WETLAND AREA.  
IS NOT IN A WATERSHED PROTECTION AREA  
DOES NOT CONTAIN ANY BODIES OF WATER

FURTHER APPROVAL NOT REQUIRED  
NO NEW ROADS/STREETS WERE CREATED  
NO NEW UTILITY IMPROVEMENTS REQUIRED  
NO NEW SANITARY SEWER OR SEPTIC TANK  
APPROVAL REQUIRED

THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED AND HAS BEEN PREPARED  
IN CONFORMITY WITH THE MINIMUM STANDARDS  
AND REQUIREMENTS OF LAW.

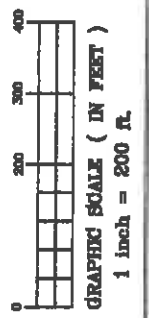
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS  
OF RECORD BOTH WRITTEN AND UNWRITTEN.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
IN 288,154 FEET

THE FIELD DATA ON WHICH THIS PLAT IS BASED  
WAS ACQUIRED WITH AN OPEN END TRAVERSE.  
CLOSURE PRECISION NOT APPLICABLE

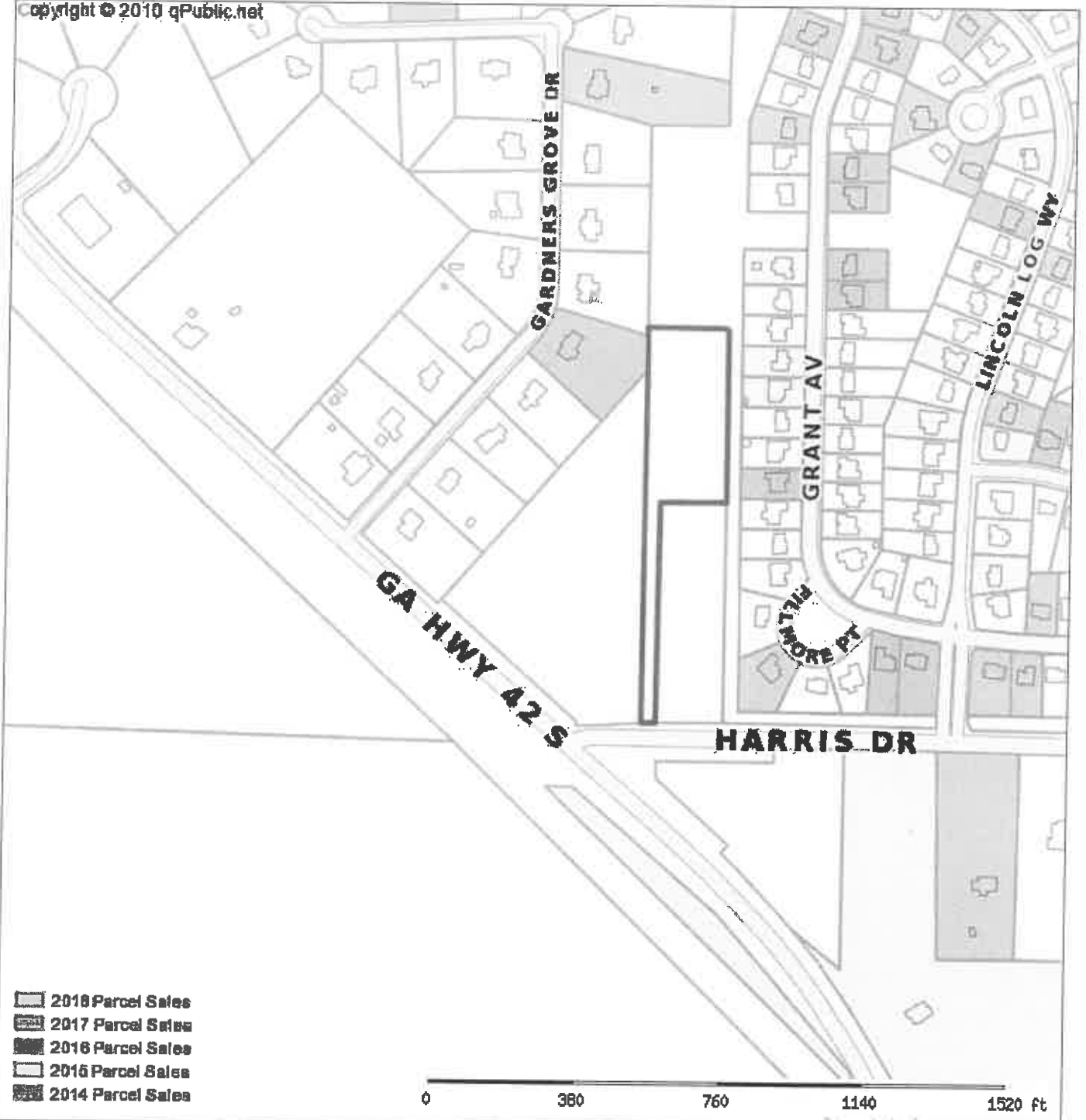
FIELD MEASUREMENTS OBTAINED USING  
TOPCON-GTS & LEICA GPS.

FIELD WORK COMPLETED 5-15-15  
AS PER FLOOD INSURANCE RATE MAP OF HENRY  
COUNTY, GA. COMMUNITY PANEL NO. 1315(C0170C  
THIS PROPERTY IS NOT LOCATED IN A FLOOD  
HAZARD ZONE, DATED 5-16-2006



- LEGEND**
- ☐ CONCRETE MONUMENT FND.
  - ⊙ IRON PIN FOUND
  - ⊙ IRON PIN SET
  - ⊙ NOW OR FORMERLY
  - ⊙ DEED BOOK
  - ⊙ PLAT BOOK
  - ⊙ PAGE
  - ⊙ RIGHT OF WAY
  - ⊙ CRAMP TOP PIPE

- ☐ IPF
- ⊙ IPS
- ⊙ N/F
- ⊙ DB
- ⊙ PB
- ⊙ PC
- ⊙ R/W
- ⊙ CTP



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

0 360 760 1140 1520 ft

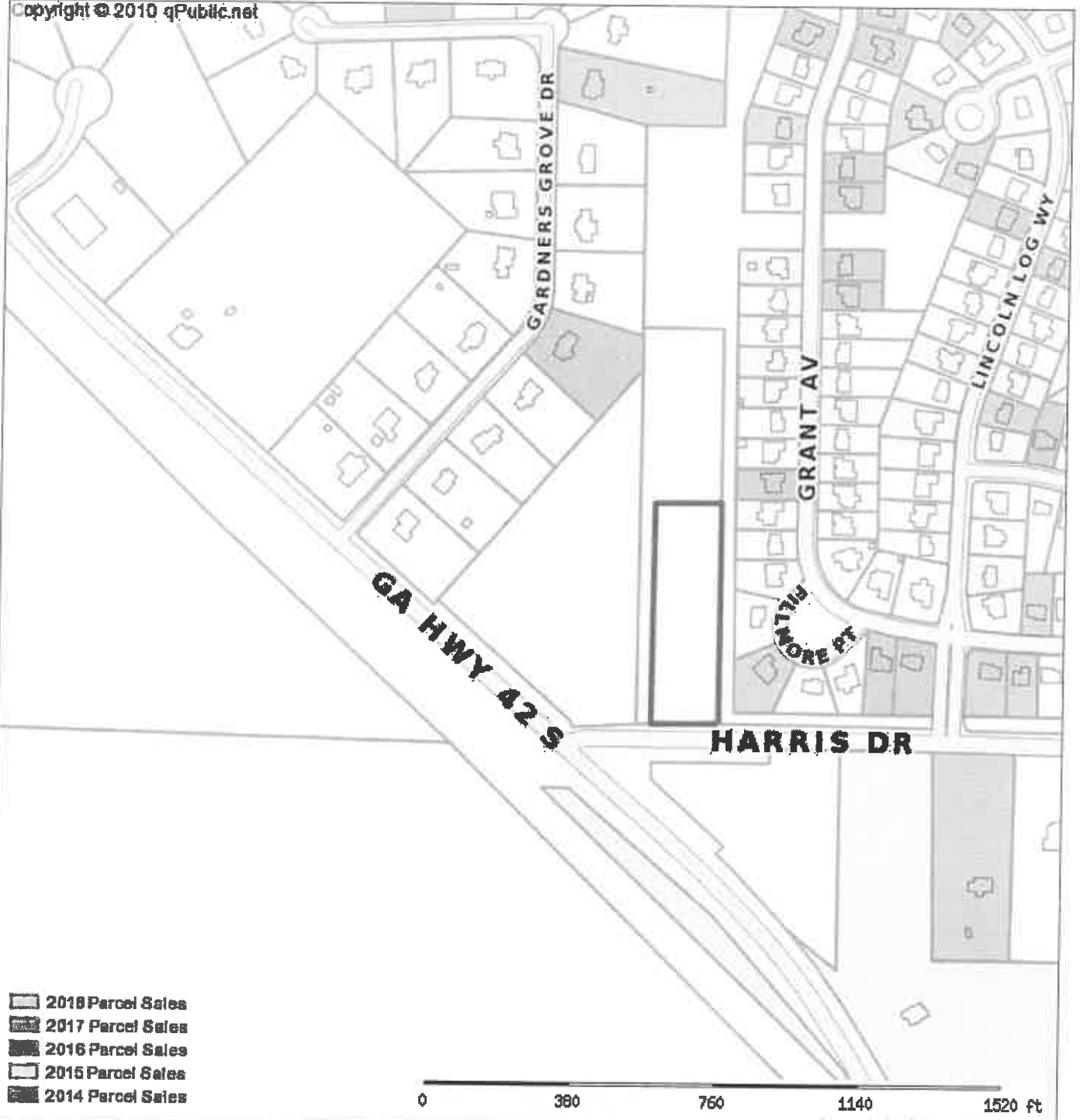
Henry County Assessor






Parcel: 110-01016001 Acres: 2.63

Name:	COUNTRYSIDE INVESTMENTS LLC	Land Value:	\$16,800.00
Site:		Building Value:	\$0.00
Sale:	\$170,800 on 12-2004 Reason=WD Qual=U	Misc Value:	\$0.00
Mail:	410 COMMUNITY HOUSE RD BARNESVILLE, GA 30204	Total Value:	\$16,800.00



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: 01/23/18 : 13:34:20



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

0 360 760 1140 1520 ft

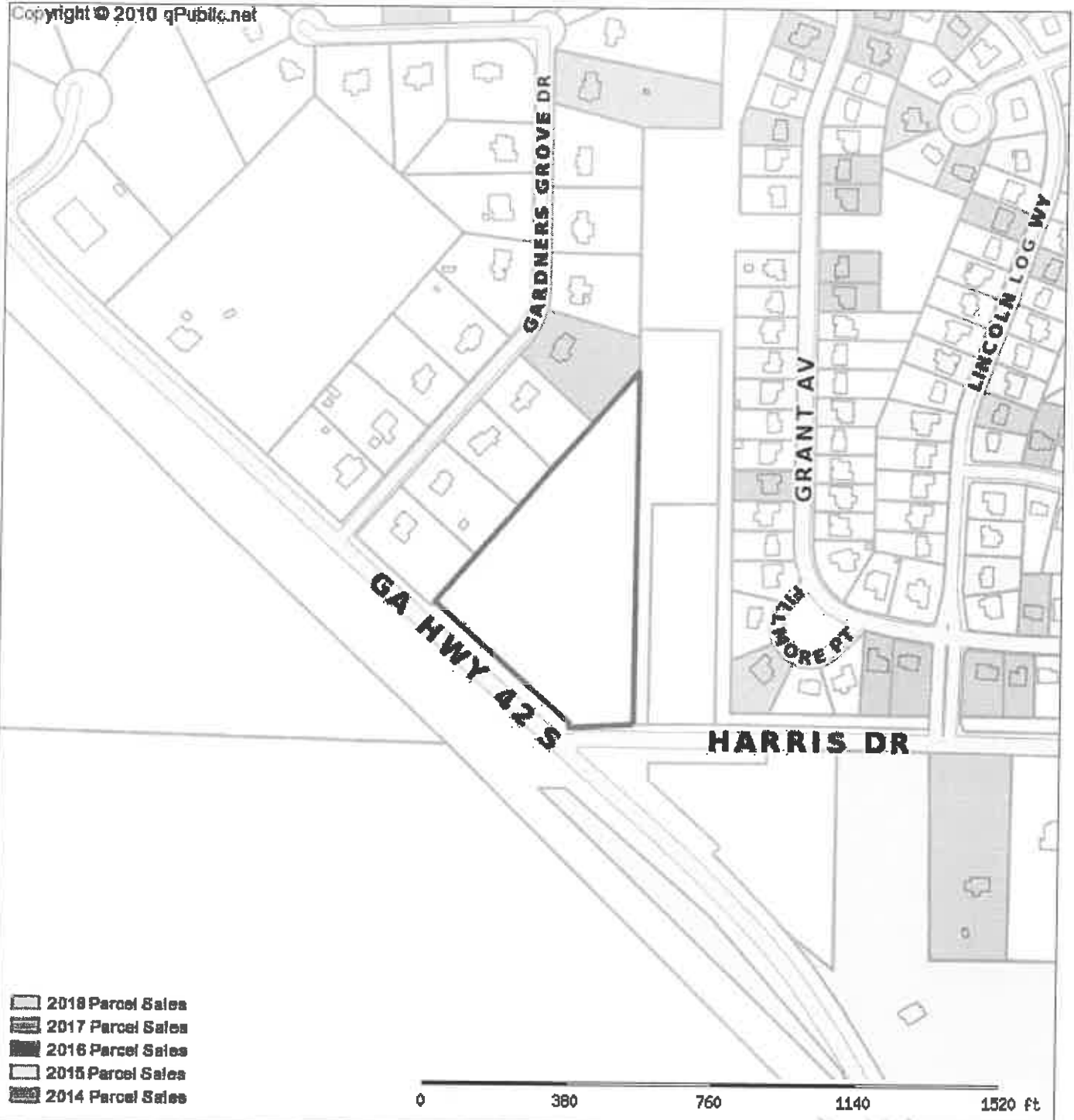
Henry County Assessor

Parcel: 110-01016002 Acres: 2.26

Name:	COUNTRYSIDE INVESTMENTS LLC	Land Value:	\$14,500.00
Site:		Building Value:	\$0.00
Sale:	\$170,800 on 12-2004 Reason=WD Qual=U	Misc Value:	\$0.00
Mail:	410 COMMUNITY HOUSE RD BARNESVILLE, GA 30204	Total Value:	\$14,500.00



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: 01/23/18 : 13:34:40



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

0 360 760 1140 1520 ft

Henry County Assessor			
Parcel: 110-01016003 Acres: 6.24			
Name:	BUNN PAULETTE B	Land Value:	\$39,900.00
Site:		Building Value:	\$0.00
Sale:	\$0 on 12-2004 Reason=WD Qual=U	Misc Value:	\$0.00
Mail:	410 COMMUNITY HOUSE RD BARNESVILLE, GA 30204	Total Value:	\$39,900.00



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: 01/23/18 : 13:33:57



RECEIVED IN OFFICE  
HENRY COUNTY  
CLERK OF SUPERIOR COURT

2018 MAR -5 AM 9:06

BK: 15725 PG: 211-212  
Filed and Recorded  
Mar-05-2018 02:15:12PM  
DOC#: D2018-005390  
Real Estate Transfer Tax Paid \$195.00  
0752018001372  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT Henry County GA.

SWWW-M FILE NO.: 702018.0036

Return To: SMITH, WELCH, WEBB & WHITE, LLC  
ATTORNEYS AT LAW  
2200 KEYS FERRY COURT, P.O. BOX 10  
MCDONOUGH, GA 30253  
(770)957-3937

## WARRANTY DEED

### STATE OF GEORGIA, HENRY COUNTY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER CONSIDERATIONS to us paid We, PAULETTE B. BUNN A/K/A PAULETTE BUNN of the County of Lamar, and COUNTRYSIDE INVESTMENTS, LLC, by Paulette Bunn as sole member of a dissolved limited liability company and pursuant to OCGA 14-2-1408(c), a Georgia limited liability company, do hereby sell and convey unto ZACK'S PROPERTIES, INC., a Georgia corporation, of the County of Henry, its successors and or assigns, a tract or parcel of land, which is described as follows:

All that tract or parcel of land lying and being in Land Lot 247 of the 2nd District and Land Lot 250 of the 7th District of Henry County, Georgia, containing 11.29 acres and being more particularly described as follows:

Beginning at the intersection of the northeasterly right of way of SR 42/US 23 (Variable right of way) with the northerly right of way of Harris Drive (Variable right of way) and running thence along the northeasterly right of way of SR 42/US 23 North 48 degrees 14 minutes 45 seconds West 41.43 feet to a concrete monument found; thence continuing along the northeasterly right of way of SR42/US23 North 48 degrees 14 minutes 45 seconds West 520.82 feet to a point; thence leaving said right of way run North 41 degrees 29 minutes 25 seconds East 802.42 feet to a 1/2" iron pin found; thence North 00 degrees 04 minutes 19 seconds East 118.55 feet to a 1" crimp top pipe; thence South 89 degrees 49 minutes 45 seconds East 205.23 feet to a point; thence South 00 degrees 04 minutes 19 seconds West 1,034.90 feet to a point located on the northerly right of way of Harris Drive; thence westerly, southwesterly and westerly along the northerly, northwesterly and northerly right of way of Harris Drive the following courses and distances: South 89 degrees 54 minutes 05 seconds West 64.06 feet to a point; thence 77.15 feet along the arc of a curve to the left, said curve having a radius of 460.00 feet, a chord bearing of South 68

degrees 30 minutes 36 seconds West and a chord distance of 77.06 feet to a point; thence South 89 degrees 38 minutes 25 seconds West 211.73 feet to the Point of Beginning.

WHEREAS COUNTRYSIDE INVESTMENTS, LLC IS A GEORGIA LIMITED LIABILITY COMPANY AND WAS ADMINISTRATIVELY DISSOLVED ON DECEMBER 31, 2015 BY THE GEORGIA SECRETARY OF STATE, REMAINS DISSOLVED AS OF THE DATE OF THIS DEED WHICH DEED IS GIVEN FOR THE PURPOSE OF WINDING UP THE AFFAIRS OF THE GRANTOR.

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

TO HAVE AND TO HOLD said land and appurtenances unto said ZACK'S PROPERTIES, INC., its successors and or assigns, in fee simple.

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

In Witness Whereof, We have hereunto set our hands and affixed our seals this the 2nd day of March, 2018.

Signed, sealed and delivered in the presence of:

*Chad Sanford*  
Unofficial Witness

*Paulette B. Bunn*  
PAULETTE B. BUNN A/K/A  
PAULETTE BUNN

*Stacy E White* (SEAL)  
Notary Public  
My commission expires: \_\_\_\_\_

COUNTRYSIDE INVESTMENTS, LLC  
*Paulette Bunn* (seal)  
Paulette Bunn, Sole Member



## **Bert Foster**

---

**From:** Bert Foster  
**Sent:** Wednesday, April 11, 2018 3:50 PM  
**To:** Bert Foster  
**Subject:** FW: Zoning Confirmation  
**Attachments:** 20180403123845261.pdf; 20180403123512471.pdf; 20180403123704191.pdf

**From:** Stacey Jordan [mailto:sjordan@co.henry.ga.us]  
**Sent:** Tuesday, April 03, 2018 12:43 PM  
**To:** Bert Foster <BFoster@locustgrove-ga.gov>  
**Subject:** Zoning Confirmation

Hi Bert,

The corner parcel (110-01016003) was rezoned as RZ-02-48-B. The M-1 request was denied. They were given C-1 with conditions.

The other two parcels were rezoned as RZ-05-06 to C-1 with conditions. I have included the minutes for this meeting as well.

Please let me know if you need anything else.

Hope you are doing well today,

Stacey



**Henry County**  
**Department of Planning & Zoning**

**Dale A. Hall, R.C.A., AICP, Director**

February 25, 2003

Carey Bunn  
1180 Peeksville Road  
Locust Grove, Georgia 30248

**RE: RZ-02-48A**

Carey Bunn of Locust Grove, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) in Land Lot 250 of the 7<sup>th</sup> District, for property located on SR 42. The property contains 13.01 +/- acres and the request is to build an industrial park. District 1.

**RZ-02-48B**

Carey Bunn of Locust Grove, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) in Land Lot 250 of the 7<sup>th</sup> District, for property located on SR 42. The property contains 6.4 +/- acres and the request is to build an industrial park. District 1.

**To Whom It May Concern:**

This letter is to advise you that on February 4, 2003 the Henry County Board of Commissioners denied the request to rezone to M-1, but approved the request to rezone from RA to C-1 with the following conditions:

**RZ-02-48A**

1. All buildings shall be constructed of brick, stone, stucco, glass, or any combination thereof. Planning and Zoning staff shall have an architectural review of all proposed buildings prior to the issuance of a building permit.
2. Primary signage shall be a monument base sign and shall have consistent character and design details that reflect the architectural design of the project.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
4. Any dumpsters shall be constructed with a three-sided masonry wall, being consistent with the façade of the building.
5. Outdoor storage shall be prohibited.
6. Developer shall install acceleration and deceleration lanes in accordance with the Georgia Department of Transportation standards and review.

Carey Bun  
RZ-02-48A & RZ-02-48B  
Page 2

7. There shall be a 55-foot planted/natural buffer placed along the southern and eastern property lines. There will be a privacy fence installed from Highway...23/42 right of way on the southern boundary, extending eastward...to the tree line.

**RZ-02-48B**

1. All buildings shall be constructed of brick, stone, stucco, glass, or any combination thereof. Planning and Zoning staff shall have an architectural review of all proposed buildings prior to the issuance of a building permit.
2. Primary signage shall be a monument base sign and shall have consistent character and design details that reflect the architectural design of the project.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
4. Any dumpsters shall be constructed with a three-sided masonry wall, being consistent with the facade of the building.
5. Outdoor storage shall be prohibited.
6. Developer shall install acceleration and deceleration lanes in accordance with the Georgia Department of Transportation standards and review.
7. A six-foot high privacy fence shall be installed along the northern and eastern boundaries of said property, which would back up to Williamsburg Subdivision and also to Gardner's Grove Subdivision. The privacy fence shall serve in lieu of the 55-foot natural buffer.

If I can be of further assistance I can be reached at (770) 954-2457.

Regards,



Raymon Gibson  
Planner II

RG/dth

cc: Charlie Reddoch, Tax Assessors Director  
Doug Gilbert, Building Department Director  
Mike Harris, Development Plan Review Director  
Michael Abraham, Assistant Director  
Jane Allison, Building Department  
Correspondence File  
Zoning File

\\Asshsoc1\HD\planning.co.henry.ga.us\BOC\BOC Zoning Letters\BOC 2003\February\Carey Bun, RZ-02-48A & B,2-4-03.doc

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140 Henry Parkway • McDonough, Georgia 30253  
MAIN: (770) 954-2457, (770) 954-2458 • FAX: (770) 954-2958

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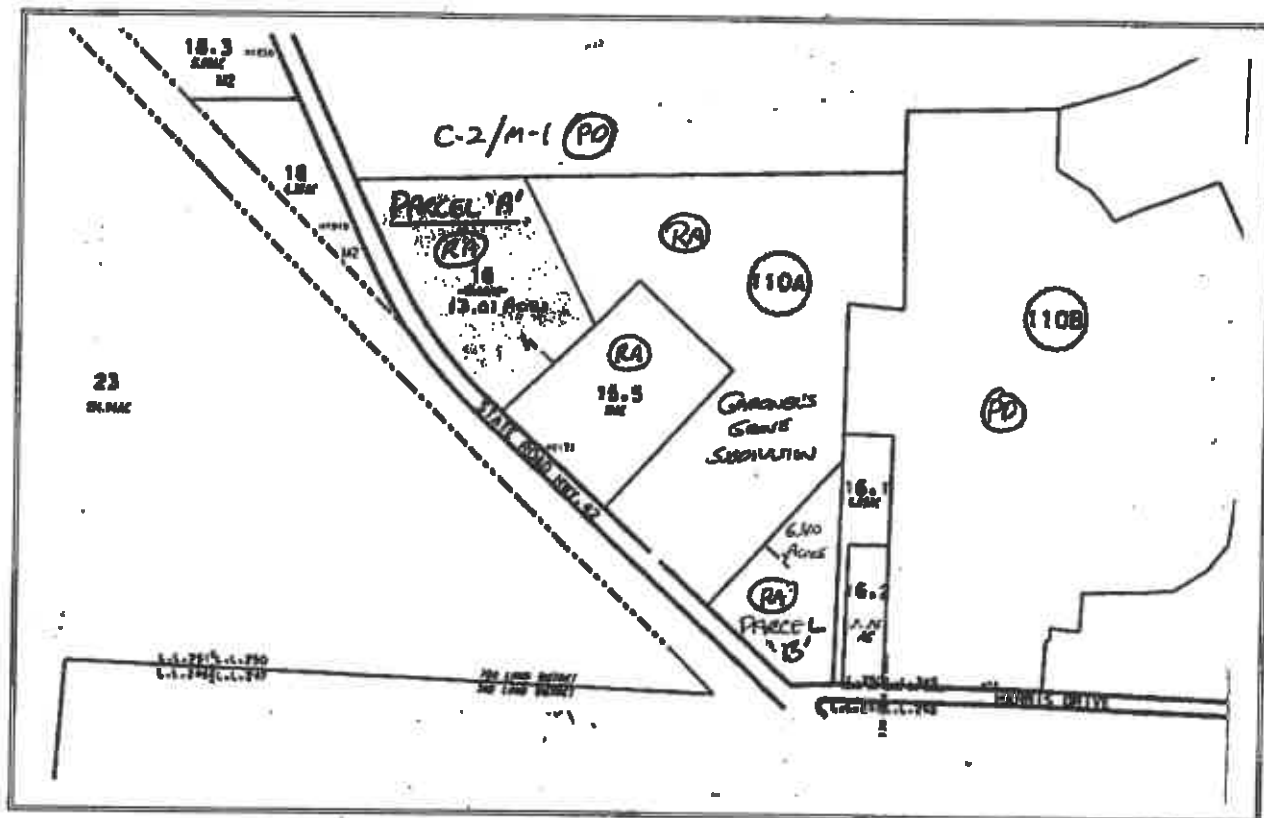


**Henry County Planning and Zoning**

**RZ-02-48(A)**

**Commission District:** 1  
**Commissioner:** Warren Holder  
**Planning Board Member:** Thomas Solomon Jr., 770-957-4467

**Applicant:** Carey Bunn  
1180 Peeksville Road  
Locust Grove, Georgia 30248  
(770-954-1540)



- Location:** The subject property is located in Land Lot 250 of the 7<sup>th</sup> District on the east side of State Route No. 42 and to the north Gardner's Grove Drive.
- Request:** Rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing)
- Proposed Use /Purpose:** To develop a light industrial subdivision (business park)
- Sign Posted:** November 5, 2002
- P&Z Meeting:** November 21, 2002
- BOC Meeting:** To be announced
- Lot Size:** The subject property is approximately 13.1 acres (Parcel 'A')

RESOLUTION NO. 05-189

RESOLUTION APPROVING A REZONING REQUEST

WHEREAS, Paulette Bunn (RZ-05-06) has applied for a rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) to develop a commercial subdivision, for property consisting of 11.2+/- acres and located at the northeastern intersection of State Route 42 and Harris Drive, in Land Lot 250 of the 7th District (Parcel ID #(s) 110-01-016-001 and 110-01-016-002); and

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

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Municipal Planning Commission reviewed and recommended denial of the request on March 24, 2005; and

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners approves the rezoning request with the following conditions:

1. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof. Planning and Zoning staff shall have architectural review of the proposed buildings prior to the issuance of the building permit.
2. Primary signage shall be a monument based sign and shall have consistent character and design details that reflect the architectural design of the project.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consists of downcast lighting.
4. Any dumpsters shall be constructed with a three-sided masonry wall, being consistent with the facade of the building.
5. Outdoor storage shall be prohibited.
6. The fifty-five (55') foot planted buffer, that was required between the front portion of the property rezoned in 2003, and the proposed 4.88 (socking rezoning currently) acres, that the fifty-five (55') foot planted buffer be removed, due to the land uses both being commercial. The buffer that was required between the said property zoned in 2003 and Gardner's Grove Subdivision shall remain in place.
7. The enhancement of the buffer between the subject property and Williamsburg Plantation Subdivision shall be coordinated through the Development Plan Review Department staff. The buffer requirement meaning, what the staff determines to be in the best interest as far as a berm and plantings. The developer shall comply with the forty-foot (40') buffer requirement per the

Henry County Zoning Ordinance, as approved and coordinated with the Development Plan Review staff.

8. The applicant should not seek a curb out onto Harris Drive until the intersection improvements are completed or after 18 months have passed.

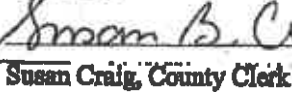
9. The applicant agreed to donate \$25,000 toward the road improvements at Harris Drive and Highway 42.

**BE IT SO RESOLVED, THIS 17<sup>TH</sup> DAY OF MAY 2005.**

**BOARD OF COMMISSIONERS  
OF HENRY COUNTY, GEORGIA**

  
Jason Harper, Chairman

ATTEST:

  
Susan Craig, County Clerk





**Legend**

structuresV7.dgn Polygon

<all other values>

Cad Renderer

Solid, 1, 4

Solid, 3, 4

RA

R-1

R-2

R-3

R-4

RD

RM

RMH

OI

C-1

C-2

C-3

M-1

M-2

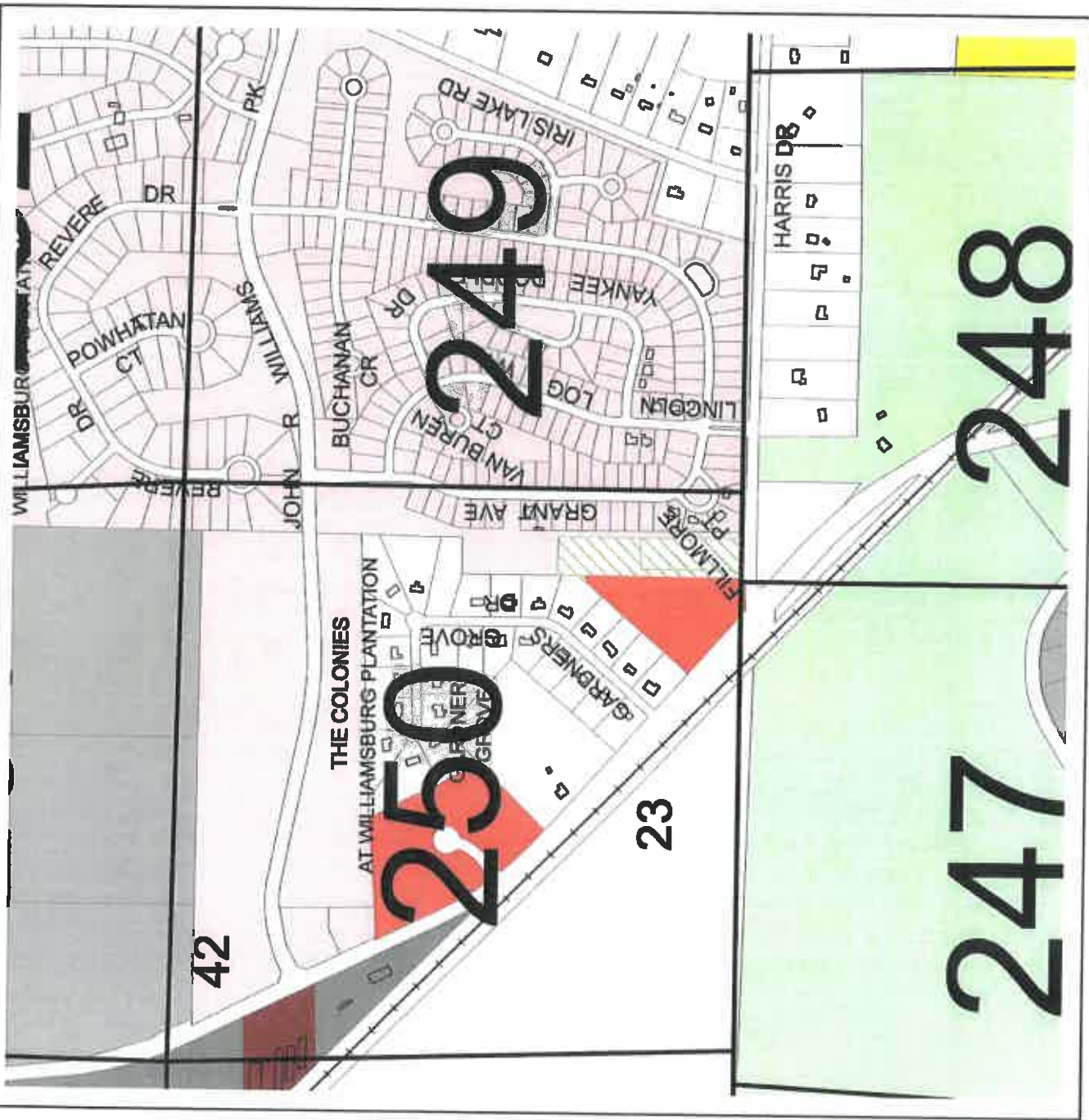
PD

CITY

Scale: 1"= 800'

**CURRENT ZONING  
Exhibit C**

This map is for graphical  
representation only. It is  
not a legal document.





## Community Development Department

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

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## Item Coversheet

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**Item:** Discussion about an ordinance to amend the Zoning Ordinance as it pertains to commercial vehicle parking

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** March 28, 2018  
October 25, 2017

**Budget Item:** No

**Date Received:** NA – City Initiated

**Workshop Date:** April 16, 2018  
December 18, 2017  
November 20, 2017 (tabled for 30 days)

**Meeting Date:** TBD

### Discussion:

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Staff is seeking an amendment to the 'Definitions' section of the *Zoning Ordinance* to provide more detail to the definition of a commercial vehicle. Code Enforcement receives many complaints about commercial vehicles being parked in a residential subdivision.

Upon further investigation of the complaint, we learn that although the vehicle is clearly used for commercial purposes, it typically does not weigh enough to be considered a commercial vehicle by the City's current definition.

Currently, the Zoning Ordinance defines a commercial vehicle as follows:

*“...[A] vehicle whose gross vehicle weight rating (GVWR) is over 26,000 pounds, or a trailer with a GVWR of over 10,000 pounds, including commercial tractor-trailers, dump trucks, wreckers and earth moving equipment. Agricultural vehicles and equipment and school buses shall be excluded from this definition.”*

The parking and storage of commercial vehicles is covered under **Section 17.04 (3-7-98)** which prohibits the parking, storing or maintaining of any **commercial vehicle** in all residential subdivisions and in all residential zoning districts except RA (residential-agricultural).

This proposed amendment seeks to expand the definition of a commercial vehicle by introducing vehicle classes that are based on vehicle type **AND** gross vehicle weight rating.

In the attached chart, entitled Truck Classifications, consideration should be given to allowing vehicles that fall in **Class 1 and Class 2**, in addition to passenger vehicles and motorcycles, to be parked in residentially-zoned areas (except for RA). Any vehicle in Class 3 or higher will be considered a commercial vehicle.

Recreational vehicles, travel trailers and other mobile recreational equipment may be parked or stored in residentially-zoned subdivisions in side yards or rear yards or in a carport or enclosed building provided said equipment is parked on a paved, dust-free surface. Such equipment may be parked anywhere on a residential lot for a period not to exceed twenty-four (24) hours during loading or unloading. In the case of a corner lot, no recreational vehicles or equipment may be parked or stored in the side yard on the street side of the lot.

*[Comments received on or after 11/20/17:]*

- *Consider adding requirement that any vehicle that is obviously used for commercial or for-hire operations, regardless of classification, shall be considered commercial vehicles.*
- *Permit one (1) Class 1 or Class 2 vehicle that is for-hire and/or used for commercial operations to be parked in a residential area.*
- *Consider limiting the number of vehicles that automobile repair shops may park outside and/or the amount of time the repaired vehicles may remain parked on site of the repair facility.*
  - *The number of permissible vehicles could be relative in some way to the number of service bays the facility contains.*

**Summary of CURRENT ordinances pertaining to commercial vehicles.**

**Chapter 17.04 (3-7-22) DEFINITIONS:** *Commercial vehicle* is a vehicle whose gross vehicle weight rating (GVWR) is over 26K pounds, or a trailer with a GVWR of over 10K pounds, including commercial tractor-trailers, dump trucks, wreckers and earth moving equipment. Agricultural vehicles and equipment and school buses shall be excluded from this definition.

**Chapter 10.08.040 PARKING PROHIBITED**

It is unlawful for the owner or operator of any motor vehicle to park or allow vehicle to remain parked on the city streets, alleys and rights-of-way not otherwise permitted unless the specific areas has been posted by the city indicating that parking is authorized in that specific area. Enforced by PD

**Chapter 17.04 (3-7-98) PARKING AND STORAGE OF COMMERCIAL VEHICLES:**

Parking, storing or maintaining any commercial vehicle is prohibited in all residential subdivisions, and in all residential zoning districts except RA.

**Chapter 17.04 (3-7-214) PARKING DESIGN CRITERIA AND STANDARDS:**

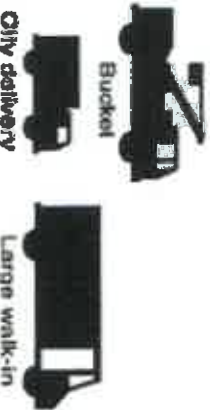
Multifamily uses require paved, dust-free surfaces. All driveways serving single-family and duplex residences shall be paved for the entire width of the public right-of-way.

# Truck Classifications



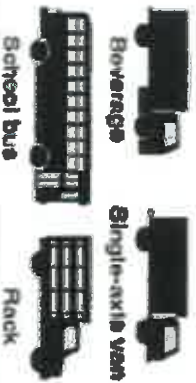
\*Gross Vehicle Weight\*

## CLASS 1 6,000 lb & less



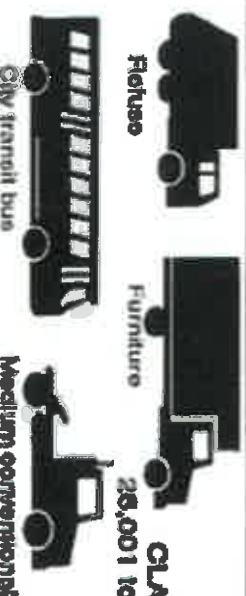
## CLASS 5 16,001 to 19,500 lb

## CLASS 2 6,001 to 10,000 lb

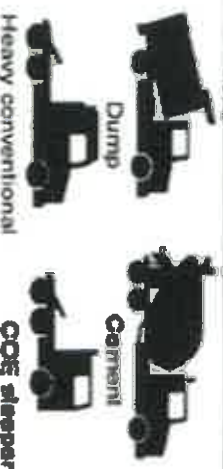


## CLASS 6 19,501 to 26,000 lb

## CLASS 3 10,001 to 14,000 lb



## CLASS 4 14,001 to 16,000 lb



## CLASS 8 33,001 lb & over



Henry County Assessor

Parcel: 094-01028000 Acres: 1.3

Name:	WAFFLE HOUSE INC	Land Value:	\$453,000.00
Site:	956 HIGHWAY 155 S	Building Value:	\$106,572.00
Sale:	\$125,000 on 09-1992 Reason=WD Qual=Q	Misc Value:	\$10,400.00
Mail:	ATTN TAX DEPARTMENT P O BOX 6450 NORCROSS, GA 30091	Total Value:	\$569,972.00



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: 04/03/18 : 15:43:40



Henry County Assessor

Parcel: 094-01028000 Acres: 1.3

Name:	<del>SHARPE HOUSE</del>	Land Value:	\$453,000.00
Site:	<del>INDUSTRIAL</del>	Building Value:	\$106,572.00
Sale:	\$125,000 on 09-1992 Reason=WD Qual=Q	Misc Value:	\$10,400.00
Mail:	ATTN TAX DEPARTMENT P O BOX 6450 NORCROSS, GA 30091	Total Value:	\$569,972.00



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: 04/03/18 : 15:44:58



Henry County Assessor

Parcel: 094-01028000 Acres: 1.3

Name:	<del>XXXXXXXXXX</del>	Land Value:	\$453,000.00
Site:	<del>XXXXXXXXXX</del>	Building Value:	\$106,572.00
Sale:	\$125,000 on 09-1992 Reason=WD Qual=Q	Misc Value:	\$10,400.00
Mail:	ATTN TAX DEPARTMENT P O BOX 6450 NORCROSS, GA 30091	Total Value:	\$569,972.00



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## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet – Informational Only

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**Item:** Fiscal Year 2018 1<sup>st</sup> Quarter Update/Account Status

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** Yes, all funds except Confiscated Assets, Tree Replacement

**Date Received:** April 11, 2018

**Workshop Date:** April 16, 2018 – Informational Only

**Regular Meeting Date** April 7, 2018

#### **Discussion:**

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Attached are updates stats on the FY 2018 Budget as well as our bank accounts on hand. Total funds on hand total over 100% of the General Fund Budget, excluding capital items budgets such as SPLOST and Development Impact. We also are using our Pooled Fund Account at United Community more heavily as a "Current Account" by moving our LOST funds as well as a small amount of "Prior Year" revenues from Hamilton Bank. This keeps cash flows even and avoids any "Negative balance" for General Fund in Pooled Cash.

Budget wise, we are still on track for the most part, with rapid growth at the first quarter with new home construction and rezoning activity. We are getting ready for the FY 2017 Audit at the end of the month and will be working on any necessary amendments for May.

#### **Recommendation:**

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**None – Information only.**

**Account List**

**Current Balance**

**Fund #**

**Bank**

Apr-18

**GENERAL FUND**

POOLED GF Cash Account - 1230	739,638.99	100-11.1114	UNITED COMMUNITY
General Fund - 7297	2,920,946.38	100-11.1110	HAMILTON
11.1114 - UCB11230	7,450.00	100-11.1114	UNITED COMMUNITY
General Fund Cash Account - 7261	217,867.02	100-11.1113	UNITED BANK
	3,885,902.39		
<b>TREE REPLACEMENT FUND-</b>	54,119.68	190	
<b>WATER/SEWER ACCOUNT</b>			
Water/Sewer Account - 3328	14,409.34	505.11.1111	UNITED COMMUNITY
Water and Sewer Sinking Fund - 2266	680,802.74	505-11.1120	HAMILTON
Trust Expense Account - 0391	768,144.27	505-11.1112	HAMILTON
Water and Sewer Account - 7305	14,840.45	505.11.1110	HAMILTON
Renewal & Extension Fund-	105,179.33	505-11.1125	
Pooled Water/Sewer Cash Acct. 1230	1,033,590.85		UNITED COMMUNITY
	2,616,966.98		
<b>W&amp;S Impact Trust Account -</b>	39,609.48	506.11.1103	
<b>POLICE DEPT ACCOUNTS</b>			
LGPD Charity Fund - 2089	281.56		HAMILTON
<b>HOTEL/MOTEL ACCOUNTS</b>			
Pooled Cash - H/M 1230	381,838.37	1230 Account	UNITED COMMUNITY
Hotel/Motel Account - 3948	49,192.22	275-11.1111	UNITED COMMUNITY
Downtown Developmental Auth - 3395	0.00	275-11.1113	CLOSED ACCOUNT
	431,030.59		
<b>SPLOST ACCOUNTS</b>			
SPLOST III Account - 2619	238,001.04	320-11.1110	UNITED COMMUNITY
SPLOST III Account - 7722	104,827.17	320-11.1100	HAMILTON
SPLOST - DEBT SVC FUND (BOND PYMTS)	541,849.10	320-11-1113	
	884,677.31		
<b>CEMETERY ACCOUNT</b>			
Cemetery Fund - 7240	27,364.33	230-11.1110	HAMILTON
<b>DEVELOPMENT IMPACT FEES</b>			
Developmental Impact Fee - 0409	483,264.83	350-11.1110	HAMILTON
Claim on pooled Cash	23,975.52		

DESCRIPTION	BUDGET (Original)	YTD	Thru March	PerComp25%	Balance	Notes	Amendment01	Qtr_1FY2018
INTANGIBLE TAX	(20,000.00)	(7,189.36)	(5,000.00)	35.9%	(12,810.64)		0.00	(20,000.00)
RAILROAD EQUIPMENT TAX	(750.00)	0.00	(187.50)	0.0%	(750.00)		0.00	(750.00)
REAL ESTATE TRANSFERS	(18,500.00)	(3,205.70)	(4,625.00)	17.3%	(15,294.30)		0.00	(18,500.00)
FRANCHISE TAX - ELECTRIC	(303,000.00)	(281,436.66)	(75,750.00)	92.9%	(21,563.34)		0.00	(303,000.00)
CAPITAL CREDIT REFUND	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
FRANCHISE TAX - TELECOMMUNICAT	(2,000.00)	0.00	(500.00)	0.0%	(2,000.00)		0.00	(2,000.00)
FRANCHISE TAX - CABLE TV	(70,000.00)	(18,564.84)	(17,500.00)	26.5%	(51,495.16)		0.00	(70,000.00)
FRANCHISE TAX - TELEPHONE	(20,000.00)	(4,731.56)	(5,000.00)	23.7%	(15,268.44)		0.00	(20,000.00)
FRANCHISE TAX - NATURAL GAS	(15,000.00)	(3,317.46)	(3,750.00)	22.1%	(11,682.54)		0.00	(15,000.00)
LOCAL OPTION SALES /USE TAX	(2,100,000.00)	(522,990.56)	(525,000.00)	24.9%	(1,577,009.44)		0.00	(2,100,000.00)
LOST TAVT	(75,000.00)	(19,016.65)	(18,750.00)	25.4%	(55,983.35)		0.00	(75,000.00)
AAVT - MOTOR VEHICLE	(1,000.00)	0.00	(250.00)	0.0%	(1,000.00)		0.00	(1,000.00)
LIQUOR TAX	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ALCOHOL TAX	(370,000.00)	(84,601.62)	(92,500.00)	22.9%	(285,398.38)		0.00	(370,000.00)
OCCUPATION TAXES	(225,000.00)	(144,278.54)	(56,250.00)	64.1%	(80,721.46)		0.00	(225,000.00)
REGULATORY FEES	(27,500.00)	(14,825.00)	(6,875.00)	53.9%	(12,675.00)		0.00	(27,500.00)
COIN OPERATED MACHINES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
INSURANCE PREMIUM TAX	(370,000.00)	0.00	(92,500.00)	0.0%	(370,000.00)		0.00	(370,000.00)
ALCOHOL BEV-BEER LICENSE	(17,500.00)	(1,000.00)	(4,375.00)	5.7%	(16,500.00)		0.00	(17,500.00)
ALCOHOL BEV WINE LICENSE	(15,000.00)	(1,000.00)	(3,750.00)	6.7%	(14,000.00)		0.00	(15,000.00)
ALCOHOL BEV - LIQUOR LICENSE	(40,500.00)	(2,500.00)	(10,125.00)	6.2%	(38,000.00)		0.00	(40,500.00)
GENERAL BUS LIC -INSURANCE	(15,500.00)	(12,450.00)	(3,875.00)	80.3%	(3,050.00)		0.00	(15,500.00)
BLDG PERMITS /INSPECTIONS -RES	(225,000.00)	(129,400.64)	(56,250.00)	57.5%	(95,599.36)	Rapid Growth	(50,000.00)	(275,000.00)
BLDG PERMIT/INSPECTIONS -COMM	(250,000.00)	(12,875.00)	(62,500.00)	5.2%	(237,125.00)		0.00	(250,000.00)
BUSINESS LICENSE PENALTY	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
GRANT BULLET PROOF VEST	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
GRANT / DONATIONS -COPS	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
DONATION-PLAYGROUND EQUIP	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
DONATIONS	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
CDBG GRANT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ZONING INSPECTION FEES	(30,000.00)	(24,435.75)	(7,500.00)	81.5%	(5,564.25)	Development	(5,000.00)	(35,000.00)
LAND DEVELOPMENT FEES	(45,000.00)	(8,500.00)	(11,250.00)	18.9%	(36,500.00)		0.00	(45,000.00)
SITE PLAN REVIEW FEES	(10,000.00)	(2,550.00)	(2,500.00)	25.5%	(7,450.00)		0.00	(10,000.00)
SOIL EROSION FEES	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
TREE REPLACEMENT REVENUE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
QUALIFYING FEE FOR ELECTION	(1,000.00)	0.00	(250.00)	0.0%	(1,000.00)		0.00	(1,000.00)
ACCIDENT REPORTS	(5,000.00)	(1,119.00)	(1,250.00)	22.4%	(3,881.00)		0.00	(5,000.00)
CRIMINAL HISTORY REPORTS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ADM CHARGE ON FINES	(17,500.00)	(4,656.17)	(4,375.00)	26.6%	(12,843.83)		0.00	(17,500.00)
ADM CHARGE FOR INCODE	(20,000.00)	(6,517.70)	(5,000.00)	32.6%	(13,482.30)		0.00	(20,000.00)
BACKGROUND CHECK FEES	(3,000.00)	(200.00)	(750.00)	6.7%	(2,800.00)		0.00	(3,000.00)
DONATIONS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
BAD CHECK FEES	(100.00)	0.00	(25.00)	0.0%	(100.00)		0.00	(100.00)

DESCRIPTION	BUDGET (Original)	YTD	Thru March	PerComp 25%	Balance	Notes	Amendment Q1	Qtr 1 FY2018
FINES & FORFEITURES	(725,000.00)	(210,424.38)	(181,250.00)	29.0%	(514,575.62)		0.00	(725,000.00)
BOND ACCOUNT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
INTEREST REVENUES	(5,000.00)	(1,530.98)	(1,250.00)	30.6%	(3,469.02)		0.00	(5,000.00)
RENTS & ROYALTIES	0.00	(18,000.00)	0.00	0.0%	18,000.00		0.00	0.00
SPECIAL EVENT PERMIT	(930.00)	0.00	(182.50)	0.0%	(730.00)		0.00	0.00
PAVILLION RENTAL	0.00	0.00	0.00	0.0%	0.00		0.00	(730.00)
HOUSE RENTAL - LOCUST ROAD	(15,000.00)	(3,876.95)	(3,750.00)	25.8%	(11,123.05)		0.00	0.00
INS REIMBURSE DAMAGE PROPERTY	(14,500.00)	0.00	(3,625.00)	0.0%	(14,500.00)		0.00	(15,000.00)
INS REIMBURSE WKS COMP	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
INS REIMBURSE FOR OVERPAYMENT	(500.00)	0.00	(125.00)	0.0%	(500.00)		0.00	(500.00)
LMIG PROGRAM	(100,000.00)	(90,618.61)	(25,000.00)	90.6%	(9,381.39)		0.00	(100,000.00)
MISCELLANEOUS REVENUE	(10,000.00)	(1,215.01)	(2,500.00)	12.2%	(8,784.99)		0.00	(10,000.00)
RETURN CHECK FEES	(100.00)	0.00	(25.00)	0.0%	(100.00)		0.00	(100.00)
REFUNDS POLICE DEPT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
REFUNDS PUBLIC WORKS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
REFUNDS ADMINISTRATIONS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
PRIOR YEAR REVENUE	(927,090.00)	(120,000.00)	(231,772.50)	12.9%	(807,090.00)		0.00	(927,090.00)
OPERATING TRANSFERS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ADMIN FEE - WATER TRANSFER IN	(225,000.00)	0.00	(56,250.00)	0.0%	(225,000.00)		0.00	(225,000.00)
ADMIN FEE - SEWER TRANSFER IN	(200,000.00)	0.00	(50,000.00)	0.0%	(200,000.00)		0.00	(200,000.00)
ADMIN FEE - SANIT TRANSFER IN	(40,000.00)	0.00	(10,000.00)	0.0%	(40,000.00)		0.00	(40,000.00)
ADMIN FEE - STORM TRANSFER IN	(39,500.00)	0.00	(9,875.00)	0.0%	(39,500.00)		0.00	(39,500.00)
ADMIN FEE - H/M TRANSFER IN	(42,500.00)	0.00	(10,625.00)	0.0%	(42,500.00)		0.00	(42,500.00)
DEBT PROCEEDS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00

Original Sources of Funds		(6,660,770.00)	
Totals	(6,660,770.00)	(1,757,028.14)	(1,665,192.50)
2,017.00	Orig. Budget	Last BUDGET	1Qtr 2018
0.0%	147,900.00	147,900.00	147,900.00
-0.7%	1,259,250.00	1,259,250.00	1,250,250.00
-1.6%	366,950.00	366,950.00	361,250.00
4.6%	2,097,000.00	2,097,000.00	2,194,500.00
-0.8%	2,048,600.00	2,048,600.00	2,031,430.00
22.2%	5,850.00	5,850.00	7,150.00
-6.8%	175,500.00	175,500.00	163,500.00
0.4%	557,540.00	557,540.00	559,790.00
0.9%	6,658,590.00	6,658,590.00	6,715,770.00
(57,180.00)	(13,376,540.00)		
	Increase/(DEC)	0.00	0.00
	(Surplus)/deficit		
			0.00