

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
MONDAY, AUGUST 3, 2020 – 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION Chief Jesse Patton

PLEDGE OF ALLEGIANCE Councilman Taylor

APPROVAL OF THE AGENDA Mayor Robert Price (Motion Required)

PUBLIC COMMENTS Register with Clerk Before Meeting

PUBLIC HEARING ITEMS None

APPROVAL OF THE MINUTES 3 Items

1. July 6, 2020 Regular Meeting Minutes (Motion Required)
2. July 6, 2020 Executive Session Meeting Minutes (Motion Required)
3. July 20, 2020 Workshop Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENT 1 Item

4. June 2020 Financial Statement (Motion Required)

UNFINISHED BUSINESS/ACTION ITEMS 5 Items

5. Resolution to approve the Initial design concept plan for the Locust Grove Scatter Garden (Motion Required)
6. Resolution approving the architectural plans submitted by Atlas Collaborative Architects for Project Red located at 381 and 343 Davls Lake Road (Motion Required)
7. Resolution approving the architectural plans submitted for the M&M Waste Recycling Plant, located at 245 Walker Crossing (Motion Required)
8. Ordinance to revise the Operating and Capital Improvements Budget for 2nd Quarter – FY 2020 (Motion Required)
9. Resolution to approve a development agreement between the City of Locust Grove and GBLG Development Company (Motion Required)

NEW BUSINESS/DISCUSSION ITEM None

CITY MANAGER'S COMMENTS Tim Young

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL – July 29, 2020 at 16:30

ADA Compliance: Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons. Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk.

**City of Locust Grove
Council Meeting Minutes
Monday, July 6, 2020
3640 Highway 42 – Public Safety Building
Locust Grove, GA 30248
6:00 PM**

Members Present:	Staff Present:
Robert Price - Mayor	Tim Young – City Manager
Rod Shearouse – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Randy Gardner – Councilman	Jennifer Adkins – Assistant City Clerk
Rudy Breedlove – Councilman	Jack Rose – Public Works Director
Carlos Greer–Councilman/Mayor Pro Tem	Daunte’ Gibbs- Community Development Director
Keith Boone – Councilman	Anna Ogg – Main Street Director
	Jesse Patton – Police Chief
	Andy Welch - Attorney

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

Invocation given by Community Development Director Daunte’ Gibbs

Councilman Breedlove led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the July 6, 2020 meeting agenda.

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES

1. JUNE 1, 2020- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the June 1, 2020 regular meeting minutes.

RESULT	APPROVED JUNE 1, 2020 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JUNE 15, 2020- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the June 15, 2020 workshop meeting minutes.

RESULT	APPROVED JUNE 15, 2020 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

3. MAY 2020 - Financial Statement –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the May 2020 Financial Statement

RESULT	APPROVED MAY 2020 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation, or vote, or otherwise take part in the decision-making process for agenda items four and five. Councilman Gardner exited the meeting.

4. Ordinance to approve a modification to zoning conditions request for 381 and 343 Davis Lake Road, LL 217 of the 2nd District, Henry County, Georgia –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #20-07-033.

RESULT	APPROVED ORDINANCE #20-07-033
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – ALL IN FAVOR

5. Ordinance pertaining to the landscape/tree replacement plan submitted as part of the “Project Red” industrial project located at 381 and 343 Davis Lake Road –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #20-07-034.

RESULT	APPROVED ORDINANCE #20-07-034
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – ALL IN FAVOR

Councilman Gardner returned to the meeting.

6. Ordinance to amend the City of Locust Grove Personnel Policy for “Tobacco Use and Nicotine Vapor Policy” –

Councilman Shearouse made a comment he does not see any difference in this amended copy versus the original ordinance. Discussion took place and Mr. Young verified the language has been revised in *Section 602.03.1* to remove the off-premise restriction while in uniform and *Section 602.03.7* revision to disciplinary action.

Councilman Greer made a comment he thinks the policy currently in place needs to be enforced versus creating an amendment and Councilman Greer asked how many times someone has been written up for a violation of this section. Further discussion took place regarding concern over the current amendment if the existing policy hasn’t been fully vetted.

Mayor Price asked for a motion to deny approval of the amendment for tobacco use. Councilman Greer made the motion to deny the request.

RESULT	DENIED AMENDMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS –

7. Resolution to award bid for Davis Lake Sewer Extension – Project 182205 -

City Manager Tim Young led discussion we received six bids regarding this project and most came in below our estimated budget. The lowest bidder (Mid-South Builders, Inc.) from Lithonia, GA is the preferred to award.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #20-07-035.

RESULT	APPROVED RESOLUTION #20-07-035
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

City Manager Tim Young said the trash RFP review with possible vendors is Wednesday and nothing further.

Mayor Price asked for a motion to recess for ten minutes to allow time for the City Attorney to arrive for possible Executive Session Item. Councilman Greer made the motion with second by Councilman Boone. Council recessed at 6:17 PM.

Attorney Andy Welch arrived at the meeting at 6:21 PM.

Councilman Greer made the motion to return to regular session from recess at 6:21 PM with second by Councilman Boone.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – LITIGATION

Mayor Price asked for a motion to enter executive session. Councilman Boone made the motion with second by Councilman Greer. All in favor and motion carried. Council entered executive session at 6:22 PM.

Discussion took place regarding SDS matters.

Mayor Price asked for a motion to reconvene to regular session from executive session at 6:46 PM. Councilman Boone made the motion with second by Councilman Shearouse. All in favor and motion carried.

ADJOURNMENT –

Mayor Price asked for a motion to adjourn. Councilman Boone made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:46 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, July 20, 2020
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Anna W. Ogg – Main Street Manager
Carlos Greer – Councilman	Daunté Gibbs – Community Development Director
Keith Boone – Councilman	Matthew Long – Police Captain
	Priya Patel – SWWW Attorney
	Staff Not Present:
	Jesse Patton – Police Chief - Conference
	Jennifer Adkins – Assistant City Clerk

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

Invocation given by Assistant City Manager Bert Foster

Councilman Greer led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the July 20, 2020 meeting agenda.

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

NEW BUSINESS/ACTION ITEMS –

- 1. Ordinance to approve Millage Rate Rollback –**

City Manager Tim Young led discussion this is an annual requirement and reviewed the process for calculating a millage rate. Mr. Young said, in consideration with the policy established 40 years ago, we are rolling back to zero as attached in Exhibit A.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #20-07-036

RESULT	APPROVED ORDINANCE #20-07-036
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Taylor asked if the millage rate were not rolled back what would be the average cost per homeowner. Mr. Young replied he has not done the calculations for that [since we always roll back to zero] but mostly effects the rental properties and commercial properties. Nothing further.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS –ANNA W. OGG

Mrs. Ogg gave an update Main Street has been accredited for the 2019-2020 year which enables us to use Main Street branding. The new banners are up on the banner frames downtown, and Main Street did not meet this month. HPC did not issue any COAs, and no meeting was held this month. We received notice to complete the local certified government evaluation and the DDA met to review a work plan for potential changes for any impact Covid-19 had on downtown Locust Grove. The advertising is geared towards downtown shopping and we will be distributing face masks and hand sanitizer to high traffic retailers starting with Tanger Outlet. The Catfish Rodeo was a success and had a very good turnout. Nothing further.

- **Proposed design concept for the Locust Grove Scatter Garden –**

Mrs. Ogg continued with discussion on the proposed design concept for the Locust Grove Scatter Garden. The cremation rates are rising in the United States and is projected to account for 47 percent for all human remains not including Covid-19 deaths. The proposed location is west of the Henry County Recreation facility. The design features include landscape areas for scattering ashes and an area to hold a small ceremony if someone chooses. This plan does not utilize the entire location to allow for integration of the Veteran’s memorial which will be adjacent to the scatter garden. Discussion took place on fees, name plaques, and urn burial. Mrs. Ogg said the fees are to be determined and we could offer urn burial as an option; however, would take up more space. Mr. Young said the cost could be approximately \$250,000 including the veteran’s memorial but would need to be developed as we go into the next phase of design. Nothing further.

PUBLIC SAFETY OPERATIONS–CAPTAIN MATTHEW LONG FOR CHIEF JESSE PATTON

Captain Long gave an update and reviewed the monthly report. Total collections for June 2020 were \$22,436.00. We had a total of 34 CID cases and Officer Buchanan gave her resignation to join Henry County Police Department. Further, Captain Long said he and Chief Patton attended a virtual training on racism.

Captain Long continued and asked Officer Goddard to step forward. Captain Long introduced Officer Goddard who joined us from the Department of Juvenile Justice. Mayor and Council welcomed Officer Goddard to the Locust Grove Police Department. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose stepped forward and gave an update public works is continuing with normal daily maintenance and upkeep including leak repairs and grass cutting. Mr. Rose reviewed the monthly report and said his department added a speed hump on Kirkland Drive and performed several road patching tasks in various locations. Nothing further.

Councilman Greer asked if the City provides hydration for the public work employees and Mr. Rose replied yes. Nothing further.

ADMINISTRATION – BERT FOSTER

Assistant City Manager Bert Foster gave an update we have scheduled a meeting with the builder and building inspector for review of the Peeksville Road Extension. Tanger Park is ongoing with the track to be installed soon. GDOT has agreed to proceed with the Bill Gardner Parkway modifications under the bridge and we received a letter about the MMIP [dual commercial lanes from Macon to Highway 155] that a meeting will tentatively be scheduled for November 2020. GDOT approved the plans for the signal at Highway 42 and Market Place to move forward. Nothing further.

Councilman Boone asked if there is an update on the septic tank at Jackson Street and discussion took place. Nothing further.

Discussion took place about the status of a new Code Enforcement officer. Mr. Foster said if the budget allows it would be beneficial to hire two people for that position. Discussion took place. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Community Development Director Daunté Gibbs gave an update his department has issued 877 permits including 117 new house permits for 2020. We have issued 206 COs [160 residential and 46 commercial permits] and 300 Business Licenses issued for 2020. Mr. Gibbs said building and land disturbance activity is ongoing in various locations and new house construction continues in various subdivisions. Starbucks and Fairfield Inn are approaching their final CO. Nothing further.

Mr. Gibbs made a comment to thank Mayor and Council for their support in allowing him to host the meeting held last Friday. The panel included 19 individuals and Mr. Gibbs said he believes the goal of the panel was achieved.

ARCHITECTURAL REVIEW BOARD (ARB) –

- **“Project Red” architectural plans located at 381 and 343 Davis Lake Road –**

Mr. Gibbs led discussion this would be three phases and could be three buildings. The general concept is to construct a single-story rectangular building where the main entrance and vehicle access faces Colvin Drive and Davis Lake Road. Mr. Gibbs said this is discussion only for future action at the next regular meeting.

Councilman Greer made a comment he thought the original plan was for two buildings versus three. Discussion took place. Mr. Young said when the zoning was approved it may have had a concept plan for one building. Mr. Gibbs said the conceptual plan brought before you in June included three buildings. Discussion took place and Mr. Gibbs said if the engineering and regulations allow for three buildings we cannot decline.

Discussion took place about entry access and improvements to Davis Lake Road. Nothing further.

- **Architectural plans submitted for the M&M Waste Recycling Plant located at 245 Walker Crossing –**

Mr. Gibbs led discussion this is proposed for a 10,000 square foot distribution facility located at Walker Crossing and Mr. Gibbs reviewed the proposed design concept and said this is for discussion only for future action at the next regular meeting. Nothing further.

Councilman Greer asked if the parking lot will be gravel or concrete and Mr. Gibbs replied a concrete surface is required by code.

Councilman Boone asked if gravel would be stored at the facility and discussion took place. Nothing further.

CITY MANAGER'S COMMENTS –

Mr. Young gave an update we are continuing to waive fees for credit card payments via phone to encourage staying at home. There were 233 Covid-19 cases in Locust Grove as of Friday. We are still requesting a pop-up testing facility, but the next one will likely be in Hampton.

- **Davis Lake Sewer Contract Update –**

Mr. Young said we do not have an update as of now. As soon as we have more information, we will give an update.

- **GBLG “Project Red” Update related to Transportation improvements –**

Mr. Young said the draft Development Agreement is proposed for this project as the city is working as a conduit between the developer and the RR (Norfolk Southern) in the crossing upgrade and will most likely need to work with them [Norfolk-Southern] on the improvement along SR 42 between Bill Gardner and Market Place Boulevard. Discussion took place on Highway 42 improvements and development impact fees being very small for warehouse-type projects. In terms of utilities, Mr. Young said the city would provide the sewer and Henry County would service the water, but the city will receive the revenues from the sewer portion like in other areas of the city. Nothing further.

Councilman Greer made a comment he noticed McDonough shut down their government and Henry County courts have staggered workdays with their employees. Councilman Greer asked if the city has considered closing or making schedule adjustments? Mr. Young replied we do not have a lot of traffic coming inside so we have not had the need to close yet. Councilman Greer asked if employees were productive during the previous shut down and if anyone has had any concerns. Mr. Young said we will be rearranging schedules beginning August 17, 2020 with remote schedules depending on the school system decisions. Nothing further.

Councilman Boone asked if the police department or public works would have concerns with schedules and discussion took place. Captain Long said the police department does not have an option for remote working; however, would have a plan in place for altering schedules if needed.

- **FY 2020 Budget Overview – Revenues and Expenditures –**

Mr. Young gave an update the city is in good standings overall and sales tax revenues are good. We are having to write off some fines and forfeitures projected revenues due to the court situation in Henry County. We are finalizing the audit as well. Nothing further.

Councilman Shearouse asked if the Hotel/Motel tax revenues are improving and Mr. Young replied no. Their occupancy is running about 40 percent where it is typically around 70 percent occupancy to be fully profitable. The city is doing what we can to help including assistance with utilities and additional advertising to promote their businesses.

Councilman Boone asked when SPLOST V will be collected, and Mr. Young replied the money is distributed to the County first and we should receive some beginning as early as April 2021 or the latest 2023. Discussion took place on T-SPLOST and the County has ceased further discussion on that for the remainder of the year. We are also finalizing the SDS as well.

Discussion took place on the overhead screens in the courtroom [due to Covid-19 surge the technician is sheltering due to health conditions], Facebook Live [when video is completed and can evaluate the quality of picture and sound], and the Davis Lake walking trail [needs the area of the trail complete with the new Davis Lake Sewer Extension].

Councilman Boone asked why Council was not notified of the RFP meeting for the waste services and Mr. Young replied he mentioned the meeting date at the last meeting and said if you would like to participate in the future let him know. Nothing further.

MAYOR’S COMMENTS- NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Mayor Price asked for a motion to adjourn. Councilman Boone made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:27 PM.

Notes taken by:

Misty Spurling, City Clerk



Main Street Program

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Proposed design concept for the Locust Grove Scatter Garden.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: July 14, 2020

Workshop Date: July 20, 2020

Regular Meeting Date: August 3, 2020

Discussion:

Falcon Design produced the attached design concept (Exhibit A) for the proposed Locust Grove Scatter Garden. The proposed location is in the Locust Grove Municipal Cemetery, west of the Henry County Parks and Recreation facility (Exhibit B). This design features areas designated for cremains scattering in a decorative garden setting, as well as a small ceremony space, seating, convenient access to parking, and memorial spaces for the names of those interred. This concept also allows for future demand potential with urn burial and/or a columbarium wall options.

Recommendation:

Staff recommends approval of the Locust Grove Scatter Garden initial design concept to proceed to the next phase of engineering and final layout.

EXHIBIT A



CONCEPT PLAN
FOR
LOUST GROVE
SCATTER GARDEN
LOCATED IN
HENRY COUNTY, GEORGIA
LAND LOT 11

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

SHEET NUMBER
1.0

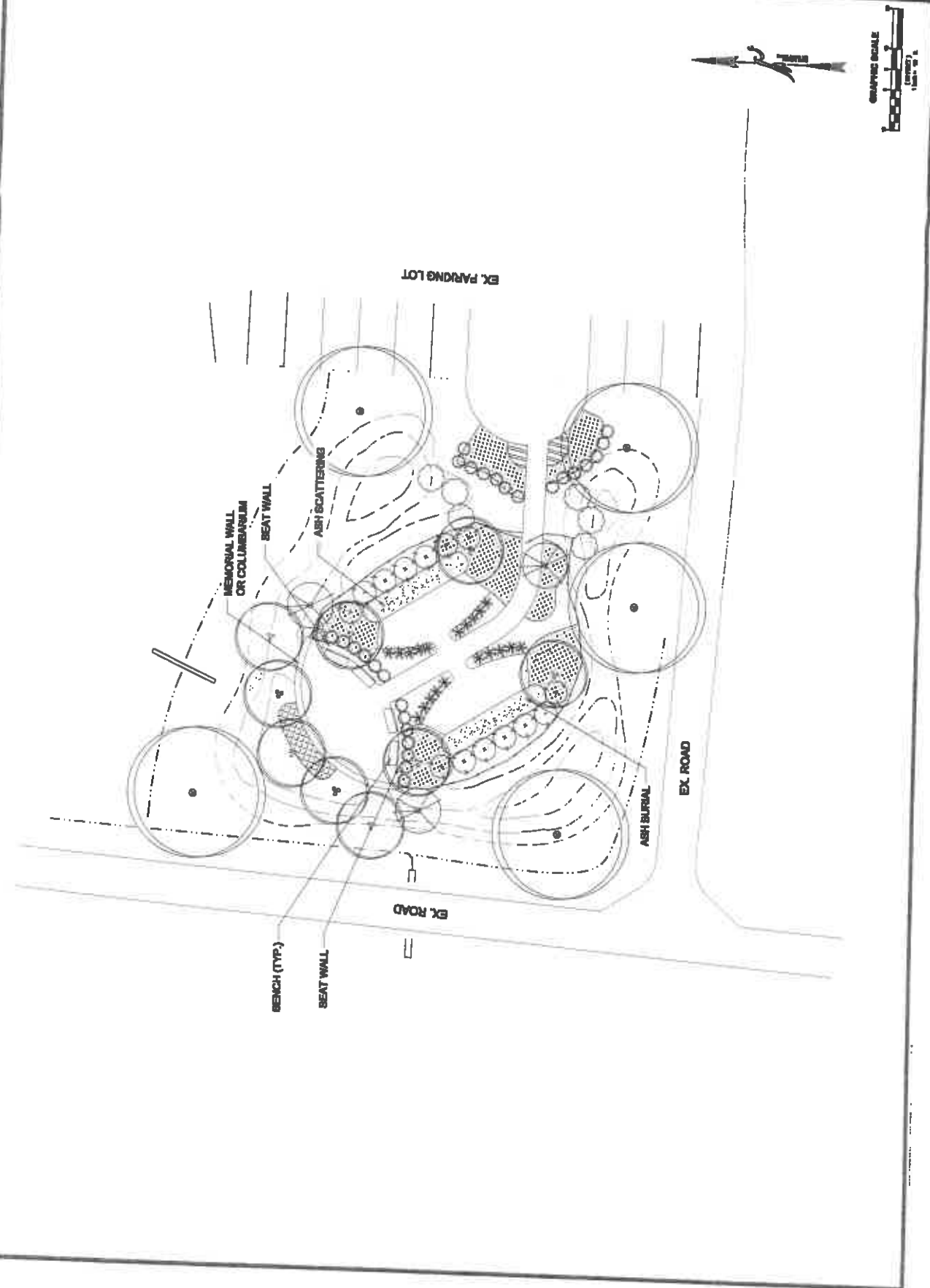
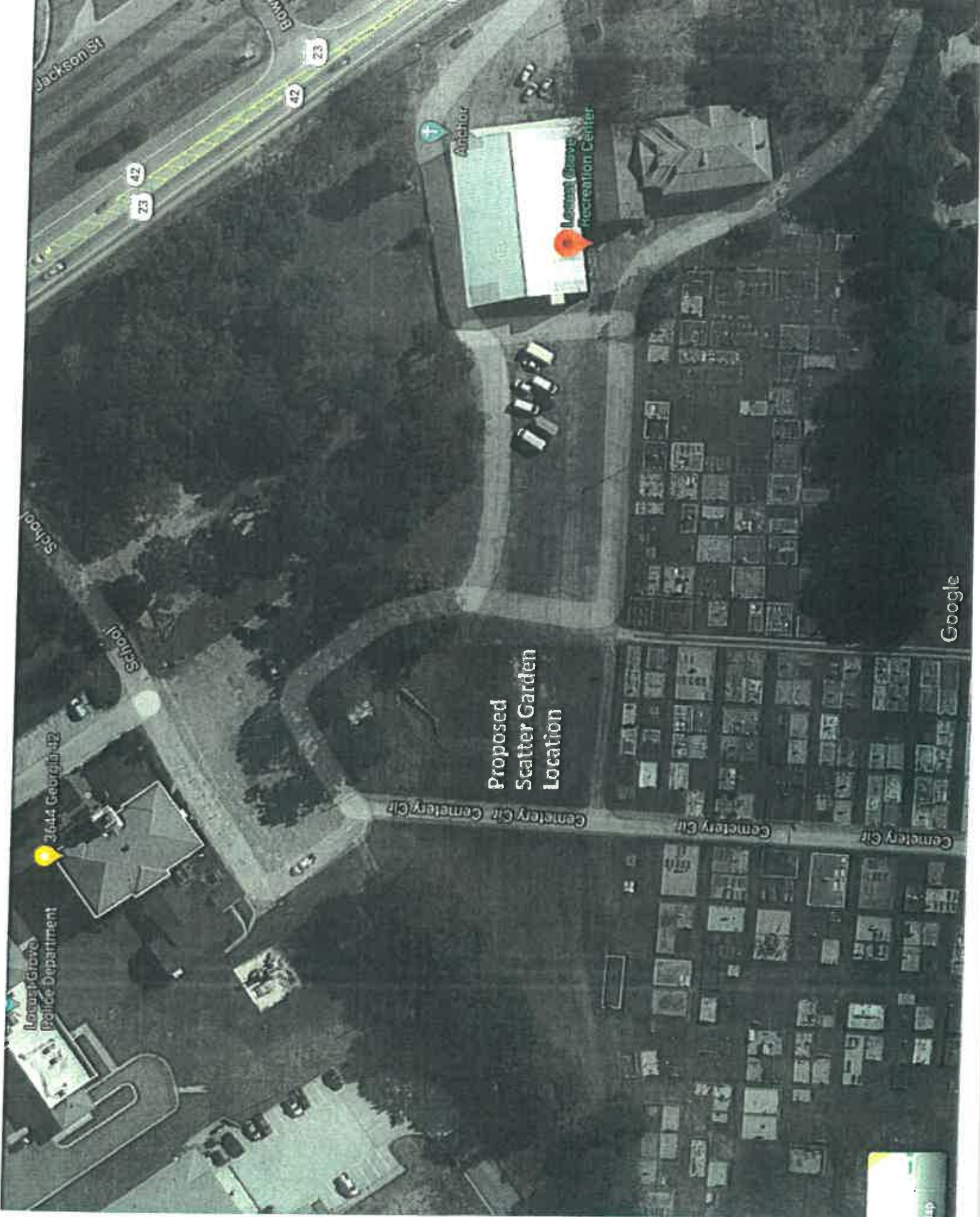


EXHIBIT B



Proposed
Scatter Garden
Location

Anchor

Locust Grove
Recreation Center

3614 Georgiana Dr

Police Department

School

School

Cemetery St Cemetery St

Cemetery St

Cemetery St

Jackson St

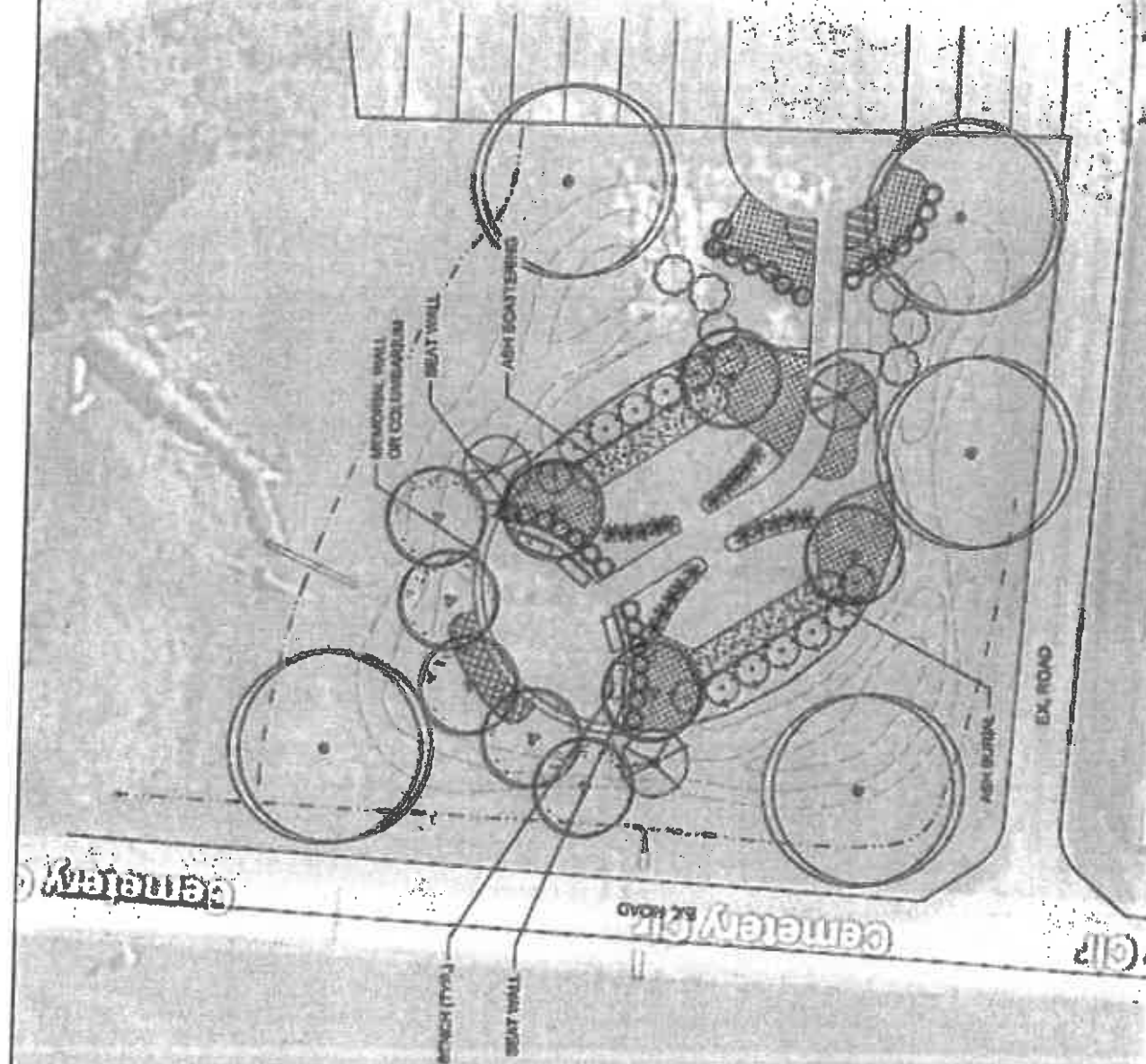
PMBB

23 42

23 42

Google

EX. PARKING LOT



MEMORIAL WALL
ON COLLEGE AVENUE

BENT WALL

ASH SCATTERING

ASH BURIAL

EX. ROAD

Cemetery

Cemetery
EX. ROAD

Full Service

BENT WALL

Cemetery

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LOCUST GROVE TO APPROVE THE LOCUST GROVE SCATTER GARDEN INITIAL DESIGN CONCEPT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR 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, the City may make, adopt, and enforce rules and regulations including plans and design, for the use, care, control, management, and restriction of the Locust Grove City Cemetery ("City Cemetery"); and

WHEREAS, pursuant to city ordinance 04.02.30, the City Cemetery shall be subject to such rules, regulations, amendments or alterations and ordinances as shall be adopted and regularly passed by the city from time to time; and

WHEREAS, pursuant to city ordinance 04.02.90, the rights and privileges to resurvey, enlarge, diminish, replat, alter in shape or size or otherwise change all or any part, portion or subdivision of the City Cemetery are expressly reserved by the City.

WHEREAS, cremation is an increasingly popular method for the interment/inurnment of human remains both in the United States and in the State of Georgia; and

WHEREAS, the City has an interest in operating and maintaining the Locust Grove City Cemetery to accommodate the changing needs of cemetery tenants as well as their survivors; and

WHEREAS, the Locust Grove Scatter Garden initial design concept was reviewed at a public meeting held by the City Council on July 20, 2020;

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

- 1. Acceptance of the initial Locust Grove Scatter Garden design concept from Falcon Design and allowing for subsequent phases of engineering and layout phase to begin.**

2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 3rd day of August, 2020.

ROBERT S. PRICE, Mayor

ATTEST:

APPROVED AS TO FORM:

Misty Spurling, City Clerk

City Attorney

(seal)

ESTABLISHED 1893
CITY OF LOCUST GROVE, GEORGIA



Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted by Atlas Collaborative Architects for *Project Red* located at 381 and 343 Davis Lake Road.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: July 1, 2020

Workshop Date: July 20, 2020

Regular Meeting Date: August 3, 2020

Discussion:

Atlas Collaborative Architects submitted color building elevation renderings for a proposed new industrial warehousing distribution building to be located at 381 and 343 Davis Lake Road.

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

The general concept is to construct a single-story rectangular building where the main entrance and vehicle access faces Colvin Drive and Davis Lake Road.

The applicant proposes a new warehousing distribution facility. The size of this building is being managed via alternating colors, primarily shades of gray, with large expanses of walls broken up by doors separated by varying widths of walls accented with darker mullions.

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

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

Comments:

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

Recommendation:

I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR THE PROJECT RED BUILDING TO BE LOCATED AT 381 AND 343 DAVIS LAKE ROAD.

RESOLUTION NO. _____

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

W I T N E S S E T H :

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

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

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

WHEREAS, Atlas Collaborative Architects ("Applicant") submitted Architectural Plans ("Proposed plans") on July 1, 2020, entitled "Project Red" dated July 1, 2020 attached as Exhibit "A"; and;

WHEREAS, the Board reviewed the proposed plans during a workshop meeting held on July 20, 2020; and,

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

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

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

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

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

THIS RESOLUTION adopted this 3rd day of August 2020.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**ARCHITECTURAL PLANS OF "Project Red" BY ATLAS COLLABORATIVE
ARCHITECTS, DATED JULY 1, 2020**

PROJECT RED

LAND LOT 217 & 232
2ND DISTRICT
LOCUST GROVE, GA
GENERAL NOTES

PROJECT DIRECTORY

PROJECT NAME	COUNTY	DATE
PROJECT RED	DEKALB	07-09-082 EXHIBIT D, AND 19-12-095 EXHIBIT D
PROJECT RED	DEKALB	ARB. 100 - COVER SHEET
PROJECT RED	DEKALB	ARB. 200 - EXTERIOR ELEVATIONS
PROJECT RED	DEKALB	ARB. 201 - SD VIEW

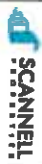
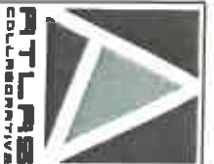
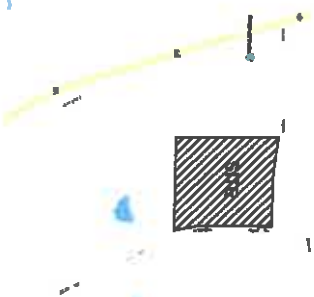
ZONING ORDINANCES
REFER REZONING ORDINANCE 07-09-082 EXHIBIT D, AND ORDINANCE NO. 19-12-095 EXHIBIT D

CONSTRUCTION MATERIALS
- SITE CAST CONCRETE PANEL ("TILT-UP") WITH TEXTURE COATING PAINT
- REFER EXTERIOR FINISH SCHEDULE ON ARB. 200 ATTACHED FOR ITEMIZED MATERIALS ON ELEVATION

DRAWING INDEX

ARB. 100 - COVER SHEET
ARB. 200 - EXTERIOR ELEVATIONS
ARB. 201 - SD VIEW

LOCATION MAP



PROJECT RED

LAND LOT 217 & 232
2ND DISTRICT
LOCUST GROVE, GA

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

COVER SHEET

ARB. 100

NOT DIMENSIONED FOR CONSTRUCTION



1 FRONT ENTRY 3D VIEW
 3D VIEW



PROJECT RFB

UNIVERSITY CENTER
 LUCASVILLE, OH

DATE: 10/15/2014

TIME: 10:15 AM

USER: ADMIN

HOST: ADMIN

PROJECT: PROJECT RFB

VIEW: FRONT ENTRY 3D VIEW

3D VIEW

ARB,201

NOT INTENDED FOR CONSTRUCTION



Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted for the M&M Waste Recycling Plant, located at 245 Walker Crossing.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: March 19, 2020

Workshop Date: July 20, 2020

Regular Meeting Date: August 3, 2020

Discussion:

M&M Waste has submitted color building elevation renderings for a proposed new industrial warehousing distribution building to be located at 245 Walker Crossing.

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

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

The applicant proposes a new 10,000 (+/-) sq. ft. distribution facility. This building is being managed by alternating earth tone colors, primarily shades of brown, with brick and stone walls on the front facade of the building broken up by earth tone metal rib siding parapet walls, and awnings.

Chapter 15.44 Architectural Review

15.44.050 - Exterior materials standards.

A. Except where otherwise provided in this chapter or in the Code of Ordinances, the exterior architectural features of buildings and structures within multifamily, office/institutional, commercial and industrial zoning districts shall adhere to the following minimum standards:

1. All primary/accent exterior siding materials shall be limited to:

Primary: Brick; natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the board; manufactured stone including imitation field stone, marble terrazzo, and wood and any other manufactured architectural finish stone approved by the board as a primary siding material.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.

2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial

and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
 7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
 8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
 9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:
- Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

Comments:

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

Recommendation:

I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE ARCHITECTURAL PLANS FOR THE M&M WASTE WAREHOUSING AND DISTRIBUTION BUILDING TO BE LOCATED AT 245 WALKER CROSSING.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THE PROJECT KNOWN AS *M&M WASTE RECYCLING PLANT* BY M&M WASTE, INC. IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, M&M Waste, Inc. ("Applicant") submitted Architectural Plans ("Proposed plans") on March 19, 2020, entitled "M&M Waste Recycling" attached as Exhibit "A"; and;

WHEREAS, the Board reviewed the proposed plans during a workshop meeting held on July 20, 2020; and,

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

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

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

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

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

THIS RESOLUTION adopted this 3rd day of August 2020.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

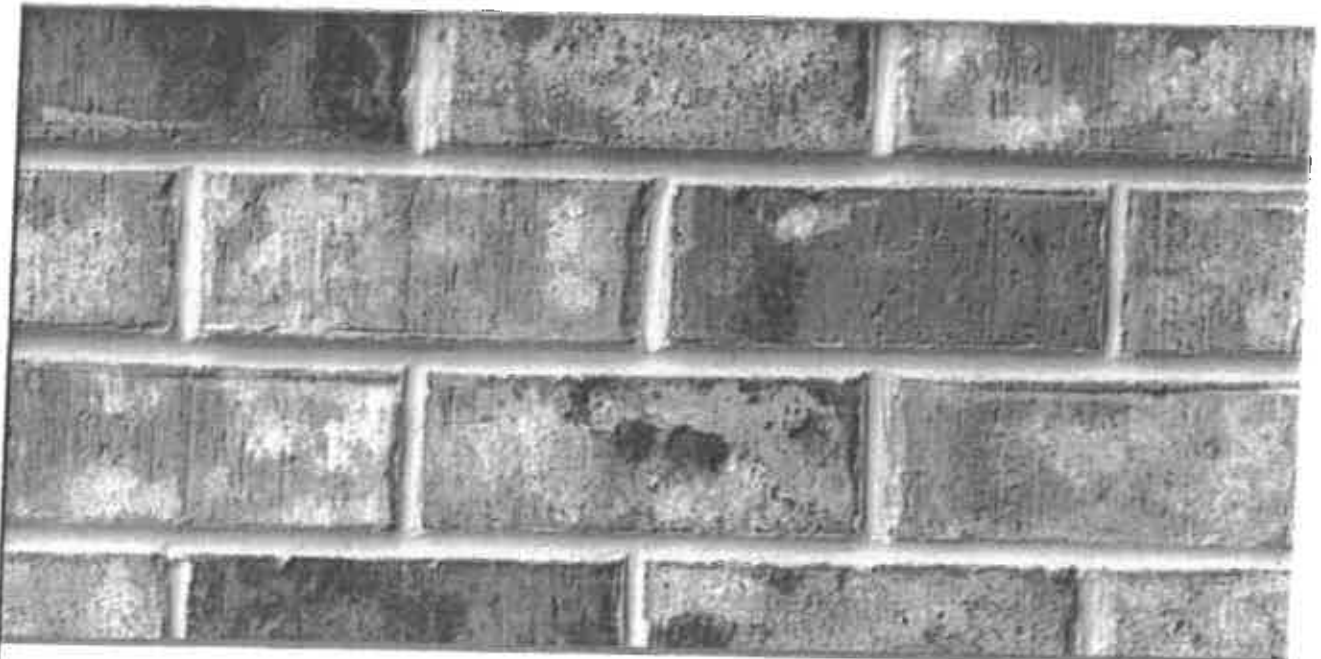
ARCHITECTURAL PLANS BY "M&M WASTE, INC."

CHASE

Gleason Collection

NEXT 

[See Other Collections](#) ▼



Where to Buy?



Download Product Image

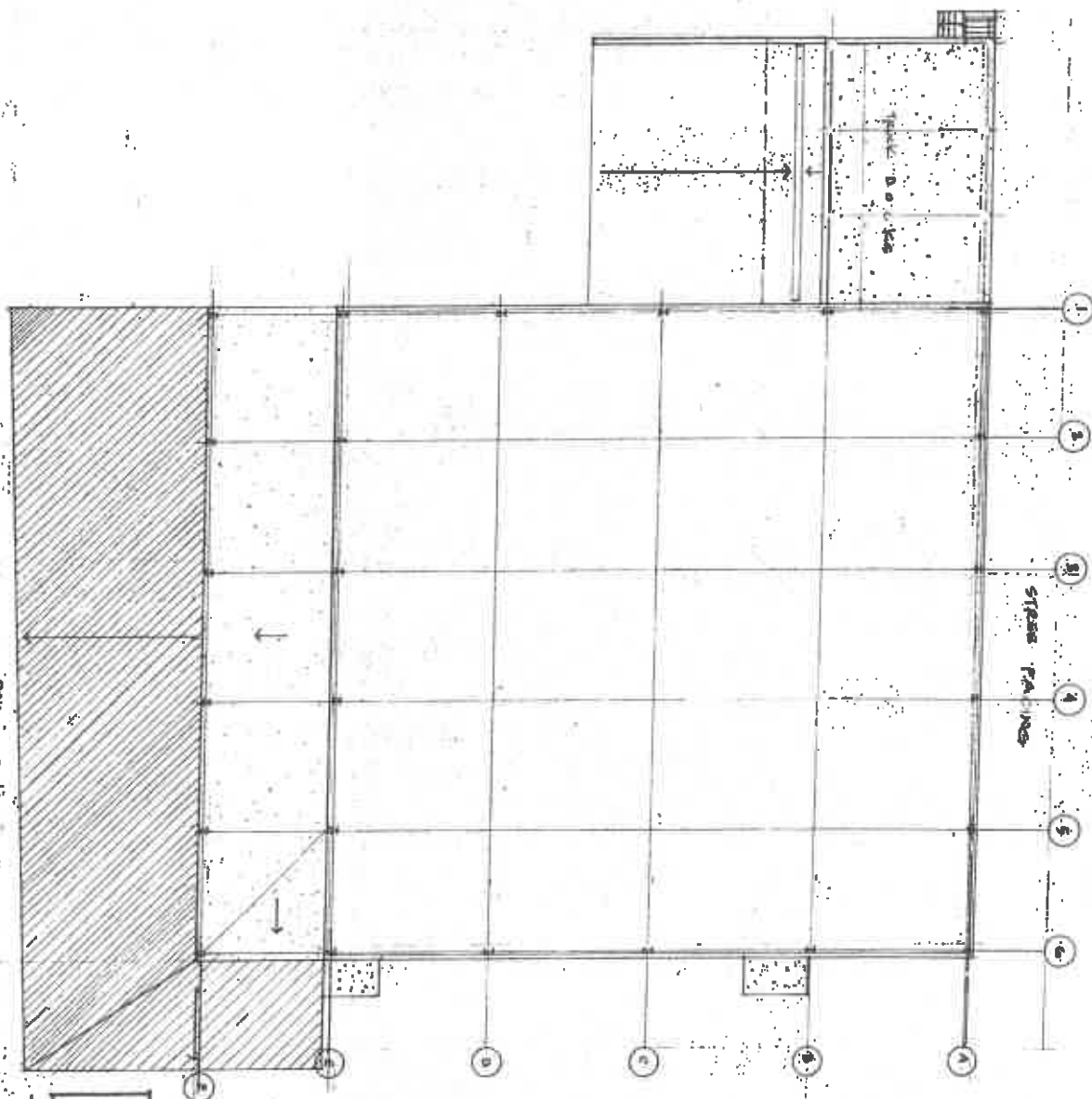
 **MERIDIAN**
BRICK



1.866.259.8263
meridianbrick.com



ASHFORD BLEND
Muskogee Collection



PART. WALL

STAIRS

M & M WAIST INC.

WALKER CROSSING



POLAR WHITE (PW) 26 & 24 ga



OYSTER WHITE (WH) 26 & 24 ga



ASH GREY (AS) 26 ga only



LIGHT STONE (LS) 26 & 24 ga



A PROPOSED RECYCLING

PLANT

M & M WASTE, INC.

CROSSING

WALKER

LOCUS GROVE, GEORGIA

OWNER: CLYTON NIEUSSTEIN

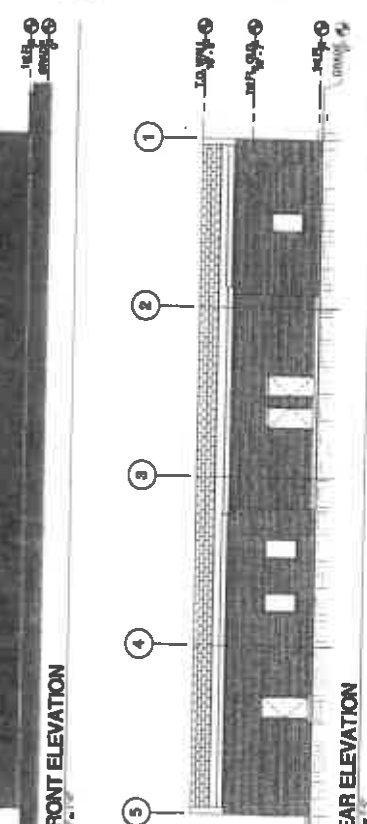
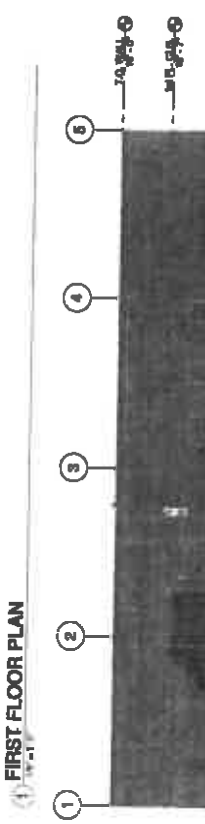
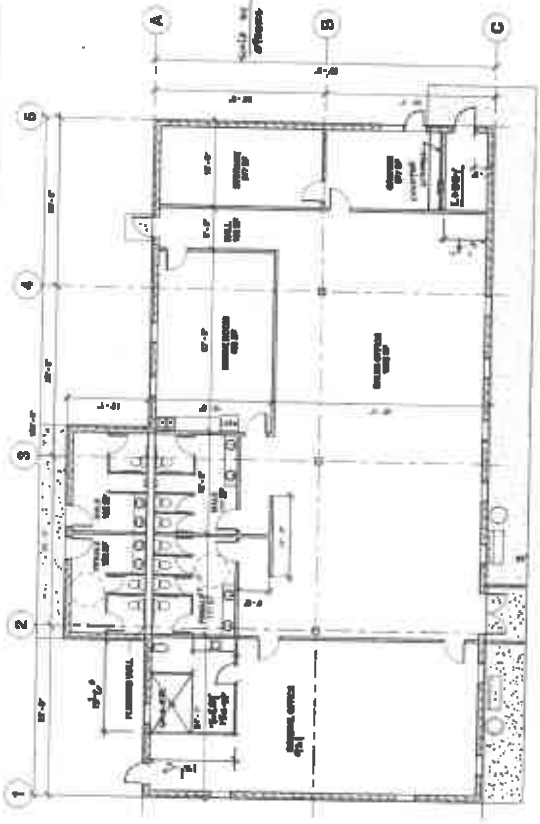
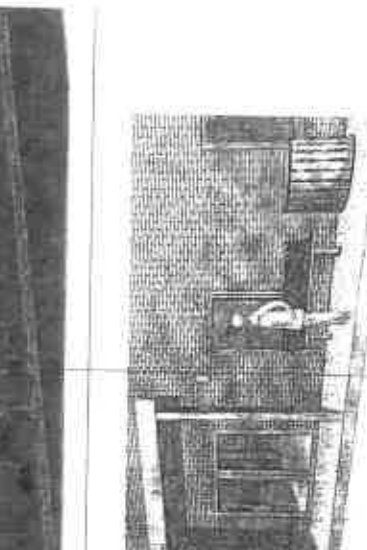
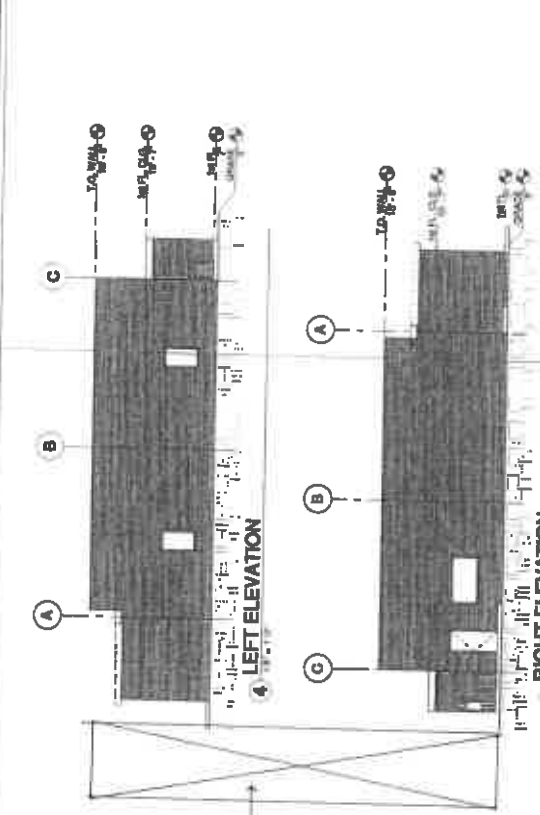
FINANCE SET

BUILDING AREA

OFFICE BUILDING 6000 sq

PROCESSING CENTER 10000 sq

NOT FOR CONSTRUCTION



ENTRY

FIRST FLOOR PLAN

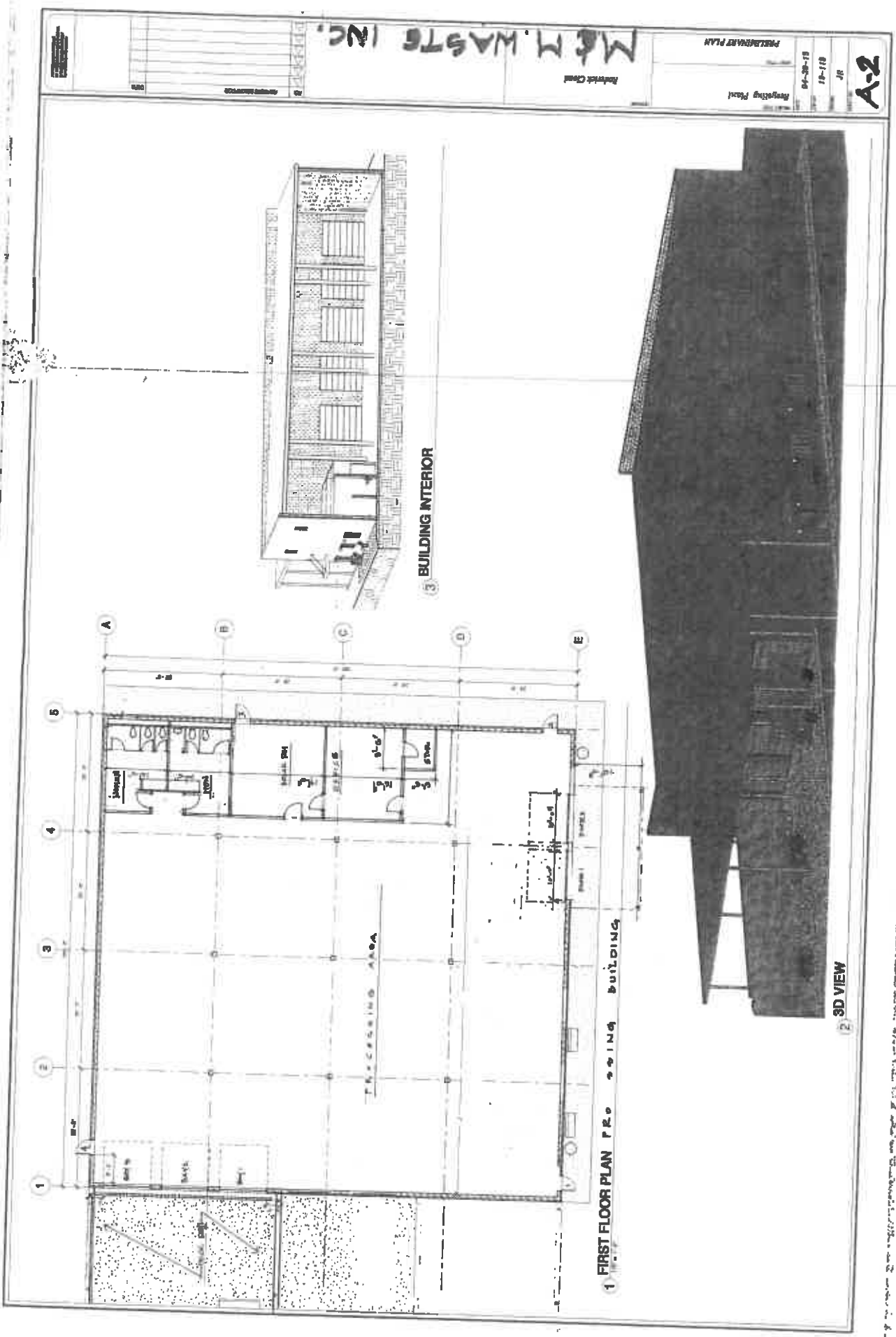
FRONT ELEVATION

REAR ELEVATION

3D VIEW

LEFT ELEVATION

RIGHT ELEVATION

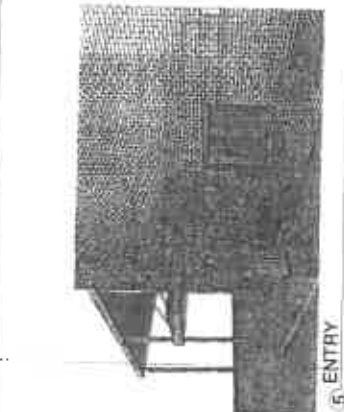


REGISTERED PLAN
 04-20-75
 18-110
 JR

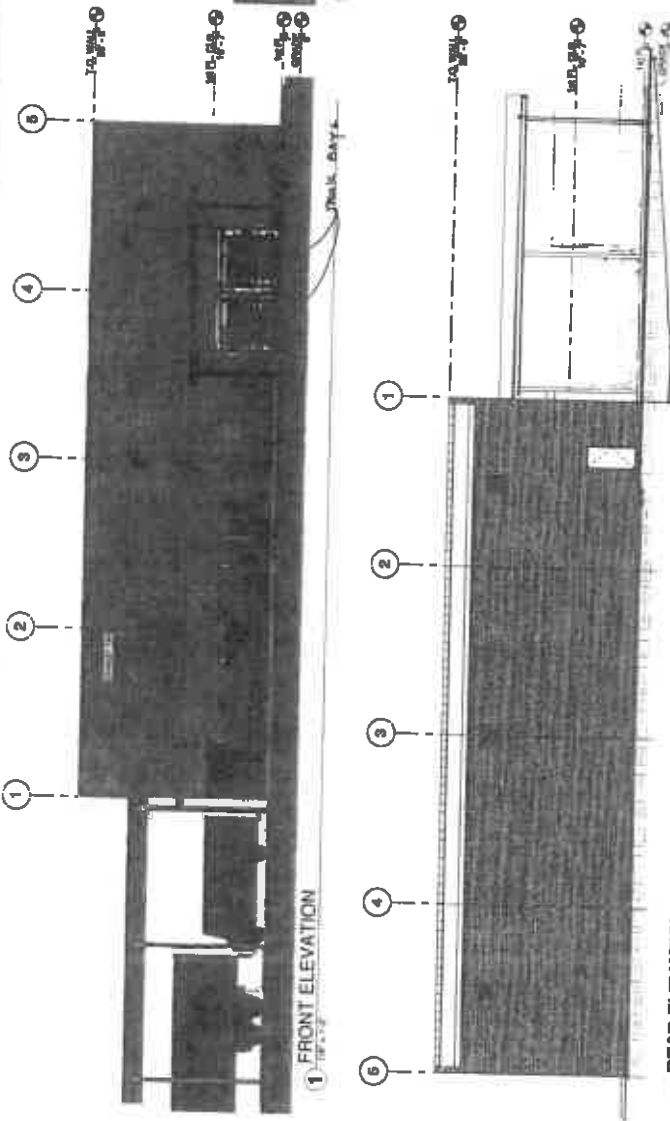
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M & H WASTE INC.
 Robert Crowl

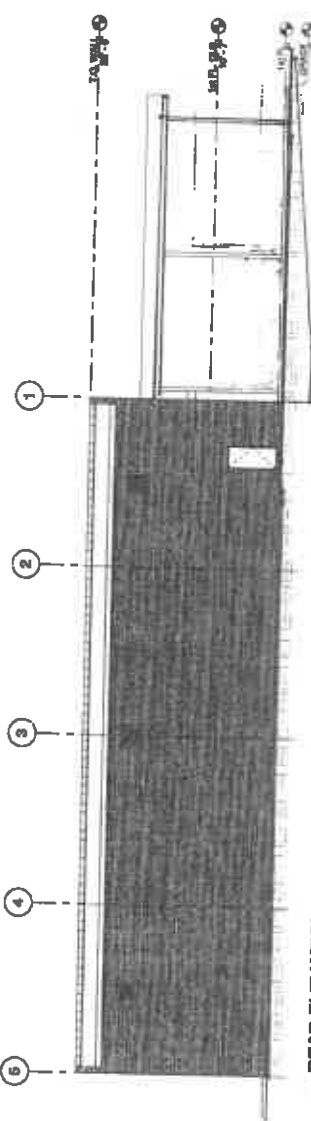
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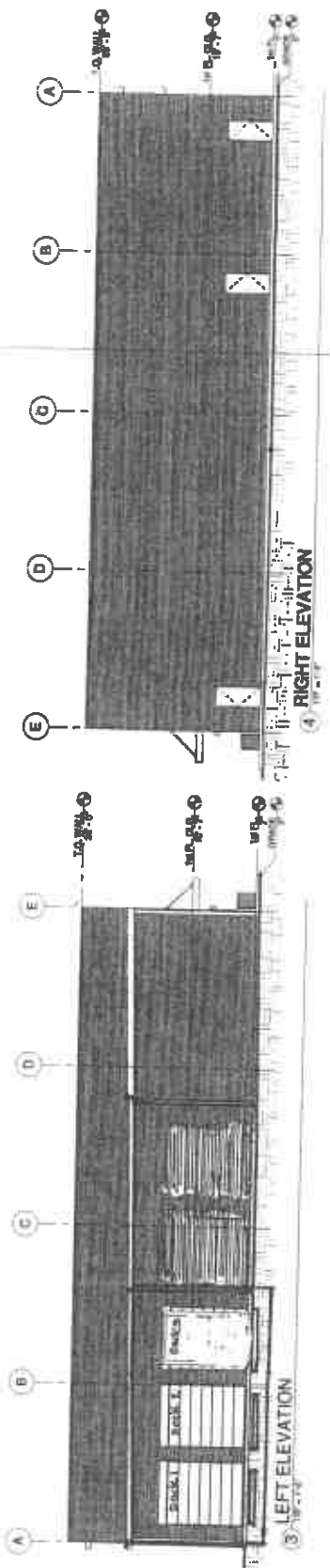
5 ENTRY



1 FRONT ELEVATION




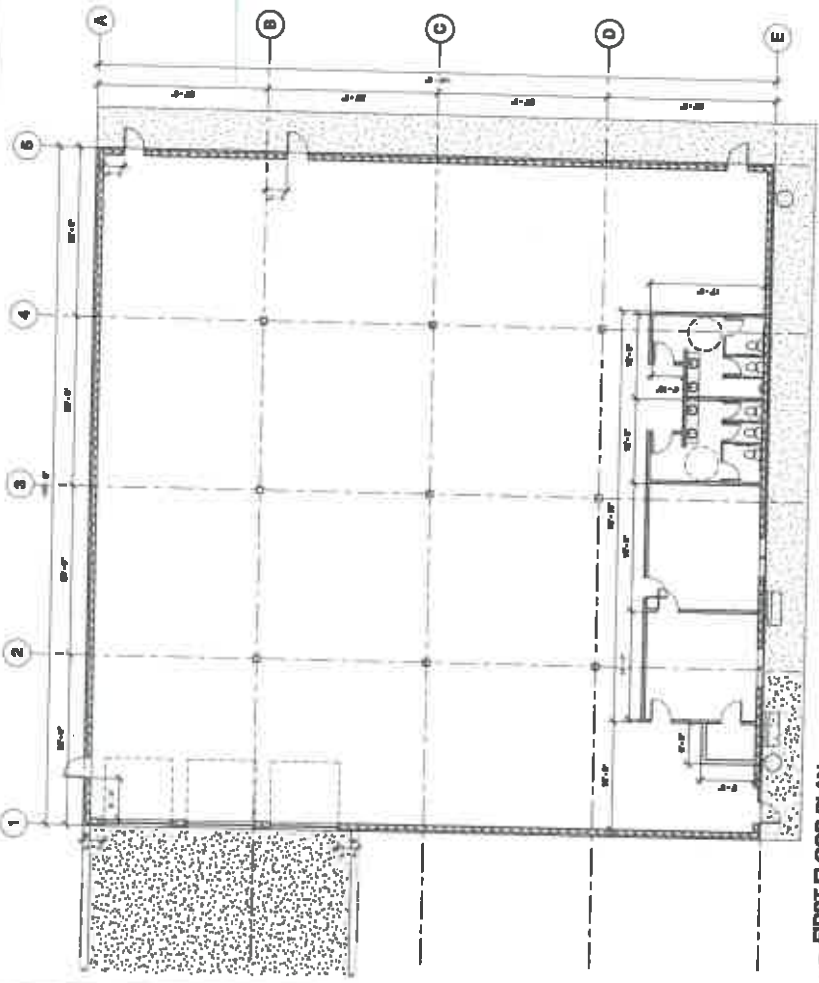
2 REAR ELEVATION



3 LEFT ELEVATION

4 RIGHT ELEVATION

	PROJECT PLAN Recycling Plant	No. 01-01
		Date 01-08-09
Author Robert Chouh		Scale 1/8" = 1'-0"



1 FIRST FLOOR PLAN



2 3D VIEW



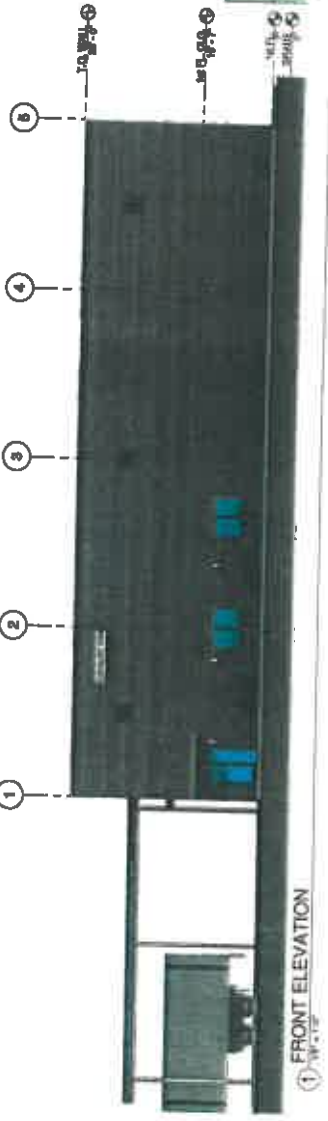
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NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY

Repeating Front

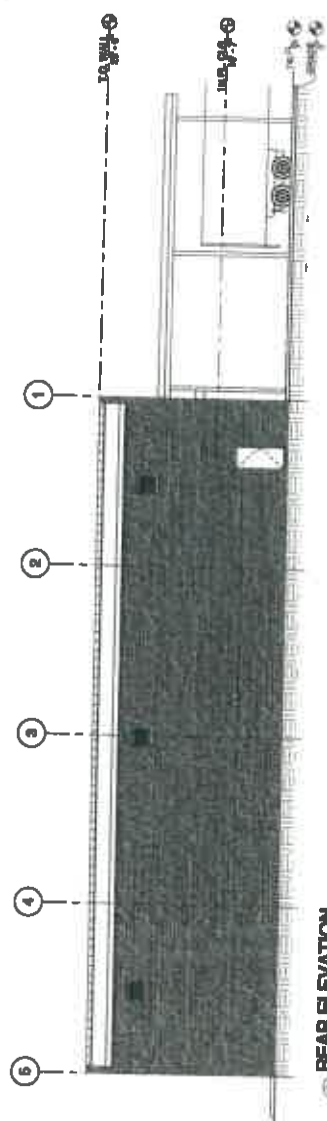
03-26-12
12-112
JR



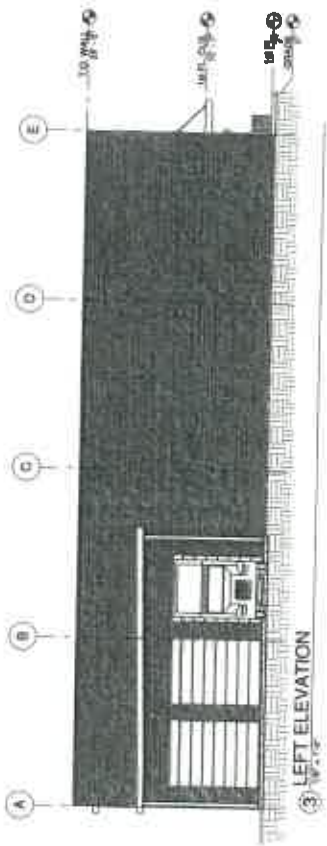
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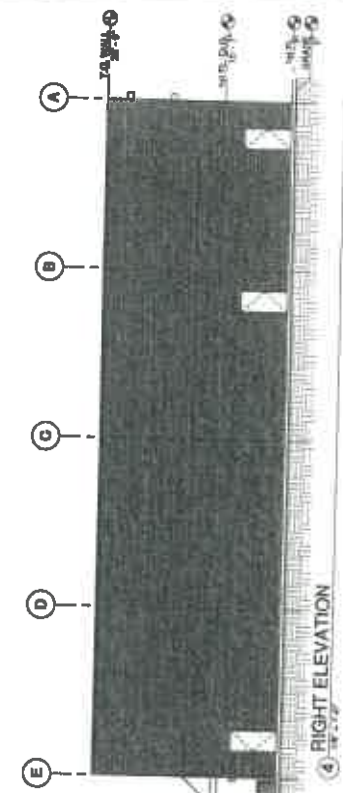
1 FRONT ELEVATION



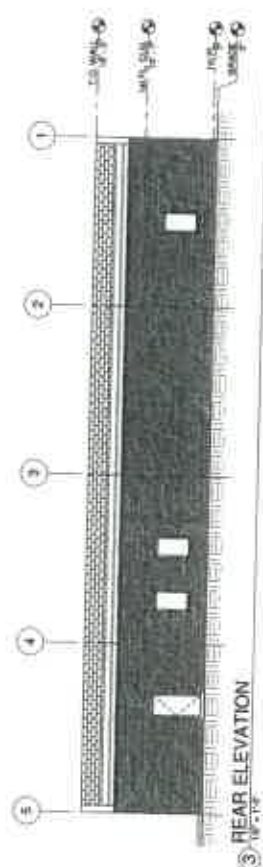
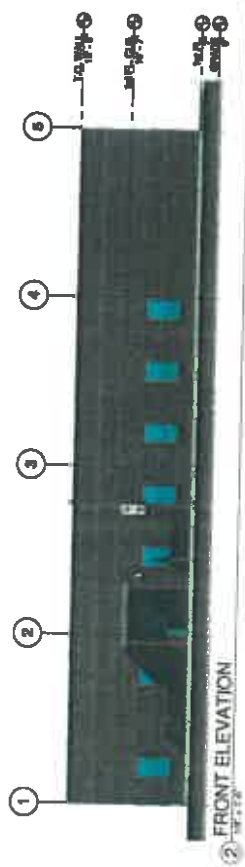
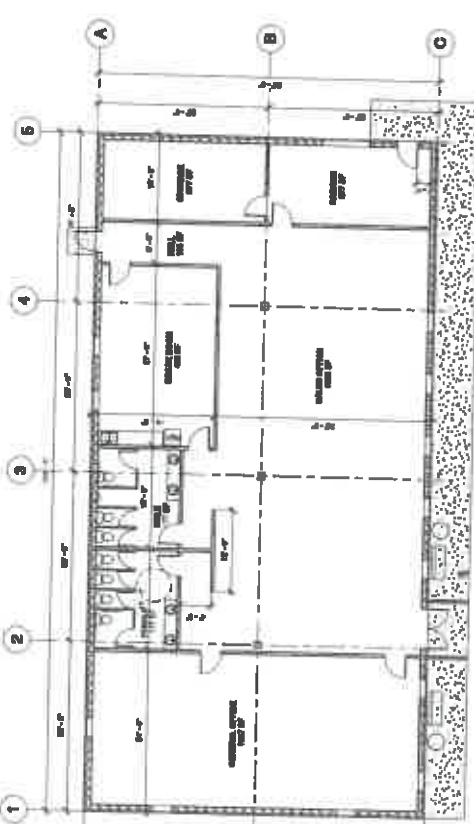
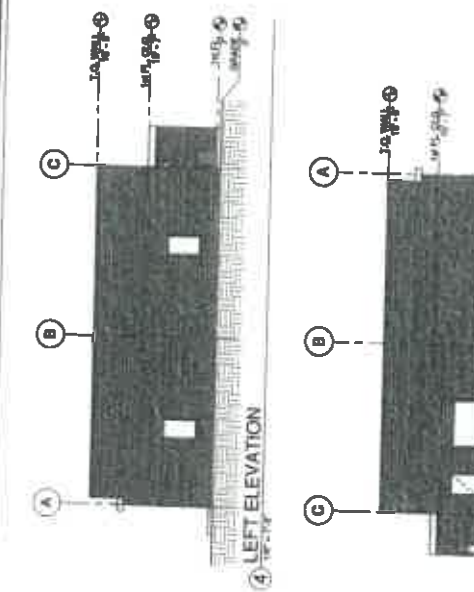
2 REAR ELEVATION



3 LEFT ELEVATION



4 RIGHT ELEVATION



REV. 7/29/2020



FRONT ELEVATION MAINTENANCE CROSSING

FRONT ELEVATION MAINTENANCE CROSSING



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Fiscal Year 2020 2nd Quarter Update

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, General, Utilities, Sanitation, Stormwater and changes within various other enterprise / special funds

Date Received: July 29, 2020

Workshop Date: July 20, 2020

Regular Meeting Date: August 3, 2020

Discussion:

Attached is the Ordinance to Amend the Fiscal Year 2020 Budget for the half-year mark. Note we are creating a new account for CARES Act funding related to SARS-CoV-2 (COVID-19) as administered by the State to local jurisdiction not in the counties over 500,000 in population.

Other funding sources are accounted for in the COVID aspects of reduced funding or for extra expenses. We are addressing some coding changes over the coming year to address some of our FY 2020 new accounts, so there will be more revisions in the 3rd Quarter.

Recommendation:

APPROVE ORDINANCE TO REVISE THE OPERATING AND CAPITAL IMPROVEMENTS BUDGET OF THE CITY OF LOCUST GROVE FOR 2nd QUARTER OF THE 2020 FISCAL YEAR.

ORDINANCE NO. _____

TO REVISE THE OPERATING AND CAPITAL IMPROVEMENTS BUDGET OF THE CITY OF LOCUST GROVE FOR 2nd QUARTER OF THE 2020 FISCAL YEAR PURSUANT TO SECTIONS 6.35 AND 6.36 OF THE CITY CHARTER; TO PROVIDE FOR ADDITIONAL UNAPPROPRIATED FUNDS FOR CERTAIN OPERATING EXPENDITURES; TO AUTHORIZE THE CITY MANAGER AND CITY CLERK TO CARRY OUT ALL NECESSARY PROCEDURES TO INSTALL THE AMENDED BUDGET AND OPERATE FINANCIAL OPERATIONS IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Amendment of Appropriations of General Funds Budget, Water and Sewer Fund Budget, Sanitation Fund, and Stormwater Fund Budget. That certain General Fund appropriation accounts are **DECREASED** a net of **\$591,891.00**; that certain Water and Sewer Fund appropriation accounts are **INCREASED** a net of **\$1,402,050.00**; that certain Sanitation Fund appropriation accounts are **INCREASED** a net of **\$4,250.00**; and that certain Stormwater Fund appropriation accounts are **INCREASED** a net of **\$29,150.00** as shown in Exhibit "A".

SECTION 2. Amendment of the Fiscal Year 2020 Budget and Capital Improvements Budget. Pursuant to Section 6.35 and 6.36 of the City Charter, the Mayor and Council hereby amends the Operating and Capital Improvements Budget of the City of Locust Grove, Georgia for the 2018 Fiscal Year, which begins January 1, 2020 and ends on December 31, 2020 as attached hereto and incorporated herein at Exhibit "A".

SECTION 3. Statement of Legal Level of Control. That the "legal level of control" as defined in O.C.G.A. 36-81-3 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further Budget amendment approved by the Mayor and City Council.

SECTION 4. Statement of Lapse on All Appropriations. That all appropriations shall lapse at the end of the fiscal year.

SECTION 5. Authorization to City Manager and City Clerk. The City Manager as Budget Officer and City Clerk are hereby authorized to install the necessary Budget Amendments and carry out all necessary procedures to close out the prior year and operate financial operations of the City in accordance with the Code of Ordinances of the City of Locust Grove.

SECTION 6. Severability.

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

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

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

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 3rd day of August, 2020

ROBERT PRICE, Mayor

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk
(Seal)

CITY ATTORNEY

EXHIBIT "A"

**AMENDED FINAL OPERATING AND CAPITAL IMPROVEMENTS BUDGET
FOR THE CITY OF LOCUST GROVE, GEORGIA
FOR THE FISCAL YEAR 2020 – 2nd Quarter**

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
100	3-0000-31.1340	INTANGIBLE TAX	(40,000.00)	(15,916.52)	(20,000.00)	39.8%	(24,083.48)	Adj. for Collections	2,500.00	(37,500.00)
100	3-0000-31.1350	RAILROAD EQUIPMENT TAX	(1,750.00)	0.00	(875.00)	0.0%	(1,750.00)			(1,750.00)
100	3-0000-31.1600	REAL ESTATE TRANSFERS	(20,000.00)	(5,058.10)	(10,000.00)	25.3%	(14,941.90)	Adj. for Collections	5,000.00	(15,000.00)
100	3-0000-31.1710	FRANCHISE TAX - ELECTRIC	(315,000.00)	0.00	(157,500.00)	0.0%	(315,000.00)			(315,000.00)
100	3-0000-31.1711	CAPITAL CREDIT REFUND	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-31.1730	FRANCHISE TAX - TELECOMMUNICAT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-31.1750	FRANCHISE TAX - CABLE TV	(75,000.00)	(20,575.43)	(37,500.00)	27.4%	(54,424.57)			(75,000.00)
100	3-0000-31.1760	FRANCHISE TAX - TELEPHONE	(20,000.00)	(5,371.05)	(10,000.00)	26.9%	(14,628.95)			(20,000.00)
100	3-0000-31.1790	FRANCHISE TAX - NATURAL GAS	(25,000.00)	(14,272.36)	(12,500.00)	57.1%	(10,727.64)			(25,000.00)
100	3-0000-31.3100	LOCAL OPTION SALES /USE TAX	(7,300,000.00)	(1,188,748.38)	(1,150,000.00)	51.7%	(1,111,251.62)			(2,300,000.00)
100	3-0000-31.3150	LOST TAVT	(75,000.00)	(50,455.21)	(17,500.00)	67.3%	(24,544.79)			(75,000.00)
100	3-0000-31.3160	AVVT - MOTOR VEHICLE	(1,000.00)	(5,559.34)	(500.00)	555.9%	4,559.34	Adj. for Collections	(9,000.00)	(10,000.00)
100	3-0000-31.4200	LIQUOR TAX	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-31.4201	ALCOHOL TAX	(370,000.00)	(200,248.98)	(185,000.00)	54.1%	(189,751.02)	COVID	(20,000.00)	(394,000.00)
100	3-0000-31.6100	OCCUPATION TAXES	(300,000.00)	(154,205.96)	(150,000.00)	51.4%	(145,794.04)	COVID	25,000.00	(275,000.00)
100	3-0000-31.6120	REGULATORY FEES	0.00	(15,050.00)	0.00	0.0%	15,050.00			0.00
100	3-0000-31.6200	INSURANCE PREMIUM TAX	(400,000.00)	0.00	(200,000.00)	0.0%	(400,000.00)			(400,000.00)
100	3-0000-32.1110	ALCOHOL BEV-BEER LICENSE	(17,500.00)	(2,500.00)	(8,750.00)	14.3%	(15,000.00)	Adj. for Collections	2,500.00	(15,000.00)
100	3-0000-32.1120	ALCOHOL BEV WINE LICENSE	(15,000.00)	(2,000.00)	(7,500.00)	13.3%	(13,000.00)	Adj. for Collections	5,000.00	(10,000.00)
100	3-0000-32.1130	ALCOHOL BEV - LIQUOR LICENSE	(40,500.00)	(2,500.00)	(20,250.00)	6.2%	(38,000.00)			(40,500.00)
100	3-0000-32.1220	GENERAL BUS LIC -INSURANCE	(15,500.00)	(17,325.00)	(7,750.00)	111.8%	1,825.00	Adj. for Collections	(1,000.00)	(20,500.00)
100	3-0000-32.1900	REGULATORY FEES	(32,500.00)	0.00	(16,250.00)	0.0%	(32,500.00)			(32,500.00)
100	3-0000-32.2120	BLDG PERMITS /INSPECTIONS -RES	(450,000.00)	(155,926.89)	(235,000.00)	34.7%	(294,073.11)	COVID	25,000.00	(425,000.00)
100	3-0000-32.2130	BLDG PERMIT/INSPECTIONS -COMM	(900,000.00)	(27,582.34)	(150,000.00)	9.2%	(772,417.66)			(900,000.00)
100	3-0000-32.3100	BUSINESS LICENSE PENALTY	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-33.4450	GRANT BULLET PROOF VEST	(500.00)	0.00	(250.00)	0.0%	(500.00)			(500.00)
100	3-0000-33.4500	GRANT / DONATIONS -CORP	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-33.5000	DONATION-PLAYGROUND EQUIP	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-33.6100	DONATIONS	(500.00)	0.00	(250.00)	0.0%	(500.00)			(500.00)
100	3-0000-33.7000	CDRG GRANT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1310	ZONING INSPECTION FEES	(40,000.00)	(9,402.51)	(20,000.00)	23.5%	(30,597.49)	COVID	10,000.00	(30,000.00)
100	3-0000-34.1311	LAND DEVELOPMENT FEES	(50,000.00)	(11,698.22)	(25,000.00)	23.4%	(38,301.78)	COVID	10,000.00	(40,000.00)
100	3-0000-34.1312	SITE PLAN REVIEW FEES	(15,000.00)	(1,877.50)	(7,500.00)	12.5%	(13,122.50)	COVID	5,000.00	(10,000.00)
100	3-0000-34.1321	SOIL EROSION FEES	(500.00)	0.00	(250.00)	0.0%	(500.00)			(500.00)
100	3-0000-34.1325	TREE REPLACEMENT REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1910	QUALIFYING FEE FOR ELECTION	(1,000.00)	0.00	(500.00)	0.0%	(1,000.00)			(1,000.00)
100	3-0000-34.1950	ACCIDENT REPORTS	(7,500.00)	(2,643.00)	(3,750.00)	35.2%	(4,857.00)			(7,500.00)
100	3-0000-34.1955	CRIMINAL HISTORY REPORTS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.1960	ADM CHARGE ON FINES	(17,500.00)	(3,596.97)	(8,750.00)	20.6%	(13,903.03)	COVID	2,500.00	(15,000.00)
100	3-0000-34.1990	ADM CHARGE FOR INCODE	(20,000.00)	(5,095.81)	(10,000.00)	25.2%	(14,964.19)	COVID	2,500.00	(17,500.00)
100	3-0000-34.6100	BACKGROUND CHECK FEES	(3,000.00)	(500.00)	(1,500.00)	16.7%	(2,500.00)	COVID	1,000.00	(7,000.00)
100	3-0000-34.9001	DONATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-34.9900	BAD CHECK FEES	(100.00)	0.00	(50.00)	0.0%	(100.00)			(100.00)
100	3-0000-35.1170	FINES & FORFEITURES	(740,000.00)	(218,748.36)	(370,000.00)	29.6%	(521,251.64)	COVID	150,000.00	(540,000.00)
100	3-0000-35.1175	BOND ACCOUNT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-36.1000	INTEREST REVENUES	(7,500.00)	(4,406.24)	(3,750.00)	58.7%	(3,093.76)			(7,500.00)
100	3-0000-36.1000	RENTS & ROYALTIES	(18,000.00)	0.00	(9,000.00)	0.0%	(18,000.00)			(18,000.00)
100	3-0000-38.1010	SPECIAL EVENT PERMIT	(730.00)	0.00	(365.00)	0.0%	(730.00)			(730.00)
100	3-0000-38.1025	PAVILION RENTAL	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.1050	HOUSE RENTAL -LOCUST ROAD	(35,000.00)	(9,692.20)	(17,500.00)	27.7%	(15,307.80)	Adj. for Collections	5,000.00	(30,000.00)

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
100	3-0000-38.3000	INS REIMBURSE DAMAGE PROPERTY	(4,500.00)	(5,233.25)	(7,250.00)	36.1%	(9,266.75)			(14,500.00)
100	3-0000-38.3100	INS REIMBURSE WKS COMP	(500.00)	0.00	(250.00)	0.0%	(500.00)			(500.00)
100	3-0000-38.3400	INS REIMBURSE FOR OVERTIME	(500.00)	0.00	(250.00)	0.0%	(500.00)			(500.00)
100	3-0000-38.5000	LMIG PROGRAM	(110,000.00)	(105,663.96)	(55,000.00)	96.1%	(4,336.04)			(10,000.00)
100	3-0000-38.6000	SAHS-COV-2 CARES Act Relief						GA-Share CARES Act	(143,590.00)	(143,590.00)
100	3-0000-38.9000	MISCELLANEOUS REVENUE	(10,000.00)	(2,915.80)	(5,000.00)	29.2%	(7,084.20)			(10,000.00)
100	3-0000-38.9010	RETURN CHECK FEES	(100.00)	0.00	(50.00)	0.0%	(100.00)			(100.00)
100	3-0000-38.9100	REFUNDS POLICE DEPT	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.9200	REFUNDS PUBLIC WORKS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.9300	REFUNDS ADMINISTRATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
100	3-0000-38.9900	PRIOR YEAR REVENUE	(91,890.00)	0.00	(295,945.00)	0.0%	(591,890.00)			0.00
100	3-0000-38.9910	RESERVE - TRANSPORTATION	(1,000,000.00)	0.00	(500,000.00)	0.0%	(1,000,000.00)	Balance	591,890.00	0.00
100	3-0000-39.1100	OPERATING TRANSFERS	0.00	0.00	0.00	0.0%	0.00			(1,000,000.00)
100	3-0000-39.1210	ADMIN FEE - WATER TRANSFER IN	(337,000.00)	(166,000.02)	(166,000.00)	0.0%	0.00			0.00
100	3-0000-39.1220	ADMIN FEE - SEWER TRANSFER IN	(291,300.00)	(145,650.00)	(145,650.00)	50.0%	(165,999.98)			(332,000.00)
100	3-0000-39.1230	ADMIN FEE - SANIT TRANSFER IN	(47,000.00)	(23,500.02)	(23,500.00)	50.0%	(23,499.98)			(291,300.00)
100	3-0000-39.1240	ADMIN FEE - STORM TRANSFER IN	(64,500.00)	(32,250.00)	(12,250.00)	50.0%	(32,250.00)			(47,000.00)
100	3-0000-39.1250	ADMIN FEE - H/M TRANSFER IN	(84,000.00)	(42,000.00)	(42,000.00)	50.0%	(42,000.00)			(64,500.00)
100	3-0000-88.8888	DEBT PROCEEDS	0.00	0.00	0.00	0.0%	0.00			(14,000.00)
Original Sources of Funds			(8,317,370.00)							0.00
Totals			(8,233,370.00)	(2,632,109.42)	(4,116,685.00)	32.0%	(5,601,260.58)		665,300.00	(7,652,070.00)
In Balance			991,300.00	7,085,920.00	5,816,280.00	8.0%	619,150.00			0.00
			2,017.00	150,350.00	131,800.00	0.5%	(5,601,260.58)			(554,150.00)
			0.5%	1,504,150.00	1,333,350.00	15.3%	1,750.00	10/1/2019		(2,012,760.00)
			15.3%	389,050.00	222,150.00	-9.0%	(25,000.00)	Sanitation		(9,922,280.00)
			-9.0%	2,405,500.00	2,269,600.00	9.4%	76,250.00	Waste		(369,550.00)
			9.4%	1,813,230.00	1,138,580.00	2.5%	(579,000.00)	Sewer		(700,150.00)
			2.5%	5,850.00	0.00	-65.8%	0.00	Stormwater		(15,210,960.00)
			-65.8%	121,500.00	172,500.00	28.8%	(16,000.00)	Hotels/Motel		
			28.8%	696,290.00	548,300.00	9.8%	(71,150.00)	Comm. Dev.		
			9.8%	7,085,920.00	5,816,280.00	8.0%	(619,150.00)	Tot.General Fund		
			8.0%	(14,312,840.00)	991,300.00		991,300.00	0.00		
			(14,312,840.00)	0.00	0.00		(Surplus)/Deficit		0.00	

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp 50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-1110-51.1150	MAYOR SALARY	10,800.00	5,400.00	5,400.00	50.0%	5,400.00			10,800.00
100	5-1110-51.1155	COUNCIL SALARY	50,400.00	25,200.00	25,200.00	50.0%	25,200.00			50,400.00
100	5-1110-51.2200	FICA (SOCIAL SECURITY)	900.00	517.65	450.00	57.5%	382.35			900.00
100	5-1110-51.2400	RETIREMENT	25,000.00	10,775.52	12,500.00	43.1%	14,224.48			25,000.00
100	5-1110-51.2750	UNEMPLOYMENT TAX - GEORGIA	650.00	112.61	325.00	17.3%	537.39			650.00
100	5-1110-52.1200	PROFESSIONAL SERVICES	1,500.00	-	750.00	0.0%	1,500.00			1,500.00
100	5-1110-52.1250	LEGAL	2,500.00	-	1,250.00	0.0%	2,500.00			2,500.00
100	5-1110-52.1301	TECHNICAL - SOFTWARE	1,000.00	2,363.67	500.00	236.4%	(1,363.67)	Adj. for Expenditures	2,500.00	3,500.00
100	5-1110-52.1302	TECHNICAL - HARDWARE	500.00	-	250.00	0.0%	500.00			500.00
100	5-1110-52.3100	RISK MANAGEMENT INSURANCE	15,000.00	14,352.49	7,500.00	95.7%	647.51			15,000.00
100	5-1110-52.3200	COMMUNICATIONS-CELL PHONES	750.00	207.79	375.00	27.7%	542.21			750.00
100	5-1110-52.3310	NETWORK/TELEPHONE	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-1110-52.3500	PUBLIC NOTICES	500.00	-	250.00	0.0%	500.00			500.00
100	5-1110-52.3510	TRAVEL MILEAGE REIMBURSEMENT	5,000.00	506.00	2,500.00	10.1%	4,494.00			5,000.00
100	5-1110-52.3600	CAR ALLOWANCE FOR MAYOR	-	-	0.00	0.0%	0.00			0.00
100	5-1110-52.3600	DUES & FEES	300.00	-	150.00	0.0%	300.00			300.00
100	5-1110-52.3700	EDUCATION & TRAINING	-	-	0.00	0.0%	0.00			0.00
100	5-1110-52.3701	EDUCATION & TRAINING - MAYOR	5,000.00	670.00	2,500.00	13.4%	4,330.00			5,000.00
100	5-1110-52.3702	EDUCATION & TRAINING - TAYLOR	2,750.00	1,107.89	1,375.00	40.3%	1,642.11			2,750.00
100	5-1110-52.3703	EDUCATION & TRAINING - GREER	2,750.00	850.56	1,375.00	30.9%	1,899.44			2,750.00
100	5-1110-52.3705	EDUCATION & TRAINING - GARDNER	2,750.00	850.00	1,375.00	30.2%	1,920.00			2,750.00
100	5-1110-52.3707	EDUCATION & TRAINING - BOONE	2,750.00	1,503.23	1,375.00	54.7%	1,246.77			2,750.00
100	5-1110-52.3709	EDUCATION & TRAINING - BREEDLOVE	2,750.00	990.00	1,375.00	36.0%	1,760.00			2,750.00
100	5-1110-52.3710	EDUCATION & TRAINING - NEWLY E	2,500.00	2,478.87	1,250.00	99.2%	21.13			2,500.00
100	5-1110-52.3711	EDUCATION&TRAINING-SHEAROUSE	2,750.00	990.00	1,375.00	36.0%	1,760.00			2,750.00
100	5-1110-53.1105	MTGS & CONF RETREATS (HCMA)	15,000.00	-	7,500.00	0.0%	15,000.00	Pro Rata	(7,500.00)	7,500.00
100	5-1110-53.1785	OFFICE SUPPLIES	250.00	-	125.00	0.0%	250.00			250.00
100	5-1110-54.2450	UNIFORMS	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-1110-54.2450	COMPUTER MAINTENANCE	-	-	0.00	0.0%	0.00			0.00
Original Budget:			156,050.00							
Total Elected Officials			150,350.00	64,397.41	65,900.00	48.9%	67,402.59		(5,000.00)	151,050.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-1510-51.1100	REGULAR EMPLOYEES	626,800.00	321,189.32	313,400.00	51.2%	305,610.68			626,800.00
100	5-1510-51.1300	OVERTIME	4,000.00	808.77	2,000.00	20.2%	3,191.23			4,000.00
100	5-1510-51.2100	GROUP INSURANCE	57,500.00	29,005.13	28,750.00	50.4%	28,494.87			57,500.00
100	5-1510-51.2200	FICA (SOCIAL SECURITY)	6,750.00	4,572.29	3,375.00	67.7%	2,177.71			6,750.00
100	5-1510-51.2400	RETIREMENT	45,000.00	20,354.99	22,500.00	45.2%	24,645.01			45,000.00
100	5-1510-51.2700	WORKER'S COMPENSATION	17,300.00	27,300.40	8,650.00	157.8%	(10,000.40)	Adj. for Expenditures	10,000.00	27,300.00
100	5-1510-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	381.38	1,250.00	15.3%	2,118.62			2,500.00
100	5-1510-52.1200	PROFESSIONAL	15,000.00	374.00	7,500.00	2.5%	14,626.00	Pro Rata	(5,000.00)	10,000.00
100	5-1510-52.1220	AUDITING	30,000.00	-	15,000.00	0.0%	30,000.00			30,000.00
100	5-1510-52.1230	LEGAL	130,000.00	42,050.83	65,000.00	32.3%	87,949.17	Pro Rata	(15,000.00)	115,000.00
100	5-1510-52.1301	TECHNICAL - SOFTWARE	80,000.00	26,402.19	40,000.00	33.0%	53,597.81	Adj. for Comm. Dev.	(10,000.00)	70,000.00
100	5-1510-52.1302	TECHNICAL - HARDWARE	20,000.00	1,146.00	10,000.00	5.7%	18,854.00	Adj. for Comm. Dev.	(7,500.00)	12,500.00
100	5-1510-52.1400	DRUG & MEDICAL	500.00	250.00	250.00	50.0%	250.00			500.00
100	5-1510-52.2210	AUTO/TRUCK EXP	2,000.00	1,230.00	1,000.00	61.5%	770.00			2,000.00
100	5-1510-52.2211	AUTO GAS & FUEL	2,500.00	567.24	1,125.00	25.2%	1,682.76			2,500.00
100	5-1510-52.2212	CAR ALLOWANCE	4,800.00	1,750.00	2,400.00	36.5%	3,050.00			4,800.00
100	5-1510-52.2240	BUILDING & GROUNDS	-	28,986.92	0.00	0.0%	(28,986.92)	Adjust to other categories		0.00
100	5-1510-52.2250	OTHER EQUIP. REPAIRS/MAINT	5,000.00	4,327.39	2,500.00	86.5%	672.61			5,000.00
100	5-1510-52.2320	RENTAL OF EQUIPMENT & VEHICLE	14,500.00	-	7,250.00	0.0%	14,500.00			14,500.00
100	5-1510-52.3100	RISK MANAGEMENT INSURANCE	20,000.00	22,196.65	10,000.00	111.0%	(2,196.65)	Adj. for Expenditures	5,000.00	25,000.00
100	5-1510-52.3200	COMMUNICATIONS-CELL PHONES	1,300.00	726.44	650.00	55.9%	573.56			1,300.00
100	5-1510-52.3201	TELEPHONE	5,000.00	14,962.22	2,500.00	289.2%	(9,962.22)	Move to Net/Tele		5,000.00
100	5-1510-52.3205	INTERNET	5,000.00	11,699.72	2,500.00	234.0%	(6,699.72)	Move to Net/Tele		5,000.00
100	5-1510-52.3220	NETWORK/TELEPHONE	60,000.00	-	30,000.00	0.0%	60,000.00	add in 20,000 from above		60,000.00
100	5-1510-52.3300	ADVERTISING	750.00	1,970.00	375.00	262.7%	(1,220.00)	Adj. for Expenditures	2,250.00	3,000.00
100	5-1510-52.3310	PUBLIC NOTICES	3,000.00	542.00	1,500.00	18.1%	2,458.00			3,000.00
100	5-1510-52.3500	TRAVEL MILEAGE REIMBURSEMENT	3,500.00	602.60	1,750.00	17.2%	2,897.40			3,500.00
100	5-1510-52.3600	DUES & FEES	5,000.00	2,192.50	2,500.00	43.9%	2,807.50			5,000.00
100	5-1510-52.3700	EDUCATION & TRAINING	20,000.00	3,458.57	10,000.00	17.3%	16,541.43	Pro Rata	(7,500.00)	12,500.00
100	5-1510-52.3750	MEETINGS & CONFERENCE	15,000.00	96.32	7,500.00	0.6%	14,903.68	Pro Rata	(7,500.00)	12,500.00
100	5-1510-52.3851	CONTRACTED SVCS - CITY HALL	25,000.00	-	12,500.00	0.0%	25,000.00			25,000.00
100	5-1510-52.3855	CONTRACTS & SPONSORSHIPS	6,500.00	-	3,250.00	0.0%	6,500.00			6,500.00
100	5-1510-52.3970	POSTAGE	15,000.00	9,680.07	7,500.00	64.5%	5,319.93			15,000.00
100	5-1510-53.1105	OFFICE SUPPLIES	10,000.00	1,803.24	5,000.00	18.0%	8,196.76			10,000.00
100	5-1510-53.1107	BANK & CREDIT CARD CHARGES	22,500.00	7,026.14	11,250.00	31.2%	15,473.86			22,500.00
100	5-1510-53.1108	CHECK RAUD PROVISION	-	-	0.00	0.0%	0.00			0.00
100	5-1510-53.1160	OPERATING EQUIPMENT	1,200.00	-	600.00	0.0%	1,200.00			1,200.00
100	5-1510-53.1161	GIFTS & FLOWERS	3,000.00	240.94	1,500.00	8.0%	2,759.16			3,000.00
100	5-1510-53.1165	DISASTER RELIEF SUPPLIES	-	-	0.00	0.0%	0.00			0.00
100	5-1510-53.1205	UTILITIES	32,000.00	10,125.51	16,000.00	31.6%	21,874.49			32,000.00
100	5-1510-53.1210	STORMWATER FEES	1,500.00	-	750.00	0.0%	1,500.00			1,500.00
100	5-1510-53.1700	OTHER SUPPLIES	5,500.00	2,265.22	2,750.00	41.2%	3,234.78			5,500.00
100	5-1510-53.1728	MAYORS MOTORCADE	1,200.00	-	600.00	0.0%	1,200.00			1,200.00
100	5-1510-53.1729	CITY EVENTS	7,500.00	-	3,750.00	0.0%	7,500.00			7,500.00
100	5-1510-53.1785	UNIFORMS	2,400.00	720.49	1,050.00	34.3%	1,379.51			2,400.00
100	5-1510-53.1790	ELECTRON EXPENSE	3,000.00	-	1,500.00	0.0%	3,000.00			3,000.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-1510-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-1510-54.1100	ACQUISITION OF PROPERTY	22,500.00	-	11,250.00	0.0%	22,500.00			22,500.00
100	5-1510-54.1310	RENOVATIONS TO CITY HALL	200,000.00	91,017.03	100,000.00	45.5%	108,982.97			200,000.00
100	5-1510-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-1510-54.2300	FURNITURE & FIXTURES	20,000.00	772.30	10,000.00	3.9%	19,227.70			20,000.00
100	5-1510-54.2400	COMPUTERS	27,500.00	6,320.53	13,750.00	23.0%	21,179.47			27,500.00
100	5-1510-54.2450	COMPUTER MAINTENANCE	88,000.00	79,666.33	44,000.00	90.5%	8,333.67	EmerGov Admin	50,000.00	138,000.00
100	5-1510-54.2500	EQUIPMENT	16,000.00	274.88	8,000.00	1.7%	15,725.12	Pro Rata	(8,000.00)	8,000.00
100	5-1510-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-1510-57.9000	CONTINGENCIES	20,000.00	-	10,000.00	0.0%	20,000.00	Pro Rata	(5,000.00)	15,000.00
		Original Budget	1,732,450.00							
		Total Administration	1,333,350.00	600,284.89	866,225.00	45.0%	725,565.11		1,750.00	1,734,200.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-2650-51.1100	REGULAR EMPLOYEES	86,000.00	32,311.26	43,000.00	37.6%	53,688.74	Allocation	10,000.00	76,000.00
100	5-2650-51.1158	JUDGE SALARY	30,000.00	6,000.00	15,000.00	20.0%	24,000.00	COVID	(7,500.00)	22,500.00
100	5-2650-51.1300	OVERTIME	750.00	17.33	375.00	2.3%	732.67			750.00
100	5-2650-51.2100	GROUP INSURANCE	8,000.00	4,818.61	4,000.00	60.2%	3,181.39			8,000.00
100	5-2650-51.2200	FICA (SOCIAL SECURITY)	600.00	458.85	300.00	76.5%	141.15			600.00
100	5-2650-51.2400	RETIREMENT	6,000.00	3,078.72	3,000.00	51.3%	2,921.28			6,000.00
100	5-2650-51.2500	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-51.2700	WORKER'S COMPENSATION	3,000.00	3,211.80	1,500.00	107.1%	(211.80)	Adj. for Expense	500.00	3,500.00
100	5-2650-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	71.73	250.00	14.3%	428.27			500.00
100	5-2650-52.1230	LEGAL	7,500.00	-	3,750.00	0.0%	7,500.00			7,500.00
100	5-2650-52.1260	SOLICITOR	24,000.00	5,950.00	12,000.00	24.8%	18,050.00	COVID	(5,000.00)	19,000.00
100	5-2650-52.1261	PUBLIC DEFENDER	17,500.00	2,500.00	8,750.00	14.3%	15,000.00	COVID	(5,000.00)	12,500.00
100	5-2650-52.1301	TECHNICAL - SOFTWARE	10,000.00	1,909.03	5,000.00	19.1%	8,090.97			10,000.00
100	5-2650-52.1302	TECHNICAL - HARDWARE	7,000.00	-	3,500.00	0.0%	7,000.00			7,000.00
100	5-2650-52.1400	DRUG & MEDICAL	200.00	-	100.00	0.0%	200.00			200.00
100	5-2650-52.2210	AUTO / TRUCK EXPENSE	500.00	-	250.00	0.0%	500.00			500.00
100	5-2650-52.2211	AUTO / TRUCK FUEL	500.00	-	250.00	0.0%	500.00			500.00
100	5-2650-52.2250	OTHER EQUIP. REPAIRS/MAINT	500.00	-	250.00	0.0%	500.00			500.00
100	5-2650-52.3100	RISK MANAGEMENT INSURANCE	4,500.00	3,876.73	2,250.00	86.1%	623.27	Adj. for Expense	(500.00)	4,000.00
100	5-2650-52.3200	COMMUNICATIONS-CELL PHONES	750.00	120.81	375.00	16.1%	629.19			750.00
100	5-2650-52.3205	INTERNET	100.00	-	50.00	0.0%	100.00			100.00
100	5-2650-52.3310	PUBLIC NOTICES	100.00	-	50.00	0.0%	100.00			100.00
100	5-2650-52.3500	TRAVEL-MILEAGE REIMBURSEMENT	400.00	-	200.00	0.0%	400.00			400.00
100	5-2650-52.3600	TUJES & FEES	400.00	-	200.00	0.0%	400.00			400.00
100	5-2650-52.3700	EDUCATION & TRAINING	4,000.00	550.00	2,000.00	13.8%	4,000.00			4,000.00
100	5-2650-52.3970	POSTAGE	1,000.00	704.20	500.00	70.4%	295.80	Adj. for Expense	(1,500.00)	2,500.00
100	5-2650-52.3995	COURT COST-SUBPOENAS	200.00	-	100.00	0.0%	200.00			200.00
100	5-2650-53.1105	OFFICE SUPPLIES	500.00	161.00	250.00	32.2%	339.00			500.00
100	5-2650-53.1107	BANK & CREDIT CARD CHARGES	500.00	1,300.51	250.00	260.1%	(800.51)	COVID	2,500.00	3,000.00
100	5-2650-53.1160	OPERATING EQUIPMENT COM SVCS	250.00	-	125.00	0.0%	250.00			250.00
100	5-2650-53.1700	OTHER SUPPLIES	300.00	-	150.00	0.0%	300.00			300.00
100	5-2650-53.1785	UNIFORMS	600.00	-	300.00	0.0%	600.00			600.00
100	5-2650-53.1786	BOOT ALLOWANCE	-	-	0.00	0.0%	0.00			0.00
100	5-2650-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2300	FURNITURE & FIXTURES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2400	COMPUTERS	1,200.00	-	600.00	0.0%	1,200.00			1,200.00
100	5-2650-54.2420	PAPERLESS COURT SYSTEM	4,000.00	-	2,000.00	0.0%	4,000.00			4,000.00
100	5-2650-54.2450	COMPUTER MAINTENANCE	-	5,293.88	0.00	0.0%	(5,293.88)	Allocation		0.00
100	5-2650-54.2500	EQUIPMENT COMMUNITY SERV	800.00	-	400.00	0.0%	800.00			800.00
100	5-2650-54.2550	EQUIPMENT - COURT	-	-	0.00	0.0%	0.00			0.00
100	5-2650-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-2650-57.2000	JAIL CONSTRUCTION	42,500.00	11,021.42	21,250.00	25.9%	31,478.58	COVID	(7,000.00)	35,500.00
100	5-2650-57.2100	GEORGIA CRIME VICTIMS	1,000.00	176.88	500.00	17.7%	823.12			1,000.00
100	5-2650-57.2110	VICTIMS ASSISTANCE FUND	21,500.00	5,677.80	10,750.00	26.4%	15,822.20	COVID	(5,000.00)	16,500.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-2650-57.2120	POLICE OFFICERS A & B FUND	22,500.00	5,739.10	11,250.00	25.5%	16,760.90	COVID	(5,000.00)	17,500.00
100	5-2650-57.2130	POLICE /PROSECUTOR TRAINING	35,000.00	9,345.13	17,500.00	26.7%	25,654.87	COVID	(4,000.00)	31,000.00
100	5-2650-57.2150	SPINAL INJURY TRUST FUND	2,500.00	630.26	1,250.00	25.2%	1,869.74	COVID	(500.00)	2,000.00
100	5-2650-57.2160	GRI CRIME LAB	1,000.00	170.06	500.00	17.0%	829.94	COVID	(250.00)	750.00
100	5-2650-57.2170	INDIGENT DEFENSE - POTPROF	42,500.00	10,975.09	21,250.00	25.8%	31,524.91	COVID	(5,000.00)	37,500.00
100	5-2650-57.2180	DRUG TREATMENT & EDUCATION	7,000.00	2,471.01	3,500.00	35.3%	4,528.99	COVID		7,000.00
100	5-2650-57.2190	DRIVERS ED & TRAINING FUND	6,000.00	1,751.94	3,000.00	29.2%	4,248.06	COVID	(2,000.00)	4,000.00
100	5-2650-57.9000	CONTINGENCIES	5,000.00	-	2,500.00	0.0%	5,000.00			5,000.00

Original Budget 389,050.00

Total Municipal Court	77,334.46	110,675.00	32.6%	149,015.54	(75,000.00)	353,908.00
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FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %	Balance	Notes	Amendment Q2	Amended for Q2
100	5-3230-51.1100	REGULAR EMPLOYEES	1,502,800.00	764,243.70	751,400.00	50.9%	738,556.30			1,502,800.00
100	5-3230-51.1300	OVERTIME	35,000.00	11,169.22	17,500.00	31.9%	23,830.78			35,000.00
100	5-3230-51.2100	GROUP INSURANCE	215,000.00	112,770.94	107,500.00	52.5%	102,229.06			215,000.00
100	5-3230-51.2400	FICA (SOCIAL SECURITY)	18,000.00	10,626.68	9,000.00	59.0%	7,373.32			18,000.00
100	5-3230-51.2500	RETIREMENT	113,000.00	44,748.24	56,500.00	39.6%	68,251.76			113,000.00
100	5-3230-51.2700	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00			0.00
100	5-3230-51.2750	WORKER'S COMPENSATION	39,000.00	38,541.60	19,500.00	98.8%	458.40			39,000.00
100	5-3230-52.1230	UNEMPLOYMENT TAX - GEORGIA	5,000.00	965.90	2,500.00	19.3%	4,034.10			5,000.00
100	5-3230-52.1302	LEGAL	5,000.00	157.50	2,500.00	3.2%	4,842.50			5,000.00
100	5-3230-52.1901	TECHNICAL - SOFTWARE	30,000.00	7,447.20	15,000.00	24.8%	22,552.80			30,000.00
100	5-3230-52.1902	TECHNICAL - HARDWARE	20,000.00	6,722.20	10,000.00	33.6%	13,277.80			20,000.00
100	5-3230-52.1903	DRUG & MEDICAL	2,500.00	637.50	1,250.00	25.5%	1,862.50			2,500.00
100	5-3230-52.2210	AUTO/TRUCK EXPENSES	65,000.00	20,696.86	32,500.00	31.8%	44,303.14			65,000.00
100	5-3230-52.2211	AUTO GAS & FUEL	60,500.00	23,391.09	30,250.00	38.7%	37,108.91			60,500.00
100	5-3230-52.2240	BUILDING & GROUNDS	4,000.00	2,395.90	2,000.00	59.9%	1,604.10			4,000.00
100	5-3230-52.2250	OTHER EQUIP. REPAIRS/MAINT	45,000.00	41,580.64	22,500.00	92.4%	3,499.36			45,000.00
100	5-3230-52.3200	RISK MANAGEMENT INSURANCE	15,000.00	7,270.69	7,500.00	48.5%	7,729.31			15,000.00
100	5-3230-52.3201	COMMUNICATIONS-CELL PHONES	2,500.00	7,403.49	1,250.00	296.1%	(4,903.49)	Adj. for Expenditure	5,500.00	9,000.00
100	5-3230-52.3205	INTERNET	(18,000.00)	-	(9,000.00)	0.0%	(18,000.00)	Correct Entry Error	18,000.00	0.00
100	5-3230-52.3220	NETWORK/TELEPHONE	10,000.00	-	5,000.00	0.0%	10,000.00	Fix		10,000.00
100	5-3230-52.3300	ADVERTISING	1,000.00	-	500.00	0.0%	1,000.00	Pro Rata	(750.00)	250.00
100	5-3230-52.3500	TRAVEL MILEAGE REIMBURSEMENT	1,000.00	244.95	500.00	24.5%	755.05			1,000.00
100	5-3230-52.3600	DUES & FEES	2,000.00	174.75	1,000.00	8.7%	1,825.25			2,000.00
100	5-3230-52.3700	EDUCATION & TRAINING	7,500.00	(263.78)	3,750.00	-3.5%	7,763.78	Pro Rata	(2,500.00)	5,000.00
100	5-3230-52.3750	MEETINGS & CONFERENCE	10,000.00	397.59	5,000.00	4.0%	9,602.41	Pro Rata	(5,000.00)	5,000.00
100	5-3230-52.3850	CONTRACT LABOR	300.00	-	150.00	0.0%	300.00			300.00
100	5-3230-52.3851	CONTRACTED SVCS - PSB	-	-	0.00	0.0%	0.00			0.00
100	5-3230-52.3950	TASK FORCE EXPENSES	-	-	0.00	0.0%	0.00			0.00
100	5-3230-52.3970	POSTAGE	3,000.00	798.30	1,500.00	26.6%	2,201.70			3,000.00
100	5-3230-52.3980	INVESTIGATIONS	1,000.00	2,442.50	500.00	244.3%	(1,442.50)	Adj. for Expenditure	3,000.00	4,000.00
100	5-3230-53.1105	OFFICE SUPPLIES	6,500.00	1,578.13	3,250.00	24.3%	4,920.87	Pro Rata	(1,000.00)	5,500.00
100	5-3230-53.1107	BANK & CREDIT CARD CHARGES	18,000.00	12,040.50	9,000.00	66.9%	5,959.50			18,000.00
100	5-3230-53.1150	OPERATING SUPPLIES	-	968.18	0.00	0.0%	(968.18)			0.00
100	5-3230-53.1160	OPERATING EQUIPMENT	45,000.00	14,454.60	22,500.00	32.1%	30,545.40			45,000.00
100	5-3230-53.1165	K-9 EXPENSE	-	-	0.00	0.0%	0.00			0.00
100	5-3230-53.1170	COPS EXPENSE	5,000.00	-	2,500.00	0.0%	5,000.00			5,000.00
100	5-3230-53.1205	UTILITIES	29,000.00	11,202.39	14,500.00	38.6%	17,797.61			29,000.00
100	5-3230-53.1210	STORMWATER FEES	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-3230-53.1700	OTHER SUPPLIES	10,000.00	3,131.86	5,000.00	31.3%	6,868.14			10,000.00
100	5-3230-53.1785	UNIFORMS	20,000.00	3,554.14	10,000.00	17.8%	16,445.86			20,000.00
100	5-3230-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-3230-54.1310	PUBLIC SAFETY BUILDING	66,000.00	-	0.00	0.0%	0.00			0.00
100	5-3230-54.2200	VEHICLES	10,000.00	75,000.00	33,000.00	110.6%	(7,000.00)	Adj. for Expenditure	10,000.00	76,000.00
100	5-3230-54.2300	FURNITURE & FIXTURES	10,000.00	-	5,000.00	0.0%	10,000.00	Pro Rata	(5,000.00)	5,000.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %	Balance	Notes	Amendment Q2	Amended for Q3
100	5-3230-54.2400	COMPUTERS	14,000.00	-	7,000.00	0.0%	14,000.00	Pro Rata		7,000.00
100	5-3230-54.2450	COMPUTER MAINTENANCE	20,000.00	45,755.73	10,000.00	228.8%	(25,755.73)		(7,000.00)	7,000.00
100	5-3230-54.2500	EQUIPMENT	87,500.00	37,043.70	43,750.00	42.3%	50,456.30	RMS and equipment	50,000.00	70,000.00
100	5-3230-55.2300	JUDGEMENTS	7,500.00	-	3,750.00	0.0%	7,500.00			87,500.00
100	5-3230-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			7,500.00
100	5-3230-57.9000	CONTINGENCIES	15,000.00	-	7,500.00	0.0%	15,000.00	Pro Rata	(5,000.00)	10,000.00
100	5-3230-58.1204	PD INCODE SOFTWARE PRINCIPAL	-	-	0.00	0.0%	0.00			0.00
100	5-3230-58.1205	LEASE BUILDING FOR SQUAD RM	-	-	0.00	0.0%	0.00			0.00
100	5-3230-58.2204	PD INCODE SOFTWARE INTEREST	-	-	0.00	0.0%	0.00			0.00
Original Budget			2,405,500.00							
Total Police			2,269,600.00	1,319,937.39	1,277,300.00	58.2%	1,234,662.61		76,250.00	2,630,850.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amendment for Q3
100	5-4210-51.1100	REGULAR EMPLOYEES	462,500.00	236,920.53	231,250.00	51.2%	225,578.47			462,500.00
100	5-4210-51.1200	SEASONAL EMPLOYEES	-	-	0.00	0.0%	0.00			0.00
100	5-4210-51.1300	OVERTIME	10,000.00	4,770.27	5,000.00	47.7%	5,229.73			10,000.00
100	5-4210-51.2100	GROUP INSURANCE	90,000.00	34,176.26	45,000.00	38.0%	55,823.74			90,000.00
100	5-4210-51.2200	FICA (SOCIAL SECURITY)	6,000.00	3,364.60	3,000.00	56.1%	2,635.40			6,000.00
100	5-4210-51.2400	RETIREMENT	40,000.00	21,456.67	20,000.00	53.6%	18,543.33			40,000.00
100	5-4210-51.2700	WORKER'S COMPENSATION	17,000.00	20,876.70	8,500.00	122.8%	(3,876.70)	Adj. for Expenditure	5,000.00	22,000.00
100	5-4210-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	489.33	1,250.00	18.4%	2,040.67			2,500.00
100	5-4210-52.1200	PROFESSIONAL	2,000.00	-	1,000.00	0.0%	2,000.00			2,000.00
100	5-4210-52.1230	LEGAL	-	-	0.00	0.0%	0.00			0.00
100	5-4210-52.1250	ENGINEERING	50,000.00	3,562.00	25,000.00	7.1%	46,438.00			50,000.00
100	5-4210-52.1301	TECHNICAL - SOFTWARE	5,000.00	3,542.47	2,500.00	70.8%	1,457.53			5,000.00
100	5-4210-52.1302	TECHNICAL - HARDWARE	1,500.00	487.50	750.00	32.5%	1,012.50			1,500.00
100	5-4210-52.1400	DRUG & MEDICAL	1,500.00	1,753.50	750.00	116.9%	(253.50)	Staff Rotation	1,000.00	2,500.00
100	5-4210-52.2210	AUTO/TRUCK EXPENSES	16,500.00	8,894.49	8,250.00	53.5%	7,865.51			16,500.00
100	5-4210-52.2211	AUTO GAS & FUEL	30,000.00	10,502.25	15,000.00	35.0%	19,497.75			30,000.00
100	5-4210-52.2240	BUILDING & GROUNDS	12,500.00	13,178.07	6,250.00	105.4%	(678.07)	Adj. for Expenditure	7,500.00	20,000.00
100	5-4210-52.2250	OTHER EQUIP. REPAIRS/MAINT	20,000.00	17,404.47	10,000.00	87.0%	2,595.53	Adj. for Expenditure	10,000.00	30,000.00
100	5-4210-52.2280	STREET MAINTENANCE & PAVING	250,000.00	70,894.71	125,000.00	28.4%	179,105.28			250,000.00
100	5-4210-52.2320	RENTAL OF EQUIPMENT & VEHICLE	8,000.00	7,406.65	4,000.00	92.6%	593.35			8,000.00
100	5-4210-52.3100	RISK MANAGEMENT INSURANCE	25,000.00	23,580.63	12,500.00	94.3%	1,419.37			25,000.00
100	5-4210-52.3200	COMMUNICATIONS-CELL PHONES	5,500.00	2,622.11	2,750.00	41.1%	3,237.89			5,500.00
100	5-4210-52.3201	TELEPHONE	5,000.00	1,337.68	2,500.00	26.8%	3,662.32	Pro Rata	(1,000.00)	4,000.00
100	5-4210-52.3205	INTERNET	7,500.00	2,160.00	3,750.00	28.8%	5,340.00	Pro Rata	(1,000.00)	6,500.00
100	5-4210-52.3310	PUBLIC NOTICES	180.00	-	90.00	0.0%	180.00			180.00
100	5-4210-52.3600	DUES & FEES	400.00	-	200.00	0.0%	400.00			400.00
100	5-4210-52.3700	EDUCATION & TRAINING	3,000.00	-	1,500.00	0.0%	3,000.00			3,000.00
100	5-4210-52.3750	MEETINGS & CONFERENCE	1,000.00	430.23	500.00	43.0%	569.77	Pro Rata	(1,500.00)	1,500.00
100	5-4210-52.3955	CONTRACTS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-52.3940	TREE MAINTENANCE	25,000.00	6,312.85	12,500.00	25.3%	18,687.15			25,000.00
100	5-4210-53.1105	OFFICE SUPPLIES	500.00	576.96	250.00	115.4%	(76.96)	Adj. for Expenditure	250.00	750.00
100	5-4210-53.1150	OPERATING SUPPLIES	20,000.00	9,245.78	10,000.00	46.2%	10,754.22	COVID	5,000.00	25,000.00
100	5-4210-53.1160	OPERATING EQUIPMENT	12,000.00	240.20	6,000.00	2.0%	11,759.80	Pro Rata	(2,000.00)	10,000.00
100	5-4210-53.1205	UTILITIES	8,500.00	58,535.66	4,250.00	688.7%	(50,035.66)	Check for Wrong Acct	50,000.00	58,500.00
100	5-4210-53.1210	STORMWATER FEES	1,600.00	-	800.00	0.0%	1,600.00			1,600.00
100	5-4210-53.1225	STREET LIGHTS	120,000.00	58,508.89	60,000.00	48.8%	61,491.11			120,000.00
100	5-4210-53.1700	OTHER SUPPLIES	16,000.00	1,334.41	8,000.00	8.3%	14,665.59	Pro Rata	(3,000.00)	13,000.00
100	5-4210-53.1720	CHRISTMAS DECORATIONS	15,000.00	-	7,500.00	0.0%	15,000.00	Pro Rata	(5,000.00)	30,000.00
100	5-4210-53.1725	STREET SIGNS & MARKINGS	35,000.00	4,505.85	17,500.00	12.9%	30,494.15			35,000.00
100	5-4210-53.1775	REPAIR DAMAGE PROPERTY	1,250.00	1,862.75	625.00	149.0%	(612.75)	Adj. for Expenditure	750.00	2,000.00
100	5-4210-53.1785	UNIFORMS	6,500.00	6,485.97	3,250.00	99.8%	14.03	Adj. for Expenditure	5,000.00	11,500.00
100	5-4210-53.1786	BOOT ALLOWANCE	1,200.00	360.00	600.00	30.0%	840.00	Adj. for Expenditure		1,200.00
100	5-4210-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-54.1401	BILL GRIDNR PRWY/SR 42 IMPROVE	1,000,000.00	7,450.00	500,000.00	0.7%	992,550.00	Partial Year	(650,000.00)	350,000.00
100	5-4210-54.2200	VEHICLES	30,000.00	-	15,000.00	0.0%	30,000.00			30,000.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %	Balance	Notes	Amendment Q2	Amended for Q3
100	5-4210-54.2300	FURNITURE & FIXTURES	500.00	-	250.00	0.0%	500.00			500.00
100	5-4210-54.2400	COMPUTER	1,600.00	-	800.00	0.0%	1,600.00			1,600.00
100	5-4210-54.2450	COMPUTER MAINTENANCE	-	2,466.97	0.00	(2,466.97)		Adj. Account		0.00
100	5-4210-54.2500	EQUIPMENT	65,000.00	-	32,500.00	0.0%	65,000.00			65,000.00
100	5-4210-54.2700	SECURITY SYSTEM	500.00	-	250.00	0.0%	500.00			500.00
100	5-4210-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-4210-57.3100	CLAIMS	-	-	0.00	0.0%	0.00			0.00
100	5-4210-57.9000	CONTINGENCIES	5,000.00	-	2,500.00	0.0%	5,000.00			5,000.00
Original Budget			1,813,230.00							
Total Street Maintenance			1,138,580.00	505,736.92	284,645.00	44.4%	1,790,482.38		(579,000.00)	1,859,730.00
										780,400.00
										2017

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-4220-51.1100	REGULAR EMPLOYEES	-	-	-	0.0%	0.00			0.00
100	5-4220-51.1300	OVERTIME	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2100	GROUP INSURANCE	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2200	FICA (SOCIAL SECURITY)	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2400	RETIREMENT	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2500	TUITION REIMBURSEMENTS	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2700	WORKER'S COMPENSATION	-	-	-	0.0%	0.00			0.00
100	5-4220-51.2750	UNEMPLOYMENT TAX - GEORGIA	-	-	-	0.0%	0.00			0.00
100	5-4220-52.1400	DRUG & MEDICAL	-	-	-	0.0%	0.00			0.00
100	5-4220-52.2210	AUTO/TRUCK EXPENSES	-	-	-	0.0%	0.00			0.00
100	5-4220-52.2211	AUTO GAS & FUEL	-	-	-	0.0%	0.00			0.00
100	5-4220-52.2240	BUILDING & GROUNDS	-	670.00	-	0.0%	(670.00)			0.00
100	5-4220-52.2250	OTHER EQUIP. REPAIRS/MAINT	2,000.00	-	1,000.00	0.0%	2,000.00			0.00
100	5-4220-52.3100	RISK MANAGEMENT INSURANCE	-	204.67	-	0.0%	(204.67)			2,000.00
100	5-4220-52.3200	COMMUNICATIONS-CELL PHONES	-	-	-	0.0%	0.00			0.00
100	5-4220-52.3205	INTERNET	-	-	-	0.0%	0.00			0.00
100	5-4220-52.3600	DUES & FEES	-	-	-	0.0%	0.00			0.00
100	5-4220-52.3700	EDUCATION & TRAINING	-	-	-	0.0%	0.00			0.00
100	5-4220-53.1160	OPERATING EQUIPMENT	400.00	-	200.00	0.0%	400.00			0.00
100	5-4220-53.1205	UTILITIES	2,500.00	273.70	1,250.00	10.9%	2,226.30			400.00
100	5-4220-53.1700	OTHER SUPPLIES	500.00	-	250.00	0.0%	500.00			2,500.00
100	5-4220-53.1785	UNIFORMS	-	-	-	0.0%	0.00			500.00
100	5-4220-53.1786	BOOT ALLOWANCE	-	-	-	0.0%	0.00			0.00
100	5-4220-53.1795	MISCELLANEOUS	-	-	-	0.0%	0.00			0.00
100	5-4220-54.2100	MACHINERY	-	-	-	0.0%	0.00			0.00
100	5-4220-54.2200	VEHICLES	-	-	-	0.0%	0.00			0.00
100	5-4220-54.2300	FURNITURE & FIXTURES	-	-	-	0.0%	0.00			0.00
100	5-4220-54.2400	COMPUTER	-	-	-	0.0%	0.00			0.00
Original Budget			5,850.00							
Total Fleet Maintenance			-	1,148.37	2,700.00	0.0%	4,251.63		0.00	2,000.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-6220-52.2240	BUILDING & GROUNDS	20,000.00	2,529.80	10,000.00	12.6%	17,470.20	Pro Rata	(10,000.00)	10,000.00
100	5-6220-52.3100	RISK MANAGEMENT INSURANCE	1,000.00	-	500.00	0.0%	1,000.00	Pro Rata	(1,000.00)	0.00
100	5-6220-53.1205	UTILITIES	6,500.00	2,631.91	3,250.00	40.5%	3,868.09			6,500.00
100	5-6220-53.1210	STORMWATER FEES	10,000.00	-	5,000.00	0.0%	10,000.00			10,000.00
100	5-6220-53.1600	OPERATING SUPPLIES	2,500.00	-	1,250.00	0.0%	2,500.00			2,500.00
100	5-6220-53.1700	OTHER SUPPLIES	7,500.00	-	3,750.00	0.0%	7,500.00	Pro Rata	(5,000.00)	2,500.00
100	5-6220-54.1100	REPAIRS & MAINTENANCE	-	-	-	0.0%	0.00			0.00
100	5-6220-54.1101	TANGER PARK	100,000.00	-	50,000.00	0.0%	100,000.00			100,000.00
100	5-6220-54.1300	BUILDINGS	25,000.00	-	12,500.00	0.0%	25,000.00			25,000.00
Original Budget			121,500.00							
Total Parks and Rec			172,500.00	5,161.71	86,250.00	3.0%	167,338.29		(16,000.00)	156,500.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
100	5-7220-51.1100	REGULAR EMPLOYEES	365,000.00	138,466.93	182,500.00	37.9%	226,533.07	Adj. for Allocation	150,000.00	315,000.00
100	5-7220-51.1300	OVERTIME	500.00	-	250.00	0.0%	500.00			500.00
100	5-7220-51.2100	GROUP INSURANCE	30,000.00	16,321.20	15,000.00	54.4%	13,678.80			30,000.00
100	5-7220-51.2200	FICA (SOCIAL SECURITY)	3,600.00	1,928.78	1,800.00	53.6%	1,671.22			3,600.00
100	5-7220-51.2400	RETIREMENT	25,000.00	7,867.10	12,500.00	31.5%	17,132.90			25,000.00
100	5-7220-51.2700	WORKER'S COMPENSATION	7,000.00	8,029.50	3,500.00	114.7%	(1,029.50)	Adj. for Expenditure	1,050.00	8,050.00
100	5-7220-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,200.00	148.07	600.00	12.3%	1,051.93	Adj. for Allocation	(200.00)	1,000.00
100	5-7220-52.1200	PROFESSIONAL	50,000.00	12,584.25	25,000.00	25.2%	37,415.75	Pro Rata	(10,000.00)	40,000.00
100	5-7220-52.1230	LEGAL	20,000.00	-	10,000.00	0.0%	20,000.00	Pro Rata	(10,000.00)	10,000.00
100	5-7220-52.1250	ENGINEERING	5,500.00	2,636.14	2,750.00	47.9%	2,863.86			5,500.00
100	5-7220-52.1301	TECHNICAL - SOFTWARE	10,000.00	2,268.11	5,000.00	22.7%	7,730.89			10,000.00
100	5-7220-52.1302	TECHNICAL - HARDWARE	5,000.00	975.00	2,500.00	19.5%	4,025.00			5,000.00
100	5-7220-52.1400	DRUG & MEDICAL	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-7220-52.2210	AUTO/TRUCK EXPENSES	2,000.00	783.73	1,000.00	39.2%	1,216.27			2,000.00
100	5-7220-52.2211	AUTO GAS & FUEL	5,000.00	1,568.83	2,500.00	31.4%	3,431.17			5,000.00
100	5-7220-52.2250	OTHER EQUIP. REPAIRS/MAINT	6,000.00	3,303.67	3,000.00	55.1%	2,696.33			6,000.00
100	5-7220-52.3100	RISK MANAGEMENT INSURANCE	9,000.00	7,063.64	4,500.00	78.5%	1,936.36	Pro Rata	(1,000.00)	8,000.00
100	5-7220-52.3200	COMMUNICATIONS-CELL PHONES	2,500.00	415.58	1,250.00	16.6%	2,084.42	Pro Rata	(1,000.00)	1,500.00
100	5-7220-52.3201	TELEPHONE	-	-	0.00	0.0%	0.00			0.00
100	5-7220-52.3205	INTERNET	-	-	0.00	0.0%	0.00			0.00
100	5-7220-52.3310	PUBLIC NOTICES	2,500.00	2,040.50	1,250.00	81.6%	459.50	Adj. for Expenditure	500.00	3,000.00
100	5-7220-52.3600	DUES & FEES	1,250.00	583.00	625.00	46.6%	667.00			1,250.00
100	5-7220-52.3700	EDUCATION & TRAINING	5,000.00	709.17	2,500.00	14.2%	4,290.83	Pro Rata	(2,500.00)	2,500.00
100	5-7220-52.3850	CONTRACT LABOR	135,000.00	118,551.50	67,500.00	87.8%	16,448.50	Adj. for Expenditure	15,000.00	150,000.00
100	5-7220-52.3900	ABATEMENT	10,000.00	-	5,000.00	0.0%	10,000.00			10,000.00
100	5-7220-52.3970	POSTAGE	2,200.00	735.96	1,100.00	33.5%	1,464.04			2,200.00
100	5-7220-53.1105	OFFICE SUPPLIES	7,000.00	1,434.84	3,500.00	20.5%	5,565.16	Pro Rata	(2,000.00)	5,000.00
100	5-7220-53.1107	BANK & CREDIT CARD CHARGES	10,000.00	5,370.65	5,000.00	53.7%	4,629.35			10,000.00
100	5-7220-53.1160	OPERATING EQUIPMENT	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-7220-53.1700	OTHER SUPPLIES	1,000.00	-	500.00	0.0%	1,000.00			1,000.00
100	5-7220-53.1785	UNIFORMS	1,500.00	414.93	750.00	27.7%	1,085.07			1,500.00
100	5-7220-53.1786	ROOT ALLOWANCE	240.00	-	120.00	0.0%	240.00			240.00
100	5-7220-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-7220-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-7220-54.2300	FURNITURE & FIXTURES	5,000.00	-	2,500.00	0.0%	5,000.00	Pro Rata	(2,500.00)	2,500.00
100	5-7220-54.2400	COMPUTERS	5,000.00	-	2,500.00	0.0%	5,000.00	Pro Rata	(2,500.00)	2,500.00
100	5-7220-54.2450	COMPUTER MAINTENANCE	31,500.00	28,785.09	15,750.00	91.4%	2,714.91	EnergGov	50,000.00	81,500.00
100	5-7220-54.2500	EQUIPMENT	5,000.00	-	2,500.00	0.0%	5,000.00	Pro Rata	(2,500.00)	2,500.00
100	5-7220-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-7220-57.9000	CONTINGENCIES	2,000.00	-	1,000.00	0.0%	2,000.00			2,000.00
Original Budget			696,290.00							
Total Community Development			548,300.00	204,361.53	274,150.00	37.3%	343,938.47		(71,150.00)	764,840.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %0%	Balance	Notes	Amendment Q1	Amended for Q3
275	3-0000-31.4100	HOTEL / MOTEL TAX	(650,050.00)	(166,490.97)	(325,025.00)	25.6%	(483,559.03)	Adjust to COVID	250,000.00	(400,050.00)
275	3-0000-36.1000	INTEREST INCOME	(100.00)	(36.80)	(50.00)	36.8%	(63.20)			(100.00)
275	3-0000-38.9050	PRIOR YEAR REVENUE	(299,750.00)	0.00	(149,875.00)	0.0%	(299,750.00)			(299,750.00)
275	3-0000-38.9060	LCI GRANT - ARC	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-0000-38.9080	MISC DONATIONS	(250.00)	0.00	(125.00)	0.0%	(250.00)			(250.00)
275	3-0000-38.9090	MISC INCOME	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.7400	MARDI-GROWL ADM FEES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.7500	CHRISTMAS FOOD SALES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-34.9300	RTN CHECK FEES	0.00	0.00	0.00	0.0%	0.00			0.00
275	3-7560-38.9080	DDA DONATIONS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-0000-52.1210	ADMIN FEE - H/M TRANSFER OUT	90,000.00	42,000.00	45,000.00	46.7%	48,000.00			90,000.00
275	5-7520-52.1200	PROFESSIONAL SVCS	12,000.00	0.00	6,000.00	0.0%	12,000.00			12,000.00
275	5-7520-52.1230	LEGAL	1,000.00	0.00	500.00	0.0%	1,000.00			1,000.00
275	5-7520-52.3250	I-75 LIGHTING	3,500.00	1,102.50	1,750.00	31.5%	2,397.50			3,500.00
275	5-7520-52.3300	ADVERTISING	32,500.00	10.00	16,250.00	0.0%	32,490.00			32,500.00
275	5-7520-52.3700	EDUCATION & TRAINING DDA	2,500.00	150.00	1,250.00	6.0%	2,350.00			2,500.00
275	5-7520-52.3710	EDUCATION & TRAINING HPC	2,500.00	0.00	1,250.00	0.0%	2,500.00			2,500.00
275	5-7520-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-52.3971	POSTAGE HPC	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1105	OFFICE SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-53.1750	PROMOTIONS	21,000.00	0.00	10,500.00	0.0%	21,000.00			21,000.00
275	5-7520-54.1100	LAND ACQUISITIONS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-54.1300	TRAIN PLATFORM	20,000.00	0.00	10,000.00	0.0%	20,000.00			20,000.00
275	5-7520-54.1400	BANNER PROGRAM	10,000.00	0.00	5,000.00	0.0%	10,000.00			10,000.00
275	5-7520-54.1500	WAYFINDING SIGNS	25,000.00	0.00	12,500.00	0.0%	25,000.00			25,000.00
275	5-7520-54.1600	ROSENWALD SCHOOL PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7520-54.1700	LCI PROJECT - DOWNTOWN/WEST	200,000.00	0.00	100,000.00	0.0%	200,000.00			200,000.00
275	5-7520-57.2300	FURNITURE & FIXTURES	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
275	5-7520-57.3300	PARKING LOT LEASE PARHAM LOT	6,500.00	0.00	3,250.00	0.0%	6,500.00			6,500.00
275	5-7520-57.3310	TRAIN LOT NORFOLK SO LEASE	500.00	403.29	250.00	80.7%	96.71			500.00
275	5-7540-51.1100	REGULAR EMPLOYEES	125,000.00	39,222.94	62,500.00	31.4%	85,777.06			125,000.00
275	5-7540-51.2100	GROUP INSURANCE	10,500.00	6,183.98	5,250.00	58.9%	4,316.02			10,500.00
275	5-7540-51.2200	FICA (SOCIAL SECURITY)	800.00	518.96	400.00	64.9%	281.04			800.00
275	5-7540-51.2400	RETIREMENT	4,500.00	3,299.30	2,250.00	73.3%	1,200.70			4,500.00
275	5-7540-51.2700	WORKER'S COMPENSATION	1,950.00	3,211.80	975.00	164.7%	(1,261.80)			1,950.00
275	5-7540-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	52.57	250.00	10.5%	447.43			500.00
275	5-7540-52.1230	LEGAL	350.00	0.00	175.00	0.0%	350.00			350.00
275	5-7540-52.1400	DRUG & MEDICAL	100.00	0.00	50.00	0.0%	100.00			100.00
275	5-7540-52.2250	OTHER EQUIP. REPAIRS/MAINT	500.00	0.00	250.00	0.0%	500.00			500.00
275	5-7540-52.2320	RENTAL EQUIPMENT	3,000.00	0.00	1,500.00	0.0%	3,000.00			3,000.00
275	5-7540-52.3100	RISK MANAGEMENT	2,000.00	3,481.29	1,000.00	174.1%	(1,481.29)			2,000.00
275	5-7540-52.3200	COMMUNICATIONS-CELL PHONE	800.00	207.79	400.00	26.0%	592.21			800.00
275	5-7540-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-52.3300	ADVERTISING	10,000.00	11,250.00	5,000.00	112.5%	(1,250.00)			10,000.00
275	5-7540-52.3310	PUBLIC NOTICES	1,000.00	482.00	500.00	48.2%	518.00			1,000.00
275	5-7540-52.3500	TRAVEL-MILE REIMBURSEMENT	500.00	0.00	250.00	0.0%	500.00			500.00

275	5-7540-52.3600	DUES & FEES	1,200.00	200.00	600.00	16.7%	1,000.00			1,200.00
275	5-7540-52.3700	EDUCATION & TRAINING	3,500.00	550.00	1,750.00	15.7%	2,950.00			3,500.00
275	5-7540-52.3750	MEETINGS & CONFERENCE	2,500.00	0.00	1,250.00	0.0%	2,500.00			2,500.00
275	5-7540-52.3850	CONTRACTED SERVICES	11,400.00	9,000.00	5,700.00	78.9%	2,400.00			11,400.00
275	5-7540-52.3855	EVENT ENTERTAINMENT CONTRACTS	2,500.00	0.00	1,250.00	0.0%	2,500.00			2,500.00
275	5-7540-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-52.3999	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1105	OFFICE SUPPLIES	3,000.00	169.99	1,500.00	5.7%	2,830.01			3,000.00
275	5-7540-53.1107	BANK & CREDIT CARD CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1160	OPERATING EQUIPMENT	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
275	5-7540-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-53.1720	CHRISTMAS DECORATIONS	15,150.00	0.00	7,575.00	0.0%	15,150.00			15,150.00
275	5-7540-53.1729	CITY/ EVENTS	26,000.00	1,947.85	13,000.00	7.5%	24,052.15			26,000.00
275	5-7540-53.1750	PROMOTIONS	2,500.00	0.00	1,250.00	0.0%	2,500.00			2,500.00
275	5-7540-53.1785	UNIFORMS	300.00	131.43	150.00	43.8%	168.57			300.00
275	5-7540-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-54.2300	FURNITURE & FIXTURES	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
275	5-7540-54.2400	COMPUTERS	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-54.2500	EQUIPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7540-57.3200	PYMT TO CHAMBER	289,100.00	56,054.45	144,550.00	19.4%	233,045.55			289,100.00
275	5-7560-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1100	MARDI GROWL EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1107	BANK CHARGES/RTN CK CHARGE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1150	CHRISTMAS FOOD EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-53.1700	OTHER SUPPLIES	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-54.1150	TRAIN PLATFORM	0.00	0.00	0.00	0.0%	0.00			0.00
275	5-7560-54.1250	PROJECT #1 BANNERS	0.00	0.00	0.00	0.0%	0.00			0.00
Original Budget			950,150.00							
Change in Budget			(726,850.00)	(54,201.35)	0.00	7.5%	(672,648.65)			250,000.00
Total Revenues			(700,150.00)							(91,550.00)
										(105,450.00)
										(700,150.00)

-117.0%

FUND	ACCOUNT	DESCRIPTION	PY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
320	3-0000-31.3200	SPLST PROCEEDS	(401,900.00)	(306,905.01)	(200,950.00)	76.4%	(94,994.99)			(401,900.00)
320	3-0000-36.1000	INTEREST INCOME	(7,000.00)	(3,498.44)	(3,500.00)	50.0%	(3,501.56)			(7,000.00)
320	3-0000-36.1100	INTEREST REVENUE SPLST 3	(100.00)	0.00	(50.00)	0.0%	(100.00)			(100.00)
320	3-0000-38.9000	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-38.9050	PRIOR YEAR REVENUE	(642,000.00)	0.00	(321,000.00)	0.0%	(642,000.00)			(642,000.00)
320	3-0000-38.9055	SPLST IV ADVANCE FUND	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1100	SPLST BOND PROCEEDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	3-0000-39.1200	COUNTY SPLST IV PROCEEDS	0.00	(361.03)	0.00	0.0%	361.03			0.00
320	5-1510-53.1107	BANK & CREDIT CARD CHARGES	1,000.00	84.00	500.00	8.4%	916.00			1,000.00
320	5-1510-54.1100	ACQUISITION OF PROPERTY	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-1510-54.1302	BUILDING IMPROVEMENTS	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-1510-54.1303	CONST/RENOV MUNICIPAL BLDGS	100,000.00	0.00	50,000.00	0.0%	100,000.00			100,000.00
320	5-4230-54.1350	PUBLIC SAFETY FACILITIES/EQUIP	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1301	PUBLIC WORKS RELOCATION	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1401	ROADS BRIDGES SIDEWALKS ETC.	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1402	BOWDEN STREET PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1403	IMR I-75 STUDY	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1404	TANGER BLVD PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4210-54.1405	BILL GARDNER IMP PROJECT	950,000.00	50,348.45	475,000.00	5.3%	899,651.55			950,000.00
320	5-4330-51.1100	REGULAR EMPLOYEES	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4330-54.1410	WASTE WATER TREATMENT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4332-54.1410	WW PLANT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-4420-54.1415	WELL DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1402	TRAIL HEAD PROJECT	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-6220-54.1410	PARKS & RECREATION FACILITIES	0.00	5,400.00	0.00	0.0%	(5,400.00)			0.00
320	5-6220-54.1500	TANGER SOFTBALL FIELDS	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-8000-58.1201	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
320	5-8000-58.2201	SPLST BOND PYMT PRINCIPAL	0.00	566,957.07	0.00	0.0%	(566,957.07)			0.00
320		SPLST BOND PYMTS INTEREST	0.00	0.00	0.00	0.0%	0.00			0.00
		285,000.00								
		IN Balance								
		Total SPLST	1,336,000.00						0.00	(1,051,000.00)

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
350	3-0000-36.1000	INTEREST PD	(300.00)	(162.61)	(150.00)	54.2%	(137.39)			(300.00)
350	3-0000-36.1100	INTEREST PAID TO CDS	0.00	0.00	0.00	0.0%	0.00			0.00
350	3-0000-38.9900	PRIOR YEAR REVENUE	(404,730.00)	0.00	(202,365.00)	0.0%	(404,730.00)			(404,730.00)
350	3-1510-34.6950	ADMINISTRATIVE FEE	(10,000.00)	(5,325.06)	(5,000.00)	53.3%	(4,674.94)			(10,000.00)
350	3-1510-36.1000	ADMINISTRATIVE INTEREST	(10.00)	0.00	(5.00)	0.0%	(10.00)			(10.00)
350	3-2500-34.6954	CIE PREP FUND	(3,000.00)	(1,287.60)	(1,500.00)	42.9%	(1,712.40)			(3,000.00)
350	3-2500-36.1000	CIE INTEREST	(10.00)	0.00	(5.00)	0.0%	(10.00)			(10.00)
350	3-3230-34.6951	POLICE DEPARTMENT FUND	(20,000.00)	(7,282.11)	(10,000.00)	36.4%	(12,717.89)			(20,000.00)
350	3-3230-36.1000	POLICE DEPARTMENT INTEREST	0.00	0.00	0.00	0.0%	0.00			0.00
350	3-4210-34.6953	STREET/ROAD DEPT FUND	(65,000.00)	(21,160.37)	(32,500.00)	32.6%	(43,839.63)			(65,000.00)
350	3-4210-36.1000	STREET/ROAD DEPT INTEREST	(50.00)	0.00	(25.00)	0.0%	(50.00)			(50.00)
350	3-6220-34.6952	PARK/RECREATION FUND	(300,000.00)	(144,761.26)	(150,000.00)	48.3%	(155,238.74)			(300,000.00)
350	3-6220-36.1000	PARK/RECREATION INTEREST	(50.00)	0.00	(25.00)	0.0%	(50.00)			(50.00)
350	5-1510-52.1200	ADMIN PROFESSIONAL SERVICES	25,000.00	0.00	12,500.00	0.0%	25,000.00			25,000.00
350	5-1510-53.1107	ADMIN BANK CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
350	5-2500-52.1200	CIE PROFESSIONAL SERVICES	50,000.00	0.00	25,000.00	0.0%	50,000.00			50,000.00
350	5-3230-54.1302	POLICE DEPT BUILDING	50,000.00	0.00	25,000.00	0.0%	50,000.00			50,000.00
350	5-4210-52.2260	STREET/ROAD PAVING & FIXTURES	0.00	0.00	0.00	0.0%	0.00			0.00
350	5-6220-52.1200	PARK/RECREATION PROF SVC	20,000.00	0.00	10,000.00	0.0%	20,000.00			20,000.00
350	5-6220-52.1250	PARK IMPRVMTS-TANGER WALKING	606,700.00	155,009.52	303,350.00	25.5%	451,690.48			606,700.00
350	5-6220-54.1300	BUILDINGS/COMMUNITY CENTER	0.00	0.00	0.00	0.0%	0.00			0.00
350	5-6220-54.1302	PARK/RECREATION EQUIPMENT	51,450.00	0.00	25,725.00	0.0%	51,450.00			51,450.00
		Total Dev. Impact Fee Revenues	(803,150.00)	(179,979.01)	(401,575.00)	22.4%	(623,170.99)		0.00	(803,150.00)
		Total Dev. Impact Fees Expenditures	803,150.00	155,009.52	401,575.00	0.26	648,140.48		0.00	803,150.00
									0.00	0.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
505	11.91	BAD DEBT EXPENSE- WATER	0.00	0.00	0.00	0.0%	0.00			0.00
505	11.911	BAD DEBT EXPENSE - SEWER	0.00	0.00	0.00	0.0%	0.00			0.00
505	12.5308	2013 REFUNDING BONDS	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-0000-38.9050	PRIOR YEAR REVENUE	(280,350.00)	0.00	(140,175.00)	0.0%	(280,350.00)	BALANCE		(1,682,400.00)
505	3-4330-34.4255	SEWER CHARGES	(1,595,000.00)	(813,283.79)	(797,500.00)	51.0%	(781,716.21)	Adj. for Revenue	(1,402,050.00)	(1,600,000.00)
505	3-4330-34.4256	SEWER LINE INSPECTIONS	(100.00)	0.00	(50.00)	0.0%	(100.00)		(5,000.00)	(100.00)
505	3-4330-34.6902	SEWER TAP FEES	(45,000.00)	(28,125.00)	(22,500.00)	62.5%	(16,875.00)	Adj. for Revenue	(5,000.00)	(50,000.00)
505	3-4330-34.6904	SEWER IMPACT FEES	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4330-34.6950	PENALTIES	(20,000.00)	(4,129.48)	(10,000.00)	20.6%	(15,870.52)			(20,000.00)
505	3-4330-34.6995	MISCELLANEOUS REV	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4330-36.1000	INTEREST REVENUE	(1,000.00)	(226.39)	(500.00)	22.6%	(773.61)			(1,000.00)
505	3-4420-34.4210	WATER CHARGES	(1,645,000.00)	(906,474.52)	(822,500.00)	55.1%	(738,525.48)	Adj. for Revenue	(300,000.00)	(1,745,000.00)
505	3-4420-34.4215	WATER LINE INSP	(100.00)	0.00	(50.00)	0.0%	(100.00)			(100.00)
505	3-4420-34.4220	WATER METER REINSPECTIONS	(250.00)	0.00	(125.00)	0.0%	(250.00)			(250.00)
505	3-4420-34.4425	METER MAINTENANCE FEE	(80,000.00)	(50,416.10)	(40,000.00)	63.0%	(29,583.90)	Adj. for Revenue	(15,000.00)	(95,000.00)
505	3-4420-34.6901	TAP FEES	(97,500.00)	(50,470.00)	(48,750.00)	51.8%	(47,030.00)			(97,500.00)
505	3-4420-34.6903	WATER IMPACT FEES	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4420-34.6950	PENALTIES	(23,000.00)	(4,734.98)	(11,500.00)	20.6%	(18,265.02)			(23,000.00)
505	3-4420-34.6963	RECONNECT FEES	(32,500.00)	(6,200.00)	(16,250.00)	19.1%	(26,300.00)			(32,500.00)
505	3-4420-34.6964	PHONE CC FEE	(5,500.00)	(1,752.50)	(2,750.00)	31.9%	(3,747.50)			(5,500.00)
505	3-4420-34.6995	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
505	3-4420-34.9300	BAD CHECK FEES	(2,190.00)	(630.00)	(1,095.00)	28.8%	(1,560.00)			(2,190.00)
505	3-4420-36.1000	INTEREST REVENUES	(500.00)	(127.13)	(250.00)	25.4%	(372.87)			(500.00)
505	5-4330-51.1100	RENTS & ROYALTIES	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-51.1300	REGULAR EMPLOYEES	165,000.00	86,607.13	82,500.00	52.5%	78,392.87			165,000.00
505	5-4330-51.2100	OVERTIME	5,500.00	511.84	2,750.00	9.3%	4,988.16			5,500.00
505	5-4330-51.2100	GROUP INSURANCE	26,000.00	11,469.37	13,000.00	44.1%	14,530.63			26,000.00
505	5-4330-51.2200	FICA	3,000.00	1,184.95	1,500.00	39.5%	1,815.05			3,000.00
505	5-4330-51.2400	RETIREMENT	8,500.00	7,158.04	4,250.00	84.2%	1,341.96	Adj. for Expenditures	6,000.00	14,500.00
505	5-4330-51.2700	WORKER'S COMPENSATION	3,500.00	4,817.70	1,750.00	137.6%	(1,317.70)	Adj. for Expenditures	1,500.00	5,000.00
505	5-4330-51.2750	UNEMPLOYMENT TAX - GEORGIA	800.00	131.15	400.00	16.4%	668.85			800.00
505	5-4330-52.1205	PROFESSIONAL SERVICES	30,000.00	21,378.11	15,000.00	71.3%	8,621.89			30,000.00
505	5-4330-52.1210	ADMIN FEE - SEWER TRANSFER OUT	255,000.00	145,650.00	127,500.00	57.1%	109,350.00			255,000.00
505	5-4330-52.1230	LEGAL	500.00	0.00	250.00	0.0%	500.00			500.00
505	5-4330-52.1250	ENGINEERING	50,000.00	3,384.87	25,000.00	6.8%	46,615.13	Pro Rata	(20,000.00)	30,000.00
505	5-4330-52.1400	DRUG & MEDICAL	1,200.00	510.00	600.00	42.5%	690.00			1,200.00
505	5-4330-52.2210	AUTO / TRUCK EXPENSES	6,000.00	941.04	3,000.00	15.7%	5,058.96			6,000.00
505	5-4330-52.2211	AUTO GAS & FUEL	5,000.00	2,453.60	2,500.00	49.1%	2,546.40			5,000.00
505	5-4330-52.2212	CAR ALLOWANCE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.2240	BUILDING & GROUNDS	7,200.00	1,824.23	3,600.00	25.3%	5,375.77			7,200.00
505	5-4330-52.2250	PLANT EQUIP REPAIRS/MAINT	80,000.00	173,156.62	40,000.00	216.4%	(93,156.62)	Deferred from Previous	150,000.00	230,000.00

Sewer - 4330
Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
505	5-4330-52.2255	SEW COLLECTION EQUIP REPAIRS/M	100,000.00	104,248.80	50,000.00	104.2%	(4,248.80)	More demand on system	75,000.00	175,000.00
505	5-4330-52.2256	REPAIRS TO SEWER LINES	45,000.00	83,415.56	22,500.00	185.4%	(38,415.56)	More demand on system	65,000.00	110,000.00
505	5-4330-52.2330	EQUIPMENT LEASING	7,000.00	1,731.36	3,500.00	24.7%	5,268.64			7,000.00
505	5-4330-52.3100	RISK MANAGEMENT INSURANCE	7,500.00	7,907.60	3,750.00	105.4%	(407.60)	Adj. for Expenditures	500.00	8,000.00
505	5-4330-52.3200	COMMUNICATION CELL PHONES	2,000.00	1,175.17	1,000.00	58.8%	824.83			2,000.00
505	5-4330-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-52.3310	PUBLIC NOTICES	500.00	378.00	250.00	75.6%	122.00			500.00
505	5-4330-52.3600	DUES & FEES	2,500.00	2,286.07	1,250.00	91.4%	213.93			2,500.00
505	5-4330-52.3601	FINES AND PENALTIES	500.00	0.00	250.00	0.0%	500.00			500.00
505	5-4330-52.3700	EDUCATION & TRAINING	7,500.00	739.51	3,750.00	9.9%	6,760.49			7,500.00
505	5-4330-52.3857	WASTE WATER TESTS	15,000.00	6,282.00	7,500.00	41.9%	8,718.00			15,000.00
505	5-4330-52.3858	CHEMICALS WASTEWATER	90,000.00	44,687.98	45,000.00	49.7%	45,312.02			90,000.00
505	5-4330-52.3862	SLUDGE REMOVAL	33,000.00	16,157.38	16,500.00	48.9%	16,847.62			33,000.00
505	5-4330-52.3970	POSTAGE	6,500.00	120.12	3,250.00	1.8%	6,379.88			6,500.00
505	5-4330-53.1105	OFFICE SUPPLIES	1,250.00	0.00	625.00	0.0%	1,250.00			1,250.00
505	5-4330-53.1107	BANK & CREDIT CARD CHARGES	1,000.00	0.00	500.00	0.0%	1,000.00			1,000.00
505	5-4330-53.1150	OPERATING SUPPLIES	30,000.00	9,428.40	15,000.00	31.4%	20,571.60			30,000.00
505	5-4330-53.1161	LAB SUPPLIES	20,500.00	5,363.86	10,250.00	26.2%	15,136.14			20,500.00
505	5-4330-53.1205	UTILITIES	130,000.00	7,053.17	65,000.00	5.4%	122,946.83	Pro Rata	(10,000.00)	120,000.00
505	5-4330-53.1210	STORMWATER FEES	2,000.00	0.00	1,000.00	0.0%	2,000.00			2,000.00
505	5-4330-53.1700	OTHER SUPPLIES	6,000.00	429.22	3,000.00	7.2%	5,570.78	Pro Rata	(2,000.00)	4,000.00
505	5-4330-53.1785	UNIFORMS	2,500.00	2,026.83	1,250.00	81.1%	473.17	Adj. for Expenditures	2,000.00	4,500.00
505	5-4330-53.1786	BOOT ALLOWANCE	480.00	0.00	240.00	0.0%	480.00			480.00
505	5-4330-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1202	ABANDON SKYLAND WPCP	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1203	ABANDON WEST POND	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1420	INDIAN CREEK WPCP	225,000.00	49,945.81	112,500.00	22.2%	175,054.19			225,000.00
505	5-4330-54.1421	CLUB DR LIFT STATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.1422	MARKET PLACE SEWER EXTENSION	257,600.00	693,745.12	128,800.00	269.3%	(436,145.12)	Adj. for Prior Period	650,000.00	907,600.00
505	5-4330-54.1423	DAVIS LAKE LINE EXT - NEW	250,000.00	0.00	125,000.00	0.0%	250,000.00	Adj. for Line Expense	500,000.00	750,000.00
505	5-4330-54.2130	SCADA SYSTEM	25,000.00	8,150.00	12,500.00	32.6%	16,850.00			25,000.00
505	5-4330-54.2200	VEHICLES	16,250.00	2,375.00	8,125.00	14.6%	13,875.00			16,250.00
505	5-4330-54.2400	COMPUTERS	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
505	5-4330-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-54.2500	EQUIPMENT	20,000.00	54,275.96	10,000.00	271.4%	(34,275.96)	Adj. for Expenditures	40,000.00	60,000.00
505	5-4330-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-57.4000	BAD DEBT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4330-57.9000	CONTINGENCIES	20,000.00	0.00	10,000.00	0.0%	20,000.00			20,000.00
505	5-4330-58.1207	W/S BOND PRINCIPAL	351,000.00	228,854.19	175,500.00	65.2%	122,145.81			351,000.00
505	5-4330-58.2207	W/S BOND INTEREST	140,000.00	35,793.33	70,000.00	25.6%	104,206.67			140,000.00

Sewer - 4330
Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %0%	Balance	Notes	Amendment Q2	Amended for Q3
505	5-4420-51.1100	REGULAR EMPLOYEES	160,000.00	107,243.14	80,000.00	67.0%	52,756.86	Employee Allocation	85,000.00	245,000.00
505	5-4420-51.1300	OVERTIME	4,000.00	1,803.68	2,000.00	45.1%	2,196.32			4,000.00
505	5-4420-51.2100	GROUP INSURANCE	33,000.00	13,721.72	16,500.00	41.6%	19,278.28			33,000.00
505	5-4420-51.2200	FICA (SOCIAL SECURITY)	2,000.00	1,504.53	1,000.00	75.2%	495.47	Employee Allocation	1,000.00	3,000.00
505	5-4420-51.2400	RETIREMENT	13,500.00	5,918.95	6,750.00	43.8%	7,581.05			13,500.00
505	5-4420-51.2700	WORKER'S COMPENSATION	6,500.00	3,211.80	3,250.00	49.4%	3,288.20			6,500.00
505	5-4420-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000.00	121.81	500.00	12.2%	878.19			1,000.00
505	5-4420-52.1200	PROFESSIONAL	7,500.00	0.00	3,750.00	0.0%	7,500.00			7,500.00
505	5-4420-52.1210	ADMIN FEE - WATER TRANSFER OUT	295,000.00	166,000.02	147,500.00	56.3%	128,999.98			295,000.00
505	5-4420-52.1230	LEGAL	1,200.00	0.00	600.00	0.0%	1,200.00			1,200.00
505	5-4420-52.1250	ENGINEERING	20,000.00	357.78	10,000.00	1.8%	19,642.22	Pro Rata	(7,500.00)	12,500.00
505	5-4420-52.1400	DRUG & MEDICAL	500.00	85.00	250.00	17.0%	415.00			500.00
505	5-4420-52.2210	AUTO / TRUCK EXPENSE	10,000.00	10,426.96	5,000.00	104.3%	(426.96)	Adj. for Expenditures	2,500.00	12,500.00
505	5-4420-52.2211	AUTO GAS & FUEL	5,500.00	3,186.89	2,750.00	57.9%	2,313.11			5,500.00
505	5-4420-52.2240	BUILDING & GROUNDS	5,000.00	0.00	2,500.00	0.0%	5,000.00			5,000.00
505	5-4420-52.2250	TREATMENT - REPAIRS & MAINT.	27,500.00	33.71	13,750.00	0.1%	27,466.29			27,500.00
505	5-4420-52.2256	DISTRIBUTION REPAIR WATER LIN	56,750.00	65,715.33	28,375.00	115.8%	(8,965.33)	More demand on system	35,000.00	91,750.00
505	5-4420-52.2257	REPAIR / MAINTENANCE TANKS	56,500.00	24,056.50	28,250.00	42.6%	32,443.50			56,500.00
505	5-4420-52.2258	WELL REPAIRS	25,000.00	10,077.45	12,500.00	40.3%	14,922.55			25,000.00
505	5-4420-52.2320	RENTAL EQUIP / VEHICLE	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
505	5-4420-52.3100	RISK MANAGEMENT INSURANCE	7,000.00	5,809.41	3,500.00	83.0%	1,190.59			7,000.00
505	5-4420-52.3200	COMMUNICATION CELL PHONES	800.00	776.26	400.00	97.0%	23.74			800.00
505	5-4420-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-52.3600	DUES & FEES	2,000.00	2,646.08	1,000.00	132.3%	(646.08)	Adj. for Expenditures	1,000.00	3,000.00
505	5-4420-52.3700	EDUCATION & TRAINING	4,000.00	524.52	2,000.00	13.1%	3,475.48			4,000.00
505	5-4420-52.3750	MEETINGS & CONFERENCES	1,500.00	0.00	750.00	0.0%	1,500.00			1,500.00
505	5-4420-52.3855	DRINKING WATER FEES CONTRACT	25,000.00	0.00	12,500.00	0.0%	25,000.00			25,000.00
505	5-4420-52.3856	WATER TESTING	5,000.00	4,098.16	2,500.00	80.8%	961.84	Adj. for Expenditures	3,000.00	8,000.00
505	5-4420-52.3859	CHEMICALS FOR WATER	50,000.00	0.00	25,000.00	0.0%	50,000.00			50,000.00
505	5-4420-52.3970	POSTAGE	3,500.00	0.00	1,750.00	0.0%	3,500.00			3,500.00
505	5-4420-53.1105	OFFICE SUPPLIES	1,000.00	637.53	500.00	63.8%	362.47			1,000.00
505	5-4420-53.1107	BANK & CREDIT CARD CHARGES	7,500.00	0.00	3,750.00	0.0%	7,500.00			7,500.00
505	5-4420-53.1150	OPERATING SUPPLIES	28,500.00	7,488.34	14,250.00	26.3%	21,011.66			28,500.00
505	5-4420-53.1205	UTILITIES	62,500.00	12,926.17	31,250.00	20.7%	49,573.83			62,500.00
505	5-4420-53.1210	STORM WATER FEES	1,200.00	0.00	600.00	0.0%	1,200.00			1,200.00
505	5-4420-53.1510	INV PCH WATER FOR RESALE	150,000.00	62,962.73	75,000.00	42.0%	87,037.27	Pro Rata	(10,000.00)	140,000.00
505	5-4420-53.1785	UNIFORMS	3,000.00	2,313.76	1,500.00	77.1%	686.24			3,000.00
505	5-4420-53.1786	BOOT ALLOWANCE	360.00	0.00	180.00	0.0%	360.00			360.00
505	5-4420-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00

Sewer - 4330
Water - 4420

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. 50%	Balance	Notes	Amendment Q2	Amended for Q3
505	5-4420-54.1480	TEST WELLS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1440	WATER TANK DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1442	WELL DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.1445	WATER SYSTEM IMPROVEMENTS	22,950.00	0.00	11,475.00	0.0%	22,950.00	Pro Rata	(5,950.00)	17,000.00
505	5-4420-54.2110	NEW METER INSTALLATIONS	350,000.00	33,795.20	175,000.00	9.7%	316,204.80	Pro Rata	(100,000.00)	250,000.00
505	5-4420-54.2120	RADIO READ SYSTEM	100,000.00	3,905.00	50,000.00	3.9%	96,095.00			100,000.00
505	5-4420-54.2130	SCADA SYSTEM	27,500.00	0.00	13,750.00	0.0%	27,500.00			27,500.00
505	5-4420-54.2200	VEHICLES	16,250.00	2,375.00	8,125.00	14.6%	13,875.00			16,250.00
505	5-4420-54.2400	COMPUTERS	1,200.00	0.00	600.00	0.0%	1,200.00			1,200.00
505	5-4420-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-54.2500	EQUIPMENT	35,000.00	750.00	17,500.00	2.1%	34,250.00			35,000.00
505	5-4420-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-56.1100	AMORTIZATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-57.1000	SDS HCWA IF	0.00	42,700.00	0.00	0.0%	(42,700.00)	Adj. for Expenditures	65,000.00	65,000.00
505	5-4420-57.4000	BAD DEBITS	0.00	0.00	0.00	0.0%	0.00			0.00
505	5-4420-57.9000	CONTINGENCIES	20,000.00	0.00	10,000.00	0.0%	20,000.00			0.00
505	5-4420-58.1208	W/S BOND PRINCIPAL	230,000.00	123,229.19	110,000.00	56.0%	96,770.81			20,000.00
505	5-4420-58.2208	W/S BOND INTEREST	66,000.00	19,273.30	33,000.00	29.2%	46,726.70			220,000.00
506	3-4330-34.6904	SEWER IMPACT FEES	(235,000.00)	(94,858.40)	(117,500.00)	40.4%	(140,141.60)			66,000.00
506	3-4420-34.6903	WATER IMPACT FEES	(345,000.00)	(120,790.00)	(172,500.00)	35.0%	(224,210.00)			(235,000.00)
		Original Combined Budget	4,296,590.00			-38%				0.00
		Sanitary Sewer	(2,903,290.00)	(1,206,540.68)	(2,661,349.17)	41.6%	(1,696,749.32)		(1,749,050.00)	3,922,280.00
		Water	2,366,830.00	1,568,810.70	2,169,594.17	66.3%	798,019.30		1,296,000.00	2,012,760.00
		Combined	5,270,120.00	362,270.02	(491,755.00)	6.9%	4,907,849.98		46,950.00	5,935,040.00
		Rev - SS	2,903,290.00						#REF!	(5,935,040.00)

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp. %0%	Balance	Notes	Amendment 02	Amended for 03
540	3-0000-34.4101	RESIDENTIAL SANITATION	(497,500.00)	(241,624.00)	(248,750.00)	48.6%	(255,876.00)	Pro Rata	(2,250.00)	(499,750.00)
540	3-0000-34.4102	COMMERCIAL SANITATION	(25,000.00)	(4,999.00)	(12,500.00)	20.0%	(20,001.00)			(25,000.00)
540	3-0000-34.4103	CHIPPING FEES	0.00	0.00	(2,325.00)	0.0%	(4,650.00)			(4,650.00)
540	3-0000-34.4150	COLLECTION SITE FEES	(10,500.00)	(6,660.00)	(9,250.00)	36.0%	(11,840.00)			(18,500.00)
540	3-0000-34.4160	RECYCLE PROCEEDS	(3,000.00)	(1,884.70)	(1,500.00)	62.8%	(1,115.30)	Adj. for Collection	(2,000.00)	(5,000.00)
540	3-0000-34.4190	SANITATION OTHER CHARGES	0.00	0.00	0.00	0.0%	0.00			0.00
540	3-0000-38.9050	PRIOR YEAR REVENUE	0.00	0.00	0.00	0.0%	0.00			0.00
540	3-0000-39.1100	OPERATING TRANSFER	0.00	0.00	0.00	0.0%	0.00			0.00
540	3-0000-64.6950	SANITATION PENALTIES	(5,500.00)	(1,032.35)	(2,750.00)	18.8%	(4,467.65)	Pro Rata	1,500.00	(4,000.00)
540	5-0000-51.1100	REGULAR EMPLOYEES	36,950.00	19,764.75	19,475.00	50.7%	19,185.25			38,950.00
540	5-0000-51.1300	OVERTIME	500.00	951.26	250.00	190.3%	(451.26)	Adj. for Expenditures	500.00	1,000.00
540	5-0000-51.2100	GROUP INSURANCE	3,400.00	2,900.35	1,700.00	70.0%	1,019.65			3,400.00
540	5-0000-51.2200	FICA (SOCIAL SECURITY)	700.00	298.45	350.00	41.9%	406.55			700.00
540	5-0000-51.2400	RETIREMENT	1,000.00	1,908.09	500.00	190.8%	(908.09)	Adj. for Allocation	2,500.00	3,500.00
540	5-0000-51.2700	WORKERS COMPENSATION	700.00	1,605.90	350.00	229.4%	(905.90)	Adj. for Expenditures	1,000.00	1,700.00
540	5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	400.00	28.11	200.00	7.0%	371.89			400.00
540	5-0000-52.1210	ADMIN FEE - SANIT TRANSFER OUT	50,000.00	23,500.02	25,000.00	47.0%	26,499.98			50,000.00
540	5-0000-52.1400	DRUG & MEDICAL	200.00	0.00	100.00	0.0%	200.00			200.00
540	5-0000-52.2210	AUTO/TRUCK EXPENSES	5,000.00	900.00	2,500.00	18.0%	4,100.00			5,000.00
540	5-0000-52.2211	AUTO GAS & FUEL	3,500.00	496.27	1,750.00	14.2%	3,003.73			3,500.00
540	5-0000-52.2240	BUILDING & GROUNDS	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	1,000.00	1,408.96	500.00	140.9%	(408.96)			1,000.00
540	5-0000-52.3100	RISK MANAGEMENT INSURANCE	3,000.00	1,791.38	1,500.00	59.7%	1,208.62			3,000.00
540	5-0000-52.3200	COMMUNICATION CELL PHONE	500.00	120.81	250.00	24.2%	379.19			500.00
540	5-0000-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-52.3600	DUES & FEES	100.00	0.00	50.00	0.0%	100.00			100.00
540	5-0000-52.3700	EDUCATION & TRAINING	100.00	0.00	50.00	0.0%	100.00			100.00
540	5-0000-52.3860	SANITATION CONTRACT	350,700.00	196,475.70	175,350.00	56.0%	154,224.30			350,700.00
540	5-0000-52.3861	TIPPING FEE FOR LANDFILL	500.00	0.00	250.00	0.0%	500.00			500.00
540	5-0000-52.3862	ROLLOFF COLLECTIONS	36,000.00	23,556.71	18,000.00	65.4%	12,443.29			36,000.00
540	5-0000-52.3963	TIRE DISPOSAL FEE	750.00	233.00	375.00	31.1%	517.00			750.00
540	5-0000-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-53.1160	OPERATING EQUIPMENT	5,500.00	0.00	2,750.00	0.0%	5,500.00	Pro Rata	(2,500.00)	3,000.00
540	5-0000-53.1205	UTILITIES	1,200.00	683.48	600.00	57.0%	516.52			1,200.00
540	5-0000-53.1700	OTHER SUPPLIES	500.00	0.00	250.00	0.0%	500.00			500.00
540	5-0000-53.1785	UNIFORMS	1,250.00	1,270.55	625.00	101.6%	(20.55)	Adj. for Expenditures	1,250.00	2,500.00
540	5-0000-53.1786	BOOT ALLOWANCE	200.00	0.00	100.00	0.0%	200.00			200.00
540	5-0000-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-54.2200	VEHICLES	46,000.00	0.00	23,000.00	0.0%	46,000.00			46,000.00
540	5-0000-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
540	5-0000-54.2500	EQUIPMENT	2,500.00	0.00	1,250.00	0.0%	2,500.00			2,500.00
540	5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00

Expenditures	Original Budget	445,950.00	Balance Check	0.00
IN Balance	Total Sanitation	(564,150.00)		0.00
		277,568.73		0.00
		(138,537.50)		0.00
		-50.1%		0.00
		276,781.27		0.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
570	3-0000-34.4261	STORM UTILITY FEE	(275,000.00)	(19,735.11)	(137,500.00)	7.2%	(255,264.89)	Adj. for Billing	(15,000.00)	(290,000.00)
570	3-0000-38.9050	PRIOR YEAR REVENUE	(94,550.00)	0.00	(47,275.00)	0.0%	(94,550.00)	Pro Rata	29,150.00	(65,400.00)
570	3-0000-39.1100	OPERATING TRANSFER	20,000.00	0.00	10,000.00	0.0%	20,000.00	Pro Rata	(20,000.00)	0.00
570	5-0000-51.1100	REGULAR EMPLOYEES	76,000.00	52,014.19	38,000.00	68.4%	23,985.81	Adj. for Expenditure	25,000.00	101,000.00
570	5-0000-51.1300	OVERTIME	600.00	61.87	300.00	10.3%	538.13			600.00
570	5-0000-51.2100	GROUP INSURANCE	26,000.00	8,478.00	13,000.00	32.6%	17,522.00			26,000.00
570	5-0000-51.2200	FICA (SOCIAL SECURITY)	800.00	698.08	400.00	87.3%	101.92			800.00
570	5-0000-51.2400	RETIREMENT	12,500.00	4,284.69	6,250.00	34.3%	8,215.31	Pro Rata	(1,500.00)	11,000.00
570	5-0000-51.2500	TUITION REIMBURSEMENTS	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-51.2700	WORKER'S COMPENSATION	5,000.00	3,211.80	2,500.00	64.2%	1,788.20	Pro Rata	(1,500.00)	3,500.00
570	5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	70.30	250.00	14.1%	429.70			500.00
570	5-0000-52.1200	PROFESSIONAL	29,000.00	15,489.00	14,500.00	53.4%	13,511.00			29,000.00
570	5-0000-52.1210	ADMIN FEE - STORM TRANSFER OUT	44,500.00	32,250.00	22,250.00	72.5%	12,250.00			44,500.00
570	5-0000-52.1230	LEGAL	250.00	0.00	125.00	0.0%	250.00			250.00
570	5-0000-52.1280	FLOODPLAIN MAPPING	500.00	0.00	250.00	0.0%	500.00			500.00
570	5-0000-52.1400	DRUG & MEDICAL	250.00	0.00	125.00	0.0%	250.00			250.00
570	5-0000-52.2210	AUTO/TRUCK EXPENSES	3,500.00	5,370.32	1,750.00	153.4%	(1,870.32)	Adj. for Expenditure	4,500.00	8,000.00
570	5-0000-52.2211	AUTO GAS & FUEL	2,000.00	983.12	1,000.00	49.2%	1,016.88			2,000.00
570	5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	3,950.00	3,092.60	1,975.00	78.3%	857.40	Adj. for Expenditure	1,000.00	4,950.00
570	5-0000-52.3100	RISK MANAGEMENT INSURANCE	5,100.00	3,795.87	2,550.00	74.4%	1,304.13	Pro Rata	(1,000.00)	4,100.00
570	5-0000-52.3200	COMMUNICATION CELL PHONES	100.00	594.77	50.00	594.8%	(494.77)	Adj. for Expenditure	1,100.00	1,200.00
570	5-0000-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-52.3600	DUES & FEES	400.00	50.99	200.00	12.7%	349.01			400.00
570	5-0000-52.3700	EDUCATION & TRAINING	2,000.00	1,325.38	1,000.00	66.3%	674.62			2,000.00
570	5-0000-52.3751	PUBLIC OUTREACH	5,000.00	730.00	2,500.00	14.6%	4,270.00	Pro Rata	(2,500.00)	2,500.00
570	5-0000-52.3800	POND MAINTENANCE	25,000.00	0.00	12,500.00	0.0%	25,000.00	Pro Rata	(7,500.00)	17,500.00
570	5-0000-52.3855	CONTRACTS	35,000.00	2,847.48	17,500.00	8.1%	32,152.52	Pro Rata	(10,000.00)	25,000.00
570	5-0000-52.3970	POSTAGE	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-53.1105	OFFICE SUPPLIES	200.00	0.00	100.00	0.0%	200.00			200.00
570	5-0000-53.1150	OPERATING SUPPLIES	6,200.00	141.62	3,100.00	2.3%	6,058.38	Pro Rata	(2,000.00)	4,200.00
570	5-0000-53.1160	OPERATING EQUIPMENT	600.00	0.00	300.00	0.0%	600.00			600.00
570	5-0000-53.1200	FEE FOR COLLECTING TAX	2,750.00	0.00	1,375.00	0.0%	2,750.00			2,750.00
570	5-0000-53.1700	OTHER SUPPLIES	2,250.00	0.00	1,125.00	0.0%	2,250.00	Pro Rata	(250.00)	2,000.00
570	5-0000-53.1785	UNIFORMS	3,600.00	1,371.14	1,800.00	38.1%	2,228.86	Pro Rata	(1,000.00)	2,600.00
570	5-0000-53.1786	BOOT ALLOWANCE	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00			0.00

FUND	ACCOUNT	DESCRIPTION	FY20 Orig. Budget	YTD	Through June	Comp_50%	Balance	Notes	Amendment Q2	Amended for Q3
570	5-0000-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2250	CAPITAL LEASE/BOBCAT W/DH80	51,000.00	0.00	25,500.00	0.0%	51,000.00			51,000.00
570	5-0000-54.2300	FURNITURE / FIXTURES	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2400	COMPUTERS	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-54.2500	EQUIPMENT	5,000.00	0.00	2,500.00	0.0%	5,000.00	Balance	1,500.00	6,500.00
570	5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
570	5-0000-57.1000	INTEREST EXPENSE	0.00	0.00	0.00	0.0%	0.00			0.00
600	5-0000-56.1000	GENERAL GOVT DEPRECIATION	0.00	0.00	0.00	0.0%	0.00			0.00
	0.00	Original Budget	329,650.00							0.00
	IN Balance	Total Stormwater	(369,550.00)	136,861.22	174,775.00	-37.0%	212,686.78		0.00	0.00



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: A RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LOCUST GROVE AND GBLG DEVELOPMENT COMPANY

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, SPLOST (SPLOST IV) and current Design Funds

Date Received: July 15, 2020 / July 29, 2020

Workshop Date: July 20, 2020

Regular Meeting Date August 3, 2020

Discussion:

Attached is Development Agreement related to the Project Red – GBLG DEVELOPMENT COMPANY which defines the relationship with our own planning for transportation improvements and the requirements of GBLG related to GRTA and certain complexities related to necessary improvements, such as that has occurred recently requiring the City to act as the primary agent for improvements with project crossing or adjacent to the N-S Railroad.

Basically, there is a repayment based on the traffic generation of this site in relation to the background traffic in the area (and is typically much larger than what the Traffic Impact Fee would be) and allows us to begin the work of engineering for this area in ahead of time for funding from SPLOST V related to Bill Gardner and SR 42.

Recommendation:

RECOMMEND APPROVAL OF RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LOCUST GROVE AND GBLG DEVELOPMENT COMPANY

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LOCUST GROVE AND GBLG DEVELOPMENT, LLC; TO AUTHORIZE THE MAYOR TO SIGN DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; TO AUTHORIZE THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

WHEREAS, the City wishes to enter into a Development Agreement (the "Agreement") with GBLG Development, LLC ("GBLG") in order to account for certain infrastructure improvements as well as to allow for the installation of improvements according with the timing of development as well as the relative funding amounts from the City and GBLG based on overall traffic volumes; and

WHEREAS, the Mayor and Council of the City of Locust Grove, in the exercise of their sound judgment and discretion, after giving thorough consideration to all the implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined that leasing said equipment would be advantageous to and would benefit the citizens of the City.

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

1. **Development Agreement.** The Locust Grove City Council hereby authorizes the Mayor to enter into the Development Agreement with GLBG Development, as permitted under Georgia law and in substantially the same terms set forth in **Exhibit "A"** attached hereto and incorporated herein by reference, subject to review and approval as to form by the City Attorney.
2. **Authorization for Mayor.** That the Locust Grove City Council hereby authorizes the Mayor to execute said Agreement and those documents necessary to effectuate this Resolution. A copy of said documents shall be filed with the City Clerk.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk or Assistant City Clerk to attest the signature of the Mayor appearing on the documents, to affix the official seal of the City thereto as necessary to effectuate this Resolution and to place this Resolution and an executed copy of all such documents regarding this Resolution among the minutes or official records of the City for future reference.

4. **Authorization for Attorney.** The Locust Grove City Council hereby authorizes the City Attorney to review as to form and conformance with state law said Agreements and any and all documents necessary to effectuate this Resolution.

5. **Severability.** To the extent any portion of this Resolution or said Agreements declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution or said Agreements.

6. **Repeal of Conflicting Provisions.** Resolutions or agreements in conflict with this Resolution or the terms of the attached Agreements are repealed to the extent of the conflict.

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

THIS RESOLUTION adopted this 3rd day of August , 2020.

ROBERT PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK
(seal)

APPROVAL AS TO FORM:

ANDY WELCH, City Attorney

EXHIBIT "A"

**DEVELOPMENT AGREEMENT BETWEEN CITY OF LOCUST GROVE
AND GBLG DEVELOPMENT, LLC**

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2020, by and between the **CITY OF LOCUST GROVE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter “City”) and **GBLG DEVELOPMENT, LLC**, an Indiana limited liability company (hereinafter “Owner”). The Property encumbered by this Agreement shall consist of tracts more particularly described in **Exhibit “A”**, which is incorporated herein by reference (the “Property”).

P R E A M B L E :

WHEREAS, the Property consists of multiple tracts described in **Exhibit “A”** of approximately 80.456 acres lying in Land Lots 218 and 217 of the 2nd District, Henry County, Georgia, said property being located on the South Side of Colvin Drive between the N-S Railroad and Davis Lake Road, and;

WHEREAS, the tracts were previously zoned a mixture of RA (residential-agricultural), and M-1 (light manufacturing) and;

WHEREAS, the Owner Previously requested an amendment zoning of the Property from RA to M-1 (29.1 acres) on December 2, 2019 as reviewed by the City Council in the Community Development Report in **Exhibits “B-1”**, and;

WHEREAS, the Owner requested approval of a modification of zoning conditions on 41.5 acres on July 6, 2020 as reviewed by the City Council in the Community Development Report in

Exhibit “B-2”, and;

WHEREAS, the City imposed certain conditions on the development by the Owner be subject to the regulations and provisions of the Zoning, Tree Protection and Replacement, and Landscaping Ordinances, as adopted and amended in **Exhibit “B-3”, and;**

WHEREAS, Owner submitted to the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) all necessary traffic studies, plans, and documents as required for review as a Development of Regional Impact (DRI), and;

WHEREAS, the DRI was found to be “in the best interests of the region and therefore the state” within certain conditions established in the finding according to ARC as found in **Exhibit “C-1”, with additional conditions established in the GRTA Notice(s) of Decision as attached in Exhibit “C-2”, and;**

WHEREAS, the parties hereto wish to receive assurances from the other that certain essential elements will occur in order to facilitate the development of the Property; to insure that the Property will be developed pursuant to the Zoning Ordinance, the conditions of zoning or other required approval imposed by the City, the conditions imposed by GRTA and ARC as part of the DRI review and this Agreement and any amendments thereto and to allocate certain obligations in connection therewith between the parties; to provide for proper timing of infrastructure installation; and to coordinate development efforts between all parties; and,

WHEREAS, the Property will likely be developed in phases over a period of time where future development nearby said Property will likely have duplicate conditions for zoning and transportation improvements which may require future amendments to this Agreement provided

that any such amendments shall remain subject to Section 10 below and Owner shall have no obligation to approve any amendments that materially increase its obligations or liabilities hereunder, unless as agreed upon by both parties; and,

WHEREAS, some of the required transportation improvements will necessitate coordination with local, regional, and state government agencies in order to fully implement said improvements which require multiple obligations in financial, technical and construction elements which may require future amendments or additions to this Agreement, which shall be subject to Section 10 below (and Owner shall have no obligations to approve any amendments that materially increase its obligations or liabilities hereunder, unless as agreed upon by both parties); and,

WHEREAS, the State of Georgia has enacted The Georgia Development Impact Fee Act, codified at O.C.G.A. §§ 36-71-1, *et seq.*, which provides that impact fees may be imposed by counties and municipalities;

WHEREAS, the City currently has an ordinance which provides for collection of water and sewer impact (tap) fees and has also enacted a development impact fee ordinance since June 5, 2006 to assess certain fees for police protection, parks and recreation, transportation, and administration of the impact fee program, and;

WHEREAS, the City has not represented, nor can it guarantee that its infrastructure and existing public facilities as defined by O.C.G.A. § 36-71-2, are sufficient to accommodate the proposed Project; and,

WHEREAS, the Owner is likely required to place certain limited improvements on the site under the GRTA Notice of Decision that are part of system improvements within the capital

improvements element of the City's impact fee program and must have established credits; and,

WHEREAS, the City and Owner are willing to execute this Agreement to verify and achieve all of said purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE AND 00/100 DOLLARS (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged and undisputed, the parties enter into the following Agreement:

A G R E E M E N T

1.

Rezoning Application

The City has found that the applications filed for the rezoning of the Property is consistent with zoning policies and future land use goals of the City. Said applications have been approved with certain requirements related to the ARC DRI findings and the GRTA Notice of Decision (NOD). All parties agree that said conditions shall be made a part of the standards of development for the Property and shall be allocated and satisfied in accordance with this Agreement. Said developments or final approvals of developments on the parcels shall take place in accordance with these standards of development once the parties execute this Agreement.

2.

Zoning Requirements of the Property

The parties hereby acknowledge that the Property has been rezoned from RA to M-1 subject to the conditions (as modified) stated herein.

- B) Requirements Generally.** Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance, except where specifically excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control.
- C) Description of Development.** The following is the general plan of development as depicted on the Master Development Plans attached hereto as **Exhibit "D-1"** as submitted to both ARC and GRTA as part of the DRI review, except where conditioned otherwise in this agreement:
- 1) Construction of up to 1,251,250 square feet of warehouse/distribution space on the Property 80.456 acres east of Highway 42 with associated accessory structures.

The on-site development will be constructed materially (substantially) in accordance with the Master Development Plan as shown in **Exhibit "D-2"**. Material changes shall be submitted for City Council approval, and, if required, to GRTA and/or ARC for possible re-evaluation of its original Development of Regional Impact review in accordance with rules promulgated by the Department of Community Affairs and the Atlanta Regional Commission. "Material changes" defined herein consists of similar amounts of square footage and relative arrangement of vehicular and pedestrian/nonmotorized circulation routes within ten percent established by GRTA for the ARC Region.

D) Conditions on Development

- 1) Uses, generally. The permitted uses shall, unless restricted in this Agreement, shall be those uses found in the M-1 (light manufacturing district).
- 2) Transportation. All items of the GRTA NOD in Attachment "A" as shown in Exhibits "C-2" shall be met in order to allow for construction of phases of development. Subject to Section 4.B.1 which shall only require Owner to make certain contribution payments with respect to improvements required for SR 42 and Bill Gardner Parkway, said GRTA NOD items shall be the responsibility of the Owner should the respective phase of development require a particular item in that particular phase and that improvement is not already substantially in place by either the City, Henry County, GaDOT, another private developer, or any combination thereof. The term "substantially in place" means that said improvement(s) has been through concept plan review, all preliminary engineering and right-of-way acquisition, and that bids have been received where funding has been identified and secured for construction.

3.

Variances Variations

Variances or Variations as stated in the approved Tree Protection and Replacement and/or Landscaping plans along with all stipulations regarding the GRTA Notice of Decision Items

related therein.

4.

Impact on Services

In conjunction with the development of the Property, the person or entity seeking to make such improvements shall satisfy the following requirements:

A) Submission of Plans and Specifications.

Owner shall submit plans and specifications for development of the Property and construction of any and all improvements thereon in conformance with all applicable rules, regulations, and laws of the State of Georgia, and with all applicable rules, regulations, and ordinances of the City and this Agreement.

B. Traffic and Road Improvements

The total number of vehicular trips from the DRI Traffic Impact analysis is over 1,179 per day. The Owner or entity seeking to make improvements on the Property shall pay for road improvement costs or complete road improvements, as more particularly set forth below, to satisfy its obligations in connection with the conditions enumerated in PART A of the GRTA Notice of Decision, or, as follows herein as agreed to by all parties:

1. *SR 42 at Bill Gardner Parkway – DRI 2867.*

- a. Along Bill Gardner Parkway, Owner shall make a contribution payment to restripe the median on the eastbound approach so that the approach consists of two (2) eastbound left-turn lanes (the “Eastbound Turn Lane Improvements”).
 - i. Owner shall either (i) make a contribution payment towards restriping two receiving lanes on SR 42 per GDOT approval (the “Receiving Lane Improvements”), (ii) make a contribution payment to the installation of a roundabout, if and when warranted and as approved by GDOT (the “Roundabout”), or (iii) make a contribution payment to an alternative approach to the proposed roundabout consisting of the following: (A) installing a new through/left turning lane along Highway 42

between Bill Gardner Parkway and Market Place Boulevard; (B) restriping the median on the eastbound approach of Bill Gardner to accommodate a dual-left turning movement for traffic headed northbound along Highway 42, and (C) adjusting the signal timing using the results from the study and any other recommendation alternate (collectively, the "Roundabout Alternative").

- b. In connection with the completion of the Eastbound Turn Lane Improvements and the Receiving Lane Improvements, the Roundabout or the Roundabout Alternative, as the case may be, the City has secured, or is in the process of securing, SPLOST funds that will be utilized to pay for the cost and expenses to complete the such improvements. Accordingly, the City shall be responsible for performing such improvements and Owner's obligation hereunder shall be limited to the cost reimbursement set forth below. In this regard, upon making the contribution payments in accordance with subparagraph e. below, Owner shall have fully satisfied Owner's obligations with respect to Zoning Conditions 2 and 3 under Exhibit "D" – Conditions of the Zoning Ordinance (19-12-086) and the corresponding conditions under the GRTA Notice of Decision.
 - c. Notwithstanding anything contained herein to the contrary, the parties hereby agree that (i) the aggregate cost and expense that Owner shall be required to pay in connection with the (A) Eastbound Turn Lane Improvements, and (B) either the Receiving Lane Improvements, the Roundabout or the Roundabout Alternative, as the case may be, shall not exceed four percent (4%) of the aggregate costs and expenses to complete the same, subject to an aggregate cap on such costs and expenses of \$3,750,000 (i.e., Owner's maximum contribution shall be the lesser of: [i] 4% of such costs, or [ii] \$150,000), and (ii) Owner shall reimburse the City for its share of such costs and expenses for the Eastbound Turn Lane Improvements and the Receiving Lane Improvements, the Roundabout or the Roundabout Alternative, as the case may be, within 30-days after receiving an invoice with supporting documentation evidencing the cost and expense incurred by the City in completing the same.
2. *Colvin Drive.* Owner shall improve Colvin Drive from Davis Lake Road to Highway 42 with right-of-way width of eight feet (80') along with improvements to pavement depths and base all in accordance with the Colvin Drive improvement plans that are attached hereto as Exhibit "E" and incorporated herein by this reference (the "Colvin Drive Improvements").

3. Once the Colvin Drive Improvements are complete, the Owner shall notify the City, County, GDOT or other required agency for issuance of a Certificate of Completion of said DRI/NOD Requirement.
 - a. Improvement of Colvin Drive to Industrial Standard. Due to complexity related to the Norfolk-Southern Crossing upgrade, City shall be responsible party for application to N-S for crossing upgrade and obtaining all consents and approvals in connection therewith, with all sums assessed by Railroad to be reimbursed by the Owner as well as In-Kind contribution of survey and engineering work as required by Norfolk-Southern. The City shall, upon request by Owner, assign such consents or approvals to Owner.
4. Upon submission of an amended traffic study, upon the request of Owner, items 1-3 may be amended through the acceptable review process by GRTA, ARC, and approval of City Council through amendment of this Agreement.

C) Sewer System Improvements

The City has obtained approval to make certain sewer system improvements in accordance with the plans attached hereto as Exhibit G (the "City Sewer Extension") and incorporated herein by reference. The City Sewer Extension will provide sufficient capacity to serve the Project. The City shall cause the City Sewer Extension to be completed on or before December 31, 2020. After completion of the City Sewer Extension, the Owner shall be responsible for any lateral sewer mains/line that are necessary to connect to the City Sewer Extension. All areas not served by gravity flow shall have an appropriate force-main system installed per city construction standards and dedicated to the City for continued operation at the Owners' expense.

D) Water System Improvements

Owner shall dedicate all existing or planned water infrastructure improvements, including any well sites, lines, or other appurtenances to the City or to the Henry County Water Authority as so served in accordance with the most recent Service Delivery Agreement.

5.

Impact Fees and Credits

A) Police

All police protection impact fees will be paid to the City as directed under the

Development Impact Fee Ordinance as applicable. It is understood that the Development Impact Fee Ordinance is to be revised to reflect any recent SPLOST contributions as well as possible additions to the police protection section to reflect future growth.

B) Fire

All fire protection development impact fees will be paid to the City as directed under any future development impact fee ordinance or intergovernmental agreement with Henry County Government.

C) Traffic and Road Impact Fees

All impact fees for roads will be paid to the City, less credits for the following items performed and/or paid for by Owner:

1. Costs for projects included in any Development Impact Capital Improvement Plan.
2. Contributions by the Owner for project to install additional lane on Highway 42.
3. Improvements as part of Part C of NOD where project falls within a Capital Improvements Plan for development impact fees.

D) Administrative and CIE Preparation Fees

All administrative and capital improvements element (CIE) fees will be paid to the City.

C) Water and Sewerage Impact Fees

All sewer impact fees will be paid to the City. All water impact fees will be paid directly to the Henry County Water Authority. The City shall be responsible for, and shall defend, indemnify and hold Owner harmless from and against, any additional "tap" fees, connection fees and/or other fees, costs and expenses for the construction of, and connection to, such water service. Any credits related to any System Improvement would be governed by Chapter 13.16 and 16.08 of the Code of Ordinances of the City of Locust Grove.

6.

Covenants Running With the Land

The terms and conditions of this Agreement shall be binding upon each party and its

successors in title and shall run with the title to the Property. Notice of this Agreement shall be filed of record in office of the Clerk of the Superior Court of Henry County, as shown on Exhibit "F" hereto attached. Any modifications agreed to by the parties also shall be subject to this notice of filing requirement.

7.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors, and assigns, immediately upon execution of this Agreement by all parties hereto.

8.

Relation to Zoning, Development Plan, and Building Permit Approvals

The terms of this Agreement shall be incorporated into and made a part of any Zoning, Development Plan or Building Permit Approval of development on the Property. The zoning classifications along with all development or building plan approval set forth herein shall be conditioned on the terms of this Agreement and binding on the Owner's successors and assigns. If these terms are modified pursuant to Paragraph 10 of this Agreement, such modifications shall be likewise binding on Owner's successors and assigns.

9.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this

Agreement shall supersede any previous agreements between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts, and each counterpart, and all counterparts together, shall constitute the original Agreement.

10.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Owner, or the Owner's assigns and successors in title.

11.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors, and assigns. This Agreement shall be binding on any person or entity that develops or uses the Property under the zoning classifications granted herein. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

12.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

13.

12

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance, as applicable.

“Owner” includes GBLG Development, LLC and any developer, builder or other person who seeks land disturbance permits for the Property. “Owner” also includes any successor in interest to the Property.

14.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

15.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement or the Property without regard to conflicts of laws principles.

16.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition.

In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement and such failure continues for thirty (30) days after written notice from the City (or such additional period of time as may be reasonably necessary so long as Owner commences to cure such failure within the initial 30-day period and thereafter diligently pursues such cure to completion), the City shall be authorized to exercise any rights or remedies hereunder, at law or in equity including the right for the City to refuse occupancy permits, construction permits, development permits, and to terminate construction and development of the Property; provided,

however, that the City shall not refuse to issue any occupancy permits, construction permits and/or development permits so long as Developer is not in breach of its payment obligations under Section 4.B.1 of this Agreement or in completing the Colvin Drive Improvements in substantial compliance with the plans attached hereto.. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorney's fees, incurred in connection with such a proceeding.

17.

Stipulation and Waiver

Owner knowingly and voluntarily waives any right to challenge the validity of this Agreement, in whole or in part, in a court of competent jurisdiction or to seek monetary relief, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this agreement, the zoning of the Property or the development of the Property. Each party agrees to execute this Agreement and any other documents necessary to encumber the Property so as to bind all successors in interest in a similar manner.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and
affixed their seals this ____ day of _____, 2020.

CITY:

CITY OF LOCUST GROVE, GEORGIA

By:

Robert S. Price, Mayor

(L.S.)

ATTEST:

Misty Spurling, City Clerk
[Seal]

OWNER:

GBLG DEVELOPMENT, LLC, an Indiana
limited liability company

By: _____
Its: **Manager**

Signed, sealed, and delivered
before me this ____ day of
_____, 2020.

Notary Public
(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT OF THE 80.456 ACRES

AUG 3, 2020 Vers.

EXHIBITS "B-1 thru B-3"

**COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORTS
REZONING, MODIFICATION OF CONDITIONS, AND TREE PROTECTION /
LANDSCAPE PLANS REVIEW AND APPROVAL**

AUG 3, 2020 Vers.

ORDINANCE NO. 19-12-086

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

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

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

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

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on November 18, 2019; and,

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

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

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

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

1.

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

2.

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

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

3.

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

4.

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

SO ORDAINED by the Council of the City this 2nd day of December 2019.



ROBERT S. PRICE, Mayor

ATTEST:



MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:



City Attorney

EXHIBIT "B"

REZONING EVALUATION REPORT



REZONING EVALUATION REPORT

FILE: RZ-19-09-05

December 2, 2019

REZONING RA TO M-1

Property Information

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

Summary

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

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

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



REZONING EVALUATION REPORT

FILE: RZ-19-09-05

December 2, 2019

REZONING RA TO M-1

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

The scope of this industrial project (exceeding 500,000 sf) warrants a Development of Regional Impact (DRI) known as *DRI 2867* was “approved subject to conditions” in total and by phase by Georgia Regional Transportation Authority (“GRTA”) on March 11, 2019. Also included is the Atlanta Regional Commission’s (“ARC’s”) *Regional Review Finding* which was issued on February 25, 2019¹ and includes review comments, summarized below, from the following state agencies:

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

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



REZONING EVALUATION REPORT

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REZONING RA TO M-1

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

Service Delivery / Infrastructure

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

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

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

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

Financial Impacts:

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

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

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

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



REZONING EVALUATION REPORT

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REZONING RA TO M-1

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

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

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

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

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

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

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

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

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

³ *Ibid*, 13.



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REZONING RA TO M-1

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

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

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

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

⁴ Ibid, 14.



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REZONING RA TO M-1

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

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

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

⁵ Ibid, 16.



REZONING EVALUATION REPORT

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REZONING RA TO M-1

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

Recommendations.

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

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

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

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

This Rezoning

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

Future, if constructed

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

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

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

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



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REZONING RA TO M-1

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

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

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

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

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

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

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

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



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REZONING RA TO M-1

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

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

Recommendations

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



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

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

1. Prior to the issuance of any land disturbance permits, the applicant, interest holder or developer of the property subject to this rezoning must submit plans for approval by the Community Development Director demonstrating compliance with the following:
 - a. Conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019.
 - b. The subparagraphs of condition number 2 herein.
2. Prior to the issuance of any land disturbance permits, the applicant must submit plans demonstrating compliance with the contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019 and including:
 - a. Bill Gardner Pkwy at SR 42
 - i. Restripe dual left turn lanes to SR 42 northbound.
 - ii. Restripe two receiving lanes on SR 42 if and when approved by GDOT.
OR
 - iii. Install a roundabout, if and when warranted and as approved by GDOT.
3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019 and the requirements contained in Condition (2), must be completed including the dedication of all new rights-of-way, if any, to the City in accordance with the Subdivision Ordinance.
4. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
5. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
6. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly-scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan; however, screening must be adequate to mitigate noise and light impacts on the residential properties to the south and east as further described in Condition #7 below.
7. A landscaped berm, a minimum of fifteen (15) feet tall to the top of the berm, where feasible, shall be installed along southern boundary and the eastern boundary where the project abuts property used for residential purposes. Landscaping shall consist of a mixture of deciduous and evergreen trees a minimum of six (6) feet in height at the time of planting. The final design shall be included in the Landscape Plan that is presented to the City Council.



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

December 2, 2019
REZONING RA TO M-1

8. Security fencing along the southern boundary, where feasible, shall be erected on the operational side of the landscaped berm, not adjacent to the residentially zoned properties, described in Condition #7.
9. The mature pecan and oak trees located along Jackson Street will be preserved and protected, where feasible during construction, under the direction and supervision of a certified arborist or the Community Development Director, and remain preserved and protected when distribution operations commence.
10. Storm water detention and/or retention facilities must either be located at least five-hundred (500) feet from the southern boundary or underground or as close to five-hundred (500) feet as possible.
11. The only permitted industrial uses on the site shall be warehouse and/or distribution.
12. The Applicant is **strongly encouraged** to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.

EXHIBIT "D"

CONDITIONS

Conditions for consideration

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

- 1. Prior to the issuance of any land disturbance permits, the applicant, interest holder or developer of the property subject to this rezoning must submit plans for approval by the Community Development Director demonstrating compliance with the following:**
 - a. Conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019.**
 - b. The subparagraphs of condition number 2 herein.**

- 2. Prior to the issuance of any land disturbance permits, the applicant must submit plans demonstrating compliance with the contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019 and including:**
 - a. Bill Gardner Pkwy at SR 42**
 - i. Restripe dual left turn lanes to SR 42 northbound.**
 - ii. Restripe two receiving lanes on SR 42 if and when approved by GDOT.
OR**
 - iii. Install a roundabout, if and when warranted and as approved by GDOT.**

- 3. Prior to the issuance of any Certificates of Occupancy, the conditions contained in Attachment A – General Conditions of the *GRTA Revised Notice of Decision* issued on April 16, 2019 and the requirements contained in Condition (2)(a-b), must be completed including the dedication of all new rights-of-way, if any, to the City in accordance with the Subdivision Ordinance.**

- 4. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.**

- 5. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.**

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

ORDINANCE NO. 20-07-033

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

AN ORDINANCE FOR THE PURPOSE OF MODIFYING A REZONING CONDITION ON APPROXIMATELY 80.456 +/- ACRES LOCATED IN LAND LOT 217 OF THE 2ND DISTRICT, PARCELS 128-2005000 AND 128-02005001, WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, GBLG Development, LLC of Indianapolis Indiana, (hereinafter referred to as "Applicant") requests modification of conditions of rezoning of property located at 381 and 343 Davis Lake Road, in Land Lot 217 of the 2nd District and consisting of approximately 80.456 +/- acres, hereinafter referred to as the "Property" and is illustrated in Exhibit A attached hereto and incorporated herein by reference; and,

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

WHEREAS, the applicant requests that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") modify zoning condition number 6 and 7 [ordinance number 07-09-082] by removing them altogether as conditions of zoning; and,

WHEREAS, the applicants request will not affect the remaining applicable zoning conditions [ordinance number 07-09-082 and 07-09-81]; and,

WHEREAS, the removal of the requested zoning conditions will eliminate the possible creation of a legal non-conforming use within the M-1 zoning district; and,

WHEREAS, the Applicant has proposed three buildings approximately 205,200 s.f., 234,000 s.f., and 678,500 s.f., respectively, totaling 1,117,700 s.f. of aggregate industrial warehouse space; and

WHEREAS, the three proposed buildings are attached hereto and incorporated herein as Exhibit B.

WHEREAS, said request has been reviewed by the Mayor and City Council at a Public Hearing, on June 15, 2020 as well as by the City Community Development Director; and,

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

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

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

1.

- That the Applicant's request in said application is hereby **APPROVED;**
- That the Applicant's request in said application is hereby **DENIED.**

2.

That the rezoning condition modification 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 the rezoning condition modification is granted, said modification of the Property shall become effective immediately upon adoption of this Ordinance.

SO ORDAINED by the Council of this City this 6th day of July 2020.


ROBERT S. PRICE, Mayor

ATTEST:


MISTY SPURLING, City Clerk
(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION



Property Information

Tax ID	128-2005000 & 128-02005001
Location/address	Land Lots 217 of the 2nd District / 381 and 343 Davis Lake Road
Parcel Size	80.456 +/- acres
Current Zoning	M-1 (Light Manufacturing)
Request	Modification to Zoning Conditions
Proposed Use	Warehousing/Distribution
Existing Land Use	Vacant & Existing Single-family dwelling
Future Land Use	Industrial
Recommendation	Approval of Modification

Summary

The subject properties were rezoned from RA to M-1 by the Locust Grove City Council on September 4, 2007 with the following conditions (the conditions being modified are in **bold**):

Ordinance #: 07-09-081

1. That all elevations be comprised of "tilt-up" concrete, brick, stone, and glass as approved by the City Council or other approved Architectural Review Board per Chapter 15.44 of the Code.
2. That a traffic study be submitted prior to development plans showing the impact of the proposed development on Colvin Drive, Davis Lake Road, and Highway 42. Coordination shall be done between city staff, GaDOT and HC-DOT in regards to the approved methodology and shall follow general civil engineering practice and all guidance with AASHTO and ITE as applicable. Particular interest will be the impact on turning movements at Colvin Drive at Highway 42, including need for additional turning lanes, particularly a left-turning lane into Colvin Drive from Highway 42.
3. At a minimum, Colvin Drive shall be improved from Davis Lake Road to Highway 42 with right-of-way width of eighty feet (80') along with improvements to pavement depth and base to meet the construction standards for an industrial street per prevailing street standards at the time of development.
4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.



Ordinance #: 07-09-082

1. That all elevations be comprised of "tilt-up" concrete, brick, stone and glass as approved by the Council or other approved Architectural Review Board per Chapter 15.44 of the Code.
2. That a traffic study be submitted prior to development plans showing the impact of the proposed development on Colvin Drive, Davis Lake Road, and Highway 42. Coordination shall be done between city staff, GaDOT and HC-DOT in regards to the approved methodology and shall follow general civil engineering practice and all guidance with AASHTO and ITE as applicable. Particular interest will be the impact on turning movements at Colvin Drive at Highway 42, including need for additional turning lanes, particularly a left-turning lane into Colvin Drive from Highway 42.
3. At a minimum, Colvin Drive shall be improved from Davis Lake Road to Highway 42 with right-of-way width of eighty feet (80') along with improvements to pavement depth and base to meet the construction standards for an industrial street per prevailing street standards at the time of development.
4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.
6. **The historic home on the site shall be incorporated into the overall site development.**
7. **That a buffer of no less than seventy-five feet (75') be preserved or enhanced on the southern property line, including preservation of the pond shared on this property and the neighboring southern property(ies). Prevailing tree cover and topography shall be preserved where practical and shall be reviewed and approved by City Council prior to release of the development plans for construction.**

According to the applicant's letter of intent, dated March 16th, 2020, they are acquiring 80.456 acres of land along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway. The applicant, GBLG Development, LLC, initially planned to develop the site as an industrial warehouse facility consisting of one building, approximately 1,251,250 square feet. However, the applicant has since revised their proposed site plan. According to the applicants revised site plan, dated April 4, 2020, three smaller industrial warehouses are being proposed. The proposed three buildings will be approximately 205,200 s.f. (with additional space for expansion of 102,600), 234,000 s.f., and 678,500 s.f., respectively, totaling 1,220,300 s.f. of aggregate industrial warehouse space along with appropriate truck docks, trailer storage, and employee parking will be required as part of the development review and permitting process.

The request is to modify zoning condition number 6 and 7 of ordinance number 07-09-082 by removing them altogether as conditions of zoning and will not affect the remaining applicable zoning conditions from ordinance numbers 07-09-082 and 07-09-81. The removal of those zoning conditions will eliminate the potential creation of a legal non-conforming use within the M-1 zoning district (single-family dwelling) as well as conforming to all structures within the 70-foot front setback of the proposed industrial development. Finally, it will prevent unnecessary infrastructural relocation expenses. Any "grandfathered properties" or properties having vested rights as a legal non-conforming lot of record or legal non-conforming use lose those rights if the legal nonconforming use discontinues. Taking into consideration how the immediate area has developed over the last



decade and continues to develop, it is highly unlikely that subject property's single-family residence could continue to successfully operate in the M-1 (Light Manufacturing) zoning district. Furthermore, the reconstruction of Colvin Drive and subsequent utility construction would require at least partial to complete removal of the structure.

Particular to Condition #6, the intent of placing a condition of zoning on the subject property to incorporate the historic single-family home into the development as an M-1 (Light Manufacturing) zoned property was originally a "Placeholder" to keep the historic home eligible for a possible future historic preservation district boundaries as part of an ad-hoc study by staff in late 2006. Instead, the initial local historic district (HPDO) was created in 2011 and subsequently expanded in 2019 to incorporate only a small number of commercial properties in the downtown area miles away from this subject tract. Further, an additional historic preservation effort begun in 2013 and lasting several years, the 2016 GA DNR National Registry of Historic Places did not include the subject property into the National Historic District area, favoring a more compact and contiguous area closer the downtown commercial and historic residential core.

These items together more than explain the need for the removal of Condition 6 with no rational nexus for its continued application to the site.

Removal of Condition #7 (buffer) no longer applies to this parcel, as there are no longer dissimilar zoning categories (both are M-1) and therefore not requiring a buffer between like and similar uses. Such requirement now falls on the more recent tract rezoned to the south of this subject tract.

A copy of the revised conceptual site plan is included in this report as Attachment "B" illustrating the intent of the applicant's request, along with a condensed version of the 2016 Locust Grove Historic District Listing documents with approved boundary, as well as minutes from the original rezoning in August – September 2007.

Recommendation

Staff recommends **APPROVAL** of the applicant's request.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: An ordinance pertaining to the landscape/tree replacement plan submitted as part of the "Project Red" industrial project located at 381 and 343 Davis Lake Road.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: May 26, 2020

Workshop Date: June 15, 2020

Regular Meeting Date: July 6, 2020

Discussion:

GBLG Development, LLC of Indianapolis, Indiana, is developing an industrial project on 80.456 +/- acres of land located along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway, in Land Lot 217 of the 2nd District, Locust Grove, Georgia. The City Municipal code requires applicants for developments as such to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. The proposed plan incorporates approximately 73.24 acres of net area subject to tree density and a preliminary landscape plan entitled "Project Red" prepared for GBLG Development, LLC, dated May 15, 2020, by Curt Aldridge Jackson, Georgia Registered Landscape Architect (#LA001787) of Eberly & Associates has been submitted to the Community Development Department for review. Given the phased development plans of the subject property, the submitted tree protection and landscaping plan illustrates

approximately 20% less than the typical landscaping requirements, which is within the context of what the City Council has approved for previous large scale industrial developments as such.

Recommendation

Staff recommends APPROVAL, authorizing the Director of Community Development to have final approval of the landscape and tree protection plan after all review processes are complete and before any permits are issued with following four (4) conditions:

1. **All landscaping shall be maintained along the frontage of Colvin Drive and Davis Lake Road.**
2. **The required buffers shall be undisturbed; however, if the buffer is inadequate, additional planting shall be required to screen the development from residential uses.**
3. **A detailed landscaping plan shall be submitted. The Director of Community Development shall have final approval of the plan prior to the issuance of any permits.**
4. **Landscaping shall exceed the minimum requirements of the ordinance by including heavy landscaping throughout the entire site.**

ORDINANCE NO. 20-07-03A

AN ORINANCE TO AUTHORIZE THE APPROVAL OF A LANDSCAPE AND TREE REPLACEMENT PLAN FOR "PROJECT RED"; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, GBLG Development, LLC of Indianapolis, Indiana, (the "Applicant") is developing an industrial project on 80,456 +/- acres of land located along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway, in Land Lot 217 of the 2nd District, Locust Grove, Georgia (the "Property"); and,

WHEREAS, the Locust Grove Mayor and City Council (the "Council") approved *Ordinance No. 07-09-082 and 07-09-081* on September 4, 2007, which rezoned the subject properties to M-1 (light manufacturing) with conditions contained in Exhibit "B" of said ordinances; and,

WHEREAS, the City Municipal code requires the Applicant to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting; and,

WHEREAS, the Locust Grove Community Development Department (the "Staff") received a preliminary landscape plan entitled *Project Red* prepared for GBLG Development, LLC, dated May 15, 2020, by Curt Aldridge Jackson, Georgia Registered Landscape Architect (#LA001787) of Eberly & Associates (the "Plan") which is attached hereto as Exhibit A; and,

WHEREAS, the Plan incorporates approximately 73.24 acres of net area subject to tree density and attached hereto; and,

WHEREAS, the Plan has been reviewed by Staff who have concluded the plantings are congruent with sound planting practices for long-term sustainability and water resource management as recommended by the Georgia Cooperative Extension; and,

WHEREAS, the Locust Grove City Council reviewed the Plan, during a Workshop Meeting on June 15, 2020; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCUST GROVE:

SECTION 1 – The City of Locust Grove hereby accepts the landscape and tree replacement plan entitled *Project Red – Locust Grove, GA*, dated May 15, 2020.

SECTION 2 – The Property is subject to the conditions contained in Exhibit B attached hereto and incorporated herein by reference.

SECTION 3 – That this Resolution shall be effective immediately.

SO RESOLVED this 6th day of July 2020.


ROBERT S. PRICE, Mayor

ATTEST:


MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

**_____
City Attorney**

TP3.0

19-095

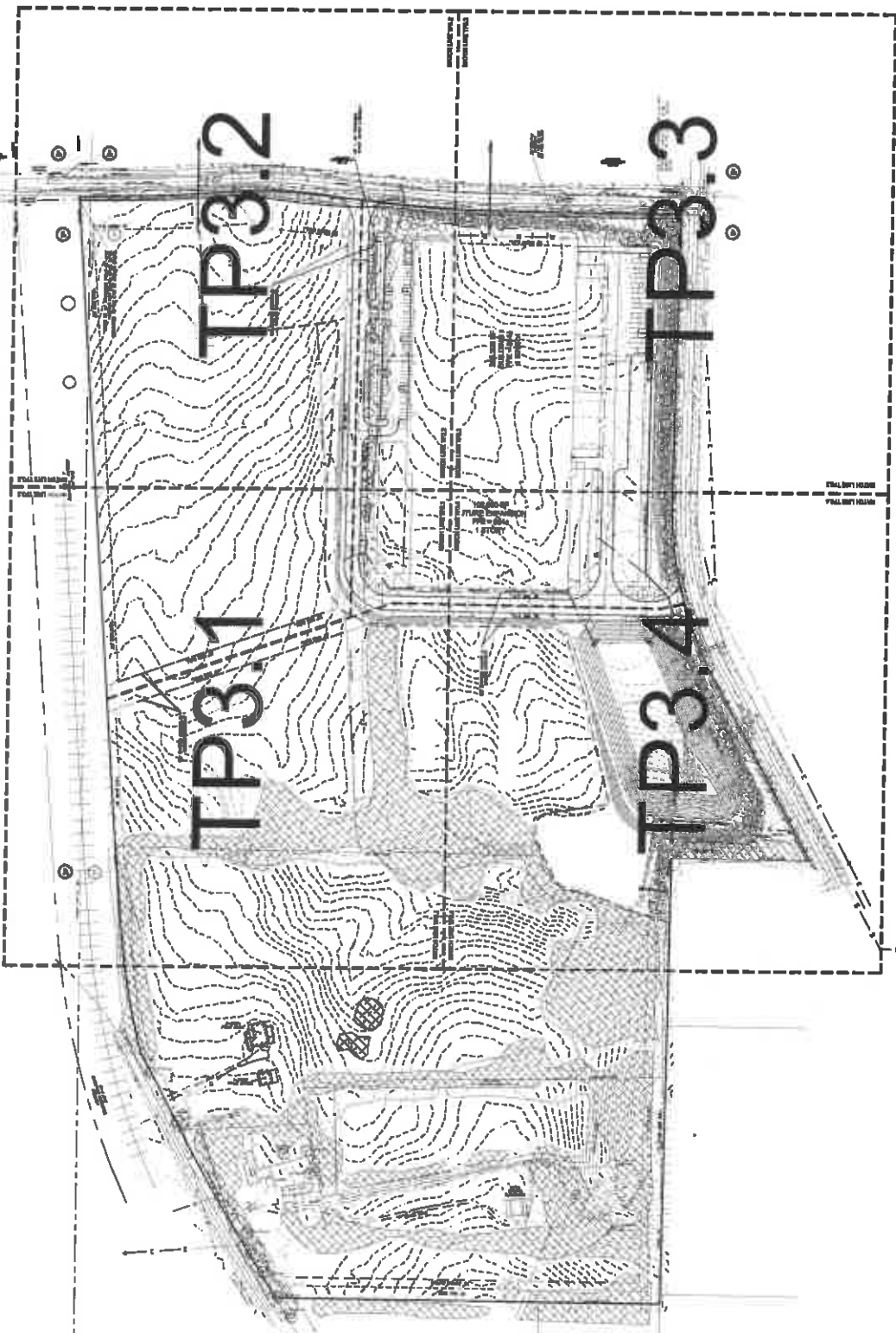
PROJECT NO.	19-095
SHEET NO.	TP3.0
DATE	10/15/2019
PROJECT NAME	Overall Tree Replacement Plan
PROJECT ADDRESS	Land Lot 217 & 232, Locust Grove, Georgia
SCALE	AS SHOWN

PROJECT: PROJECT RED
LAND LOT 217 & 232
AND DISTRICT
LOCUST GROVE, GEORGIA



NOTES:

1. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE GEORGIA TREE CARE ACT (G.T.C.A.) AND THE NATIONAL TREE CARE ASSOCIATION (N.T.C.A.) STANDARDS.
2. ALL TREE REMOVALS SHALL BE PERFORMED BY A LICENSED TREE CARE PROFESSIONAL.
3. ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS.
4. ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.



TP3.1

19-095

PROJECT NAME	19-095
PROJECT NUMBER	19-095
DATE	08/20/20
SCALE	1" = 40'
DRAWN BY	J. GOSWAMI
CHECKED BY	J. GOSWAMI
DATE	08/20/20

PROJECT: LAND LOT 217 & 228, LOCUST GROVE, GEORGIA



LANDSCAPE DESIGN

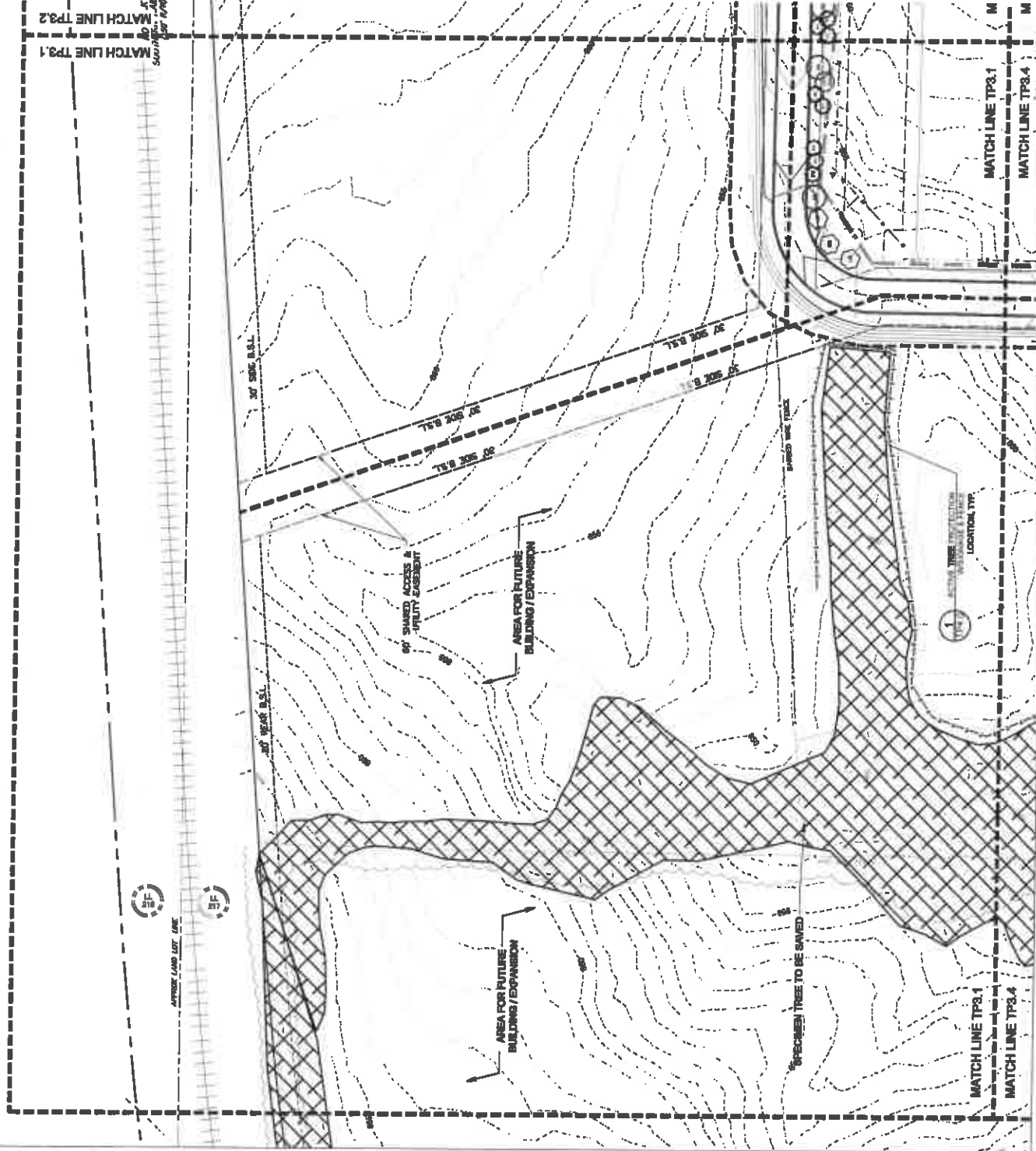
- CONCEPT DESIGN
- PRELIMINARY DESIGN
- FINAL DESIGN
- CONSTRUCTION ADMINISTRATION

EXTRAORDINARY DESIGN
FOR THE LANDSCAPE



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY
1	(Symbol)	...	...
2	(Symbol)	...	...
3	(Symbol)	...	...
4	(Symbol)	...	...
5	(Symbol)	...	...
6	(Symbol)	...	...
7	(Symbol)	...	...
8	(Symbol)	...	...
9	(Symbol)	...	...
10	(Symbol)	...	...
11	(Symbol)	...	...
12	(Symbol)	...	...
13	(Symbol)	...	...
14	(Symbol)	...	...
15	(Symbol)	...	...
16	(Symbol)	...	...
17	(Symbol)	...	...
18	(Symbol)	...	...
19	(Symbol)	...	...
20	(Symbol)	...	...
21	(Symbol)	...	...
22	(Symbol)	...	...
23	(Symbol)	...	...
24	(Symbol)	...	...
25	(Symbol)	...	...
26	(Symbol)	...	...
27	(Symbol)	...	...
28	(Symbol)	...	...
29	(Symbol)	...	...
30	(Symbol)	...	...



TREE REPLACEMENT	
SCALE	1" = 20'
DATE	11/19/19
PROJECT NUMBER	19-095
PROJECT NAME	SCORED - GENDER COMMERCE CENTER
DATE	11/19/19
SCALE	1" = 20'

PROJECT NO. 19-095
SHEET NO. TP3.2

PROJECT: PROJECT RED
LAND LOT 217 & 222
3RD DISTRICT
LOCUST GROVE, GEORGIA



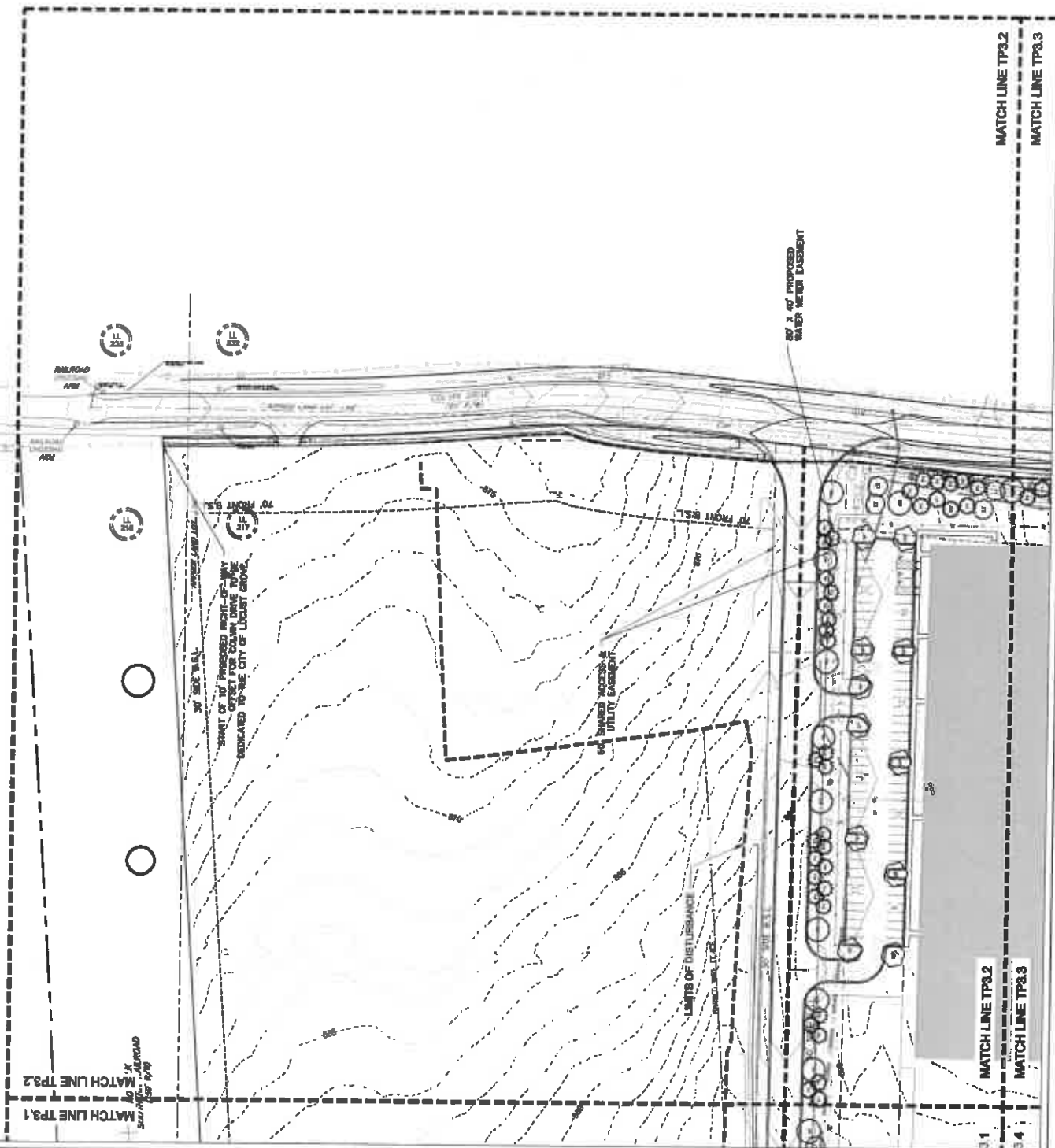
LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE TO BE REMOVED
- PROPOSED TREE TO BE PRESERVED
- PROPOSED TREE TO BE REPLANTED
- PROPOSED TREE TO BE MAINTAINED
- PROPOSED TREE TO BE MONITORED
- PROPOSED TREE TO BE REMOVED AND REPLANTED
- PROPOSED TREE TO BE MAINTAINED AND MONITORED
- PROPOSED TREE TO BE MAINTAINED AND REPLANTED
- PROPOSED TREE TO BE MAINTAINED AND MONITORED AND REPLANTED



PLANT SCHEDULE

1	1" DBH	10'	10'
2	2" DBH	10'	10'
3	3" DBH	10'	10'
4	4" DBH	10'	10'
5	5" DBH	10'	10'
6	6" DBH	10'	10'
7	7" DBH	10'	10'
8	8" DBH	10'	10'
9	9" DBH	10'	10'
10	10" DBH	10'	10'
11	11" DBH	10'	10'
12	12" DBH	10'	10'
13	13" DBH	10'	10'
14	14" DBH	10'	10'
15	15" DBH	10'	10'
16	16" DBH	10'	10'
17	17" DBH	10'	10'
18	18" DBH	10'	10'
19	19" DBH	10'	10'
20	20" DBH	10'	10'
21	21" DBH	10'	10'
22	22" DBH	10'	10'
23	23" DBH	10'	10'
24	24" DBH	10'	10'
25	25" DBH	10'	10'
26	26" DBH	10'	10'
27	27" DBH	10'	10'
28	28" DBH	10'	10'
29	29" DBH	10'	10'
30	30" DBH	10'	10'



TP3.3

19-085

TREE REPLACEMENT PLAN

SCALE	1" = 50'
DRAWN BY	7
CHECKED BY	8
PROJECT NUMBER	K. KENNER
DATE	08/19/2015
BY	
DATE	
BY	
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BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

PROJECT RED
LAND LOT 217 & 232
LOCUST GROVE, GEORGIA



LANDSCAPE ARCHITECTURE
LAWRENCE T. KENNER
305 HUNTER ROAD SUITE 200
ALBANY, GEORGIA 31707
PH: 478.289.1111
WWW.LTKENNER.COM
LICENSE # 11500
L.A.S. 11500



GRAPHIC SCALE
1" = 50'

PLANT SCHEDULE

1	10' ROUND TOP CYPRESS
2	10' ROUND TOP CYPRESS
3	10' ROUND TOP CYPRESS
4	10' ROUND TOP CYPRESS
5	10' ROUND TOP CYPRESS
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97	10' ROUND TOP CYPRESS
98	10' ROUND TOP CYPRESS
99	10' ROUND TOP CYPRESS
100	10' ROUND TOP CYPRESS



TP3.4

19-095

DATE	02/18/20
SCALE	1" = 100'
PROJECT NUMBER	19-095
DATE	02/18/20
SCALE	1" = 100'
PROJECT NUMBER	19-095
DATE	02/18/20

PROJECT RED
 LAND LOT 217 & 232
 2ND DISTRICT
 LOCUST GROVE, GEORGIA



LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE
 PLANNING
 DESIGN
 CONSTRUCTION ADMINISTRATION

TRAVIS W. HENRY
 LICENSE NO. 11794



PLANT SCHEDULE

1	1" DB	WATER OAK
2	2" DB	WATER OAK
3	3" DB	WATER OAK
4	4" DB	WATER OAK
5	5" DB	WATER OAK
6	6" DB	WATER OAK
7	8" DB	WATER OAK
8	10" DB	WATER OAK
9	12" DB	WATER OAK
10	14" DB	WATER OAK
11	16" DB	WATER OAK
12	18" DB	WATER OAK
13	20" DB	WATER OAK
14	24" DB	WATER OAK
15	30" DB	WATER OAK
16	36" DB	WATER OAK
17	42" DB	WATER OAK
18	48" DB	WATER OAK
19	54" DB	WATER OAK
20	60" DB	WATER OAK
21	66" DB	WATER OAK
22	72" DB	WATER OAK
23	78" DB	WATER OAK
24	84" DB	WATER OAK
25	90" DB	WATER OAK
26	96" DB	WATER OAK
27	102" DB	WATER OAK
28	108" DB	WATER OAK
29	114" DB	WATER OAK
30	120" DB	WATER OAK
31	126" DB	WATER OAK
32	132" DB	WATER OAK
33	138" DB	WATER OAK
34	144" DB	WATER OAK
35	150" DB	WATER OAK
36	156" DB	WATER OAK
37	162" DB	WATER OAK
38	168" DB	WATER OAK
39	174" DB	WATER OAK
40	180" DB	WATER OAK
41	186" DB	WATER OAK
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43	198" DB	WATER OAK
44	204" DB	WATER OAK
45	210" DB	WATER OAK
46	216" DB	WATER OAK
47	222" DB	WATER OAK
48	228" DB	WATER OAK
49	234" DB	WATER OAK
50	240" DB	WATER OAK
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53	258" DB	WATER OAK
54	264" DB	WATER OAK
55	270" DB	WATER OAK
56	276" DB	WATER OAK
57	282" DB	WATER OAK
58	288" DB	WATER OAK
59	294" DB	WATER OAK
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61	306" DB	WATER OAK
62	312" DB	WATER OAK
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67	342" DB	WATER OAK
68	348" DB	WATER OAK
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70	360" DB	WATER OAK
71	366" DB	WATER OAK
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85	450" DB	WATER OAK
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87	462" DB	WATER OAK
88	468" DB	WATER OAK
89	474" DB	WATER OAK
90	480" DB	WATER OAK
91	486" DB	WATER OAK
92	492" DB	WATER OAK
93	498" DB	WATER OAK
94	504" DB	WATER OAK
95	510" DB	WATER OAK
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98	528" DB	WATER OAK
99	534" DB	WATER OAK
100	540" DB	WATER OAK

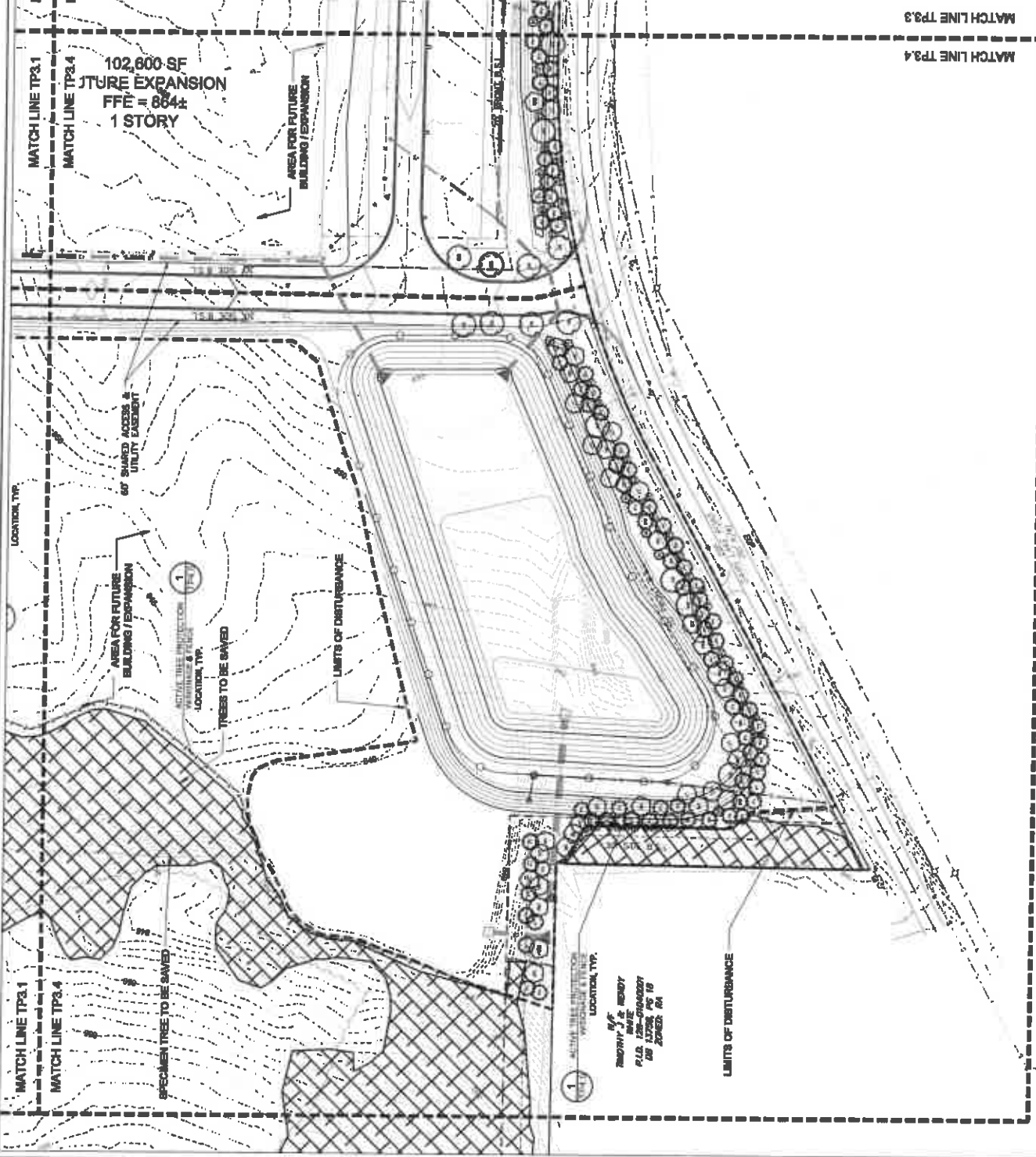


EXHIBIT "C-1"

ARC DRI REVIEW

AUG 3, 2020 Vers.



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: February 25, 2019

ARC REVIEW CODE: R1902051

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.

Name of Proposal: 75 South Logistics Center (DRI 2867)

Submitting Local Government: City of Locust Grove

Review Type: DRI

Date Opened: February 5, 2019

Date Closed: February 25, 2019

Description: This DRI is on approximately 179 acres in the City of Locust Grove, east of SR 42 and the Norfolk Southern rail line, south of Pine Grove Road, and west of Davis Lake Road. The site is bisected by Colvin Drive. The project consists of 2,615,250 SF of warehouse/distribution space in two buildings, one on each side of Colvin Drive. Site access is proposed via six driveways (essentially three intersections) on Colvin Drive and three driveways on Pine Grove Road, all between the rail line and Davis Lake Road. The estimated full buildout year is 2023 (2021 for the first phase, south of Colvin Drive). The local trigger for this review is a rezoning application for the first phase, south of Colvin Drive.

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 and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments.

This DRI manifests certain aspects of regional policy. The plan contemplates a warehouse/distribution facility, supporting regional economic development. It also offers the potential for efficiencies and connectivity in intraregional, interregional and interstate freight movement given its access to SR 42 and, ultimately, I-75 to the west - and its proximity to nearby warehousing and industrial areas, particularly to the northwest along SR 42 and King Mill Road and along SR 155. Finally, the DRI plan proposes site access from multiple existing roadways, preventing a cul-de-sac or pod configuration.

The project can further support The Atlanta Region's Plan in general by incorporating 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. This is particularly important given the project's location in the Tussahaw Creek Watershed, a small (less than 100 square mile) public water supply watershed. More detailed comments on water resources are attached to this report. 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.

In addition, the development team should ensure that Pine Grove Road is improved to accommodate the DRI project traffic, especially trucks, as shown on the submitted site plan. These improvements also include upgrades - at minimum, a new signal and gate arms - to the railroad crossing on Pine Grove Road. Finally, the

applicant/development team, City of Locust Grove, Henry County DOT and GDOT will need to continue coordination regarding the planned improvements, shown on the site plan, to the intersections of both SR 42 at Colvin Dr. and SR 42 at Pine Grove Rd.

The intensity of this DRI generally falls within with the ARC RDG's recommended development parameters for Developing Suburbs. In terms of land use, the project is in a part of the region that is experiencing demand for warehouse/distribution development. The site is in relatively close proximity to existing warehouse/distribution uses to the northwest, along SR 42 and King Mill Road and along SR 155. However, many areas near the site, especially to the immediate west, north, east, and southeast, are unlike this DRI - in that they are predominated by single family residential uses, small homesteads, and undeveloped or forested land. This includes areas and properties outside the City of Locust Grove's jurisdiction, e.g., unincorporated Henry County directly to both the north and east of the project site. Along those lines, ARC's understanding is that Phase II of this DRI (north of Colvin Dr.) was annexed into Locust Grove in late 2018 but cannot be proposed for rezoning to a classification that allows warehouse/industrial development until late 2019. In view of all of these factors, it will be critical for City leadership and staff, along with the development team, to collaborate to the greatest extent possible to ensure maximum sensitivity to nearby local governments, neighborhoods, natural resources and land uses.

Additional ARC staff comments related to transportation and water resources, along with external comments received from contacted parties during the review period, are attached to this report. Of note are the following:

- As mentioned above, this DRI is in the Tussahaw Creek small water supply watershed. Locust Grove has a watershed protection ordinance for water supply watersheds in the City, including Tussahaw Creek. All development in the Tussahaw Creek Watershed, including this DRI, is subject to all applicable requirements of the City of Locust Grove Watershed District Ordinance as specified in the City Code.
- As mentioned above, continued coordination will be required regarding planned improvements, shown on the site plan, to the intersections of SR 42 at Colvin Dr. and SR 42 at Pine Grove Rd. GDOT District 3 comments, received during the review, indicate that the new signal at SR 42 and Colvin Dr., proposed by the DRI applicant, will not meet signal warrants and therefore will not be signalized.
- GDOT Aviation division comments include the note that, while the DRI does not appear to impact any civil airport, an FAA Form 7460-1 must be submitted no later than 120 days prior to construction if any construction equipment will reach 200 feet above ground or higher.

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-parcelling 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 NATURAL RESOURCES
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF HAMPTON
THREE RIVERS REGIONAL COMMISSION
CITY OF JENKINSBURG

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA SOIL & WATER CONSERVATION COMMISSION
CITY OF LOCUST GROVE
BUTTS COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GEORGIA REGIONAL TRANSPORTATION AUTHORITY
HENRY COUNTY
CITY OF McDONOUGH
SPALDING COUNTY

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



Developments of Regional Impact

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

DRI #2867

**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: **City of Locust Grove**
 Individual completing form: **Bert Foster**
 Telephone: **770-692-2322**
 E-mail: **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: **78 South Logistics Center**
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): **Colvin Drive at Davis Lake Road**
 Brief Description of Project: **2,616,250 SF of industrial warehouse (Building 1 = 1,261,250 SF and Building 2 = 1,394,000 SF)**

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): **2 buildings totaling 2,616,250 SF**

Developer: **TC Atlanta Development, Inc.**

Mailing Address: **3280 Peachtree Road**

Address 2: **Suite 1400**

City: **Atlanta** State: **GA** Zip: **30306**

Telephone: **404-573-3087**

Email: **oaeagan@trammellorow.com**

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

If yes, property owner: **Various individuals**

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

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?
Estimated Project Completion This project/phase: Spring 2020
Dates: Overall project: Spring 2020

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Developments of Regional Impact

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DRI #2867

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: City of Locust Grove
 Individual completing form: Bert Foster
 Telephone: 770-882-2322
 Email: bfoster@locustgrove-ga.gov

Project Information

Name of Proposed Project: 75 South Logistics Center
 DRI ID Number: 2867
 Developer/Applicant: TC Atlanta Development, Inc. ATTN: Chris Eagan
 Telephone: 404-823-1270
 Email(s): ceagan@trammellrow.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: \$104,810,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,138,300

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): Approximately 10 single-family homes and associated structures. Approximate square footage: 31,776 sq

Water Supply

Name of water supply: Henry County Water Authority

provider for this site:

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.033 MGD (32,800 GPD)

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?

Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County Water Authority*

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.033 MGD (32,800 GPD)

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: * per the current Service Delivery Strategy, HCWA has first rights to serve site with sewer if they are unable to deliver sewer within one year, then the City can provide it.

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? Approximately 1.25 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.) Peak Hour AM 281 In and 78 Out; Peak Hour PM 92 In and 280 Out

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: See CALYX Engineers prepared Traffic Impact Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1788 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 60%

is projected to be impervious surface once the 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: Five detention ponds are proposed to mitigate the stormwater impacts

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: Wetlands will be delineated and protected as required by local ordinances (25' undisturbed buffers)

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Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, February 5, 2019 3:42 PM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Robinson, Joseph
Subject: RE: ARC DRI Review Notification - 75 South Logistics Center (DRI 2867)
Attachments: ARC Preliminary Report - 75 South Logistics Center DRI 2867.pdf

Andrew,

The proposed development consisting of 2,615,250 SF of warehouse/distribution space in two buildings, is in the City of Locust Grove, east of SR 42 and the Norfolk Southern rail line, south of Pine Grove Road, and west of Davis Lake Road. It is located more than 9 miles from any civil airport and is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any civil airport.

However, if any construction equipment reaches 200' above ground or higher, 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.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs
600 West Peachtree Street NW
Atlanta, GA, 30308
404.660.3394 cell

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Tuesday, February 5, 2019 3:23 PM
To: VanDyke, Cindy <cyvandyke@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>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Daniel, Jeremy <jedaniel@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; nongame.review@dnr.ga.gov; kclark@gefa.ga.gov; gaswcc.swcd@gaswcc.ga.gov; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Daunte Gibbs (dauntegibbs@co.henry.ga.us) <dauntegibbs@co.henry.ga.us>; Stacey Jordan <sjordan@co.henry.ga.us>; David Simmons <dsimmons@co.henry.ga.us>; Rodney C. Heard <RHeard@McDonoughGa.org>; cconey@hamptonga.gov;

Andrew Smith

From: Daniel, Jeremy <jedaniel@dot.ga.gov>
Sent: Wednesday, February 6, 2019 9:27 AM
To: Andrew Smith
Cc: Baxley, Chance; Peek, Tyler
Subject: RE: ARC DRI Review Notification - 75 South Logistics Center (DRI 2867)

Andrew,

We have reviewed the DRI report. The only comment we have is that on the layout it shows a new signalized intersection being installed at the intersection of Colvin Dr. and SR 42. This intersection will not meet signal warrants and therefore will not be signalized. We recommend removing this note from the layout.

Jeremiah Daniel, P.E.
Assistant District Traffic Engineer



District 3
115 Transportation Blvd
Thomaston, GA, 30286
706.646.7513 office

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Tuesday, February 5, 2019 3:23 PM
To: VanDyke, Cindy <cyvandyke@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>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Daniel, Jeremy <jedaniel@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; nongame.review@dnr.ga.gov; kclark@gefa.ga.gov; gaswcc.swcd@gaswcc.ga.gov; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Daunte Gibbs (dauntegibbs@co.henry.ga.us) <dauntegibbs@co.henry.ga.us>; Stacey Jordan <sjordan@co.henry.ga.us>; David Simmons <dsimmons@co.henry.ga.us>; Rodney C. Heard <RHeard@McDonoughGa.org>; cconey@hamptonga.gov; patw@hamptonga.gov; daryld@hamptonga.gov; dmckay@cityofhampton-ga.gov; Jeannie Brantley <jbrantley@threeriversrc.com>; ksutton@threeriversrc.com; clawson@buttscounty.org; 'cjones@CityofJenkinsburg.com' <cjones@CityofJenkinsburg.com>; 'cjacobs@spaldingcounty.com' <cjacobs@spaldingcounty.com>; 'bfoster@locustgrove-ga.gov' <bfoster@locustgrove-ga.gov>; Tim Young <TYoung@locustgrove-ga.gov>; Eagen, Chris @ Atlanta <CEagen@trammellcrow.com>; dfredrick@trammellcrow.com; Randy Parker <rparker@calyxengineers.com>; John Karnowski <jkarnowski@calyxengineers.com>; nearly@calyxengineers.com; lmaloney@eberly.net; Brian Brumfield <bbrumfield@eberly.net>
Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander

Andrew Smith

From: McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>
Sent: Monday, February 11, 2019 10:32 AM
To: Andrew Smith
Cc: Peevy, Phillip M.; Robinson, Charles A.; DeNard, Paul
Subject: FW: ARC DRI Review Notification - 75 South Logistics Center (DRI 2867)
Attachments: DRI 2867 Map.PNG

Andrew,

GDOT Planning has reviewed the 75 South Logistics Center (DRI 2867) Preliminary report and show no additional GDOT projects, other than those already mentioned in the report.

For further information that may be needed concerning this review, please contact Johnathan G. McLoyd at 404-631-1774 or jomclloyd@dot.ga.gov.

Johnathan G. McLoyd
Transportation Planner Associate



Office of Planning
One Georgia Center
600 West Peachtree Street, 5th Floor
Atlanta, GA, 30308
404.631.1774 office

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Tuesday, February 5, 2019 3:23 PM
To: VanDyke, Cindy <cyyandyke@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>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Daniel, Jeremy <jedaniel@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; nongame.review@dnr.ga.gov; kclark@gefa.ga.gov; gaswcc.swcd@gaswcc.ga.gov; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Daunte Gibbs (dauntegibbs@co.henry.ga.us) <dauntegibbs@co.henry.ga.us>; Stacey Jordan <sjordan@co.henry.ga.us>; David Simmons <dsimmons@co.henry.ga.us>; Rodney C. Heard <RHeard@McDonoughGa.org>; cconey@hamptonga.gov; patw@hamptonga.gov; daryld@hamptonga.gov; dmckay@cityofhampton-ga.gov; Jeannie Brantley <jbrantley@threeriversrc.com>; ksdutton@threeriversrc.com; clawson@buttscounty.org

75 SOUTH LOGISTICS CENTER DRI #2867
City of Locust Grove
Natural Resources Group Review Comments

January 29, 2019

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located entirely within the Tussahaw 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 Tussahaw Creek. All development in the Tussahaw 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) 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 #2867
DRI Title 75 South Logistics Center
County Henry County
City (if applicable) Locust Grove
Address / Location SR 42 at Colvin Drive and Pine Grove Road

Proposed Development Type:

A 2,615,250 sq ft warehouse/distribution center

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 January 30, 2019

TRAFFIC STUDY

Prepared by Calyx Engineering
Date January 22, 2019

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)*

Programmed projects are listed on page 5 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 project proposes 6 drive access points, 3 on Colvin Drive and 3 on Pine Grove Road. Both are local roads.

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 access from Colvin Drive and Pine Grove Road, both local roads.

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) [Click here to enter name of operator\(s\).](#)

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)
<input type="checkbox"/> 0.15 to 0.50 mile
<input type="checkbox"/> 0.50 to 1.00 mile |
| Walking Access* | <input type="checkbox"/> Sidewalks and crosswalks provide connectivity
<input type="checkbox"/> Sidewalk and crosswalk network is incomplete
<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
<input type="checkbox"/> Low volume and/or low speed streets provide connectivity
<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*)

Adjacent parcels may be accessed by local road.

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)

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)

[Click here to provide comments.](#)

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)

Access points are shared by freight and automobile traffic

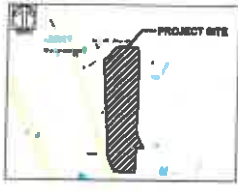
14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- 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):

None

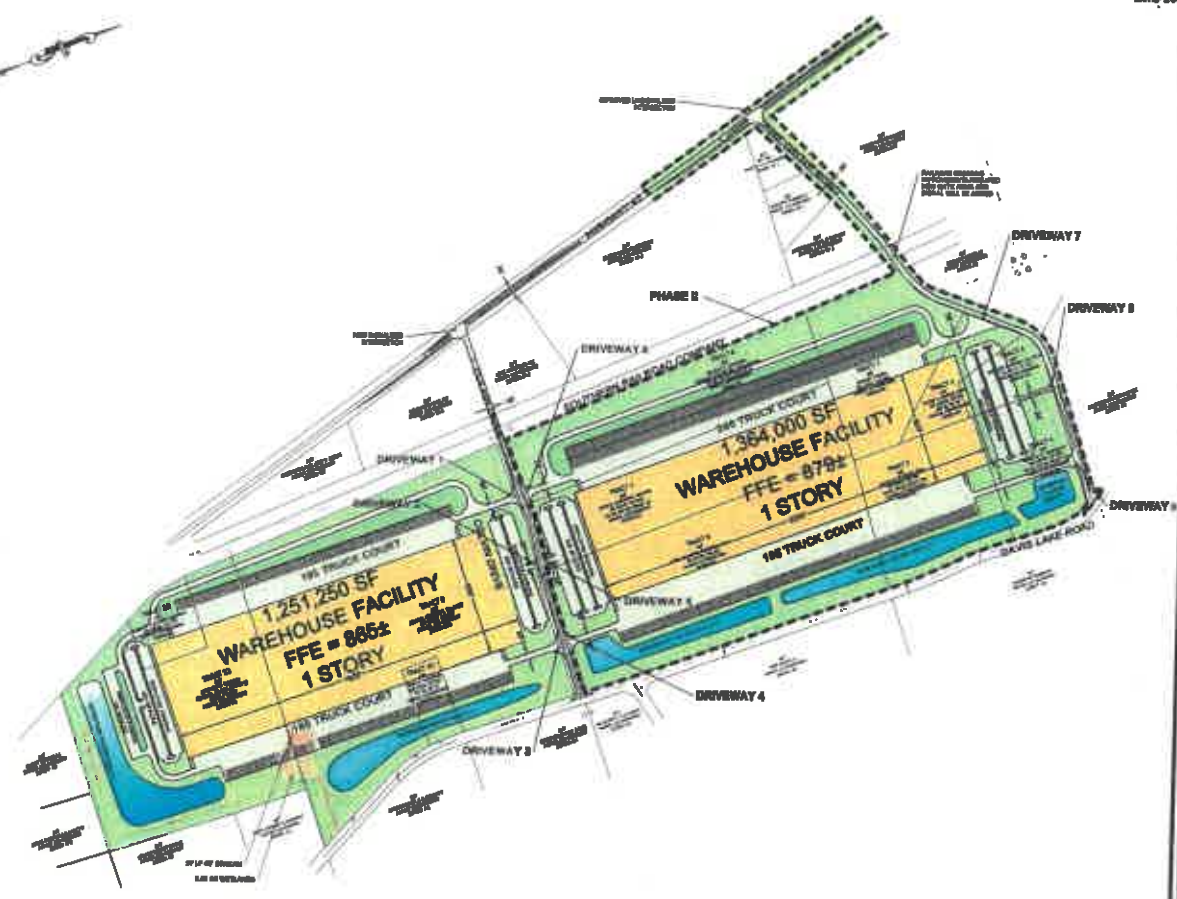


VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ADDRESS	75 S. WILKINSON BLVD LOCUST GROVE, GA 30600	ACRES	64.76 AC 61.48 AC
LOCATION	STREET: LOCUST GROVE PARCEL ID: 15-00000001, 15-00000002, 15-00000003, 15-00000004, 15-00000005, 15-00000006, 15-00000007, 15-00000008, 15-00000009, 15-00000010, 15-00000011, 15-00000012, 15-00000013, 15-00000014, 15-00000015, 15-00000016, 15-00000017, 15-00000018, 15-00000019, 15-00000020, 15-00000021, 15-00000022, 15-00000023, 15-00000024, 15-00000025, 15-00000026, 15-00000027, 15-00000028, 15-00000029, 15-00000030, 15-00000031, 15-00000032, 15-00000033, 15-00000034, 15-00000035, 15-00000036, 15-00000037, 15-00000038, 15-00000039, 15-00000040, 15-00000041, 15-00000042, 15-00000043, 15-00000044, 15-00000045, 15-00000046, 15-00000047, 15-00000048, 15-00000049, 15-00000050, 15-00000051, 15-00000052, 15-00000053, 15-00000054, 15-00000055, 15-00000056, 15-00000057, 15-00000058, 15-00000059, 15-00000060, 15-00000061, 15-00000062, 15-00000063, 15-00000064, 15-00000065, 15-00000066, 15-00000067, 15-00000068, 15-00000069, 15-00000070, 15-00000071, 15-00000072, 15-00000073, 15-00000074, 15-00000075, 15-00000076, 15-00000077, 15-00000078, 15-00000079, 15-00000080, 15-00000081, 15-00000082, 15-00000083, 15-00000084, 15-00000085, 15-00000086, 15-00000087, 15-00000088, 15-00000089, 15-00000090, 15-00000091, 15-00000092, 15-00000093, 15-00000094, 15-00000095, 15-00000096, 15-00000097, 15-00000098, 15-00000099, 15-00000100	YEAR	2018
BUILDING	1. 1,251,250 SF 2. 1,364,000 SF	USE	WAREHOUSE
OWNER	TRUCK COURT DEVELOPMENT, LLC	DESIGNER	E&A

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).



DRI SITE PLAN
75 SOUTH LOGISTICS CENTER
CITY OF LOCUST GROVE, HENRY COUNTY, GA
JANUARY 16, 2019

CLIENT: TRUCK COURT DEVELOPMENT, LLC
DESIGNER: E&A
PROJECT NO.: 18-000
DRAWING NO.: DWG 0007

REVISIONS:	DATE:	BY:	CHKD. BY:

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

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).

APPROVED:

PROJECT MANAGER



EXHIBIT "C-2"

GRTA NOTICE OF DECISION RELATED TO DRI

AUG 3, 2020 Vers.



REVISED NOTICE OF DECISION

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

Al Nash, GRTA
Bob Voyles, GRTA

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

From: Christopher Tomlinson, GRTA Executive Director

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

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

Date: April 16, 2019

Re: DRI 2867 75 South Logistics Center

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

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

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

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

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

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

DocuSigned by:

6409E9A85D48478...

Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Proposed General Improvement for GRTA Notice of Decision:

None.

Proposed Road Improvements for GRTA Notice of Decision:

Phase 1: 2021

Bill Gardner Pkwy at SR 42

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

OR

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

Phase 2: 2023

Pine Grove Road at SR 42

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

Attachment B – Required Elements of the DRI Plan of Development

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

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

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

Attachment C – Required Improvements to Serve the DRI

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

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

Section 1:

Phase 1: 2021

Bill Gardner Pkwy at SR 42

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

OR

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

Phase 2: 2023

Pine Grove Road at SR 42

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

Section 2:

Colvin Drive at SR 42

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

Bethlehem Road/Michaels Drive at SR 42

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

Market Place Boulevard at SR 42

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

EXHIBIT "D-1"

MASTER DEVELOPMENT PLAN – ARC

AUG 3, 2020 Vers.

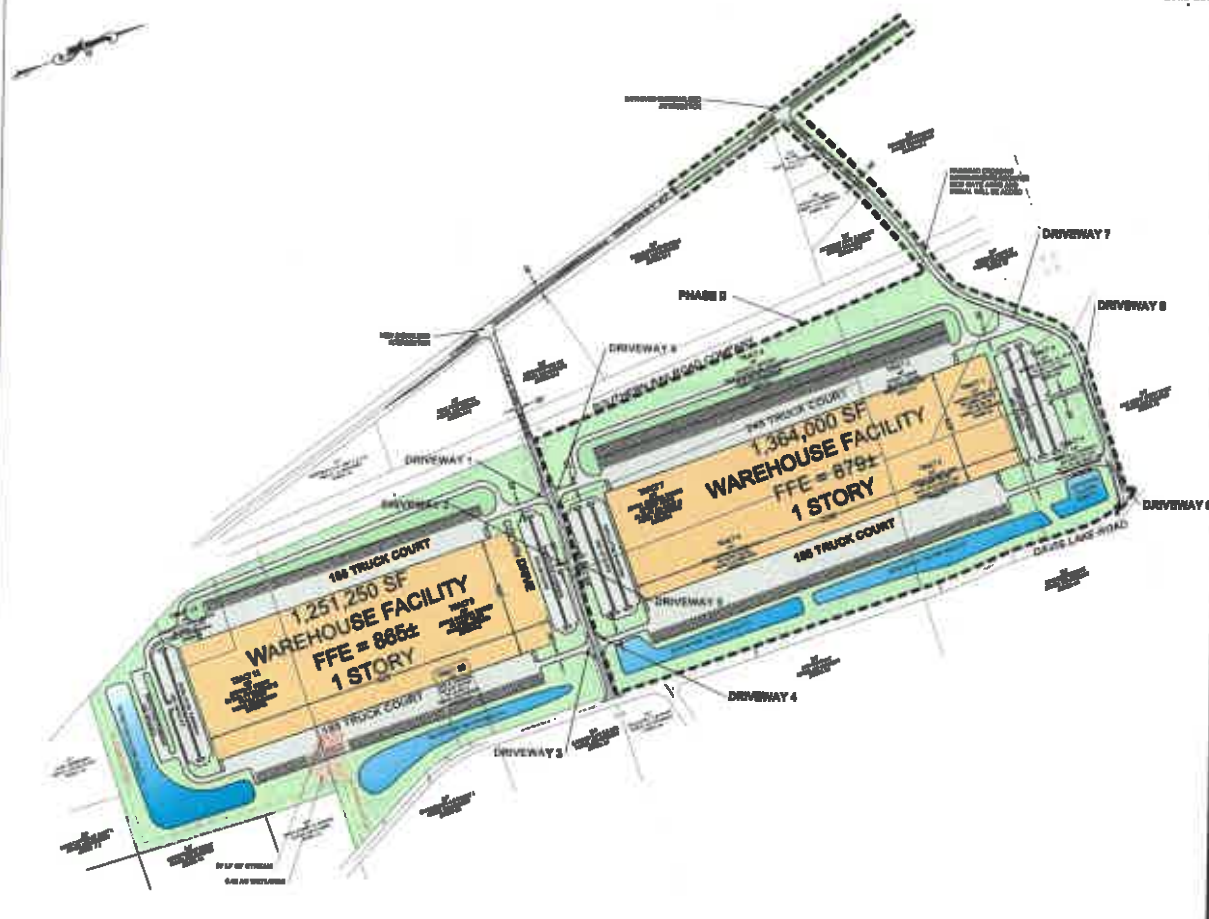


VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ACREAGE	TOTAL	4170.94 AC.
	STREAM & WETLAND BUFFER	41.42 AC.
LOCATION	STREET	CHRYSLER DRIVE
	ADDRESS	LOCUST GROVE, GA
	PARCEL ID	128-0230000
	APNs	127-0000000, 128-0100000, 128-0100000, 127-0200000, 127-0200000, 127-0200000, 127-0200000, 127-0200000, 127-0200000, 127-0200000, 127-0200000
YIELD	BUILDING COVER	22.8%
	IMPERVIOUS COVER	62.4%
	COEFFICIENT	51.4%
	IMPVT	14.818 SF/ACRE
BUILDINGS	BUILDING 1	1,251,250 S.F.
	BUILDING 2	1,364,000 S.F.
	TOTAL	2,615,250 S.F.
PARKING	PARKING SPACES	~1700
	LOADING DOCKS	232
	TRUCK STORAGE (INDICATED)	4000
SEWER	SEWER DEMAND	22,000 LPD
	WATER DEMAND	26,000 GPD

- ADDITIONAL SITE DATA**
- THIS PLAN SHALL BE SUBJECT TO ANY AND ALL CITY ORDINANCES, REGULATIONS, AND ORDINANCES THAT MAY BE APPLICABLE TO THIS PROJECT.
 - THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
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 - THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.



DESIGNER
 TRANSMILL GROW COMPANY
 2000 PLYMOUTH ROAD
 SUITE 100
 JONESBORO, GA 30213
 CONTACT: CHRIS BARRIS
 (604) 972-3067

75 SOUTH LOGISTICS CENTER
CITY OF LOCUST GROVE, HENRY COUNTY, GA
 DMI SITE PLAN
 JANUARY 14, 2019

DATE	DESCRIPTION
01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING
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01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING
01/14/19	ISSUED FOR PERMITTING

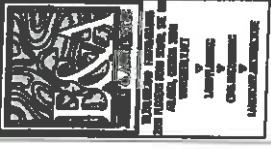
CLIENT
 TRANSMILL GROW COMPANY
 2000 PLYMOUTH ROAD
 SUITE 100
 JONESBORO, GA 30213
 CONTACT: CHRIS BARRIS
 (604) 972-3067



EXHIBIT "D-2"

MASTER DEVELOPMENT PLAN – MODIFICATION PLAN

AUG 3, 2020 Vers.



PROJECT
GARDNER COMMERCE
CENTER
LAND LOT 817 & 828
8ND DISTRICT
LOCUST GROVE, GEORGIA

LAYOUT & STAGING PLAN
DATE: 04/28/2020
DRAWN BY: J. ANDERSON
SCALE: 1" = 40'
SHEET NO.: 19-095

PROJECT NO. 19-095
SHEET NO. C3.0

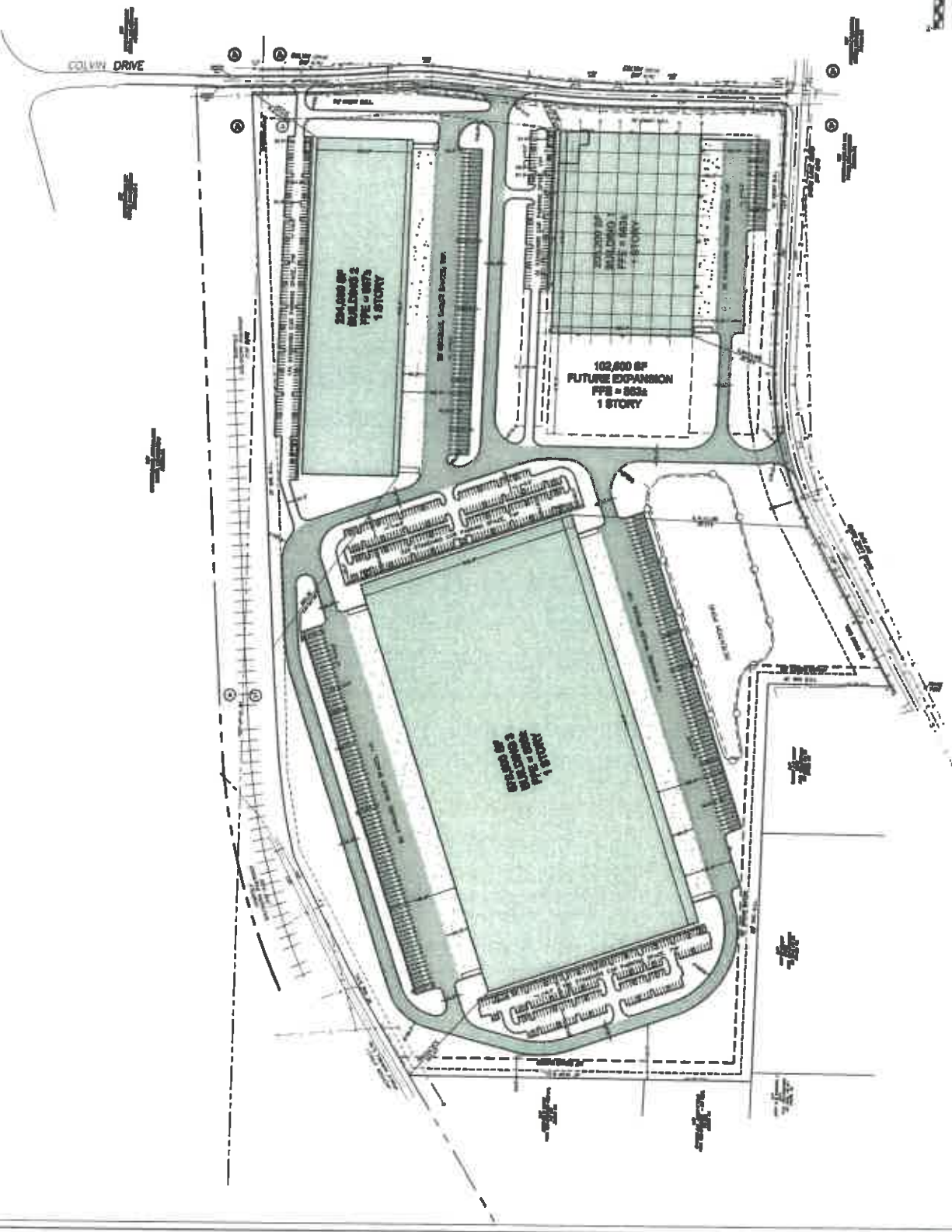
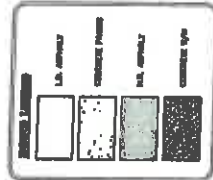


EXHIBIT "E"

COLVIN DRIVE IMPROVEMENTS PLAN

AUG 3, 2020 Vers.

18-085

PROJECT NO.	18-085
PROJECT NAME	COLVIN DRIVE EXHIBIT
DATE	04/29/20
SCALE	1" = 30'
DRAWN BY	R. BROWN
CHECKED BY	R. BROWN

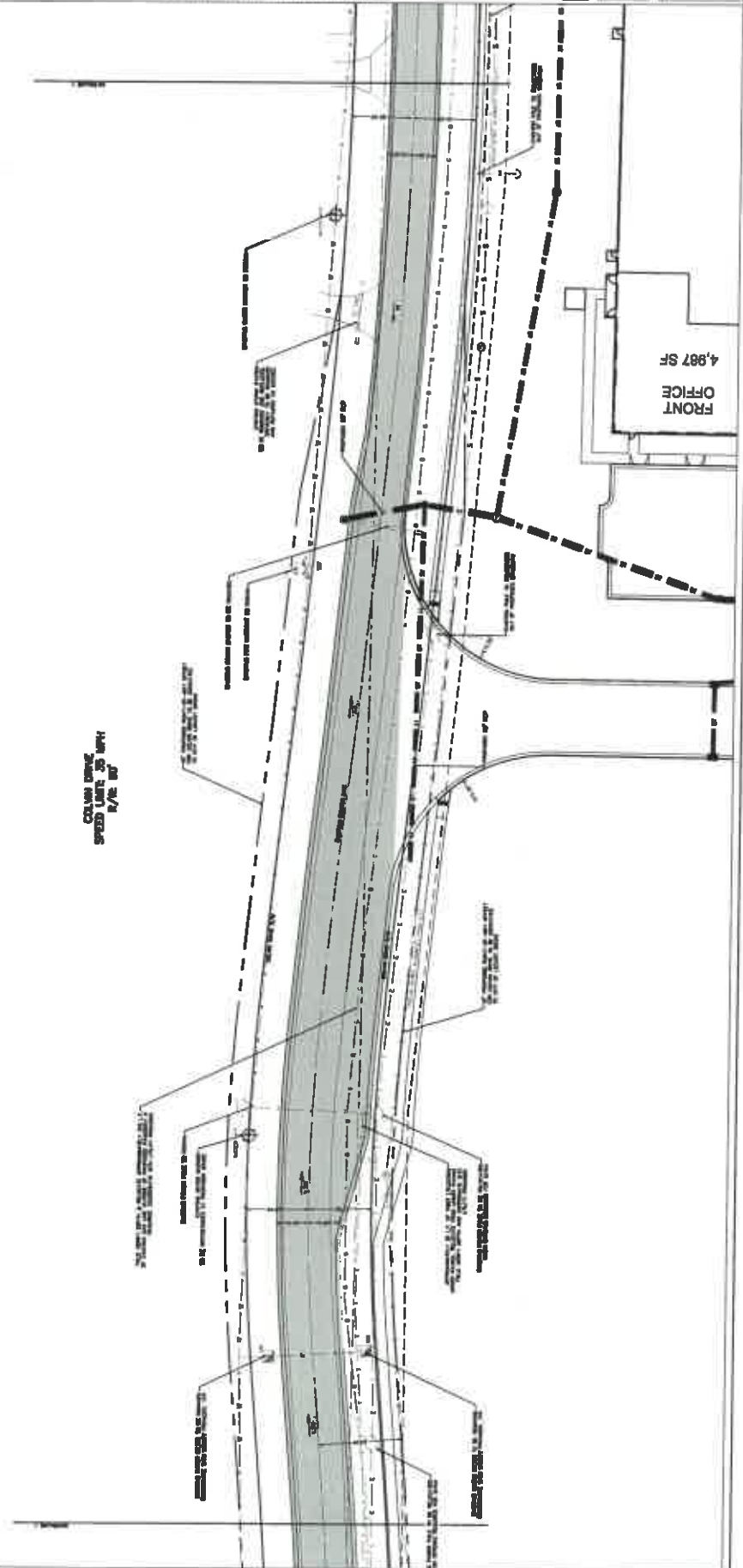
PROJECT
GARDNER COMMERCE CENTER
LAND LOT 217 & 228
AND DISTRICT
LOCUST GROVE, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	04/29/20	ISSUED FOR PERMITS
2	04/29/20	ISSUED FOR PERMITS
3	04/29/20	ISSUED FOR PERMITS

APPROVED

DATE



LOCATION MAP

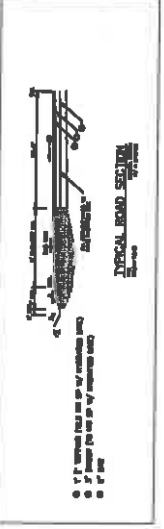


CONTACT INFORMATION

SCHELL PROPERTIES
 100 WEST CHOCOMA BLVD
 SUITE 200
 MARIETTA, GA 30067
 (770) 331-8053

WILLIAM COOPER
 ENRLEY & ASSOCIATES, INC.
 2001 FLORES ROAD SOUTH
 ATLANTA, GEORGIA 30344
 (770) 452-7949

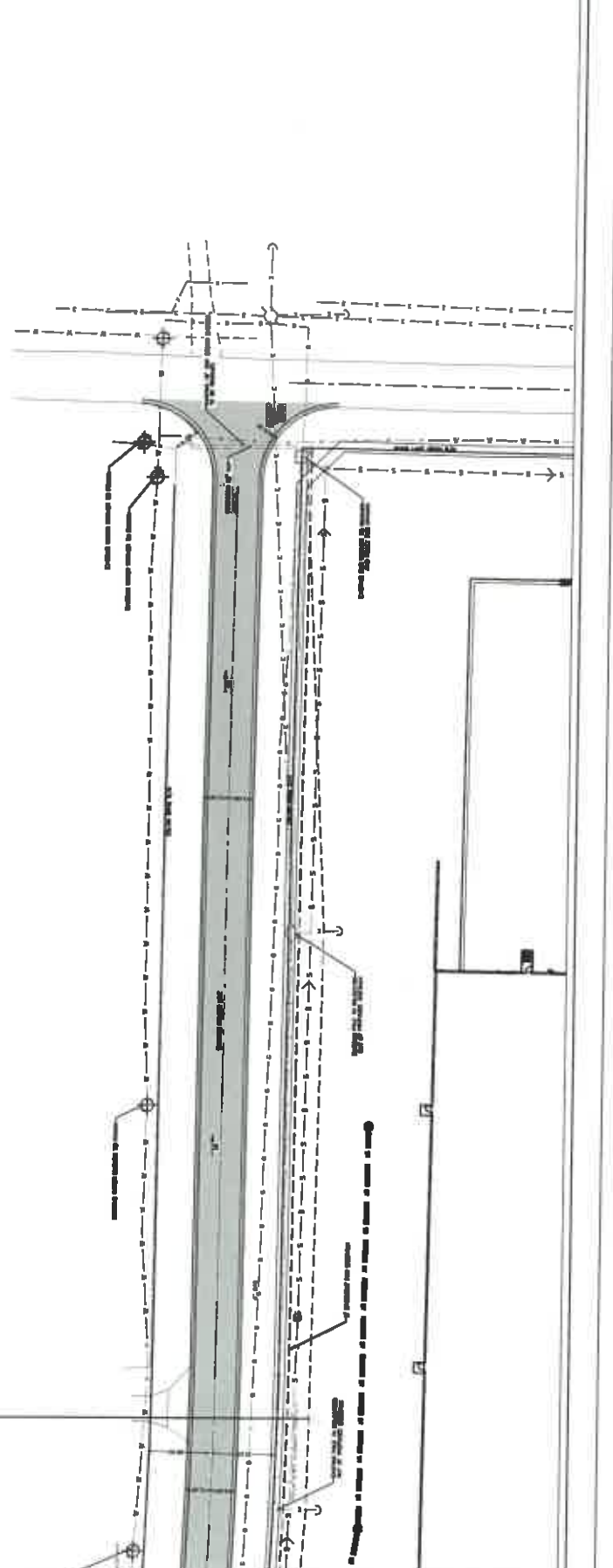
24 HOUR CONTACT
 24 HOUR CONTACT
 (540) 506-0800



DATE	04/20/19
BY	T. BOURGEOIS
PROJECT NAME	GARDNER COMMERCE CENTER
CLIENT	LAND LOT 217 & 208, LOCUST GROVE, GEORGIA

SCALE	1" = 30'
DATE	04/20/19
BY	T. BOURGEOIS
PROJECT NAME	GARDNER COMMERCE CENTER
CLIENT	LAND LOT 217 & 208, LOCUST GROVE, GEORGIA

PROJECT:
GARDNER COMMERCE CENTER
LAND LOT 217 & 208
AND DISTRICT
LOCUST GROVE, GEORGIA



COLVIN DRIVE
 SPEED LIMIT 35 MPH
 R/W 20'



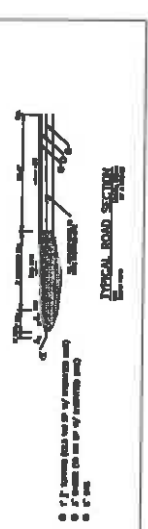
LOCATION MAP
N.T.S.



CONTRACTOR:
 SCARROLL PROPERTIES
 8001 PINEY CROOKING BLVD
 SUITE 200
 MARSHALLVILLE, GA 30340
 (770) 331-3263

ENGINEER:
 BOURGEOIS
 BOURGEOIS & ASSOCIATES, INC.
 2805 FLEMING ROAD SUITE 100
 ATLANTA, GEORGIA 30329
 (770) 432-3940

24 HOUR CONTACT:
 ZACHARY ZEPHER
 (678) 508-6145



- 1' concrete curb on top of concrete base
- 2' concrete curb on top of concrete base
- 3' concrete curb on top of concrete base
- 4' concrete curb on top of concrete base



PROJECT NO: 19-085

SHEET NO:

DATE	04/28/20
BY	J. BARNETT
PROJECT NUMBER	19-085
SCALE	AS SHOWN

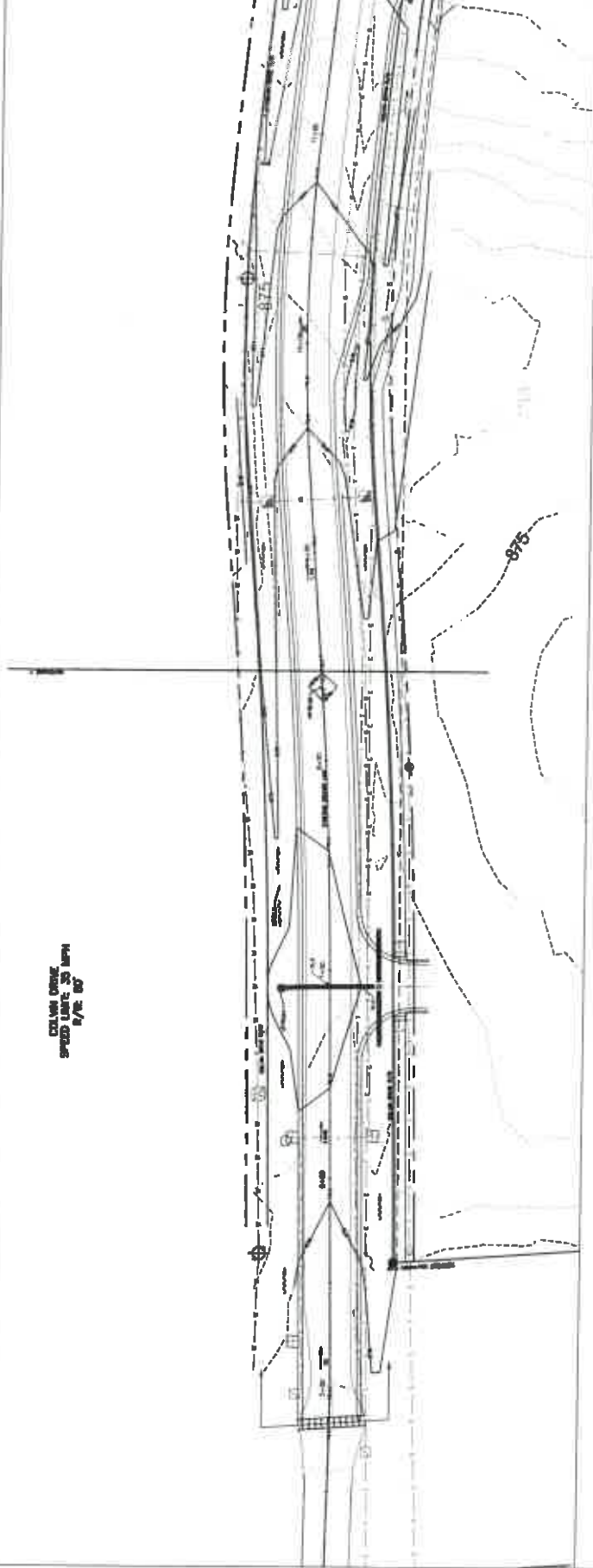
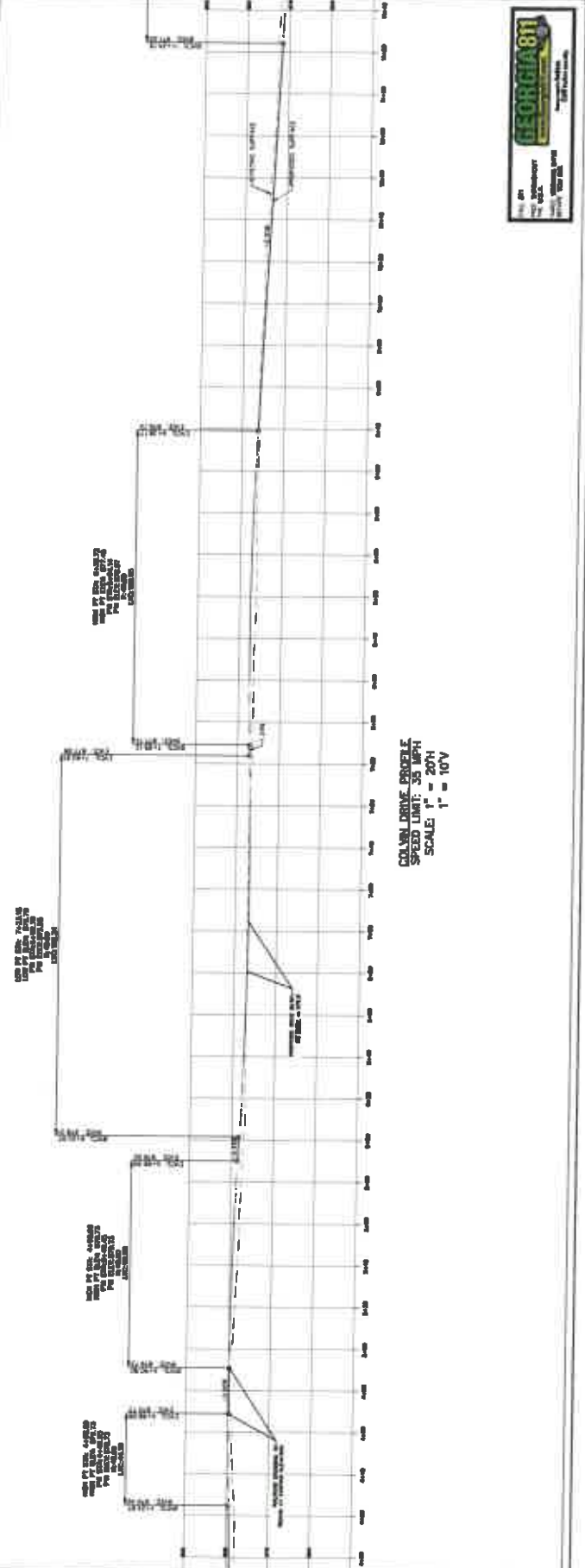
GARDNER COMMERCE CENTER
LAND LOT 817 & 828
AND DISTRICT
LOCUST GROVE, GEORGIA

NOTICE TO CONTRACTOR

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED SOIL
- PROPOSED EROSION CONTROL



COLUMN DRIVE
SPEED LIMIT 35 MPH
1/2" = 80'

PROJECT NO. 19-095

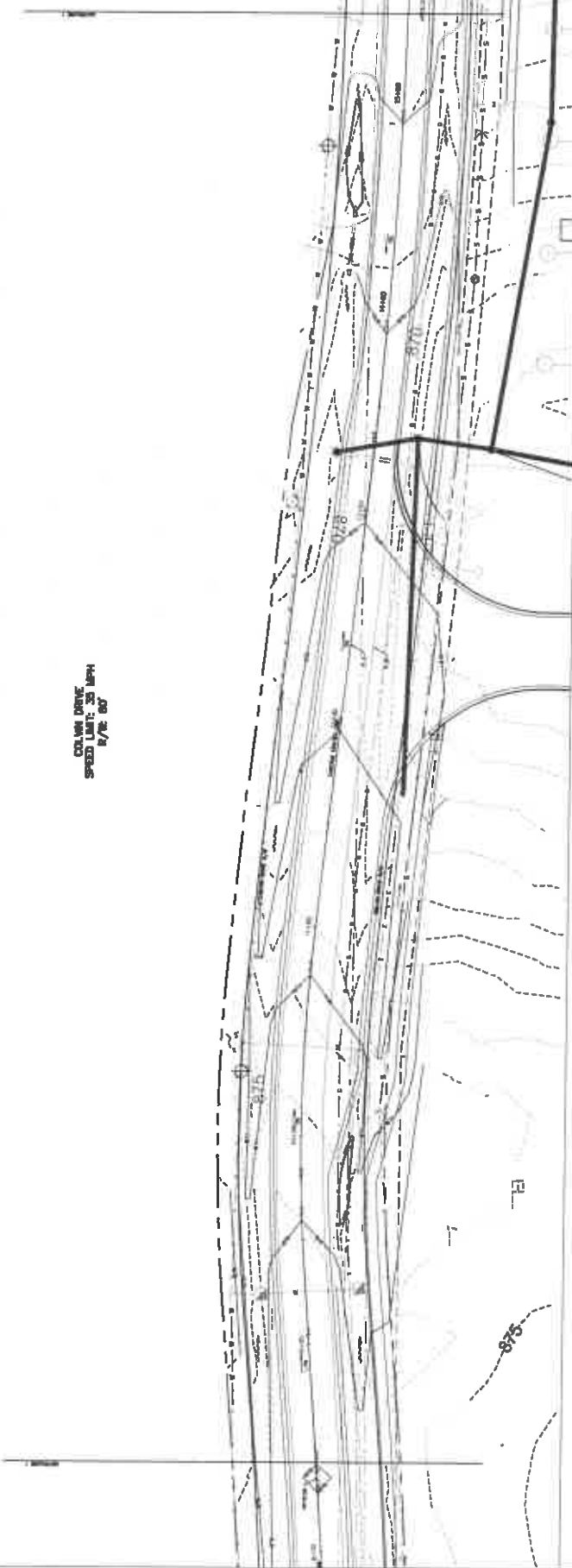
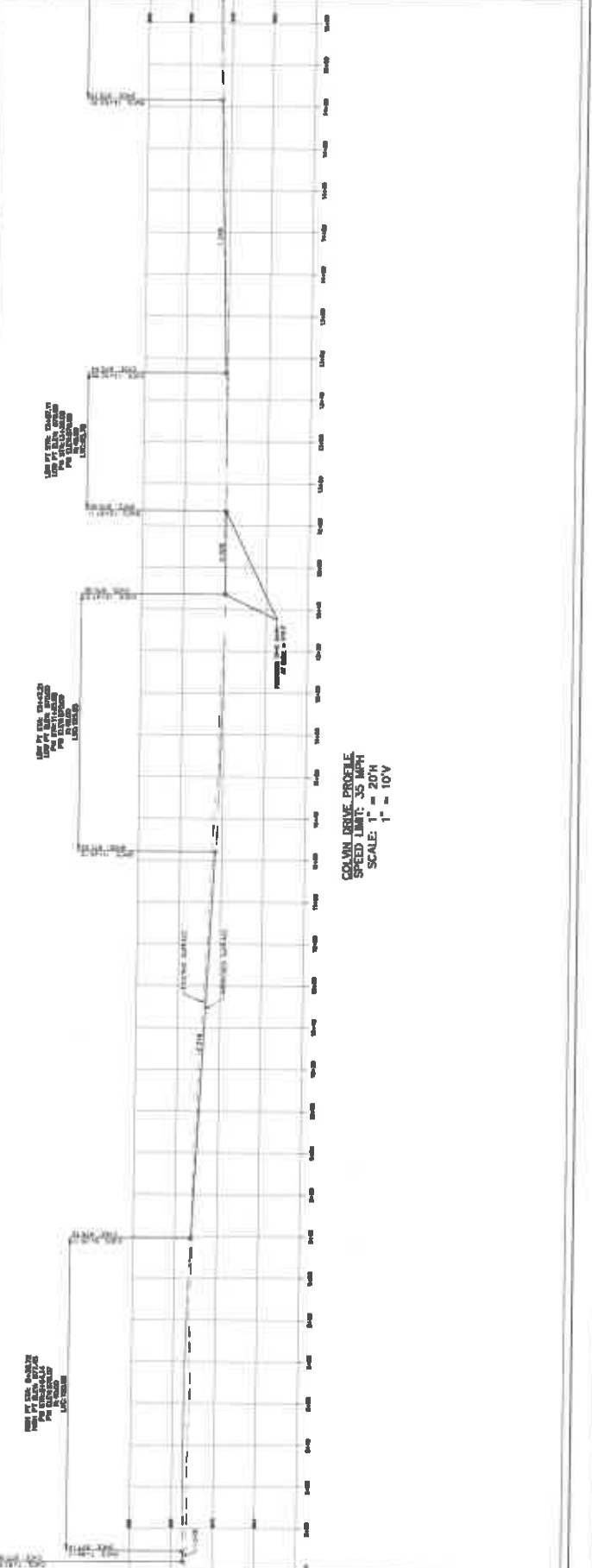
DATE: 04/29/20

SCALE	1" = 10'
DATE	04/29/20
DESIGN BY	T. SANCHEZ
PROJECT NAME	18-085 SOUTH
DATE	04/29/20
SCALE	1" = 10'

PROJECT: GARDNER COMMERCE CENTER
 LAND LOT 217 & 222
 LOCUST GROVE, GEORGIA



ENGINEER
 ARCHITECT
 PLANNING
 SURVEYING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 GEOTECHNICAL ENGINEERING
 STRUCTURAL ENGINEERING
 MECHANICAL ENGINEERING
 ELECTRICAL ENGINEERING
 PLOTTED BY: T. SANCHEZ
 DATE: 04/29/20



SHEET NO.

19-095

PROJECT NO.

SCALE:	1" = 40'
DATE:	05/29/2020
DESIGNER:	
CHECKED:	
PROJECT MANAGER:	S. FISHER
DATE:	05/29/2020
SCALE:	1" = 40'

COLVIN DRIVE EXHIBIT

PROJECT:

GARDNER COMMERCE CENTER
LAND LOT 217 & 222
2ND DISTRICT
LOCUST GROVE, GEORGIA

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

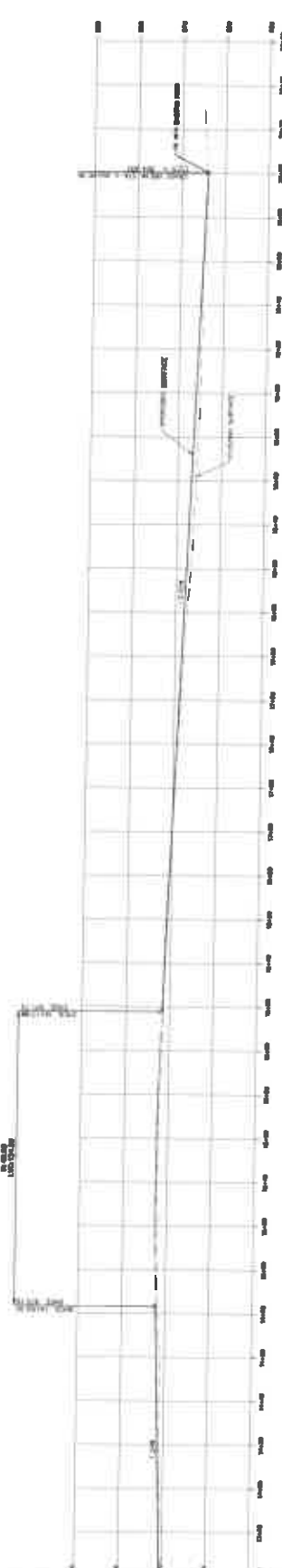
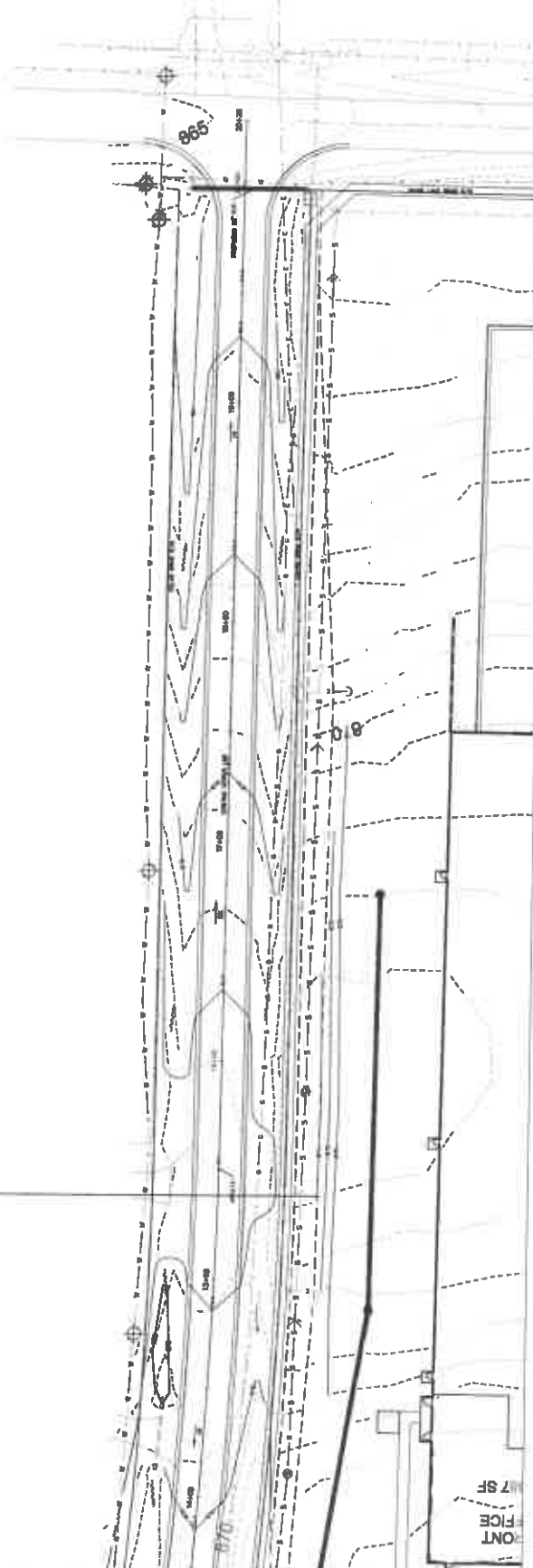
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.

COLVIN DRIVE
SPEED LIMIT 35 MPH
N/A
8/1/20



COLVIN DRIVE PROFILE
SPEED LIMIT: 35 MPH
SCALE: 1" = 10'

SEE PLAN FOR STATIONING
VERTICAL CURVE DATA

EXHIBIT "F"

Notice of Execution of Development Agreement

AUG 3, 2020 Vers.