

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA
MONDAY DECEMBER 20, 2021 - 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION City Manager Tim Young

PLEDGE OF ALLEGIANCE Councilman Greer

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS 3 Items

- Introduction of new employees (Police Department) - Officer Steven Pritchett and Deputy Court Clerk Dayna Biles
- Introduction of new employees (Community Development) – Planning Tech, Richardean Few and Development Inspector, James Tomlinson, and Code Enforcement Wendy Stephens
- Introduction of new employee – Main Street Manager, Colleen Watts

PUBLIC HEARING ITEMS 1 Item

1. Rezoning of 36.436 +/- acres of multiple tracts (Parcel IDs: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land lot 233 of the 2nd district

NEW BUSINESS/ACTION ITEMS 5 Items

2. Resolution to award the bid for services associated with the installation of a traffic signal at Market Place Boulevard and State Route 42 (Motion Required)
3. Resolution to adopt the annual update to the (CIE) Capital Improvement Element for the city (Motion Required)
4. Ordinance to approve the final plat for Barnes Station Phase III subdivision, located on Massey Lane (Motion Required)
5. Request for a Special Event Permit for Heritage Baptist Church youth mistletoe fundraiser December 21-24, 2021 (Motion Required)
6. Resolution for LMIG for 2022 application (Motion Required)

CITY OPERATIONS REPORTS / WORKSHOP DISCUSSION ITEMS (No Actions Needed unless added to New Business)

Main Street Operations (Monthly Update Report) Colleen Watts, Main Street Manager

- Resolution(s) for reappointment – Downtown Development Authority (DDA) – Rod Shearouse, Aggie Combs
- Resolution(s) for reappointment – Historic Preservation Commission (HPC) – Rachel Devitt, Jeff Mills

Public Safety Operations (Monthly Update Report) Chief Derrick Austin

- Amendment to Police SOP Section I-005 – Criminal Investigations / Missing Persons
- Amendment to Police SOP Section A-081- Social Media

Public Works Operations (Monthly Update Report) Director Jack Rose

Administration (Monthly Update Report) Bert Foster, Assistant City Manager

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

ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only) None

CITY MANAGER'S COMMENTS (Update of Activities) Tim Young

- MOU for P-3 MMIP CVL Project #0014203 – GDOT (Utilities)

MAYOR'S COMMENTS Mayor Robert Price

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

ADJOURN –

ADA Compliance: Individuals with disabilities who require certain accommodations 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 via e-mail at mspurling@locustgrove-ga.gov or in person at the physical meeting.

POSTED AT CITY HALL–December 15, 2021 at 16:30



Community Development Department

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

Item Coversheet

Item: An ordinance for rezoning of 36.436 +/- acres of multiple tracts (Parcel IDs: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land Lot 233 of the 2nd District.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: December 4, 2021

Budget Item: No

Date Received: November 1, 2021

Workshop Date: December 20, 2021

Regular Meeting Date: January 3, 2021

Discussion:

HFG Development, LLC of Stockbridge, GA has submitted an application requesting rezoning of 36.436 +/- acres (multiple tracts) from RA (Residential Agricultural) to M-2 (Heavy Manufacturing); Parcels: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land Lot 233 of the 2nd District. The applicant intends to build two 75,000 square foot warehouses.

Recommendation:

To remain consistent with comparable industrial warehousing projects and character on neighboring tracts and in keeping with the established Light Manufacturing precedence

of abutting and neighboring industrial properties, staff recommends Denial of the applicants request for M-2 (Heavy Manufacturing), but Approval of M-1 with the following conditions:

1. 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.
2. 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.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 36.436 +/- ACRES FROM RA (RESIDENTIAL AGRICULTURAL) TO M-2 (HEAVY MANUFACTURING) FOR MULTIPLE TRACTS LOCATED ON THE WEST SIDE OF SR 42 BETWEEN COLVIN DR AND PINE GROVE RD; PARCELS 111-01007000 (PORTION), 111-01007001, 111-01006051, AND 111-01006052 IN LAND LOT 233 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, HFG Development, LLC of Stockbridge, GA (hereinafter referred to as “Applicant”), requests rezoning for 36.436 +/- acres located west of State Route 42 between Colvin Dr. and Pine Grove Rd. in Land Lot 233 of the 2nd District (hereinafter referred to as the “Property”) and 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 requests the Mayor and City Council of the City of Locust Grove (hereinafter referred to as “City”) rezone the subject property from RA (Residential Agricultural) to M-2 (Heavy 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 December 20, 2021; 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 Property is hereby rezoned from RA to M-2 in accordance with the Zoning Ordinance of the City

- () The Applicant's request in said application is hereby **DENIED**.

2.

That the rezoning of the above-described Property is subject to:

- () The conditions set forth on **Exhibit "D"** attached hereto and incorporated herein by reference.

- () The terms of the Development Agreement attached hereto as **Exhibit "D"** and incorporated herein by reference.

- () If no **Exhibit "D"** is attached hereto, then the property 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 Property.

4.

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

SO ORDAINED by the Council of the City this 3rd day of January 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Legal Description

All that tract or parcel of land situate, lying and being in Land Lot 233 of the Second Land District of Henry County, Georgia consisting of 36.436 acres, more or less, as shown on the "Zoning Boundary Survey," prepared for Hospitality Financial Group, by Metro Engineering and Surveying Co., Inc., James R. Green, RLS, No. 2543, November 1, 2021, attached hereto as Exhibit "A," the metes and bounds of which are incorporated herein as if fully set forth.

EXHIBIT "B"



REZONING EVALUATION REPORT

FILE: RZ-21-11-01

December 20, 2021
REZONING RA TO M-2

Property Information

Tax ID	111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052
Location/address	Land Lot 233 of the 2 nd District (Multiple Tracts)
Parcel Size	36.436 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to M-2 (Heavy manufacturing)
Proposed Use	Warehouse/ Distribution facilities
Existing Land Use	Single-family dwelling and undeveloped land
Future Land Use	Industrial
Recommendation	Denial of M-2, Approval of M-1 with Conditions

Summary

HFG Development, LLC of Stockbridge, GA has submitted an application requesting rezoning of 36.436 +/- acres from RA (Residential Agricultural) to M-2 (Heavy Manufacturing); Parcels: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land Lot 233 of the 2nd District. The Properties are located on the west side of SR 42 between Colvin Drive and Pine Grove Road.

HFG has agreed to purchase the property subject to rezoning approval and intends to develop the property for industrial warehousing. The applicant anticipates that the development would consist of two (2) 75,000 square foot warehouses (total square footage of 150,000 square feet) and a single access point off of SR 42 south, as shown on their conceptual site plan.

The Properties are currently comprised of undeveloped vacant land, and one single-family home.

Service Delivery / Infrastructure

Water and Sewer: City water and sewer services are not available to the subject properties. Henry County Water Authority is the anticipated water and sewer provider for the proposed development.



REZONING EVALUATION REPORT

FILE: RZ-21-11-01

December 20, 2021
REZONING RA TO M-2

Land Use: The site must be in compliance with the requirements set forth in the City's Industrial (M-1 or M-2, respectively) zoning districts 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.

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.

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.** The proposed rezoning is in keeping with the transitioning character of the immediately surrounding properties along SR 42 from RA to industrial uses. In addition to existing industrial development adjoining the subject properties (Home Depot Distribution Center, Gardner Logistics Park, and other speculative industrial projects under development), the Future Land Use Map identifies the adjacent undeveloped tracts for industrial use.
 - (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.** 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.



REZONING EVALUATION REPORT

FILE: RZ-21-11-01

December 20, 2021

REZONING RA TO M-2

- (3) **Consistency with the Land Use Plan.** The proposed rezoning is consistent with the Future Land Use Map and Comprehensive Plan.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** The Properties do not currently have access to City water and sewer service and will have water and sewer services provided by the Henry County Water and Sewer Authority.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The infrastructural impact should be minimal given the project's comparatively small size and recent infrastructure improvements at SR 42 and Colvin Dr. industrial development of these parcels presents the opportunity to extend existing sidewalks located immediately south of the subject property.
- (6) **The impact upon adjacent property owners should the request be approved.** 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	RA	Vacant tract	Industrial
East	RA	Vacant tract	Industrial
South	M-1	Industrial Buildings	Industrial
West	M-1	Industrial Buildings	Industrial

- (7) **The ability of the subject land to be developed as it is presently zoned.** 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, presenting a less than ideal location for already low-demand residential-agricultural development
- (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.** 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**



REZONING EVALUATION REPORT

FILE: RZ-21-11-01

December 20, 2021
REZONING RA TO M-2

- (10) Council may use in furthering the objectives of the Land Use Plan.** 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 will contribute to the recent advancement of local employment opportunities, expansion of the tax base, and capital investment generated by industrial development in this area of the City.

Recommendations

To remain consistent with comparable industrial warehousing projects and character on neighboring tracts and in keeping with the established Light Manufacturing precedence of abutting and neighboring industrial properties, staff recommends Denial of the applicants request for M-2 (Heavy Manufacturing), but Approval of M-1 with the following conditions:

1. 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.
2. 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.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.

Request for Zoning Map Amendment

Name of Applicant HFG Development, LLC Phone: 865-207-8847 Date: October 19, 2021
 Address Applicant: 827 Fairways Court Ste 306 Cell # 865-207-8847
 City: Stockbridge State: GA Zip: 30281 E-mail: robert@hospitalityfinancialgroup.com
 Name of Agent: Robert Knight / Al Hostford Phone: 678 898 4142 Date: October 19, 2021
 Address Agent: Same as applicant Cell # Same as applicant
 City: _____ State: _____ Zip: _____ E-mail: _____

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from R-A to M-2
(Current Zoning) (Requested Zoning)

Request from Industrial to No change is required
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Industrial Warehousing
(Type of Development)
 Address of Property: 2854 Hwy. 42 S

Nearest intersection to the property: Pine Grove Road

Size of Tract: 36.436 total acre(s), Land Lot Number(s): 233, District(s): 2 2nd

Gross Density: N/A units per acre Net Density: N/A units per acre

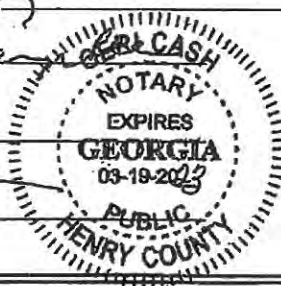
Property Tax Parcel Number: 111-01007000(portion)/111-01007001/111-01006051/111-01006052
(Required)

Witness Signature Doug Campbell Signature of Owners/s Al Hostford

Printed Name of Witness Doug Campbell Printed Name of Owners/s Al Hostford

Notary Signature _____ Signature of Agent _____

(For Office Use Only)



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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes _____ No X

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

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

We certify that the foregoing information is true and correct, this 17th day of October, 2021

HFG Development, LLC by Al Hasford
Applicant's Name - Printed

Al Hasford
Signature of Applicant

NEWTON M. GALLO
Applicant's Attorney, if applicable - Printed

Newton M. Gallo
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 17 day of October, 2021



Geri Cash
Notary Public

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

Exhibit "A"

October 17, 2021

Mr. Dante Gibbs
Community Development Director
City of Locust Grove, Georgia
3644 Highway 42
Locust Grove, Georgia 30248

Re: Rezoning Application No. _____

Dear Mr. Gibbs,

We are the owners of a tract of property designated by the Henry County Tax Assessor as follows:

Parcel 111-01007000

cumulatively consisting of 14.960 acres (the "Subject Property"). The Subject Property is the subject of the above referenced rezoning application which seeks to rezone from RA (Residential Agricultural) to M-2 (Industrial). I consent to the rezoning of the Subject Property, and I have authorized HFG Development, LLC to proceed with the request to rezone.

Sincerely,

AuthenticSign
Jeffrey K. Floyd

AuthenticSign
Beth G. Floyd

October 17, 2021

Mr. Daunte Gibbs
Community Development Director
City of Locust Grove, Georgia
3644 Highway 42
Locust Grove, Georgia 30248

Re: Rezoning Application No. _____
21.29 acres

Dear Mr. Gibbs:

I am the owner of three tracts of property designated by the Henry County Tax Assessor as follows:

Parcel 111-01007001
Parcel 111-01006051
Parcel 111-01006052

cumulatively consisting of 21.29 acres (the "Subject Properties"). The Subject Properties are the subject of the above referenced rezoning application which seeks to rezone them from RA (Residential Agricultural) to M-2 (Industrial). I consent to the rezoning of the Subject Properties, and I have authorized HFG Development, LLC to proceed with the request to rezone.

Sincerely,

AuthentSign


Exhibit "B"

October 19, 2021

Letter of Intent

Applicant/Developer: HFG Development, LLC

Property Parcels: 111-01007000
111-01007001
111-01006051
111-01006052

Proposed Use: Industrial Warehousing

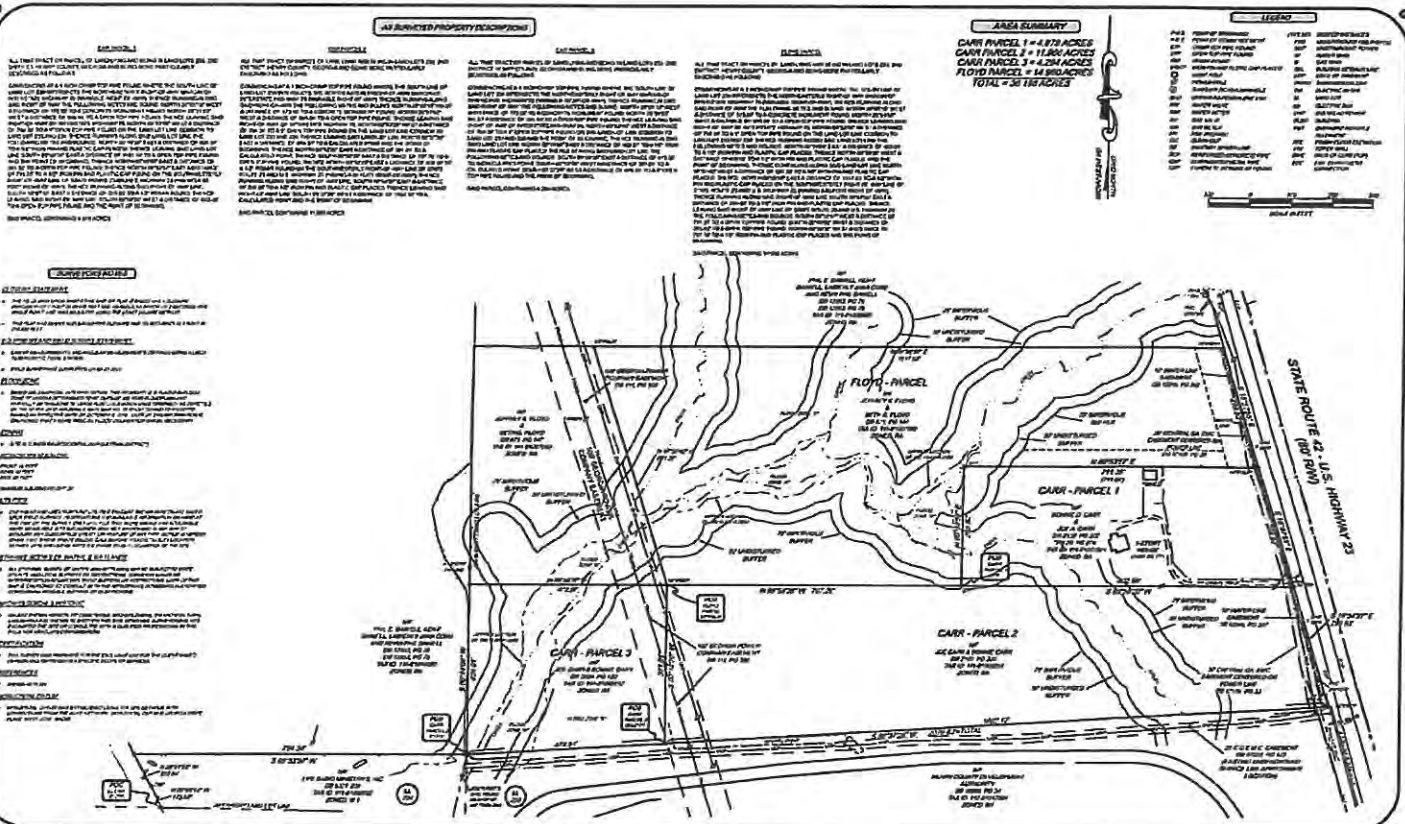
HFG Development, LLC has agreed to acquire approximately 36.436 total acres along the west side of HWY 42 S, east of I-75, and south of Pine Grove Road subject to re-zoning approval. HFG plans to use the site for industrial warehousing facilities. It is anticipated that the planned development would consist of two industrial warehouse type buildings, as shown on the Conceptual Site Plan, prepared by Metro Engineering & Surveying Co., Inc., dated October 28, 2021. The proposed site plan provides for single access point off Georgia Highway 42 S.

Acreage: 36.436 total Acres
Impacted Acreage: Not yet determined
Existing Zoning: Residential-Agricultural (R-A)
Proposed Zoning: Heavy Manufacturing (M-2)
Number of Buildings Proposed: 2
Possible Building Size: 75,000 st. ft. each
Density: N/A

Exhibit "C"

Exhibit "D"

Exhibit "E"



ZONING BOUNDARY EXHIBIT
 FLOOD PARCEL, CARR PARCEL 1, CARR PARCEL 2, CARR PARCEL 3

Property	Address	Owner
...

PREPARED FOR
 HOSPITALITY FINANCIAL GROUP
 127 FAIRWAYS COURT, SUITE 302
 STOCKBRIDGE, GEORGIA 30211

METRO ENGINEERING & SURVEYING CO., INC.
 1000 ...
 ...

City Water and Sewer Service Capacity Form:

Please fill out the necessary items above for determination of available capacity for water and sewer service.

Applicant: Hospitality Finance Group, LLC

Address/Location of Request: 2854 HIGHWAY 42 S, Locust Grove, Ga

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: _____

For commercial, amount of square feet: 150,000

Estimated water usage: TBD (GALLONS)

Estimated sewer usage: TBD (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary

In re:

HFG DEVELOPMENT, LLC
Rezoning Application No. _____

CONSTITUTIONAL OBJECTION TO RESTRICTIONS IN THE
ZONING ORDINANCE OF THE CITY OF LOCUST GROVE, GEORGIA

As applied to the following properties:

Tax Parcel No.: 111-01007000; 19.25 acres (partial)
Jeffrey K. and Beth G. Floyd, Owners/HFG Development, LLC, Contract Purchaser

Tax Parcel No.: 111-01007001; 5.00 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

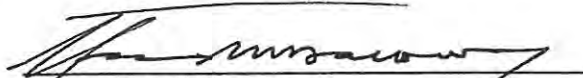
Tax Parcel No.: 111-01006051; 12.00 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

Tax Parcel No. 111-01006052; 4.29 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

located within the City Limits of the City of Locust Grove, Georgia and as identified pursuant to the current parcel numbers assigned by the Henry County Tax Assessor (the "Subject Properties"), each being zoned Residential Agricultural (RA), subject of the above-referenced Rezoning Application, the Zoning Ordinance of the City of Locust Grove, Georgia, the current RA zoning is unconstitutional in that the Owners' and Contract Purchaser's (cumulatively, "Applicants") property rights in and to the Subject Properties have been destroyed without first receiving fair, adequate and just compensation for such property rights. As applied to the Subject Properties, the Zoning Ordinance of the City of Locust Grove, Georgia deprives the Applicants of constitutionally protected rights in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph 1 of the Constitution of the State

Rezoning Application and rezone the Subject Properties to M-1 Light-Industrial as specified and requested herein.

GALLOWAY & LYNDALL, LLP
Counsel for HFG DEVELOPMENT, LLC



Newton M. Galloway
Georgia Bar No.: 283069

The Lewis-Mills House
406 North Hill Street
Griffin, Georgia 30223
770) 233-6230
ngalloway@gallyn-law.com

In re:

HFG DEVELOPMENT, LLC
Rezoning Application No. _____

EVIDENTIARY OBJECTIONS TO ZONING HEARING BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the following properties:

Tax Parcel No.: 111-01007000; 19.25 acres (partial)
Jeffrey K. and Beth G. Floyd, Owners/HFG Development, LLC, Contract Purchaser

Tax Parcel No.: 111-01007001; 5.00 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

Tax Parcel No.: 111-01006051; 12.00 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

Tax Parcel No. 111-01006052; 4.29 acres
Bonnie D. Carr, Owner/HFG Development, LLC, Contract Purchaser

located within the City Limits of the City of Locust Grove, Georgia and as identified pursuant to the current parcel numbers assigned by the Henry County Tax Assessor (the "Subject Properties"), each being zoned Residential Agricultural (RA), subject of the above-referenced Rezoning Application, Owners/Contract Purchaser ("Applicants") give notice of the following evidentiary objections based on *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 632, 821 S.E.2d 120 (2018):

With the Rezoning Application, Applicants filed a Constitutional Objection to the denial thereof which is incorporated herein by reference as if fully set forth.

Applicants object to comments provided by any and all members of the public presented before the Mayor and Council in opposition to the Rezoning Application to the extent that (but not limited to) such individuals lack standing to challenge the Rezoning Application because they: (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not

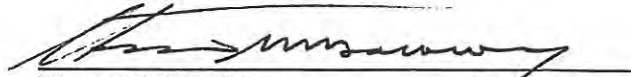
subject to cross-examination; (d) lack sufficient training or expertise to present evidence on and/or make statements that would otherwise require presentation by witness(es) constituting expert opinion without such individuals being qualified as experts; (e) present evidence on and/or make statements that are irrelevant and/or immaterial to the factors for approval of a variance under the Zoning Ordinance; and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial and/or lay, nonexpert opinion and hearsay evidence.

Additionally, Applicants object to any action of the Mayor and Council that does not approve the Rezoning Application or approves it subject to unreasonable conditions to the extent that (but not limited to) the same are: (a) in violation of O.C.G.A. § 50-13-19(h); (b) in violation of constitutional, statutory or ordinance provisions; (c) in excess of the statutory or constitutional authority of either the Mayor and Council; (d) made upon unlawful procedure; (e) affected by other error of law; (f) clearly erroneous in view of the reliable probative, and substantial evidence on the whole record; or (g) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (h) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, unsubstantiated and/or lay, nonexpert opinion evidence; and/or (i) contrary to the exclusive factors for approval of a variance set forth in the Zoning Ordinance.

By and through this *York* Objection, Applicants preserve all the above and incorporated Objections and assert them on and within the record before, and for consideration and resolution by, the Mayor and Council of the City of Locust Grove, Georgia.

WHEREFORE, Applicants request that the City of Locust Grove, Georgia approve the Application set forth above.

GALLOWAY & LYNDALL, LLP.
Counsel for HFG DEVELOPMENT, LLC



Newton M. Galloway
Georgia Bar No.: 283069

The Lewis-Mills House
406 North Hill St.
Griffin, GA 30223
(770) 233-6230
ngalloway@gallyn-law.com

Zoning Application Checklist

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING, CONDITIONAL USE, VARIANCE, MODIFICATIONS TO ZONING APPLICATIONS, AND FUTURE LAND USE PLAN AMENDMENTS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK
Application Form	01	<ol style="list-style-type: none"> 1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized 3. A copy of "Contract", "Power of Attorney" or "Lease" 	X
Applicant Disclosure Form	01	Required for all applicants filed whether yes or no and must be notarized	X
Letter of Ownership	01	Letter stating that the owner is aware of the zoning request and owns the property in question	Exh. "A"
Letter of Intent	01	Must clearly state the proposed use and development intent	Exh. "B"
Legal Description	01	Legal Description of property to be considered for zoning action. Must be submitted as part of ordinance of rezoning, conditional use, variance, etc.	Exh. "C"
Conceptual Site Plan(s) (24" x 36" max.)	01	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, proposed lot layout. For PD zoning, applicant must submit all additional paperwork as established in Chapter 17.04 of the Code of Ordinances.	Exh. "D"
Survey Plat (8 1/2" x 11" minimum, 17" by 22" maximum)	01	Subject Property, prepared and sealed within the last ten years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property. Electronic copies via PDF and/or AutoCad are required, if available.	Exh. "E"
Letter from the Henry County Water Authority (HCWA)	01	This letter of availability must accompany application at the time of submittal. For city water and/or sewer service, the availability and suitability will be determined in the rezoning evaluation by staff. Follow procedure from HCWA. For City Water/Sewer, Fill out form attached.	X
Letter from the Henry Co. Environmental Health Department (if property is not on sewer)	01	This letter of availability must accompany application at the time of submittal. This is required if on septic system.	N/A

DEVELOPMENT DATA	
SITE AREA	36.198 ACRES
EXISTING ZONING	RA
PROPOSED ZONING	M-2
FRONT SETBACK	75'
SIDE SETBACK	17.25' FOR CORNER LOTS
REAR SETBACK	45'
MAX. BUILDING HEIGHT	75'
TOTAL SQUARE FOOTAGE	143,000 SF
PARKING PROVIDED	85
WATER SERVICE	HCWA
SEWER SERVICE	ON-SITE SEPTIC SYSTEMS

THIS SITE LIES WITHIN THE LIMITED DEVELOPMENT AREA OF THE HENRY COUNTY WATER-SHED PROTECTION DISTRICT.

THIS SITE DOES CONFORM WITH THE STATE JURISDICTIONAL REGULATIONS AND 1981 FLOOD PLANS PER THE HENRY COUNTY FUTURE CONDITIONS FLOOD PLAN MAP FOR THIS AREA.

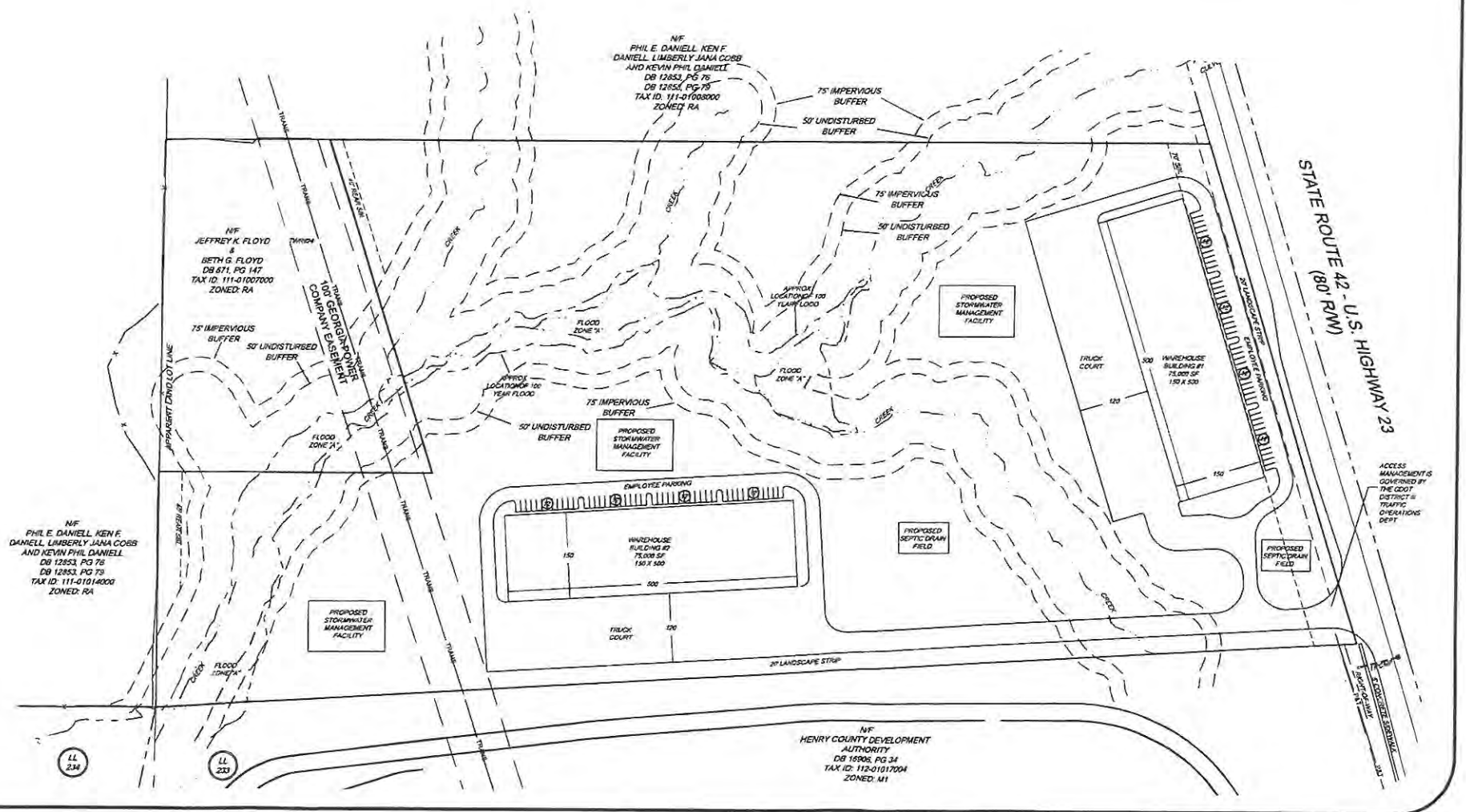
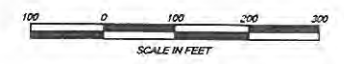
SURVEYORS NOTES

- CLOSURE STATEMENT**
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSURE PRECISION OF 1 FOOT IN 48,175 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 25,000 FEET.
- EQUIPMENT AND FIELD SURVEY STATEMENT**
- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA T211 TOTAL STATION.
 - FIELD SURVEY WAS COMPLETED ON 04-23-2011.
- FLOOD ZONE**
- BASED ON OROGRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "A" (AREAS DETERMINED TO BE OUTSIDE 300 YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "A" (AREAS FLOOD ELEVATION UNDETERMINED) AS DEPICTED BY THE NEW FLOOD INSURANCE RATE MAP NO. 12151K0170D AND 12151K0257D. HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2010. USERS OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- UTILITIES**
- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXAMINATION WAS NOT DEEMED NECESSARY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "SHOW WHAT'S BELOW" CALL BEFORE YOU DIG, UTILITY LOCATION SERVICE (811) SHOULD BE NOTICED PRIOR TO ANY EXCAVATION OF THE SITE.
- STREAMS, BODIES OF WATER & WETLANDS**
- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- ARCHAEOLOGICAL & HISTORIC**
- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHAEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXAMINED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFIRMATION.
- CERTIFICATION**
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
- REFERENCES**
- SHOWN HEREON
- HORIZONTAL DATUM**
- HORIZONTAL DATUM WAS ESTABLISHED USING RTK GPS METHODS WITH CORRECTIONS FROM THE NGS NETWORK. HORIZONTAL DATUM IS GEORGIA STATE PLANE, NAD 83, NAD 83.

AREA SUMMARY

CARR PARCEL 1 = 4.978 ACRES
 CARR PARCEL 2 = 11.966 ACRES
 CARR PARCEL 3 = 4.294 ACRES
 FLOYD PARCEL = 14.960 ACRES
 TOTAL = 36.198 ACRES

LEGEND			
P.O.B.	POINT OF BEGINNING	(XXXXXX)	DEFERRED DISTANCES
P.O.C.	POINT OF COMMENCEMENT	FBO	UNDERGROUND FIBER OPTIC
CTF	CORNER TOP PIPE FOUND	UCP	UNDERGROUND POWER
OTF	OPEN TOP PIPE FOUND	W	WATER MAIN
RF	REBAR FOUND	G	GAS MAIN
PLCP	IRON PIPE AND PLSTIC CAP PLACED	SSL	BUILDING SETBACK LINE
L	LIGHT POLE	EQP	EDGE OF PAVEMENT
P	POWER POLE	TL	TRANSMISSION LINE
S	SANITARY SEWER MANHOLE	EM	ELECTRIC METER
OPV	OVERHEAD POWER SVC LINE	LL	LAND LOT
WV	WATER VALVE	ES	ELECTRIC BOX
WM	WATER METER	OMP	OVERHEAD POWER
GV	GAS VALVE	BLDG	BUILDING
GM	GAS METER	PAT	OVERHEAD POWER #
FW	FIRE HYDRANT	TEL	TELEPHONE
CO	CLEAN OUT	FEE	FINISH FLOOR ELEVATION
SS	SANITARY SEWER LINE	T/W	TOP OF WALL
RCP	REINFORCED CONCRETE PIPE	B/C	BACK OF CURB (B/C)
CMP	CORRUGATED METAL PIPE	FDC	FIRE DEPARTMENT CONNECTION
CMF	CONCRETE MONUMENT FOUND		



CONCEPTUAL SITE PLAN

OF
 NORTH LOCUST GROVE INDUSTRIAL PARK
 FLOYD TAX PARCEL: 111-01007000
 CARR TAX PARCELS: 111-01007001, 111-01006051 & 111-01006052

PROPERTY INFORMATION	
LAND LOTS:	233
DISTRICT:	2ND
SECTION:	10A
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	LOCUST GROVE

DRAWING INFORMATION	
DATE:	11-01-2011
SCALE:	1"=100'
DRAWN BY:	DANN MIRE
CHECK BY:	ARC
JOB NO.:	HFQ-LG
FILE:	HFQ-LG

PREPARED FOR:
HOSPITALITY FINANCIAL GROUP
 827 FAIRWAYS COURT, SUITE 306
 STOCKBRIDGE, GEORGIA 30281

FOR THE FIRM
 METRO ENGINEERING & SURVEYING CO., INC.
 GA L.S.T. #2818



EXHIBIT "C"

Public Hearing Notice

City of Locust Grove

December 20, 2021

6:00 PM

Locust Grove Public Safety Building

3640 Highway 42 South

Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, December 20, 2021 at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-21-11-01 HFG Development, LLC of Stockbridge, GA has submitted application requesting rezoning of 36.436 +/- acres (multiple tracts) from RA (Residential Agricultural) to M-2 (Heavy Manufacturing); Parcels: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land Lot 233 of the 2nd District. The applicant intends to build two 75,000 square foot warehouses.

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

Daunté Gibbs

Community Development Director - City of Locust Grove

PUBLIC

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

REZONING
(Multiple Tracts)

From: RA
(Residential Agricultural)
TO: M-2

(Heavy Manufacturing)
Date: December 20, 2021
Time: 6:00 P.M.

NOTICE

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

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

HFG Development, LLC of Stockbridge, GA has submitted application requesting rezoning of 36.436 +/- acres (multiple tracts) from RA (Residential Agricultural) to M-2 (Heavy Manufacturing); Parcels: 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052; in Land Lot 233 of the 2nd District.

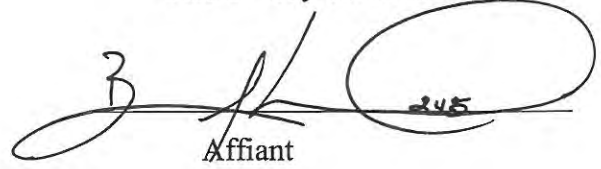
3.

On the 1st day of December 2021, I, Brian Fornal, posted double-sided sign notifications on the subject parcels advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 20th day of December 2021 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibits "A" and "B" respectively and incorporated herein by reference. The public hearing signs were posted at the following locations:

1. Double-sided sign posted at 3:47 PM south of the intersection of Hwy 42 and Pine Grove Rd on the west side of Hwy. 42 on 12/01/2021.
2. Double-sided sign posted at 3:47 PM on subject parcel north of Colvin Dr. on the west side of Hwy. 42 on 12/01/2021.

FURTHER AFFIANT SAYETH NOT.

This 2nd day of December 2021.


Affiant

Sworn and subscribed before me
this 2nd day of _____ December _____, 2021


Notary Public



Exhibit "A"



Exhibit "B"



EXHIBIT "D"

CONDITIONS

To remain consistent with comparable industrial warehousing projects and character on neighboring tracts and in keeping with the established Light Manufacturing precedence of abutting and neighboring industrial properties, staff recommends Denial of the applicant's request for M-2 (Heavy Manufacturing), but Approval of M-1 with the following conditions:

1. 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.
2. 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.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.



Community Development Department

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

Item Coversheet

Item: A Resolution to award the bid for services associated with the installation of a traffic signal at Market Place Boulevard and State Route 42.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Budget Item: 100-5-4210-54.1403 SIGNALS AND INTERSECTIONS

Date Received: December 13, 2021

Workshop Date: December 20, 2021

Regular Meeting Date: N/A

Discussion:

On November 10, 2021, the City made it known that it was accepting sealed bids from qualified contractors to furnish all the labor, equipment, and materials necessary to complete the project known as MARKETPLACE BLVD – INTERSECTION IMPROVEMENTS.

Four (4) bids were received and opened on December 10, 2021. Lumin8 Transportation Technologies, LLC was determined to be the lowest responsive bidder by the City's project management team with a bid amount of \$152,940.00. A detailed breakdown of the bids is included in the attached exhibit.

Recommendation:

Staff recommends awarding the bid to:

Lumin8 Transportation Technologies, LLC
27 N. Fairground St. NE
Marietta, GA 30060
Phone: 770-732-0054

RESOLUTION NO. _____

RESOLUTION TO ACCEPT THE BID FOR THE MARKET PLACE BOULEVARD INTERSECTION IMPROVEMENTS COLG-21-11-001 (“IMPROVEMENT”); TO AUTHORIZE THE MAYOR, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; 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 sought bids for an Improvement at the intersection of State Route 42 and Market Place Boulevard to perform the installation of a traffic control signal, traffic striping, guardrail construction, mobilization and erosion and sedimentation control with a contingency allowance beginning November 10, 2021 to December 10, 2021; and,

WHEREAS, bids were received and opened at 11:00 A.M. on December 10, 2021 by the City for the Improvement in the Public Safety Building adjacent to City Hall; and,

WHEREAS, the lowest responsive bidder is Lumin8 Transportation Technologies, LLC of Marietta, Georgia; per the Tabulation Sheet and Recommendation of Contract Award from the design engineer Falcon Design Consultants attached hereto and incorporated herein as **Exhibit “A”** and **Exhibit “B”**,

WHEREAS, the low bidder, Lumin8 Transportation Technologies, LLC appears to have the necessary financial and technical ability to complete the project; and,

WHEREAS, the Mayor and Council have determined that the need for a traffic signal at the intersection of State Route 42 and Market Place Boulevard is in the best interests of the city for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

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

1. **Acceptance of Bid.** The Mayor and the City Council, hereby makes contract bid award to LUMIN8 TRANSPORTATION TECHNOLOGIES, LLC in the amount of \$152,940.00 as described in the attached **Exhibit "A"**.
2. **Approval of Execution.** The Mayor, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution.
3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor and City Council.
4. **Compliance.** The Parties shall ensure that the contract and performance of same comply with House Bill 87 enacted in 2011 by the Georgia General Assembly.
5. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
6. **Repeal of Conflicting Provisions.** All City 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 20th day of December, 2021.

Robert Price, Mayor

ATTEST:

APPROVED AS TO FORM:

Misty Spurling, City Clerk

City Attorney

(seal)

EXHIBIT A

**BID TABULATION SHEET FOR
MARKET PLACE BLVD – INTERSECTION IMPROVEMENTS**



BID TABULATION
CITY OF LOCUST GROVE, GEORGIA
MARKETPLACE BLVD - INTERSECTION IMPROVEMENTS
COLG-21-11-001



DECEMBER 10, 2021 - 11:00 AM

ITEM NO.:	Estimated Quantity	UNITS	DESCRIPTION	LUMIN8 TRANSPORTATION TECHNOLOGIES, LLC 27 N FAIRGROUND ST., NE MARIETTA, GA 30060		REEDWICK, LLC 15071 VETERANS MEMORIAL HIGHWAY VILLA RICA, GA 30180		R.J. HAYNIE & ASSOCIATES, INC. 1551 FOREST PKWY. LAKE CITY, GA 30260		MOYE ELECTRIC CO., INC. 100 LAURENS INDUSTRIAL PKWY. DUBLIN, GA 31021	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	L.S.	MOBILIZATION, BONDS AND INSURANCE	\$ 7,500.00	\$ 7,500.00	\$ 3,845.00	\$ 3,845.00	\$ 10,555.00	\$ 10,555.00	\$ 5,000.00	\$ 5,000.00
2	1	L.S.	TRAFFIC CONTROL COMPLETE PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS - 2009 MUTCD WITH REVISIONS 1 AND 2, MAY 2012 OR LATEST REVISION"	\$ 3,500.00	\$ 3,500.00	\$ 3,455.00	\$ 3,455.00	\$ 17,046.00	\$ 17,046.00	\$ 5,000.00	\$ 5,000.00
3	1	L.S.	TRAFFIC SIGNAL AND SIGNAGE INSTALLATION PER "GEORGIA DEPARTMENT OF TRANSPORTATION - STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS - JANUARY 21, 2021 OR LATEST REVISION" (COMPLETE; IN ACCORDANCE WITH "SIGNAL PLANS" DESIGNED BY "WILBURN ENGINEERING AND INCLUDED IN THE CONTRACT DRAWINGS")	\$ 90,140.00	\$ 90,140.00	\$ 100,250.00	\$ 100,250.00	\$ 99,371.00	\$ 99,371.00	\$ 154,800.00	\$ 154,800.00
4	1	L.S.	TRAFFIC SIGNAL AND SIGNAGE INSTALLATION PER "GEORGIA DEPARTMENT OF TRANSPORTATION - STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS - JANUARY 21, 2021 OR LATEST REVISION" (COMPLETE; IN ACCORDANCE WITH THE CONTRACT DRAWINGS)	\$ 10,500.00	\$ 10,500.00	\$ 9,050.00	\$ 9,050.00	\$ 13,500.00	\$ 13,500.00	\$ 11,500.00	\$ 11,500.00
5	1	L.S.	GUARDRAIL CONSTRUCTION PER "GEORGIA DEPARTMENT OF TRANSPORTATION - STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS - JANUARY 21, 2021 OR LATEST REVISION" (COMPLETE; IN ACCORDANCE WITH THE CONTRACT DRAWINGS)	\$ 14,800.00	\$ 14,800.00	\$ 13,970.00	\$ 13,970.00	\$ 13,000.00	\$ 13,000.00	\$ 12,700.00	\$ 12,700.00
6	1	L.S.	EROSION AND SEDIMENT CONTROL / PERMANENT GRASSING (COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS)	\$ 1,500.00	\$ 1,500.00	\$ 950.00	\$ 950.00	\$ 50.00	\$ 50.00	\$ 2,000.00	\$ 2,000.00
7	1	L.S.	CONTINGENCY ALLOWANCE (FOR USE AS DIRECTED ONLY BY THE OWNER)	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL					\$ 152,940.00		\$ 156,520.00		\$ 178,522.00		\$ 216,000.00

I hereby certify that this is a correct tabulation for all bids received for this project on December 10, 2021 at 11:00 A.M. at the City of Locust Grove.

SIGNED: 

EXHIBIT B

**RECOMMENDATION OF CONTRACT AWARD
MARKET PLACE BLVD – INTERSECTION IMPROVEMENTS**



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

December 13, 2021

Mr. Tim Young
City Manager – Locust Grove
3644 Highway 42
Locust Grove, GA 30248

RE: Marketplace Blvd Intersection Improvements
COLG-21-11-001
Recommendation of Contract Award
Lumin8 Transportation Technologies, LLC

Dear Mr. Young:

Bids were received at the Locust Grove Public Safety Building in the City Council Chambers for the referenced project on December 10, 2021 at 11:00 AM and publicly read aloud. The City received four bids for this project. The lowest responsive Bidder for the bids received was:

Lumin8 Transportation Technologies, LLC
27 N. Fairground St. NE
Marietta, GA 30060
Office Phone: (770) 732-0054

Falcon Design Consultants, LLC (FDC) reviewed the information submitted by the low Bidder for this project. FDC also had direct conversations with most of the Bidder's references. Based upon this review, it is determined that Lumin8 Transportation Technologies, LLC has sufficient experience, manpower, equipment, and financial resources to perform the referenced project.

Therefore, FDC recommends award of this contract for the City of Locust Grove's "Marketplace Blvd Intersection Improvements" (COLG-21-11-001) project to Lumin8 Transportation Technologies, LLC.

The contract would be awarded in the bid amount of **One Hundred Fifty-Two Thousand Nine Hundred Forty Point Zero Dollars (\$152,940.00)**.

This contract amount includes a Line Item in the Base Bid for a Contingency Allowance of \$25,000.00. This money is solely for the City's use for unknown conditions encountered, requested scope changes, and/or quantity overruns. If none of these conditions occur during the construction of the referenced project the final contract price would be \$127,940.00

A copy of the Bid Tabulation sheet for this project is attached for your use.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Skip Layton".

G.A. "Skip" Layton, Jr.
Director of Municipal Services

Attachments: Bid Tabulation Sheet



Community Development Department

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

Item Coversheet

Item: A resolution to adopt the annual update of the Capital Improvement Element for the City.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 28, 2021

Budget Item: No

Date Received: N/A – required annual filing

Workshop Date: August 16, 2021

Regular Meeting Date: December 20, 2021 (adoption)
August 16, 2021 (authorization granted to transmit)

Discussion:

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

1. Capital Improvement Element Update of the City's portion of the Henry County-Cities Joint Comprehensive Plan. This update is required due to the fact the City collects Development Impact fees.
2. Report of Accomplishments for 2020/2021.

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

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

Recommendation:

I MOVE TO (approve/deny/table) THE RESOLUTION TO ADOPT THE LOCUST GROVE PORTION OF THE CAPITAL IMPROVEMENT ELEMENT UPDATE OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN AND TO FORWARD COPIES OF THIS RESOLUTION TO THE ATLANTA REGIONAL COMMISSION.

RESOLUTION NO. _____

A RESOLUTION TO ADOPT AN ANNUAL UPDATE OF THE SHORT TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) held a public hearing on August 16, 2021 to transmit an update the Short-Term Work Program Element and CIE for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan;

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

WHEREAS, the amendment of the Short Term Work Program and CIE was approved by the Atlanta Regional Commission and the Georgia Department of Community Affairs, as per the requirements of the Minimum Planning Standards by the Georgia Department of Community Affairs, as shown in **Exhibit “B”**; and,

WHEREAS, notice of this matter has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council wish to adopt the amendment of the Short Term Work Program and CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council wish to adopt a Statement of Accomplishments of the Short Term Work Program and CIE, including all elements of land use changes within the reporting year, to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

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

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

1. **Authorization.** That the Locust Grove City Council hereby adopts this annual amendment to the Short Term Work Program Element and CIE updates (as attached hereto and incorporated herein as **Exhibit “A”**) and authorizes the Mayor to notify the Atlanta Regional Commission of said adoption, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.
2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 20th day of December 2021.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**AMENDMENT TO SHORT TERM WORK PROGRAM ELEMENT AND CAPITAL
IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF
THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN AS PER STATE
MINIMUM PLANNING STANDARDS, REVISED 2021**

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
<i>Administration</i>							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2023	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>CIE Cost Recovery</i>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2023	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
SPLOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2022	2024	\$ 500,000	20%	SPLOST IV - V. Impact fees up to \$100,000	City, Impact Fees, SPLOST
<i>Highways and Streets</i>							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Peeksville Connector -- State Route 42 to Cleveland Street	LCI	2022	2025	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2022	2027	\$ 6,800,000	25%	Private, City, ARC, GDOT, SPLOST	Private (R/W and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Scoping and Concept	Citywide	2021	2027	\$ 52,000,000	TBD	Private, SPLOST IV (PEROW), HB 170, Local (Env + Concept)	GaDOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2021	2026	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County
Additional right-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GaDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing and to Peeksville Road.	Citywide	2022	2025	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2023	2028	\$ 20,900,000	20%	Local (SPLOST-V and future T-SPLOST) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2021	2026	\$ 2,000,000	20%	Local (PE), GDOT/HB-170	City, GaDOT
Bill Gardner Parkway (HE-126B, CR 650) Widen from 2-4 lanes from Hwy 155 to Lester Mill Road and from 2->6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2023	2027	\$ 3,200,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST and regional efforts (45%)	City, County, GaDOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide	2022	2023	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2023	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
<i>Parks and Recreation</i>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2022	2024	\$ 135,000	25%	Local funds through possible future impact fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2021	\$ 815,000	100%	Impact Fees and City	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 50,000	10%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				\$ 89,695,000			

Impact Fee Collections, Calendar Year 2020

Revenues	Administration	CIE Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$68,672	\$19,294	\$116,373	\$394,097	\$831,036	\$1,429,473
Collections	\$11,298	2,766	20,979	58,179	293,110	386,332
Interest Income	\$21	5	36	97	126	285
Current Year (2020)	\$11,319	\$2,771	\$21,015	\$58,276	\$293,236	386,617
Total Receipts + Balance	\$ 79,991	\$ 22,065	\$ 137,388	\$ 452,373	\$ 1,124,272	\$ 1,816,090
Expenditures						
Expenditures Prior (in balance)	\$10,490	-	41,209	142,134	1,032,680	\$1,226,513
Expenditures 2020	-	-	-	-	1,003,922	\$1,003,922
Total Expenditures 2020	\$0	\$0	\$0	\$0	\$1,003,922	\$1,003,922
Balance at Year End	\$79,991	\$22,065	\$137,388	\$452,373	\$120,350	\$812,168

Source: Audited Financial Figures of City of Locust Grove by Rushton Accountants

Note: There were NO refunds of impact fees in 2020.

CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND
BALANCE SHEET
December 31, 2020

ASSETS

Cash and cash equivalents	\$ 812,648
---------------------------	------------

LIABILITIES

Accounts payable	\$ 480
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FUND BALANCES

Restricted for capital projects	<u>812,168</u>
---------------------------------	----------------

Total liabilities and fund balances	<u>\$ 812,648</u>
--	-------------------

CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
For the year ended December 31, 2020

REVENUES	
Charges for services	\$ 386,332
Interest	<u>285</u>
Total revenues	<u>386,617</u>
EXPENDITURES	
Capital outlay	
Recreation	<u>1,003,922</u>
Total expenditures	<u>1,003,922</u>
Excess (deficiency) of revenues over (under) expenditures	(617,305)
Fund balances, January 1	<u>1,429,473</u>
Fund balances, December 31	<u><u>\$ 812,168</u></u>

EXHIBIT "B"

APPROVAL OF STWP/CIE FROM ATLANTA REGIONAL COMMISSION

Daunte Gibbs

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Tuesday, November 23, 2021 2:59 PM
To: Daunte Gibbs
Cc: Andrew Smith
Subject: FW: City of Locust Grove CIE Update: Approved

Hello,

ARC is pleased to let you know that the DCA has approved the City of Locust Grove 2021 CIE Annual Update with the brief advisory comment noted below. While advisory comments are not technically required to be addressed, ARC recommends that the City review and address them as appropriate.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the Update. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" Update itself, so that we may forward them to DCA. Upon receiving notice of local adoption, DCA will renew the County's QLG status.

Please let me know if you have any questions.

Best regards,

Donald P. Shockey, ACIP, LEED GA
Plan Review Coordinator, Community Development
Atlanta Regional Commission
P | 470.378.1531
DShockey@atlantaregional.org
atlantaregional.org
International Tower
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

From: Juli M Yoder <juli.yoder@gadca.onmicrosoft.com>
Sent: Tuesday, November 23, 2021 10:08 AM
To: Jared Lombard <JLombard@atlantaregional.org>
Cc: PEMD OPQG Administration <pemd.opqga@dca.ga.gov>; Donald Shockey <DShockey@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>
Subject: City of Locust Grove CIE Update: Approved

Jared,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Locust Grove and finds that it adequately addresses applicable requirements. We do, however, have an advisory comment, below. Please review the advisory comment with the local government before they move forward. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and

provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Advisory Comments

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

- In the Annual Financial Report, the line items "Current Year (2020)" and "Expenditures Prior (in balance)" provide additional information beyond what is required in the report. Presented in this context, this information has the potential to create confusion for any members of the public or other users of the document. We recommend eliminating those line items from this report or formatting them in a manner that is substantially different from the other line items in order to distinguish them from the other line-items.

Thanks,



Learn more about our commitment to [fair housing](#).

Jon A. West, AICP
Principal Planner
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

Juli M Yoder
Planner
Georgia Department of Community Affairs
Direct 404-327-6860
juli.yoder@gadca.onmicrosoft.com



JONESBORO GROUP
SCNI D/B/A GRAY PUBLISHING
PO BOX 1286
LAWRENCEVILLE GA 30046
(770) 963-9205

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 07/22/21 15:47 by dward-lv

Acct #: 119830

Ad #: 43141

Status: New

Public Hearing Notice
City of Locust Grove
August 16, 2021
6:00 PM
Locust Grove
Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, August 16, 2021, at 6:00 PM, will conduct public hearings for the purpose of the following:

ORDINANCE AMENDMENT
ORD 21-06-01 To amend Chapter 17, adding Table 17.04.041 Principal Uses allowed in each zoning district.

REZONING
RZ-21-07-01 Scannell Properties of Indianapolis, IN requests rezoning of 2.85 +/- acres located at 170 Pine Grove Road from R-3 (Med-High Single Family Residential) to M-1 (Light Industrial); Parcel 127-02019004, in Land Lot 232 of the 2nd District; the applicant intends to combine this lot with 95.48 +/- acres rezoned in May of 2021 to build a 1.3+/- million sq. ft. warehouse accompanied by car parking and truck courts.

MODIFICATION TO ZONING CONDITIONS
MC-21-06-01 Pulte Group of Alpharetta, GA requests a modification to zoning conditions for property located on Locust Grove Griffin Road within Oak Ridge Meadows Planned Development POD E (Parcel ID: 130-01017000) in Land Lot 135+ of the 2nd District; the property consists of 119.85 +/- acres and the request is to modify zoning conditions to allow for the development of an aged-targeted community.

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

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

Daunté Gibbs
Community Development
Director - City of Locust
Grove
43141-7/28/2021



Community Development Department

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

Item Coversheet

Item: **An Ordinance to approve the final plat for Barnes Station Phase III, a single-family residential subdivision located on Massey Lane.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: December 14, 2021

Workshop Date: December 20, 2021

Regular Meeting Date: N/A

Discussion:

Metro Engineering & Surveying Co., Inc. of McDonough, GA submitted the final plat for Barnes Station subdivision – Phase 3 located on Massey Lane.

Applicant/Developer:

**CAPSHAW DEVELOPMENT COMPANY, LLC
450 RACETRACK ROAD
MCDONOUGH, GA 30252**

The general concept is 22 single-family residential lots.

Project Data:

- **Location = Massey Lane**
- **Gross Acreage = 17.624 +/- acres**
- **Net Acreage = 15.508 +/- acres**
- **Property zoning = R-2 (Single Family Residence)**
- **Lot Count = 22 (Phase 3)**
- **Minimum Lot Size = 30,000 sq. ft.**
- **Minimum Lot Width = 125'**
- **Minimum House Size = 2,000 sq. ft.**

- **Setbacks:**
 - **Front = 45'**
 - **Side = 15' (40' Corner)**
 - **Rear = 40'**

Recommendation:

Staff recommends Approval of Barnes Station Phase 3 subdivision final plat.

I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE FINAL PLAT FOR BARNES STATION PHASE 3 TO BE LOCATED ON MASSEY LANE.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF THE FINAL SUBDIVISION PLAT FOR BARNES STATION PHASE III; LOCATED AT MASSEY LANE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared by Metro Engineering & Surveying Co., Inc. dated 12/13/2021, for Barnes Station Phase III located on Massey Lane in Land Lot 155 & 166 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as Capshaw Development Company, LLC, 450 Racetrack Road, McDonough, GA 30252 (the “Owner”); and,

WHEREAS, the property is zoned R-2 (Single Family Residence) and the development will be on septic; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop phase III of Barnes Station subdivision consisting of 15.508 +/- acres that will be developed into 22 single-family residential lots as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, the layout, lots and amenities contained therein, and found it to be in accordance with the City’s R-2 zoning ordinance; and,

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

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “BARNES STATION FINAL PLAT Phase 3” dated December 13, 2021.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 20th day of December 2021.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

FOR USE BY CLERK OF SUPERIOR COURT ONLY

SURVEYORS NOTES

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 131,189 FEET AND AN ANGULAR ERROR OF 1.25 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 148,252 FEET.

EQUIPMENT AND FIELD SURVEY STATEMENT
LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING TCRA 1105 PLUS.
FIELD SURVEY PERFORMED ON 12-10-2018.

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13151C02278D HAVING AN EFFECTIVE DATE OF OCTOBER 16, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

ZONING
SITE IS ZONED R-2 (SINGLE FAMILY RESIDENTIAL)

BUILDING SETBACKS
FRONT = 45' FEET. (VARIANCE PENDING APPROVAL)
SIDE = 15' FEET.
REAR = 40' FEET.

SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

UTILITIES
OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW, CALL BEFORE YOU DIG" UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER & WETLANDS
ALL STREAMS, BODIES OF WATER AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY AND LOCAL RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

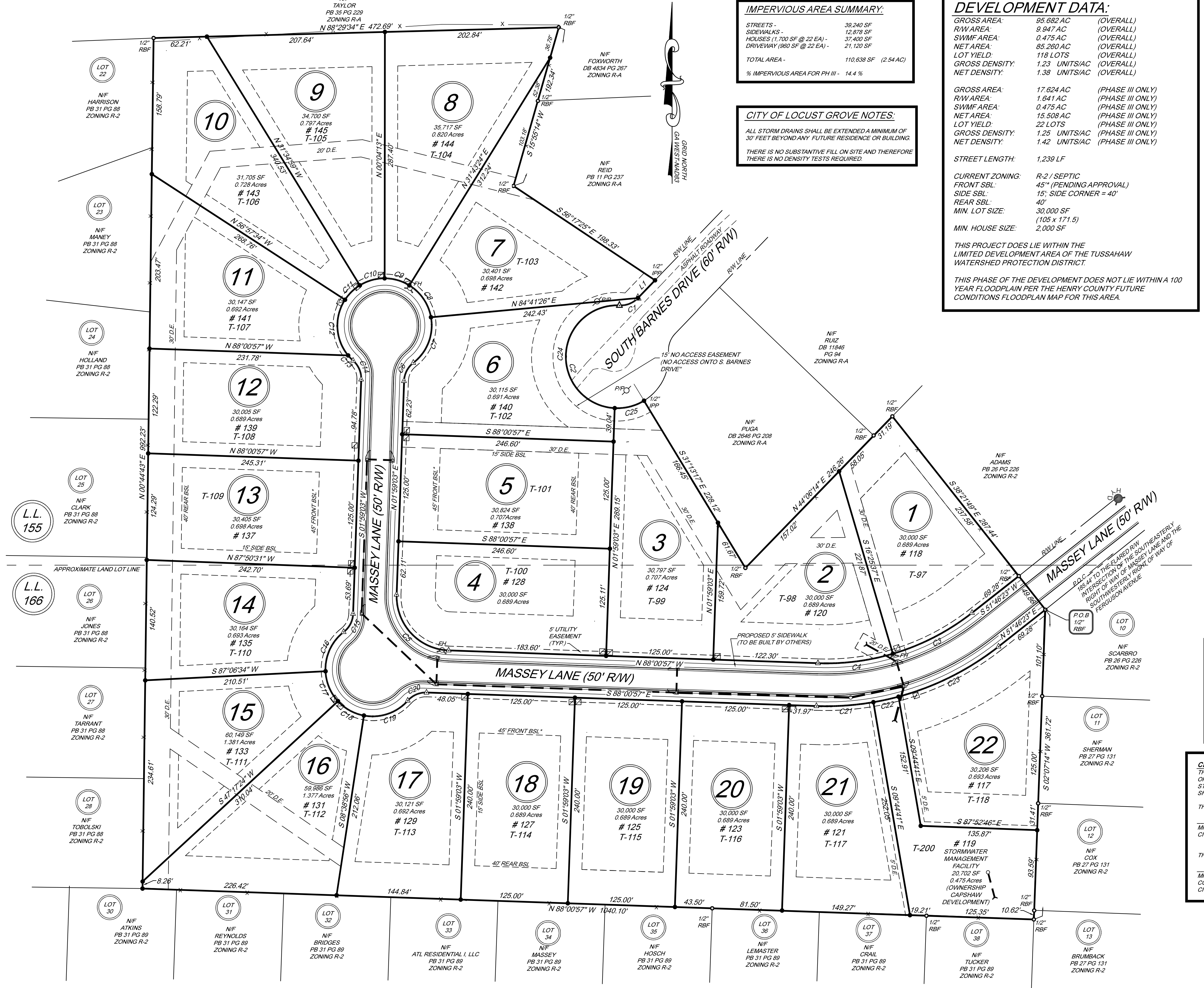
ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO METERS, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMANCE.

REFERENCES
PLAT BOOK 24, PAGE 27, HENRY COUNTY RECORDS
PLAT BOOK 23, PAGE 228, HENRY COUNTY RECORDS
PLAT BOOK 21, PAGE 131, HENRY COUNTY RECORDS
PLAT BOOK 31, PGS 88-89, HENRY COUNTY RECORDS
PLAT BOOK 11, PAGE 237, HENRY COUNTY RECORDS
DEED BOOK 1186, PAGE 94, HENRY COUNTY RECORDS
DEED BOOK 2896, PAGE 208, HENRY COUNTY RECORDS
DEED BOOK 4834, PAGE 267, HENRY COUNTY RECORDS

HORIZONTAL & VERTICAL DATUM
HORIZONTAL AND VERTICAL DATUM WAS ESTABLISHED USING RTK GPS METHODS WITH CORRECTIONS FROM THE GPS NETWORK. HORIZONTAL DATUM IS GEORGIA STATE PLANE, WEST ZONE, NAD83 AND THE VERTICAL DATUM IS NAVD83.

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 1/2" IRON PIN AND PLASTIC CAP PLACED
- OPEN TOP PIPE FOUND
- RFB REBAR FOUND
- CMF CONCRETE MONUMENT FOUND
- LIGHT POLE
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- CALCULATED POINT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SS SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- W WATER MAIN
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- #XXX ADDRESS
- T-XXX TAX PARCEL



IMPERVIOUS AREA SUMMARY:

STREETS	39,240 SF
SIDEWALKS	12,878 SF
HOUSES (1,700 SF @ 22 EA.)	37,400 SF
DRIVEWAY (960 SF @ 22 EA.)	21,120 SF
TOTAL AREA	110,638 SF (2.54 AC)
% IMPERVIOUS AREA FOR PH III	14.4 %

CITY OF LOCUST GROVE NOTES:
ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30 FEET BEYOND ANY FUTURE RESIDENCE OR BUILDING.
THERE IS NO SUBSTANTIVE FILL ON SITE AND THEREFORE THERE IS NO DENSITY TESTS REQUIRED.

DEVELOPMENT DATA:

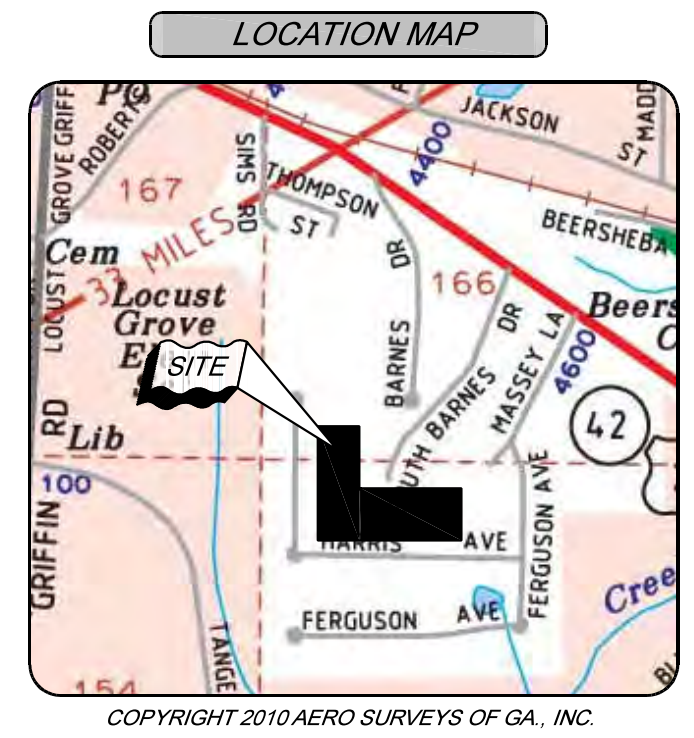
GROSS AREA	95,682 AC	(OVERALL)
RW AREA	9,947 AC	(OVERALL)
SWMF AREA	0.475 AC	(OVERALL)
NET AREA	85,260 AC	(OVERALL)
LOT YIELD	118 LOTS	(OVERALL)
GROSS DENSITY	1.23 UNITS/AC	(OVERALL)
NET DENSITY	1.38 UNITS/AC	(OVERALL)

DEVELOPMENT DATA (PHASE III ONLY):

GROSS AREA	17,624 AC
RW AREA	1,641 AC
SWMF AREA	0.475 AC
NET AREA	15,508 AC
LOT YIELD	22 LOTS
GROSS DENSITY	1.25 UNITS/AC
NET DENSITY	1.42 UNITS/AC

STREET LENGTH: 1,239 LF
CURRENT ZONING: R-2 / SEPTIC
FRONT SBL: 45' (PENDING APPROVAL)
SIDE SBL: 15'; SIDE CORNER = 40'
REAR SBL: 40'
MIN. LOT SIZE: 30,000 SF (105 x 171.5)
MIN. HOUSE SIZE: 2,000 SF

THIS PROJECT DOES LIE WITHIN THE LIMITED DEVELOPMENT AREA OF THE TUSSAHAH WATERSHED PROTECTION DISTRICT.
THIS PHASE OF THE DEVELOPMENT DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN PER THE HENRY COUNTY FUTURE CONDITIONS FLOODPLAIN MAP FOR THIS AREA.



LINE TABLE

LINE	BEARING	DISTANCE
LT	S 43°50'57" W	28.68'

CURVE TABLE

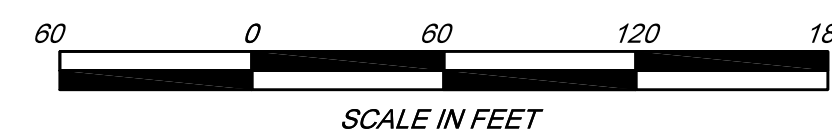
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	23.91'	28.00'	23.10'	S 88°12'26" E
C2	223.95'	60.00'	114.80'	S 14°21'48" E
C3	104.63'	275.00'	104.00'	S 82°40'23" W
C4	88.37'	275.00'	87.59'	S 82°46'43" W
C5	98.96'	63.00'	89.10'	N 43°00'57" W
C6	24.59'	28.00'	23.81'	N 27°08'32" E
C7	59.84'	55.00'	56.93'	N 21°07'48" E
C8	46.30'	55.00'	44.95'	N 34°09'30" W
C9	30.38'	55.00'	30.00'	N 74°06'11" W
C10	30.38'	55.00'	30.00'	S 74°14'37" W
C11	24.38'	55.00'	24.18'	S 45°43'44" W
C12	69.60'	55.00'	65.05'	S 03°12'37" E
C13	8.51'	55.00'	8.51'	S 43°53'47" E
C14	24.59'	28.00'	23.81'	S 23°10'25" E
C15	24.59'	28.00'	23.81'	S 27°08'32" W
C16	52.80'	55.00'	50.62'	S 24°54'03" W
C17	38.60'	55.00'	37.81'	S 22°36'15" E
C18	35.15'	55.00'	34.56'	S 61°01'15" E
C19	56.64'	55.00'	54.17'	N 71°10'06" E
C20	24.59'	28.00'	23.81'	N 66°49'35" E
C21	66.53'	325.00'	66.42'	N 86°07'11" E
C22	30.04'	325.00'	30.03'	N 77°38'25" E
C23	131.52'	325.00'	130.62'	N 63°21'57" E
C24	188.18'	60.00'	120.00'	S 02°42'59" W
C25	35.77'	60.00'	35.24'	N 75°47'17" E

STREET SUMMARY:
MASSEY LANE - 1,239 LF
TOTAL STREET LENGTH - 1,239 LF

HENRY COUNTY TAX PARCEL INFORMATION
HENRY COUNTY TAX MAP: 130A
ALL BLOCK 1
TAX IDS: T-97 THRU T-118

OWNER'S ACKNOWLEDGEMENT
STATE OF GEORGIA, HENRY COUNTY
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS HEREON SHOWN, FOR THE PURPOSES HEREIN EXPRESSED.

CITY OF LOCUST GROVE APPROVAL
THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHTS OF WAY, NOR THE EXTENSIONS OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAN AND AS REQUIRED BY THE LOCUST GROVE MUNICIPAL CODE.
THIS PLAN IS HEREBY APPROVED FOR RECORDING:
MR. ROBERT PRICE - MAYOR OF CITY OF LOCUST GROVE
THIS PLAN IS HEREBY APPROVED FOR RECORDING:
MR. DAUNTE GIBBS - DIRECTOR - COMMUNITY DEVELOPMENT CITY OF LOCUST GROVE



FINAL SUBDIVISION PLAN
FOR
BARNES STATION - PHASE THREE
PREPARED FOR
CAPSHAW DEVELOPMENT COMPANY, LLC
450 RACETRACK ROAD
MCDONOUGH, GEORGIA 30252
CONTACT: KEITH RUSSELL / 678-782-5200

PROPERTY INFORMATION

LAND LOTS:	155 & 166
DISTRICT:	2ND
SECTION:	N/A
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	LOCUST GROVE

DRAWING INFORMATION

DATE:	12/13/2021	REVISIONS:	
SCALE:	1" = 60'	DWN:	JRG
CHK:	MHE	JOB No.:	14643
FILE:	14643-PP-0		

SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plan has been prepared by a land surveyor. This plan has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plan, the agency or office of that individual, and the date of approval are listed in the approval table shown herein. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown herein. Such approvals, affirmations, or ordinations, or resolutions should be confirmed with the appropriate governmental bodies by any purchaser or user of this plan as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1489 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0755
www.metro-engineering.com



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request for a Special Event Permit for Heritage Baptist Church Youth Mistletoe Fundraiser December 21-24, 2021.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: December 15, 2021

Workshop Date: December 20, 2021

Regular Meeting Date: N/A

Discussion:

Staff received an application for a Special Events Permit for Heritage Baptist Church's Mistletoe Sale Fundraiser to be held December 21-24, 2021, from 2:00 PM to 6:00 PM located at the intersection of Tanger Blvd and Bill Gardner Parkway. The applicant has answered the following questions:

- The duration of the event (including set up and break down)
 - The applicant plans to operate on the weekdays leading up to the Christmas Holiday; December 21-24 2:00 pm – 6:00 PM
- Event location(s)
 - Tanger Blvd near the intersection of Bill Gardner Pkwy.
- Contact information for the person who will be onsite during the event.

Terrell Hopkins 770-633-4864

- Which merchants will have booths at the event?
 - **Members of the church youth will be distributing mistletoe in exchange for donations to the church's youth program. They plan to work near the intersection of Tanger Blvd and Bill Gardner Pkwy under the supervision of adults.**

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

- An approved race route from Locust Grove PD
 - N/A

Comments:

None.

Recommendation:

Staff recommends approval of the applicant's special event permit request.

I MOVE TO (APPROVE/DENY/TABLE) THE REQUEST FOR THE HERITAGE BAPTIST MISTLETOE SALE DECEMBER 21-24.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>Terrell Hopkins</u>	Submittal Date: <u>Dec. 15, 2021</u>
Organization: <u>Heritage Baptist Church</u>	Event Date(s)*: <u>20th - 24th of Dec.</u>
Type of Event: <u>Fundraiser</u>	Event Time(s): <u>2:00 - 6:00 pm</u>

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

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

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


Applicant's local address:	<u>1843 Peeksville Rd Locust Grove, GA</u>
Applicant's e-mail address:	<u>pastor@hbcga.com</u>
Location of the Event:	<u>Bill Gardner / Exit Ramps S + N bound</u>
Name and telephone number of onsite contact who will be onsite for the duration of the event.	<u>Terrell Hopkins 770 633 4864</u>
Description of the nature of the special event:	<u>Helpover church youth signs - Giving Mistletoe for donations</u>
Identify sponsors and/or merchants participating in the event.	<u>---</u>
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	<u>Donations only</u>
Duration of the event (including setup and take down)	<u>Week day - 6 pm thru Dec. 24th Saturday</u>
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	

Additional required information:

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

Signature: Terrell Hopkins Date: Dec 15, 2021

Georgia DRIVER'S LICENSE



CLASS C
JOSEPH TERRELL
HOPKINS

480 S BETHANY RD
LOCUST GROVE, GA 30248-3024
HENRY

Restrictions A End NONE
Iss. 07/18/2017

Sex M Eyes BLU
Hgt 6'-00" Wgt 230 lb

4476

URGENT MEDICAL INFORMATION ON REVERSE / DONOR

Joseph Terrell Hopkins



E-VERIFY AFFIDAVIT

Locust Grove, GA

E-verify Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6(d), stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly know as E-Verify, or any subsequent replacement in O.C.G.A. § 36-60-6(d). Furthermore, the undersigned applicant verifies one of the following with respect to my application for the above mentioned document:

- 1. (a) _____ The individual, firm or corporation employed more than ten (10) employees.
- (b) _____ The individual, firm or corporation employed ten (10) or fewer employees.

If the employer selected 1(a) please fill out Section 2 below.

- 2. The undersigned private employer attests that its federal work authorization user identification number and date of authorization are listed below:

_____ Federal Work Authorization User Identification Number

_____ Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Terrell Hopkins

Signature of Authorized Officer or Agent

Terrell Hopkins

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

15 DAY OF December, 2021

Y. Sullivan

My Commission Expires: 7-29-2024





AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

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

✓ I am a United States citizen.

OR

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

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

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

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

770-633-4864
Telephone Number

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

Fundraiser
Category of Public Benefit

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

Terrell Hopkins 12-15-21
Signature of Applicant Date

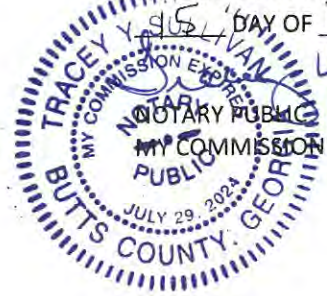
Terrell Hopkins
Printed Name

*Alien Registration Number for Non-citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

15 DAY OF Dec 2021

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-29-2024





Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution for LMIG for 2022 Application

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: General Fund 100 with associated LMIG Grant of \$109,072.44

Date Received: December 15, 2021

Workshop Date: December 20, 2021

Regular Meeting Date: N/A

Discussion:

Attached is a Resolution and supporting documentation for the 2022 LMIG Program application for the expenditure of certain funds awarded by GDOT in the Local Maintenance Improvement Grants Program, which is an update of the old LMIG program back in 2015 with the passage of HB 170. The process is now an electronic submittal, which a screenshot is provided in the application process we are currently entering for submittal. Given the amount of the award, we only submitted a portion of the general T-SPLOST repaving streets for use to supplement the T-SPLSOT for additional work as possible.

Recommendation:

APPROVE RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS IN THE 2022 LMIG PROGRAM AS ATTACHED FOR SUPPLEMENT TO THE T-SPLOST GENERAL PAVING PROGRAM.

RESOLUTION _____

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS FOR THE 2022 LOCAL MAINTENANCE IMPROVEMENT GRANT “LMIG” PROGRAM; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ALL NECESSARY DOCUMENTS; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING INCONSISTENT PROVISIONS; 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 is charged with providing public services to local residents; and

WHEREAS, the Georgia Department of Transportation has established an electronic reporting format for the state’s Local Maintenance Improvement Grant (“LMIG”) Program for the annual reporting of projects for local road maintenance; and,

WHEREAS, the City Manager has prepared a draft proposed list of projects as attached hereto as Exhibit A that have been discussed previously at prior meetings and in the budgetary process; and,

WHEREAS, the Mayor and Council desire to expend our LMIG grant amount along with local match of a minimum of thirty percent (30%) for these projects; and,

WHEREAS, the City Council hereby authorizes the Mayor and City Clerk to execute all necessary documents for the LMIG grant process, including the electronic transmittal by the City Manager or his designee to the Georgia Department of Transportation by December 31, 2021; and,

WHEREAS, the Mayor and Council are committed in maintaining a superior network of streets and highways for the residents and business owners throughout the city for continued mobility and safety;

WHEREAS, the Mayor and Council of the City of Locust Grove, Georgia, 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 of the citizens of the City, have determined it to be in the best interest of the citizens of the City, that this Resolution be adopted.

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

- 1. Authorization.** That the City of Locust Grove LMIG Project List as attached hereto as Exhibit A is hereby approved for transmittal to the Georgia Department of Transportation.

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

THIS RESOLUTION adopted this 20th day of December, 2021.

ROBERT PRICE, MAYOR

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk
(seal)

CITY ATTORNEY

EXHIBIT A

**FY 2022 LMIG PROJECT LIST
UPDATE LETTER and SUBMITTAL FORM**



**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2022
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____ (Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

E-Verify Number

(Signature)

Sworn to and subscribed before me,

(Print)

This ____ day of _____, 20 ____.

Mayor / Commission Chairperson

In the presence of:

(Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY PUBLIC SEAL:

Current FY LMIG Formula Amount: \$109,072.44

Current FY Required LMIG Match: 30%

Current FY Project Minimum Amount: \$141,794.17

+ Add Project

Road Name	Beginning	Ending	Length (Miles)	Description Of Work	Project Cost	Project Let Date	
Patriots Point Street	Frances Ward Drive	Palmetto Street	0.41	Mill, patch, repair, resurface existing street, including work around SSMH areas and storm drains.	\$97,500.00	04/25/2022	
Palmetto Street	Tanger Boulevard	End of street	0.26	Mill, patch, repair and resurface existing street, including repair of curb and fill over stream crossing.	\$86,000.00	04/25/2022	
Freedom Walk	Cul De Sac (West)	Cul De Sac (East - crossing Patriots Point Street)	0.16	Mill, patch, repair and resurface existing street	\$25,000.00	04/25/2022	
Queen Elizabeth Drive	Elementary Steet	Cul De Sac (end)	0.28	Mill, patch, repair and resurface street	\$40,000.00	04/25/2022	
Princess Jasmine Court	Queen Elizabeth Drive	Cul De Sac (End)	0.10	Mill, Patch, Repair and resurface street	\$18,000.00	04/25/2022	
Denmark Court	Princess Jasmine Court	Cul De Sac (End)	0.04	Mill, patch, repair and resurface street	\$12,000.00	04/25/2022	
Lady Maria Court	Queen Elizabeth Drive	Cul De Sac (end)	0.05	Mill, patch, repair and resurface street	\$13,000.00	04/25/2022	

Total Project Cost: **\$291,500.00**



City of Locust Grove

P.O. Box 900 Locust Grove, Georgia 30248-0900

Telephone (770) 957- 5043 Fax: 1-866-364-0996

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

December 20, 2021

Georgia Department of Transportation
Jack Reed – Dist. 3 Local Government Coord.
115 Transportation Boulevard
Thomaston, Georgia 30286

RE: Request for LMIG 2022 Funding for Signalization and Resurfacing, Henry County, Georgia – City of Locust Grove.

Dear Mr. Reed:

Please accept the following request for 2022 LMIG funding for the following projects:

Resurfacing of the following streets: Patriots Point Street, Freedom Walk, Palmetto Street, Queen Elizabeth Drive, Princess Jasmine Court, Denmark Court, and Lady Maria Court. These streets/street segments total more than double our proposed formula amount and will be supplemented with our T-SPLOST funds as we receive them in the Spring.

In terms of our prior year LMIG funds, the Market Place Signal Project at Highway 42 is being let this year at a cost of \$152,940, plus the costs for engineering and Norfolk-Southern permitting at an additional \$50,000. Work on resurfacing of Gettysburg Way is going out for Bid in early 2022 as there are major subsurface issues for approximately half of that street segment that is needed.

Should you have any questions or need further information, please feel free to contact me.

Respectfully,

Robert S. Price, Mayor

Cc: File

Attachment: LMIG Application for resurfacing of certain streets within the City of Locust Grove for 2022