

# CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA  
MONDAY FEBRUARY 21, 2022 - 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 Shearouse

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS ..... 1 Item

- Introduction of new employee (Police Department) - Officer Jeremiah Woodard

PUBLIC HEARING ITEMS ..... 2 Items

1. Annexation of 254 +/- acres located at S. Ola Road and Singley Drive (Parcel IDs: 161-01021052) in LL 161,162, and 191 of the 2<sup>nd</sup> districts
2. Variance request to allow an existing accessory structure to be partially located within the front yard setback of 342 Grove Road, and to allow the structure to exceed the maximum square footage permitted in the property's zoning designation

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

3. Resolution to appoint members to the Locust Grove Events Committee (Motion Required – From 1/18/2022)

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 for appointment of Bart Hammock to the (DDA) Downtown Development Authority

Public Safety Operations (Monthly Update Report)..... Chief Derrick Austin

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

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

- Resolution to create a streetlight district in Bunn Farms, Phase 2 subdivision, on Peeksville Road

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

- COLA/Adjustments to Section 701 (Salary and Pay Scale) of the Personnel Policy

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](mailto:mspurling@locustgrove-ga.gov) or in person at the physical meeting.

POSTED AT CITY HALL–February 16, 2022 at 16:30



## Community Development Department

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

### Item Coversheet

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**Item:** An ordinance for annexation of 254 +/- acres located at South Ola Road and Singley Drive (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, 161-01021051, and 161-01021052) in Land Lots 161, 162, and 191 of the 2<sup>nd</sup> District.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** February 2, 2022

**Budget Item:** No

**Date Received:** December 21, 2021

**Workshop Date:** February 21, 2022

**Regular Meeting Date:** March 7, 2022

#### **Discussion:**

Singley Road Partners, LLC has submitted application requesting annexation of multiple tracts (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, 161-01021051, and 161-01021052), totaling 254 +/- acres located at South Ola Road and Singley Drive. The zoning of the subject properties will remain RA (Residential Agricultural), which is the City of Locust Grove's equivalent to unincorporated Henry County's RA (Residential Agricultural) zoning district. The future land use designation will remain the equivalent Rural Residential (RR) designation within the incorporated boundaries of Locust Grove. The Applicant is utilizing the 100% method per O.C.G.A. §36-36-20. The Henry County Board of Commissioners raised no objections to this annexation during their January 19, 2022 meeting.

**Recommendation:**

**The annexation request meets the legal requirements per Georgia Annexation Law O.C.G.A. 36-36-11 and received no objection from the Henry County Board of Commissioners at their January 19, 2022 meeting. Therefore, staff recommends APPROVAL of the applicants request to annex the subject properties into the City of Locust Grove with the City of Locust Grove equivalent zoning district of RA (Residential Agricultural) and Future Land Use designation of RR (Rural Residential).**

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

**AN ORDINANCE TO ANNEX APPROXIMATELY 254 +/- ACRES, MULTIPLE TRACTS (PARCEL ID: 161-01025000, 161-01023000, 161-01021005, 161-01021052, AND 161-01021051) LOCATED AT SOUTH OLA ROAD AND SINGLEY DRIVE I WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

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

**WHEREAS**, Singley Road Partners, LLC, in care of Hecht Walker Jordan P.C of Stockbridge, GA, (the “Applicant”) petitioned the City to annex properties located at South Ola Road and Singley Drive consisting of 254 +/- acres (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, 161-01021051, and 161-01021052), located in Land Lots 161, 162, and 191 of the 2nd District (the “Properties”) attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant filed a request to annex and rezone the subject Properties into the City of Locust Grove on December 21, 2021, as shown in the staff report attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, the City of Locust Grove accepted the application for annexation on December 21, 2021; and,

**WHEREAS**, the City of Locust Grove provided notice of the annexation to the Henry County Board of Commissioners on December 22, 2021 by certified mail; and,

**WHEREAS**, the Henry County Board of Commissioners reviewed the Applicant’s request during their January 19, 2022 meeting and raised no objections to the request; and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at a Public Hearing held on February 21, 2022 as well as by the City Community Development Director; and,

**WHEREAS**, the Applicant requested that the Properties retain the same comparable zoning in the City (RA: Residential Agricultural) and Future Land Use designation (RR: Rural Residential) that they had in the County; and,

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

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

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

1.

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

2.

That the use of the Properties is subject to:

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

3.

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

4.

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

**SO ORDAINED** by the Council of this City this 7<sup>th</sup> day of March 2022.

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

ATTEST:

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

(Seal)

APPROVED AS TO FORM:

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

**EXHIBIT A**



# City of Locust Grove

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

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

December 22, 2021

MAYOR

Robert Price

Henry County Board of Commissioners  
Attention: Carlotta Harrell, Chair  
140 Henry Parkway  
McDonough, GA 30253

COUNCIL

Keith Boone

RE: Annexation of 254 +/- acres (Parcel ID: 161-01025000; 161-01023000; 161-01021005; 161-01021052; 161-01021051) located east of South Ola Road and North of Singley Drive.

Rudy Breedlove

Dear Chair Harrell:

Carlos Greer

The City of Locust Grove has received an application [see amendment on zoning classification below] on December 21, 2021, for annexation of the following properties:

Rod Shearouse

Willie J. Taylor

254 +/- acres (Parcel ID: 161-01025000, 161-01023000, 161-01021005, 161-01021052, and 161-01021051) located east of South Ola Road and north of Singley Drive. The properties are being assembled by MBT Investments, LLC in care of Hecht Walker Jordan, P.C.

Vincent Williams

CITY MANAGER

Included in the 254 +/- total acres are 35.111 +/- acres that are part of a purchase agreement indicated in the applicant's (MBT Investments, LLC) letter of intent. The combination of the subject properties will be contiguous to the existing City Limits and are being annexed by the 100% Method.

Tim Young

Please note that the applicants have withdrawn their previous request to rezone the subject properties from the unincorporated Henry County RA (Residential-Agricultural) zoning district to the City of Locust Grove R-2 (Single Family Residential). The property owners of the Subject Property wish to proceed with the proposed annexation with similar zoning/land use designation within the limits of Locust Grove.

CITY CLERK

Misty Spurling

Utilities will be provided by both the City of Locust Grove and the Henry County Water Authority per the Service Delivery Strategy agreement with the Henry County Water Authority.

This notice is being provided to you in accordance with Agreement Section 4. H. 4 and O.C.G.A. § 36-36-111 of the acceptance of the application for your consideration and comment.

Should you need any further information on this matter, please feel free to contact me at (770) 957-5043.

Respectfully,

Tim Young, City Manager

Cc: Cheri Hobson-Matthews, County Manager  
Patrick Jaugstetter, County Attorney  
Andy Welch, City Attorney  
Locust Grove City Council  
Henry County Water Authority



## Daunte Gibbs

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**From:** Jon Jordan <jon@hmhwlaw.com>  
**Sent:** Tuesday, December 21, 2021 3:06 PM  
**To:** Daunte Gibbs  
**Cc:** Greg Hecht  
**Subject:** MBT Investments, LLC - Updated Annexation Applications and Request to Withdraw Concurrent Rezoning  
**Attachments:** MBT Investments, LLC - Updated Annexation Application and Request to Withdraw Concurrent Rezoning Request.pdf

Daunte,

I hope all is going well and that you are all set for the Christmas holidays. Please find attached a written request to withdraw the rezoning requests that are pending with the annexation applications for Parcels 161-01025000; 161-01023000; 161-01021005; 161-01021052; and 161-01021051, which make up the 254 acres previously requested for annexation into Locust Grove. The property owners would now like to proceed with just the annexation request as currently zoned.

Also included in the attached packet are updated applications for annexation from the new owners of the primary large parcels (161-01023000 and 161-01025000) which were just purchased by MBT's affiliate entities Singley Road Partners, LLC and MBT South Ola, LLC. The owner applications for the other three parcels would stay the same. If you could replace the old application forms for Parcels 161-01023000 and 161-01025000 with the new applications from the new owners of the primary parcels and include them with the pending application from the owners of the 3 other parcels, I would greatly appreciate it.

We are also sending hard copies with original signatures of the new applications to the Community Development Office via Fedex for your records. Should you have any questions or concerns, or if I can provide any additional information or documentation for this update, please do not hesitate to let me know.

Thanks again,  
Jon

Jon Jordan  
Hecht Walker, P.C.  
Attorneys at Law  
Phone: 404-348-4881  
Fax: 678-884-1257

Northside Office  
Tower Place  
3340 Peachtree Road  
Suite 1530  
Atlanta, Georgia 30326

Southside Office  
205 Corporate Center Dr.  
Suite B  
Stockbridge, Georgia 30281



# HECHT WALKER JORDAN, P.C.

— ATTORNEYS AT LAW —

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Jon W. Jordan  
Michael W. Warner  
Mary M. House\*  
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Kirby Glaze\*  
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*\*Designates of Counsel Status*

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www.hechtwalker.com

Tower Place  
3340 Peachtree Road, Suite 1530  
Atlanta, GA 30326

[www.hwhw.com](http://www.hwhw.com)

*AV Rated Law Firm  
Martindale Hubble*

December 21, 2021

***VIA FEDERAL EXPRESS 775568431512;***

***and Email to [dgibbs@locustgrove-ga.gov](mailto:dgibbs@locustgrove-ga.gov)***

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

**RE: MBT INVESTMENTS, LLC REQUEST TO WITHDRAW REZONING APPLICATIONS – 254 Acres at South Ola Road/Singley Drive (Parcels 161-01025000; 161-01023000; 161-01021005; 161-01021052; 161-01021051)**

Dear Mr. Gibbs:


I hope all is going well. I am writing on behalf of MBT Investments, LLC to request the withdrawal of that rezoning application submitted concurrently by our client with its annexation request for 254 acres of property at South Ola Road and Singley Drive into the City of Locust Grove (the “Subject Property”). Our client and the other property owners would like to proceed with just the annexation of the Subject Property as currently zoned. Please accept this letter as a formal request to withdraw the concurrent rezoning application and as an updated letter of intent and request to proceed with the pending annexation applications for the Subject Property.

Also enclosed are updated annexation application forms signed by the new owners of the two larger parcels involved with the annexation request. Singley Road Partners, LLC just recently purchased the 104.2789 acre Parcel #161-01025000 which was formally owned by Nisbett Stovall Kendrick, III, as Executor of the Estate of Juanita Harris Kendrick, Richard Harris individually, and Richard Bryan Harris, as Executor of the Estate of Alberta Harris. MBT South Ola, LLC, also just recently purchased the adjacent 114.498 acre Parcel #161-01023000 which was formally owned by Nisbett Stovall Kendrick, III, as Executor of the Estate of Juanita

Harris Kendrick, and Richard Bryan Harris, as Executor of the Estate of Alberta Harris. Please replace the pending applications of the prior owners for these parcels, with the enclosed updated annexation applications from the new and current owners.

If you could please withdraw the current rezoning request for the above-referenced parcels, and proceed with the annexation process for these parcels as currently zoned, I would greatly appreciate it. We all appreciate your assistance and consideration of this request. Thank you.

Best Regards,

A handwritten signature in black ink, appearing to read "Jon W. Jordan". The signature is fluid and cursive, with a prominent loop at the end.

Jon W. Jordan

Enc: Updated Annexation Applications (Parcel #161-01025000; Parcel #161-01023000)  
Deeds, Surveys, and Legal Descriptions of Recent Acquisitions

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

Date of Submission: \_\_\_\_\_

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

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

**OWNERS NAME(S)** Singley Road Partners, LLC

**PROPERTY LOCATION** Parcel # 161-01025000

**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** ~~116.871~~ 104.2789

**MAP CODE NO.** 161-0102<sup>5</sup>000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Lacey, MOR **Date** 12/17/21

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

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**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** ~~116.871~~ 104.2789

**MAP CODE NO.** 161-0102<sup>5</sup>000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Honey, MOR **Date** 12/17/21

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

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THE ONE HUNDRED PERCENT (100%) METHOD**

Date of Submission: \_\_\_\_\_

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**PROPERTY LOCATION**      Parcel # 161-01025000

**PHONE NUMBER**      (678) 882-9766

**ALTERNATE PHONE**      (404) 348-4881

**LAND LOT/DISTRICT**      161/2

**ACREAGE**      ~~116.871~~ 104.2789

**MAP CODE NO.**      161-0102<sup>5</sup>000

**ZONING CLASSIFICATION**      RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_  
Angela Jones, MGR      **Date** 12/17/21

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

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

Date of Submission: \_\_\_\_\_

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

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**OWNERS NAME(S)** Singley Road Partners, LLC

**PROPERTY LOCATION** Parcel # 161-01025000

**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** ~~416.871~~ 104.2789

**MAP CODE NO.** 161-0102<sup>5</sup>000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** Angela Leroy, MUR **Date** 12/17/21

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

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

Date of Submission: \_\_\_\_\_

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

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**OWNERS NAME(S)** Singley Road Partners, LLC

**PROPERTY LOCATION** Parcel # 161-01025000

**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** 116.871 104.2789

**MAP CODE NO.** 161-0102<sup>5</sup>000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** Angela Joney, MGR **Date** 12/17/21

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





LEGAL DESCRIPTION

TRACT "2"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 2<sup>ND</sup> DISTRICT, OF HENRY COUNTY, GEORGIA, CONTAINING 104.279 ACRES, AS SHOWN ON SURVEY MADE FOR SINGLEY ROAD PARTNERS, LLC, PREPARED BY JONATHAN B. PRINCE, R.L.S.# 3244, DATED 06/04/2021, LAST REVISED 11/19/2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND 1" ROD AT THE COMMON LAND LOT CORNERS OF LAND LOTS 161,162,191 & 192; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID LAND LOT LINE DIVIDING LAND LOTS 161 AND 192, SOUTH 89 DEGREES 26 MINUTES 02 SECONDS EAST A DISTANCE OF 432.15' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 185.28' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 247.66' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 07 SECONDS EAST A DISTANCE OF 251.14' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 71.22' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 08 MINUTES 26 SECONDS EAST A DISTANCE OF 429.48' TO A 36" OAK TREE; THENCE ALONG SAID LAND LOT LINE NORTH 87 DEGREES 48 MINUTES 15 SECONDS EAST A DISTANCE OF 214.05' TO AN IRON PIN FOUND ¼" REBAR; THENCE ALONG SAID LAND LOT LINE NORTH 88 DEGREES 20 MINUTES 03 SECONDS A DISTANCE OF 425.14' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE NORTH 88 DEGREES 19 MINUTES 30 SECONDS EAST A DISTANCE OF 213.77' TO AN IRON PIN FOUND 1" OPEN TOP PIPE; THENCE LEAVING SAID LAND LOT LINE SOUTH 01 DEGREES 31 MINUTES 33 SECONDS WEST A DISTANCE OF 199.66' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 36 MINUTES 57 SECONDS WEST A DISTANCE OF 200.36' TO AN IRON PIN FOUND ¼" REBAR; THENCE SOUTH 01 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 199.94' TO AN IRON PIN FOUND ¼" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 226.55' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 225.10' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 440.96' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 358.90' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 12.23' TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SINGLEY DRIVE ( 40' R/W ); THENCE ALONG THE RIGHT-OF-WAY OF SINGLEY DRIVE THE FOLLOWING COURSES AND DISTANCES, NORTH 61 DEGREES 14 MINUTES 26 SECONDS WEST A DISTANCE OF 2.35' TO A POINT; THENCE NORTH 72 DEGREES 26 MINUTES 58 SECONDS WEST A DISTANCE OF 89.11' TO A POINT; THENCE NORTH 81 DEGREES 36 MINUTES 08 SECONDS WEST A DISTANCE OF 93.94' TO A POINT; THENCE NORTH 84 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 254.83' TO A POINT; THENCE SOUTH 85 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 130.61' TO A POINT; THENCE SOUTH 84 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 275.79' TO A POINT; THENCE SOUTH 81 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 50.56' TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 31 SECONDS WEST A DISTANCE OF 49.19' TO A POINT; THENCE SOUTH 77 DEGREES 56 MINUTES 41 SECONDS WEST A DISTANCE OF 55.24' TO A POINT; THENCE SOUTH 77 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 53.16' TO A POINT; THENCE SOUTH 81 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 76.30' TO A POINT;

THENCE SOUTH 86 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 78.31' TO A POINT;  
THENCE SOUTH 89 DEGREES 37 MINUTES 04 SECONDS WEST A DISTANCE OF 382.18' TO A POINT;  
THENCE SOUTH 88 DEGREES 09 MINUTES 11 SECONDS WEST A DISTANCE OF 862.23' TO A POINT ON  
THE LAND LOT LINE DIVIDING LAND LOTS 161 AND 162; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG  
SAID LAND LOT LINE NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST A DISTANCE OF 1909.32' TO AN  
IRON PIN FOUND 1" ROD AND THE POINT OF BEGINNING.

SAID PROPERTY HAVING A TAX PARCEL ID NUMBER OF 161-01-025-000 ACCORDING TO HENRY COUNTY  
TAX ASSESSOR.

**BK:18701 PG:82-83**  
Filed and Recorded  
Dec-06-2021 09:50 AM  
DOC# 2021 - 050929  
Real Estate Transfer Tax  
Paid: \$ 677.90  
0752021013468  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 6001913266

Returns Recorded Document to:  
Brochstein & Bantley, P.C.  
827 Fairways Court, Suite 100  
Stockbridge, GA 30281

File #: 22133795

## EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF Henry

THIS INDENTURE, Made this 3rd day of December, 2021, between Nisbet Stovall Kendrick, III, as Executor of the Estate of Juanita Harris Kendrick, late of the State of Georgia, County of Fulton, deceased, pursuant to Letters Testamentary issued in Estate No. PC-2020-374, filed in the Probate Court of Fulton County, Georgia, and Richard Bryan Harris, as Executor of the Estate of Alberta Harris, late of the State of Georgia, County of Rockdale, deceased, pursuant to Letters Testamentary issued in Estate No. 17-432, filed in the Probate Court of Rockdale County, party of the first part, (hereinafter called "Grantor"), and Singley Road Partners, LLC, party of the second part, (hereinafter called "Grantee") the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable considerations, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns the following described property:

See Exhibit "A" attached hereto and made a part hereof.

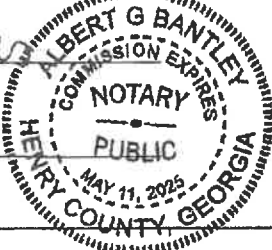
**THIS CONVEYANCE** is made subject to all covenants, conditions, restrictions and easements of record affecting said bargained premises.


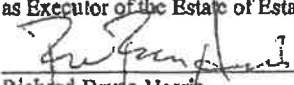
**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, her heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Johnna Biles  
Witness  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_  


 (SEAL)  
Nisbet Stovall Kendrick, III,  
as Executor of the Estate of Estate of Juanita Harris Kendrick  
 (SEAL)  
Richard Bryan Harris  
as Executor of the Estate of Alberta Harris

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 161 of the 2nd District, Henry County, Georgia, as shown on a plat prepared by J.A. Carmichael, Jr., Butts County Surveyor, and recorded in Plat Book 9, page 248, Henry County records, which plat is incorporated herein and made a part hereof by this reference.

Less and Except:

~~All that tract or parcel of land located in Land Lot 161, 2nd District, Henry County, Georgia, more particularly described as follows:~~

Beginning at the southeast corner of Land Lot 161 which is located at the intersection of the western right-of-way of Burg Road and the center line of Singley Drive, unpaved, and continuing thence along the center line of Singley Drive N 81° 00' W 235.8 feet, thence N 69° 48' W 186.5 feet, thence N 46° 16' W 100 feet, thence N 26° 26' W 182.1 feet, thence N 48° 37' W 100 feet, thence N 59° 48' W 159.8 feet, thence departing from the center line of Singley Road N 3° 52' E 187.3 feet to an iron pin, thence along that Land Lot line being the northerly Land Lot line of Land Lot 161 and the southerly Land Lot line of Land Lot 192 S 89° 29' E 809.6 feet to an iron pin, thence S 3° 13' W 385.9 feet, thence along the center line of Burg Road S 1° 25' W 358.8 feet, thence N 2° 38' W 366.4 feet, thence S 3° 35' W 461.2 feet, thence offset from the center line of Burg Road S 86° 25' E 30 feet to the right-of-way of Burg Road, thence S 4° 14' W 384.8 feet, thence S 3° 51' W 388 feet to the point of beginning.

As a matter of information only, the Tax Parcel Identification Number is 161-01025000.

**BK:18701 PG:84-85**  
Filed and Recorded  
Dec-06-2021 09:50 AM  
DOC# 2021 - 050930  
Real Estate Transfer Tax  
Paid: \$ 0.00  
0752021013469  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 6001913266

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

Property Tax Parcel Identification no. 161-0125000

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF Henry

File #: 22133795

THIS INDENTURE, made the 3rd day of December, 2021, between Richard B. Harris, party of the first part, and Singley Road Partners, LLC, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

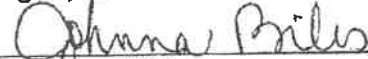
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

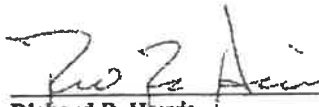
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in **FEE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

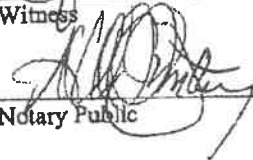
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

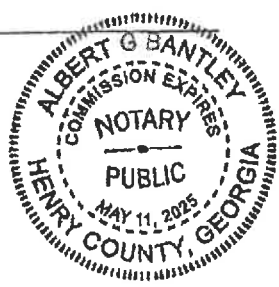
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
Richard B. Harris

  
Notary Public



## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 161 of the 2nd District, Henry County, Georgia, as shown on a plat prepared by J.A. Carmichael, Jr., Bufts County Surveyor, and recorded in Plat Book 9, page 248, Henry County records, which plat is incorporated herein and made a part hereof by this reference.

## Less and Except:

All that tract or parcel of land located in Land Lot 161, 2nd District, Henry County, Georgia, more particularly described as follows:

Beginning at the southeast corner of Land Lot 161 which is located at the intersection of the western right-of-way of Burg Road and the center line of Singley Drive, unpaved, and continuing thence along the center line of Singley Drive N 81° 09' W 255.8 feet, thence N 69° 48' W 166.5 feet, thence N 46° 16' W 100 feet, thence N 26° 26' W 182.1 feet, thence N 48° 37' W 100 feet, thence N 59° 48' W 159.8 feet, thence departing from the center line of Singley Road N 3° 52' E 1873 feet to an iron pin, thence along that Land Lot line being the northerly Land Lot line of Land Lot 161 and the southerly Land Lot line of Land Lot 192 S 89° 29' E 809.6 feet to an iron pin, thence S 3° 13' W 385.0 feet, thence along the center line of Burg Road E 7° 25' W 358.8 feet, thence N 2° 38' W 364.4 feet, thence S 3° 35' W 461.2 feet, thence offset from the center line of Burg Road S 86° 25' E 30 feet to the right-of-way of Burg Road, thence S 4° 14' W 384.8 feet, thence S 3° 51' W 388 feet to the point of beginning.

As a matter of information only, the Tax Parcel Identification Number is 161-01025000.

BK:18701 PG:86-88  
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Paid: \$ 0.00  
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SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 6001913266

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

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF Henry

File #: 22133795

THIS INDENTURE, made the 3rd day of December, 2021, between Richard Bryan Harris, as Executor of the Estate of Alberta Harris, deceased, Richard B. Harris, and Nisbet Stovall Kendrick, III, as Executor of the Estate of Juanita Harris Kendrick, deceased as party of the first part, hereinafter called Grantor, and Singley Road Partners, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLARS (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

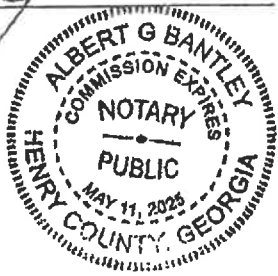
Signed, sealed and delivered in the presence of:

*Johanna Biles*  
Witness  
*[Signature]*  
Notary Public

*[Signature]*  
Richard Bryan Harris, as Executor of the Estate of Alberta Harris, deceased

*[Signature]*  
Richard B. Harris

*[Signature]*  
Nisbet Stovall Kendrick, III, as Executor of the Estate of Juanita Harris Kendrick, deceased





## Exhibit "A"

TRACT "2" being 104.2789 acres

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 2<sup>ND</sup> DISTRICT, OF HENRY COUNTY, GEORGIA, CONTAINING 104.279 ACRES, AS SHOWN ON SURVEY MADE FOR SINGLEY ROAD PARTNERS, LLC, HERITAGE SOUTHEAST BANK, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY JONATHAN B. PRINCE, R.L.S.# 3244, DATED 06/04/2021, LAST REVISED 11/19/2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND 1" ROD AT THE COMMON LAND LOT CORNERS OF LAND LOTS 161,162,191 & 192; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID LAND LOT LINE DIVIDING LAND LOTS 161 AND 192, SOUTH 89 DEGREES 26 MINUTES 02 SECONDS EAST A DISTANCE OF 432.15' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 185.28' TO AN IRON PIN FOUND ¾" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 247.66' TO AN IRON PIN FOUND ¾" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 07 SECONDS EAST A DISTANCE OF 251.14' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 71.22' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 08 MINUTES 26 SECONDS EAST A DISTANCE OF 429.48' TO A 36" OAK TREE; THENCE ALONG SAID LAND LOT LINE NORTH 87 DEGREES 48 MINUTES 15 SECONDS EAST A DISTANCE OF 214.05' TO AN IRON PIN FOUND ¼" REBAR; THENCE ALONG SAID LAND LOT LINE NORTH 88 DEGREES 20 MINUTES 03 SECONDS A DISTANCE OF 425.14' TO AN IRON PIN FOUND ½" REBAR; THENCE ALONG SAID LAND LOT LINE NORTH 88 DEGREES 19 MINUTES 30 SECONDS EAST A DISTANCE OF 213.77' TO AN IRON PIN FOUND 1" OPEN TOP PIPE; THENCE LEAVING SAID LAND LOT LINE SOUTH 01 DEGREES 31 MINUTES 33 SECONDS WEST A DISTANCE OF 199.66' TO AN IRON PIN FOUND ¾" REBAR; THENCE SOUTH 01 DEGREES 36 MINUTES 57 SECONDS WEST A DISTANCE OF 200.36' TO AN IRON PIN FOUND ¼" REBAR; THENCE SOUTH 01 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 199.94' TO AN IRON PIN FOUND ¼" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 226.55' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 225.10' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 440.96' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 358.90' TO AN IRON PIN FOUND ½" REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 12.23' TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SINGLEY DRIVE ( 40' R/W ); THENCE ALONG THE RIGHT-OF-WAY OF SINGLEY DRIVE THE FOLLOWING COURSES AND DISTANCES, NORTH 61 DEGREES 14 MINUTES 26 SECONDS WEST A DISTANCE OF 2.35' TO A POINT; THENCE NORTH 72 DEGREES 26 MINUTES 58 SECONDS WEST A DISTANCE OF 89.11' TO A POINT; THENCE NORTH 81 DEGREES 36 MINUTES 08 SECONDS WEST A DISTANCE OF 93.94' TO A POINT; THENCE NORTH 84 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 254.83' TO A POINT; THENCE SOUTH 85 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 130.61' TO A POINT; THENCE SOUTH 84 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 275.79' TO A POINT; THENCE SOUTH 81 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 50.56' TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 31 SECONDS WEST A DISTANCE OF 49.19' TO A POINT; THENCE SOUTH 77 DEGREES 56 MINUTES 41 SECONDS WEST A DISTANCE OF 55.24' TO A POINT; THENCE SOUTH 77 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 53.16' TO A POINT;

THENCE SOUTH 81 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 76.30' TO A POINT;  
THENCE SOUTH 86 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 78.31' TO A POINT;  
THENCE SOUTH 89 DEGREES 37 MINUTES 04 SECONDS WEST A DISTANCE OF 382.18' TO A POINT;  
THENCE SOUTH 88 DEGREES 09 MINUTES 11 SECONDS WEST A DISTANCE OF 862.23' TO A POINT ON  
THE LAND LOT LINE DIVIDING LAND LOTS 161 AND 162; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG  
SAID LAND LOT LINE NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST A DISTANCE OF 1909.32' TO AN  
IRON PIN FOUND 1" ROD AND THE POINT OF BEGINNING.

SAID PROPERTY HAVING A TAX PARCEL ID NUMBER OF 161-01-025-000 ACCORDING TO HENRY COUNTY  
TAX ASSESSOR.

# STATE OF GEORGIA

**Secretary of State**  
**Corporations Division**  
313 West Tower  
2 Martin Luther King, Jr. Dr.  
Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Singley Road Partners, LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **11/09/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **11/12/2021**.



*Brad Raffensperger*

**Brad Raffensperger**  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 11/9/2021 12:35:30 PM



**CONTROL NUMBER** 21283581  
**BUSINESS NAME** Singley Road Partners, LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 11/09/2021



**ADDRESS** 1740 Hudson Bridge Road, #1034, #1205, Stockbridge, GA, 30281, USA



<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
Robert Maloney	1740 Hudson Bridge Road, #1034, Stockbridge, GA, 30281, USA	Henry



<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
Robert Maloney	ORGANIZER	1740 Hudson Bridge Road, #1034, Stockbridge, GA, 30281, USA



No director or officer shall be held personally liable for any actions taken on behalf of the Company unless said actions arise to the level of wilful and wanton misconduct and/or gross negligence.



**AUTHORIZER SIGNATURE** Robert Maloney  
**AUTHORIZER TITLE** Organizer

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

Date of Submission: \_\_\_\_\_

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

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

**OWNERS NAME(S)** MBT South Ola, LLC

**PROPERTY LOCATION** Parcel # 161-01023000

**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** 416.874 114.498

**MAP CODE NO.** 161-01023000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Laney, MOR **Date** 12/17/21

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

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

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**PHONE NUMBER** (678) 882-9766

**ALTERNATE PHONE** (404) 348-4881

**LAND LOT/DISTRICT** 161/2

**ACREAGE** 116.871 114.498

**MAP CODE NO.** 161-01023000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Soney, MGR **Date** 12/17/21

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

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**PROPERTY LOCATION** Parcel # 161-01023000

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**MAP CODE NO.** 161-01023000

**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Loney, Mayor **Date** 12/17/21

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

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

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**ZONING CLASSIFICATION** RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

Angela Loney, MGR **Date** 12/17/21

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**OWNERS NAME(S)**      MBT South Ola, LLC

**PROPERTY LOCATION**      Parcel # 161-01023000

**PHONE NUMBER**      (678) 882-9766

**ALTERNATE PHONE**      (404) 348-4881

**LAND LOT/DISTRICT**      161/2

**ACREAGE**      416.871 *114.498*

**MAP CODE NO.**      161-01023000

**ZONING CLASSIFICATION**      RA

**SIGNATURE(S)** \_\_\_\_\_ **Date** \_\_\_\_\_

*Angela Loney, MOR*      **Date** *12/17/21*

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



LEGAL DESCRIPTION

TRACT "1"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 2<sup>ND</sup> DISTRICT, OF HENRY COUNTY, GEORGIA, CONTAINING 114.498 ACRES, AS SHOWN ON SURVEY MADE FOR MBT SOUTH OLA, LLC, PREPARED BY JONATHAN B. PRINCE, R.L.S.# 3244, DATED 06/04/2021, LAST REVISED 11/19/2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND 1" ROD AT THE COMMON LAND LOT CORNERS OF LAND LOTS 161,162,191 & 192; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID LAND LOT LINE DIVIDING LAND LOTS 161 AND 162, SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 1909.32' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SINGLEY DRIVE ( 40' R/W ); THENCE ALONG SAID RIGHT-OF-WAY OF SINGLEY DRIVE THE FOLLOWING COURSES AND DISTANCES, SOUTH 86 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 115.25' TO A POINT; THENCE NORTH 87 DEGREES 59 MINUTES 33 SECONDS WEST A DISTANCE OF 144.40' TO A POINT; THENCE NORTH 84 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 401.79' TO A POINT; THENCE NORTH 80 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 131.40' TO A POINT; THENCE NORTH 73 DEGREES 01 MINUTES 54 SECONDS WEST A DISTANCE OF 279.14' TO A POINT; THENCE NORTH 62 DEGREES 59 MINUTES 54 SECONDS WEST A DISTANCE OF 76.60' TO A POINT; THENCE NORTH 53 DEGREES 52 MINUTES 37 SECONDS WEST A DISTANCE OF 112.55' TO A POINT; THENCE NORTH 68 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 61.82' TO A POINT; THENCE NORTH 84 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 196.54' TO A POINT; THENCE SOUTH 86 DEGREES 35 MINUTES 39 SECONDS WEST A DISTANCE OF 79.28' TO A POINT; THENCE SOUTH 77 DEGREES 01 MINUTES 09 SECONDS WEST A DISTANCE OF 240.63' TO A POINT; THENCE SOUTH 79 DEGREES 27 MINUTES 56 SECONDS WEST A DISTANCE OF 438.64' TO A POINT; THENCE NORTH 08 DEGREES 51 MINUTES 59 SECONDS WEST A DISTANCE OF 14.23' TO A POINT; THENCE SOUTH 81 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 80.88' TO A POINT; THENCE ALONG THE ARC OF A COUNTERCLOCKWISE CURVE A DISTANCE OF 48.87' ( SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 80 DEGREES 39 MINUTES 05 SECONDS WEST AND A DISTANCE OF 48.87' ) TO A POINT; THENCE SOUTH 80 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 271.61' TO A POINT; THENCE ALONG THE ARC OF A CLOCKWISE CURVE A DISTANCE OF 197.60' ( SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 83 DEGREES 10 MINUTES 54 SECONDS EAST AND A DISTANCE OF 194.83' ) TO A POINT; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 40.74' TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SOUTH OLA ROAD ( R/W VARIES ); THENCE LEAVING SAID RIGHT-OF-WAY OF SINGLEY DRIVE, ALONG SAID RIGHT-OF-WAY OF SOUTH OLA ROAD, ALONG THE ARC OF A COUNTERCLOCKWISE CURVE A DISTANCE OF 354.39' ( SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 12 DEGREES 31 MINUTES 57 SECONDS EAST AND A DISTANCE OF 350.62' ) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 1444.71' TO AN IRON PIN FOUND ½" REBAR ON THE LAND LOT LINE DIVIDING LAND LOTS 162 AND 191; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 24 MINUTES 58 SECONDS EAST A DISTANCE OF 2816.27' TO AN IRON PIN FOUND 1" ROD AND THE POINT OF BEGINNING.

SAID PROPERTY HAVING A TAX PARCEL ID NUMBER OF 161-01-023-000 ACCORDING TO HENRY COUNTY TAX ASSESSOR.

**BK:18701 PG:133-134**  
Filed and Recorded  
Dec-06-2021 10:09 AM  
DOC# 2021 - 060936  
Real Estate Transfer Tax  
Paid: \$ 744.30  
0752021013474  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 6001913266

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

File #: 22134362

## EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF Henry

THIS INDENTURE, Made this 3rd day of December, 2021, between Nisbet Stovall Kendrick, III, as Executor of the Estate of Juanita Harris Kendrick, late of the State of Georgia, County of Fulton, deceased, pursuant to Letters Testamentary issued in Estate No. PC-2020-374, filed in the Probate Court of Fulton County, Georgia, and Richard Bryan Harris, as Executor of the Estate of Alberta Harris, late of the State of Georgia, County of Rockdale, deceased, pursuant to Letters Testamentary issued in Estate No. 17-432, filed in the Probate Court of Rockdale County, Georgia party of the first part, (hereinafter called "Grantor"), and MBT South Ola, LLC, party of the second part, (hereinafter called "Grantee") the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns the following described property:

See Exhibit "A" attached hereto and made a part hereof.

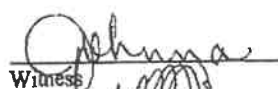
THIS CONVEYANCE is made subject to all covenants, conditions, restrictions and easements of record affecting said bargained premises.


TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, her heirs and assigns forever in fee simple.

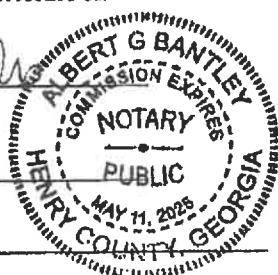
And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.


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

Signed, sealed and delivered in the presence of:

  
Witness

  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_



  
Nisbet Stovall Kendrick, III,  
as Executor of the Estate of Juanita Harris Kendrick (SEAL)

  
Richard Bryan Harris,  
as Executor of the Estate of Alberta Harris (SEAL)

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 162 of the 2nd District, Henry County, Georgia, being Tract A, containing 116.871 acres, as shown on plat of Survey prepared by Kenneth E. Presley & Associates, Inc., dated November 13, 1985, and recorded in Plat Book 18, page 230, Henry County records, which plat is incorporated herein and made a part hereof by this reference.

**Less and Except:**

All that tract or parcel of land lying and being in Land Lot 162 of the 2nd District, Henry County, Georgia as transferred in Right of Way Deeds recorded in Deed Book 8771, Page 272-280 and Deed Book 12508, Page 344-346, Henry County, Georgia records.

As a matter of information only, the Tax Parcel Identification Number is 161-01023000.

**BK:18701 PG:138-140**  
Filed and Recorded  
Dec-06-2021 10:09 AM  
DOC# 2021 - 050938  
Real Estate Transfer Tax  
Paid: \$ 0.00  
0752021013477  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 6001913266

Return Recorded Document to:  
Brochstein & Banley, P.C.  
827 Fairways Center, Suite 100  
Stonksbridge, GA 30281

Property Tax Parcel Identification no. 161-01023000  
**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF Henry**

File #: 22134362

**THIS INDENTURE**, made the 3rd day of December, 2021, between **Richard B. Harris** and **Jesse Fields Ross, Jr.**, party of the first part, and **MBT South Ola, LLC**, party of the second part,

**WITNESSETH** That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

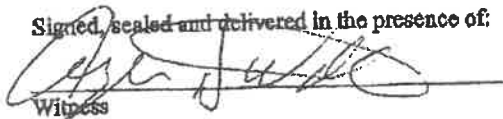
**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

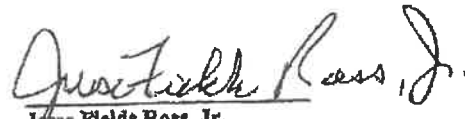
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in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

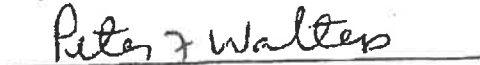
**AND THE SAID** party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
Jesse Fields Ross, Jr.

  
Notary Public

(See additional Signature Page attached)

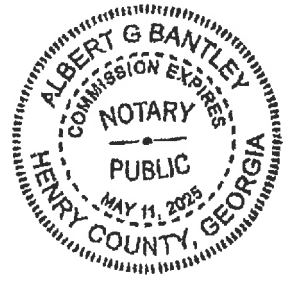


Signed, sealed and delivered in the presence of:

Johnna Bales  
Witness

Richard B. Harris  
Richard B. Harris

[Signature]  
Notary Public



**EXHIBIT "A"**

**All that tract or parcel of land lying and being in Land Lot 162 of the 2nd District, Henry County, Georgia, being Tract A, containing 116.871 acres, as shown on plat of Survey prepared by Kenneth E. Presley & Associates, Inc., dated November 13, 1985, and recorded in Plat Book 18, page 230, Henry County records, which plat is incorporated herein and made a part hereof by this reference.**

**Less and Except:**

**All that tract or parcel of land lying and being in Land Lot 162 of the 2nd District, Henry County, Georgia as transferred in Right of Way Deeds recorded in Deed Book 8771, Page 272-280 and Deed Book 12508, Page 344-346, Henry County, Georgia records.**

**As a matter of information only, the Tax Parcel Identification Number is 161-01023000.**



# STATE OF GEORGIA

**Secretary of State**

**Corporations Division**

**313 West Tower**

**2 Martin Luther King, Jr. Dr.**

**Atlanta, Georgia 30334-1530**

## CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**MBT South Ola, LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **10/18/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **10/21/2021**.



*Brad Raffensperger*

**Brad Raffensperger**  
Secretary of State

**ARTICLES OF ORGANIZATION**

**\*Electronically Filed\***  
Secretary of State  
Filing Date: 10/18/2021 1:59:08 PM

**CONTROL NUMBER** 21269575  
**BUSINESS NAME** MBT South Ola, LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 10/18/2021

**ADDRESS** 130 Garden Walk, Stockbridge, GA, 30281, USA

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
Angela G Laney	130 Garden Walk, Stockbridge, GA, 30281, USA	Henry

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
Angela Laney	ORGANIZER	130 Garden Walk, Stockbridge, GA, 30281, USA

Any officer or director shall not be held personally liable for actions taken on behalf of the Company unless such actions arise to the level of willful and/or wanton misconduct or gross negligence.

**AUTHORIZER SIGNATURE** Angela Laney  
**AUTHORIZER TITLE** Member

**EXHIBIT B**



# REZONING EVALUATION REPORT

February 21, 2022

FILE: AX-22-01-01

ANNEXATION

## Property Information

<b>Tax IDs</b>	<b>Multiple Tracts (161-01025000, 161-01023000, 161-01021005, 161-01021052, 161-01021051)</b>
<b>Location/address</b>	<b>Land Lot 161 of the 2<sup>nd</sup> district/ South Ola Road and Singley Drive</b>
<b>Parcel Size</b>	<b>254+/- acres</b>
<b>Current Zoning</b>	<b>RA (County Residential Agricultural) RA (City Residential Agricultural)</b>
<b>Request</b>	<b>Annex RA zoned properties from unincorporated Henry County into the City of Locust Grove with an RA zoning</b>
<b>Proposed Use</b>	<b>Future Single Family custom home gated residential subdivision</b>
<b>Existing Land Use</b>	<b>Vacant</b>
<b>Future Land Use</b>	<b>RR (County Rural Residential) to RR (City Rural Residential)</b>
<b>Recommendation</b>	<b>Approval</b>

## Summary

Singley Road Partners, LLC has submitted application requesting annexation of multiple tracts (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, 161-01021051, and 161-01021052), totaling 254+/- acres located at South Ola Road and Singley Drive. The zoning of the subject properties will remain RA (Residential Agricultural), which is the City of Locust Grove's equivalent to unincorporated Henry County's RA (Residential Agricultural) zoning district. The future land use designation will remain the equivalent Rural Residential (RR) designation within the incorporated boundaries of Locust Grove. The Applicant is utilizing the 100% method per O.C.G.A. §36-36-20. The Henry County Board of Commissioners raised no objections to this annexation during their January 19, 2022 meeting.



# REZONING EVALUATION REPORT

February 21, 2022

FILE: AX-22-01-01

ANNEXATION

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## Service Delivery / Infrastructure

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**Water and Sewer:** A letter dated September 10, 2021, from the Henry County Water Authority stated the following:

“The Authority has no objection to the proposed annexation. Concerning the provision of water and sewer services for said property, the Authority’s position is as follows:

Reference is made to Paragraph 4.H.2. of the Service Area Amendment to Comprehensive Plan Agreement Pertaining to Water and Sewer Services dated April 12, 2018 between the City of Locust Grove and the Authority (Service Area Amendment). The Authority is opposed to the City providing water service to this development through a master meter. Rather, the Authority proposes that it own and maintain the water line distribution system and individual water meters within the proposed development. The Authority will collect and remit all sewer charges and fees to the City.

Regarding Paragraph 4. H. 4. of the Service Area Amendment concerning the provision of sewer services, the Authority takes no issue with the City of Locust Grove providing sewer services to the proposed residential development.”

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

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

**Transportation Impacts:** There are no discernible increases or changes to transportation patterns in the vicinity because of this annexation request. The applicant intends to develop the subject property in the future as a single-family gated custom home residential subdivision. Therefore, if and when future development of the subject properties occur, transportation impacts will be analyzed at that time during the anticipated rezoning process.

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## Criteria for Evaluation of Rezoning Request

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### 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. No impacts on the character of the particular area are anticipated as a

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



# REZONING EVALUATION REPORT

February 21, 2022

FILE: AX-22-01-01

ANNEXATION

result of this request given the zoning on the Subject Properties are going from RA-County to RA-City as part of an annexation request.

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** The request will continue the current Residential Agricultural uses of the subject properties as it transitions from the unincorporated area of Henry County into the city limits of Locust Grove, until such time that 1 year has passed and the applicant proceeds with next steps in rezoning the subject property for a future proposed single-family custom home gated residential community.
- (3) **Consistency with the Land Use Plan.** If the annexation is approved, the City's Future Land Use designation of Rural Residential (RR) would appropriately match the rural/low density character of the area and development precedence.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** There are no impacts to the City's infrastructure given the subject properties will not discontinue the current residential agricultural uses for at a minimum of one year.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** No immediate impacts are anticipated from granting this annexation request. However, future development of the subject properties will have an impact from vehicular and pedestrian circulation and traffic volumes.
- (6) **The impact upon adjacent property owners should the request be approved.** Should the annexation request be approved, there are no immediate plans to change the manner in which the subject properties are currently utilized. However, the applicant has communicated plans to develop the subject properties into a custom home gated residential subdivision after one year post annexation, which is required per O.C.G.A. 36-36-11. Any development of the subject property in the future will have an impact upon adjacent property owners specific to increases in traffic and pedestrian volumes.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Currently, the subject properties may be developed into permitted uses granted by the RA (Residential Agricultural) zoning district both in the City and unincorporated County.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** There are no known physical conditions or limitations that could preclude the use of the subject property.



# REZONING EVALUATION REPORT

February 21, 2022

FILE: AX-22-01-01

ANNEXATION

- 
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** The merits are consistent with both the City's zoning ordinance and with future and existing development patterns in the area.

## Recommendation

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The annexation request meets the legal requirements per Georgia Annexation Law O.C.G.A. 36-36-11 and received no objection from the Henry County Board of Commissioners at their January 19, 2022 meeting. Therefore, staff recommends APPROVAL of the applicants request to annex the subject properties into the City of Locust Grove with the City of Locust Grove equivalent zoning district of RA (Residential Agricultural) and Future Land Use designation of RR (Rural Residential).









LEGAL DESCRIPTION

THEY BEING THE PART OF THE TRACT OF LAND IN THE COUNTY OF HENRY, STATE OF GEORGIA, AS SHOWN ON THE PLAT OF THE TRACT OF LAND...

THIS SURVEY WAS MADE BY ME AND I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA...

LOCATION MAP



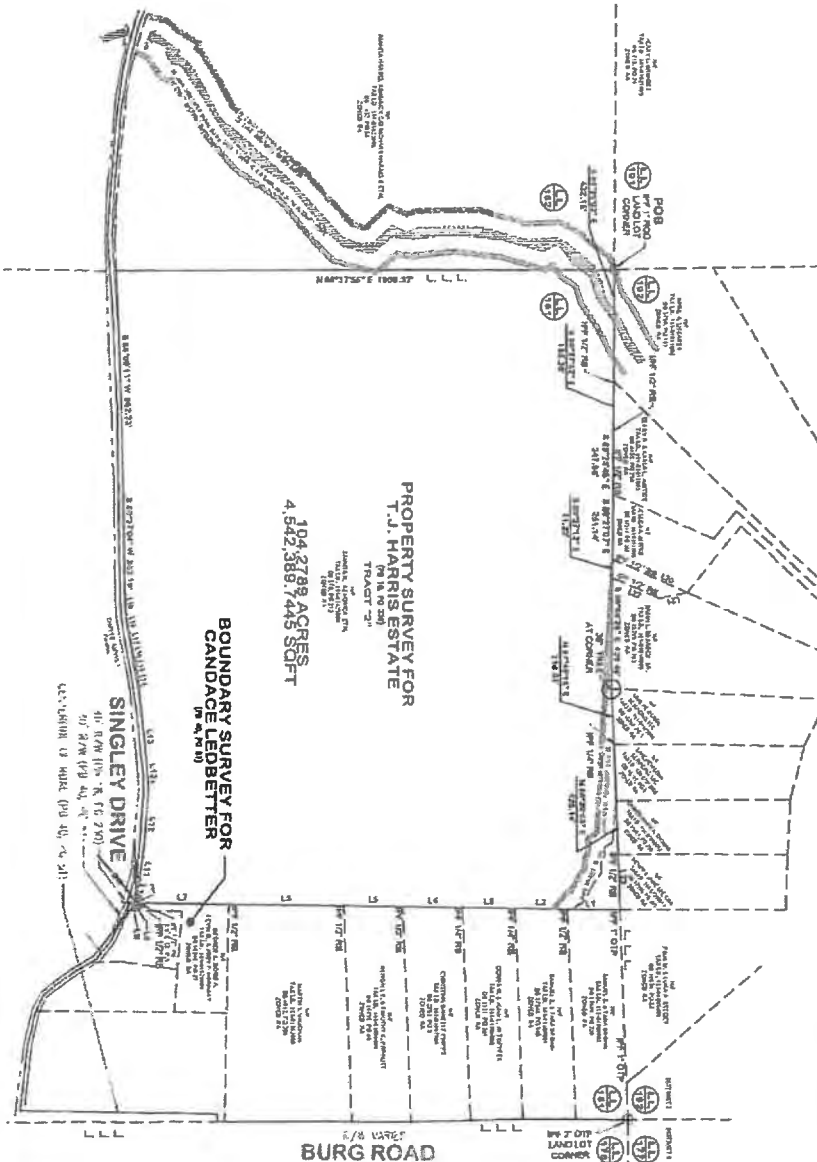
LINE TABLE

Table with columns for Station, Distance, and Bearing. It lists survey points and their coordinates.



Professional seal and signature of the surveyor, including the date 11/19/2021 and the state of Georgia seal.

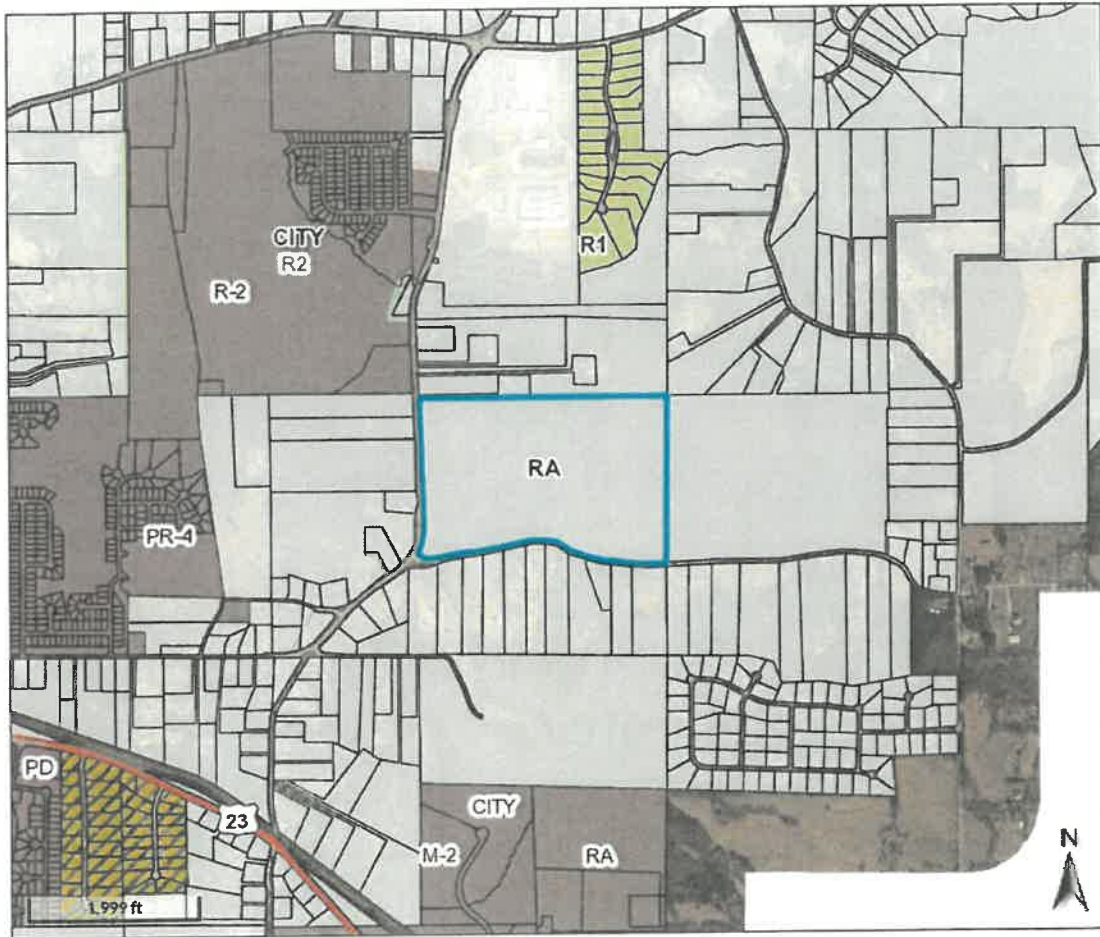
SITE ADDRESS: SINGLEY DRIVE, LOCUST GROVE, GA. 30249



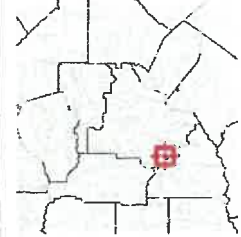
- LEGEND: Symbols for various survey features such as 'IRONSTONE SURVEYING', 'PROPERTY SURVEY', 'BOUNDARY SURVEY', etc.

- ADJACENT PROPERTY: List of neighboring property owners and their addresses, including 'SINGLETARY, JAMES' and 'SINGLETARY, JAMES'.

Footer section containing 'RETRACEMENT SURVEY' by 'SINGLEY ROAD PARTNERS, LLC', 'IRONSTONE SURVEYING' logo and contact information, and a small table with technical details.



Overview



Legend

- Parcels
- Roads
- Cities
- Locust Grove Zoning**
- <all other values>
- <blank>
- Active Adult Res.
- Neighborhood Comm.
- General Comm.
- Heavy Comm.
- Light Mfg.
- General Industrial
- Office/Institutiona
- Planned Development
- Single-Family Residential R-1
- Single-Family Res 2
- Med-High SF R-3
- Res. Agricultural
- Residential Duplex
- Multifamily Residential
- Res. Mfg. Home
- Trans./Comm./Util
- Zoning**
- R5
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- CI

-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

<b>Parcel ID</b>	161-01023000	<b>Class</b>	V	<b>Owner</b>	MBT SOUTH OLA	<b>Land Value:</b>	\$594,500				
<b>Property Address</b>		<b>Acreage</b>	113.19	<b>Address</b>	1740 HUDSON BRIDGE RD	<b>Building Value:</b>	\$0	<b>Last 2 Sales</b>			
<b>District</b>	County/Unincorp				STOCKBRIDGE GA 30281	<b>Misc Value:</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
						<b>Total Value:</b>	\$594,500	12/3/2021	\$744,300	n/a	Q
								11/6/1996	\$0	FAMILY/GIFT	U

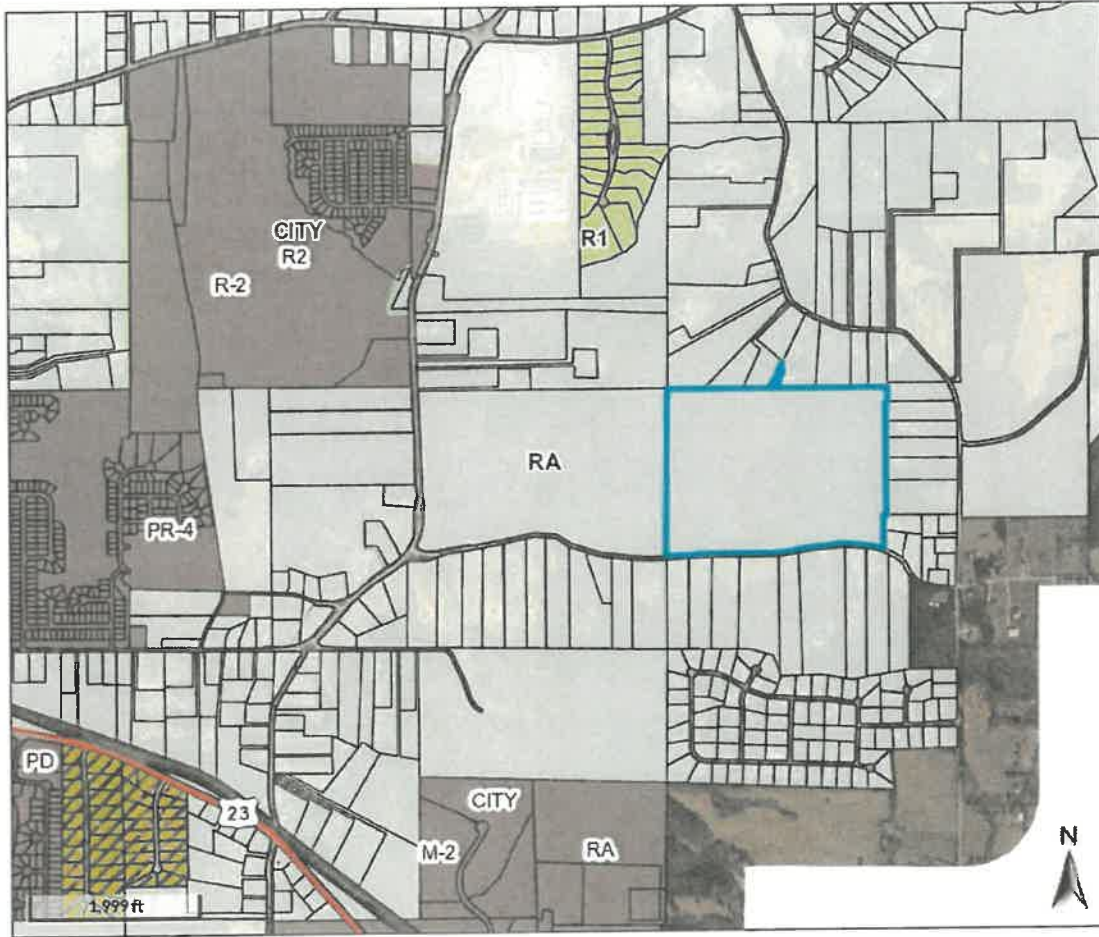
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

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

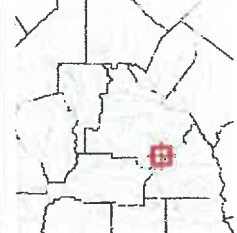
This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.

Date created: 2/15/2022  
 Last Data Uploaded: 2/15/2022 1:52:47 AM





Overview



Legend

- Parcels
  - Roads
  - Cities
- Locust Grove Zoning**
- <all other values>
  - <blank>
  - Active Adult Res.
  - Neighborhood Comm.
  - General Comm.
  - Heavy Comm.
  - Light Mfg.
  - General Industrial
  - Office/Institutional
  - Planned Development
  - Single-Family Residential R-1
  - Single-Family Res 2
  - Med-High SF R-3
  - Res. Agricultural
  - Residential Duplex
  - Multifamily Residential
  - Res. Mfg. Home
  - Trans./Comm./Util.
- Zoning**
- RS
  - RMH
  - RM
  - RD
  - RA
  - R-4
  - R-3
  - R-2
  - R-1
  - PD
  - CI

-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

<b>Parcel ID</b>	161-01025000	<b>Class</b>	V	<b>Owner</b>	SINGLEY ROAD PARTNERS LLC	<b>Land Value:</b>	\$607,100				
<b>Property Address</b>		<b>Acreage</b>	101.8	<b>Address</b>	1740 HUDSON BRIDGE RD STOCKBRIDGE GA 30281	<b>Building Value:</b>	\$0	<b>Last 2 Sales</b>			
<b>District</b>	County/UnIncorp					<b>Misc Value:</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
						<b>Total Value:</b>	\$607,100	12/3/2021	\$677,900	n/a	Q
								6/1/1984	\$0	D OF ASSNT	U

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

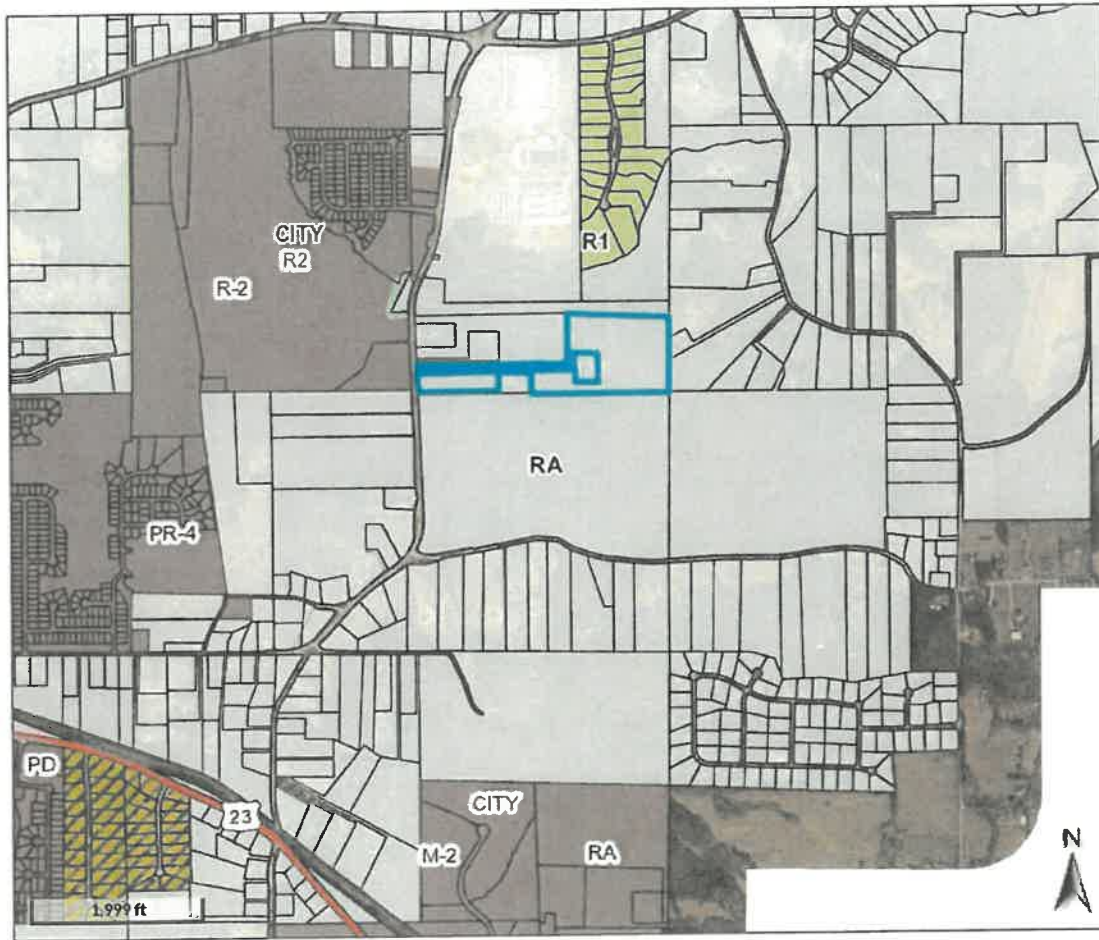
This zoning map is subject to change at any time. The official version of the Zoning map resides within the Henry County Planning and Zoning Department. Please contact the Henry County Planning and Zoning Office at 770-288-7526 to verify current zoning.

This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.

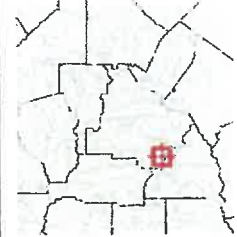
Date created: 2/15/2022  
Last Data Uploaded: 2/15/2022 1:52:47 AM

Developed by  Schneider GEOSPATIAL





Overview



Legend

- Parcels
  - Roads
  - Cities
- Locust Grove Zoning**
- <all other values>
  - <blank>
  - Active Adult Res.
  - Neighborhood Comm.
  - General Comm.
  - Heavy Comm.
  - Light Mfg.
  - General Industrial
  - Office/Institutional
  - Planned Development
  - Single-Family Residential R-1
  - Single-Family Res 2
  - Med-High SF R-3
  - Res. Agricultural
  - Residential Duplex
  - Multifamily Residential
  - Res. Mfg. Home
  - Trans./Comm./Util
- Zoning**
- RS
  - RMH
  - RM
  - RD
  - RA
  - R-4
  - R-3
  - R-2
  - R-1
  - PD
  - AI

-  C-1
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

<b>Parcel ID</b>	161-01021005	<b>Class</b>	V	<b>Owner</b>	BRIDGES JERRY L	<b>Land Value:</b>	\$183,300								
<b>Property Address</b>		<b>Acreage</b>	29.33	<b>Address</b>	3525 SOUTH OLA ROAD	<b>Building Value:</b>	\$0	<b>Last 2 Sales</b>							
<b>District</b>	County/UnIncorp				LOCUST GROVE GA 30248	<b>Misc Value:</b>	\$0	<b>Date</b>	5/1/1986	<b>Price</b>	\$53,100	<b>Reason</b>	n/a	<b>Qual</b>	Q
						<b>Total Value:</b>	\$183,300		n/a	\$		n/a	n/a		

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

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

This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.

Date created: 2/15/2022  
 Last Data Uploaded: 2/15/2022 1:52:47 AM

Developed by  Schneider GEOSPATIAL

**EXHIBIT C**



# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

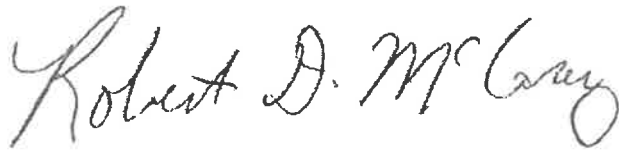
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: **60361**

Name and File No.: **PUBLIC HEARING 2/21/2022**

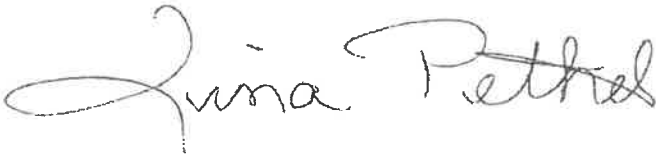
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

**02/02/2022**



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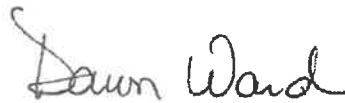
Robert D. McCray, SCNI Vice President of Sales and Marketing



---

By Tina Pethel  
SCNI Controller

Sworn and subscribed to me 02/02/2022



---

Notary Public  
My commission expires 03/04/2022

Ad text : Public Hearing Notice  
City of Locust Grove  
February 21, 2022  
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, February 21, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

#### ANNEXATION

AX 22-01-01 Singley Road Partners, LLC has submitted application requesting annexation of multiple tracts (Parcel IDs: 161-01025000, 161-01023000, 161-0102 1005, and 161-010- 21051, 161-01021052) in Land Lots 161 of the 2nd District, totaling 254 +/- acres located at South Ola Road and Singley Drive The zoning of the subject properties will remain RA (Residential Agricultural), the City of Locust Grove's equivalent to unincorporated Henry County's RA (Residential Agricultural) zoning district. The future land use designation will remain Rural Residential within the incorporated boundaries of Locust Grove.

#### VARIANCE

VR-22-01-02 James Oglesby of Locust Grove, GA has submitted application requesting a variance from development regulations to allow the placement of an accessory structure (Pole Barn) on his property located at 342 Grove Road (Parcel ID 129-01064033) partially within the front yard. The public hearings will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Daunte Gibbs  
Community Development  
Director - City of Locust  
Grove  
60361-2/2/2022


Exhibit "A"



Add a Caption

Wednesday • Feb 2, 2022 • [Adjust](#)  
11:32 AM

 IMG\_1663

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm *f*1.8  
12 MP • 4032 × 3024 • 3.5 MB




Exhibit "B"



Add a Caption

Wednesday • Feb 2, 2022 • [Adjust](#)  
11:38 AM

 IMG\_1666

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm  $f1.8$   
12 MP • 4032 x 3024 • 4.4 MB



**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Wendy Stephens, who, after being duly sworn, testifies as follows:

1.

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

2.

Singley Rd Partners LLC, of Stockbridge, GA has submitted an application for annexation of 254+/- acres (multiple tracts) into the City of Locust Grove; Parcels 161-01025000, 161-01023000, 161-01021005, 161-01021052, and 161-01021051; in Land Lot 161 of the 2<sup>nd</sup> District.

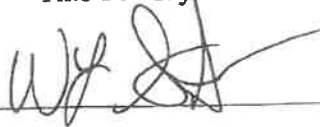
3.

On the 2<sup>nd</sup> day of February 2022, I, Wendy Stephens, 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 21st day of February 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 11:32 AM on the north side of Singley Dr., near 920 Singley Dr. on 2/02/22
2. Double-sided sign posted at 11:38 AM on the subject parcel on the east side of S. Ola Rd. near 3682 S. Ola Rd. on 2/02/22

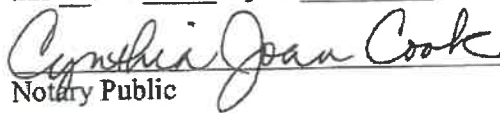
FURTHER AFFIANT SAYETH NOT.

This 14<sup>th</sup> day of February 2022.



Affiant

Sworn and subscribed before me  
this 14th day of February, 2022

  
Notary Public



**EXHIBIT D**



## Community Development Department

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

### Item Coversheet

---

**Item:**            **VARIANCE REQUEST TO ALLOW AN EXISTING ACCESSORY STRUCTURE TO BE PARTIALLY LOCATED WITHIN THE FRONT YARD SETBACK OF 342 GROVE RD., AND TO ALLOW THE ACCESSORY STRUCTURE TO EXCEED THE MAXIMUM SQUARE FOOTAGE PERMITTED IN THE PROPERTY'S ZONING DESIGNATION.**

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

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

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

**Advertised Date:**                        **February 2, 2022**

**Budget Item:**                              **No**

**Date Received:**                          **January 7, 2021**

**Workshop Date:**                         **February 21, 2022**

**Regular Meeting Date:**                 **March 7, 2022**

**Discussion:**

**Mr. James Oglesby requests a variance to allow an existing accessory structure to be partially located within the front yard setback of his property and to allow the accessory structure to exceed the maximum square footage permitted in the property's zoning designation.**



**Recommendation:**

**The applicant's request meets a portion of the required variance criteria for exceptional conditions pertaining to the property's size, shape or topography. Based on the triangular shape of the parcel, the position of the existing structures, location of the septic drain field, and to avoid potential undue hardship on the property owner, Staff recommends Approval of the applicant's variance requests.**

---

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

**AN ORDINANCE FOR THE PURPOSE OF APPROVING A VARIANCE FOR AN ACCESSORY STRUCTURE LOCATED AT 342 GROVE ROAD ON APPROXIMATELY 1.74+/- ACRES LOCATED IN LAND LOT 187 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

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

**WHEREAS**, Mr. James Oglesby of Locust Grove, Georgia (the “Applicant”) requests a variance to allow an existing accessory structure to be partially located within the front yard setback of his property and to allow the accessory structure to exceed the maximum square footage permitted in the property’s zoning designation; and

**WHEREAS**, the Applicant submitted a variance application on January 7, 2022, attached hereto and incorporated herein by reference as **Exhibit “A”**; and

**WHEREAS**, Staff has analyzed the Applicant’s variance request, as shown in the staff report attached hereto and incorporated herein by reference as **Exhibit “B”**; 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 February 21, 2022; 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; and

**WHEREAS**, the Mayor and City Council have considered the Applicant’s circumstances in light of those criteria for amendments to the Official Zoning Map under Section 17.04.277 of the *Code of the City of Locust Grove, Georgia*; and

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

1.

- (X) That the Applicant is hereby granted a variance to permit the extant accessory structure to be partially located within the front yard setback of 342 Grove Road.  
( ) The Applicant's request in said application is hereby **DENIED**.

2.

That, if the variance is granted, said variance shall become effective immediately.

**SO ORDAINED** by the Council of the City this 21<sup>st</sup> day of February 2022.

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

ATTEST:

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

(Seal)

APPROVED AS TO FORM:

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

**EXHIBIT "A"**

# Request for Zoning Map Amendment

Name of Applicant JAMES A. QUESKY Phone: 678-588-4148 Date: 12-17-21  
Address Applicant: 342 Grove Road Cell # 678-588-4148  
City: Locust Grove State: GA Zip: 30248 E-mail: jquesky@yahoo.com  
Name of Agent JAMES AS ABOVE Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Address Agent: \_\_\_\_\_ Cell # \_\_\_\_\_  
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 \_\_\_\_\_ to \_\_\_\_\_  
(Current Zoning) (Requested Zoning)

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

For the Purpose of attachment - Pole Barn  
(Type of Development)

Address of Property: 342 Grove Road, Locust Grove, GA 30248

Nearest intersection to the property: Grove Road / Smt Fuller Road

Size of Tract: 1.747 acre(s), Land Lot Number(s): 187/2, District(s): 2nd

Gross Density: 1.747 units per acre Net Density: \_\_\_\_\_ units per acre

Property Tax Parcel Number: 129-01064033 (Required)

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Signature of Owners/s

\_\_\_\_\_  
Printed Name of Witness

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

\_\_\_\_\_  
Notary

\_\_\_\_\_  
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: \_\_\_\_\_



**CITY OF LOCUST GROVE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PETITION FOR AN ADMINISTRATIVE WAIVER**

Date: 8-12-21

Name of Applicant: James A. Glesby Email: jnglo@locustgrovega.com  
Primary Phone: \_\_\_\_\_ Cell: 678-288-4648 Fax: \_\_\_\_\_

Applicant's Address: 342 Grove Road  
Locust Grove GA 30248  
City State Zip

Name of Agent: James Glesby Email: jnglo@locustgrovega.com  
Primary Phone: \_\_\_\_\_ Cell: 678-288-4648 Fax: \_\_\_\_\_

Applicant's Address: 342 Grove Road  
Locust Grove GA 30248  
City State Zip

Please check the type of request and fill in all applicable information legibly and completely.

1. Front yard setback\* (not to exceed 5 feet): \_\_\_\_\_
2. Side yard setback\* (not to exceed 2 feet): \_\_\_\_\_
3. Rear yard setback\* (not to exceed 4 feet): \_\_\_\_\_
4. Height of building\* (not to exceed 5 feet): 16'

\*Survey required showing encroachments (1 copy)

Please provide the reason for the Administrative Variance request:

Property is not shaped

Address of property: 342 Grove Road, Locust Grove, GA 30248 Size of tract (acres): 1.23 acres

Lot # \_\_\_\_\_ Zoning: \_\_\_\_\_ Land Lot Number(s): 267/2 District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Property Tax Parcel Number: \_\_\_\_\_

The applicant named in this waiver affirms that they are the owner or agent of the owner of the property described above.

Signature of Agent \_\_\_\_\_  
Printed Name of Agent \_\_\_\_\_  
Owner's Signature James A. Glesby  
Printed Name of Owner James A. Glesby

(For Office Use Only)

Total Amount Paid \$ \_\_\_\_\_ [ ] Cash [ ] Check # \_\_\_\_\_ Received By: \_\_\_\_\_ (\$50 fee per request)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Map Number(s): \_\_\_\_\_

Application **APPROVED** / **DENIED** by Community Development Director or designee.

James A. Glesby  
Signature

8/12/21  
Date

To Whom It May Concern,

The attached document is of the physical measurements of the property at 342 Grove Road, Locust Grove, GA 30248. These measurements are related to a Pole Barn, I wish to be placed of said property. This manual drawing is to show; How the different measurements of the property relates to the Pole barn.

Sincerely,

James A. Oglesby

678-588-408

Miss Glavin's House

Driveway

Pole Room  
20' x 50'

Power Lines

Shed 1  
12' x 24'

Shed 2  
10' x 10'

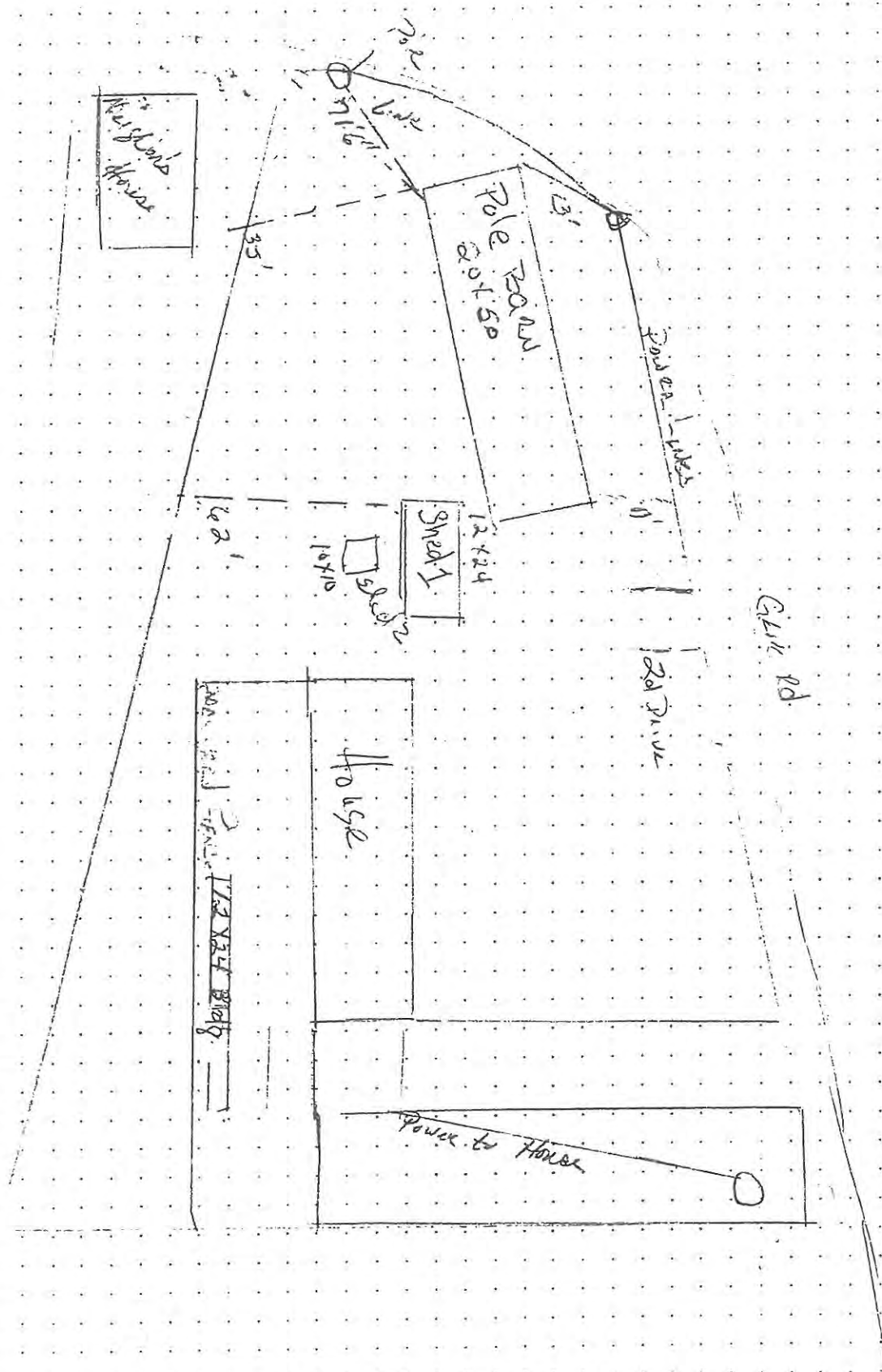
2nd Drive

Glavin Rd

House

17' x 24' 8"

Power to House







**CITY OF LOCUST GROVE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PETITION FOR AN ADMINISTRATIVE WAIVER

Date: 8-12-21

Name of Applicant: James A. Oglesby Email: joglesby@yahoocom  
Primary Phone: \_\_\_\_\_ Cell: 678-288-4648 Fax: \_\_\_\_\_

Applicant's Address: 342 Grove Road  
Locust Grove GA 30248  
City State Zip

Name of Agent: JAMES Oglesby Email: joglesby@yahoocom  
Primary Phone: \_\_\_\_\_ Cell: 678-288-4648 Fax: \_\_\_\_\_

Applicant's Address: 342 Grove Road  
Locust Grove GA 30248  
City State Zip

Please check the type of request and fill in all applicable information legibly and completely.

1. Front yard setback\* (not to exceed 5 feet): \_\_\_\_\_
2. Side yard setback\* (not to exceed 2 feet): \_\_\_\_\_
3. Rear yard setback\* (not to exceed 4 feet): \_\_\_\_\_
4. Height of building\* (not to exceed 5 feet): 16'

\*Survey required showing encroachments (1 copy)

Please provide the reason for the Administrative Variance request:

Property is NOT shaped

Address of property: 342 Grove Road, Locust Grove, GA 30248 Size of tract (acres): 1.3 acres

Lot # \_\_\_\_\_ Zoning: \_\_\_\_\_ Land Lot Number(s): 157/2 District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Property Tax Parcel Number: \_\_\_\_\_

The applicant named in this waiver affirms that they are the owner or agent of the owner of the property described above.

Signature of Agent \_\_\_\_\_  
Printed Name of Agent \_\_\_\_\_  
Owner's Signature James A. Oglesby  
Printed Name of Owner JAMES A. OGLESBY

(For Office Use Only)

Total Amount Paid \$ \_\_\_\_\_ [ ] Cash [ ] Check # \_\_\_\_\_ Received By: \_\_\_\_\_ (\$50 fee per request)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Map Number(s): \_\_\_\_\_

Application APPROVED / DENIED by Community Development Director or designee.

Signature James A. Oglesby Date 8/12/21



**Overview**



**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	129-01064033	<b>Class</b>	R	<b>Owner</b>	OGLESBY JAMES	<b>Land Value:</b>	\$28,600					
<b>Property Address</b>	342 GROVE RD	<b>Acres</b>	1.747	<b>Address</b>	ALVIN P O BOX 1021 LOCUST GROVE GA 30248	<b>Building Value:</b>	\$101,300	<b>Last 2 Sales</b>				
<b>District</b>	City/LocustGrove					<b>Misc Value:</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>	
							<b>Total Value:</b>	\$129,900	1/14/2002	\$0	n/a	U
									5/13/1994	\$13,000	n/a	Q

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

Date created: 2/15/2022  
 Last Data Uploaded: 2/15/2022 1:52:47 AM

Developed by **Schneider**  
 GEOSPATIAL

**EXHIBIT "B"**





# REZONING EVALUATION REPORT

FILE: VR-22-01-02

February 21, 2021

VARIANCE

## Property Information

Tax ID	129-01064033
Location/address	Land Lot 187 of the 2 <sup>nd</sup> District 342 Grove Rd Locust Grove, GA
Parcel Size	1.747 +/- acres
Current Zoning	R-2 (Single Family Residential)
Request	Variance to place an accessory structure partially in the property's front yard setback
Proposed Use	pole barn accessory structure
Existing Land Use	Residential
Future Land Use	Low-Density Residential
Recommendation	Approval

## Summary

Mr. James Oglesby has submitted an application requesting a variance for an accessory structure to be partially located in the front yard of his property. The City's Accessory Use and Structures ordinance (Ord. 3.7.61) permits accessory structures to be located in the rear or side yard, not less than 12 feet from the principal structure, and not to exceed 50% of the minimum required heated floor space of the zoning district.

Given the triangular shape of the property, position of the house, location of the septic field, and pre-existing accessory structures, the applicant cannot readily locate the accessory structure fully within the side and/or rear yard. As a result of the physical constraints of the lot and existing structures, the placement of the already-constructed pole barn is partially encroaching on the property's front yard setback.

Mr. Oglesby also requests a variance for the dimensions of the accessory structure. The dimensions of the existing accessory structure exceed 650 square feet, the maximum square footage permitted for accessory structures within the R-2 zoning district.

Mr. Oglesby began construction of the pole barn without knowledge of the City's ordinance regarding accessory structures and is now attempting to reconcile the existing building with the City's requirements through these variances.

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



# REZONING EVALUATION REPORT

FILE: VR-22-01-02

February 21, 2021

VARIANCE

---

The City of Locust Grove's variance regulations require that all criteria points be met in order to receive a recommendation of approval. This request meets some, but not all of the criteria. The applicant's request for a variance regarding the size of the accessory structure meets none of the criteria for variances. However, due to the unusual shape of the subject property, and extant status of the structure, it is encouraged that consideration be given to the potential effects of a denial decision for one or both variance requests.

Denial of both requests would require the existing structure to be demolished. Denial of only the secondary variance request (pertaining to the size of the structure) would require the applicant to demolish, then rebuild the structure in accordance with the City's standards.

Denial of one or both requests would potentially impose an undue hardship upon the applicant.

## **Future Land Use**

The subject property is contained within an area identified on the Future Land Use Map as Low Density Residential. It is the intent of this district to provide for single-family residential development of a low-density character (up to 1.5 dwelling units per acre where sanitary sewer is present and conservation subdivisions are used).

## **Development of Regional Impact (DRI)**

The subject property does not trigger the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI).

## **Service Delivery / Infrastructure**

---

**Water and Sewer:** The subject property is not within the City's water and sewer delivery area.

**Land Use:** The subject property must be in compliance with the requirements set forth in the City's R-2 (moderate density residential) zoning district as well as the City's Accessory Structure and Use ordinance as applicable.





# REZONING EVALUATION REPORT

FILE: VR-22-01-02

February 21, 2021

VARIANCE

**Police Services:** The subject property is in the existing city limits and will remain on a regular patrol route.

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

## Criteria for Evaluation of Variance Request

Section 17.04.273 of the City Municipal Code allows variances to be granted upon the following principles:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

The subject property is a 1.74 +/- acre triangular parcel. The side yard and front yard both front Grove Rd. The shape of this parcel and the location of the principal structure greatly reduce the property's rear and eastern side yards. The position of the principal structure (constructed in 1994) significantly encroaches on the 40 ft. rear yard setback required within the R-2 zoning designation. In addition to these limitations, the property's septic drain field occupies a large portion of the eastern side yard, further limiting suitable sites for the accessory structure,

- 2. A literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties within the City or within a similar zoning or overlay district.**

A strict interpretation of the provisions of the City Code does not prevent the property owner from constructing an accessory structure of the maximum permissible size in the rear or side yards.

- 3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties within the City or within a similar zoning or overlay district.**

Any property owner may ask the City Council to consider a similar request.

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



# REZONING EVALUATION REPORT

FILE: VR-22-01-02

February 21, 2021

VARIANCE

4. **The requested variance will be in harmony with the purpose and intent of this Article, the specific zoning of the property and the land use plan and will not be injurious to the general welfare of the community.**

The requested variances do not conflict with the current or future use of the property, nor does the existing accessory structure injure the public welfare.

5. **The special circumstances or justifications for the variance are not the result or cause of the self-imposed actions or misfortunes of the applicant.**

The unique shape of the lot and the existing constraints are not the faults of the applicant. The applicant began construction on the existing pole barn in what he determined was the most suitable location based on the lot dimensions, position of existing structures, and septic drain field.

6. **The variance requested is the minimum reasonable variance that will make possible the legal use of the land, building or structure.**

Use of the existing pole barn requires both of the requested variances.

7. **The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the overlaying zoning district or scheme of the land use plan.**

Accessory structures are permitted by right within the subject property, subject to the requirements included in Ord. 3.7.61

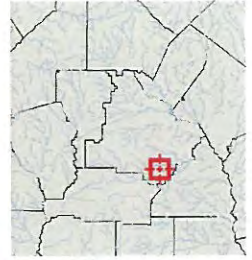
## Recommendation

Staff has analyzed the applicant's request against the criteria for granting a variance. Finding that the variance request does meet a portion of the criteria given the unusual shape of the parcel; location of the septic drain field; the encroachment of the principle structure into the rear yard setback; and to prevent undue hardship on the property owner by requiring reconstruction of the pole barn; staff recommends APPROVAL of both of the applicant's requests.





Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	129-01064033	<b>Class</b>	R	<b>Owner</b>	OGLESBY JAMES	<b>Land Value:</b>	\$28,600					
<b>Property Address</b>	342 GROVERD	<b>Acreage</b>	1.747	<b>Address</b>	ALVIN P O BOX 1021 LOCUST GROVE GA 30248	<b>Building Value:</b>	\$101,300	<b>Last 2 Sales</b>				
<b>District</b>	City/LocustGrove					<b>Misc Value:</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>	
							<b>Total Value:</b>	\$129,900	1/14/2002	\$0	n/a	U
									5/13/1994	\$13,000	n/a	Q

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

Date created: 2/15/2022  
 Last Data Uploaded: 2/15/2022 1:52:47 AM

Developed by Schneider  
 GEOSPATIAL



**Sec. 3-7-59. Operation of sanitary landfills.**

Private landfills shall be certified and monitored by the Georgia Department of Natural Resources. Permits for the hauling of garbage shall be obtained from the board of commissioners of Henry County. Prior to approval of zoning for a landfill, the board shall be provided sufficient data, acceptance to the department of natural resources, indicating that soil types, ground water levels, etc., are conducive to landfilling operations. A site plan covering the entire tract under consideration showing access, buffer or screening areas, existing streams and nonusable lands, adjacent property owners, etc., shall be submitted for review. A five-hundred-foot buffer conforming to specifications of this chapter shall be provided around the periphery of the tract. If restriction of movement of trash and debris is necessary, a fence at least six (6) feet in height shall be provided around the periphery.

**Sec. 3-7-60. Encroachment on public rights-of-way.**

No building, structure, service area, or required off-street parking, and/or loading facilities, except driveways, shall be permitted to encroach on public rights-of-way.

**Sec. 3-7-61. Accessory uses and structures.**

Accessory structures and uses shall be on the same lot and subordinate to the principal use or structure as follows:

- (1) Shall be permitted only in side or rear yard, unless otherwise stated.
- (2) Shall be set back not less than three (3) feet from any property line, when located in a rear yard. Accessory structures in subdivisions with recorded easements for drainage, sanitary sewer and utilities shall not be permitted within the easement.
- (3) Shall not be erected on a lot prior to the time of construction of the principal structure to which it is accessory.
- (4) Accessory structures in residential districts shall not be used for any type of commercial operation, except in conjunc-

tion with a home occupation when approved by conditional use permit as authorized in Section 613, Home Operations.

- (5) Accessory structures shall not be used as a residence or dwelling unit, except as otherwise provided.
- (6) Accessory structures in a subdivision shall not exceed fifteen (15) feet in height.
- (7) Accessory structures shall be located at least twelve (12) feet from the principal structure on a lot.
- (8) Total square footage of accessory structures on a typical subdivision lot, except RA subdivisions as defined in the subdivision ordinance [Chapter 3-7 of this Code], shall not exceed fifty (50) percent of the minimum required floor area (heated spaced) requirements of the zoning district.

<i>Zoning</i>	<i>Square Feet</i>
R-1:	
Minimum floor area (heated)	1,500
Accessory structure	750
R-2:	
Minimum floor area (heated)	1,300
Accessory structure	750
R-3:	
Minimum floor area (heated)	1,050
Accessory structure	525
RD:	
Minimum floor area (heated)	800
per dwelling unit	
Accessory structure	400
RM:	
Not allowed	
RMH:	
Minimum floor area (heated)	720
per dwelling unit)	
Accessory structure	360
RA:	
Accessory structure	50% Actual heated floor area

- (9) Accessory structures located in RA zoning in excess of one (1) acre (not in a subdivision) will not be restricted to size, as long as the structure meets building codes and other requirements of this chapter.

(10) Satellite dish antennas shall be permitted as accessory structures only in rear yards unless it can be documented that reception is impaired by such a location. In this case an antenna would be permitted in a side or front yard. If located within a front yard it cannot be within the required setback. Satellite dish antennas shall not be located on the roof of a single-family structure.

(11) Swimming pools shall be considered accessory uses and shall comply with minimum side and rear yard requirements of that zoning district. Setback minimum shall be measured from the decking or closed part of the pool structure to the property line.

(Ord. No. 87-10, 6-16-87; Ord. No. 88-09, 9-6-88; Ord. No. 90-06, 9-19-90)

**Sec. 3-7-62. Fire lanes.**

No-parking areas shall be established for the use of fire equipment and emergency vehicles to ensure access to the premises in cases of emergency. Said areas shall be marked "Fire Lane-No Parking." The fire lane areas shall comply with provisions of the Henry County Code of Public Safety.

(Ord. No. 89-07, 3-21-89)

**Editor's note**—Ordinance No. 89-07, enacted March 21, 1989, amended the county zoning ordinance by adding certain provisions to § 1100 thereof; designation of such provisions as § 3-7-62 of this Code was at the discretion of the editors.

**Cross reference**—Accessibility for firefighting and emergency equipment, § 3-4-114.

**Secs. 3-7-63—3-7-70. Reserved.**

**ARTICLE V. EXCEPTIONS, MODIFICATIONS AND ENCROACHMENTS**

**Sec. 3-7-71. Yard space, general rule.**

Any building, structure, or use hereafter erected, altered or established shall comply with the yard space requirements of the district in which it is located except as specified herein. The required space for any building, structure, or use shall be contained on the same lot as the building, struc-

ture or use and such required yard space shall fall entirely upon land in a district or districts in which the principal use is permitted.

**Sec. 3-7-72. Exceptions to side yard requirements.**

When a lot of record has a width less than the frontage required in the district in which it is located and said lot cannot be increased in width as provided herein, then the zoning administrator shall be authorized to reduce the side yard requirements for such lot; provided, however, that the side yard shall not be reduced to less than eight (8) feet.

**Sec. 3-7-73. Exceptions to front yard requirements.**

(a) The front yard requirements of this chapter shall not apply on any lot where the average depth of the front yards of existing building on adjoining lots located wholly or in part within two hundred (200) feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is either greater or less than the minimum required front yard depth.

(b) If the average depth of the front yard is less than the required minimum front yard depth, the depth of the front yard of such lot may be less than the required front yard depth but shall not be less than the average of the front yards of the aforementioned buildings.

**Sec. 3-7-74. Permitted encroachments upon yard setbacks.**

Architectural features such as cornices, eaves, steps, gutters and fire escapes may project up to three (3) feet beyond a required setback line, except where such projections would obstruct driveways which are used or may be used for access of service and/or emergency vehicles; provided, however, in the case of automobile service stations, motels and similar uses which serve the motoring public canopies shall be allowed over a driveway or walkway within the front yard not to extend from the principal building to a point any closer than fifteen (15) feet from the street right-of-way line or future right-of-way line as desig-

- (2) Move-in houses.
- (3) Manufactured homes.
- (4) Industrialized buildings.

(e) *Conditional Exceptions.* Those conditional exceptions common to all single-family residential districts.

(f) *Development Standards:*

- (1) Minimum lot area ... 48,560 square feet (1 acre)
- (2) Minimum lot width .. 150 feet
- (3) Minimum front yard . 50 feet from right-of-way line
- (4) Minimum side yard .. 20 feet
- (5) Minimum rear yard... 40 feet
- (6) Maximum height .... 35 feet
- (7) Minimum floor area (heated space) ..... 1,500 square feet
- (8) Curb and gutter ..... Required
- (9) Paved driveway..... Required
- (10) Sewage system ..... Septic tank permitted
- (11) Water system..... County water system

(Ord. No. 87-16, 9-15-87; Ord. No. 90-09, 9-19-90; Ord. No. 91-03, 4-16-91; Ord. No. 93-11, 12-21-93; Ord. No. 95-02, 4-16-95)

**Sec. 2-7-145: Reserved.**

Editor's note--Former § 2-7-145, which pertained to the R-1A single-family residence district, was deleted pursuant to Ord. No. 80-04, adopted Sept. 19, 1980, which, in part, deleted R-1A from the list of zoning districts allowable within the county. The ordinance contained provisions repealing all ordinances in conflict therewith. Former § 2-7-145 has been amended by Ord. No. 87-16, adopted Sept. 15, 1987.

**Sec. 2-7-146. R-2: single-family residence district.**

(a) *Purpose.* It is the intent of this district to provide for single-family dwellings of a moderate density character on individual lots when served by septic tanks or public sewer system. Residen-

tial subdivisions in this district over eight (8) acres in total area shall have access onto an arterial road as identified in the land use plan.

(b) *Permitted Uses.* Those permitted uses common to all single-family residential districts.

(c) *Accessory Uses.* Those accessory uses common to all single-family residential uses.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of commissioners, the following conditional uses are permitted in this district:

- (1) Those conditional uses common to all single-family residential districts.
- (2) Move-in houses.
- (3) Manufactured homes.
- (4) Industrialized buildings.

(e) *Conditional Exceptions.* Those conditional exceptions common to all single-family residential districts with the exception of taxidermy.

(f) *Space Limits:*

- (1) Minimum lot area ... 30,000 sq. ft. on septic tank system; 18,000 sq. ft. on public sewer system
- (2) Minimum lot width .. 125 feet on septic tank system; 100 feet on public sewer system
- (3) Minimum front yard . 50 feet from right-of-way line; 40 feet from right-of-way line if on public sewer
- (4) Minimum side yard .. 15 feet
- (5) Minimum rear yard .. 40 feet
- (6) Maximum height .... 35 feet
- (7) Minimum floor area (heated space) ..... 1,300 square feet

R-2



- (8) Curb and gutter ..... Yes; sidewalks required for lots with 100-foot width
- (9) Paved driveway ..... Yes
- (10) Sewage system ..... Septic tank permitted if lot size equals or exceeds 30,000 sq. ft.; Sanitary sewer system required for lots less than 30,000 sq. ft. and 100 ft. width
- (11) Water system ..... County water system

(g) *Miscellaneous Provisions.* Maximum permissible density shall not exceed one and twenty-five hundredths (1.25) dwelling units per acre with county water and septic tank systems. (Ord. No. 87-16, 9-15-87; Ord. No. 89-19, 11-7-89; Ord. No. 90-09, 9-18-90; Ord. No. 93-04, 8-16-93; Ord. No. 93-11, 12-21-93)

**Sec. 3-7-147. R-3: single-family residence district.**

(a) *Purpose.* The district is to provide for single-family residential development on smaller lots where public sewer systems are provided when part of a planned development project.

(b) *Permitted Uses:*

- (1) Those permitted uses common to all single-family residential districts.
- (2) Cluster home developments.
- (3) Manufactured homes.

(c) *Accessory Uses.* Those accessory uses common to all single-family residential districts.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

- (1) Those conditional uses common to all single-family residential districts.
- (2) Move-in houses.

- (3) Manufactured homes.
- (4) Industrialized buildings.

(e) *Conditional Exceptions.* Those conditional exceptions common to all single-family residential districts with the exception of taxidermy.

(f) *Space Limits:*

- (1) Minimum lot area ... 12,000 square feet
- (2) Minimum lot width .. 75 feet
- (3) Minimum frontyard . 40 feet from right-of-way line
- (4) Minimum side yard .. 10 feet
- (5) Minimum rear yard .. 40 feet
- (6) Maximum height .... 35 feet
- (7) Minimum floor area (heated space) ..... 1,050 square feet
- (8) Curb and gutter ..... Yes; sidewalks required
- (9) Paved driveway ..... Yes
- (10) Sewage system ..... Sanitary sewer required
- (11) Water system ..... County water system

(g) *Miscellaneous Provisions.* R-3 single-family residences are allowed only in a planned development project of no less than ten (10) acres, of which twenty-five (25) percent of the total net acreage may be zoned as R-3. Maximum permissible density shall not exceed three and six-tenths (3.6) dwelling units per acre. (Ord. No. 87-16, 9-15-87; Ord. No. 89-19, 11-7-89; Ord. No. 90-09, 9-18-90; Ord. No. 93-03, 8-16-93; Ord. No. 93-11, 12-21-93)

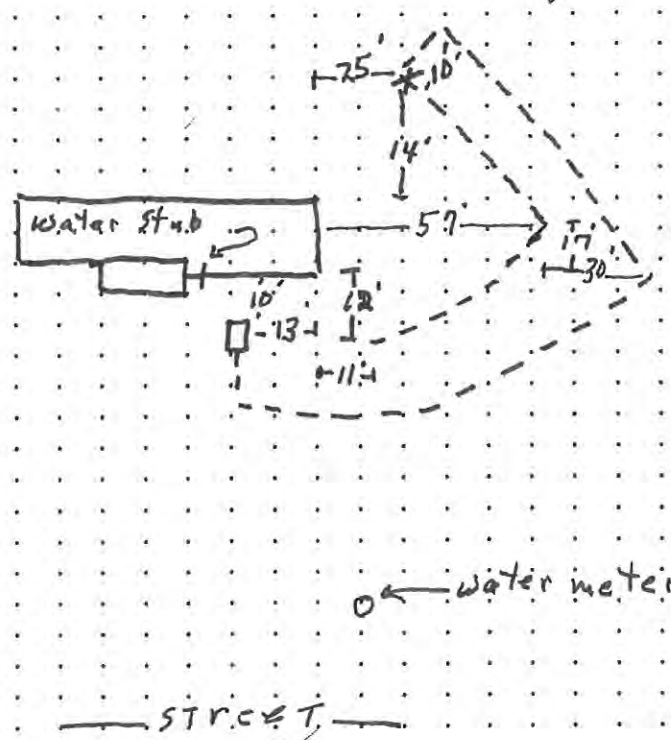
HENRY COUNTY BOARD OF HEALTH  
INSPECTION REPORT  
FOR NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

SD: 342 GROVE ROAD LL: 187 LOT: DIST. 2 UNIT:  
 PLAT BY: RICHARD CONNER PLAT DATE 09/09/92

APPLICANT SOUTHSIDE PLANNING Phone 404-914-  
 OWNER JAMES & ALICE OGLESBY  
 342 GROVE RD LOCUST GROVE, GA 30248 PH - -

HOUSE DESIGN [3] Crawl space =1 Basement =2 Slab =3	SYSTEM DESIGN Tank/gallons [1000] Linear ft. [300] Square ft. [900] Gravel, inches [12]	WATER SUPPLY [1] Public =1 Community=2 Well =3	FACILITY [1] SOIL TYPE [ ] Residence =1 Depth [40] in. Commerical =2 Mobile Home =3 Church =4 Apartment =5 Day Care =6 Food Service=7
Outlet [1] Ground =1 Basement=2 Both =3	Field [1] serial =1 level field=2 Dist. box =3	Lot size Acre Square ft.	Pump NO REPAIR NEW Refuse NO Disposal NO
Bedrooms [3]	Type A =4 Drip Irr =5 Other =6	IF COMMERCIAL gallons/day SOIL TYPE [ 0 ]	

Permit 12775 Issued 05/26/94 Inspected 08/31/94 Approved ~~YES~~ Cont. GENE CRONAN 1  
*YES*



12775

Inspected by Carl W. Johnson *Carl W.* Date inspected: Wed, August 31, 1994  
 Carl W. Johnson Printed: Tue, September 13, 1994 2:30 P. M.

See Comments on back: *must check water line. Pipe to tank covered. OK per Neal Clarke*

**EXHIBIT "C"**

**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Wendy Stephens, who, after being duly sworn, testifies as follows:

1.

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

2.

Mr. James Oglesby, of Locust Grove, GA has submitted an application for a variance to allow an accessory structure to be partially located in the front yard of his property located at 342 Grove Rd.; Parcel 129-01064033, in Land Lot 187 of the 2<sup>nd</sup> District.

3.

On the 2<sup>nd</sup> day of February 2022, I, Wendy Stephens, 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 21st day of February 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 11:47 AM on the western side of 342 Grove Rd. on 2/02/22
2. Double-sided sign posted at 11:47 AM on the eastern side of 342 Grove Rd. on 2/02/22

FURTHER AFFIANT SAYETH NOT.

This 14<sup>th</sup> day of February 2022.

  
\_\_\_\_\_  
Affiant

Sworn and subscribed before me  
this 14th day of February, 2022


  
\_\_\_\_\_  
Notary Public





Exhibit "A"



Add a Caption

Wednesday • Feb 2, 2022 •  
11:47 AM

[Adjust](#)

 IMG\_1667

Apple iPhone SE (2nd gener...

HEIF



Back Camera — 28 mm *f*1.8

12 MP • 4032 × 3024 • 2.7 MB



Edit




Exhibit "B"



Add a Caption

Wednesday • Feb 2, 2022 • [Adjust](#)  
11:47 AM

 IMG\_1668

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm  $f1.8$

12 MP • 4032 × 3024 • 2.2 MB



Edit



# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Ad No.: **60361**

Name and File No.: **PUBLIC HEARING 2/21/2022**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):

**02/02/2022**

*Robert D. McCray*

---

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

*Tina Pethel*

---

By Tina Pethel  
SCNI Controller

Sworn and subscribed to me 02/02/2022



*Dawn Ward*

---

Notary Public  
My commission expires 03/04/2022

Ad text :     Public Hearing Notice  
City of Locust Grove  
February 21, 2022  
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, February 21, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

#### ANNEXATION

AX 22-01-01 Singley Road Partners, LLC has submitted application requesting annexation of multiple tracts (Parcel IDs: 161-01025000, 161-01023000, 161-0102 1005, and 161-010- 21051, 161-01021052) in Land Lots 161 of the 2nd District, totaling 254 +/- acres located at South Ola Road and Singley Drive The zoning of the subject properties will remain RA (Residential Agricultural), the City of Locust Grove's equivalent to unincorporated Henry County's RA (Residential Agricultural) zoning district. The future land use designation will remain Rural Residential within the incorporated boundaries of Locust Grove.

#### VARIANCE

VR-22-01-02 James Oglesby of Locust Grove, GA has submitted application requesting a variance from development regulations to allow the placement of an accessory structure (Pole Barn) on his property located at 342 Grove Road (Parcel ID 129-01064033) partially within the front yard. The public hearings will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Daunte Gibbs  
Community Development  
Director - City of Locust  
Grove  
60361-2/2/2022



Public Hearing Notice  
City of Locust Grove  
February 21, 2022  
6:00 PM

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

Notice is hereby given as required by Chapter 68 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, February 21, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

**ANNEXATION**

**AX-22-01-01** Singley, Reed Partners, LLC has submitted application requesting annexation of multiple tracts (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, and 161-010-21051, 161-01021052) in Land Lots 161 of the 2nd District, totaling 25.44 acres located at South Ola Road and Singley Drive the zoning of the subject properties will remain RA (Residential Agricultural), the City of Locust Grove's equivalent to unincorporated Henry County's RA (Residential Agricultural) zoning district. The future land use designation will remain Rural Residential within the incorporated boundaries of Locust Grove.

**VARIANCE**

**VR-22-01-02** James Oiles, by of Locust Grove, GA has submitted application requesting a variance from development regulations to allow the placement of an accessory structure (Pole Barn) on his property located at 342 Grove Road (Parcel ID 129-01064033) partially within the front yard. The public hearings will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Daurie Gibbs  
Community Development  
Director - City of Locust  
Grove  
60361-222022



## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

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**Item:** Resolution for Appointment of LGEC Members

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** Events budgets from the General Fund and H/M Fund 275

**Date Received:** January 12, 2022

**Workshop Date:** January 18, 2022 (Tuesday) and February 21, 2022

**Regular Meeting Date:** N/A

#### Discussion:

---

Attached is a Resolution to appoint members to the Locust Grove Events Committee. Unfortunately, due to the pandemic (now endemic), the events were fairly sparse with little need of convening meetings. Now that we have more of an ending to much of this on the way, there is a desire to start planning for future events in 2022. Jesse Patton was the Chair before, so there is a need to have new officers and members. Colleen is now the Main Street Manager, and Derrick is the new Chief. From the meeting on January 18, 2022, two new members from the community were added. From Council – Carlos Greer is recommended as there is only room for one (1) more additional members of council as to not have a continuous quorum event.

#### Recommendation:

---

**Approve Resolution for Appointment to the Locust Grove Events Committee as attached or as amended.**

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

**RESOLUTION TO APPOINT MEMBERS TO THE LOCUST GROVE EVENTS COMMITTEE; 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 Mayor and Council see that certain public events are key to the promotion of the health, prosperity and general welfare of the people; and

**WHEREAS**, the City adopted Chapter 14.04 to create the Locust Grove Events Committee to oversee the promotion, operation and coordination of certain civic events; and

**WHEREAS**, Section 14.04.040 provides for the Mayor to appoint members to serve on the Locust Grove Events Committee as approved by resolution of the Mayor and City Council; and,

**WHEREAS**, Mayor Price has indicated the Members at attached hereto and made part of this Resolution as **Exhibit “A;”** and,

**WHEREAS**, the City wishes to appoint these members in accordance with the Code of Ordinances of the City of Locust Grove.

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby appoints the Locust Grove Events Committee as attached hereto and incorporated herein as **Exhibit “A”**, whose term will expire January 31, 2023.
2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 21st day of February, 2022.

---

ROBERT S. PRICE, MAYOR

ATTEST:

---

MISTY SPURLING, City Clerk  
(seal)

APPROVED AS TO FORM:

---

CITY ATTORNEY



**EXHIBIT A**

**MEMBERS OF THE LOCUST GROVE EVENTS COMMITTEE  
FOR CALENDAR YEAR 2022**

<b><i>Appointee</i></b>	<b><i>Title – Position on Committee</i></b>
Robert Price	Mayor
Barbara Price	Volunteer - Secretary
Otis Hammock	Volunteer
Willie Taylor	Councilman – Volunteer
Keith Boone	Mayor Pro Tem – Volunteer
Sarah Brown	City Customer Service Rep.
Shara Williams	Volunteer
Jennifer Adkins	Assistant City Clerk - Treasurer
Colleen Watts	Main Street Program Manager
Derrick Austin	Police Chief
Melinda English	Volunteer
Carlos Greer	Councilman

# LOCUST GROVE POLICE DEPARTMENT

## Monthly Status Report

### Mission Statement

It is the mission of the Locust Grove Police Department to enhance the quality of life in the City of Locust Grove, by working cooperatively with this community as we enforce the laws and preserve the peace. We are committed to providing professional and effective police services and strive to protect the rights and safety of our citizens and the community we serve.

<b>GBI Crime Reports</b>	January 2021	January 2022
NIBRS Group A Crimes	49	73
NIBRS Group B Crimes	32	39

### Patrol Division

Total Calls for Service	760	1,295
Miles Patrolled	16,621	26,764
Total Reports Written	156	234
Total Citations Written	220	324
Total Warnings Written	13	74
Arrests	22	40

### Criminal Investigations

Assigned Cases	n/a	38
Cleared Cases	n/a	24

### Municipal Court

Total Fines Collected	\$41,914.00	\$65,143.00
Probated Fines	\$14,863.00	\$27,430.00

### Departmental Training

<b>Total Hours</b>	203	260
--------------------	-----	-----

#### NIBRS (Defined) National Incident Based Reporting System (January 1, 2021)

##### NIBRS Group A Crime Examples:

- \*Arson
- \*Assault/Robbery
- \*Burglary
- \*Forgery
- \*Homicide
- \*Theft/Larceny

##### NIBRS Group B Crime Examples:

\*Disorderly Conduct

\*DUI

\*Trespassing

\*Loitering

\*Bad Checks

























**Customer Account :** 0821679208-00001  
**Customer Name :** CITY OF HAMPTON  
**Search Filters :**  
**Data Filters :** MDN Status :A



## Main Street Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

# Item Coversheet

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**Item:** A resolution to appoint Bart Hammock to the Locust Grove Downtown Development Authority

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** NA

**Date Received:** February 14, 2022

**Workshop Date:** February 21, 2022

**Regular Meeting Date:** March 7, 2022

### **Discussion:**

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Attached is a resolution to appoint Bart Hammock (Exhibit A) to the Locust Grove Downtown Development Authority (DDA).

### **Recommendation:**

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**I MOVE TO (APPROVE/DENY/TABLE) THE APPOINTMENT OF BART HAMMOCK TO THE LOCUST GROVE DOWNTOWN DEVELOPMENT AUTHORITY**



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

**RESOLUTION TO APPOINT BART HAMMOCK TO THE DOWNTOWN DEVELOPMENT AUTHORITY; 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 Mayor and Council have determined that the need for a downtown development authority to function in the city to aid in the financing of projects for the revitalization and redevelopment of the central business district of the city which will develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities within the city and the state of Georgia; and

**WHEREAS**, the City must appoint Board of Directors of the downtown development authority; and

**WHEREAS**, the City wishes to appoint Bart Hammock to serve as a Director of the downtown development authority in accordance with said Ordinance.

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby appoints Bart Hammock as a member of the Board of Directors of the downtown development authority, whose term will expire January 3, 2028.
2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 21st day of February, 2022.

\_\_\_\_\_  
Robert Price, Mayor

ATTEST:

\_\_\_\_\_  
Misty Spurling, City Clerk  
(seal)

Approved as to form:

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



## Community Development Department

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

### Item Coversheet

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**Item:** A Resolution to create a streetlight district in Bunn Farms, Phase 2, a residential subdivision located along Peeksville Road.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** NA

**Date Received:** January 28, 2022

**Workshop Date:** February 21, 2022

**Regular Meeting Date:** March 7, 2022

### Discussion:

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Staff received a petition to create a streetlight district in Bunn Farms, Phase 2, a residential subdivision.

- Number of Lots: 133
- Number of Lights: 37 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: \$9.75 per month
- Cost per Month: \$360.75
- Cost per Year: \$4,329.00
- Administrative Cost: 15% of annual cost = \$649.35
- Pro Rata Cost per Lot:  $\$4,329.00 + \$649.35 / 133 \text{ lots} = \underline{\underline{\$37.43 \text{ per year}}}$

**Comments:**

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The City's Street Light Tax District Ordinance permits the Council to create streetlight districts by resolution. The City will pay the electricity usage fees on the lights each month then be reimbursed annually for these fees by way of a pro rata cost that is added to each property tax statement. This pro rata cost includes each lot's share of the electricity usage fees and administrative costs.

**Recommendation:**

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Approval of the Resolution to create a new streetlight district in Bunn Farms, Phase 2, subdivision.

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

**A RESOLUTION TO APPROVE A REQUEST TO CREATE A STREET LIGHT TAX DISTRICT IN BUNN FARMS, PHASE 2, SUBDIVISION IN ACCORDANCE WITH CHAPTER 3.10 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**W I T N E S S E T H :**

**WHEREAS**, the City of Locust Grove, Georgia (“City”) adopted Article II, Chapter 3.10 (“Chapter”) entitled “Street Light Tax Districts”; and,

**WHEREAS**, the purpose of the Chapter is to provide the City with a procedure for the installation, maintenance and operation of street lights in certain public rights-of-way in the City of Locust Grove and for the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove; and,

**WHEREAS**, Michael Elliott, authorized agent for LGI Homes, who is the property owner (“Owner”) submitted an *Application for Special Tax District – Street Lighting* and a *Petition for Special Tax District – Street Lighting* (“Application”) attached as **Exhibit “A”** for the subdivision known as Bunn Farms, Phase 2, (the “Subdivision”); and,

**WHEREAS**, the Application indicates support from one-hundred percent (100%) of the property owners in the Subdivision in accordance with the Chapter; and,

**WHEREAS**, the Owner submitted a copy of the *Central Georgia Electric Membership Corporation Underground Wiring / Outdoor Lighting Agreement for the Subdivision* (“Request”) outlining the costs, quantities, locations, terms and conditions associated with the Request attached as **Exhibit “B”**; and,

**WHEREAS**, the City agrees to pay the monthly streetlight fee of \$360.75 (\$4,329.00 annually) to Central Georgia EMC in accordance with the Request and to be reimbursed for such payments by way of assessments imposed upon all property owners within this subdivision in the amount of \$37.43 (includes a 15% administrative fee) per lot annually; and,

**WHEREAS**, the Mayor and City Council (“Council”) reviewed the Application and Request during a workshop meeting held on February 21, 2022; and,

**WHEREAS**, the Request was found to be generally consistent with the purpose and intent of the Chapter; and,

**WHEREAS**, the Council, in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this request for the creation of a streetlight tax district 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 OF LOCUST GROVE,  
GEORGIA, AS FOLLOWS:**

1. **Finding.** That the Council hereby finds that the Application submitted by the Owners generally conforms to the requirements of Chapter 3.10 of City of Locust Grove Code.
2. **Public Purpose.** The Council finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Authority.** That the Council hereby authorizes the Mayor, or his designee, to execute the *Central Georgia Underground Wiring / Outdoor Lighting Agreement* for the Subdivision and any other documents necessary to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
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 Council 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 7<sup>th</sup> day of March 2022.

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

ATTEST:

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

(seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT "A"**

*Application for Special Tax District – Street Lighting*  
*Petition for Special Tax District – Street Lighting*



# Application For Special Tax District - Street Lighting

We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the Buna Farms, Phase II (Subdivision) in Land Lot(s) 190, and \_\_\_\_\_ of the 2nd Land District at Oliver Drive (road), do hereby petition the Mayor and City Council of the City of Locust Grove "City" for the placement of streetlights through our subdivision or street(s).

Each of us do hereby pledge and consent to levying of a lien by the City against property we own for the purpose of payment for the cost of maintenance and operation of the streetlights. There are 133 (number) lots currently existing in the Special Tax District Buna Farms, Phase II (Subdivision), and each owner as shown on the tax records has affirmatively signed this petition or their indication for disapproval is noted herein. The petition represents 133 (number) affirmative votes, representing 100 % of this district to be affected in this request. Your signature on this petition indicates that you have read and fully understand all information contained with Chapter 3.10 of the Code of Ordinances of the City of Locust Grove.

Personally appeared before me, a Notary Public, the undersigned affiance, who says on oath that Michael H. Elliott Jr. (name) is one of the subscribing witnesses to the within instrument; and, that each said witnesses saw the execution and delivery of the same by each grantor therein for the purpose set forth; and, that each of said witnesses signed the same as supported. Sworn to and subscribed to me, this 28<sup>th</sup> day of January, 2022.

Michael H. Elliott Jr. - Auth. Agent  
SUBSCRIBING WITNESS H&T Homes

X [Signature]  
NOTARY PUBLIC

My Commission Expires May 19, 2026  
County HENRY  
Personally Known ✓ / ID Prov'  
Type of ID \_\_\_\_\_

(SEAL)



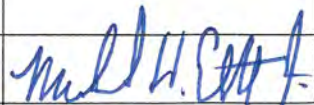

PLEASE INDICATE WHICH UTILITY COMPANY SERVICES YOUR PROPOSED STREET LIGHT DISTRICT:

- GEORGIA POWER     CENTRAL GEORGIA     OTHER \_\_\_\_\_
- NEW STREETLIGHT DISTRICT     ADDING STREETLIGHTS TO EXISTING DISTRICT



# Petition For Special Tax District - Street Lighting

[Make additional copies, if necessary]

PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(YES OR NO)	WITNESS' SIGNATURE
			Yes	
LGI Homes		All Lots in		
	Auth. Agent for LGI Homes	Phase II		
		133 Total		
			✓	

**EXHIBIT "B"**

*Central Georgia Electric Membership Corporation  
Underground Wiring / Outdoor Lighting Agreement*

CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION  
923 SOUTH MULBERRY STREET  
JACKSON, GEORGIA 30233

**UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT**

Name: City of Locust Grove Acct. No.: 12223-035 Loc. No.: 1012-03-701  
(Print Name as Listed on Bill Card)

Address: Lights for Bunn Farms Subdivision Phase 2

I (we) hereby apply for a lease of outdoor lighting equipment to Central Georgia EMC under the terms and conditions set forth below:

**1. INFORMATION AND COST**

Lights, Fixtures, and Poles:

Quantity 37 Rate 13 Class 5 Cost Per Month \$ 9.75 each Total Cost \$ 360.75 per month Description: Discounted Colonial Lights  
Quantity \_\_\_ Rate \_\_\_ Class \_\_\_ Cost Per Month \$ \_\_\_ each Total Cost \$ \_\_\_ per month Description: \_\_\_\_\_  
Quantity \_\_\_ Rate \_\_\_ Class \_\_\_ Cost Per Month \$ \_\_\_ each Total Cost \$ \_\_\_ per month Description: \_\_\_\_\_  
Quantity \_\_\_ Rate \_\_\_ Class \_\_\_ Cost Per Month \$ \_\_\_ each Total Cost \$ \_\_\_ per month Description: \_\_\_\_\_

**TOTAL COST PER MONTH \$ 360.75**

Total CIAC (Contribution in Aid of Construction) = \$ 0.00

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.
4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.
5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.
6. I (we) will pay in advance a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.
7. All lighting equipment, wiring, etc. will be furnished by the Corporation.
8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.
9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.
10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.
11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.
12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

13. This agreement shall become effective on the date of service is first delivered and shall remain in effect for 5 years and thereafter until terminated by either party's giving three month notice.

14. This agreement shall be binding upon the successors, legal representative, and assigns of the respective parties hereto.

15. The Corporation reserves the right to shield the light or relocate the pole and light if objected by the adjacent landowners.

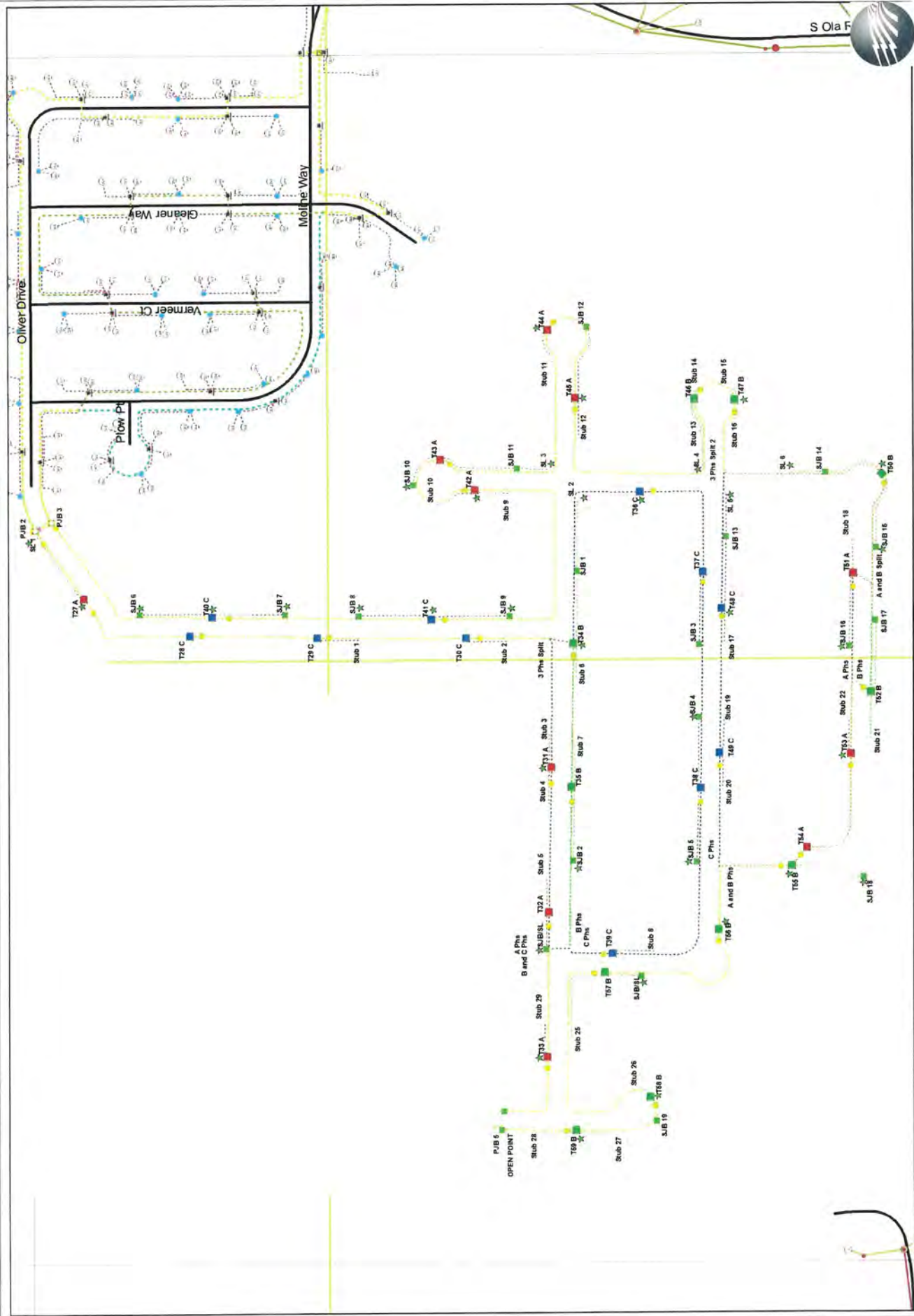
16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from the easement over the lands of the lessee adjacent to the easement and lying between public and private roads and easements.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

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**Item:** Pay Plan No. 701 of Personnel – COLA/Market Changes

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** Yes, General / Enterprise Funds with personnel assigned

**Date Received:** February 16, 2022

**Workshop Date:** February 21, 2022

**Regular Meeting Date:** March 7, 2022

**DRAFT**

### Discussion:

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Attached is the Ordinance to amend Chapter 701 of the Personnel Policy reflecting changes related to cost of living (conservatively based on earlier annualized changes not as subject to volatility with fuel and food pricing) along with certain adjustments to market levels for lower and mid-grade pay classifications. Primary to this is a beginning salary now of \$15/hour that is becoming far too common within Henry County and our area, with nearby logistics companies now offering \$18 or more for comparison. In total the ranges of change vary between 5.4% to over 7.5%, which would average near the closing of the 3<sup>rd</sup> quarter of 2021 with Core Inflation between 5.4% to 5.7% annualized. Starting pay changes most with Public Works, Clerical, and Police (beginning). We are putting final changes on the scale along with overall budgetary impacts being in line with original levels.

### Recommendation:

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#### DISCUSSION.

TBD of the Ordinance to Amend Chapter 701 of the Personnel Policy “The Pay Plan” and approve the COLA and Amended Salary Schedule.



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

**AN ORDINANCE TO AMEND THE CITY OF LOCUST GROVE PERSONNEL POLICY; TO AMEND NO. 701 ENTITLED “THE PAY PLAN”; TO APPROVE THE NEW SALARY SCHEDULE FOR ALLOWANCE OF COST OF LIVING ADJUSTMENTS IN ADDITION TO MARKET ADJUSTMENTS; TO PROVIDE FOR CODIFICATION IN THE CITY OF LOCUST GROVE PERSONNEL POLICY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Locust Grove, Georgia (“City”) approved a Fiscal Year 2022 Operating and Capital Budget authorizing the expenditure for certain departments throughout the City and other operating and capital funds; and,

**WHEREAS**, the City seeks to annually adjust the pay scale for cost of living adjustments on a more annualized basis in addition to needs to meet the market demands for beginning wages in light of tremendous growth in our region; and,

**WHEREAS**, the Salary Schedule per Section 701 of the Personnel Policy, as shown in **Exhibit “A”**; must show all classifications including new/idle positions as per the adjusted salary scale for COLA and any adjustments, as amended,

**WHEREAS**, pursuant to the Section 3.51 of the charter of the City of Locust Grove, Georgia, the Mayor and City Council hereby amend the Job Classification Manual and the Pay Plan to provide for these additional positions and pay classifications.

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

**SECTION 1.** **Adoption of the amended Salary Schedule to Section 701.** The following amended to Section 701 of the Personnel Policy entitled “The Pay Plan” is hereby amended by adopting the new Salary Schedule as attached hereto and incorporated herein as **Exhibit “A”** reflecting the annualized cost of living adjustments as well as any market-based adjustments.

**SECTION 2.** The City Clerk is hereby directed to record this Ordinance in the official minutes of the City.

**SECTION 3.** The Personnel Policy adopted and dated July 12, 2004 is hereby re-adopted in its entirety except as amended as the Personnel Policy of the City of Locust Grove.

**SECTION 4.**

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

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

Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

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

**SECTION 5. Repeal of Conflicting Ordinances.** Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6. Effective Date.** This ordinance shall become effective immediately as adopted by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 7<sup>th</sup> day of March, 2022

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

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
CITY ATTORNEY

(Seal)



**EXHIBIT "A"**

**AMENDMENT TO PAY PLAN (SECTION 701 OF PERSONNEL POLICY) TO  
PROVIDE FOR COST OF LIVING AS WELL AS MARKET-BASED ADJUSTMENTS  
TO BEGINNING SCALE SALARY RANGES**

The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
50	Part Time Seasonal Maintenance (inactive)	\$ 26,236.57	N/A	N/A	N/A	N/A	\$ 12.61
51	Administration/Comm. Dev. Intern (PT - Inactive)	\$ 27,548.53	\$ 39,718.18	\$ 30,590.94	\$ 33,633.35	\$ 36,675.77	\$ 13.24
52	Maintenance Worker I	\$ 31,271.76	\$ 41,704.85	\$ 33,880.03	\$ 36,488.31	\$ 39,096.58	\$ 15.03
	Facilities Maintenance Technician I (inactive)						
	Stormwater Maintenance Technician I						
	CSR/Receptionist (PT/FT) Admin						
	Main Street Administrative Asst (PT/FT)						
53	Administrative Assistant I	\$ 32,835.35	\$ 43,790.47	\$ 35,574.13	\$ 38,312.91	\$ 41,051.69	\$ 15.79
	Administrative Assistant I (Police/Public Safety)						
	Facilities Maintenance Technician II (inactive)						
	Business/Alcohol License Clerk I						
	Maintenance Worker II						
	Stormwater Maintenance Technician II						
	Permit Coordinator I						
	Utility Billing Clerk I						
54	Facilities Maintenance Supervisor (inactive)	\$ 34,477.11	\$ 45,978.85	\$ 37,352.55	\$ 40,227.98	\$ 43,103.42	\$ 16.58
	Water Meter Maintenance Technician I						
55	Water/ Sewer Operator Trainee (provisional)	\$ 34,835.56	\$ 48,277.61	\$ 38,196.07	\$ 41,556.58	\$ 44,917.09	\$ 16.75
	Stormwater Maintenance Technician III						
	Maintenance Worker III						
	Assistant Municipal Court Clerk I						
56	Administrative Assistant II	\$ 36,578.04	\$ 50,692.44	\$ 40,106.64	\$ 43,635.24	\$ 47,163.84	\$ 17.59
	Permit Coordinator II						

DRAFT

The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
	Utility Billing Clerk II						
	Business/Alcohol License Clerk II						
	Heavy Equipment Operator I						
	Maintenance Crew Leader I						
	Water Meter Maintenance Technician II						
	Assistant Municipal Court Clerk II						
	Water/ Sewer Operator Trainee (confirmed)						
57	Accounts Payable Clerk I	\$ 38,407.01	\$ 53,227.15	\$ 42,112.04	\$ 45,817.08	\$ 49,522.12	\$ 18.46
	Municipal Court/Police Records Clerk I						
	Court Bailiff (uncertified)/PT						
58	Maintenance Crew Leader II	\$ 40,327.96	\$ 55,889.37	\$ 44,218.31	\$ 48,108.67	\$ 51,999.02	\$ 19.39
	Water/Sewer Operator III						
	Water Meter Maintenance Technician III						
	Heavy Equipment Operator II						
	Utility Billing Clerk III						
	Administrative Assistant III						
	Business/Alcohol License Clerk III						
	Permit Coordinator III						
	Accounts Payable Clerk II						
	Police Officer (In Training - Uncertified)						
59	Planning Technician (Comm. Dev. - FT) I	\$ 42,345.05	\$ 58,684.79	\$ 46,429.98	\$ 50,514.92	\$ 54,599.85	\$ 20.36
	Executive Administrative Assistant I						
	Assistant City Clerk I (non certified)						
	Municipal Court/Police Records Clerk II						
	Accounts Payable Clerk III						

DRAFT

The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
60	Water/Sewer Operator II	\$ 44,462.38	\$ 61,619.12	\$ 48,751.56	\$ 53,040.75	\$ 57,329.94	\$ 21.38
	Code Enforcement Officer (uncertified)						
	Maintenance Crew Leader III						
	<b>Heavy Equipment Operator III</b>						
	Planning Technician (Comm. Dev. - FT) II						
	Executive Administrative Assistant II						
	Assistant City Clerk II (non certified)						
	Municipal Court/Police Records Clerk III						
	Mechanic I						
	ACTIVATE						
61	Water/Sewer Operator I	\$ 47,336.84	\$ 64,699.98	\$ 51,677.63	\$ 56,018.41	\$ 60,359.20	\$ 22.76
	Police Officer I						\$ 21.67
	Mechanic II						
	Bailiff (P.O.S.T. Certified)						
	Code Enforcement Officer (POST certification)						
	<b>Master Level - Permit Clerk/Bus. License Clerk/ Utility Billing/AP Clerk</b>						
62	Public Works Manager	\$ 49,045.12	\$ 67,934.98	\$ 53,767.59	\$ 58,490.05	\$ 63,212.52	\$ 23.58
inactive	Corporal I						\$ 22.46
	Police Officer II						
	Fleet Manager - PW						
	Assistant City Clerk II (certified)						
	Utility Billing Manager I						
inactive	Purchasing Manager I (HS/AD 3/5 Years exp)						
inactive	Accounting Specialist I						
inactive	Planner I - no interest/study in future for need						
63	Investigator I	\$ 50,752.47	\$ 71,331.73	\$ 55,897.29	\$ 61,042.10	\$ 66,186.92	\$ 24.40

DRAFT

The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
inactive	Corporal II						
	Police Officer III						\$ 23.24
	Human Resources Specialist (2-5 Years)						
	City Clerk - (uncertified - HS/BA 2 - 5 years)						
64	GIS Coordinator/Stormwater Specialist	\$ 53,290.11	\$ 74,898.32	\$ 58,692.17	\$ 64,094.22	\$ 69,496.27	\$ 25.62
inactive	Corporal III						
	Police Sergeant I						\$ 24.40
	Investigator II						
	Professional Standards Specialist - I (Police)						
	Building Inspector I (Residential/Commercial)						
Aug-21	<b>Development Inspector (Storm/Erosion/Plans)</b>						
	Assistant City Clerk III (post certification)						
	Utility Billing Manager II						
inactive	Purchasing Manager II (BS/BA 3 Years exp)						
inactive	Accounting Specialist II						
65	Planner II (A.I.C.P.)	\$ 55,637.88	\$ 78,643.24	\$ 61,389.22	\$ 67,140.56	\$ 72,891.90	\$ 26.75
	Human Resources Specialist II (5+ Years)						\$ 25.48
	Main Street Manager/Economic Development						
66	Police Sergeant II	\$ 58,419.78	\$ 82,575.40	\$ 64,458.69	\$ 70,497.59	\$ 76,536.49	\$ 28.09
	Police Sergeant II						\$ 26.75
	Professional Standards Specialist - II (Police)						
inactive	Purchasing Manager - Certified CPM						
inactive	Accounting Specialist Certified Financial CVI						
	Building Inspector II (Residential/Commercial)						
	<b>Assistant City Clerk Master (5+ Years Certified)</b>						
	<b>Human Resources Specialist Master (5+ Years)</b>						

DRAFT

The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
67	Chief Building Official	\$ 61,340.77	\$ 86,704.17	\$ 67,681.62	\$ 74,022.47	\$ 80,363.32	\$ 29.49
	Lieutenant I						\$ 28.09
	Planner III (A.I.C.P. with 3+ years experience)						
68	Asst. Community Development Director	\$ 64,407.80	\$ 91,039.38	\$ 71,065.69	\$ 77,723.59	\$ 84,381.48	\$ 30.97
69	Stormwater Utility Manager	\$ 67,628.20	\$ 95,591.34	\$ 74,618.98	\$ 81,609.77	\$ 88,600.56	\$ 32.51
	Lieutenant II						\$ 30.97
	Public Works Manager - Street Maintenance						
	Public Works Manager - Utilities Distribution						
	City Clerk - (Cert. or Uncert. - BA >5 years)						
<b>Range</b>	<b>Fire Marshal DOQ1</b>						
70	Water and Wastewater Manager	71,009.61	\$ 100,370.91	\$ 78,349.94	\$ 85,690.26	\$ 93,030.59	\$ 34.14
Inactive	Police Captain						\$ 32.51
	<b>Lieutenant III</b>						\$ 32.51
	<b>Public Works Manager II - Street Maintenance</b>						
	<b>Public Works Manager II - Utilities Distribution</b>						
<b>Range</b>	<b>Fire Marshal DOQ2</b>						
71	City Clerk (Certified 5+ Years)	\$ 74,560.09	\$ 105,389.46	\$ 82,267.43	\$ 89,974.78	\$ 97,682.12	\$ 35.85
Inactive	Police Captain II						
<b>Range</b>	<b>Fire Marshal DOQ3</b>						
72	Public Works and Facilities Director	\$ 78,288.09	\$ 110,658.93	\$ 86,380.80	\$ 94,473.51	\$ 102,566.22	\$ 37.64
	<b>City Clerk II (Certified 5-10 Years)</b>						
73	Community Development Director	\$ 82,202.50	\$ 116,191.88	\$ 90,699.85	\$ 99,197.19	\$ 107,694.53	\$ 39.52

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The Pay Plan No. 701 of Personnel Policy		Year 2022 - COLA minimum of 5.4% with increase at lower scales					
Grade	Position	Beginning	Top Out	INC25%	Midpoint	INC75%	P/Hour
	<b>City Clerk III (Certified 10+ Years)</b>						
74	Police Chief	\$ 86,312.63	\$ 122,001.47	\$ 95,234.84	\$ 104,157.05	\$ 113,079.26	\$ 41.50
	Public Safety Director (inactive)						
75	Human Resources Director (Inactive/Future)	\$ 90,628.26	\$ 128,101.54	\$ 99,996.58	\$ 109,364.90	\$ 118,733.22	\$ 43.57
76	Finance Director (Inactive/Future)	\$ 95,159.67	\$ 134,506.62	\$ 104,996.41	\$ 114,833.15	\$ 124,669.88	\$ 45.75
	Police Chief (over 5 Years)						
	Community Development Director (5+ Years/Cert)						
77	Assistant / Deputy City Manager (Active)	\$ 99,917.64	\$ 141,231.95	\$ 110,246.22	\$ 120,574.80	\$ 130,903.37	\$ 48.04
78	City Manager I	\$ 104,913.53	\$ 148,293.55	\$ 115,758.54	\$ 126,603.54	\$ 137,448.55	\$ 50.44
	Assistant / Deputy City Manager II (over 5 Years)						
79	City Manager II (over 5 Years)	\$ 110,159.21	\$ 155,708.23	\$ 121,546.47	\$ 132,933.72	\$ 144,320.97	\$ 52.96
	Asst./Deputy City Manager III (Certified ICMA/GMA)						
80	City Manager III (Certified ICMA/GMA)	\$ 115,667.17	\$ 163,493.64	\$ 127,623.79	\$ 139,580.41	\$ 151,537.02	\$ 55.61

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