

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
MONDAY FEBRUARY 6, 2023 – 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Community Development Director Daunte' Gibbs

PLEDGE OF ALLEGIANCE..... Councilman Williams

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

PUBLIC COMMENTS Register with Clerk Before Meeting

- Introduction by the Small Business Administration – Vanessa Santiago, Public Affairs Specialist

PUBLIC HEARING ITEMS.....None

APPROVAL OF THE MINUTES 4 Items

1. January 2, 2023, Special Called Executive Session Minutes (Motion Required)
2. January 2, 2023, Regular Meeting Minutes (Motion Required)
3. January 17, 2023, Workshop Meeting Minutes (Motion Required)
4. January 17, 2023, Executive Session Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENTNone

N/A - FY 2022 Closeout in process

UNFINISHED BUSINESS/ACTION ITEMS..... 9 Items

5. Resolution to approve architectural plans for RangeWater Real Estate Multifamily Development located on Tanger Blvd (Parcels: 129-01058004 and 129-01058006) (Motion Required)
6. Resolution approving architectural plans for a C-store building to be located on Tanger Blvd – (Motion Required)
7. Ordinance to amend the Future Land Use Map designation for 0.91 +/- acres located on Carter Lane - (Motion Required)
8. Ordinance to rezone approximately 0.91 +/- acres located on Carter Lane - (Motion Required)
9. Ordinance to amend Title 5, Section 5.28.065, certain areas exempt from distance restrictions for sale or consumption on premises (Motion Required)
10. Ordinance to amend the zoning conditions for 31.43 +/- acres located on Highway 42 (Parcel IDs 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052 (Motion Required)
11. Approve the Memorandum of Understanding (MOU) for “Handle with Care” between Henry County and the Locust Grove Police Department (Motion Required)
12. Ordinance to amend Chapter 2.24 Police SOP I-037 – Unmanned Aircraft System (Motion Required)
13. Ordinance to revise the Operating and Capital Improvements Budget for the 4th Quarter of FY 2022 (Motion Required)

POSTED AT CITY HALL –February 1, 2023, at 16:30

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.

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA

MONDAY FEBRUARY 6, 2023 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

NEW BUSINESS/ACTION/DISCUSSION ITEMS 3 Items

14. Special Event Permit for Ladies and Gents Production to allow filming in the City Council Chambers on February 26, 2023 (Motion Required)
15. Resolution to award the bid for Construction Management Services for Locust Grove City Hall Structural Repairs (Motion Required)
16. Ordinance to adopt a Moratorium on zoning map amendment applications for the creation of the new multi-family residential developments in the City of Locust Grove for a period of two-hundred seventy (270) days. (Motion Required)

CITY MANAGER'S COMMENTS Tim Young

- City Council Salary Study - Update

COUNCIL COMMENTS..... Council

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL –February 1, 2023, at 16:30

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.

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, January 2, 2023
6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman/Pro Tem	Jennifer Adkins – Assistant City Clerk
Vincent Williams – Councilman	Daunte’ Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove – Councilman	Derrick Austin - Police Chief
	Andy Welch – Attorney
	Staff not present:
	Colleen Watts – Main Street Director

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

Invocation given by Assistant City Manager Bert Foster

Councilman Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the January 2, 2023, meeting agenda.

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. DECEMBER 5, 2022 - REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the December 5, 2022, regular meeting minutes.

RESULT	APPROVED DECEMBER 5, 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. DECEMBER 19, 2022- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the December 19, 2022, workshop meeting minutes.

RESULT	APPROVED DECEMBER 19, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. DECEMBER 19, 2022 – EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the December 19, 2022, executive session meeting minutes.

RESULT	APPROVED DECEMBER 19, 2022, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. NOVEMBER FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the November 2022, financial statement.

RESULT	APPROVED NOVEMBER 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

5. Ordinance to amend the City Code to expand the definition of a commercial vehicle and to provide regulations for their parking and/or storage.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #23-01-001.

RESULT	APPROVED ORDINANCE #23-01-001
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (TAYLOR, BOONE, WILLIAMS, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (GREER)

Councilman Greer said he is opposed to the request because he does not agree with some things discussed at the previous [workshop] meeting. Nothing further.

6. Ordinance to amend Title 15, adding Chapter 15.46, Parking Standards, including provisions for gravel parking for “Tractor-Trailer Truck and Oversized Vehicle Parking lots”–

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #23-01-002.

RESULT	APPROVED ORDINANCE #23-01-002
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Ordinance to amend the Principal Land Use Table 17.04.041 to add “Tractor-Trailer Truck and oversized vehicle parking lots” as a conditional use under the M-1 (light-manufacturing) and M-2 (general industrial) –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #23-01-003.

RESULT	APPROVED ORDINANCE #23-01-003
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Ordinance to declare and certify abandoned a portion of public right-of-way known as Price Drive located between Bill Gardner Parkway and Price Drive –

Councilman Shearouse recused himself from vote.

Mayor Price asked for a motion. Councilman Breedlove made the motion with second by Councilman Williams and further discussion took place.

Councilman Boone asked who will take care of the property. Mr. Young said that would revert to whatever the state code provided. Attorney Andy Welch said this request is just declaring abandonment and then we would notify the property owners of the sell. Councilman Breedlove asked if the city could keep a portion and sell the remainder of property? Mr. Welch said Council would have to amend the motion to retain the easement [for the water line] on the property. Councilman Breedlove asked what would happen to the portion of the road. Mr. Welch said any portion of the road the city wants to keep should not be abandoned, and if the council doesn’t know what portion [to keep], he suggests not acting tonight. Councilman Boone asked if that portion of the road can be closed off and keep the property to avoid people from cutting through. Mr. Welch said Council can make a motion to close that road.

Councilman Breedlove rescinded his original motion with second by Councilman Williams.

Councilman Breedlove made the motion to close Price Drive and discuss abandonment later by approving ordinance #23-01-004.

RESULT	APPROVED ORDINANCE #23-01-004
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FIVE IN FAVOR (BREEDLOVE, WILLIAMS, GREER, TAYLOR, BOONE) AND ONE RECUSED (SHEAROUSE)

9. Resolution approving the architectural plans submitted for proposed CarMax buildings to be located on Price Dr. –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #23-01-005.

RESULT	APPROVED RESOLUTION #23-01-005
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – FOUR IN FAVOR (BREEDLOVE, BOONE, TAYLOR, SHEAROUSE) AND TWO OPPOSED (GREER, WILLIAMS)

Councilman Greer said he still has uncertainties with the request and is the reason for opposition.

10. Resolution approving the architectural plans submitted for proposed warehouse buildings to be located on Highway 42.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #23-01-006.

RESULT	APPROVED RESOLUTION #23-01-006
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (TAYLOR, BOONE, WILLIAMS, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (GREER)

Councilman Shearouse asked for the specific address for this request. Mr. Gibbs said normal procedure requires staff to access through tax assessors to confirm the address; and will have an address before [the permit] is finalized.

11. Resolution to reappoint Betty Shearouse to the Historic Preservation Commission –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #23-01-007.

RESULT	APPROVED RESOLUTION #23-01-007
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (GREER, WILLIAMS, BOONE, TAYLOR, BREEDLOVE) AND ONE ABSTAINED (SHEAROUSE)

12. Resolution to reappoint Sherry Moon to the Downtown Development Authority –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #23-01-008.

RESULT	APPROVED RESOLUTION #23-01-008
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FIVE IN FAVOR (GREER, WILLIAMS, BOONE, TAYLOR, BREEDLOVE) AND ONE ABSTAINED (SHEAROUSE)

13. Resolution to reappoint Stephanie Epps to the Downtown Development Authority –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #23-01-009.

RESULT	APPROVED RESOLUTION #23-01-009
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

14. Ordinance for appointment of offices for the 2023 calendar year –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance #23-01-010.

RESULT	APPROVED ORDINANCE #23-01-010
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FIVE IN FAVOR (GREER, TAYLOR, WILLIAMS, SHEAROUSE, BREEDLOVE) AND ONE ABSTAINED (BOONE)

CITY MANAGER’S COMMENTS –

Mr. Young gave an update we had some issues from the cold weather; however, nothing major. Discussion took place on the 2023 action plan (sustainability, resilience, efficiency) and things left aside (SDS, LOST, and COVID). Looking forward to a fresh new year.

Mr. Young said there will be a press release at 8:30AM - 9:00AM tomorrow for something major expected to come to the city.

Councilman Greer asked how often do projects/developments come to a city and elected officials are not informed prior? Mr. Young said it is common for this to happen from time to time. Attorney Andy Welch said the executive director is aware but is under a nondisclosure agreement and confirmed this is a very common occurrence. Further, Mr. Welch said the property is in the city, and nothing is needed by the council. Councilman Boone asked, "what if the council does not agree with the project"? Mr. Welch said if the property is not zoned properly the council would have some say later. Mr. Young said he tried requesting advance notice for Council; however, the holidays delayed it. Nothing further.

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:27 PM.

Notes taken by:

Misty Spurling, City Clerk

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Tuesday, January 17, 2023
6:00 PM

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Keith Boone – Councilman/Pro Tem	Bert Foster – Assistant City Manager
Vincent Williams – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Jennifer Adkins – Assistant City Clerk
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Carlos Greer – Councilman	Daunté Gibbs – Community Development Director
	Colleen Watts – Main Street Manager
Members Present via telephone/audio	Derrick Austin – Police Chief
Rod Shearouse – Councilman	Andy Welch –Attorney

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

Invocation given by City Manager Tim Young

Councilman Boone led the Pledge of Allegiance

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Future Land Use Map amendment request from Mixed Historic Neighborhood to Central Business district for 0.91 +/- acres (Parcel ID L02-02011000) in LL 186 of the 2nd district located on Carter Lane -**

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said this is concurrent with the rezoning request to follow for a business incubator/microbrewery. Staff recommends approval of the request.

Mayor Price said this is a public hearing and asked for public comments from anyone in favor of the request.

Mr. Nathan McGarity stepped forward to comment. Mr. McGarity said he is here tonight to answer any questions and to ask the Mayor and Council to take consideration of this request. Nothing further.

Mayor Price asked for public comments from anyone opposed to the request to come forward. There were no comments.

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Boone asked if this is a shipping container. Mr. Gibbs said yes, the downtown district, the overlay does not encompass this design. Mr. Young said this would be adjacent to, not in the HPDO [protected district].

Councilman Greer asked if we have any feedback from residents in this area about the request. Mr. Gibbs said that would be a question for the applicant. Discussion took place about the Church in proximity to this property.

Ms. Sherry Moon stepped forward to comment. Ms. Moon said she lives in downtown Locust Grove, and said she loves the idea of this type of business. Ms. Moon said she thinks it would be a great addition to the area. Further, Ms. Moon said there are several businesses in the downtown area already who serve alcohol that are in proximity to the Church [referenced previously].

Mr. Billy Ethridge, a resident of Smith Street stepped forward to comment. Mr. Ethridge said he is opposed to this request and does not agree with the idea of the potential [open containers and music]. He likes the quiet atmosphere and feels like this type of business will eliminate the quiet. Nothing further.

Discussion took place about the location in Oconee County. Councilman Boone asked if this is designed to have an onsite brewery. Mr. McGarity said yes and will be using a new shipping container that will allow a full menu option. Councilman Boone asked about the brewery who had interest a few years ago in Locust Grove. Mr. Young said we amended the alcohol ordinance to allow the brewery and use of growlers for sale [who expressed interest] to do so; however, they didn't proceed. Then discussion took place about the process of making the beer. Mr. Young said the initial process would be in Oconee County and the fermentation would be in Locust Grove for production. Mr. McGarity said we adapted this model to do a smaller scale brewery [in a smaller market] with less costs. Nothing further.

2. Rezoning request from OI (Office/Institutional) to C-2 (General Commercial) for 0.91 +/- acres (Parcel ID L02-02011000) in LL 186 of 2nd district –

Mr. Gibbs said this is for the same property as in the previous request that is currently undeveloped. Mr. Gibbs said if the previous request is approved, staff recommends approval of this request with conditions (read aloud).

Mayor Price said this is a public hearing and asked for comments from anyone in favor of the request.

Mr. Gabe Comstock, architect of Athens, GA, stepped forward to comment. Mr. Comstock said the idea of this brewery is to make the brewing process more affordable and allow for a restaurant with an outdoor space. This location is accommodating to the downtown area and will also preserve the mature trees surrounding it.

Ms. Aggie Combs, Chair of the Downtown Development Authority, stepped forward to comment. Ms. Combs said she supports this request completely. Ms. Combs said the housing authority donated the property to Locust Grove ten years ago and sees this as a great opportunity to increase

the economy of the community. This is a unique project and business, and we need to welcome businesses like this to Locust Grove. Nothing further.

Mayor Price asked for comments from anyone opposed to the request.

Mr. Ethridge said the aerial photo provided does not show the houses that surround this property. Mr. Ethridge said he does not agree with this request and the potential of people walking around with open containers. Nothing further.

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Greer said he is thrown off by the microbrewery concept because he didn't see in the paperwork about this being a restaurant and asked if music will be allowed. Mr. McGarity said the idea is to have atmospheric music [typical to a restaurant]. Councilman Greer asked Mr. Gibbs if the zoning had to be changed to approve this. Mr. Gibbs said no, there is a restriction and the zoning needed is C-2 (general commercial) and will support the use. The (mixed-historic) does not support the use but the C-2 will. The use cannot go with the current zoning.

Councilman Williams asked what type of food will be served. Mr. McGarity said they have not settled on an established menu; however, looking for something innovative. Nothing further.

Councilman Breedlove asked if this only accommodate handicap parking. Mr. Comstock said we planned for a limited amount of on-site parking. The idea is to attract more people walking versus driving and parking to move people around downtown for shopping and other activities. Councilman Greer said there needs to be parking space available for people to park.

Councilman Boone asked if there is a requirement of food sales to have alcohol. Mr. Gibbs said yes, there is a balance. Councilman Boone said the ordinance for a restaurant specifies a certain amount of parking spaces required per the seating capacity in a restaurant. Mr. Foster said most businesses don't comply with parking requirements downtown, instead is offset with the train platform parking [and the nearby parking lot]. Discussion took place about the homes in proximity to this property and Mr. Young pulled up an aerial view of the property on the overhead screen. According to the aerial view, the business would be 200-300 ft. away from the nearest residence. Nothing further.

3. A city-initiated ordinance amendment to the Locust Grove Municipal Code Section 5.28.065, certain areas exempt from distance restrictions for sale or consumption on premises –

Mr. Gibbs said this is a proposed city-initiated ordinance to allow for further expansion to include areas of potential development.

Mayor Price said this is a public hearing and asked for comments from anyone in favor of the request. There were no comments.

Mayor Price asked for comments from anyone opposed to the request. There were no comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Breedlove asked what is being added in the amendment. Mr. Gibbs said Ridge Street and Carter Lane, the Parham Lot, and a portion of Warren Holder lot. Mr. Gibbs said this will not be considered a liquor store. Mr. Young said this will be a place to drink, eat, and enjoy the music and atmosphere of downtown on premise. Mr. McGarity said there will not be any onsite packaging [no package sales]. Nothing further.

4. Request for modification to zoning conditions for 31.43 +/- acres (Parcel IDs 111-01007000) (portion), 111-01007001, 111-01006051, and 111-01006052) in LL 233 of the 2nd district located on Highway 42 –

Mr. Gibbs said this is a request from HFG Development for an amendment of two zoning conditions. The properties were rezoned to M-1 in January 2022. The applicant is requesting an amendment to condition No. 1 regarding façade materials and the removal of condition No. 5 restricting the land use solely to warehousing and/or distribution. Mr. Gibbs said staff recommends denial of modification to condition No. 1 regarding façade materials. Staff recommends approval of the request for the removal of condition No. 5, with the understanding that the proposed land use must comply with the permitted uses listed in the city's Land Use Table under the M-1 zoning designation. Nothing further.

Mayor Price said this is a public hearing and asked for any comments from anyone in favor of the request.

Mr. Al Hosford stepped forward to comment. Mr. Hosford said his team had additional studies completed of the property and their intended use was not feasible; however, the new proposed plan is, and we are asking the council to consider the modification request. Nothing further.

Mayor Price asked for any comments from anyone opposed to the request. There were no comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council and no comments.

Councilman Williams asked if the applicant agrees with staff recommendations. Mr. Gibbs said yes, the applicant agrees.

Councilman Breedlove asked if condition number 5 was added to other properties. Mr. Gibbs said yes other properties had similar type conditions. Councilman Breedlove said Mr. Hosford asked what the intention of use will be if approved. Mr. Hosford said a small building (outside storage, truck/trailer parking) like what is surrounding. Discussion took place. Nothing further.

OLD BUSINESS/ACTION ITEMS - NONE

NEW BUSINESS/ACTION ITEMS –

5. Resolution to award the bid for services associated with the relocation of a city waterline in conjunction with the State –

Assistant City Manager Bert Foster stepped forward to comment. Mr. Foster said we had five sealed bids submitted on December 20, 2022. The lowest bid was \$164,655.00 from Roberts Hauling and Pipeline Construction, Inc. of Jackson, Georgia. The staff recommends awarding the bid to Roberts Hauling and Pipeline.

Councilman Taylor asked if this company had ever worked for the city prior. Mr. Foster said no, but they have done work for the surrounding cities. Discussion took place about their bid being drastically lower than the other bids received. Mr. Foster said it is likely because they are out of Jackson and within closer proximity to Locust Grove than the other bidders.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#23-01-011**.

RESULT	APPROVED RESOLUTION # 23-01-011
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

6. Request for a Special Event permit for the 516th American Legion to hold a fundraiser at the intersection of Bill Gardner Parkway and Tanger Blvd on January 20, 2023 –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update Black Rose Café’ has decided to close their business. We have postponed the scheduled façade grant; however, the owner has interest from someone to possibly continue the business. The Events Committee meeting is tomorrow, and we will have the Main Street Program workshop supper meeting next Tuesday [6:00 PM - 8:00 PM]. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in December 2022 was \$60,394. The department completed 51 training hours in December. We had 61 new cases for investigation and cleared 47 of those cases.

Chief Austin said there were two robberies in Grove Park, and one suspect has been arrested. Discussion took place about other crimes in the area with catalytic converters being stolen from vehicles and Chief Austin said the hotel staff does not want to hire security; however, Tanger added cameras and has a new manager. Nothing further.

- **Consideration of “Handle with Care” Memorandum of Understanding –**

Chief Austin said this is with the Henry County Board of Education and Locust Grove Police Department for helping children achieve academic success. In the case of a traumatic event involving a child, the child’s name and three words “Handle with Care”, is forwarded to the school system as a “heads up” before the school bell rings the next day.

- **Ordinance to amend Chapter 2.24 Police SOP Section I-037 Unmanned Aircraft System –**

This is to adopt the new section I-037 unmanned aircraft system. We will have three pilots for operating the equipment and each will be taking the test over the next couple of weeks. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said we have had issues with the blowers at the Wastewater Plant. We had one sewer spill that had to be reported. The Strong Rock Well repairs are almost complete with the new pump. We had lots of damage and [trees down] from the recent tornadoes and a lot of overtime hours worked. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension and Bill Gardner Parkway. Mr. Foster said the consultant is in the final evaluation of the five options for the downtown corridor study. We had a mandatory Prebid last Thursday for the City Hall repairs and bids are due January 31, 2023. Mr. Foster said the estimated cost has been identified for the MMIP (Commercial Vehicle Lane) project. We have forwarded it to GDOT, and the county commissioned a traffic analysis for the project. Mr. Young said the utilities will be moved at no cost to the city; they will be part of the CVL project.

- **Georgia Safe Sidewalks – trip hazard removal specialists –**

Mr. Foster said it was briefly discussed at the retreat in October for the city's sidewalks to be assessed to determine recommendations for replacement/repairs where needed. Their services would bring broken/damaged sidewalks back into ADA compliance using proprietary equipment and processes. Mr. Foster said he can ask representatives from the company to attend the February workshop meeting to discuss with the council if needed.

Councilman Greer asked if we have contacted anyone local to provide information/pricing? Mr. Foster said there may be contractors locally and he said he can research.

- **City Council Salary –**

Mr. Foster said this was also a discussion at the October retreat and the council instructed staff to research salaries paid to City Councilman in other jurisdictions. Mr. Foster reviewed the findings (provided) and said there are some state requirements the city attorney would need to review as well.

Councilman Williams asked for details on the legal steps that must take place. Attorney Andy Welch said the general assembly requires the city charter be changed and will also have to advertise for two public hearings. Councilman Greer asked a question on whether the Council is considered as “employees” of the city.

Councilman Williams asked the costs to add council to the city's insurance plan. Mr. Young said we amended that for the council to be part of the pool; however, the city does not subsidize the premium. Attorney Andy Welch said the option is that the council could pay for insurance out of pocket. Discussion took place about the council paying the employee rates and Mr. Young said he could check into it. Attorney Andy Welch says the general assembly can elect insurance coverage after a certain time of service at the same rate as the employees. We already allow the option; however, it is not at the same rate as the employee. But Tim will bring what the cost could be if allowed at the same premium as employees. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight (8) permits (including one new house permit) for 2023. We have issued nine (9) COs [all residential] and no update on business licenses issued so far for 2023 because our business license clerk is recuperating from surgery.

Mr. Gibbs said he sent an email to the council on January 11, 2023 about the Comprehensive Plan meeting. The DCA now requires an update every five years and we will be giving updates to staff and council in hopes of having full participation from citizens and staff. Mr. Young said we have always done this with the other cities and county; however, we will be on our own going forward. Councilman Williams asked why we are separating from the county on this. Discussion took place about the warehouses in the county that abut to the city. Mr. Gibbs said we don't foresee the industrial hub shifting more into the city as we are

nearly complete in the development of those designated areas. We are directing more mixed-use developments and shifting away from high density. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

7. Resolution approving the architectural plans submitted for a proposed C-store building to be located on Tanger Blvd. –

Mr. Gibbs said this is a request from GM Architect of Warner Robins and reviewed the information. Staff recommends approval.

Councilman Boone asked if this would have a canopy over the gas pumps. Mr. Gibbs said that information is not part of an ARB; however, there will be a standard canopy over the pumps. Nothing further.

8. Resolution approving the architectural plans submitted for the proposed RangeWater Real Estate Multifamily Development located on Tanger Boulevard –

Mr. Gibbs said this is a request on behalf of RangeWater Real Estate for a multifamily development on Tanger Blvd. Staff recommends approval with three conditions which have already been satisfied by the applicant. Mr. Gibbs read the conditions aloud:

- 1. Prior to the City of Locust Grove City Council regular meeting, February 6, 2023, the applicant shall submit to the Community Development Department Director or their designee, architectural renderings illustrating ALL proposed structures on the site, including the peripheral two-story residential above garage units, the one-story clubhouse and leasing offices, the three-story residential and three-story residential with garage structures consistent with the elevations included in the August 1, 2022 rezoning approval.*
- 2. Detail all structures with materials choices as well as colors/tones.*
- 3. Any narrative related to the overall design and requests for variation of design or materials choice.*

Ms. Julie Sellers stepped forward to comment on behalf of RangeWater Real Estate. Ms. Sellers said they are happy to be in Locust Grove. This has been a collaborative effort and their team has worked to satisfy all conditions. This is a great location and a very good quality product. Ms. Sellers reviewed the updated site plan.

Councilman Breedlove asked if the number of units have been increased in the new plan. Ms. Sellers said no, the design is different but no additional units. We eliminated three bedrooms and shifted the buildings. Attorney Andy Welch said we didn't condition them on the site plan which they modified with the nature of the zoning. Councilman Breedlove said he was clarifying the number of units didn't increase. Mr. Welch said the ordinance already has a built-in cap, but those numbers can be provided at the next meeting. Mr. Young said we need a rendering for the pool clubhouse.

Mr. David Young, architect with Dynamic Design stepped forward. Mr. Young said the front leasing office is the main focus of the project and the other building is the amenity building at the pool. Mr. Tim Young asked if the rendering for that building be provided to staff.

Councilman Boone asked the applicant if they will develop the commercial portion of the project and the applicant replied "no".

CITY MANAGER'S COMMENTS –TIM YOUNG

FY 2022 Budget Update – 4th Quarter –

City Manager Tim Young stepped forward to comment. Mr. Young said most funds will increase slightly, and some fund budgets are decreasing in terms of projects. Mr. Young reviewed the funds [increases and decreases] and discussion took place about grease control which is most of the expense.

Mr. Young expressed thanks to all our public works employees and first responders for their dedication in helping during the two tornadoes. We are focusing on getting streets cleaned up [cutting limbs and trees, and removal of debris] and transferring to the specified site. FEMA measures by cubic yards and we are keeping track of all expenses storm related so that we can be reimbursed by FEMA.

COUNCIL COMMENTS –

Councilman Greer asked Mr. Gibbs if the county was issuing a moratorium on multifamily. Mr. Gibbs said yes, there is a level of control and said he is not sure why the county has done so. The city hasn't had any new interests. Councilman Greer said he is concerned if the county put a hold, their requests may roll over into the city. Mr. Gibbs said Council can consider but said he suggests holding off until the Comprehensive Land Use update is finished. Attorney Andy Welch said it is legitimate to hold off with a moratorium since you are doing the Comprehensive Plan Update. Nothing further.

MAYOR'S COMMENTS – NONE

EXECUTIVE SESSION – LITIGATION

Motion to go into executive session to discuss pending and/or threatened litigation by Councilman Boone and seconded by Greer for litigation. Motion Carried All in favor 8:37 PM.

At 8:50 PM, motion to come back into regular session made by Councilman Boone and seconded by Councilman Breedlove.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:50PM.

Notes taken by:

Misty Spurling, City Clerk



Community Development Department

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

Item Coversheet

Item: Resolution approving architectural plans for the RangeWater Real Estate Multifamily Development located on Tanger Blvd.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: January 10, 2023

Workshop Date: January 17, 2023

Regular Meeting Date: February 6, 2023

Discussion:

RangeWater Real Estate of Atlanta, GA has submitted building elevation renderings for a multi-family development located on Tanger Boulevard (Parcels: 129-01058004 & 129-01058006), just south of the Ingles Shopping Center abutting the southside of the Hampton Inn.

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

All facades of the proposed structures consist of cementitious lap siding (i.e. Hardiplank), Board and batten, and masonry material brick in color tones similar with renderings submitted as part of the applicants rezoning approval, August 1, 2022. Due to changes in the conditions of zoning,

the site plan was changed to be consistent with those conditions, which altered some of the building plans. Furthermore, a perennial stream was noticed as they continue land development plans that required additional changes in the overall site regarding the locations of structures throughout the property, which, while beneficial for that stream bank protection, affords additional natural screening along that waterway from adjacent properties.

As part of the review process, we have requested more detailed information on materials, colors and all building types proposed as part of the comment and review process, as well as any requests by the applicant for variation in materials due to an overall design theme for the development as previously reviewed during the rezoning process.

Our continued commitment is to provide any updates and counsel on this development in terms of the Architectural Review goals in providing visually appealing development that uses materials and design to break up long monotonous masses of buildings.

Chapter 15.44 Architectural Review

15.44.050 - Exterior materials standards.

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

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

Primary: Four sides majority brick on all commercially zoned projects, with remaining façades consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the Architectural Review Board. Structures located in areas having a historic designation shall maintain acceptable architectural character of the respective area. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the Architectural Review Board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board. 2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.

3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.

4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
 5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.
 6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
 7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
 8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
 9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:
- Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

Recommendation:

Staff recommends APPROVAL with the following conditions:

- 1) **Prior to the issuance of any building permits, the applicant shall submit to the Community Development Department Director or their designee for review and approval, updated architectural renderings that include detailed elevations of the garage door in keeping with the "farmhouse" character and illustrating the vehicular access of the proposed three-story residential structures.**
- 2) **All residential and amenity buildings shall be designed and constructed in substantial compliance with the architectural renderings submitted on January 30, 2023 and presented to Council on February 6, 2023.**

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR RANGEWATER REAL ESTATE MULTIFAMILY DEVELOPMENT LOCATED ON TANGER BOULEVARD (PARCELS: 129-01058004 & 129-01058006), IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, RangeWater Real Estate of Atlanta, GA submitted building elevation renderings for a multi-family development located on Tanger Boulevard (Parcels: 129-01058004 & 129-01058006) attached hereto and made part thereof as **Exhibit “A”**, and;

WHEREAS, the Board may review and make comment on architectural plans and issue approval per Chapter 15.44 (“Chapter”) of the Code of Ordinances for the City of Locust Grove, and;

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

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

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by RangeWater Real Estate appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:

- a. Compliance with renderings submitted January 30, 2023. All residential and amenity buildings shall be designed and constructed in substantial compliance with the architectural renderings submitted on January 30, 2023 and presented to Council on February 6, 2023.
 - b. Rendering(s) illustrating three-story residential building garages. Prior to the issuance of any building permits, the applicant shall submit to the Community Development Department Director or their designee for review and approval, updated architectural renderings that include detailed elevations of the garage door in keeping with the "farmhouse" character and illustrating the vehicular access of the proposed three-story residential structures.
 - c. Final Colors. That final colors and type of materials be reviewed and approved by the Community Development Director to meet all requirements of Chapter 15.44 of City of Locust Grove Code as "earth tone" in nature.
 - d. Material Changes. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit "A"** require review and approval by the Architectural Review Board.
 - e. Extension of Approved Plans. That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
 - f. Resubmittal of final renderings. Applicant shall provide the Community Development Department with revised architectural renderings which illustrate the removal of the drive-through window and updated locations of columns and parapets prior to any building permit issued.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
 4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
 5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
 6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
 7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 6th day of February, 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

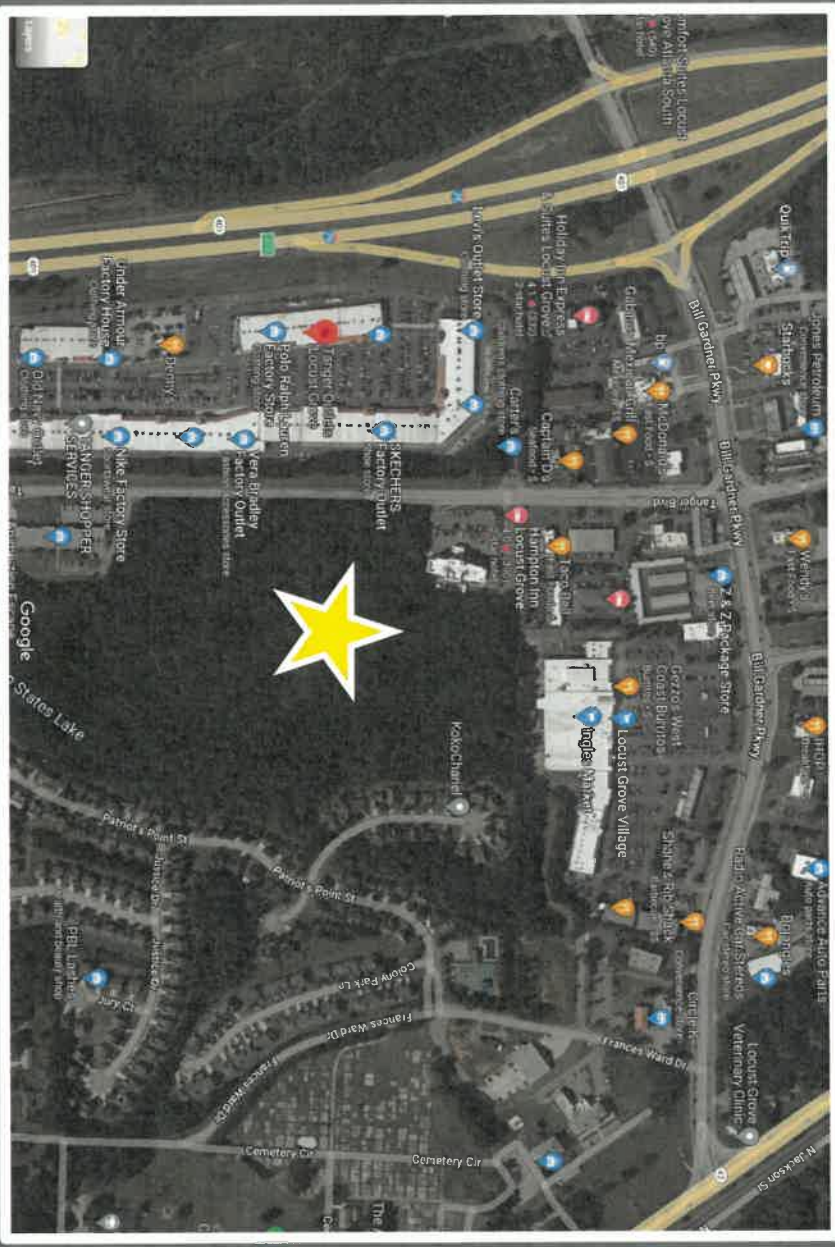
APPROVED AS TO FORM:

City Attorney

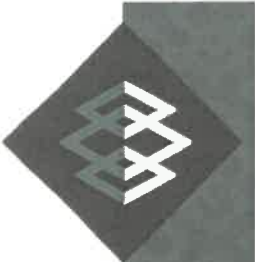
EXHIBIT "A"



RANGEWATER



Tanger Boulevard Multifamily Development



Zoning Approval – August 1, 2022

ORDINANCE NO. 22-06-047

AN ORDINANCE TO REZONE 25 +/- ACRES FROM C-2 (GENERAL COMMERCIAL) TO RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT- APARTMENTS) FOR PROPERTY LOCATED ON THE EAST SIDE OF STANLEY K. TANGER BOULEVARD, SOUTH OF BILL GARDNER PARKWAY; PARCELS 129-01058004 & 129-01058006 IN LAND LOT 185 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA.

WHEREAS, RaleighWager Real Estate of Atlanta, GA, (hereinafter referred to as "Applicant"), requests rezoning for 25 +/- acres located on Stanley K. Tanger Boulevard (parcels 129-01058004 & 129-01058006) in Land Lot 185 of the 2nd District; hereinafter referred to as the "Property" and described in Exhibit A attached hereto and incorporated herein by reference; and

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

WHEREAS, the Applicant requests the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone the subject property from C-2 (General Commercial) to RM-1 (Multi-Family Residential District-Apartments); 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 July 14, 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 as presented in the Report; and

WHEREAS, the Mayor and City Council have considered the Applicant's request in light of these criteria for rezoning under Section 179A-313 of the Code of the City of Locust Grove; and

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

1.

(X) That the Property is hereby rezoned from C-2 to RM-1 in accordance with the Zoning Ordinance of the City

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

2.

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

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

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

() If no Exhibit "D" is attached hereto, then the property are zoned without conditions.

3.

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

4.

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

ATTEST:

Misty Spurling
MISTY SPURLING, City Clerk

Robert S. Price
ROBERT S. PRICE, Mayor

(Seal)

APPROVED AS TO FORM:

Bob
City Attorney



Conditions of Approval

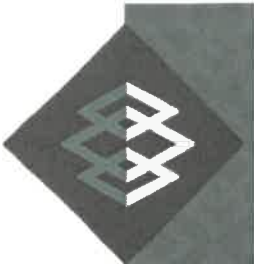
EXHIBIT "D"

To remain consistent with the Locust Grove LCI Plan and the merits of the recent ordinance revisions to RM (RM-1 Multiple Family-Apartments), staff recommends approval of the applicant's request to rezone the subject property from C-2 to RM(RM-1) with the following conditions:

1. The illustrative architectural renderings of elevations of the multifamily unit types shall form the basis of the future building permitting and reference in the ARB architectural review Board and shall only be deviated from in a material amount by the ARB.
2. Amenities shall be reviewed as part of the ARB review process to be consistent with the RM-1 Ordinance, the attached Site Plan, and the goals and objectives of the LCI.
3. Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, at its own expense, the owner or developer shall construct a paved extension of the existing asphalt drive, which provides access to Tanger Boulevard, to the eastern boundary of the subject property along the northernmost property boundary of the subject property with tax parcel identification number 129-01058 041 (not dissimilar to the depiction of the Tanger Drive Extension shown in Exhibit "1" to these conditions). Owner shall dedicate the existing drive and said constructed extension to the City with no less than 50 feet of right of way. The purpose of this condition is to accomplish the goals of the LCI Plan's Long-Term Transportation project #16 (Tanger Drive Extension) as well as offset or eliminate the impacts of the development on increasing the public's use of the private drives in front of and behind the Ingles Shopping Center at the peril of customers and employees.
4. All vehicular access points to the subject property shall be gated.
5. The pedestrian crossing on the north side of the entrance driveway located closest to the vehicular gate area, shall be a raised crosswalk.
6. A Flock camera will be installed at the development.
7. Prior to the issuance of the final certificate of occupancy, an easement for a public use of the multiuse path will be recorded in the public records.
8. The property's residential unit mixture shall be:
 - a) A maximum of 10% three-bed room units,
 - b) A maximum of 50% two-bed room units, and
 - c) A minimum of 40% one-bed room units
 - d) No units with more than three-bedrooms permitted.



Zoning Confirmation of Compliance – November 2, 2022



City of Locust Grove

P.O. Box 900 Locust Grove, Georgia 30248-0900
Telephone (770) 957- 5043 Fax: 1-866-364-0996

MAYOR
Robert Price

November 2, 2022

COUNCIL
Rudy Breedlove
Keith Boone
Carlos Greer
Rod Shearouse
Willie J. Taylor
Vincent Williams

Rangewater Real Estate
c/o Rob Sucher, Managing Director Development
5605 Glenridge Dr. NE, Suite 775
Atlanta, GA 30342

CITY MANAGER
Tim Young

Re: Confirmation of Compliance with Zoning Conditions for Ordinance No. 22-08-047 (Stanley K. Tunger Boulevard Parcels 129-01058004 & 129-01058006)

Dear Mr. Sucher:

On August 1, 2022, the City of Locust Grove adopted Ordinance 22-08-047 rezoning the above-referenced property to RM-1 (Multi-family Residential District – Apartments) with 8 conditions. Based on the zoning conditions adopted by the City, the site plan submitted with the zoning application was required to be updated. The City has received and reviewed the updated concept site plan prepared by Kimley Horn and dated 10.24.22 and submitted to the City on October 24, 2022 (the "Site Plan").

CITY CLERK
Misty Spurling

This letter confirms that the Site Plan complies with the 8 zoning conditions. In addition, please accept this letter and clarification of interpretation regarding Condition #3 and that the Site Plan complies with the condition. Specifically, Condition #3 requires dedication of the existing drive and the construction and dedication of an extension of the driveway. The Site Plan reflects new construction that complies with Condition #3. The City acknowledges there is less than 50 feet of right of way along the existing driveway and there is no requirement for dedication of any property that is not currently owned.

Sincerely,

Dauné Gibbs

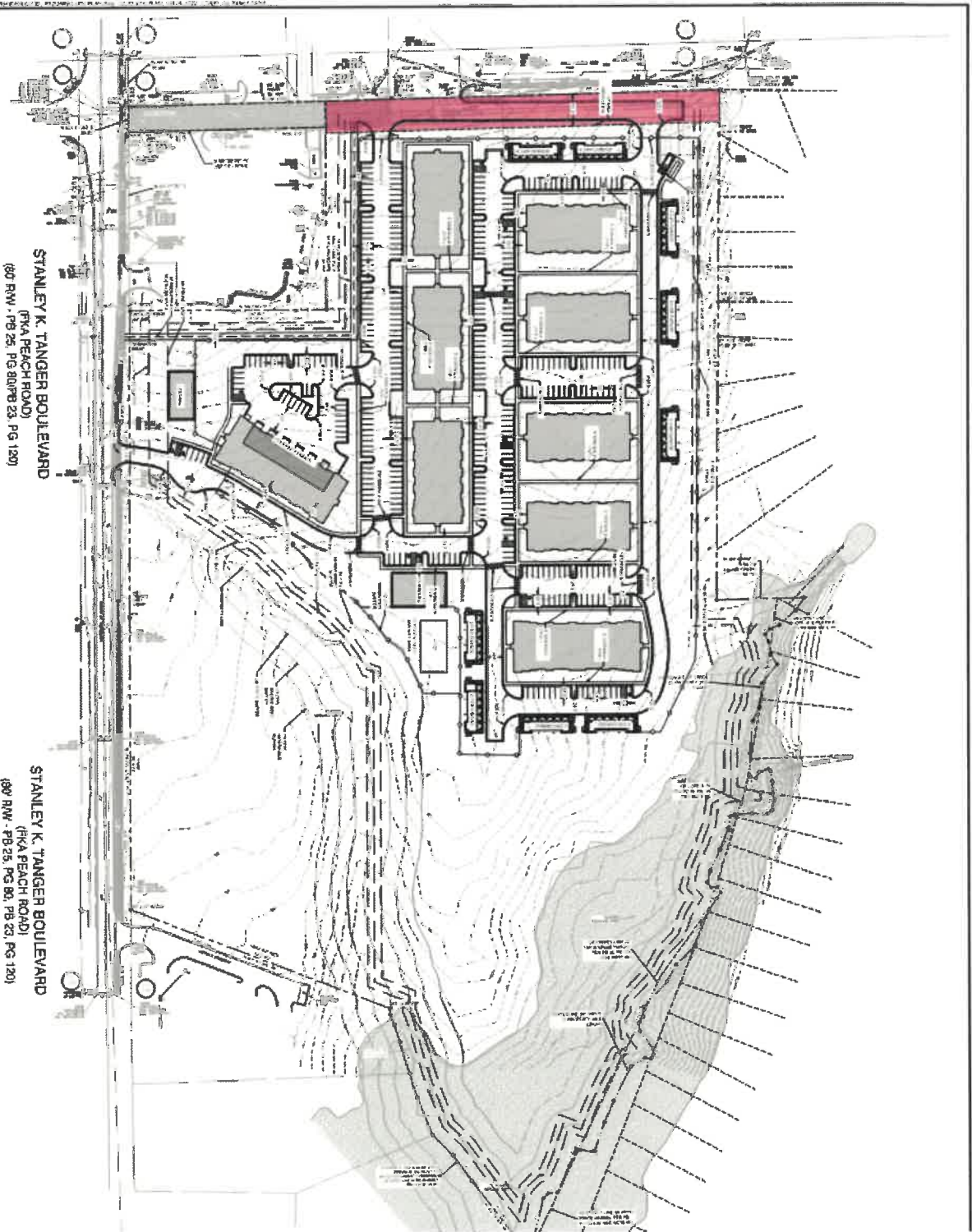
Dauné Gibbs
Director, Community Development Department
City of Locust Grove

cc: Tim Young, City Manager
Andy Welch, City Attorney





Approved Site Plan



STANLEY K. TANGER BOULEVARD
(FKA PEACH ROAD)
60' RW - PB 25, PG 80/PB 23, PG 120

STANLEY K. TANGER BOULEVARD
(FKA PEACH ROAD)
60' RW - PB 25, PG 80, PB 23, PG 120



Existing Conditions – Neighboring Properties



Neighbor facing
West across from
Property on
Tanger Blvd (Back
of house/Rear of
Tanger Outlets)



Adjacent/Contiguous
Neighbor to north
sharing frontage
along Tanger Blvd



Existing Conditions – Neighboring Properties



Neighbor facing north
on Tanger Blvd
Extension
(KFC/Taco Bell and
Alpha Automotive)



Neighbor facing north
(Ingles Shopping Center)

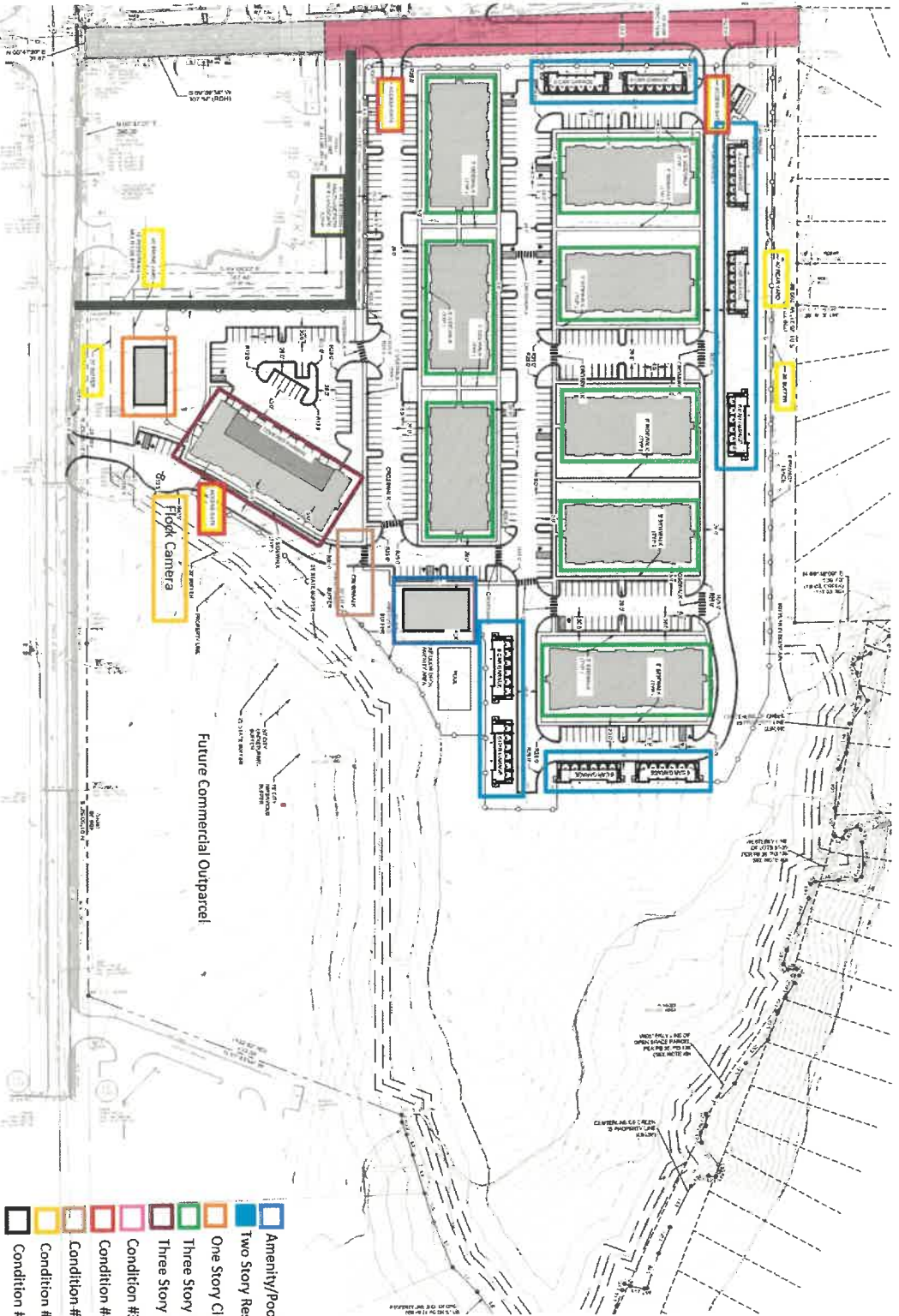


Property and Project Aerial





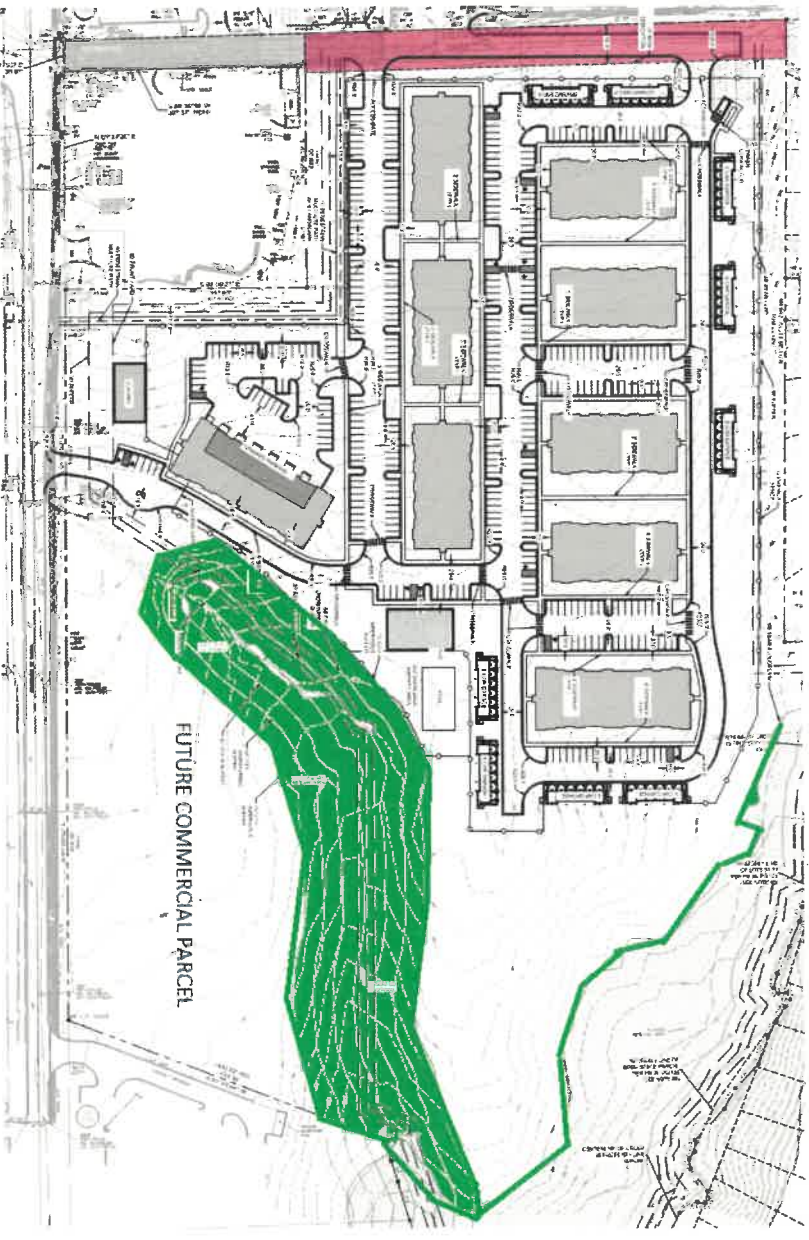
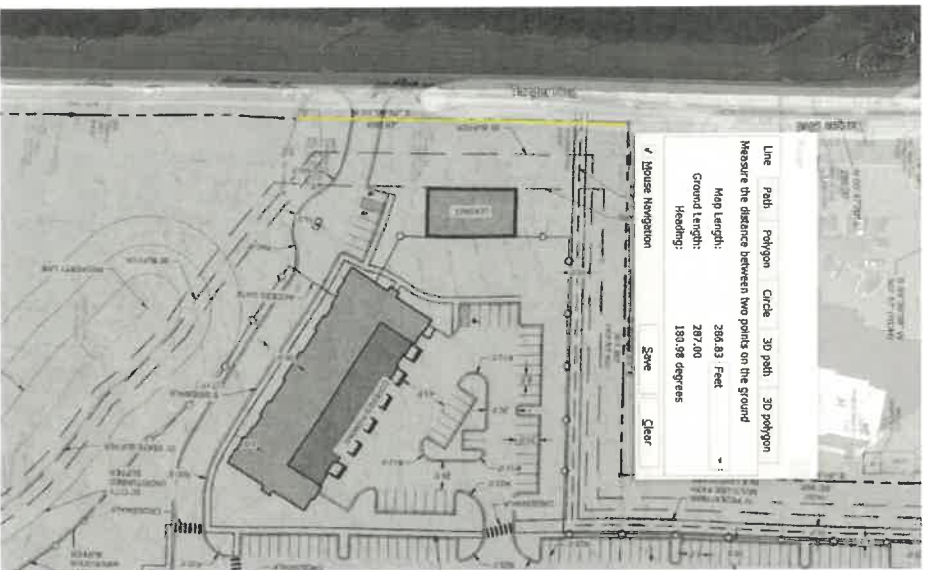
Updated Site Plan



- Amenity/Pool Pavilion
- Two Story Residential above Garages
- One Story Clubhouse/Leasing
- Three Story Residential
- Three Story Residential with Garages
- Condition #3 -- Road Extension
- Condition #4 -- Access Gates (No Public Access)
- Condition #5 -- Raised Crosswalk
- Condition #6 -- Flock Camera
- Condition #7 -- Multituse Path



Updated Site Plan – Stream Buffer



The site is naturally buffered by the presence of a stream that will leave a 150' dense buffer of existing, mature vegetation screening the vast majority of the proposed project and residential structures from public view along Tanger Boulevard.



Rendering of Primary Elevation



The primary residential buildings (green and dark red outline) are intended to represent a modern farmhouse aesthetic and will be a combination of board and batten and cementitious lap siding.





Side by Side Comparison





Four-Sided Elevations



SW Gray Matters, Iron Ore, Black Magic, Snowbound, Dorian Gray

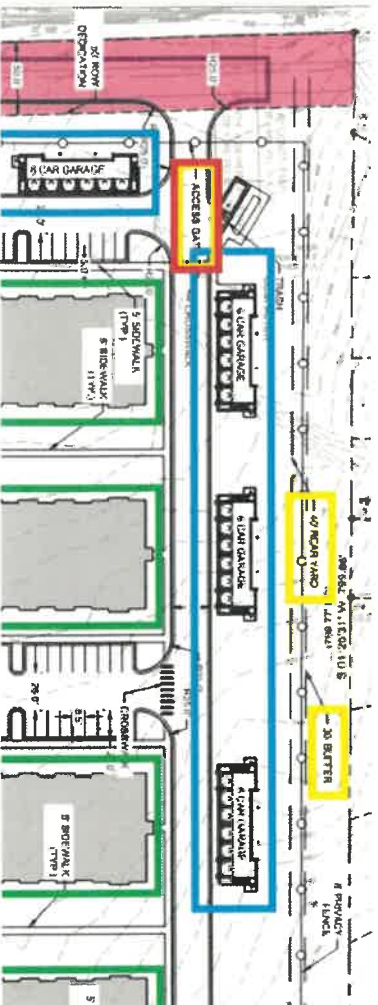
Four-Sided Elevations



SW Gray Matters, Iron Ore, Black Magic, Snowbound, Dorian Gray



Rendering of Secondary Elevation



The secondary residential buildings (blue outline) will also represent a modern farmhouse aesthetic and will be a combination of board and batten and cementitious lap siding. The homes are intended to resemble townhomes and are both intentionally smaller in scale (two-story) and located along the perimeter of the project to allow for a further buffer between the project and adjacent uses.



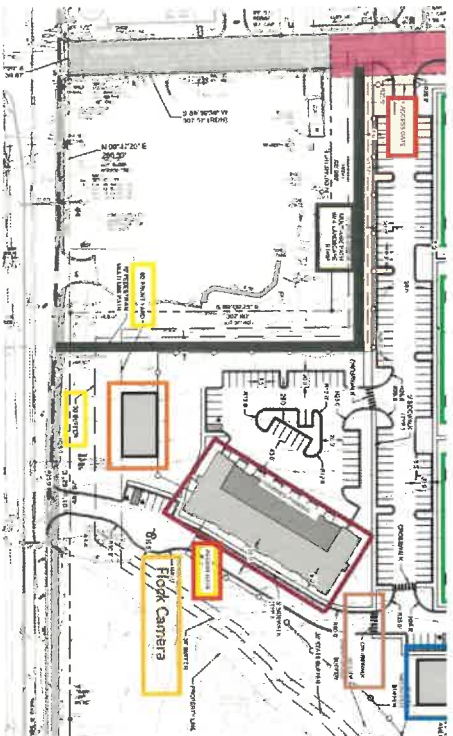
Four-Sided Elevations



SW Gray Matters, Iron Ore, Black Magic, Snowbound, Dorian Gray



Clubhouse Representation

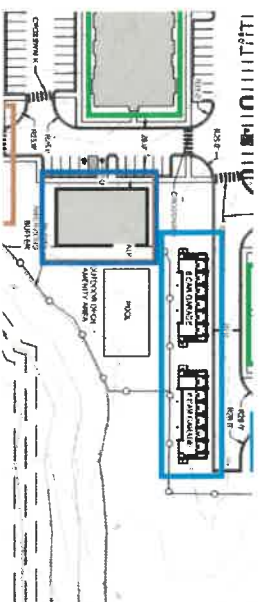


Clubhouse is outlined in orange. The building will be a combination of painted masonry (brick), board and batten, and cementitious lap siding.



SW 7069 Iron Ore

Pool Amenity Representation



The secondary amenity building is shown in royal blue. The amenity will include restrooms, a large covered entertainment space, and the pool (which overlooks the stream buffer and existing vegetation). The pavilion will be a combination of board and batten and cementitious lap siding.

SW Iron Ore, Snowbound





Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted for a proposed C-Store building to be located on Tanger Blvd.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: December 1, 2022

Workshop Date: January 17, 2023

Regular Meeting Date: February 6, 2023

Discussion:

GM Architect of Warner Robins, GA has submitted building elevation renderings for a C-Store to be located near the intersection of Tanger Blvd. and Indian Creek Rd.

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

All four facades of the proposed structure consist of primarily brick in earth tones. The front (east) façade includes decorative cedar-stained bracketing, metal/glass storefront windows and doors, and metal “seattle style” awnings. The site also includes a detached canopy.

Chapter 15.44 Architectural Review**15.44.050 - Exterior materials standards.**

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

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

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.
 2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
 3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
 4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
 5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

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

Recommendation:

Staff recommends approval with the following conditions:

- 1) **The applicant shall include the addition of decorative elements such as brick pilasters, blind arches, or quoining to add visual interest and character to the façade facing Tanger Blvd.**
- 2) **The applicant shall incorporate 4 feet of brick at the base of each canopy column which matches that of the primary structure.**

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR A C-STORE TO BE LOCATED ON TANGER BOULEVARD IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, GM Architects submitted building elevation renderings for a C-Store building on Tanger Boulevard attached hereto and made part thereof as **Exhibit “A”**, and;

WHEREAS, the Board may review and make comment on architectural plans and issue approval per Chapter 15.44 (“Chapter”) of the Code of Ordinances for the City of Locust Grove, and;

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

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

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by GM Architect of Warner Robins, GA appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
 - a. Incorporation of masonry detailing. The applicant shall include decorative elements such as brick pilasters, blind arches, or quoining to add visual interest and character to the façade facing Tanger Blvd.
 - b. Incorporation of brick on canopy columns. The applicant shall incorporate 4 feet

of brick at the base of each canopy column which matches that of the primary structure.

- c. Final Colors. That final colors and type of materials be reviewed and approved by the Community Development Director to meet all requirements of Chapter 15.44 of City of Locust Grove Code as “earth tone” in nature.
 - d. Material Changes. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.
 - e. Extension of Approved Plans. That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
 - f. Resubmittal of final renderings. Applicant shall provide the Community Development Department with revised architectural renderings which illustrate the removal of the drive-through window and updated locations of columns and parapets prior to any building permit issued.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
 4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
 5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
 6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
 7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 6th day of February 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

GMArchitect

102 Sammy Court
Telephone: 478-365-8976

Warner Robins, Georgia 31088
Email: glmarch@outlook.com

August 08, 2022

Exterior Materials List

Subject: Locust Grove Travel Center
875 Tanger Blvd
Locust Grove, Georgia 30248

<u>ITEM</u>	<u>MATERIAL / MANUFACTURER/COLOR</u>
FACE BRICK 1:	BELDEN BRICK, ENGLISH VELOUR GRAY
FACE BRICK 2:	CHEROKEE, VELOUR DARK GRAY
FACE BRICK 3:	SUMMIT, PEEBLE GRAY
STACK STONE:	ARRISCRAFT, MATRIX-STACK
CAST STONE:	ARRISCRAFT, CAST STONE, BUFF
STOREFRONT:	KAWNEER 451T, DARK BRONZE
COMPOSITE WOOD SIDING:	AZEK CLOSED JOINT CLADDING VINTAGE COLLECTION, MAHOGANY
METAL PANEL:	PACLAD FLUSH METAL PANEL, SANDSTONE
TRELLIS, BRACES, ETC.	CEDAR STAINED
METAL ROOF SYSTEM:	MBCI, BATTENLOK HS, SLATE GREY
METAL CANOPIES:	MAPES LUMISHADE, DARK BRONZE
SECURITY SCREENS: (Not shown for clarity)	ROLLOCK HEROL RS37 C2



AERYN
Design + Planning

LOCUST GROVE TRAVEL CENTER

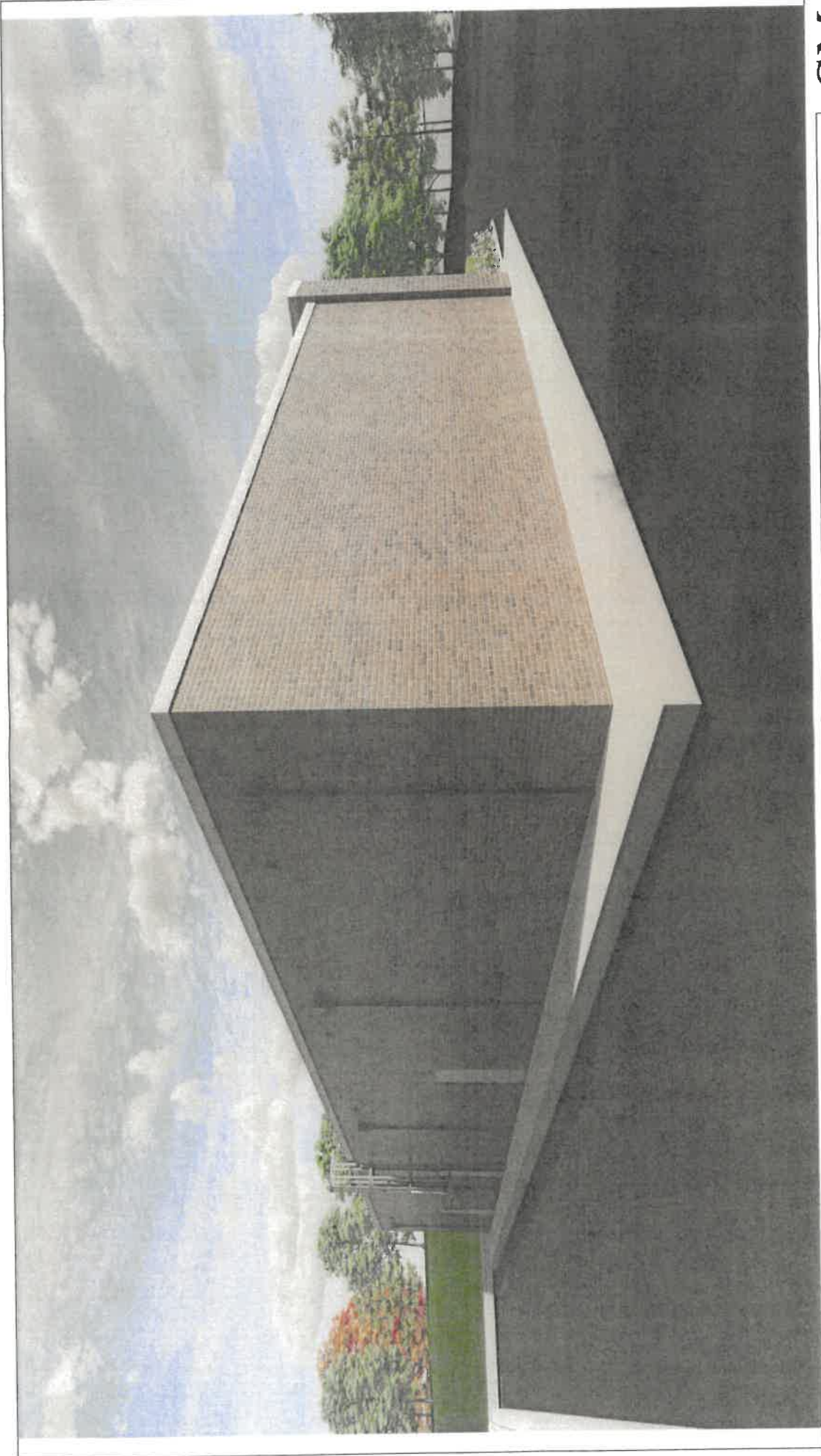
875 TANGER BLVD, LOCUST GROVE, GA 30245

ANSH REALTY, LLC 1094 EAGLES BROOKE DRIVE, LOCUST GROVE, GA 30248

GM

Architect

1000 Peachtree Street, NE
Atlanta, Georgia 30309
404.524.8800
gmarchitect.com



GM

Architect

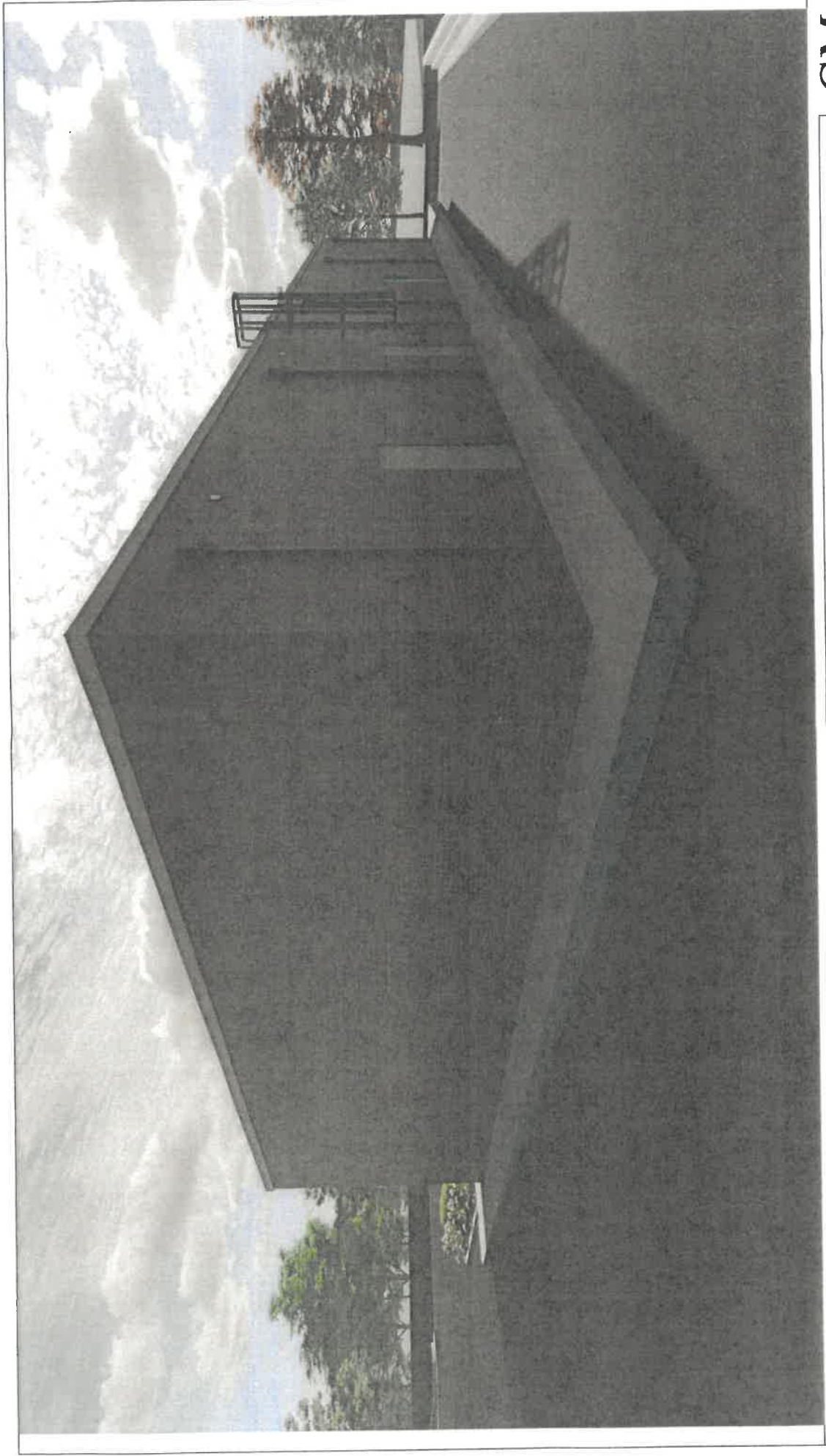
100 Albany Court
Atlanta, Georgia 30328
404.525.1100
gmarchitect.com

LOCUST GROVE TRAVEL CENTER

875 TANGER BLVD, LOCUST GROVE, GA 30245

ANSH REALTY, LLC 1094 EAGLES BROOKE DRIVE, LOCUST GROVE, GA 30248

AERYN
Design + Renderings



GM

Architect

103 Spring Court
Waco, TX 76798
gma@gmarchitect.com
(817) 675-5877

LOCUST GROVE TRAVEL CENTER

875 TANGER BLVD, LOCUST GROVE, GA 30245

ANSH REALTY, LLC 1094 EAGLES BROOKE DRIVE, LOCUST GROVE, GA 30248

AERYN
Design + Interiors

GENERAL NOTES

FOUNDATIONS:
 THE FOUNDATIONS SHALL BE DESIGNED BY THE GEOLOGICAL ENGINEER. THE FOUNDATIONS SHALL BE DESIGNED TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE FOUNDATIONS SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY WITH SMOOTH CAST SURFACES. THE FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

ROOFING:
 ALL ROOFING SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE ROOFING SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE ROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE ROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

WIND LOADS:
 ALL WIND LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE WIND LOADS SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE WIND LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE WIND LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

SEISMIC:
 ALL SEISMIC LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE SEISMIC LOADS SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE SEISMIC LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE SEISMIC LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

FINISHES:
 ALL FINISHES SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE FINISHES SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE FINISHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE FINISHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

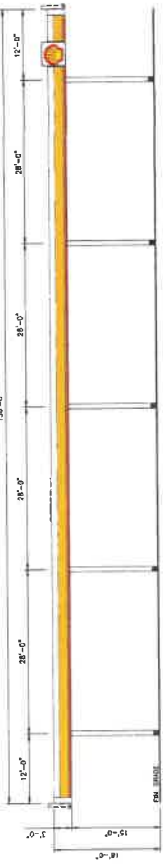
CONCRETE:
 ALL CONCRETE SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE CONCRETE SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

STEEL:
 ALL STEEL SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE STEEL SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE STEEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE STEEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

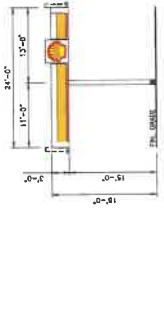
WOOD:
 ALL WOOD SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE WOOD SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE WOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE WOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

MECHANICAL:
 ALL MECHANICAL SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE MECHANICAL SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE MECHANICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE MECHANICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

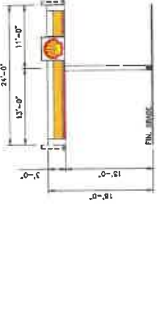
ELECTRICAL:
 ALL ELECTRICAL SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE ELECTRICAL SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE ELECTRICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE ELECTRICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.



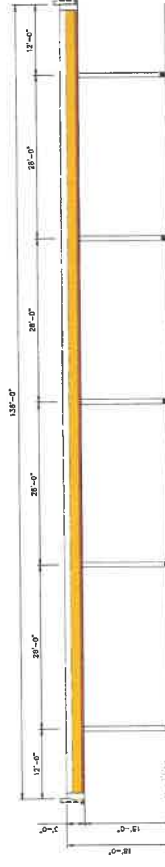
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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

STRUCTURE LOADS
 ALL STRUCTURE LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES. THE STRUCTURE LOADS SHALL BE CONSTRUCTED OF GALVALUM WITH 1/2" THICK INSULATION. THE STRUCTURE LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES. THE STRUCTURE LOADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

1. WIND LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES.
2. SEISMIC LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES.
3. MECHANICAL LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES.
4. ELECTRICAL LOADS SHALL BE CONFORM TO THE LOCAL BUILDING CODES.
5. FINISHES SHALL BE CONFORM TO THE LOCAL BUILDING CODES.

PARAMETER	CONSTRUCTION CODE
1. WIND SPEED	ASCE 7-16
2. SEISMIC DESIGN CATEGORY	ASCE 7-16
3. MECHANICAL LOADS	ASCE 7-16
4. ELECTRICAL LOADS	ASCE 7-16
5. FINISHES	ASCE 7-16
6. ROOFING	ASCE 7-16
7. WIND UPPULL	ASCE 7-16
8. WIND OVERPRESSURE	ASCE 7-16
9. WIND SUCK	ASCE 7-16
10. WIND BRUISING	ASCE 7-16
11. WIND COLLAPSE	ASCE 7-16
12. WIND DAMAGE	ASCE 7-16
13. WIND DESTRUCTION	ASCE 7-16
14. WIND TOTAL COLLAPSE	ASCE 7-16
15. WIND TOTAL DAMAGE	ASCE 7-16
16. WIND TOTAL DESTRUCTION	ASCE 7-16
17. WIND TOTAL COLLAPSE AND DAMAGE	ASCE 7-16
18. WIND TOTAL COLLAPSE AND DESTRUCTION	ASCE 7-16
19. WIND TOTAL COLLAPSE, DAMAGE AND DESTRUCTION	ASCE 7-16
20. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION AND FINISHES	ASCE 7-16
21. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES AND ROOFING	ASCE 7-16
22. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING AND ELECTRICAL	ASCE 7-16
23. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL AND MECHANICAL	ASCE 7-16
24. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL AND WIND UPPULL	ASCE 7-16
25. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL AND WIND OVERPRESSURE	ASCE 7-16
26. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL, WIND OVERPRESSURE AND WIND SUCK	ASCE 7-16
27. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL, WIND OVERPRESSURE, WIND SUCK AND WIND BRUISING	ASCE 7-16
28. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL, WIND OVERPRESSURE, WIND SUCK, WIND BRUISING AND WIND COLLAPSE	ASCE 7-16
29. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL, WIND OVERPRESSURE, WIND SUCK, WIND BRUISING, WIND COLLAPSE AND WIND DAMAGE	ASCE 7-16
30. WIND TOTAL COLLAPSE, DAMAGE, DESTRUCTION, FINISHES, ROOFING, ELECTRICAL, MECHANICAL, WIND UPPULL, WIND OVERPRESSURE, WIND SUCK, WIND BRUISING, WIND COLLAPSE, WIND DAMAGE AND WIND DESTRUCTION	ASCE 7-16

24' x 136' CANOPY

SHADY VENT
 315 GLENN ST / ATLANTA, GA 30315
 PHONE: 1-(770) 943-5977

MECO OF ATLANTA, INC.

NO. DATE: BY: 1/09/2003

CANOPY HALL DESIGN: 3/21/2003

DESIGNED BY: STANLEY K. WALKER, P.E.
 CHECKED BY: LOUIS G. WALKER, P.E.

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

SHEET 3 OF 3



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Future Land Use Map amendment request from Mixed Historic Neighborhood to Central Business District for 0.91+/- acres (Parcel ID L02-02011000) in Land Lot 186 of the 2nd District located on Carter Lane

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: December 28, 2022

Budget Item: N/A

Date Received: December 2, 2022

Workshop Date: January 17, 2023

Regular Meeting Date: February 6, 2023

Discussion:

The Locust Grove Downtown Development Authority, (the "Applicant"), requests an amendment to the City's Future Land Use Map to change the land-use designation from Mixed Historic Neighborhood to Central Business District for a property located between Smith St. and Carter Ln. (Parcel L02-02011000) in Land Lot 186 of the 2nd District (the "Property"). The Property consists of approximately 0.91 +/- acres and the request is being made in conjunction with a rezoning request for a restaurant incubator/microbrewery.

Recommendation:

Staff recommends APPROVAL

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR 0.91+/- ACRES LOCATED ON CARTER LANE (PARCEL L01-02011000) IN LAND LOT 186 OF THE 2ND 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, The Locust Grove Downtown Development Authority (the “Applicant”), requests an amendment to the Future Land Use Map designation from Mixed Historic Neighborhood to Central Business District for property located on Carter Lane (Parcel L02-02011000) in land lot 186 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to amend the Future Land Use Map designation on December 2, 2022 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant filed a concurrent request to rezone the Property from OI (Office/Institutional) to C-2 (General Commercial); and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on January 17, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested that the Property’s Future Land Use Map Designation be amended from Mixed Historic Neighborhood to Central Business District to develop a restaurant incubator/microbrewery; 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 Staff Report.

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

1.

- That the request for amending the Future Land Use Map is hereby **APPROVED**.
- That the request for amending the Future Land Use Map is hereby **DENIED**.

2.

That the use of the Property 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 property 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 6th day of February 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Application for Rezoning, Conditional Use, Conditional Exception, Variance, Modifications to Zoning Conditions and Future Land Use Plan Amendments

Thank you for your interest in the City of Locust Grove, Georgia. This packet includes the necessary documents for rezoning, conditional use, conditional exception, variance and modifications to zoning conditions to be heard by the Locust Grove City Council.

Please note: All fees are non-refundable. There are no exceptions. In addition, be sure to review current ordinances, as new amended sections of code are to be adopted over the year.

Should you need further assistance, please feel free to contact our office between 8:00 AM to 5:00 PM, Monday through Friday at:
(770) 692-2321 or (770) 957-5043

The location of all City Council meetings is:
Locust Grove Public Safety Building
3640 Highway 42
Locust Grove, GA 30248

WWW.LOCUSTGROVE-GA.GOV

Zoning Application Checklist

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION

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

Community Development Department

Application Procedures and Requirements

The following application procedures and requirements apply to all amendments to the Official Zoning map. Any deviation from these standards as prescribed by Section 17.04.312 of the Code of the City of Locust Grove, shall be discussed and considered by the Community Development Director.

- Rezoning
- Conditional Use
- Conditional Exception
- Modifications to Zoning Conditions
- Variance
- Amendments to the Future Land Use Plan

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT ALL THE REQUIRED INFORMATION AS STATED FOR THE FOLLOWING. ALL FEES ARE NON-REFUNDABLE.

ARTICLE XVI. AMENDMENTS

Section 17.04.311 Amendments to Chapter and to Official Zoning Map.

This Chapter, including the official zoning map, may be amended by the City Council that shall become effective after review and comment in a public hearing.

Section 17.04.312 Application for amendment.

- (a) A zoning map amendment may be proposed by any public agency or department of Locust Grove, Georgia or by the City Council. Unless initiated by one (1) of the above bodies, all applications for map amendments must be submitted by an individual with fifty-one (51) or more percent ownership in fee simple of the subject property being petitioned for rezoning, or his legal agent authorized in writing over the owner's signature.
- (b) Any petition for amendment of the Locust Grove Zoning Ordinance or official zoning map shall be accompanied by a filing fee maintained by the Locust Grove Community Development Department office.
- (c) Applications for zoning map amendments shall be filed with the Locust Grove Community Development Department, which will schedule the application for public hearing before the City Council.
- (d) Applications for a zoning map amendment must contain the following:
 - (1) A completed and signed copy of the application for zoning map amendment.
 - (2) A conceptual plat/site plan representing information on the location, extent and type of proposed development, which may include, depending upon the type of development, the following minimum types of information:

- a. Correct scale and north arrow.
 - b. The present zoning classification of all adjacent parcels.
 - c. The location of the parcel relative to existing or proposed public streets.
 - d. Required zoning yard setbacks for the zoning district requested.
 - e. Topographic information sufficient to show elevation and drainage conditions of the land.
 - f. Existing conditions or improvements on the property.
 - g. The location and extent of required buffer areas, including the extent of natural vegetation or fences as required.
 - h. Proposed lot layout of the property if it is to be a subdivision for residential, commercial or industrial development, with required building line setbacks and buffer areas shown.
 - i. Commercial or industrial development on existing individual lots, or proposed shopping center developments shall also indicate the location and dimensions of proposed buildings, parking and loading areas, driveways and storage areas.
 - j. Report from the Henry County Health Department and the Henry County Water and Sewerage Authority and/or (as applicable) the City Utility Department.
 - k. The Community Development Department may require additional information, or information different from the above depending upon the type of development, to properly evaluate the zoning map amendment.
- (3) A copy of the proposed restrictive covenants to be placed upon property that a rezoning application is being made therefore.

Section 17.04.313 Review of application for amendment.

- (a) All proposed amendments to this chapter or to the Official Zoning Map with required site plans shall be transmitted to the Community Development Department Director and City Council for analysis and public hearing. The Community Development Department Director shall study the need and justification of the following facts:
- (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.
 - (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.
 - (3) Consistency with the Land Use Plan.
 - (4) The potential impact of the proposed amendment on county infrastructure including water and sewerage systems.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.
 - (6) The impact upon adjacent property owners should the request be approved.
 - (7) The ability of the subject land to be developed as it is presently zoned.
 - (8) The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.
 - (9) The merits of the requested change in zoning relative to any other guidelines and policies for development which the City Council may use in furthering the objectives of the land use plan.
- (b) After completing the analysis and review, the City Council shall conduct a public hearing on the proposed zoning map amendment.

Section 17.04.314 Notification and public hearing.

- (a) If Locust Grove, Georgia is taking action resulting in a zoning decision, it shall provide for a hearing on the proposed action. At least fifteen (15) but not more than forty-five (45) days prior to the date of the hearing, the Community Development Department shall cause to be published within a newspaper of general circulation within the City limits and Henry County a notice of the hearing. The notice shall state the time, place and purpose of the hearing.
- (b) If a zoning decision of Locust Grove, Georgia is for the rezoning of property and the rezoning is initiated by a party other than City officials or a City department then:
 - (1) The notice, in addition to the foregoing requirements, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property; and
 - (2) A sign containing information required by this chapter shall be placed in a conspicuous location on the property not less than fifteen (15) days prior to the date of the hearing.
- (c) If the property proposed for rezoning does not have frontage on a public street, then the sign may be posted on the right-of-way of the nearest public street which provides access to the site. No public hearing may be held by the City Council until said sign(s) have been posted for at least fifteen (15) days. Said signs shall remain posted until final action has been taken by the City Council.
- (d) Before enacting an amendment to this Chapter, whether the proposed amendment is a text or map amendment, the City Council shall hold a public hearing thereon for the purpose of receiving and considering public comment on the merits of the proposed amendment. Said hearings shall be held only after full compliance with all required public notification of the hearing as set forth herein.
- (e) If the zoning decision of the City Council is to deny the rezoning request, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the City Council.

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.
 - (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.
 - (3) Consistency with the Land Use Plan.
 - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.
 - (6) The impact upon adjacent property owners should the request be approved.
 - (7) The ability of the subject land to be developed as it is presently zoned.
 - (8) The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.
 - (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.
- (b) The following rules of procedure shall govern the public hearing before the City Council:

- (1) Each applicant shall appear before the Council, identify himself/herself by name, address and whether or not applicant is owner or agent for owner.
- (2) Each applicant or other interested party who provides the Council with documents shall have each document numbered and shall identify each document and each such document submitted shall be made a part of the official record of the hearing.
- (3)
 - a. Each applicant shall have thirty (30) minutes to present facts pertinent to the application. An applicant may have additional time to address the Council if the applicant notifies the City Clerk prior to the start of the public hearing that applicant needs additional time. The additional time shall be limited to ten (10) minutes.
 - b. Each person in opposition to rezoning of property and amendment to the zoning ordinance shall have ten (10) minutes to address the Council and shall provide the City Clerk with name and address; however, the total time for all interested parties in opposition shall be thirty (30) minutes unless the applicant requests for additional time in subsection (a) above, and then the total time shall not exceed forty (40) minutes.
- (4) At the conclusion of the hearing, the City Council shall make a final decision and its next regular public meeting and direct the Community Development Department to notify the applicant in writing of the Council's decision. The decision shall be based on the information contained in Section 17.04.315 (a) and from the public hearing. The written notification shall immediately be entered on the minutes and made a part of the record on the date that written notification is given to the applicant.
- (5) Any aggrieved party shall have thirty (30) days from the date of written notification to file an appeal from the Council's decision with the superior court.

Section 17.04.316 Conditional zoning.

- (a) In deciding upon any application for zoning map amendment, the City Council may, on their own motion or upon the suggestion of the applicant, or on consideration of the recommendations of the Community Development Department, grant the application subject to certain conditions necessary to promote and protect the health, safety and general welfare.
- (b) The City Council may grant approval of a zoning map amendment and include conditional approval as follows:
 - (1) Such conditions as deemed necessary to protect neighboring properties and to lessen any potentially adverse effects of the zoning change;
 - (2) That the rezoning is conditional upon the condition that the applicant or any successor in title may construct only those uses and only in such a manner as depicted upon any site plan submitted and approved with the application; and,
 - (3) That the rezoning is conditional upon any written conditions proposed by the applicant and/or City Council, and as further set forth on an approved site plan.
- (c) Prior to a final vote being taken upon any application for a zoning map amendment for which such conditions shall be imposed, such conditions shall be announced at the public hearing and made a part of the motion to approve. If the applicant finds such conditions to be unacceptable, it may, at the time, withdraw the application for zoning map amendment. Such withdrawal shall not enable the applicant to re-file the same zoning map amendment for the same property until six (6) months have elapsed from the date of withdrawal.

- (d) Any zoning map amendment which is adopted with conditions shall be indicated on the official zoning map. The property shall be indicated on the official zoning map with the suffix "c" to indicate that the property has been rezoned with conditions. Such conditions shall remain imposed upon the property until removed or modified by the City Council.
- (e) Conditional requirements may be imposed upon either permitted and/or conditional use within any zoning district. In ruling upon such requirements, the City Council shall utilize the standards of review contained in section 17.04.313 of this Chapter.

Section 17.04.317 Types of zoning conditions.

In adopting an amendment to the zoning map, or approving a conditional use permitted in any zoning district, the City Council may impose conditions, such as, but not limited to, the following:

- (1) Setback requirements from any lot line;
- (2) Specified or prohibited locations for buildings, parking, loading or storage areas;
- (3) Restrictions on land use activities to be permitted;
- (4) Maximum building dimensions and height;
- (5) Landscaping or planted area which may include the location, type and maintenance of plant materials within a designated buffer area;
- (6) Fences, walls, earthen berms, or other landscape buffer provisions or protective measures;
- (7) Preservation of existing trees and vegetation;
- (8) Special conditions to eliminate or reduce undesirable views, light, glare, dust or odor;
- (9) Hours of operation;
- (10) Architectural details to be compatible with existing buildings in the area;
- (11) Adherence to specific site plans as adopted; and
- (12) Any other requirements that the City Council may deem appropriate and necessary for the protection of public health and welfare.

Section 17.04.318 Reversion.

After an approval has been granted for a map amendment to create or extend any zoning district, the applicant, agent or property owner has twelve (12) months in which to make substantial progress in developing the property. Substantial progress shall mean the point of construction at which time the first inspection is carried out. If no substantial construction or alteration of the property or other affirmative action to develop the property has occurred within twelve (12) months of the granting of an application for rezoning, the City Council shall review the situation and report its findings with who can, at a public hearing change, the zoning category to its prior or other appropriate zoning district classification.

Contacts

Henry County Water Authority
1695 Highway 20 West
McDonough, GA 30253
(770) 957-6659

Henry County Fire Department
110 South Zack Hinton Boulevard
McDonough, GA 30253

Henry County Environmental Health Department
137 Henry Parkway
McDonough, GA 30253
(770) 288-6190

City of Locust Grove
PO Box 900
3644 Highway 42 South
(770) 288-6637 Locust Grove, GA 30248
(770) 957-5043
Community Development (770) 692-2321
Public Works/Water-Sewer (770) 692-2333

NOTE: Projects that exceed minimum thresholds for Development of Regional Impact (DRI) review as established by the Department of Community Affairs will be withheld from final Public Hearings until a Notice of Decision is received.

Request for Zoning Map Amendment

Name of Applicant DDA, Aggie Combs Phone: _____ Date: 12.05.2022

Address Applicant: Locust Grove City Hall, 3644 Hwy 42 Cell # _____

City: Locust Grove State: GA Zip: 30248 E-mail: _____

Name of Agent Gabriel Comstock, Architectural Collaborative Phone: 706.355.3010 Date: 12.05.2022

Address Agent: 1328 Prince Avenue Cell # 720.810.3977

City: Athens State: GA Zip: 30606 E-mail: gabe@arcollab.net

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 Office/Institutional OI to General Comm. C-2
(Current Zoning) (Requested Zoning)

Request from Mixed Historic Neighborhood to Central Business District
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Restaurants, Limited-Service, without drive-through windows serving alcoholic beverages
(Type of Development) (beer brewed on site and wine only)

Address of Property: IN LAND LOT 186, DISTRICT 2, HENRY COUNTY, GEORGIA, 30248

Nearest intersection to the property: Carter Lane and Ridge Street

Size of Tract: 0.918 ACRES acre(s), Land Lot Number(s): IN LAND LOT 186, District(s): DISTRICT 2nd

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 102-02011000 (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: _____

Applicant Campaign Disclosure Form

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

Yes No

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

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

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

Applicant's Name - Printed

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public

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

City Water and Sewer Service Capacity Form:

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

Applicant: Gabriel Comstock, Architectural Collaborative

Address/Location of Request: IN LAND LOT 186, DISTRICT 2, HENRY COUNTY, GEORGIA, 30248

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: _____

Estimated water usage: Water: 3,730 GPD (GALLONS)

Estimated sewer usage: Sewer: 3,360 GPD (GALLONS)

STAFF ANALYSIS

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

Does the project have access to adequate water supply: _____

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

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

If so, what types of improvements are necessary

LOCUST EST. 1893
GROVE

December 5, 2022

Mr. Daunté Gibbs
Community Development Director
3644 Highway 42
Locust Grove, GA 30248

RE: Rezoning and Future Land Use Map Amendment; Parcel #L02-02011000

Dear Mr. Gibbs,

Please accept this as our letter of intent for Parcel # L02-02011000, consisting of .918 +/- acres located on Carter Lane.

We are requesting a rezoning from OI to C-2 (General Commercial District) and a future land use map amendment from Mixed Historic Neighborhood to Central Business District as illustrated on the proposed conceptual site plan.

The proposed arrangement of the structures on the property are purposefully close to the intersection of Carter Lane and Ridge Street to be visible and walkable from the heart of downtown. This arrangement maximizes an existing beautiful green space with mature trees and maintains an established green buffer to the residential neighborhoods to the west. This site is perfectly situated to expand the downtown edges with low impact development and establishes a public greenspace. Utilizing small-scale commercial structures that are one-story offer an appropriate transition in scale to the residential neighborhoods. In contrast to traditional development that would consume the entire site, these structures have small-scale footprints that operate with walk-up style services, minimizing the amount of conditioned space required. The dining is outside on a covered porch activating the greenspace and encouraging a communal outdoor experience that is family friendly. The covered porch is the backbone of the project – a pavilion that turns the vacant lot into a vibrant and flexible greenspace for the public.

The use of shipping containers for the utilitarian needs of the development offers several advantages to Locust Grove. Not only are they small-scale as described above, but their modularity has economic and construction schedule advantages allowing the quality to be focused on the public portions of the project – the porch and greenspace. The shipping containers will be modified to be code compliant, waterproof, and insulated. There are additional long-term advantages to using shipping containers for the city. For example, if the needs were to change for Locust Grove, the porch has been designed to stand alone – structurally and architecturally. Should the shipping containers ever be removed from the site, the city would still have a pavilion that enhances a public greenspace.

Please do not hesitate to contact me should you have any questions or need further information. I look forward to hearing from you.

Sincerely,
Gabe Comstock, Principal





Letter of Ownership

November 2, 2022

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

RE: Rezoning Application – Carter Lane
+/- 0.918 acres; Parcel # L02-02011000

I, Aggie Combs, am the Chairperson and Representative for the Locust Grove Downtown Development Authority. I grant authorization to Gabe Comstock with Architectural Collaborative to act on behalf of the Downtown Development Authority for all aspects of rezoning of the above-referenced property in conjunction with this application. The Locust Grove Downtown Development Authority is the owner of Parcel # L02-02011000 on Carter Lane.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Aggie Combs

Locust Grove Downtown Development Authority



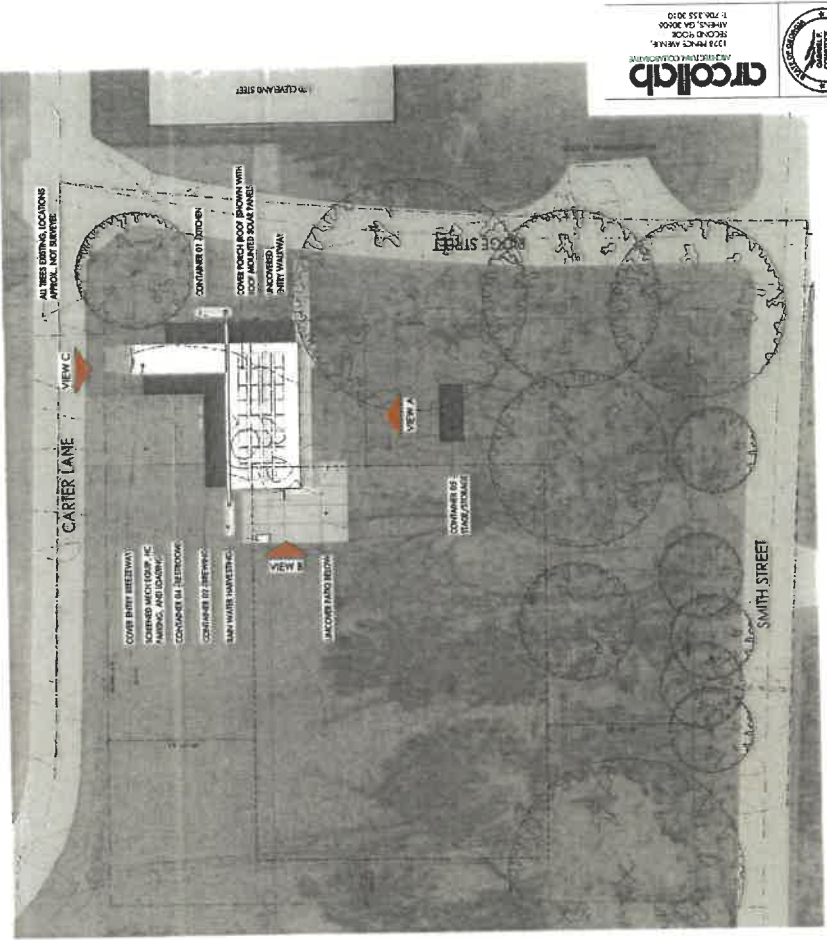
VIEW A



VIEW B



VIEW C



120 S. I ST.
 4500 COVINGTON BLVD.
 SUITE 100
 HOUSTON, TEXAS 77056
crcllab
 ARCHITECTURE COLLABORATIVE
 13133 HENRIE AVE., SUITE 101
 HOUSTON, TEXAS 77035

DATE: 11/17/21
 TITLE: SITE PLAN
 G-004
 PROJECT: 120 S. I ST.
 4500 COVINGTON BLVD.
 HOUSTON, TEXAS 77056

AREA	AREA IN SQUARE FEET
COVERED ENTRY	340 SF
COVERED PORCH	1000 SF
COVERED RESTROOM	510 SF
COVERED RESTROOM	230 SF
COVERED RESTROOM	190 SF
COVERED RESTROOM	145 SF
COVERED RESTROOM	160 SF
TOTAL	3180 SF

AREA	AREA IN SQUARE FEET
COVERED ENTRY	340 SF
COVERED PORCH	1000 SF
COVERED RESTROOM	510 SF
COVERED RESTROOM	230 SF
COVERED RESTROOM	190 SF
COVERED RESTROOM	145 SF
COVERED RESTROOM	160 SF
TOTAL	3180 SF

1. 120 S. I ST. PROJECT SHALL BE CONSIDERED AS A SINGLE-STORY, SINGLE-FAMILY RESIDENCE. A. PRIMARY/FACTORY MATERIALS SHALL BE BRICK OR STONE. B. 8" MINIMUM THICKNESS SHALL BE USED FOR ALL EXTERIOR WALLS. C. 4" MINIMUM THICKNESS SHALL BE USED FOR ALL INTERIOR WALLS. D. 12" MINIMUM THICKNESS SHALL BE USED FOR ALL FOUNDATIONS. 2. A. 12" MINIMUM THICKNESS SHALL BE USED FOR ALL FOUNDATIONS. B. 12" MINIMUM THICKNESS SHALL BE USED FOR ALL FOUNDATIONS. C. 12" MINIMUM THICKNESS SHALL BE USED FOR ALL FOUNDATIONS. D. 12" MINIMUM THICKNESS SHALL BE USED FOR ALL FOUNDATIONS.

AREA	AREA IN SQUARE FEET	PUBLIC CARESPACE (NOT INC. ABOVE)
COVERED ENTRY	340 SF	
COVERED PORCH	1000 SF	
COVERED RESTROOM	510 SF	
COVERED RESTROOM	230 SF	
COVERED RESTROOM	190 SF	
COVERED RESTROOM	145 SF	
COVERED RESTROOM	160 SF	
TOTAL	3180 SF	2128 SF (67%)

EXHIBIT B



FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-22-12-02

JANUARY 17, 2023

Property Information

Tax ID	L02-02011000
Location/address/area	Land Lot 186 of the 2nd District Carter Lane
Tract Size	0.91+/- acres
Current Zoning	OI (Office/Institutional)
Request	To amend the Future Land Use Map (FLUM) to change land use designation from Mixed Historic Neighborhood to Central Business District.
Existing Land Use	Vacant/Undeveloped
Future Land Use	(Current) Mixed Historic Neighborhood (As Proposed for Amendment) Central Business District
Recommendation	Approval

Summary

The Locust Grove Downtown Development Authority, (the “Applicant”), requests an amendment to the City’s Future Land Use Map to change the land-use designation from Mixed Historic Neighborhood to Central Business District for a property located between Smith St. and Carter Ln. (Parcel L02-02011000) in Land Lot 186 of the 2nd District (the “Property”). The Property consists of approximately 0.91 +/- acres and the request is being made in conjunction with a rezoning request for a business incubator/microbrewery.

The Property is located in an area designated by the Future Land Use Map as Mixed Historic Neighborhood and is currently zoned OI (Office/Institutional). The Property is undeveloped. The Applicant is seeking a concurrent rezoning of the Property to C-2 (General Commercial) filed concurrently with this FLUM amendment request.

The FLUM is a component of the City’s Comprehensive Land Use Plan. The City Council adopted updates to the Comprehensive Plan in accordance with rules set forth by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning on October 15, 2018.

The Comprehensive Plan serves as a guide for elected and public officials by establishing policies and priorities for evaluating development proposals especially as they pertain to land-use decisions. These land-use decisions are analyzed and based on how they relate to growth, economic development and the prioritization of capital improvements on local and regional levels.

Preserving the Past... ..Planning the Future



FUTURE LAND USE AMENDMENT EVALUATION REPORT

FILE: FLU-AM-22-12-02

JANUARY 17, 2023

Requested Amendment's relationship to Growth:

Dining and entertainment opportunities within the City continue to be in high-demand given the City's rapid residential growth. The development is an expansion of the existing historic downtown, which has reached maximum capacity and 100% storefront occupancy. To further economic development downtown, future developments will need to approach the infill of the very limited vacant land or redevelopment of existing structures.

Requested Amendment's relationship to Capital Improvements:

The proposed amendment has no direct impact on capital improvement projects, but will likely be supported by the future Peeksville Road extension and sanitary sewer expansion.

Relationship to the surrounding areas:

The requested Future Land Use Map designation of Central Business District is consistent with the Future Land Use of multiple adjacent properties. The proposed FLUM designation comprises of the existing downtown core, and is projected to expand westward toward Frances Ward Dr. A mix of uses is encouraged in this area that blend office, retail, restaurant, and retail uses. Typical zoning districts within this FLUM designation include C-2 (General Commercial), RM (Residential- Multifamily), with use of planned development (PD) and mixed-use overlay districts for vertical integration of residential and commercial.

The permitted zoning designations for the proposed FLUM designation do not conflict with the surrounding current or future land use of the adjacent parcels.

- North – C-2 (Public parking)
- East – C-2 (General Commercial, Church)
- South – OI (Office/Institutional, Hair Salon)
- West – R-2 (Single-family residential)

Recommendations

Staff recommends APPROVAL of the applicant's request to amend the Future Land Use Map from Mixed Historic Neighborhood to Central Business District. The request aligns with the intent of the Comprehensive Plan.

EXHIBIT C

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

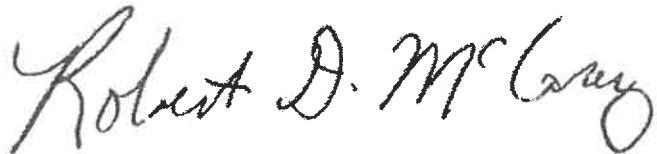
PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

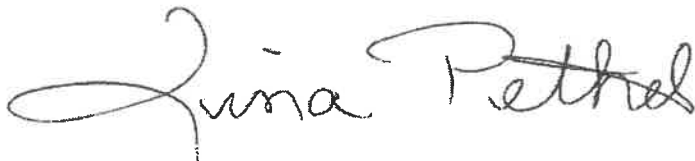
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: **90394**

Name and File No.: **PUBLIC HEARING 1/17/23**
a true copy of which is hereto attached, was published in
said newspaper on the following date(s):
12/28/2022

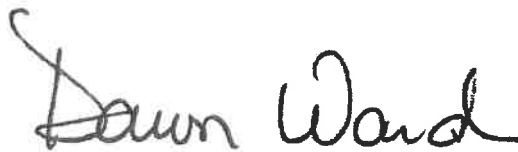
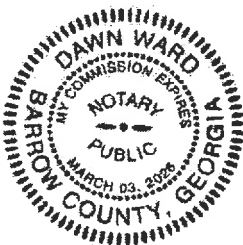


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 12/28/2022



Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
January 17, 2023
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 Tuesday, January 17, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

**FUTURE LAND USE MAP
AMENDMENT**

FLU-AM-22-12-02 The Locust Grove Downtown Development Authority requests a Future Land Use Amendment for 0.91 +/- acres located on Carter Lane in Land Lot 186 of the 2nd District from Mixed Historic Neighborhood to Central Business District for the purpose of developing a business incubator space/micro-brewery.

REZONING

RZ-22-12-01 The Locust Grove Downtown Development Authority requests a rezoning of 0.91 +/- acres located on Carter Lane in Land Lot 186 of the 2nd District from OI (Office/Institutional) to C-2 (General Commercial) for the purpose of developing a business incubator space/micro-brewery.

ORD-AM-22-12-03

A City-Initiated Ordinance Amendment to the Locust Grove Municipal Code Section 5.28.065- Alcohol License Distance Restrictions.

AM-COND-22-12-04

HFG Development, LLC of Stockbridge, GA requests an amendment to zoning conditions for 31.43 +/- acres located at 2854 Hwy 42. The applicant requests to amend the materials conditions and use restrictions.

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

Daunté Gibbs
Community Development
Director -
City of Locust Grove
90394-12/28/2022

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

The Locust Grove Downtown Development Authority requests a Future Land Use Map amendment for 0.91+/- acres located on Carter Lane in Land Lot 186 of the 2nd District from Mixed Historic Neighborhood to Central Business District for the purpose of developing a business incubator/brewpub.

3.

On the 28th day of December 2022, I, Brian posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 17th day of January 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of the same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 8:45 AM on the south side of Carter Lane on December 28, 2022.

FURTHER AFFIANT SAYETH NOT.

This 9th day of January 2023


Affiant

Sworn and subscribed before me
this 9th day of January, 2023


Notary Public



Exhibit "A"





Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: **Rezoning request from OI (Office/Institutional) to C-2 (General Commercial) for 0.91+/- acres (Parcel ID L02-02011000) in Land Lot 186 of the 2nd District located on Carter Lane**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **December 28, 2022**

Budget Item: **N/A**

Date Received: **December 2, 2022**

Workshop Date: **January 17, 2023**

Regular Meeting Date: **February 6, 2023**

Discussion:

The Locust Grove Downtown Development Authority (the "Applicant"), requests rezoning from OI (Office/Institutional) to C-2 (General Commercial) for property located on Carter Lane (Parcel L02-02011000) in Land Lot 186 of the 2nd District. The applicant intends to develop the property for a restaurant incubator space/microbrewery. This request is being made in conjunction with a rezoning request for a business incubator/microbrewery.

Recommendation:

Staff recommends APPROVAL with the following conditions, provided that the Future Land Use is simultaneously amended from Mixed-Historic Neighborhood to Central Business District:

1. At the developer's expense, connection to water/sewer (if applicable) shall be provided with all necessary improvements.
2. The site shall be developed in substantial compliance with the conceptual site plan dated December 5, 2022.
3. The applicant shall limit hours of operation to no later than 10:00 PM Sunday through Thursday and no later than 11:00 PM Friday through Saturday.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 0.91+/- ACRES LOCATED ON CARTER LANE (PARCEL L01-02011000) IN LAND LOT 186 OF THE 2ND 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, The Locust Grove Downtown Development Authority (the “Applicant”), requests a rezoning from OI (Office/Institutional) to C-2 (General Commercial) for property located on Carter Lane (Parcel L02-02011000) in land lot 186 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to rezone the Property on December 2, 2022 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant filed a concurrent request for an amendment to the Future Land Use Map; and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on January 17, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested that the Property be rezoned from OI (Office/Institutional) to C-2 (General Commercial) to develop a restaurant incubator/microbrewery; 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 Staff Report.

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

1.

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

2.

That the use of the Property 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 property 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 6th day of February 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Application for Rezoning, Conditional Use, Conditional Exception, Variance, Modifications to Zoning Conditions and Future Land Use Plan Amendments

Thank you for your interest in the City of Locust Grove, Georgia. This packet includes the necessary documents for rezoning, conditional use, conditional exception, variance and modifications to zoning conditions to be heard by the Locust Grove City Council.

Please note: All fees are non-refundable. There are no exceptions. In addition, be sure to review current ordinances, as new amended sections of code are to be adopted over the year.

Should you need further assistance, please feel free to contact our office between 8:00 AM to 5:00 PM, Monday through Friday at:
(770) 692-2321 or (770) 957-5043

The location of all City Council meetings is:
Locust Grove Public Safety Building
3640 Highway 42
Locust Grove, GA 30248

WWW.LOCUSTGROVE-GA.GOV

Zoning Application Checklist

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION

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

Community Development Department

Application Procedures and Requirements

The following application procedures and requirements apply to all amendments to the Official Zoning map. Any deviation from these standards as prescribed by Section 17.04.312 of the Code of the City of Locust Grove, shall be discussed and considered by the Community Development Director.

- Rezoning
- Conditional Use
- Conditional Exception
- Modifications to Zoning Conditions
- Variance
- Amendments to the Future Land Use Plan

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT ALL THE REQUIRED INFORMATION AS STATED FOR THE FOLLOWING. ALL FEES ARE NON-REFUNDABLE.

ARTICLE XVI. AMENDMENTS

Section 17.04.311 Amendments to Chapter and to Official Zoning Map.

This Chapter, including the official zoning map, may be amended by the City Council that shall become effective after review and comment in a public hearing.

Section 17.04.312 Application for amendment.

- (a) A zoning map amendment may be proposed by any public agency or department of Locust Grove, Georgia or by the City Council. Unless initiated by one (1) of the above bodies, all applications for map amendments must be submitted by an individual with fifty-one (51) or more percent ownership in fee simple of the subject property being petitioned for rezoning, or his legal agent authorized in writing over the owner's signature.
- (b) Any petition for amendment of the Locust Grove Zoning Ordinance or official zoning map shall be accompanied by a filing fee maintained by the Locust Grove Community Development Department office.
- (c) Applications for zoning map amendments shall be filed with the Locust Grove Community Development Department, which will schedule the application for public hearing before the City Council.
- (d) Applications for a zoning map amendment must contain the following:
 - (1) A completed and signed copy of the application for zoning map amendment.
 - (2) A conceptual plat/site plan representing information on the location, extent and type of proposed development, which may include, depending upon the type of development, the following minimum types of information:

- a. Correct scale and north arrow.
- b. The present zoning classification of all adjacent parcels.
- c. The location of the parcel relative to existing or proposed public streets.
- d. Required zoning yard setbacks for the zoning district requested.
- e. Topographic information sufficient to show elevation and drainage conditions of the land.
- f. Existing conditions or improvements on the property.
- g. The location and extent of required buffer areas, including the extent of natural vegetation or fences as required.
- h. Proposed lot layout of the property if it is to be a subdivision for residential, commercial or industrial development, with required building line setbacks and buffer areas shown.
- i. Commercial or industrial development on existing individual lots, or proposed shopping center developments shall also indicate the location and dimensions of proposed buildings, parking and loading areas, driveways and storage areas.
- j. Report from the Henry County Health Department and the Henry County Water and Sewerage Authority and/or (as applicable) the City Utility Department.
- k. The Community Development Department may require additional information, or information different from the above depending upon the type of development, to properly evaluate the zoning map amendment.

- (3) A copy of the proposed restrictive covenants to be placed upon property that a rezoning application is being made therefore.

Section 17.04.313 Review of application for amendment.

- (a) All proposed amendments to this chapter or to the Official Zoning Map with required site plans shall be transmitted to the Community Development Department Director and City Council for analysis and public hearing. The Community Development Department Director shall study the need and justification of the following facts:

- (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.
- (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.
- (3) Consistency with the Land Use Plan.
- (4) The potential impact of the proposed amendment on county infrastructure including water and sewerage systems.
- (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.
- (6) The impact upon adjacent property owners should the request be approved.
- (7) The ability of the subject land to be developed as it is presently zoned.
- (8) The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.
- (9) The merits of the requested change in zoning relative to any other guidelines and policies for development which the City Council may use in furthering the objectives of the land use plan.

- (b) After completing the analysis and review, the City Council shall conduct a public hearing on the proposed zoning map amendment.

Section 17.04.314 Notification and public hearing.

- (a) If Locust Grove, Georgia is taking action resulting in a zoning decision, it shall provide for a hearing on the proposed action. At least fifteen (15) but not more than forty-five (45) days prior to the date of the hearing, the Community Development Department shall cause to be published within a newspaper of general circulation within the City limits and Henry County a notice of the hearing. The notice shall state the time, place and purpose of the hearing.
- (b) If a zoning decision of Locust Grove, Georgia is for the rezoning of property and the rezoning is initiated by a party other than City officials or a City department then:
 - (1) The notice, in addition to the foregoing requirements, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property; and
 - (2) A sign containing information required by this chapter shall be placed in a conspicuous location on the property not less than fifteen (15) days prior to the date of the hearing.
- (c) If the property proposed for rezoning does not have frontage on a public street, then the sign may be posted on the right-of-way of the nearest public street which provides access to the site. No public hearing may be held by the City Council until said sign(s) have been posted for at least fifteen (15) days. Said signs shall remain posted until final action has been taken by the City Council.
- (d) Before enacting an amendment to this Chapter, whether the proposed amendment is a text or map amendment, the City Council shall hold a public hearing thereon for the purpose of receiving and considering public comment on the merits of the proposed amendment. Said hearings shall be held only after full compliance with all required public notification of the hearing as set forth herein.
- (e) If the zoning decision of the City Council is to deny the rezoning request, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the City Council.

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.
 - (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.
 - (3) Consistency with the Land Use Plan.
 - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.
 - (6) The impact upon adjacent property owners should the request be approved.
 - (7) The ability of the subject land to be developed as it is presently zoned.
 - (8) The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.
 - (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.
- (b) The following rules of procedure shall govern the public hearing before the City Council:

- (1) Each applicant shall appear before the Council, identify himself/herself by name, address and whether or not applicant is owner or agent for owner.
- (2) Each applicant or other interested party who provides the Council with documents shall have each document numbered and shall identify each document and each such document submitted shall be made a part of the official record of the hearing.
- (3)
 - a. Each applicant shall have thirty (30) minutes to present facts pertinent to the application. An applicant may have additional time to address the Council if the applicant notifies the City Clerk prior to the start of the public hearing that applicant needs additional time. The additional time shall be limited to ten (10) minutes.
 - b. Each person in opposition to rezoning of property and amendment to the zoning ordinance shall have ten (10) minutes to address the Council and shall provide the City Clerk with name and address; however, the total time for all interested parties in opposition shall be thirty (30) minutes unless the applicant requests for additional time in subsection (a) above, and then the total time shall not exceed forty (40) minutes.
- (4) At the conclusion of the hearing, the City Council shall make a final decision and its next regular public meeting and direct the Community Development Department to notify the applicant in writing of the Council's decision. The decision shall be based on the information contained in Section 17.04.315 (a) and from the public hearing. The written notification shall immediately be entered on the minutes and made a part of the record on the date that written notification is given to the applicant.
- (5) Any aggrieved party shall have thirty (30) days from the date of written notification to file an appeal from the Council's decision with the superior court.

Section 17.04.316 Conditional zoning.

- (a) In deciding upon any application for zoning map amendment, the City Council may, on their own motion or upon the suggestion of the applicant, or on consideration of the recommendations of the Community Development Department, grant the application subject to certain conditions necessary to promote and protect the health, safety and general welfare.
- (b) The City Council may grant approval of a zoning map amendment and include conditional approval as follows:
 - (1) Such conditions as deemed necessary to protect neighboring properties and to lessen any potentially adverse effects of the zoning change;
 - (2) That the rezoning is conditional upon the condition that the applicant or any successor in title may construct only those uses and only in such a manner as depicted upon any site plan submitted and approved with the application; and,
 - (3) That the rezoning is conditional upon any written conditions proposed by the applicant and/or City Council, and as further set forth on an approved site plan.
- (c) Prior to a final vote being taken upon any application for a zoning map amendment for which such conditions shall be imposed, such conditions shall be announced at the public hearing and made a part of the motion to approve. If the applicant finds such conditions to be unacceptable, it may, at the time, withdraw the application for zoning map amendment. Such withdrawal shall not enable the applicant to re-file the same zoning map amendment for the same property until six (6) months have elapsed from the date of withdrawal.

- (d) Any zoning map amendment which is adopted with conditions shall be indicated on the official zoning map. The property shall be indicated on the official zoning map with the suffix "c" to indicate that the property has been rezoned with conditions. Such conditions shall remain imposed upon the property until removed or modified by the City Council.
- (e) Conditional requirements may be imposed upon either permitted and/or conditional use within any zoning district. In ruling upon such requirements, the City Council shall utilize the standards of review contained in section 17.04.313 of this Chapter.

Section 17.04.317 Types of zoning conditions.

In adopting an amendment to the zoning map, or approving a conditional use permitted in any zoning district, the City Council may impose conditions, such as, but not limited to, the following:

- (1) Setback requirements from any lot line;
- (2) Specified or prohibited locations for buildings, parking, loading or storage areas;
- (3) Restrictions on land use activities to be permitted;
- (4) Maximum building dimensions and height;
- (5) Landscaping or planted area which may include the location, type and maintenance of plant materials within a designated buffer area;
- (6) Fences, walls, earthen berms, or other landscape buffer provisions or protective measures;
- (7) Preservation of existing trees and vegetation;
- (8) Special conditions to eliminate or reduce undesirable views, light, glare, dust or odor;
- (9) Hours of operation;
- (10) Architectural details to be compatible with existing buildings in the area;
- (11) Adherence to specific site plans as adopted; and
- (12) Any other requirements that the City Council may deem appropriate and necessary for the protection of public health and welfare.

Section 17.04.318 Reversion.

After an approval has been granted for a map amendment to create or extend any zoning district, the applicant, agent or property owner has twelve (12) months in which to make substantial progress in developing the property. Substantial progress shall mean the point of construction at which time the first inspection is carried out. If no substantial construction or alteration of the property or other affirmative action to develop the property has occurred within twelve (12) months of the granting of an application for rezoning, the City Council shall review the situation and report its findings with who can, at a public hearing change, the zoning category to its prior or other appropriate zoning district classification.

Contacts

Henry County Water Authority
1695 Highway 20 West
McDonough, GA 30253
(770) 957-6659

Henry County Fire Department
110 South Zack Hinton Boulevard
McDonough, GA 30253

Henry County Environmental Health Department
137 Henry Parkway
McDonough, GA 30253
(770) 288-6190

City of Locust Grove
PO Box 900
3644 Highway 42 South
(770) 288-6637 Locust Grove, GA 30248
(770) 957-5043

Community Development (770) 692-2321
Public Works/Water-Sewer (770) 692-2333

NOTE: Projects that exceed minimum thresholds for Development of Regional Impact (DRI) review as established by the Department of Community Affairs will be withheld from final Public Hearings until a Notice of Decision is received.

Request for Zoning Map Amendment

Name of Applicant DDA, Aggie Combs Phone: _____ Date: 12.05.2022

Address Applicant: Locust Grove City Hall, 3644 Hwy 42 Cell # _____

City: Locust Grove State: GA Zip: 30248 E-mail: _____

Name of Agent Gabriel Comstock, Architectural Collaborative Phone: 706.355.3010 Date: 12.05.2022

Address Agent: 1328 Prince Avenue Cell # 720.810.3977

City: Athens State: GA Zip: 30606 E-mail: gabe@arcollab.net

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 Office/Institutional OI to General Comm. C-2
(Current Zoning) (Requested Zoning)

Request from Mixed Historic Neighborhood to Central Business District
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Restaurants, Limited-Service, without drive-through windows serving alcoholic beverages
(Type of Development)
(beer brewed on site and wine only)

Address of Property: IN LAND LOT 186, DISTRICT 2, HENRY COUNTY, GEORGIA, 30248

Nearest intersection to the property: Carter Lane and Ridge Street

Size of Tract: 0.918 ACRES acre(s), Land Lot Number(s): IN LAND LOT 186, District(s): DISTRICT 2 2nd

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 102-02011000 (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: _____

Applicant Campaign Disclosure Form

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

Yes _____ No ~~_____~~

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

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

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

Applicant's Name - Printed

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public

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

City Water and Sewer Service Capacity Form:

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

Applicant: Gabriel Comstock, Architectural Collaborative

Address/Location of Request: IN LAND LOT 186, DISTRICT 2, HENRY COUNTY, GEORGIA, 30248

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: _____

Estimated water usage: Water: 3,730 GPD (GALLONS)

Estimated sewer usage: Sewer: 3,360 GPD (GALLONS)

STAFF ANALYSIS

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

Does the project have access to adequate water supply: _____

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

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

If so, what types of improvements are necessary

LOCUST EST.
1893
GROVE

December 5, 2022

Mr. Daunté Gibbs
Community Development Director
3644 Highway 42
Locust Grove, GA 30248

RE: Rezoning and Future Land Use Map Amendment; Parcel #L02-02011000

Dear Mr. Gibbs,

Please accept this as our letter of intent for Parcel # L02-02011000, consisting of .918 +/- acres located on Carter Lane.

We are requesting a rezoning from OI to C-2 (General Commercial District) and a future land use map amendment from Mixed Historic Neighborhood to Central Business District as illustrated on the proposed conceptual site plan.

The proposed arrangement of the structures on the property are purposefully close to the intersection of Carter Lane and Ridge Street to be visible and walkable from the heart of downtown. This arrangement maximizes an existing beautiful green space with mature trees and maintains an established green buffer to the residential neighborhoods to the west. This site is perfectly situated to expand the downtown edges with low impact development and establishes a public greenspace. Utilizing small-scale commercial structures that are one-story offer an appropriate transition in scale to the residential neighborhoods. In contrast to traditional development that would consume the entire site, these structures have small-scale footprints that operate with walk-up style services, minimizing the amount of conditioned space required. The dining is outside on a covered porch activating the greenspace and encouraging a communal outdoor experience that is family friendly. The covered porch is the backbone of the project – a pavilion that turns the vacant lot into a vibrant and flexible greenspace for the public.

The use of shipping containers for the utilitarian needs of the development offers several advantages to Locust Grove. Not only are they small-scale as described above, but their modularity has economic and construction schedule advantages allowing the quality to be focused on the public portions of the project – the porch and greenspace. The shipping containers will be modified to be code compliant, waterproof, and insulated. There are additional long-term advantages to using shipping containers for the city. For example, if the needs were to change for Locust Grove, the porch has been designed to stand alone – structurally and architecturally. Should the shipping containers ever be removed from the site, the city would still have a pavilion that enhances a public greenspace.

Please do not hesitate to contact me should you have any questions or need further information. I look forward to hearing from you.

Sincerely,
Gabe Comstock, Principal





Letter of Ownership

November 2, 2022

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

RE: Rezoning Application – Carter Lane
+/- 0.918 acres; Parcel # L02-02011000

I, Aggie Combs, am the Chairperson and Representative for the Locust Grove Downtown Development Authority. I grant authorization to Gabe Comstock with Architectural Collaborative to act on behalf of the Downtown Development Authority for all aspects of rezoning of the above-referenced property in conjunction with this application. The Locust Grove Downtown Development Authority is the owner of Parcel # L02-02011000 on Carter Lane.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Aggie Combs

Locust Grove Downtown Development Authority

EXHIBIT B



**REZONING
EVALUATION REPORT**
FILE: RZ-22-12-01

January 17, 2023

REZONING OI TO C-2

Property Information

Tax ID	L02-02011000
Location/address	Land Lot 186 of the 2nd District Carter Lane
Parcel Size	0.91+/- acres
Current Zoning	OI (Office/Institutional)
Request	Rezoning to C-2 (General Commercial)
Proposed Use	Business Incubator/Micro Brewery
Existing Land Use	Vacant/Undeveloped
Future Land Use	Mixed Historic Neighborhood
Recommendation	Approval with conditions

Summary

The Locust Grove Downtown Development Authority (the “Applicant”), requests rezoning from OI (Office/Institutional) to C-2 (General Commercial) for property located on Carter Lane (Parcel L02-02011000) in land lot 186 of the 2nd District. The applicant intends to develop the property for a business incubator space/microbrewery.

The subject property was donated to the Downtown Development Authority to support economic development in the historic downtown and is currently vacant/undeveloped. The property abuts R-2 Single-Family Residential homes to the west, public parking to the north, and OI (Office/Institutional) to the south.

Current Zoning

The subject property is currently zoned OI (Office/Institutional).



REZONING

January 17, 2023

EVALUATION REPORT

FILE: RZ-22-12-01

REZONING OI TO C-2



Future Land Use

The subject property is contained within an area identified on the Future Land Use Map (FLUM) as Mixed Historic Neighborhood. This classification area is primarily located on the eastern side of the railroad along highway 42 and along areas southwest of the Central Business District. This FLUM designation is reserved for the preservation of existing historic residential buildings that may be transformed into professional offices, tourist-related uses, upscale dining facilities, or personal service establishments. Typical zoning districts within the Mixed Historic Neighborhood future land use designation include R-2, R-3, and OI (Office/Institutional).

Concurrent Future Land Use Map Amendment request

The Applicant has filed a concurrent Future Land Use Map amendment requesting the future land use change from Mixed Historic Neighborhood to Central Business District. The Central Business district includes the existing downtown core and is projected to expand westward toward Frances Ward Dr. A mix of uses is encouraged in this area that blend office, retail, restaurant, and retail uses. Typical zoning districts within this FLUM designation include C-2 (General Commercial), RM (Residential- Multifamily), with use of planned development (PD) and mixed-use overlay districts for vertical integration of residential and commercial.

Preserving the Past... ..Planning the Future



REZONING

January 17, 2023

EVALUATION REPORT

FILE: RZ-22-12-01

REZONING OI TO C-2

Livable Centers Initiative (LCI) Overlay

The subject property is located in the City of Locust Grove Livable Centers Initiative (LCI) Study Area's Historic Downtown District. The LCI Study identifies opportunities for redevelopment and expansion in this district to increase walkability and proximity to amenities in the downtown. District visioning for the Historic Downtown includes smaller-scale multi-use development on Carter Lane, Cleveland St., and the future Peeksville extension.

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). For Commercial Developments in Rural and Developing Rural areas, the threshold is 300,000 square feet of new development. The Applicant is proposing 990 sq. ft. of heated space and 3610 sq. ft. of outdoor public space (covered/uncovered patios, breezeways, etc.).

Service Delivery / Infrastructure

Water and Sewer: The subject property is located within the City's current water and delivery area and has access to adequate water supply. The subject property is not currently located within the City's sanitary sewer service area, however, plans exist to expand sewer service to this area. Water and sewer (if applicable) connectivity will be provided at the developer's expense.

Land Use: If the requested rezoning to C-2 (General Commercial) is approved, the site must be in compliance with the requirements set forth in the City's C-2 zoning ordinance as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, as applicable to the site.

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

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



REZONING

January 17, 2023

EVALUATION REPORT

FILE: RZ-22-12-01

REZONING OI TO C-2

Transportation Impacts: The proposed development consists of one restaurant incubator/microbrewery structure with an approximate maximum capacity of 256. Staff anticipates little to no transportation impacts. Traffic volume and parking will be similar to existing downtown food service.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

- (a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**
- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** The proposed rezoning extends and enhances the historic visual character of the downtown and provides a new opportunity to expand tourism-related business and dining in the district.
 - (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 proposed amendment is consistent with the surrounding land use and future land use goals for the downtown district.
 - (3) **Consistency with the Land Use Plan.** The Applicant's rezoning request is not compatible with the current FLUM designation (Mixed Historic Neighborhood). However, the applicant has submitted a concurrent request for a FLUM amendment to Central Business District, which is consistent with the surrounding FLUM designations and downtown development goals.
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Staff anticipates little impact on existing infrastructure. The potential impact is mitigated via the collection of impact fees.



REZONING

January 17, 2023

EVALUATION REPORT

FILE: RZ-22-12-01

REZONING OI TO C-2

- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The proposed development will likely generate a small increase in existing vehicular and pedestrian circulation in the area, as the proposed development intends to promote walkability.
- (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of single-family homes, commercial properties, and public parking. Impacts to neighboring single-family housing will be mitigated via buffering as required in the City's landscaping ordinance (17.04.100).
- (7) **The ability of the subject land to be developed as it is presently zoned.** The subject property can be developed as currently zoned (OI-Office/Institutional) should the development support the mission of the Downtown Development Authority.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** There are no known physical conditions or limitations that could preclude the use of the site.
- (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 of the requested change are consistent with the City's overall vision for economic development of the historic downtown.

Recommendations

Staff recommends APPROVAL with the following conditions:

1. At the developer's expense, connection to water/sewer (if applicable) shall be provided with all necessary improvements.

Preserving the Past...Planning the Future



**REZONING
EVALUATION REPORT
FILE: RZ-22-12-01**

January 17, 2023

REZONING O1 TO C-2

-
2. The site shall be developed in substantial compliance with the conceptual site plan dated December 5, 2022.

EXHIBIT C

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

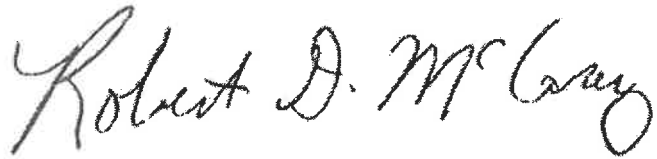
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: **90394**

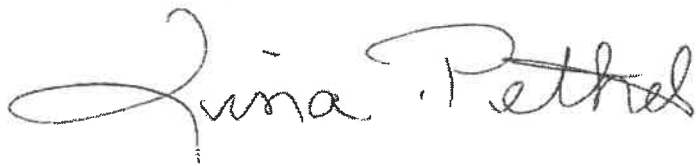
Name and File No.: **PUBLIC HEARING 1/17/23**

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

12/28/2022

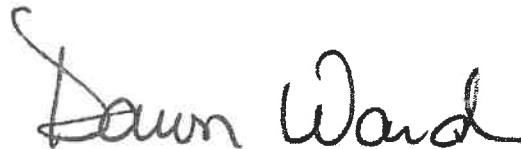
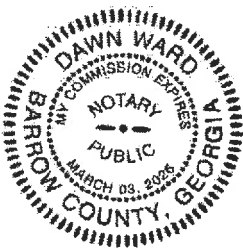


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 12/28/2022



Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
January 17, 2023
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 Tuesday, January 17, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

**FUTURE LAND USE MAP
AMENDMENT**

FLU-AM-22-12-02 The Locust Grove Downtown Development Authority requests a Future Land Use Amendment for 0.91 +/- acres located on Carter Lane in Land Lot 186 of the 2nd District from Mixed Historic Neighborhood to Central Business District for the purpose of developing a business incubator space/micro-brewery.

REZONING

RZ-22-12-01 The Locust Grove Downtown Development Authority requests a rezoning of 0.91 +/- acres located on Carter Lane in Land Lot 186 of the 2nd District from OI (Office/Institutional) to C-2 (General Commercial) for the purpose of developing a business incubator space/micro-brewery.

ORD-AM-22-12-03

A City-Initiated Ordinance Amendment to the Locust Grove Municipal Code Section 5.28.065- Alcohol License Distance Restrictions.

AM-COND-22-12-04

HFG Development, LLC of Stockbridge, GA requests an amendment to zoning conditions for 31.43 +/- acres located at 2854 Hwy 42. The applicant requests to amend the materials conditions and use restrictions.

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

Daunté Gibbs
Community Development
Director -
City of Locust Grove
90394-12/28/2022

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

The Locust Grove Downtown Development Authority requests a rezoning of 0.91+/- acres located on Carter Lane in Land Lot 186 of the 2nd District from OI (Office/Institutional) to C-2 (General Commercial) for the purpose of developing a business incubator/brewpub.

3.

On the 28th day of December 2022, I, Brian posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 17th day of January 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of the same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 8:45 AM on the south side of Carter Lane on December 28, 2022.

FURTHER AFFIANT SAYETH NOT.

This 9th day of January 2023


Affiant

Sworn and subscribed before me
this 9th day of January, 2023


Notary Public



Exhibit "A"



EXHIBIT D

1. At the developer's expense, connection to water/sewer (if applicable) shall be provided with all necessary improvements.
2. The site shall be developed in substantial compliance with the conceptual site plan dated December 5, 2022.
3. The applicant shall limit hours of operation to no later than 10:00 PM Sunday through Thursday and no later than 11:00 PM Friday through Saturday.