

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA

MONDAY APRIL 3, 2023 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Chief Derrick Austin

PLEDGE OF ALLEGIANCE..... Councilman Taylor

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

PUBLIC COMMENTS..... Register with Clerk Before Meeting

PUBLIC HEARING ITEMS..... None

APPROVAL OF THE MINUTES..... 4 Items

1. March 6, 2023, Regular Meeting Minutes (Motion Required)
2. March 6, 2023, Executive Session Meeting Minutes (Motion Required)
3. March 20, 2023, Workshop Meeting Minutes (Motion Required)
4. March 20, 2023, Executive Session Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENT..... None - FY 2022 Closeout in process

UNFINISHED BUSINESS/ACTION ITEMS..... 5 Items

5. Ordinance for adoption of a new zoning map incorporating map amendments, areas annexed into the city August 1, 2016, and new zoning districts. – (Motion to table item to May 1, 2023)
6. Ordinance to rezone from RA (residential agricultural) to C-2 (general commercial) for 03.37 +/- acres (Parcel ID 147-01038000) in LL 156 of the 2nd district located on Highway 42 (Motion Required)
7. Resolution to create a streetlight district – Collinswood at Locust Grove Station, Phase2 (Motion Required)
8. Request for a Special Event permit for Haven House 5K fundraiser at Strong Rock School – April 22, 2023 (Motion Required)
9. Request for a Special Event permit for Kiesha Stubbs/The Artisan Markets to hold an outdoor maker’s market at the Locust Grove Train Watching platform on the 2nd and 4th weekends May 12, 2023, through September 23, 2023 (Motion Required)

NEW BUSINESS/ACTION/DISCUSSION ITEM..... None

10. Resolution to further approve and designate the additional location of Peeksville Road Extension and for other purposes (Motion Required)

CITY MANAGER’S COMMENTS..... Tim Young

COUNCIL COMMENTS..... Council

MAYOR’S COMMENTS..... Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL –March 29, 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, March 6, 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	Daunté 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 City Manager Tim Young.

Councilman Breedlove led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Williams made the motion to amend the agenda to add item ten.

RESULT	APPROVED ADD ITEM (10) TEN
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the March 6, 2023, meeting agenda as amended.

RESULT	APPROVED AGENDA AS AMENDED
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. FEBRUARY 6, 2023- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the February 6, 2023, regular meeting minutes.

RESULT	APPROVED FEBRUARY 6, 2023, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. FEBRUARY 20, 2023- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the February 20, 2023, workshop meeting minutes.

RESULT	APPROVED FEBRUARY 20, 2023, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT – NONE – FY Closeout.

UNFINISHED BUSINESS/ACTION ITEMS –

3. Ordinance to rezone approximately 0.44 +/- acres located at 24 Peeksville Road (Parcel ID #L05-01003000) in LL 176 of the 2nd district -

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-03-025.

RESULT	APPROVED ORDINANCE #23-03-025
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

4. Ordinance for approving a Stream Buffer Variance to allow grading and paving into the required 75 and 50 ft. impervious buffers for a warehousing/industrial development–

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance #23-03-026.

RESULT	APPROVED ORDINANCE #23-03-026
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

5. Resolution to authorize participation and to identify a project for Community Development Block Grant (CDBG) funding –

Councilman Greer asked Mr. Foster if there were any projects that would benefit anyone with low to moderate income in the city? Mr. Young said with the updated census, we changed the block

groups to accommodate and incorporate the Skyland community as low income and discussion took place. Councilman Greer asked if there were any issues related to water. Mr. Young said the water lines were replaced under a CDBG grant utilizing a special census in the early 2000's to show the area was a low-income area. Mr. Foster said there was a sewer line issue but also other issues in the Skyland community.

Councilman Boone asked if the water line met the low-income criteria/requirements? Mr. Young said we competed with other jurisdictions in the old CDBG regulations and that now we work through Henry County as an entitlement community.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #23-03-027.

RESULT	APPROVED RESOLUTION #23-03-027
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. Resolution to accept the revised Memorandum of Understanding (MOU) for P-3 MMIP CVL Project #0014203 with GDOT (utilities) –

Mayor Price asked for a motion. Councilman Greer made the motion by approving resolution #23-03-028.

RESULT	APPROVED RESOLUTION #23-03-028
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Resolution approving the architectural plans submitted for Tanger Self Storage Phase 2, located at 620 Tanger Blvd –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #23-03-029.

RESULT	APPROVED RESOLUTION #23-03-029
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Resolution for continued support of the I-75 Central Corridor Coalition for 2023 -

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #23-03-030.

RESULT	APPROVED RESOLUTION #23-03-030
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Greer asked if this group has been beneficial. Mr. Young said yes, we are receiving more money for rail support and highway studies, boosting the central corridor. Andy said the coalition has existed since 2015-2017 and prior was a train coalition which had support for commuter trains from Emory and Cobb County. Councilman Greer said he is not opposed; however, said he does not think the group is gearing towards economic vitality.

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

9. Ordinance to amend Section 2.04.015 of City Code (Health Insurance Benefits) -

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#23-03-031.**

RESULT	APPROVED ORDINANCE #23-03-031
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR.

ADD ITEM

10. Ordinance for appointment of a Judge Pro Tem (alternate) and Court Solicitor Pro Tem (Alternate) –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#23-03-032.**

RESULT	APPROVED ORDINANCE #23-03-032
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

Mr. Young gave an update that we had our initial meeting with FEMA on damage assessments from the tornado for submittal of reimbursements. The front yard water line relocation is ongoing as part of Peeksville Road improvements. The Public Information Open House for the Bethlehem Road Interchange will be March 23, 2023 [virtually].

COUNCIL COMMENTS –

Councilman Williams and Councilman Boone said thank you to the police department for the outstanding investigation and professionalism with the recent tragedy in our community.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – LITIGATION, PERSONNEL, PROPERTY ACQUISITION

Motion to go into executive session to discuss pending and/or threatened litigation, personnel, and property acquisition matters by Councilman Greer and seconded by Councilman Boone. Motion Carried All in favor 6:21 PM.

At 6:36 PM, motion to come back into regular session made by Councilman Boone and seconded by Councilman Breedlove.

REGULAR SESSION RECONVENED –

Mayor Price asked for a motion. Councilman Boone made the motion to amend the agenda to add item eleven.

RESULT	APPROVED ADD ITEM (11) ELEVEN
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM -

11. Release of Sick Bank for fully vested employee –

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

RESULT	APPROVED RELEASE OF SICK BANK
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:47 PM.

Notes taken by:

Misty Spurling
City Clerk

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, March 20, 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
Rod Shearouse - Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Daunté Gibbs – Community Development Director
Carlos Greer – Councilman	Colleen Watts – Main Street Manager
	Brandon Morris - Lieutenant
	Andy Welch –Attorney
	Staff not Present:
	Derrick Austin – Police Chief

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

Invocation given by Assistant City Manager Bert Foster

Councilman Greer led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to amend to add March 15, 2023, executive session meeting minutes to the agenda.

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

Mayor Price asked for a motion. Councilman Williams made the motion to approve the agenda as amended.

RESULT	APPROVED AGENDA AS AMENDED
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

- 1. Adoption of a new zoning map incorporating map amendments, areas annexed into the city since August 1, 2016, and new zoning districts –**

Assistant City Manager Bert Foster stepped forward. Mr. Foster said this is a routine adoption to bring in compliance since the last update in 2016 for incorporating changes to the corporate boundaries in Locust Grove.

Mayor Price said this is a public hearing and asked for public comments from anyone in favor of the request. There were no comments. 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 Greer asked if this is a common practice to update. Mr. Foster said yes, and discussion took place about doing the update more often.

Councilman Williams asked how this update coincides with the FLUM. Mr. Gibbs said this serves as a foundation or a guide for the entire city on how it will develop in the next years to come. The FLUM will be amended this year.

Councilman Boone asked for clarity on the [textured] areas in yellow and orange on the map. Mr. Foster said that is part of the CRS (conservation districts).

Councilman Williams asked if the land is buildable after putting into the conservation district and Bert replied, no.

Councilman Taylor asked if the Bethlehem Road Bridge sign should be relocated back on Hwy 42 since that land is in the city limits. Mr. Rose said he will remove and replace it with a new sign.

2. Rezoning request from RA (residential agricultural) to C-2 (general commercial) for 03.37 +/- acres (Parcel ID 147-01038000) in LL 156 of the 2nd district located on Highway 42 –

Councilman Breedlove read a letter of recusal recusing himself from all discussion or action for the request. (Letter kept as part of records with minutes).

Mr. Gibbs said this is a request from 4787 Highway 42, LLC for rezoning property for the purpose of developing a gas station/convenience store. Mr. Gibbs said staff recommends approval of this request with one condition (read aloud).

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 to come forward.

Janice and Horris Madison, of 1537 Jackson Street stepped forward to comment. Mrs. Madison said the thought of a gas station on this property is frightening and will affect their property and surrounding area. Mrs. Madison said this is a historical area and said this will interrupt their peace. The traffic, the lights from the gas station shining, and the spring/stream that comes through the property will be affected. Mr. Madison noted that this was a historical area because of Sherman's March to the Sea and said the traffic, grocery stores, and that there are already 15 convenience stores already in Locust Grove is enough and asks that council consider these things before approving.

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

Councilman Shearouse asked if Mr. Madison if their property adjoins to the subject property and Mr. Madison said yes, and he thinks better use of the property could be considered. He is aware he can't stop growth; however, this is not the best option.

Councilman Williams said the gas islands are a concern being so close to the road and would like those pushed back and would also like to see a decel lane in this plan.

Mr. Rob Franks, agent for applicant, stepped forward to comment. Mr. Franks said the site is larger than normal and this will be transitional to whatever the market evolves to in the future.

Councilman Greer asked if buffers will be considered, and Mr. Gibbs said buffers are required since the property is surrounded by residential agricultural. Discussion about the stream on the property and EPD involvement. Mr. Gibbs said all gas stations are required to go through EPD for approval.

Councilman Williams asked about historical aspect of the property. Tim said he is not knowledgeable on the history of that specific area. Anna said the historical marker was put there by the state and is related to the general area; not site specific. The property is not in any regulated or otherwise historic district.

Councilman Boone made comments about light pollution and the creek being protected. Daunte' said landscaping is incorporated for control with light pollution and state waters are protected.

Discussion took place about charging stations and Mr. Franks said charging stations would be added as the need arises.

Discussion about the proximity of the Madison's property to the subject property and clarity that the property owner lives directly north. Mr. Gibbs said all directions will be checked.

Nothing further and Councilman Breedlove returned to the meeting.

3. DCA required public hearing for 2023 Comprehensive Land Use Plan update –

Mr. Gibbs said within the last two to three years the rules have changed, and updates are now required every five years to maintain Certified Local Government status. Further information will be provided over the next year. We have a steering committee with 13 individuals and the ARC provided a PowerPoint for council review. We would like city participation and will do our best to advertise.

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 and there were no comments.

Mayor Price closed the public hearing.

Councilman Boone asked how many are needed on the committee. Daunte' said the ARC recommends ten people and we now have 14 people. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

4. Resolution to apply for traffic signal permit at Bethlehem Road and SR 42 –

Mr. Young said this is to apply for the traffic signal at US23/SR 42. This would commit us to the costs of power and communications as well as possibly sharing costs in the signal itself (programmed in SPLOST V).

Councilman Greer asked who is responsible for that intersection. Tim said we are responsible, and NS agreed to fund a portion of it (\$100,000).

Andy said SR 42 is a GDOT road, it was a county road previously.

Discussion took place this light will be temporary until the new interchange is constructed. Review of the plan on the overhead screen and Bert said that is not approved by GDOT Atlanta yet. Tim said the district office must submit to Atlanta for approval of all signals.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution #23-03-033.

RESULT	APPROVED RESOLUTION # 23-03-033
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM – APPROVAL OF MINUTES

5. March 15, 2023, Executive Session Meeting Minutes –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the March 15, 2023, executive session meeting minutes.

RESULT	APPROVED MARCH 15, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update HPC did not meet and had no COAs. Main Street, Inc is down to three members, and we need additional members. The Easter Egg hunt is April 1; Locust Grove Day is April 15 and will be set up with 50 craft vendors and eight food vendors. Nothing further.

PUBLIC SAFETY OPERATIONS – LT. BRANDON MORRIS (for Chief Austin -vacation)

Lieutenant Morris reviewed the monthly report and gave an update total collected in February 2023 was \$70,474.00. The department completed 229 training hours in February. We had 21 new cases for investigation and cleared 19 of those cases.

There was a shooting on Buckboard Lane, and the case has now been solved. A male and female were shot in Bunn Farms which is an ongoing investigation with leads. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the blower issue at the wastewater plant is now repaired. The speed humps have been installed on Jackson Street and patching and regular street maintenance are ongoing. No

major issues and discussion took place about organizational chart Jack provided to the council and said he will provide another list of needed positions per the council's request. Nothing further.

Councilman Boone commended Jack and his crew on repairing the water line and to Tim for the updates regarding the leak on social media.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update we are still waiting appraisals for the Peeksville Road Extension and the water line portion for the extra lane on Highway 42 is underway. The retaining wall under the bridge for the Bill Gardner Parkway modifications are wrapping up and the next step will be installation of storm pipes. Phase I of the paving project is complete and Phase II will begin as soon as warmer weather comes in. The scatter garden/veteran's memorial is being reviewed to determine how much of the work the city can do in house to save costs. The GDOT consultant is still evaluating the project for the Downtown Corridor study. Discussion took place about the northern and southern crossing around Roberts Road/Grove Road and Hwy 42 and the costs. Mr. Foster said a meeting is scheduled tomorrow at 10:00 AM to discuss the findings and recommendations for the City Hall repairs. The PIOH for the Bethlehem Road Interchange is March 23, 2023 with a live virtual meeting held on April 13, 2023 from 4pm-6pm. We received eight responses for the on call engineer and will be uploading to a file for further review and will put in order of preference.

Councilman Williams asked what the time frame for completion of Bill Gardner modifications and Mr. Fosters said 200 days from January 2, 2023 (August 2, 2023).

6. Resolution to create a streetlight district – Collinswood at Locust Grove Station, Phase 2 –

Mr. Foster said this is a total of eleven lots and four streetlights. The cost will be \$48.93 per lot and staff recommend approval.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 264 permits (including 47 new house permits) for 2023. We have issued 36 COs [22 residential, and 14 commercials] and 131 business licenses issued so far for 2023. Mr. Gibbs said he will provide an active development list update next month which will include a grocery store to remain nameless for now.

Councilman Boone asked if the developer didn't build after a long period of time would the agreement revert to the previous requirements. Mr. Gibbs said yes, if the developers are not active for 18 months; however, it's not automatic and would have to be initiated by council. Councilman Boone asked are the ones already agreed to grandfathered in. Attorney Andy Welch said council can do a vested right version which allows the council to go through the public hearing process to change the developmental notice to revert to what it was previously.

7. Request for a Special Event permit for Haven House 5K fundraiser at Strong Rock School – April 22, 2023 –

Mr. Gibbs said this is an annual request to hold their 5K fundraiser at Strong Rock School on April 22, 2023. Staff recommends approval.

8. Request for a Special Event permit for Kiesha Stubbs/The Artisan Markets to hold an outdoor marker's market at the Locust Grove Train Watching platform on the 2nd and 4th weekends May 12, 2023, through September 23, 2023 –

Mr. Gibbs said this is a request to hold an outdoor maker’s market at the train platform various weekends from May-September 2023. Staff recommends approval with two conditions (read aloud) and Ms. Stubbs is present tonight to answer any questions.

Councilman Greer asked Colleen if this would conflict with the Bluegrass music. Colleen said [the Bluegrass band] has not requested any dates/times yet.

Councilman Shearouse asked Ms. Stubbs if she approves the vendors. Ms. Stubbs said yes, she does a thorough review of each vendor. Ms. Stubbs said she likes to see small business owners have the opportunity for growth.

Councilman Williams asked how local vendors book an event. Ms. Stubbs said through the website www.theartisanmarkets.com. Discussion took place about the Shriners events and if a time “cap” was set. Andy said he would research further [and later mentioned to Daunté the 14-day provision contained in that ordinance section].

Mayor Price said he doesn’t want the train platform to be reserved by this one event all the time so that others can utilize the space if needed and discussion took place.

Councilman Greer asked what the difference in this request and Colleen said this event is for profit; the other activities were not for profit. Councilman Greer asked Ms. Stubbs if she is willing to consider changing the date/times and if she could reach out to Mr. Gibbs for discussion. Ms. Stubbs agreed to discuss it with Daunté.

ARCHITECTURAL REVIEW BOARD (ARB) –

CITY MANAGER’S COMMENTS –TIM YOUNG

Mr. Young stepped forward and gave an update we are beginning meetings for the Incode transition to ERP Pro 10. The HCMA dinner is this Thursday night in Hampton at the train depot, and we will have more discussion on possible joint activities with the county.

COUNCIL COMMENTS - NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session to discuss personnel items by Councilman Greer and seconded by Councilman Breedlove. Motion Carried All in favor 7:28 PM.

At 8:42 PM, motion to come back into regular session made by Councilman Boone and seconded by Councilman Shearouse.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:42PM.

Notes taken by:

DRAFT



Community Development Department

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

Item Coversheet

Item: An Ordinance to provide for the adoption of a new zoning map incorporating map amendments, areas annexed into the City since August 1, 2016 and new zoning districts.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Date Received: N/A

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

During the recent Public Hearing for the adoption of the City's Official Zoning Map ("Map"), several items were noted that needed to be either changed or added to the Map prior to adoption.

In order to make these changes and have enough time to ensure the digital copy of the Map is ready for publication, Staff requests that the vote on this item be postponed until the May 1, 2023 Regular Meeting.

Recommendation:

Move to Table this Action until May 1, 2023.



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 RA (Residential Agricultural) to C-2 (General Commercial) for 03.37+/- acres (Parcel ID 147-01038000) in Land Lot 156 of the 2nd District located on Highway 42.**

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

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

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

Advertised Date: **March 1, 2023**

Budget Item: **N/A**

Date Received: **February 3, 2023**

Workshop Date: **March 20, 2023**

Regular Meeting Date: **April 3, 2023**

Discussion:

4787 Highway 42, LLC of McDonough, GA (the "Applicant"), requests rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 (Parcel 147-01038000) in Land Lot 156 of the 2nd District. The applicant intends to develop the property as a gas station/convenience store.

Recommendation:

Staff recommends APPROVAL with the following conditions:

- 1) The applicant shall submit a photometric study to the Community Development Director for approval prior to issuance of a building permit and cutoff lighting fixtures shall be used to minimize light pollution to neighboring residential areas.

- 2) The site shall be developed in substantial compliance with the conceptual plan submitted March 22, 2023.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 3.37+/- ACRES LOCATED AT 4787 HIGHWAY 42 (PARCEL ID# 147-01038000) IN LAND LOT 156 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, 4787 Highway 42, LLC of McDonough, GA (the “Applicant”), requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 Parcel ID #147-01038000) in land lot 156 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to rezone the Property on February 3, 2023 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on March 20, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested that the Property be rezoned from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station; 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.

- (X) 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:

- (X) 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 3rd day of April 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Request for Zoning Map Amendment

Name of Applicant 4787 HIGHWAY 42 LLC Phone: 770-880-5627 Date: 12-15-2022
Address Applicant: 196 JOHN FRANK WARD BLVD Cell # 770-880-5627
City: McDONOUGH State: GA Zip: 30253 E-mail: tony@tovinholding.com
Name of Agent ROB FRANKS Phone: 770-479-5959 Date: 12-15-2022
Address Agent: 121 N MAIN ST Cell # 770-231-6147
City: JONESBORO State: GA Zip: 30236 E-mail: rob@franksandwhite.com

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

Concept Plan Review [] Conditional Use [] Conditional Exception [] Modifications to Zoning Conditions []

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

Request from RA (Current Zoning) to COMMERCIAL (Requested Zoning)

Request from COMMUNITY COMMERCIAL (Current Land Use Designation) to COMMERCIAL (Requested Land Use Designation)

For the Purpose of DEVELOPING A NEIGHBORHOOD CONVENIENCE STORE (Type of Development)

Address of Property: 4787 HIGHWAY 42 S LOCUST GROVE, GA 30248

Nearest intersection to the property: HWY 42 S & JACKSON ST

Size of Tract: 3.37 acre(s), Land Lot Number(s): 156, District(s): 2nd

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

Property Tax Parcel Number: 147-01038000 (Required)

Witness Signature

Signature of Owner/s

Printed Name of Witness Printed Name of Owner/s 4787 HIGHWAY 42 LLC by TONY CORDER

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 X

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

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

We certify that the foregoing information is true and correct, this 19 day of Jan 2023.

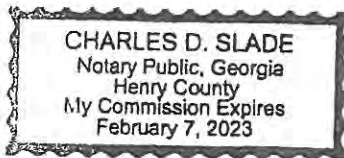
Levy Carter
 Applicant's Name - Printed

[Signature]
 Signature of Applicant

 Applicant's Attorney, if applicable - Printed

 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 19th day of January, 2023



[Signature]
 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.



Franks & White, LLC

Real Estate Services

121 N Main Street

Jonesboro, GA 30236

770-477-5959

GA R. E. License # 47160

To all,

This letter is to notify all concerned parties that the owner of the property, 4787 Highway 42 LLC more commonly known as 4787 Highway 42 S Locust Grove, GA 30248 is aware of the zoning request.

It is the intent if the request is approved to develop a modern neighborhood convenience store with ample parking and interior space to provide the community with a clean modern facility that should meet the needs of residents for many years.


4787 Highway 42 LLC by: Tony Carder

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: 4787 HIGHWAY 42 LLC

Address/Location of Request: 4787 HIGHWAY 42 S LOUST GROVE, GA 30248

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: N/A

For commercial, amount of square feet: 13,800 * HEATED

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (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



City of Locust Grove

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

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

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

March 14, 2023

Rob Franks
196 John Frank Ward Blvd.
McDonough, GA 30253
rob@franksandwhite.com
[delivered electronically]

RE: Water and Sewer Availability for 4787 Highway 42

To Whom It May Concern:

Please be advised that water service is available to the subject property through the City of Locust Grove via water lines on the west side of Jackson Street. The subject property does not have access to City sanitary sewer services. Any upgrades to the service lines to serve the development shall be the responsibility of the owner/developer.

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

The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City.

Please do not hesitate to contact us at 770-957-5043 if you need additional information.

Thank you,

Anna Williams

Anna Williams, Planner II
Community Development Department





DATE: 9/16/2020

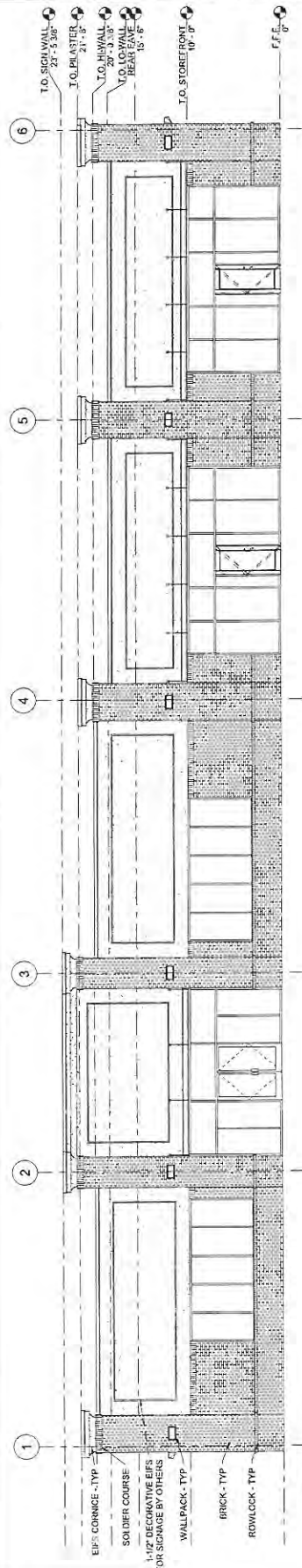
WARNER ARCHITECTURAL ASSOCIATES
 109 ANDERSON STREET SE, SUITE 105
 MARIETTA, GA 30060
 PH: 678.290.9200
 EMAIL: INFO@WARNERARCHASSOC.COM



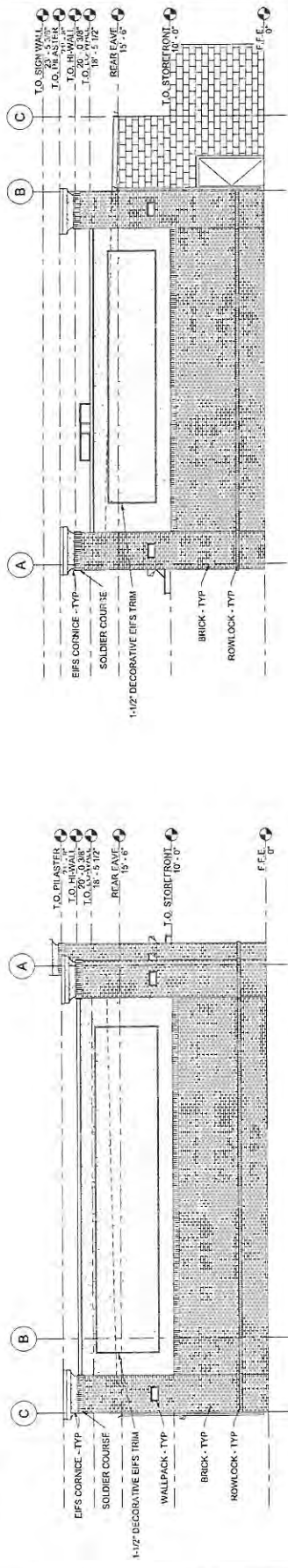
ELLIOT'S MARKETPLACE
 1500 SIGMAN RD
 CONYERS, GA 30012

DRAWN BY: CCF
CHECKED BY: JMT
PROJECT: T2001
REVISION:
REVISION:
REVISION:
REVISION:
EXTENSION:
ELEVATIONS:

A5

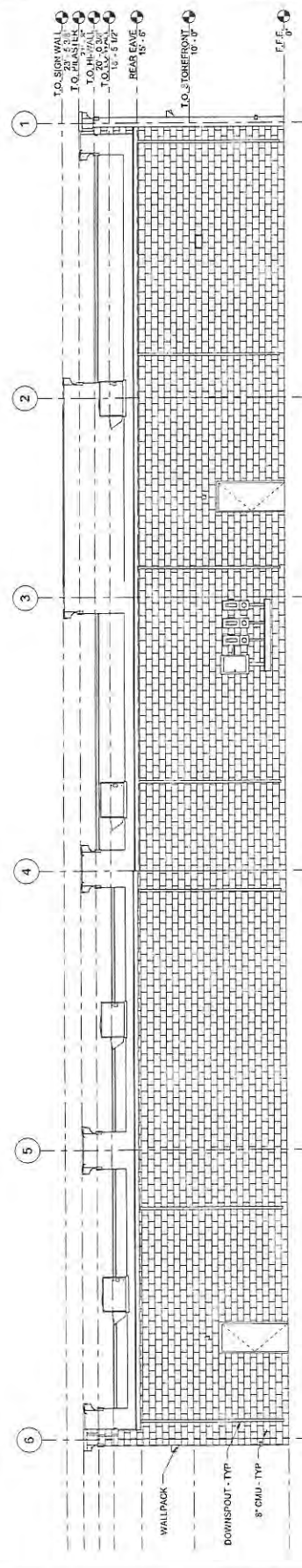


1 FRONT ELEVATION
 1/8\"/>

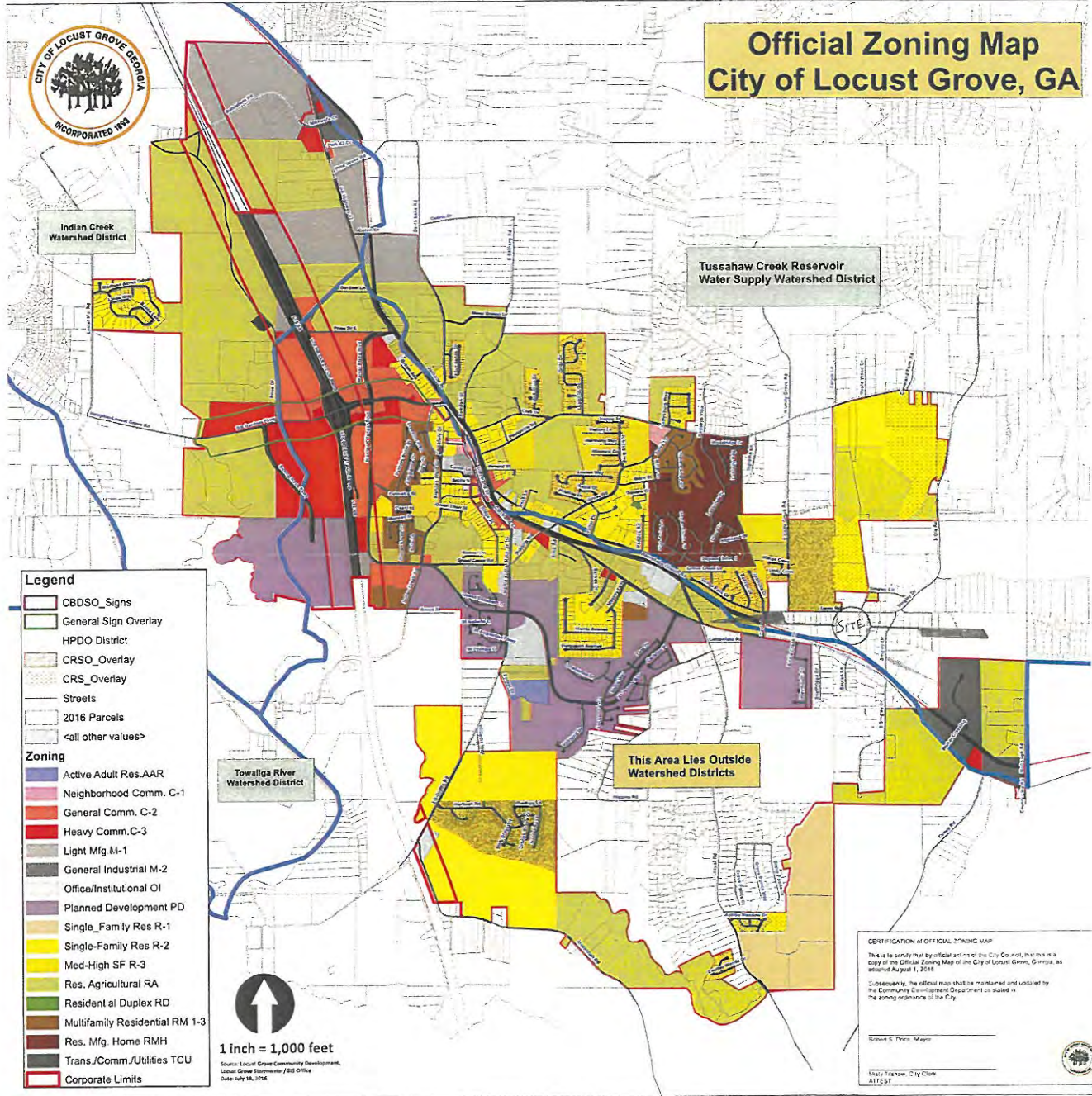


2 WEST ELEVATION
 1/8\"/>

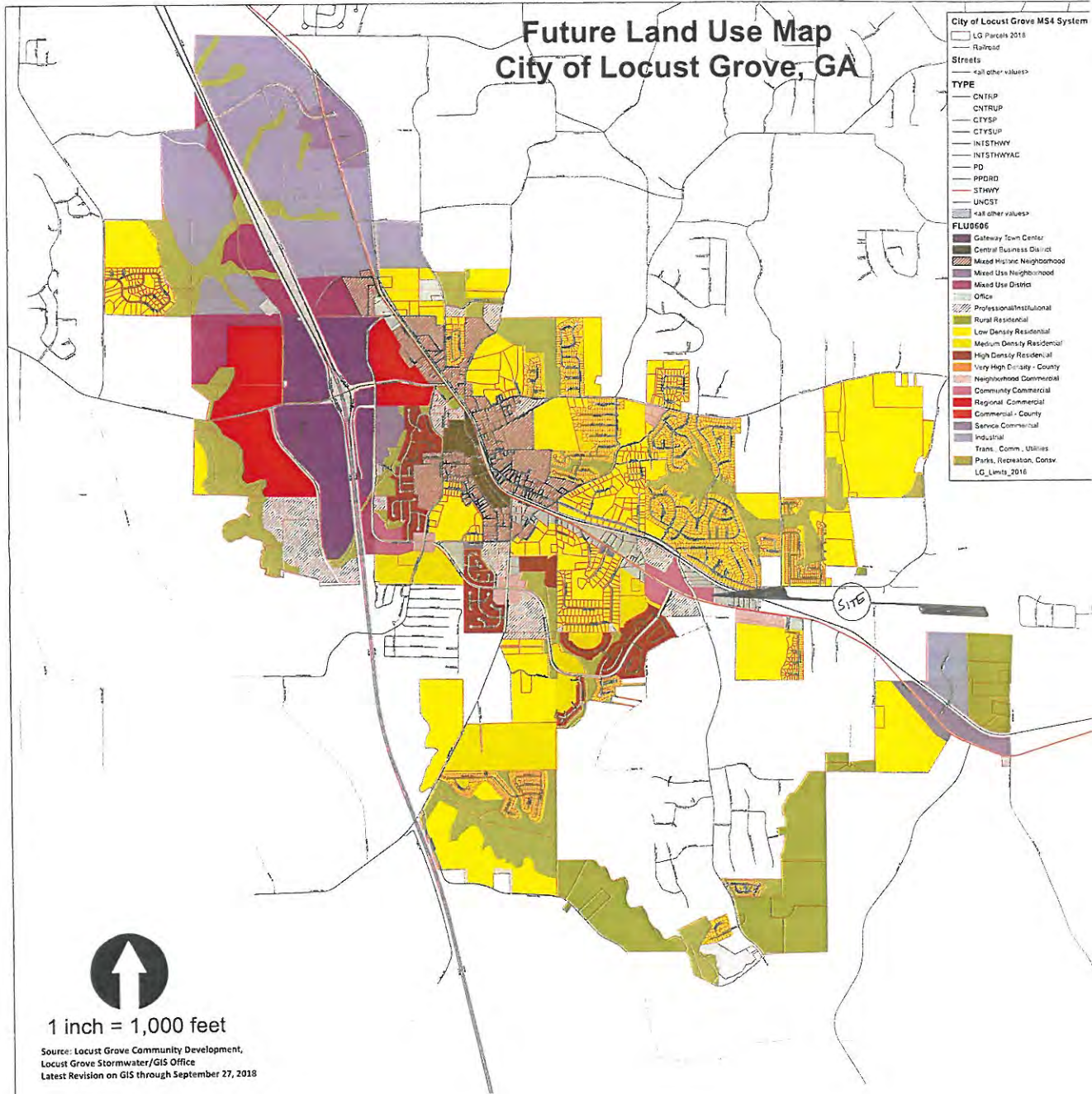
3 EAST ELEVATION
 1/8\"/>



4 REAR ELEVATION
 1/8\"/>



Future Land Use Map City of Locust Grove, GA



1 inch = 1,000 feet

Source: Locust Grove Community Development,
Locust Grove Stormwater/GIS Office
Latest Revision on GIS through September 27, 2018

Results:
 Parcel ID - 147-01038000
 A/L ID - 00000HYKRW
 Address - 4787 HIGHWAY 42 S
 Owner - 4787 HIGHWAY 42 LLC
 Acres - 3.37
 Zoning List
 View: Report | Satellite Map | Street View
 Opens in a new tab

Parcel Information:
 Parcel ID: 147-01038000
 Property Address: 4787 HIGHWAY 42 S
 District: City/LocustGrove

Class: R
Acres: 3.37

Owner: 4787 HIGHWAY 42 LLC
 300 LESTER MILL RD STE 170
 LOCUST GROVE GA 30248

Value Information:
 Land Value: \$34,700
 Building Value: \$132,600
 Misc Value: \$0
 Total Value: \$167,300

Price: \$415,400
Reason: OTHER

Qual: U

Last 2 Sales:
 Date: 8/5/2019
 Price: \$415,400
 Reason: OTHER
 Date: 5/13/2015
 Price: \$183,000
 Reason: OTHER

Map Controls:
 + - Home Full Screen
 300 ft scale bar

EXHIBIT B



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

April 3, 2023

REZONING RA TO C-2

Property Information

Tax ID	147-01038000
Location/address	Land Lot 156 of the 2 nd District 4787 Highway 42
Parcel Size	3.37 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to C-2 (General Commercial)
Proposed Use	Gas Station/Convenience Store with two additional storefront tenant spaces
Existing Land Use	Vacant
Future Land Use	Community Commercial
Recommendation	Approval with conditions

Summary

4787 Highway 42 LLC of McDonough, GA (the “Applicant”), requests rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 in land lot 156 of the 2nd District. The applicant intends to develop the property as a gas station/convenience store having two additional storefronts for a proposed restaurant and barber shop.

The property abuts vacant/undeveloped RA (Residential Agricultural) properties, single-family homes, and a large church on the south side of Highway 42. Neighboring zoning designations include PD (Planned Development) and RA (Single-Family Residential).

Current Zoning

The subject property is currently zoned RA (Residential Agricultural).

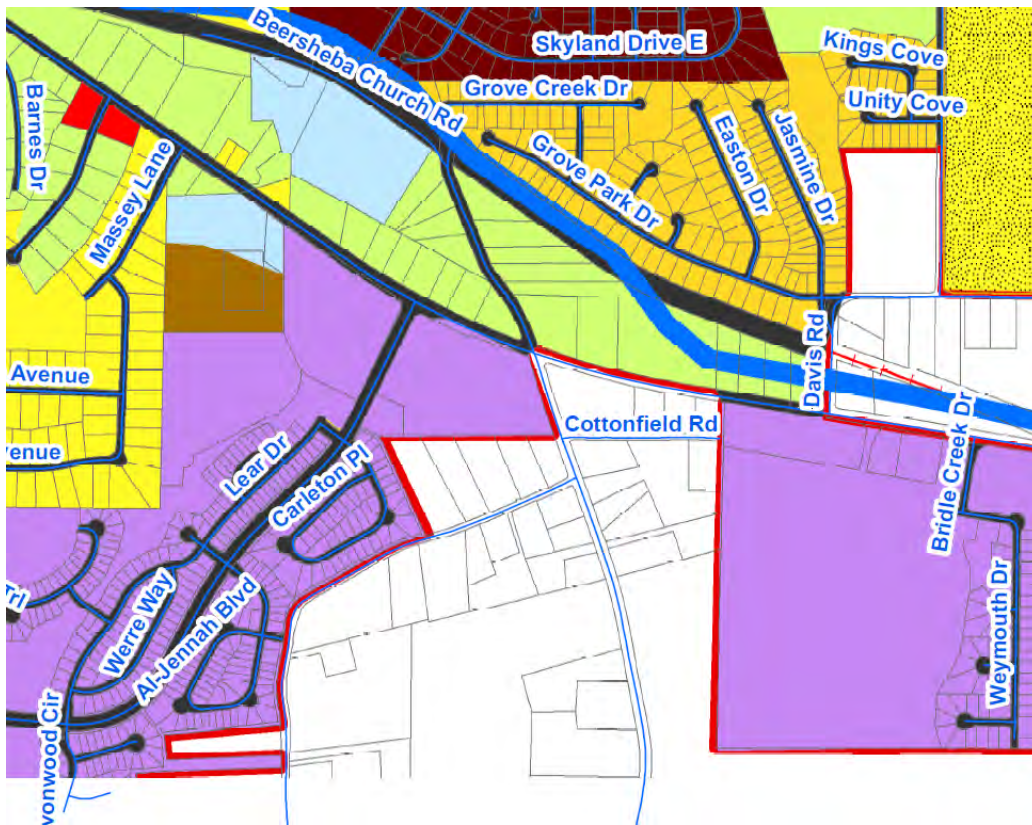


REZONING EVALUATION REPORT

FILE: RZ-23-02-01

REZONING RA TO C-2

April 3, 2023



Future Land Use

The subject property is contained within an area identified on the Future Land Use Map (FLUM) as Community Commercial. This FLUM designation serves a trade population of 25,000 or more, and mainly consists of grocery stores and other anchor tenants less than 70,000 square feet in size. These centers are typically no larger than 300,000 square feet in leasable area. Typical zoning district(s) under the current ordinance would be C-1 (Neighborhood Commercial) and C-2 (General Commercial).

Livable Centers Initiative (LCI) Overlay

The subject property is not located in the City of Locust Grove Livable Centers Initiative (LCI) Study Area.

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 a 4680 square ft. gas

Preserving the Past...Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

April 3, 2023

REZONING RA TO C-2

station/convenience store having two additional tenant spaces and two storage buildings measuring 3,000 square feet each.

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. City sanitary sewer service is not currently available to the subject property. The applicant applied for and received a water and sewer availability letter from the City.

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.

Transportation Impacts: The proposed development is estimated to generate approximately 800 +/- trips per weekday.

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 subject property is located on a highly traveled state route on the periphery of a rapidly

Preserving the Past... Planning the Future



REZONING EVALUATION REPORT

April 3, 2023

FILE: RZ-23-02-01

REZONING RA TO C-2

- growing residential and the proposed use is consistent with anticipated community commercial growth in the neighboring area. Staff does not anticipate any negative impact on the character of the surrounding area.
- (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 City's Future Land Use Map and Comprehensive Plan.
 - (3) **Consistency with the Land Use Plan.** The Applicant's rezoning request is compatible with the current FLUM designation (Community Commercial).
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Staff anticipates little impact on existing infrastructure.
 - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The proposed development will likely generate an increase in existing vehicular circulation in the area, an estimated 800 +/- trips. The intersection of Locust Road and Highway 42 is already signalized.
 - (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of vacant/undeveloped RA (Residential Agricultural) properties, single-family homes, and a large church on the south side of Highway 42. Potential 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 used/developed as currently zoned RA (Residential Agricultural).
 - (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.

Preserving the Past...Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

April 3, 2023

REZONING RA TO C-2

- (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 and land use.

Recommendations

Staff recommends APPROVAL with the following conditions:

- 1) The applicant shall submit a photometric study to the Community Development Director for approval prior to the issuance of a building permit and cutoff lighting fixtures shall be used to minimize light pollution to neighboring residential areas.
- 2) The site shall be developed in substantial compliance with the conceptual plan submitted March 22, 2023.

EXHIBIT C

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.

4787 Highway 42, LLC of McDonough, GA requests a rezoning of 3.37+/- acres located on Highway 42 and Jackson Street in Land Lot 156 of the 2nd District from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station.

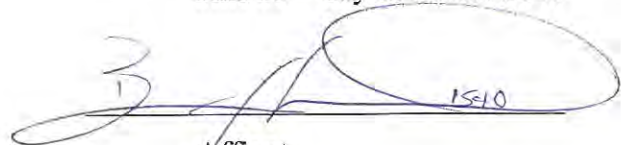
3.

On the 28th day of February 2023, I, Brian Fornal 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 20th day of March at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of 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 9:45 on Highway 42 near Jackson Street on 2/28/23.

FURTHER AFFIANT SAYETH NOT.

This 15th day of March 2023


 Affiant

Sworn and subscribed before me this 15th day of March, 2023

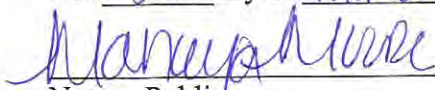

 Notary Public



Exhibit "A"



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

ORDER CONFIRMATION

Salesperson: DAWN WARD

Printed at 02/22/23 12:15 by dward-lv

Acct #: 119830

Ad #: 96129

Status: New

CITY OF LOCUST GROVE / L
PO BOX 900
ATTN TIM YOUNG
LOCUST GROVE GA 30248

Start: 03/01/2023 Stop: 03/01/2023

Times Ord: 1

Times Run: ***

LGL 1.00 X 64.00 Words: 300

Total LGL 64.00

Class: 0928 PUBLIC HEARING/NOTICE

Rate: L928

Cost: 50.00

Affidavits: 1

Ad Descrpt: PUBLIC HEARING 3/20/2023

Descr Cont: PUBLIC HEARING NOTICE CIT

Given by: ANNA WILLIAMS

P.O. #:

Contact:

Phone: (770)957-7055

Fax#:

Email: mspurling@locustgrove-ga.gov

Agency:

Created: dward 02/22/23 12:09

Last Changed: dward 02/22/23 12:14

PUB ZONE EDT TP RUN DATES
HDH A 95 S 03/01
HINT A 102 S 03/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 02/22/23 12:15 by dward-lv

Acct #: 119830

Ad #: 96129

Status: New

Public Hearing Notice
City of Locust Grove
March 20, 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 Monday, March 20, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-23-02-01 4787 Highway 42, LLC of McDonough, GA requests a rezoning of 3.37+/- acres located at 4787 Highway 42 from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station.

ZONING MAP UPDATE

The City will conduct a public hearing to discuss updates to the Official Zoning Map for the City of Locust Grove, and for other considerations.

COMPREHENSIVE PLAN UPDATE

The City will conduct a public hearing to discuss the process of the update and the expected timeline for the amendment process, including Public Outreach and upcoming Open Houses.

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
96129-3/1/2023

EXHIBIT D

1. The applicant shall submit a photometric study to the Community Development Director for approval prior to the issuance of a building permit and cutoff lighting fixtures shall be used to minimize light pollution to neighboring residential areas.
2. The site shall be developed in substantial compliance with conceptual plan submitted March 22, 2023.



Community Development Department

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

Item Coversheet

Item: A Resolution to create a streetlight district in Collinswood at Locust Grove Station, Phase 2, a residential subdivision located along Tanger Blvd.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: March 7, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

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

- Number of Lots: 11
- Number of Lights: 4 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: \$9.75 x 4 lights per month
- Cost per Month: \$39.00
- Cost per Year: \$468.00
- Administrative Cost: 15% of annual cost = \$70.20
- Pro Rata Cost per Lot: $\$468.00 + \$70.20 / 11 \text{ lots} = \underline{\$48.93 \text{ per year}}$

Comments:

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

Recommendation:

Approval of the Resolution to create a new streetlight district in Collinswood at Locust Grove Station, Phase 2.

RESOLUTION NO. _____

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

W I T N E S S E T H :

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

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

WHEREAS, Eric Brown, agent for the property owner (“Owner”) submitted an *Application for Special Tax District – Street Lighting* and a *Petition for Special Tax District – Street Lighting* (“Application”) attached as **Exhibit “A”** for the subdivision known as Collinswood at Locust Grove, Phase 2, (the “Subdivision”) located along Tanger Boulevard; and,

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

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

WHEREAS, the City agrees to pay the monthly streetlight fee of \$39.00 (\$468.00 annually) to Central Georgia EMC in accordance with the Request and to be reimbursed for such payments by way of assessments imposed upon all property owners within this subdivision in the amount of \$48.93 (includes a 15% administrative fee) per lot annually; and,

WHEREAS, the Request was heard by the Council during a regularly scheduled Work Shop meeting on March 20, 2023; and,

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

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

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

1. **Finding.** That the Council hereby finds that the Application submitted by the Owners generally conforms to the requirements of Chapter 3.10 of City of Locust Grove Code.
2. **Public Purpose.** The Council finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Authority.** That the Council hereby authorizes the Mayor, or his designee, to execute the *Central Georgia Underground Wiring / Outdoor Lighting Agreement* for the Subdivision and any other documents necessary to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All Council resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 3rd day of April 2023.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

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

Application For Special Tax District - Street Lighting

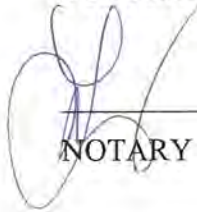
We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the Collinswood Phase 2 (Subdivision) in Land Lot(s) 154, , and of the 2nd Land District at Tanger Blvd (road), do hereby petition the Mayor and City Council of the City of Locust Grove "City" for the placement of streetlights through our subdivision or street(s).

Each of us do hereby pledge and consent to levying of a lien by the City against property we own for the purpose of payment for the cost of maintenance and operation of the streetlights. There are 11 (number) lots currently existing in the Special Tax District Collinswood Phase 2 (Subdivision), and each owner as shown on the tax records has affirmatively signed this petition or their indication for disapproval is noted herein. The petition represents 11 (number) affirmative votes, representing 100 % of this district to be affected in this request. Your signature on this petition indicates that you have read and fully understand all information contained with Chapter 3.10 of the Code of Ordinances of the City of Locust Grove.

Personally appeared before me, a Notary Public, the undersigned affiance, who says on oath that Eric Brown (name) is one of the subscribing witnesses to the within instrument; and, that each said witnesses saw the execution and delivery of the same by each grantor therein for the purpose set forth; and, that each of said witnesses signed the same as supported. Sworn to and subscribed to me, this 20th day of February, 20 23.



SUBSCRIBING WITNESS



NOTARY PUBLIC



PLEASE INDICATE WHICH UTILITY COMPANY SERVICES YOUR PROPOSED STREETLIGHT DISTRICT:

- GEORGIA POWER X CENTRAL GEORGIA OTHER _____
- NEW STREETLIGHT DISTRICT ADDING STREETLIGHTS TO EXISTING DISTRICT

EXHIBIT "B"

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

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

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: City of Locust Grove Acct. No.: 12223016 Loc. No.: 1011-28-703
(Print Name as Listed on Bill Card)

Address: Lights Collinswood Subdivision Phase 2

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

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity 4 Rate 13 Class 5 Cost Per Month \$ 9.75 each Total Cost \$ 39.00 per month Description: Discounted Colonial LED Lights
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: ___
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: ___
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: ___

TOTAL COST PER MONTH \$ 39.00

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

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

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

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

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

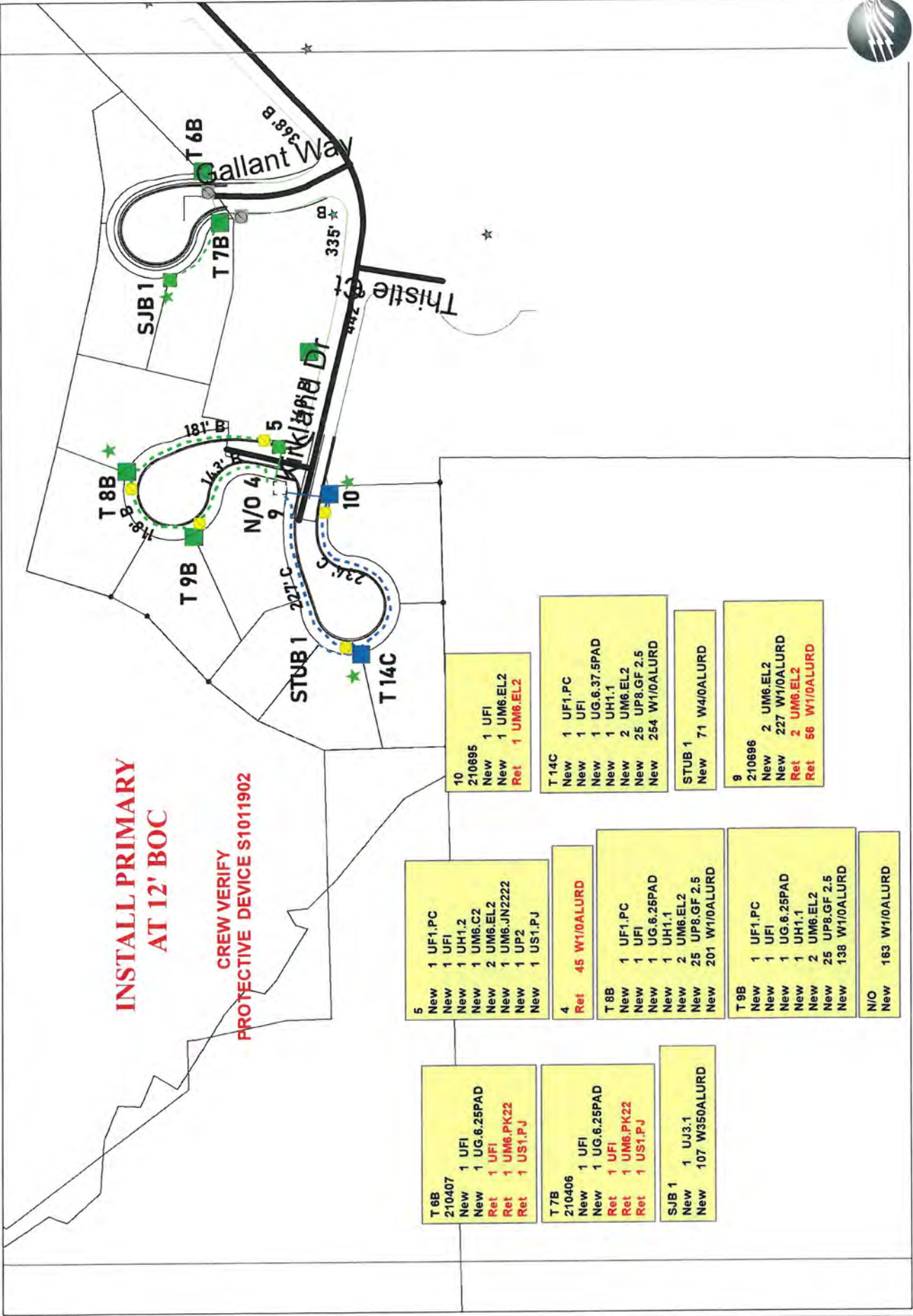
16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from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

Signature: _____

Print Name: _____

Title: _____

Date: _____



**INSTALL PRIMARY
AT 12' BOC**

**CREW VERIFY
PROTECTIVE DEVICE S1011902**

<p>T 6B 210407 New 1 UFI New 1 UG.6.25PAD Ret 1 UFI Ret 1 UM6.PK22 Ret 1 US1.PJ</p>	<p>T 7B 210406 New 1 UFI New 1 UG.6.25PAD Ret 1 UFI Ret 1 UM6.PK22 Ret 1 US1.PJ</p>	<p>SJB 1 New 1 UJ3.1 New 107 W350ALURD</p>	<p>5 New 1 UF1.PC New 1 UFI New 1 UH1.2 New 1 UM6.C2 New 2 UM6.EL2 New 1 UM6.JN2222 New 1 UP2 New 1 US1.PJ</p>	<p>10 210695 New 1 UFI New 1 UM6.EL2 Ret 1 UM6.EL2</p>	<p>T 14C New 1 UF1.PC New 1 UFI New 1 UG.6.37.5PAD New 1 UH1.1 New 2 UM6.EL2 New 25 UP8.GF 2.5 New 254 W1/0ALURD</p>	<p>STUB 1 New 71 W4/0ALURD</p>	<p>9 210696 New 2 UM6.EL2 New 227 W1/0ALURD Ret 2 UM6.EL2 Ret 56 W1/0ALURD</p>
<p>4 Ret 45 W1/0ALURD</p>	<p>T 8B New 1 UF1.PC New 1 UFI New 1 UG.6.25PAD New 1 UH1.1 New 2 UM6.EL2 New 25 UP8.GF 2.5 New 201 W1/0ALURD</p>	<p>T 9B New 1 UF1.PC New 1 UFI New 1 UG.6.25PAD New 1 UH1.1 New 2 UM6.EL2 New 25 UP8.GF 2.5 New 138 W1/0ALURD</p>	<p>N/O New 163 W1/0ALURD</p>				



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request for a Special Event Permit for Haven House to hold their annual 5K fundraiser at Strong Rock Christian School on April 22, 2023.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: March 6, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

The Haven House Board of Directors requests a Special Event Permit to hold their annual 5K race fundraiser from 7:00 AM until approximately 1:00 PM on April 22, 2023. The fundraiser is to benefit Haven House, a domestic violence shelter serving Henry, Butts, Lamar, and Jasper Counties.

- The duration of the event (including set up and break down)
 - The event will take place from 7:00 AM to 1:00 PM
- Contact information for the person who will be onsite at the event
 - Katie Tucker, 678-938-3814

Comments:

The applicant has provided the current route map and specified that there is no need for traffic control/police escort from LGPD.

Recommendation:

**STAFF RECOMMENDS APPROVAL OF HAVEN HOUSE'S
REQUEST TO HOLD THEIR 5K RACE FUNDRAISER AT
STRONG ROCK CHRISTIAN SCHOOL ON APRIL 22, 2023.**



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Katie Tucker, Executive Director	Submission Date: February 27, 2023
Organization: Haven House	Event Date(s)*: Saturday, April 22, 2023
Type of Event: 5K Fundraiser	Event Time(s): 9:00 am

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

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

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

Applicant's local address:	PO Box 1150 McDonough, GA 30253
Applicant's e-mail address:	mkathleentucker@gmail.com
Location of the Event:	Strong Rock Christian School
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Katie Tucker, 678-938-3814
Description of the nature of the special event:	fundraiser for Haven House/local nonprofit
Identify sponsors and/or merchants participating in the event.	Haven House Board of Directors
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	None
Duration of the event (including setup and take down)	7:00 am - 1:00 pm
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	Music before and after race

Additional required information:

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

Signature: _____

Date: February 27, 2023



E-VERIFY AFFIDAVIT

Locust Grove, GA

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

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

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

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

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

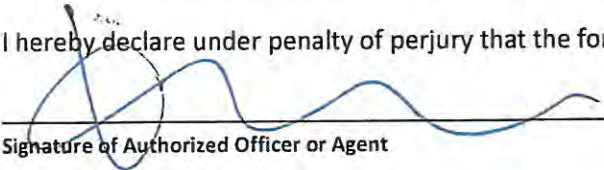
58-1851426

Federal Work Authorization User Identification Number

11/5/1999

Date of Authorization

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


Signature of Authorized Officer or Agent

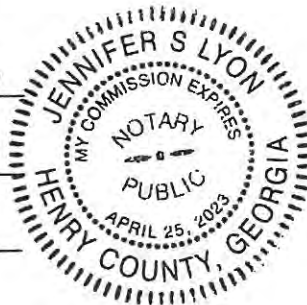
Katie Tucker, Executive Director
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

07 DAY OF February, 20 23

Jennifer S. Lyon
NOTARY PUBLIC

My Commission Expires: 4/25/23



GEORGIA
DRIVER'S LICENSE

Governor: *Bill*

DRIVER'S LICENSE

DL



Commissioner: *Janet R. Moore*



[Signature]

1 TUCKER
8 10 AMBERWOOD CT
MCDONOUGH, GA 30252-3671
HENRY
12 REST A
9a END NONE
4a ISS 02/11/2020
15 SEX F 18 EYES GRN
16 HGT 5'-09" 17 WGT 150 lb

5 DD 408228414910038061

♥ ORGAN DONOR



Strong Rock and Run 5K Race
Strong Rock Christian School
4200 Strong Rock Pkwy
Locust Grove, GA



GA17059WC
Effective: Sep. 15, 2017
to Dec. 31, 2027

BILL GARDNER PKWY



MILE 2
138' from North
tip of island
across from fire
hydrant

START
At speed bump at
entrance 48'2" north
of brick fence post

**Strong Rock
Christian School**

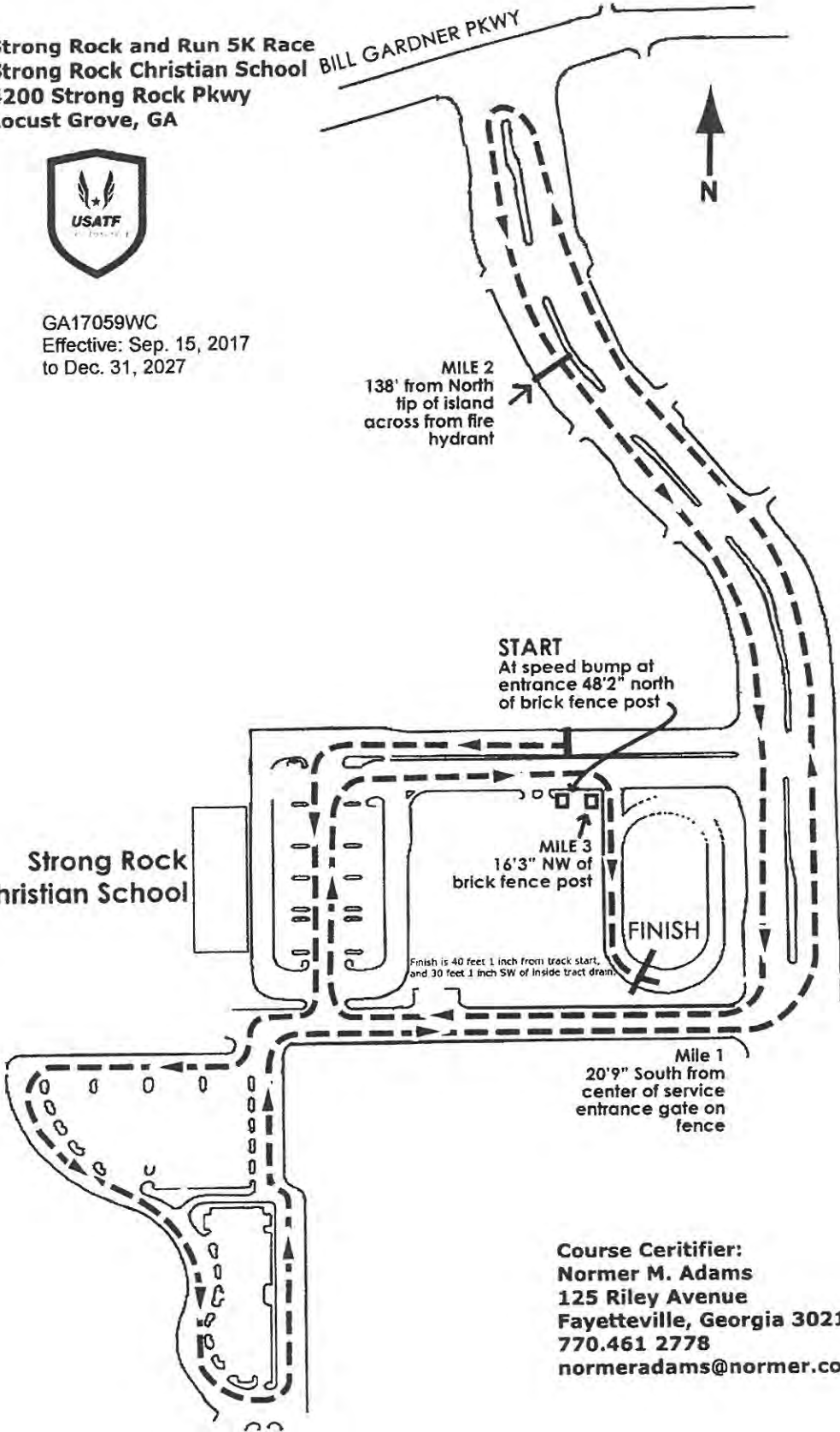
MILE 3
16'3" NW of
brick fence post

FINISH

Finish is 40 feet 1 inch from track start,
and 30 feet 1 inch SW of inside track drain

Mile 1
20'9" South from
center of service
entrance gate on
fence

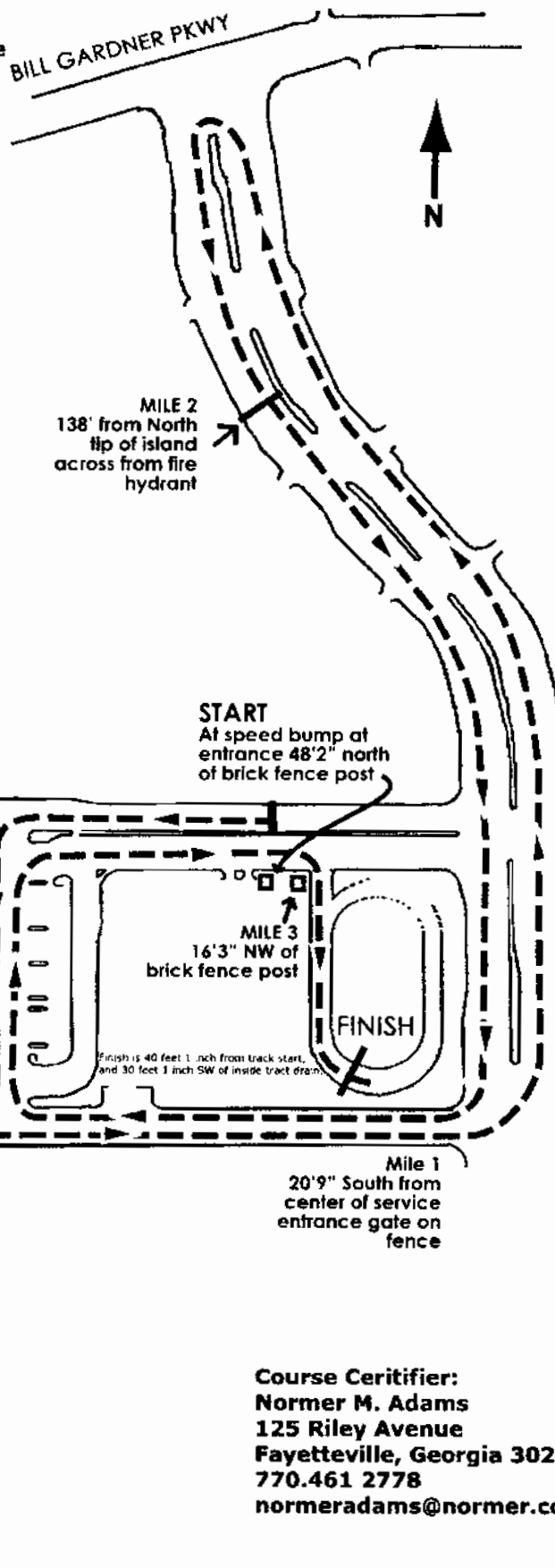
Course Ceritifier:
Normer M. Adams
125 Riley Avenue
Fayetteville, Georgia 30214
770.461 2778
normeradams@normer.com



Strong Rock and Run 5K Race
Strong Rock Christian School
4200 Strong Rock Pkwy
Locust Grove, GA



GA17059WC
Effective: Sep. 15, 2017
to Dec. 31, 2027



**Strong Rock
Christian School**

Course Ceritifier:
Normer M. Adams
125 Riley Avenue
Fayetteville, Georgia 30214
770.461 2778
normeradams@normer.com



**Road Running Technical Council
USA Track & Field**

Measurement Certificate



Name of the course Strong Rock and Run 5K Race Distance 5 km

Location (state) Georgia (city) Locust Grove

Type of course: road race calibration course

Measuring method: bicycle steel tape electronic distance meter

Measured by (name, address, phone & e-mail) Normer Adams normeradams@normer.com
770-461-2778 125 Riley Ave., Fayetteville, GA 30214

Race contact (name, address, phone & e-mail) Sara Bishop sara_rachelsgift@outlook.com
770-826-8836 4200 Strong Rock Pkwy., Locust Grove, GA 30248

Date(s) when course measured: Aug. 4, 2017

Number of measurements of entire course: 2 Course Configuration: Complex of loops

Elevation (meters above sea level) Start 237.4m Finish 237.4m Highest 249m Lowest 237.4m

Straight line distance between start & finish 0 Drop 0 m/km Separation 0 %

Type of surface: paved 100 % dirt 0 % gravel 0 % grass 0 % track 0 %

Effective date of certification: Sept. 15, 2017 Certification code: GA17059WC

Notice to Race Director: Use this Certification Code in *all* public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If *any* changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

This certification expires on December 31 in the year **2027**

AS NATIONALLY CERTIFIED BY:

Date: Sept. 15, 2017

Woody Cornwell – USATF/RRTC Certifier - Phone 803-405-1525
 1532 Harrington St., Newberry SC - E-Mail: woody.cornwell@gmail.com



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request for a Special Event Permit for Keisha Stubbs/The Artisan Markets to hold an outdoor makers market at the Locust Grove Train Watching Platform on select weekends May 13, 2023 through September 9, 2023.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: March 6, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

Keisha Stubbs/The Artisan Markets request a Special Event Permit to hold a recurring event at the Locust Grove Train Watching Platform the 2nd and 4th weekends of every month on Saturdays 12:00 PM to 4:00 PM and Fridays 5:00 PM to 9:00 PM May 12, 2023 through September 23, 2023.

- The duration of the event (including set up and break down)
 - The event will take place on the dates and times below:

May 13, 2023 12:00 PM to 4:00 PM

May 26, 2023 5:00 PM – 9:00 PM

May 27 2023 12:00 PM to 4:00 PM

June 10, 2023 12:00 PM to 4:00 PM

June 23, 2023 5:00 PM – 9:00 PM

June 24, 2023 12:00 PM to 4:00 PM

July 8, 2023 12:00 PM to 4:00 PM

July 21, 2023 5:00 PM – 9:00 PM

July 22, 2023 12:00 PM to 4:00 PM

August 12, 2023 12:00 PM to 4:00 PM

August 25, 2023 5:00 PM – 9:00 PM

August 26, 2023 12:00 PM to 4:00 PM

September 9, 2023 12:00 PM to 4:00 PM

- Contact information for the person who will be onsite at the event
 - **Keisha Stubbs. 678-779-8737 or Ramar Edwards, 470-776-1431.**

Comments:

This event may present an opportunity to partner with Locust Grove Main Street or Downtown Development Authority.

Recommendation:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS:

- **THE APPLICANT SHALL BE RESPONSIBLE FOR TRASH COLLECTION AND REMOVAL AFTER EACH EVENT.**
- **EVENT PARKING SHALL BE LIMITED TO AREAS DESIGNATED FOR PUBLIC PARKING.**



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Keisha Stubbs	Submittal Date: 3/3/2023
Organization: The Artisan Markets	Event Date(s)*: 5/12/23-9/23/23/ 2 nd & 4 th Saturdays/4 th Fridays
Type of Event: Outdoor makers market	Event Time(s): Sat- 12pm to 4pm Fri- 5pm to 9pm

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

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

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

Applicant's local address:	229 Hawken Trail McDonough GA 30253
Applicant's e-mail address:	Theartisanmarkets1@gmail.com
Location of the Event:	Locust Grove Train Station platform and the adjacent grassy area
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Keisha Stubbs - (678)779-8737 Ramar Edwards - (470)776-1431
Description of the nature of the special event:	Makers market
Identify sponsors and/or merchants participating in the event.	
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	Vendors will have: clothing, jewelry, candles, soaps, food, etc. (no alcohol)
Duration of the event (including setup and take down)	Sat- 10am- 5pm Fri- 3pm-10pm
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	DJ and/or live band

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works staff requested – additional fees may apply
- All fees* are payable to the City of Locust Grove in the amount of \$150

**If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature: Date: 3/3/23



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

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

I am a United States citizen.

OR

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

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

Keisha Stubbs - The Artisan Markets

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

229 Hawkins Trail McDonough GA 30253 678 779 8737

Address of applicant named above

Telephone Number

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

Makers Market
Category of Public Benefit

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

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

3rd DAY OF March 2023

[Signature]
Signature of Applicant

3/3/23
Date

Keisha Stubbs
Printed Name

*Alien Registration Number for Non-citizens



Jessica Castillo
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 5, 2026



E-VERIFY AFFIDAVIT
Locust Grove, GA

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

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

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

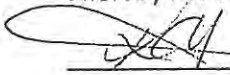
If the employer selected 1(a) please fill out Section 2 below.

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

_____ Federal Work Authorization User Identification Number

_____ Date of Authorization

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

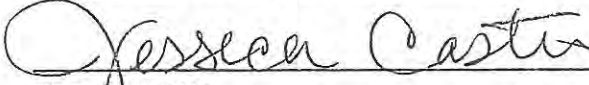


Signature of Authorized Officer or Agent

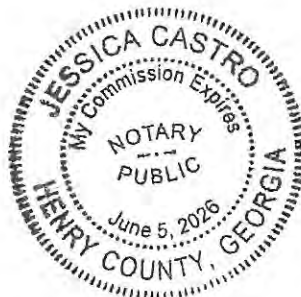
Keisha Stubbs
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE


3rd DAY OF March, 2023



NOTARY PUBLIC
My Commission Expires: June 5th 2026



COMMISSIONER *Robert H. Miller*



1223185

DRIVER'S LICENSE

KEISHA VANESSA
STUBBS

282 HUNTERS CHASE
MCDONOUGH, GA 30263-7443
HENRY

Restrictions: A End NONE
Iss: 02/10/2016

Sex: F Eyes: BRO
Hgt: 5'-04" Wgt: 143.10

DD: 282000434720054254

URGENT MEDICAL INFORMATION ON REVERSE

K. Stubbs



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution to Approve the Additional Location of Peeksville Road Extension

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, T-SPLOST

Date Received: March 29, 2023

Workshop Date: N/A

Regular Meeting Date: April 3, 2023 (updated from 2019)

Discussion:

Attached is a Resolution to designate a further extension and updated location of the Peeksville Road Extension as part of the process in property acquisition for the Right-of-Way for the new and important roadway link.

Recommendation:

APPROVE RESOLUTION TO FURTHER APPROVE AND DESIGNATE THE ADDITIONAL LOCATION OF PEEKSVILLE ROAD EXTENSION AND FOR OTHER PURPOSES.

RESOLUTION NO. _____

A RESOLUTION TO FURTHER APPROVE AND DESIGNATE THE ADDITIONAL LOCATION OF PEEKSVILLE ROAD EXTENSION AND FOR OTHER PURPOSES

WHEREAS, the City of Locust Grove (the “City”) previously determined that it was in the best interests of the public to extend Peeksville Road from its current terminus with Highway 42 so that it would connect to Cleveland Street (then known and referred to as “Peeksville Road Extension”);

WHEREAS, the City’s mayor and council also previously adopted Resolution No. 19-02-028: A Resolution to Approve and Designate the Location of Peeksville Road Extension and for Other Purposes;

WHEREAS, pursuant to Resolution No. 19-02-028, the City filed a plat with the Georgia Department of Transportation; advertised the approval and designation of the original location for the Peeksville Road Extension as provided for in O.C.G.A. § 32-3-5(c); and proceeded with the retention of experts and consultants necessary for the creation of plans and appraisals of properties needed to construct this roadway improvement;

WHEREAS, the City has now determined that it is in the best interests of the public to instead further extend Peeksville Road from its current terminus with Highway 42 so that it will connect to Frances Ward Drive (to be now known and referred to as “Peeksville Road Extension”) to provide an alternative route to reduce and mitigate traffic congestion in downtown Locust Grove from Bill Gardner Parkway to Martin Luther King Boulevard along State Route Highway 42/23; and,

WHEREAS, the City is authorized by the Georgia Constitution and state law to perform this undertaking; and,

NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTION IS HEREBY ADOPTED:

1.

THAT the above preamble is incorporated here.

2.

THAT the City's Mayor and Council hereby approve and designate the location of a new roadway to be now known as the Peeksville Road Extension. The location of the Peeksville Road Extension is depicted on the plat attached hereto and incorporated herein by reference, marked Exhibit "A." Further, Peeksville Road Extension shall be located in Land Lot 186 of the 2nd Land District in the City of Locust Grove, Henry County, Georgia. Finally, Peeksville Road Extension shall run west from the present terminus of Peeksville Road with Highway 42 so that the new western terminus of Peeksville Road will intersect with Frances Ward Drive.

4.

THAT the City's employees, agents, or both, are hereby authorized and specifically directed to take all actions necessary or convenient to effectuate the purposes of this Resolution, including, but not limited to: filing the plat attached as Exhibit "A" with the Georgia Department of Transportation; advertising the approval and designation of the location for the Peeksville Road Extension as provided for in O.C.G.A. § 32-3-5(c); and proceeding with the retention of experts and consultants necessary for the creation of plans needed to construct this roadway improvement, including, but not limited to: surveys, tests, engineered drawings, and designs.

5.

THAT to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

6.

THAT all City resolutions are hereby repealed to the extent they are inconsistent with this resolution.

7.

THAT this Resolution shall take effect immediately upon adoption.

SO RESOLVED, this _____ day of _____, 2023.

ROBERT PRICE, Mayor

ATTEST:

APPROVED AS TO FORM:

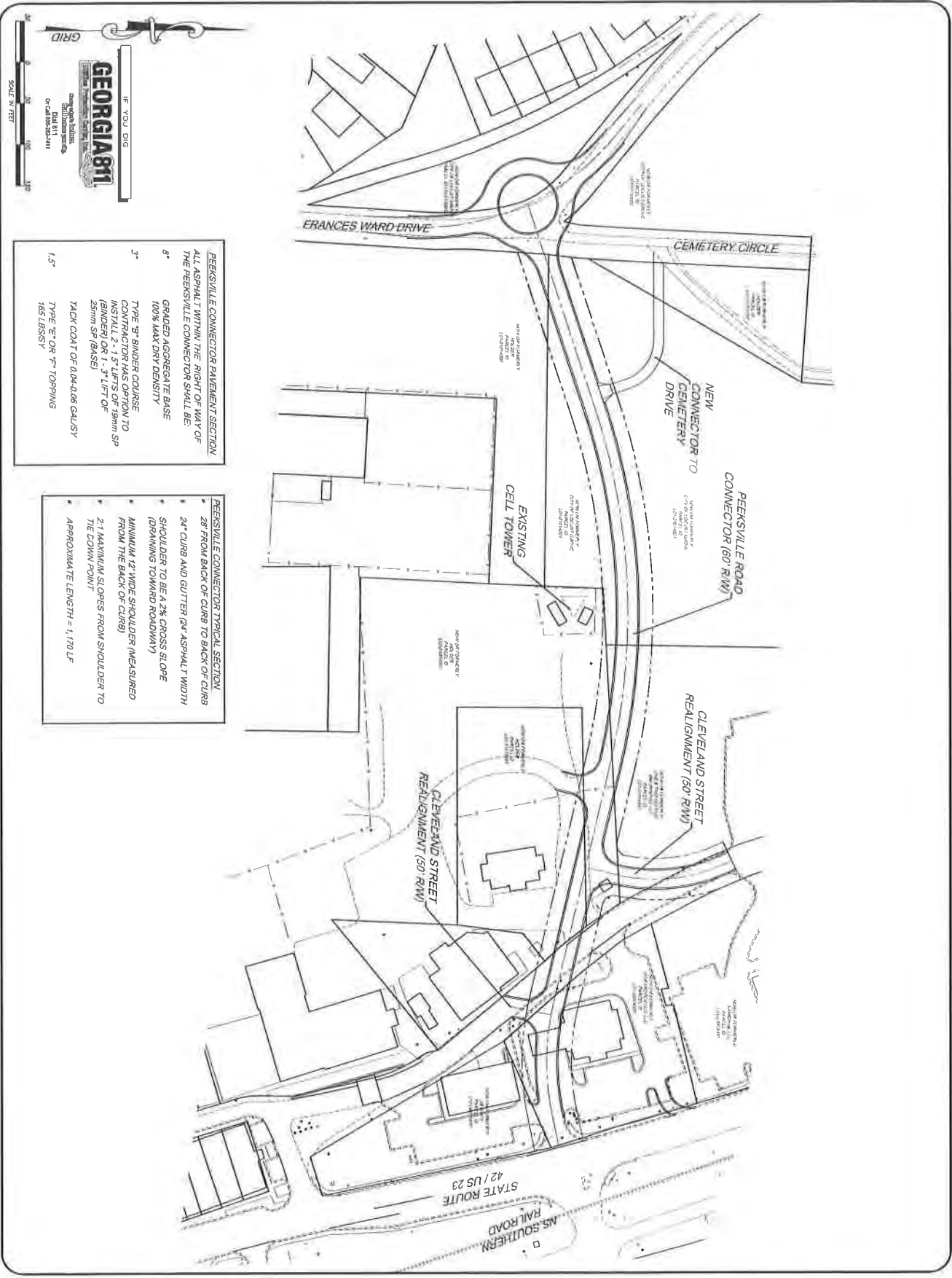
City Clerk

City Attorney

(Seal)

EXHIBIT "A"

Plat Showing Location of Proposed Roadway to be Known as Peeksville Road Extension



IF YOU DIG
GEORGIA811
 Call before you dig
 1-800-4-A-DAWG
 1-800-426-2864
 www.georgia811.com

SCALE: 1" = 20'

GRID

PEEKSVILLE CONNECTOR PAVEMENT SECTION

ALL ASPHALT WITHIN THE RIGHT-OF-WAY OF THE PEEKSVILLE CONNECTOR SHALL BE:

- 8" GRADED AGGREGATE BASE 100% MAX DRY DENSITY
- 3" TYPE "B" BINDER COURSE CONTRACTOR HAS OPTION TO INSTALL 1" 1.5" US OF 19mm SP OR 1" 1.5" US OF 14mm SP (25mm SF BASE)
- 1.5" TACK COAT OF 0.04-0.06 GAL/SY 165 LBS/SY

PEEKSVILLE CONNECTOR TYPICAL SECTION

- 28' FROM BACK OF CURB TO BACK OF CURB
- 24' CURB AND GUTTER (24' ASPHALT WIDTH (SPANNING TOWARD ROADWAY))
- SHOULDER TO BE A 2% CROSS SLOPE (SPANNING TOWARD ROADWAY)
- MINIMUM 12" WIDE SHOULDER (MEASURED FROM THE BACK OF CURB)
- 2:1 MAXIMUM SLOPES FROM SHOULDER TO THE DOWN POINT
- APPROXIMATE LENGTH = 1,170 LF

NO.	REVISIONS	DATE

DRAWING INFORMATION

DATE: 08/11/2011
 TIME: 08:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

CONCEPTUAL ALIGNMENT

ROUTE A



METRO ENGINEERING & SURVEYING CO., INC.
 SURVEYORS ENGINEERS PHOTOGRAMMETRISTS
 1448 Highway 27 North, Marietta, Georgia 30067
 Phone: 770-577-1177 Fax: 770-577-0550
 www.metroeng.com

PEEKSVILLE ROAD CONNECTOR
 SR 42 TO FRANCIS WARD DRIVE
 LOCUST GROVE GEORGIA
 FOR
 CITY OF LOCUST GROVE, GEORGIA
 P O BOX 900
 LOCUST GROVE, GEORGIA