



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Conditional Use Request to allow gravel-surfaced truck/tractor-trailer parking on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, and 111-01010000).

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: September 27, 2023

Budget Item: N/A

Date Received: September 5, 2023

Workshop Date: October 16, 2023

Regular Meeting Date: November 6, 2023

Discussion:

Rob Franks of McDonough, GA requests a Conditional Use for 23.25+/- acres located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) on Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

Recommendation:

Staff recommends DENIAL of the request.

However, if after hearing the concurrent rezoning and future land use map amendment requests pertaining to the subject property, the City Council chooses to approve the applicant's Conditional Use Request, the following conditions are recommended:

1. All entry/exit points to the truck parking area shall be secured with fencing, gates, and/or security.

2. In addition to required buffering, the applicant shall install opaque privacy fencing eight (8) feet in height around the perimeter of the parking lot.
3. The applicant shall coordinate with the LGPD for the installation of flock cameras.
4. The gravel surface shall be kept in a neat and orderly fashion at all times and is subject to an annual inspection from the City Code Enforcement Officer.
5. No tractor-trailer or any other vehicle shall be occupied overnight.
6. Security cameras shall be installed with occasional checks by the City of Locust Grove Code Enforcement to ensure compliance with no overnight sleeping is maintained. Camera recordings shall be maintained on record for no less than 30 days.

ORDINANCE NO. _____

AN ORDINANCE TO DENY A CONDITIONAL USE FOR 23.25+/- ACRES LOCATED ON HIGHWAY 42 (PARCELS: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) IN LAND LOT 233 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, Rob Franks of McDonough, GA requests a Conditional Use for 23.25 +/- acres located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in land lot 233 of the 2nd District (the “Property”), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request for a Conditional Use on September 5, 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 October 16, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requests a Conditional Use for the purpose of developing a gravel truck parking lot; 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 Conditional Use is hereby **APPROVED**.
- (X) 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.
- (X) If no **Exhibit D** is attached hereto, then the property is zoned without conditions.

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 November 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



CONDITIONAL USE EVALUATION REPORT

October 16, 2023

FILE: CU-23-09-03

TRUCK PARKING – GRAVEL LOT

Property Information	
Tax ID	111-01012000, 111-01012001, 111-01011000, & 111-01010000
Location/address	Highway 42 , west of Park 42 Drive
Parcel Size	23.25 +/- acre
Current Zoning	RA (Residential Agricultural)
Request	The applicant is requesting a Conditional Use to develop the property as a gravel truck parking lot
Proposed Use	Gravel Truck Parking Lot
Existing Land Use	Vacant/Undeveloped
Future Land Use	Service Commercial and Parks, Recreation, Conservation
Recommendation	Denial

Summary

Rob Franks of McDonough, GA requests Conditional Use for property located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District. The property consists of 23.25 +/- acres and is currently zoned RA (Residential Agricultural). The applicant requests a Conditional Use for the purpose of developing the subject property as a gravel surfaced tractor-trailer parking lot.

Tractor-trailer & oversized vehicle parking is permitted with an approved Conditional Use within the M-1 (Light Manufacturing) and M-2 (General Industrial) zoning districts. However, the applicant's request is not consistent with the current Service Commercial and Parks, Recreation, Conservation future land use designations of the subject properties. Chapter 15.44.060 of the Locust Grove Code of Ordinances includes a provision for gravel parking within the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts, only, with an approved Conditional Use granted by the City of Locust City Council. Neither the current zoning nor the current future land use designations of the subject properties support the applicant's request. Nevertheless, the properties surrounding the subject properties are primarily designated for Industrial and Service Commercial future land uses.

	<i>Current Zoning</i>	<i>Current Land Use</i>
North	C-3 (Heavy Commercial) & M-1 (Light Industrial)	Commercial and Industrial
South	RA (Residential Agricultural)	Vacant/Undeveloped
East	C-2 (General Commercial), M-1 (Light Industrial), & M-2 (Heavy Industrial)	Commercial & Industrial



CONDITIONAL USE EVALUATION REPORT

October 16, 2023

FILE: CU-23-09-03

TRUCK PARKING – GRAVEL LOT

West	RA (Residential Agricultural)	Vacant/Undeveloped
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Source: City of Locust Grove Official Zoning Map, updated 2023

Service Delivery / Infrastructure

Water and Sewer: No facilities requiring water or sewer services are shown on the proposed site plan.

Police Services: Locust Grove Police Department will continue to perform regular patrols of the area.

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

Transportation Impacts: The subject property is located within an area near existing industrial uses and will likely serve existing truck traffic. The site entrance/exit location shall be located on Highway 42.

Criteria for Evaluation of 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 request is consistent with the existing uses and future land use designations of the surrounding properties to the north and east of the subject property.

(2) The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter. The request is not consistent with the current zoning district. The requested Conditional Use for a gravel tractor-trailer parking lot is only permitted in the M-1 (Light Industrial) and M-2 (Heavy Industrial) zoning districts. The subject property is currently zoned RA (Residential Agricultural).

(3) Consistency with the Land Use Plan. The request is inconsistent with the future land use designations for the subject properties.

(4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems. No water/sewer is shown on the proposed site plan and the



CONDITIONAL USE EVALUATION REPORT

October 16, 2023

FILE: CU-23-09-03

TRUCK PARKING – GRAVEL LOT

subject parcels do not have access to City water/sanitary sewer service. No impact is anticipated.

(5) The impact of the proposed amendment on adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes. There is little additional impact with this request in terms of vehicular circulation, as the proposed parking lot will likely serve existing truck traffic. The proposed truck parking facility may improve circulation in extant private parking lots within the City by providing drivers with an alternative option. The concept plan illustrates a total of 447+/- truck parking spaces.

(6) The impact upon adjacent property owners should the request be approved. Much of the surrounding area has already been developed for industrial or commercial use or is designated for future land use industrial. Any impact to the adjoining parcels, particularly those zoned RA (Residential Agricultural) can be mitigated by buffering, lighting, and security. Please refer to the conditions listed below.

(7) The ability of the subject land to be developed as it is presently zoned. The subject property is zoned RA (Residential Agricultural). The current zoning of the subject property does not support the applicant's request.

(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 on the property that would preclude development.

(9) The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development staff and City Council may use in furthering the objectives of the Land Use Plan. The merits are not consistent with the City of Locust Grove's zoning ordinance and Future Land Use Map. The proposed truck parking, if approved, could fulfill an existing need for more formalized truck parking locations within the City, but current policies do not support the requested change.

Recommendation

Staff recommends DENIAL of the request.

However, if after hearing the concurrent rezoning and future land use map amendment requests pertaining to the subject property, the City Council chooses to approve the applicant's Conditional Use Request, the following conditions are recommended:

1. All entry/exit points to the truck parking area shall be secured with fencing, gates, and/or security.
2. In addition to required buffering, the applicant shall install opaque privacy fencing eight (8) feet in height around the perimeter of the parking lot.



CONDITIONAL USE EVALUATION REPORT

October 16, 2023

FILE: CU-23-09-03

TRUCK PARKING – GRAVEL LOT

3. The applicant shall coordinate with the LGPD for the installation of flock cameras.
4. The gravel surface shall be kept in a neat and orderly fashion at all times and is subject to an annual inspection from the City Code Enforcement Officer.
5. No tractor-trailer or any other vehicle shall be occupied overnight.
6. Security cameras shall be installed with occasional checks by the City of Locust Grove Code Enforcement to ensure compliance with no overnight sleeping is maintained. Camera recordings shall be maintained on record for no less than 30 days.

EXHIBIT B

R2-23-09-01
CW-23-09-01
PUM-23-09-01

Request for Zoning Map Amendment

Name of Applicant Rogers Laster et al Phone: 678 704 1303 Date: _____

Address Applicant: 2700 Highway 42 South Cell # _____

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

Name of Agent Rob Franks Phone: 770-231-6147 Date: 06/30/2023

Address Agent: 200 Willis Drive Cell # 770-231-6147

City: Stockbridge State: GA Zip: 30281 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 DRI Review/Concurrent Amendment to the Future Land Use Plan

Request from RA (Current Zoning) to M1 (Requested Zoning)

Request from Low Density Residential (Current Land Use Designation) to Industrial (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking (Type of Development)

Address of Property: 2678 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 17.147 acre(s), Land Lot Number(s): 233 & 234, District(s): 12 2nd _____

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

Property Tax Parcel Number: 111-01012000 (Required)

Christine Burns
Witness Signature

Rogers Laster
Signature of Owner/s

Christine Burns
Printed Name of Witness

Rogers LASTER
Printed Name of Owner/s

Cassandra McCalister
Notary

[Signature]
Signature of Agent

(For Office Use Only)

Total Amount Paid \$5022.50 Credit card Cash _____ Check # _____ Received by: A. Williams (FEES ARE NON-REFUNDABLE)

Application checked by: A. Williams Date: 9/5/23 Map Number(s): 111

Pre-application meeting: _____ Date: _____

Public Hearing Date: Oct. 16, 2023

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 2nd day of 09, 2023

Rogers Laster et al
Applicant's Name - Printed

Rogers Laster
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M. Calixte
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: Rogers Laster et al

Address/Location of Request: 0 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

Request for Zoning Map Amendment

Name of Applicant: Rogers Laster et al Phone: _____ Date: 06/30/2023

Address Applicant: 2700 Highway 42 South Cell # _____

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

Name of Agent: Rob Franks Phone: 770-231-6147 Date: 06/30/2023

Address Agent: 200 Willis Drive Cell # _____

City: Stockbridge State: GA Zip: 30281 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 DRI Review/Concurrent Amendment to the Future Land Use Plan

Request from RA (Current Zoning) to M1 (Requested Zoning)

Request from Low Denisty Residential (Current Land Use Designation) to Industrial (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking
(Type of Development)

Address of Property: 0 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.222 acre(s), Land Lot Number(s): 233, District(s): 12 2nd

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

Property Tax Parcel Number: 111-01010000 (Required)

Christie Burns
Witness Signature

Rogers Laster
Signature of Owners/s

Christino Burns
Printed Name of Witness

ROGERS LASTER
Printed Name of Owner/s

Cassandra M. Collette
Notary

[Signature]
Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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 14 day of Sept 2023.

Rogers Laster et al
Applicant's Name - Printed

Rogers Laster
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M. Calixte
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: Rogers Laster et al

Address/Location of Request: 2678 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

Request for Zoning Map Amendment

Name of Applicant Christine L Burns Phone: 6787041303 Date: 06/30/2023

Address Applicant: 2700 Highway 42 South Cell # _____

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

Name of Agent Rob Franks Phone: 770-231-6147 Date: 06/30/2023

Address Agent: 200 Willis Drive Cell # _____

City: Stockbridge State: GA Zip: 30281 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 DRI Review/Concurrent Amendment to the Future Land Use Plan

Request from RA (Current Zoning) to M1 (Requested Zoning)

Request from Low Denisty Residential (Current Land Use Designation) to Industrial (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking (Type of Development)

Address of Property: 2700 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.203 acre(s), Land Lot Number(s): 233, District(s): 12 2nd _____

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

Property Tax Parcel Number: 111-01011000 (Required)

Rogers Laster
Witness Signature

Christie Burns
Signature of Owners/s

Rogers Laster
Printed Name of Witness

Christine Burns
Printed Name of Owner/s

Assandry Calixte
Notary

[Signature]
Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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 2nd day of 09, 2023.

Christine L Burns
Applicant's Name - Printed

Christie Burns
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M. Calixte
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: Christine L Burns

Address/Location of Request: 2700 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

Request for Zoning Map Amendment

Name of Applicant: Stanley J Langley Phone: 678 704/303 Date: 06/30/2023
Address Applicant: 1138 Chateau Ter Cell # _____
City: McDonough State: GA Zip: 30253 E-mail: _____
Name of Agent: Rob Franks Phone: 770-231-6147 Date: 06/30/2023
Address Agent: 200 Willis Drive Cell # _____
City: Stockbridge State: GA Zip: 30281 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 DRI Review/Concurrent Amendment to the Future Land Use Plan

Request from RA (Current Zoning) to M1 (Requested Zoning)

Request from Low Density Residential (Current Land Use Designation) to Industrial (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking
(Type of Development)

Address of Property: 2690 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.644 acre(s), Land Lot Number(s): 233, District(s): 12 2nd

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

Property Tax Parcel Number: 111-01012001 (Required)

Christine Burns
Witness Signature

Stanley J Langley
Signature of Owner/s

Christine Burns
Printed Name of Witness

Stanley J Langley
Printed Name of Owner/s

Cassandra Calixte
Notary

[Signature]
Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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 2nd day of Sept 20 23

Stanley J Langley

Applicant's Name - Printed

Stanley J Langley

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M Calixte
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: Stanley J Langley

Address/Location of Request: 2690 Highway 42 S, Locust 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: N/A

Estimated water usage: NA (GALLONS)

Estimated sewer usage: NA (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



Franks & White, LLC
Real Estate Services
200 Willis Dr.
Stockbridge, GA 30281
770-477-5959
GA R. E. License # 47160

RECEIVED
SEP 05 2023
City of Locust Grove
Community Development

08/04/2023

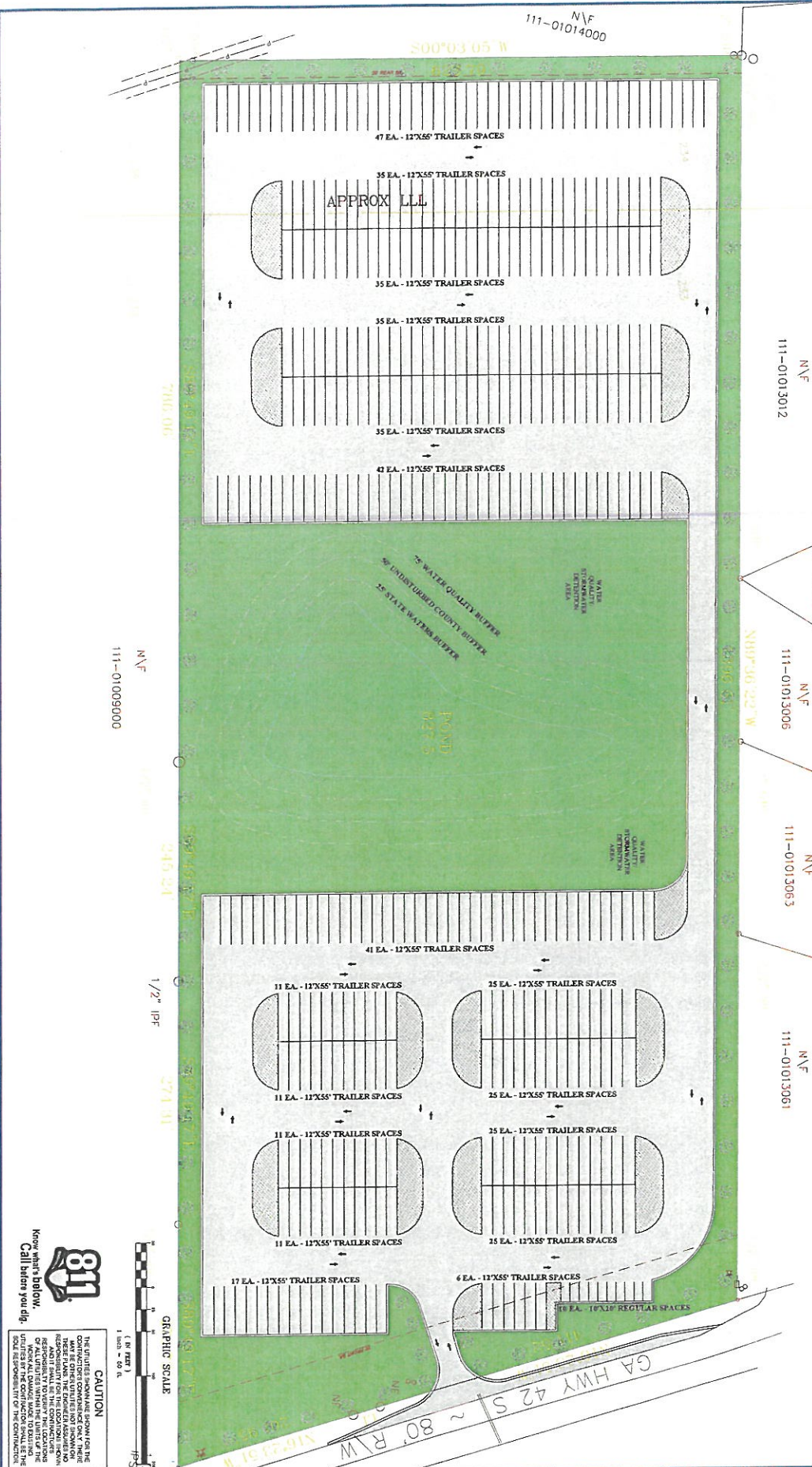
To Mayor, Council and Staff,

The intent of this letter is for Rogers Laster, Stanley Langley and Christine Burns to notify all concerned parties that as the owner of the property we would like to request a change in the zoning from low-density residential to Industrial Commercial Truck Parking. We believe the change in zoning will help fulfill a need in the local area and assist in alleviating the parking issues of commercial trucks and trailers in the surrounding business parking lots, residential lots, and interstate on and off ramps. The facility will be fenced with the Hwy 42 frontage gated for controlled access. We believe this will complement the area and fit in nicely with what has been developed on the surrounding adjacent parcels.

A handwritten signature in black ink, appearing to be "Rob Franks", written over a horizontal line.

08-04-2023

Robert (Rob) G. Franks Agent for Rogers Laster, Stanley Langley, Christine Burns Date:



- GENERAL NOTES**
1. Owner/Developer: Franks & White Realty
 2. Site Area: +121,212 acres of 924,033 sq. ft. Parcel #111-01012000
 3. Location: 2678 Highway 42 S, Locust Grove (City limits), Henry County, Georgia
 4. Zoning District: Commercial
 5. Proposed: 102,257 Trailer/Trailer Spaces
 6. Lot Coverage: 572,839 sq. ft. (63.1%)
 7. Potable Water & Sanitary Sewer services are provided by Henry County Water & Sewer Authority.
 8. Electricity service provided by Georgia Power.
 9. Telephone service provided by AT&T.
 10. The funding source for this development/interchange project is private.
 11. A work shall comply with the City of Locust Grove's current regulations and O.S.H.A. Standards.
 12. Contractor is responsible for calling utility production center and determining the location and existence of all utilities prior to any construction. 911.

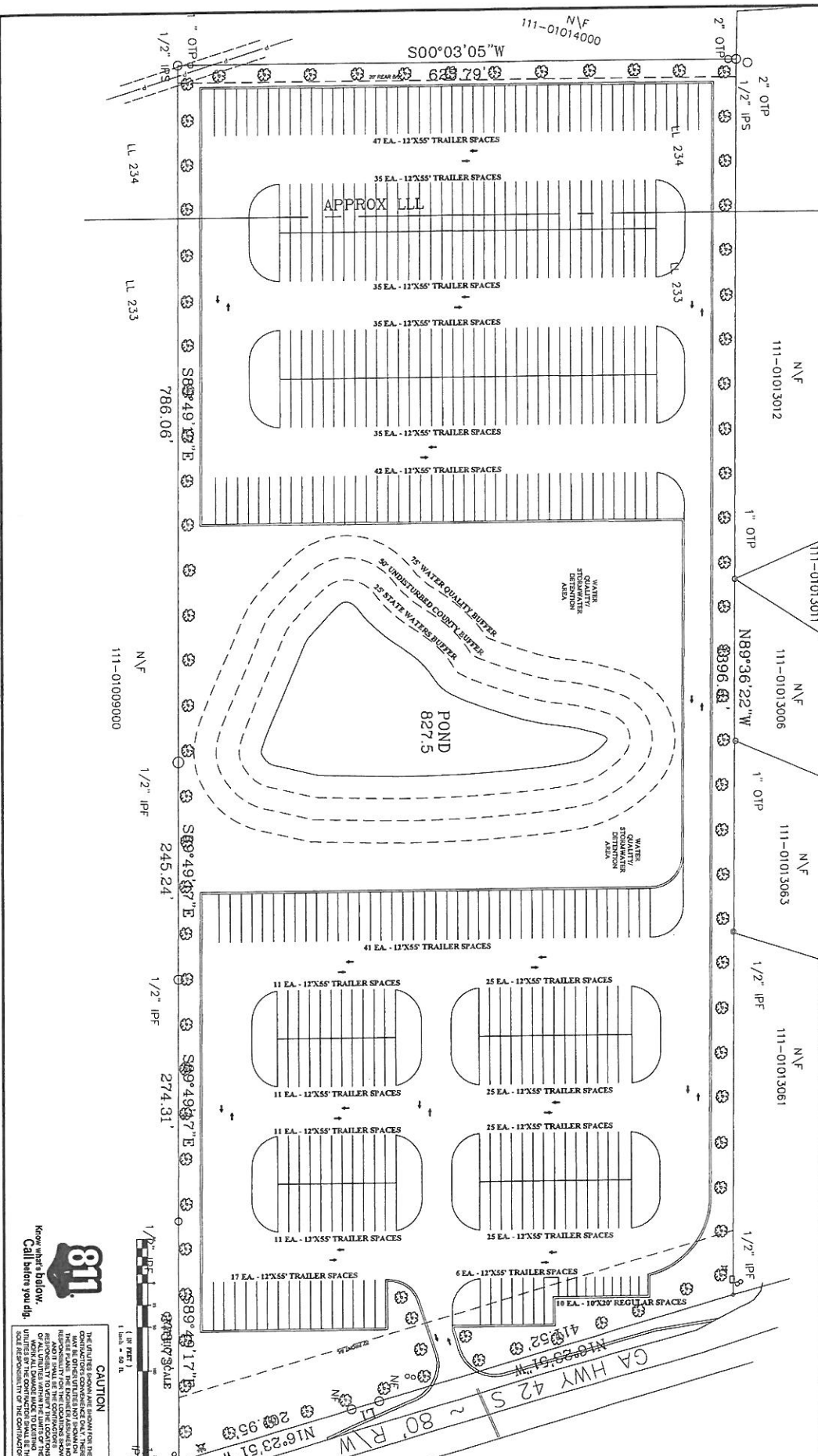
CAUTION

THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

Know what's below.
Call before you dig.

GRAPHIC SCALE
1 inch = 50 ft.

DATE June 10, 2023 SCALE 1" = 50' SHEET NUMBER 1	CONCEPT PLAN FOR PROPOSED TRUCK/TRAILER PARKING FACILITY Land Lot 233 & 234 of the 2nd District Locust Grove, Henry County, Georgia	APPLICANT/DEVELOPER/BUILDER FRANKS & WHITE REALTY Rob Franks, (770) 231-6147	Engineering, Development & Construction, LLC 65 Green Valley Circle McDonough, Georgia 30252 Engineering, Development & Construction	THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
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- GENERAL NOTES**
1. Owner/Developer: Franks & White Realty
 2. S&B Area: ±27,212 acres of 824,033 st. Parcel #11-0101200
 3. Zoning District: C-3 (General Office)
 4. Proposed User: Truck/Trailer Parking Facility
 5. Proposed Use: 437 Trailer Spaces
 6. Lot Coverage: 572,839 sq ft ± 4.91, 99%
 7. There are state waters located on this site.
 8. Potable Water & Sanitary Sewer services are provided by Henry County Water & Sewer Authority.
 9. Electricity service provided by Georgia Power.
 10. The funding source for this development/landuse project is private.
 11. The applicant shall obtain all permits prior to starting construction.
 12. Contractor shall obtain all permits for utility protection center and determining the location and existence of all utilities prior to any construction. §11.

811

Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FROM THE CONDUCTIVITY DATA ONLY. THESE UTILITIES ARE NOT GUARANTEED TO BE EXACTLY AS SHOWN. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO ANY UTILITIES OR FOR THE CONSTRUCTION OF UTILITIES UNDER THE BURDEN OF THE UNLAWFUL INFORMATION OF THE CONDUCTIVITY DATA.

DATE: June 10, 2013
SCALE: 1" = 50'
SHEET NUMBER: 1

<p>CONCEPT PLAN FOR PROPOSED TRUCK/TRAILER PARKING FACILITY</p> <p>LandLot 233 & 234 of the 2nd District Locust Grove, Henry County, Georgia</p>	<p>APPLICANT/DEVELOPER/BUILDER FRANKS & WHITE REALTY</p> <p>Rob Franks, (770) 231-6147</p>	<p>Engineering, Development & Construction, LLC</p> <p>65 Green Valley Circle McDonough, Georgia 30252 Engineering, Development & Construction</p>	<p>The Engineer is not responsible for the design of the facility or the construction of the facility. The Engineer is only responsible for the design and construction of the parking spaces shown on this plan.</p>
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See Affidavit BK 705 pg 215

BOOK 293 Int 176

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GEORGIA

MAR 10 9 56 AM '77

RECORDED IN DEED BOOK 293
PAGE 176
DATE 3-16-77
DORIS L. JAMES
Clerk of Superior Court

Handwritten notes: *Handwritten*, *Handwritten*, *Handwritten*, *Handwritten*, *Handwritten*

GEORGIA, HENRY COUNTY.

THIS INDENTURE, made this 9th day of MARCH, 1977,
between ROGER LASTER & CHRISTINE LASTER BURNS, Executors of the Last Will
and Testament of Minnie Laster, late of Henry County, Georgia, deceased,
hereinafter called grantors, and ROGER LASTER, CHRISTINE LASTER BURNS, and
VERA LASTER MCKENZEV, of Henry County, Georgia, hereinafter called
grantees;

WITNESSETH THAT: The grantors do hereby grant and convey unto the
grantees the following described tract or parcel of land:

A tract or parcel of land lying on the West side of Highway No. 42
about 2 miles North of Locust Grove, and in Locust Grove District of
Henry County, Georgia. This tract of land has 646 feet fronting on
Highway 42 and runs Westward to lands, now or formerly, of Alexander,
and is bounded, now or formerly, as follows: On North by lands of
Walker Combs; on East by Highway No. 42; on South by lands of Mrs. G. I.
King; and on West by lands of A. A. Alexander, formerly Tom Williams
Place. Said tract contains 23 acres, as measured by T. J. Collins,
Surveyor, and is the same land conveyed by Grover C. McClendon to W. A.
Laster by deed dated May 2, 1958, and is the same land as that described
in deed of record in Clerk's Office, Henry County, in Deed Book 43,
page 527.

TO HAVE AND TO HOLD the above described land and appurtenances
unto the said ROGER LASTER, CHRISTINE LASTER BURNS, and VERA LASTER
MCKENZEV, the grantees herein, in as full and ample a manner as the same
was possessed and enjoyed by the said Minnie Laster in her lifetime.

The estate of said Minnie Laster, deceased, has been fully
administered, all debts paid, and this deed is made as evidence of the
assent of the Executors of the will of the said Minnie Laster, deceased,
to the passing of the legacy and devise under Item II of said will, which
will has been probated in solemn form in the Probate Court of Henry County,
Georgia, and appears of record in the office of the Probate Court in
Will Book J, page 229.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and
seals the day and year above written.

Roger Laster (SEAL)
ROGER LASTER

Christine Laster Burns (SEAL)
CHRISTINE LASTER BURNS
EXECUTORS OF THE LAST WILL AND TESTAMENT
OF MINNIE LASTER, DECEASED

Signed, sealed and delivered
in the presence of:
Benjamin Smith
Charles Wayne Smith
Notary Public

2015 SEP 25 PM 12: 08

Return to:
Mills Law Group, LLC
2300 Lakeview Parkway, Suite 700
Alpharetta, Georgia 30009
File No.: BW15S021

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on 20th day of July, 2015, between

Tariq N. Rathur

hereinafter referred to as "Grantor" and

Stanley J. Langley

hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" shall include their respective heirs, executors, legal representatives, successors and assigns where the context requires or permits and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 233 of the 2nd District of Henry County, Georgia, consisting of 1.25 acres, more or less, and being more particularly described as follows: Beginning at the intersection of the North line of Land Lot 233 and the West right of way of State Route 42; thence Southerly along the West right of way of State Route 42 for a distance of 419 feet to an iron pin at the true point of beginning; thence due West for a distance of 795.00 feet to an iron pin; thence South 17 degrees 00 minutes East for a distance of 232.00 feet to an iron pin; thence due East for a distance of 245.00 feet to an iron pin; thence North 17 degrees 00 minutes West for a distance of 200.00 feet to an iron pin; thence due East for a distance of 550.00 feet to an iron pin; thence North 17 degrees 00 minutes West for a distance of 32.00 feet to an iron pin at the true point of beginning. Said property being known as 2690 Highway 42 according to the present system of numbering property in Henry County, Georgia.

This Deed is given subject to all easements, restrictions and encumbrances of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

Whitman

Unofficial Witness

Tariq N. Rathur

Tariq N. Rathur

Sandra H. Donaldson

Notary Public
My Commission Expires:



STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of _____ Division of Property _____

~~XXXXXXXXXXXX~~ paid I, CHARLIE BURNS, JR. _____

of the County of Henry _____ do hereby sell and convey unto

CHRISTINE L. BURNS

of the County of Henry, her _____ heirs and assigns, a tract or parcel

of land, which is described as follows:

My one-half undivided interest in and to:

All that tract or parcel of land lying and being in Land Lot 233 of the 2nd District of Henry County, Georgia, more particularly described as follows:

BEGINNING at an iron pin at the Northwest corner of property of Clarence Stillwell at a point which is 275 feet West along North line of Clarence Stillwell property from Southwest right of way line of State Route 42, and running from said point of beginning South 17 degrees 11 minutes East along West line of Stillwell property 200 feet to an iron pin; thence West 275 feet to an iron pin; thence North 17 degrees 11 minutes West 200 feet to an iron pin; thence East 275 feet to point of beginning

ALSO an easement over and across a strip of land in Land Lot 233 of the 2nd District of Henry County, Georgia, more particularly described as follows:

BEGINNING at the Northeast corner of Clarence Stillwell property on the Southwest right of way line of State Route 42 and running thence West along the North line of Stillwell property 275 to an iron pin (at Northeast corner of Charlie Burns land); thence, continuing West along North line of Burns property 30 feet; thence North 30 feet; thence East 300 feet, more or less, to Southwest right of way line of State Route 42; thence Southeasterly along said Southwest right of way line of State Route 42 a distance of 32 feet, more or less, to point of beginning.

Said easement is granted for use as a driveway for access to the tract of land above described and is intended to be over a strip of land 30 feet in width immediately north of and adjacent Stillwell property and extending to the tract of land heretofore conveyed to Charlie Burns.

By the acceptance of this deed, the grantee herein agrees to assume and pay the outstanding obligation due Farmers Home Administration under deed dated October 27, 1971, recorded Deed Book 130, pages 213-216, Henry County Records.

This conveyance is made in accordance with separation agreement between grantor and grantee herein dated January 7, 1980, which agreement is to be filed in Civil Action File No. _____, Henry Superior Court.

To Have and to Hold said land and appurtenances unto said _____

CHRISTINE L. BURNS, her _____

heirs, executors, administrators, and assigns, in fee simple.

I _____ warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I _____ have hereunto set my hand and affixed my seal

this the 7th day of January, 1980

Signed, sealed and delivered in the presence of:

Henry County, Georgia
Real Estate Transfer Tax

Paid \$ _____
Date 1-8-80

FILED IN OFFICE
CLERK SUPERIOR COURT
HENRY COUNTY, GA.

JAN 8 2 24 PM '80

REC'D IN BK 464
DATE REC'D 1-9-80

CLERK _____

GEORGIA
PUBLIC

Christine L. Burns
Charlie J. Burns (L.S.)
_____ (L.S.)
_____ (L.S.)

SMITH, WELCH & MEADOWS ATTORNEYS

DEED ONLY

WARRANTY DEED

STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of -----ONE DOLLAR AND OTHER CONSIDERATIONS--

DEED No _____ me paid _____ I, CLARENCE STILLWELL

of the County of _____ HENRY _____ do hereby sell and convey unto
ROGERS L. LASTER AND DORIS LASTER

of the County of _____ HENRY, their _____ heirs and assigns, a tract or parcel
of land, which is described as follows:

All that tract or parcel of land lying and being in Land Lot 233 of the 2nd District of Henry County, Georgia, more particularly described by reference to survey made for Clarence Stillwell by Joe Rowan, Jr., Henry County Surveyor, November 7, 1968, as follows:

BEGINNING at a point on the Southwest right-of-way line of State Route 42, which point is 433 feet Southeasterly along said right-of-way line from North line of Land Lot 233, and running from said point of beginning Southeasterly along Southwest right-of-way line of State Route 42 a distance of 200 feet; thence West 275 feet; thence North 17° 11' West 200 feet; thence East 275 feet to point of beginning.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

AUG 3 2 51 PM '81

PAID \$ 3.50

RECORDED IN BK. 458
PAGE 64
DATE RECORDED 8-3-81

DATE 8-3-81

BY _____
CLERK

_____ Clerk of Superior Court

To Have and to Hold said land and appurtenances unto said
ROGERS L. LASTER AND DORIS LASTER, their

heirs, executors, administrators, and assigns, in fee simple.

I _____ warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I _____ have hereunto set _____ MY hand _____ and affixed _____ MY seal _____

this the _____ 3rd _____ day of _____ August _____, 19 _____ 81

Signed, sealed and delivered in the presence of:

OFFICIAL WITNESS

NOTARY PUBLIC MY COMMISSION EXPIRES _____
MY COMMISSION EXPIRES ON MARCH 4, 1982

CLARENCE STILLWELL (I.S.)

(I.S.)

(I.S.)

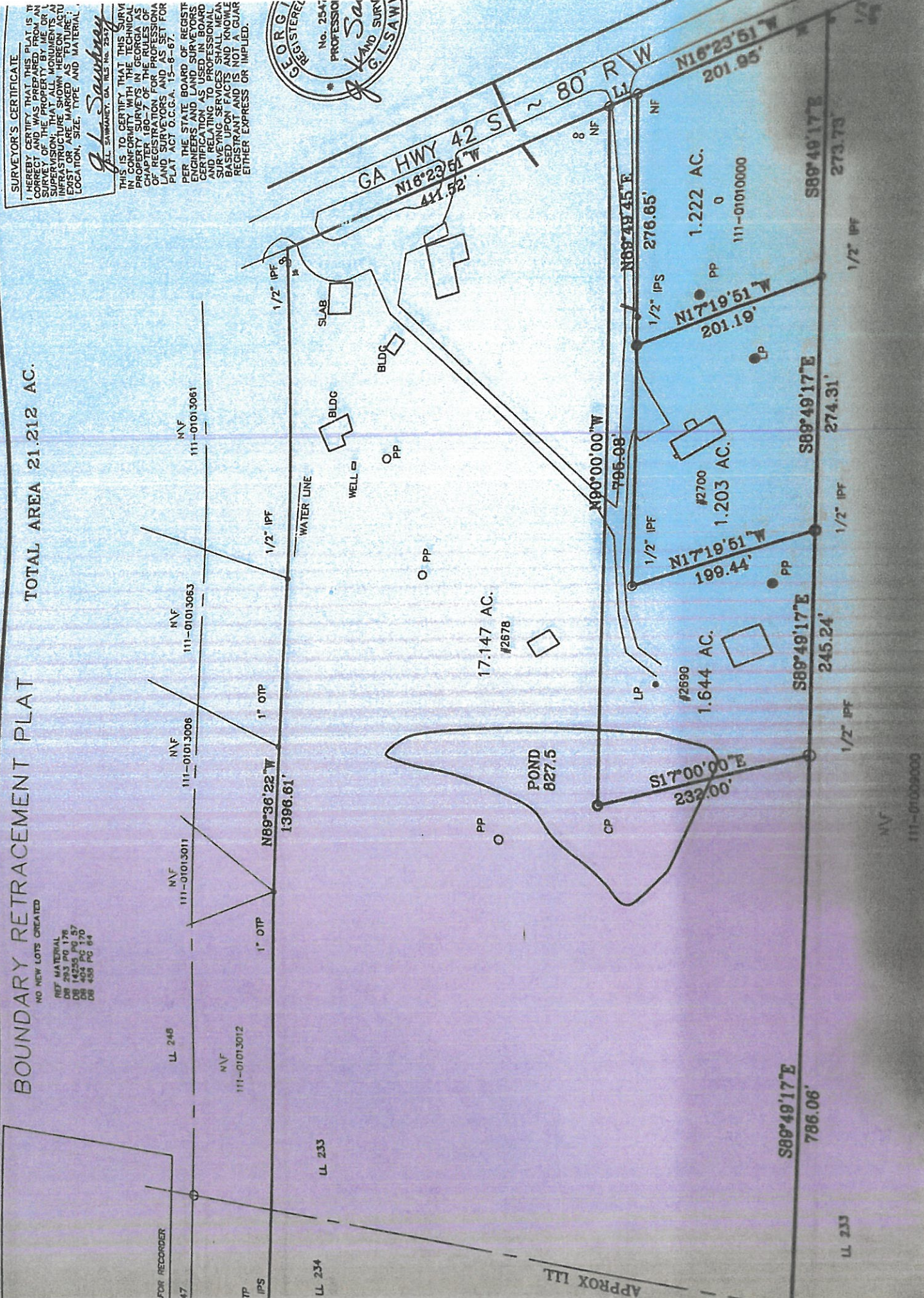
BOUNDARY RETRACEMENT PLAT

TOTAL AREA 21.212 AC.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS PREPARED FROM AN SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THE SHOW HEREON IN THIS PLAT ARE MARKED AS "FUTURE" LOCATION, SIZE, TYPE AND MATERIAL.

J.L. Sawney
 J.L. SAWNEY, D.E. FILE NO. 2547

THIS IS TO CERTIFY THAT THIS SURVEY IN CONFORMITY WITH THE TECHNICAL PROPERTY SURVEYS IN GEORGIA AS CHAPTER 180-7 OF THE RULES OF OF REGISTERED PROFESSIONAL SURVEYORS AND AS PROVIDED BY ACT O.C.G.A. 15-6-67. PER THE STATE BOARD OF REGISTERED PROFESSIONAL SURVEYORS' CERTIFICATION AS USED IN BOARD AND RELATING TO PROFESSIONAL SURVEYING SERVICES SHALL MEAN BASED UPON FACTS AND KNOWLEDGE REGISTERED PROFESSIONALS GUARANTY EITHER EXPRESS OR IMPLIED.



NO NEW LOTS CREATED
 REF MATERIAL
 DB 293 PG 176
 DB 14255 PG 57
 DB 404 PG 80
 DB 400 PG 84

N/V
 111-01009003

LL 233

APPROX ILL

Letter of Ownership

Address: 2678/2700/0/0 Hwy 42

Date: August, 8th, 2023

This letter of ownership from owners, Rogers and Doris Laster, Christine Burns and Stanley Langley, is to confirm that we are aware of the zoning request of property parcels listed below:

1. 111-01012001
2. 111-01012000
3. 111-01010000
4. 111-01011000

Rogers Laster, Doris Laster, Christine Burns, Stanley Langley

Rogers Laster
Christie Burns



EXHIBIT C

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

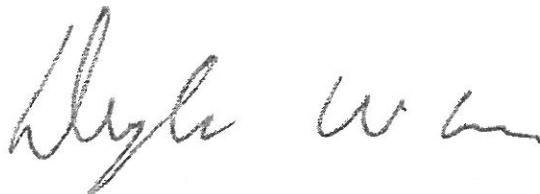
Phone (770) 951-9161
Fax (770) 339-5869

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

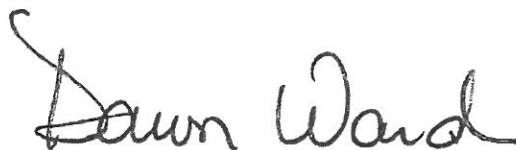
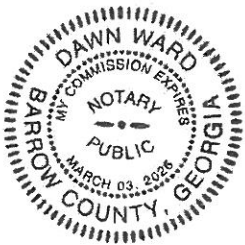
Personally appeared before the undersigned, a notary public within and for said county and state, Douglas W. Crow, Vice President of Operations, Times Journal Inc., which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **367176**
Name and File No.: **PUBLIC HEARING 10/16/23**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
09/27/2023



Douglas W. Crow, Vice President of Operations, Times Journal Inc.

Sworn and subscribed to me 09/28/2023



Notary Public
My commission expires 03/03/2026

Ad text :

Hdh2403
gpn16

Public Hearing Notice
City of Locust Grove
October 16, 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, October 16, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

**FUTURE LAND USE
MAP AMENDMENT**

Rob Franks of McDonough, GA requests a Future Land Use Map Amendment from Service Commercial and Parks, Recreation, Conservation to Industrial for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

REZONING

Rob Franks of McDonough, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) for 23.25 +/- acres located on Highway 42 (Parcel ID # 111- 01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

CONDITIONAL USE

Rob Franks of McDonough, GA requests a Conditional Use for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

COMPREHENSIVE PLAN UPDATE

The City of Locust Grove's Mayor and Council will hold a public hearing regarding the City's 2023 Comprehensive Plan Update. The purpose of this hearing is to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions or revisions; and notify the community of when the plan will be submitted to the Atlanta Regional Commission for review. All interested parties should attend. Questions should be directed to Daunt? Gibbs, Director, Community Development Department, at dgibbs@locustgrove-ga.gov or 770-957-5043.

Daunt? Gibbs
Community Development Director - City of Locust Grove
9:27, 2023

AFFIDAVIT OF SIGN POSTING

Personally appeared, before the undersigned officer duly authorized to administer oaths, 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.

Rob Franks of McDonough, GA requests a Future Land Use Map Amendment from Service Commercial and Parks, Recreation, Conservation to Industrial and rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) Conditional Use for the purpose of developing a gravel truck parking lot for 23.25+/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District.

3.

On the 27th day of September 2023, I, Brian Fornal, posted three double-sided sign notifications on the property advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 16th day of October 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Three Double-sided signs were posted 9:00 am on 9/26/23. It faces both north and south on Hwy. 42 between Bethlehem Road and Pine Grove Road.

FURTHER AFFIANT SAYETH NOT.

This 27th day of September 2023.


Affiant

Sworn and subscribed before me
this 27th day of September, 2023


Notary Public





Info

IMG_1135

September 26 2023

8 59 AM

Add a description

Size Info

3264 x 2448 3.4 MB 72 dpi 24 bit

Device Info

Apple iPad (8th generation) 3.3 mm f/2.4
1/25 sec ISO 40 EXP 0 No flash function

Source

This PC

File Path

C:\Users\Wurmble\Downloads\IMG_1135.jpg

Info

IMG_1136

September 26 2023

9 00 AM

Add a description

Size Info

3264 x 2448 3 MB 72 dpi 24 bit

Device Info

Apple iPad (6th generation) 3.3 mm f/2.4
1/100 sec ISO 32 Exp 0 No flash function

Source

This PC

File Path

C:\Users\Ytrmble\Downloads\IMG_1136.jpg



EXHIBIT D