

The background features a large, faint seal of the City of Decatur, Georgia. The seal is circular and contains a central tree with a large trunk and many leaves. The words "CITY OF DECATUR, GEORGIA" are written around the perimeter of the seal. In the top right corner, there is a solid orange rectangular block.

Town Hall Meeting

September 16, 2024

Public Safety Building

GENERAL GOVERNMENT – ANNEXATION REFERENDUM – SPLOST VI

CITY SERVICES – HOMESTEAD TAX EXEMPTION – MEET YOUR COUNCIL

Town Hall Meeting How to Guide

- ▶ Interactive Tables on each side with staff to assist
- ▶ Information available to take with you
- ▶ Workshop Meeting 6:00 to 6:30 with staff updates to Council
- ▶ There is no Quorum at this moment, so no official action can be taken
- ▶ We are here for you to give you information to make the best decision
- ▶ This is NOT a Candidate Forum. That will be on October 7, 2024



What we're all about:

POSITIONING STATEMENT

“Locust Grove, established in 1893, embodies a charming and inviting community quietly nestled where Macon and Atlanta meet. Cultivated by generations of families building their legacies within the bricks of historic Main Street, Locust Grove encourages a community where everyone is your neighbor, always willing to help and spark up a conversation. Where convenience and opportunity combine, and where history is respected and inspires a renewing future, Locust Grove always has been—and will always be—where you belong.”

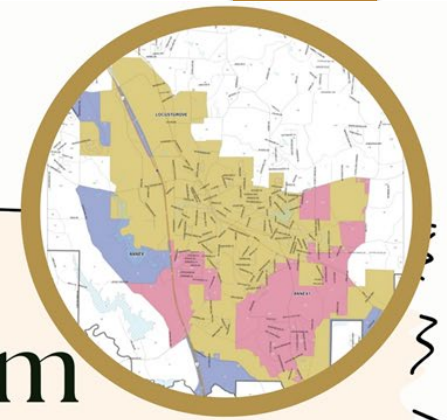
Annexation Referendum

Senate Bill 397

- ▶ Purpose to close up areas adjacent to or surrounded on multiple sides by existing limits.
- ▶ Areas in Blue annexed by General Legislature.
- ▶ Areas in Pink for referendum.

LOCUST EST. 1893
GROVE

Annexation Referendum



SB 397 was recently signed by Governor Kemp providing for an Annexation Referendum in the Areas marked in Pink (Blue already in) located along Indian Creek Road, Locust Road and certain areas off S. Ola and Peeksville Roads. Below are some key items to consider prior to the November 5, 2024 Election.

Our Services:

- ✓ Local Police Protection
- ✓ Single-Vendor Sanitation
- ✓ Free Bulk Pickup
- ✓ Free Leaf/Limb Pickup
- ✓ Local Government Focus
- ✓ More Representation

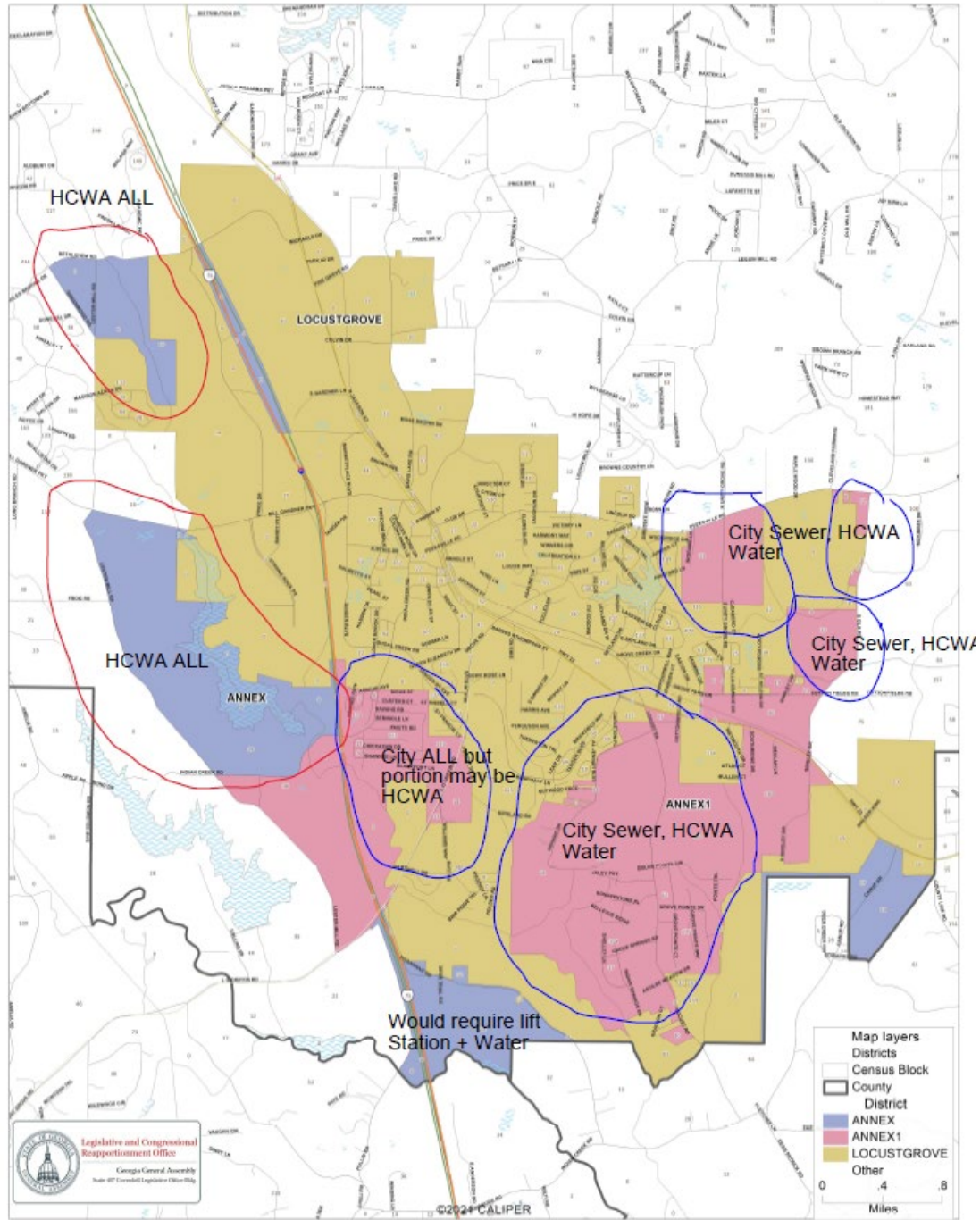
Taxes, you say?

- ✓ No current city millage
- ✓ City Millage is 5 mils lower than County (10.733 vs. 15.733 in Unincorp.)
- ✓ On a \$295,000 home, that is a savings of over \$165 depending on type standard homestead exemption.
- ✓ You can apply for 100% homestead exemption from City Ad Valorem Tax meaning no future City M&O Tax if ever applied.

Open Houses September 16 and September 30
at the Public Safety Building 5:00 PM to 7:30
PM. Come learn more about the benefits of
being in The Grove!

 www.locustgrove-ga.gov





Annexation Area Map

- LG-Griffin Road Area
- Indian Creek Road Area
 - Indian Creek Mobile Home Community
- Locust Road Area
 - Grove Pointe Subdivision
 - Ashley Woods Subdivision
 - Bonaventure Park Subdivision
 - Grove Springs Subdivision
 - Higgins Road lots
- Peeksville East
 - Ingrams Manor Subdivision
- South Unity Grove
- Davis – Singley Drive Area

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Exemptions
\$257,400.00	\$35,000.00	0.0000	\$292,400.00	11/16/2024		LI

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
HENRY COUNTY TAX	\$292,400	\$116,960	\$79,360	\$37,600	10.277	\$386.42	\$0.00	\$386.42
COUNTY SCHOOL M&O	\$292,400	\$116,960	\$4,000	\$112,960	20.000	\$2,259.20	\$0.00	\$2,259.20
COUNTY SCHOOL BOND	\$292,400	\$116,960	\$0	\$116,960	2.000	\$233.92	\$0.00	\$233.92
COUNTY WATER 770-957-6659	\$292,400	\$116,960	\$64,360	\$52,600	2.000	\$105.20	\$0.00	\$105.20
UNINCORP SSD	\$292,400	\$116,960	\$79,360	\$37,600	0.293	\$11.02	\$0.00	\$11.02
POLICE SSD	\$292,400	\$116,960	\$79,360	\$37,600	4.707	\$176.98	\$0.00	\$176.98
FIRE PROTECTION SSD	\$292,400	\$116,960	\$79,360	\$37,600	2.949	\$110.88	\$0.00	\$110.88
RECREATION SSD	\$292,400	\$116,960	\$79,360	\$37,600	0.742	\$27.90	\$0.00	\$27.90
COUNTY SALES TAX CREDIT	\$292,400	\$116,960	\$79,360	\$37,600	-3.235	\$0.00	-\$121.64	-\$121.64
STORMWATER FEE 770 288-7246	\$292,400	\$0	\$0	\$0	0.000	\$39.83	\$0.00	\$39.83
				TOTALS	39.733	\$3,351.35	-\$121.64	\$3,229.71

Typical Lot in Bonaventure Park Subdivision – Currently outside City Limit

House
(referendum area)

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Exemptions
\$265,800.00	\$30,000.00	0.7730	\$295,800.00	11/16/2024		L1

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
HENRY COUNTY TAX	\$295,800	\$118,320	\$85,280	\$33,040	10.277	\$339.55	\$0.00	\$339.55
COUNTY SCHOOL M&O	\$295,800	\$118,320	\$4,000	\$114,320	20.000	\$2,286.40	\$0.00	\$2,286.40
COUNTY SCHOOL BOND	\$295,800	\$118,320	\$0	\$118,320	2.000	\$236.64	\$0.00	\$236.64
COUNTY WATER 770-957-6659	\$295,800	\$118,320	\$70,280	\$48,040	2.000	\$96.08	\$0.00	\$96.08
FIRE PROTECTION SSD	\$295,800	\$118,320	\$85,280	\$33,040	2.949	\$97.43	\$0.00	\$97.43
RECREATION SSD	\$295,800	\$118,320	\$85,280	\$33,040	0.742	\$24.52	\$0.00	\$24.52
COUNTY SALES TAX CREDIT	\$295,800	\$118,320	\$85,280	\$33,040	-3.235	\$0.00	-\$106.88	-\$106.88
STORMWATER FEE 770 957-5043	\$295,800	\$0	\$0	\$0	0.000	\$38.21	\$0.00	\$38.21
				TOTALS	34.733	\$3,118.83	-\$106.88	\$3,011.95

Large Lot – City Property near Warren Holder Park

Items not included on City Tax Bill	Millage Rate	Tax Savings
Unincorporated SSD	0.293	\$9.68
Police SSD	4.707	\$155.38
Total	5.000	\$165.06

City

Annexation FAQs

- ▶ Taxes are less inside city limits (by 5.0 mils in 2024).
- ▶ Business Licensing and Permitting will be in the City.
- ▶ Exemptions provided for in State Law apply (Veterans, Disabled).
- ▶ Things that Won't Change:
 - ▶ Fire Service
 - ▶ Water Service (most)
 - ▶ Zoning / Land Use (will align with City's equivalent to Henry County)



Annexation Questions?

1. Will my taxes increase? Not necessarily; in fact, they are currently lower. Taxes within the City are 5.0 mils less than those outside its limits. Additionally, the City provides a Homestead Ad Valorem Tax Exemption of 100%.
2. What changes can I expect?
 - Public Safety:* Police services will be transferred to the Locust Grove PD with better response times.
 - Trash Collection:* You will need to cancel your current trash service and apply for collection through the City.
 - Stormwater:* The City will manage stormwater issues, including maintenance of retention ponds in subdivisions and infrastructure repairs.
 - Street Maintenance:* The City will be responsible for most interior streets within subdivisions, as well as certain main roads where the CITY boundaries are on both sides of the roadway.
3. What additional services will I receive from the City? The City offers free bagged leaf pickup and limb chipping, typically on a weekly basis. Larger bulk items can also be scheduled for pickup at no cost, though there are some limitations. The City Trash Dump is available for \$20 per truck or car load.
4. Will my zoning or land use change? Your zoning will align as closely as possible with the County's classification. Changes to land use or zoning cannot occur without specific notice. *Please Note:* The City's designated areas for industrial use are currently in the process of being developed, with no additional properties allocated for such activities. Higher-density residential uses are planned only for the interchanges and the Downtown Core.
5. Business licensing and permitting: You will need to transfer any home-based licenses or business locations within the annexation area to the City. We can help facilitate this transition. Any state statutory limitations will still apply. New building permits will be issued by the City, along with locally-sourced inspections and Fire Marshal services.
6. Gun use within City limits: The City has recently amended its firearm ordinance, reducing restrictions on firing weapons in larger lot residential and agricultural zones. *Police Chief to speak on clarification and permitted uses.*

Business Tax Exemption - Veterans

Business Certificate of Exemption

Georgia veterans are eligible for a certificate granting exemption from any occupation tax, administrative fee, or regulatory fee imposed by local governments for peddling, conducting business, or practicing a profession or semi-profession for a period of ten years, if they meet these conditions:

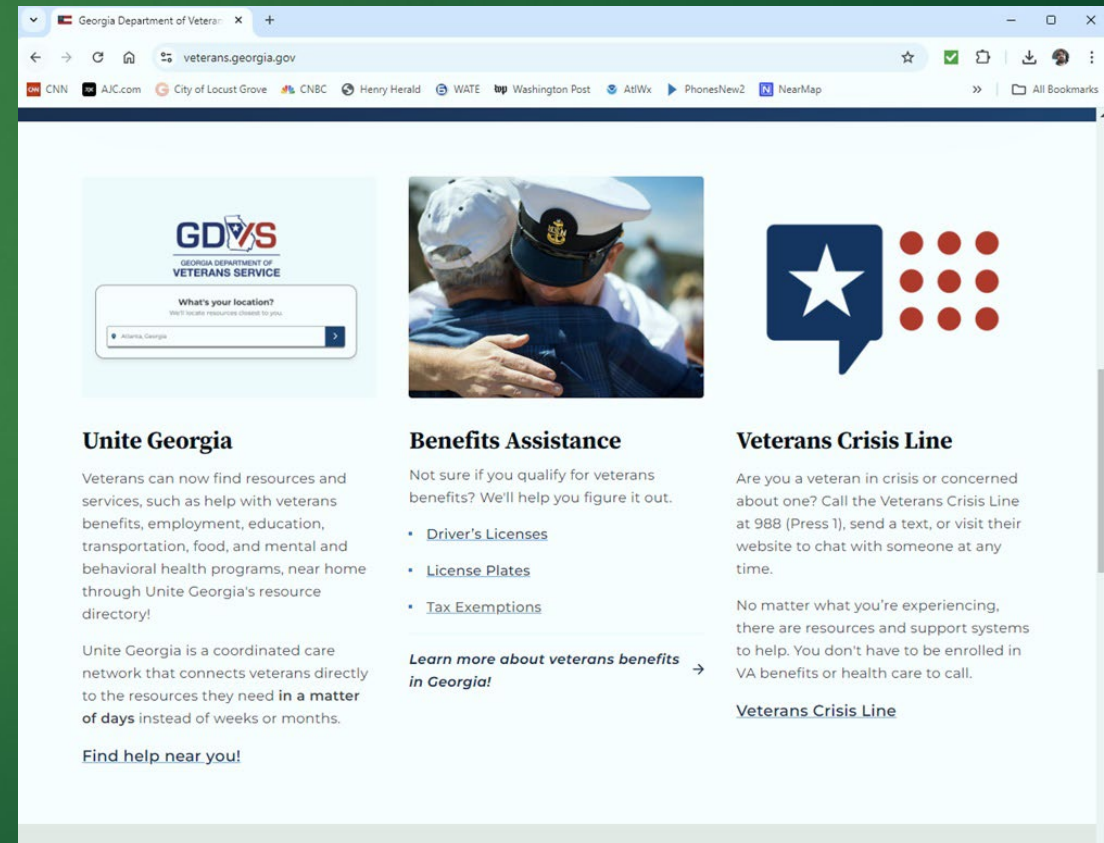
- discharged under honorable conditions, and
- a service-connected disability rating of 10 percent or more.

To apply for this exemption, you will need a completed [PDF VS Form 40-025 Application for a Veterans Business Certificate of Exemption](#). Once completed, bring the form, an ID card, your DD-214, and your [VA Summary of Benefits letter](#) to your County Probate Court.

The Clerk of the Probate Court will provide a notarized letter/affidavit from the Judge to register your business with the Office of the Secretary of State and County Tax Commissioner.

Some counties may request a VS Form 40-026 Veteran's Certificate of State License/Tax Exemption. If requested, please contact a [GDVS field office](#) near you for additional assistance. They will need a copy of your DD-214 and the letter/affidavit from the Probate Court to issue the certificate.

[VSO Form 40-025](#) (PDF, 261.37 KB)



The screenshot shows the website for the Georgia Department of Veterans Service. The browser address bar displays "veterans.georgia.gov". The page features a navigation bar with various news sources like CNN, AJC.com, and others. Below the navigation, there is a search bar for "What's your location?" with "Atlanta, Georgia" entered. The main content area is divided into three columns: "Unite Georgia" (resources for veterans), "Benefits Assistance" (help with driver's licenses, license plates, and tax exemptions), and "Veterans Crisis Line" (support for veterans in crisis). A "Find help near you!" link is also visible.

Homestead Exemption

- ▶ Taxes are less inside city limits (by 5.0 mils in 2024).
- ▶ With new 100% Homestead Tax Exemption, no assessment can happen for Maintenance/Operations within the City.
- ▶ Rental and other commercial properties would pay tax.
- ▶ Currently around 27% of the tax digest would be eligible for exemption.
- ▶ Would only pay the City portion of any County Tax along with the Special Service Districts (SSDs) for Fire and Parks.



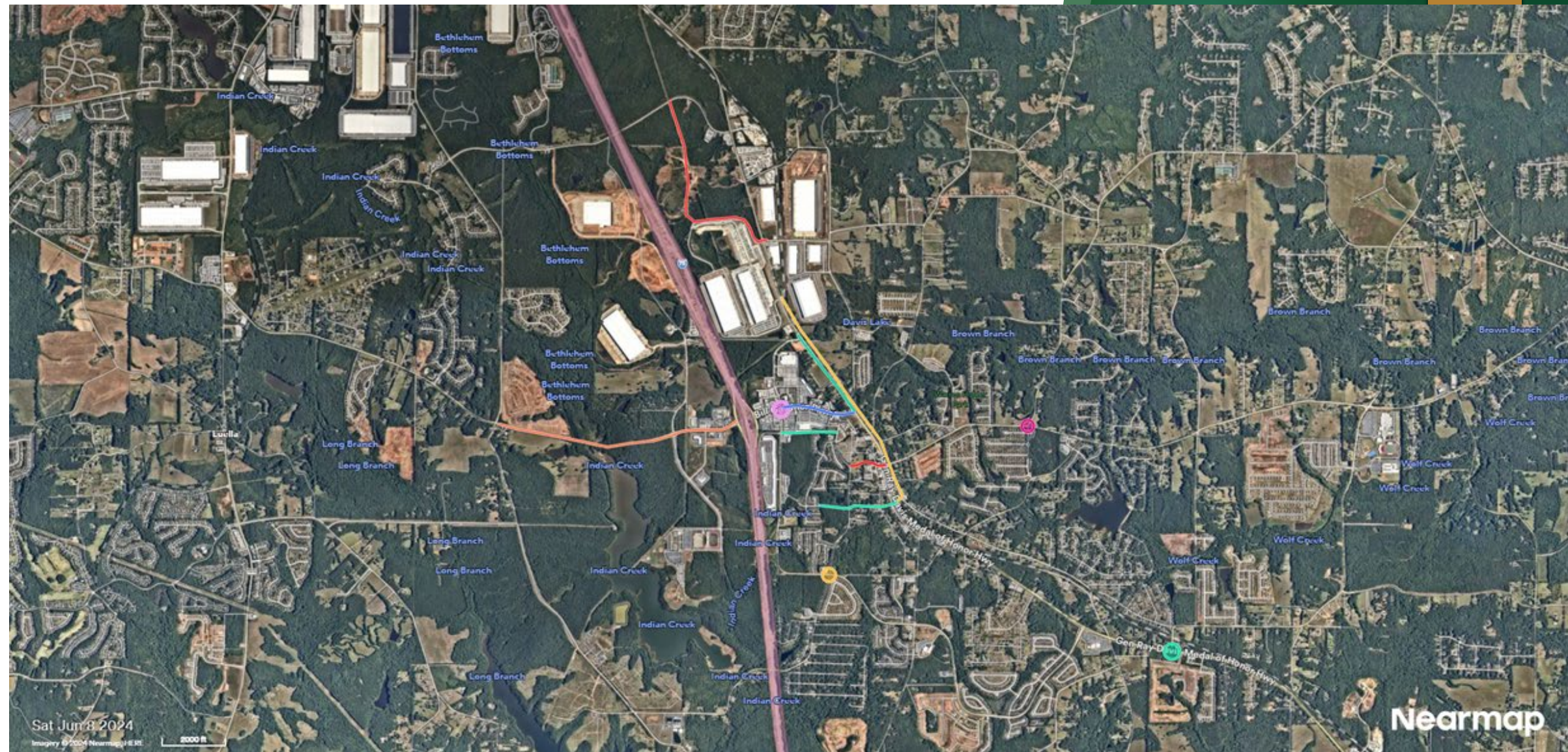
APPLICATION FOR CITY OF LOCUST GROVE HOMESTEAD EXEMPTION

Instructions for completing this application appear on the next page (COMPLETE ALL FIELDS in blue or black ink).

If this application is denied an appeal may be filed in accordance with O.C.G.A. §48-5-311.

Applications must be received, or U.S. postmarked by April 1 for processing in that tax year.

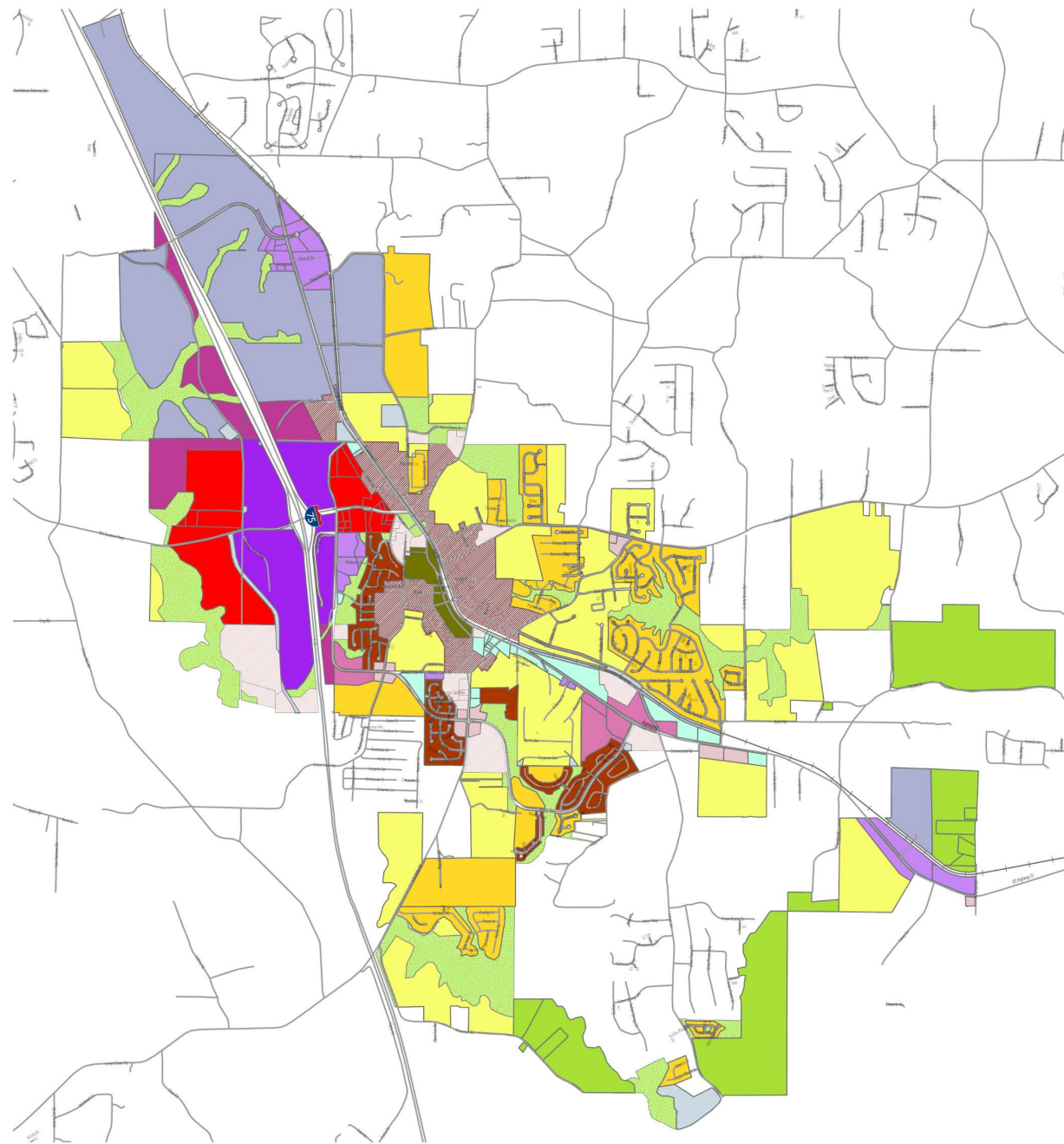
SELECT THE EXEMPTION FOR WHICH YOU ARE APPLYING as of January 1		
<input type="checkbox"/> City of Locust Grove Basic Homestead Exemption (CLG1)		Tax Year: _____
RESIDENCE INFORMATION		
1. Property address: <i>(attach copy of Warranty Deed)</i>	2. Property ID/Parcel #:	3. Date applicant(s) began to occupy property:
4. Is property your primary residence? <input type="checkbox"/> Yes <input type="checkbox"/> No	5. Mailing address if different than property address:	6. How many houses on property?
7. Previous primary address:	8. What was the status of previous residence (select one): <input type="checkbox"/> Sold <input type="checkbox"/> Still own <input type="checkbox"/> Rented <input type="checkbox"/> Other/Explain	9. Date moved from previous residence:
ADDITIONAL PROPERTIES		
10. Does the applicant/spouse claim residency or exemption on any other property, in this or any another county/state? <input type="checkbox"/> Yes <input type="checkbox"/> No	11. Address(es) of other properties owned by the applicant/spouse:	12. <i>Letter from a tax office is required if the applicant / spouse owns property not located inside the City of Locust Grove (attach letter).</i>
APPLICANT INFORMATION		
	APPLICANT 1	SPOUSE OR APPLICANT 2
13. Name		
14. Date of birth		
15. Phone number		
16. Email address		
17. County and state of voter registration – <i>Must be registered in Henry County</i>		
18. Attach copy of vehicle registration – <i>Must be registered in Henry County</i>	Attach copies of all vehicle registrations	Attach copies of all vehicle registrations
19. Attach copy of Henry County Driver's License or ID	List number for each applicant:	List number for each applicant:
20. Marital status (married, divorced, never married, widowed) Supporting documents must be submitted.		
21. Spouse's name (if married)		
22. Active Military? <i>If yes, list your legal state of residence and attach a copy of your Leave and Earning Statement.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No Residence State: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No Residence State: _____
I, the undersigned, do solemnly swear that the above statements are true and correct, and I have submitted all required documents. I am a qualified applicant according to O.C.G.A §48-5-40 and the bona fide owner of the above-described property. I occupied said property as of January 1 of the year for which the exemption is claimed. I understand that making false or fraudulent statements is a misdemeanor and subject to penalties and fines per O.C.G.A. §48-5-51.		
Applicant 1 Signature _____	Date _____	Spouse/Applicant 2 Signature _____ Date _____



SPLOST 6

Future Land Use

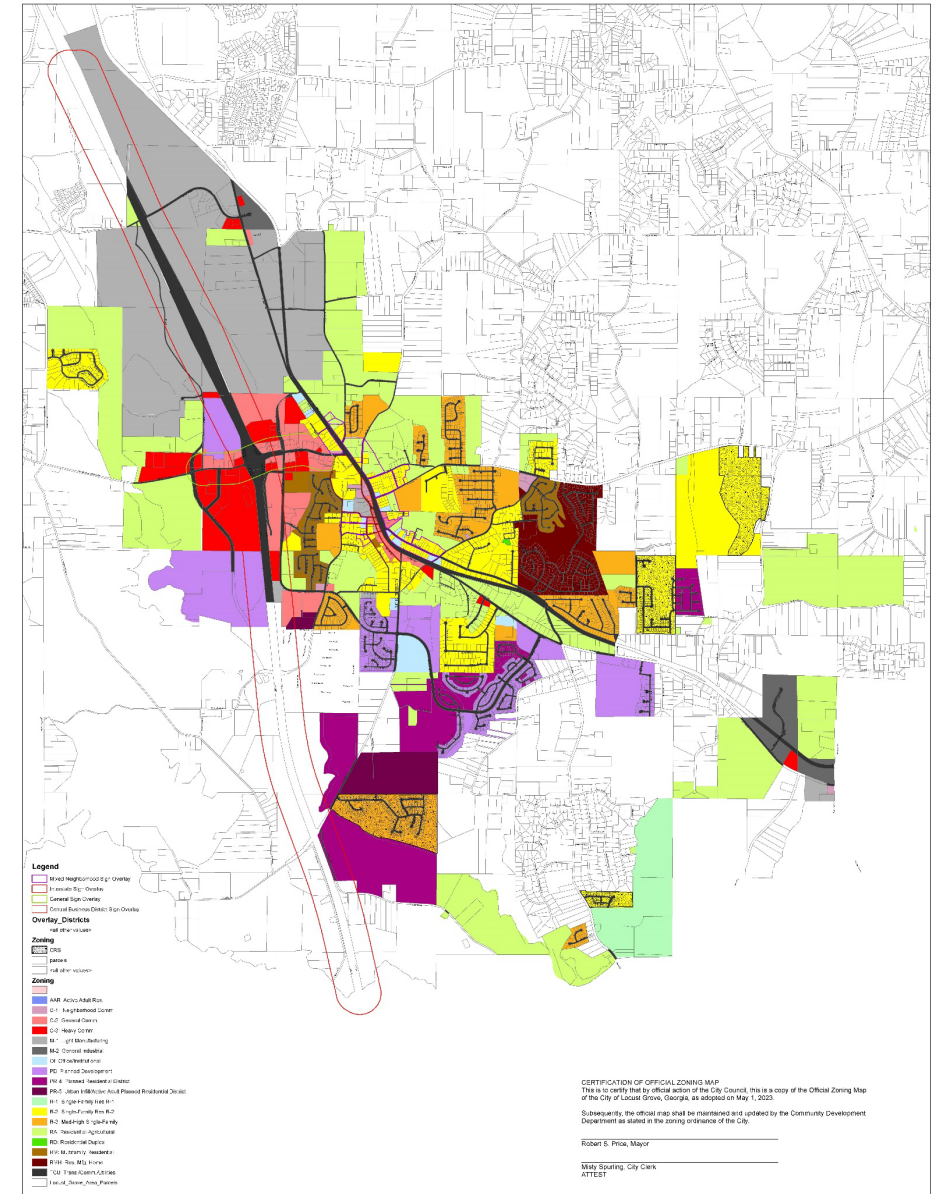
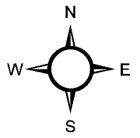
- Gateway Town Center
- Central Business District
- Mixed Historic Neighborhood
- Mixed Use Neighborhood
- Mixed Use District
- Office
- Professional/Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density - County
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Commercial County
- Service Commercial
- Industrial
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation



Planning and Zoning

- Our Industrial Uses are either already zoned or being built out.
- Commercial is centered on the existing and future interchange (Bill Gardner/New Bethlehem Road).
- Smaller commercial nodes are centered on major roads only. Strip commercial is now extremely discouraged.
- Pattern for residential is more density by the interchange and in the downtown area with less density the farther from the central core.
- Would like to institute more “Rural Reserve” areas and restrict density further to maintain this transitional pattern.
- Multifamily only rationed at the Gateway Area around the Interchange and in the emerging Downtown Redevelopment Project.

OFFICIAL ZONING MAP
City of Locust Grove, GA
Adopted: May 1, 2023





QUESTIONS?

See staff at table or ask at the
Public Comment section of the
Workshop.

