

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA

MONDAY OCTOBER 17, 2022 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION Assistant City Manager Bert Foster

PLEDGE OF ALLEGIANCE Councilman Boone

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS 1 Item

- Promotions - Sergeant Damarkus Hutcherson and Detective Charles Moseley

PUBLIC HEARING ITEMS 4 Items

1. Ordinance to amend the City's Future Land Use Map designation from Rural Residential to Low-Density Residential for multiple tracts located on Hosannah Road
2. Rezoning request from RA (Residential Agricultural) to R-2 f (Single Family Residential) for 117.17 +/- acres (Parcel IDs: 131-01021000 and 13-01021001) in LL 102 of the 2nd district located on Hosannah Road
3. Preliminary concept plan review for 47.49 +/- acres (Parcel ID: 113-01021007) in LL 169 of the 2nd district located on Strong Rock Parkway
4. Ordinance to amend Section 15.44.050 of the City's Architectural Review Ordinance, entitled "Exterior Materials Standards"

OLD BUSINESS/ACTION ITEMS None

NEW BUSINESS/ACTION ITEMS 2 Items

5. Request for a Special Event Permit for The Locust Grove Police Department to hold a 5K race on October 29, 2022 (Motion Required)
6. Ordinance to approve the contract for services associated with the Bill Gardner Parkway Road Improvements project – (Motion Required)

CITY OPERATIONS REPORTS / WORKSHOP DISCUSSION ITEMS (No Actions Needed unless added to New Business)

Main Street Operations (Monthly Update Report) Colleen Watts, Main Street Manager

Public Safety Operations (Monthly Update Report) Chief Derrick Austin

Public Works Operations (Monthly Update Report) Director Jack Rose

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

7. Resolution to create a streetlight district in Pine Valley, a residential subdivision located along Tanger Blvd.

Community Development Operations (Monthly Update Report) ... Daunté Gibbs, Community Development Director

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons.

Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk via e-mail at [mspurling@locustgrove-ga.gov](mailto:mspuriling@locustgrove-ga.gov) or in person at the physical meeting.

POSTED AT CITY HALL—October 12, 2022 at 16:30

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA

MONDAY OCTOBER 17, 2022 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only)1 Item

- 8. Resolution approving the architectural plans submitted for Barden Salon, located at 3804 Highway 42

CITY MANAGER'S COMMENTS (Update of Activities) Tim Young

- 9. FY 2023 Budget Hearings

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – If needed, for property acquisition, personnel, and/or litigation

ADJOURN –

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons.

Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk via e-mail at mspurling@locustgrove-ga.gov or in person at the physical meeting.

POSTED AT CITY HALL–October 12, 2022 at 16:30



Community Development Department

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

Item Coversheet

Item: **An ordinance to amend the City's Future Land Use Map designation from Rural Residential to Low Density Residential for multiple tracts located on Hosannah Road**

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

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

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

Advertised Date: **September 28, 2022**

Budget Item: **No**

Date Received: **September 6, 2022**

Workshop Date: **October 17, 2022**

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

Discussion:

The Pacific Group of Atlanta, GA requests an amendment to the Future Land Use Map for multiple properties (Parcels 131-01021000 and 131-21001) in Land Lot 102 of the 2nd District. The property consists of 117.17 +/- acres located on Hosannah Road. The request is to amend the Future Land Use Map designation from Rural Residential to Low Density Residential.

Recommendation:

In keeping with the consistent rural character established amongst the majority of the surrounding properties and after careful analysis of the applicants' request, staff recommends DENIAL of the applicant's request to amend the future land use map.

However, should Council intend to approve the FLUM amendment to facilitate the paving of Hosannah Road, there exists neighboring precedence for low-density residential to the west of the subject properties as well as an existing R-3 subdivision (Coulter Woods) to the northeast.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF 117.17 +/- ACRES FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR PROPERTIES (PARCELS 131-01021000 & 131-01021001) IN LAND LOT 102 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, The Pacific Group of Atlanta, GA (the “Applicant”), requests an amendment to the City’s Future Land Use Map to change the land-use designation from Rural Residential to Low Density Residential) for property located on Hosannah Road (Parcels 131-01021000 & 131-01021001) in land lot 102 of the 2nd District totaling 117.17 +/- acres within the City limits, which shall be hereinafter referred to as the “Properties” and are described in **Exhibit A** attached hereto and incorporated herein by reference; and,

WHEREAS, the Applicant filed a request to amend the future land use designations on the Properties on September 6, 2022; and,

WHEREAS, the aforementioned request to amend the future land use designations on the Properties is included in the Future Land Use Amendment Evaluation Report (hereinafter referred to as “Report”) attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the application requests that the Council amend the future land use designations on the Properties from Rural Residential to Low Density Residential for the purpose of developing a 176-lot single family residential subdivision; and,

WHEREAS, said request has been reviewed by the Mayor and City Council at a Public Hearing held on October 17, 2022 as well as by the City Community Development Director; and,

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

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

WHEREAS, the Mayor and City Council have considered the Applicant's request in light of those elements and goals found in the *Imagine Henry 2040 – Henry County/Cities Joint Comprehensive Plan 2040 Update*; and,

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

1.

- () That the Applicant's request to amend the future land use designations on the Properties from low-density residential to industrial is **APPROVED**;
- (X) That the Applicant's request in said application is hereby **DENIED**.

2.

That, if the request is granted, the official future land use map for the City is hereby amended to reflect such land-use designations for the Properties.

4.

That, if the request is granted, said amendment to the future land use map for the City shall become effective immediately.

SO ORDAINED by the Council of this City this 7th day of November 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

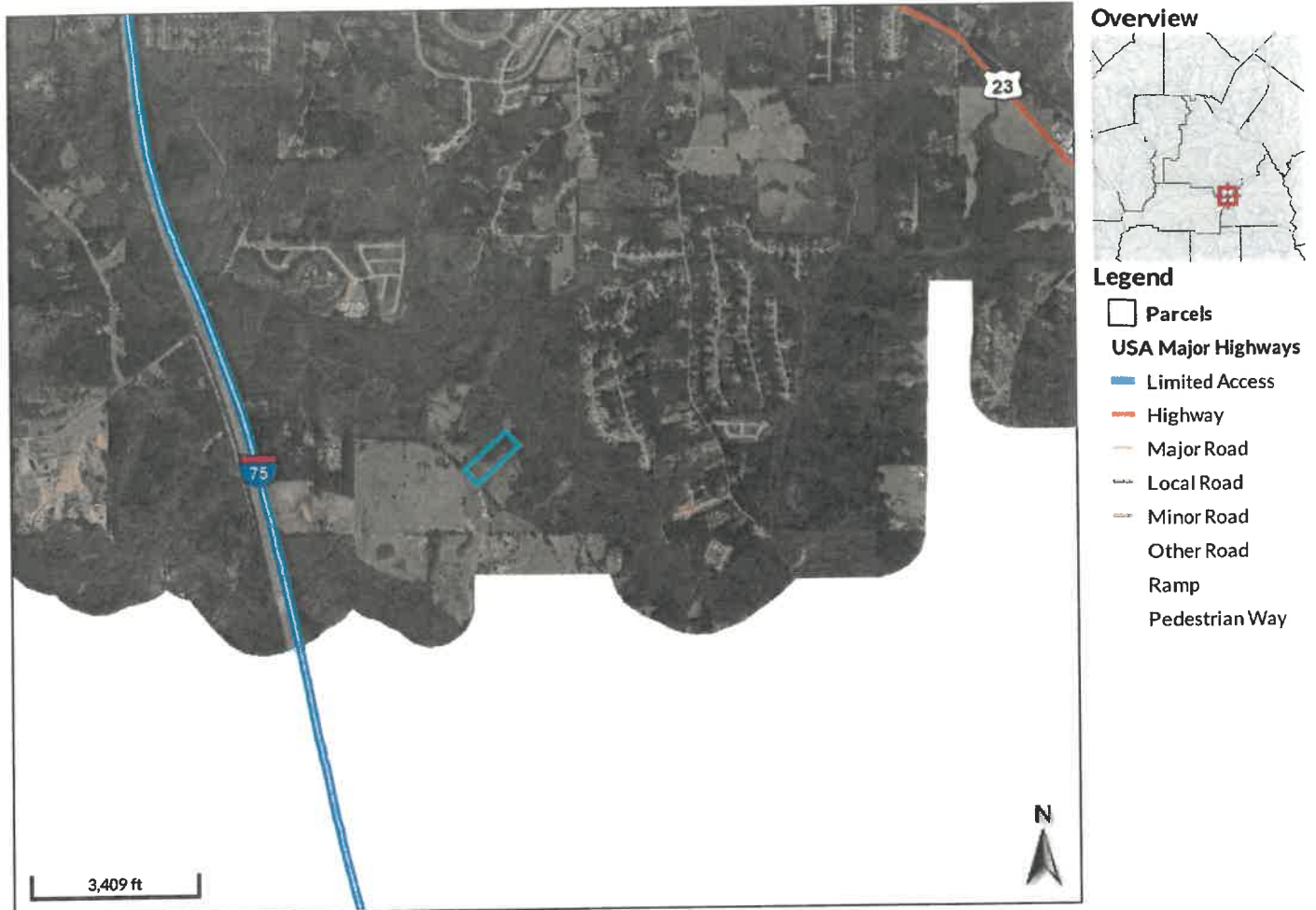
EXHIBIT A
DESCRIPTION OF SUBJECT PROPERTIES



Parcel ID	131-01021000	Class	R	Owner	HOSANNAH	Land Value:	\$1,099,700				
Property Address	721 HOSANNAH RD	Acres	106.22	Address	OSCP1 LLC PMB 181 1266 WEST PACES FERRY RD ATLANTA GA 30327	Building Value:	\$0	Last 2 Sales			
District	City/LocustGrove					Misc Value:	\$0	Date	Price	Reason	Qual
						Total Value:	\$1,099,700	7/28/2004	\$2,424,300	n/a	Q
								2/12/1999	\$0	LOVE&AFFEC	U

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

Date created: 10/12/2022
Last Data Uploaded: 10/11/2022 10:21:08 PM



Parcel ID	131-01021001	Class	R	Owner	HOSANNAH OSCP1 LLC	Land Value:	\$113,600			
Property Address	721 HOSANNAH RD	Acreage	10.14	Address	PMB 181	Building Value:	\$0	Last 2 Sales		
District	City/LocustGrove				1266 WEST PACES FERRY RD	Misc Value:	\$0	Date	Price	Reason Qual
					ATLANTA GA 30327	Total Value:	\$113,600	7/28/2004	\$2,424,300	n/a Q
								n/a	\$	n/a n/a

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

Date created: 10/12/2022
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ENGINEERING
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
FALCON DESIGN CONSULTANTS
 10000 WOODBRIDGE DRIVE
 SUITE 100
 ATLANTA, GA 30328
 (404) 488-1100
 WWW.FDCON.COM

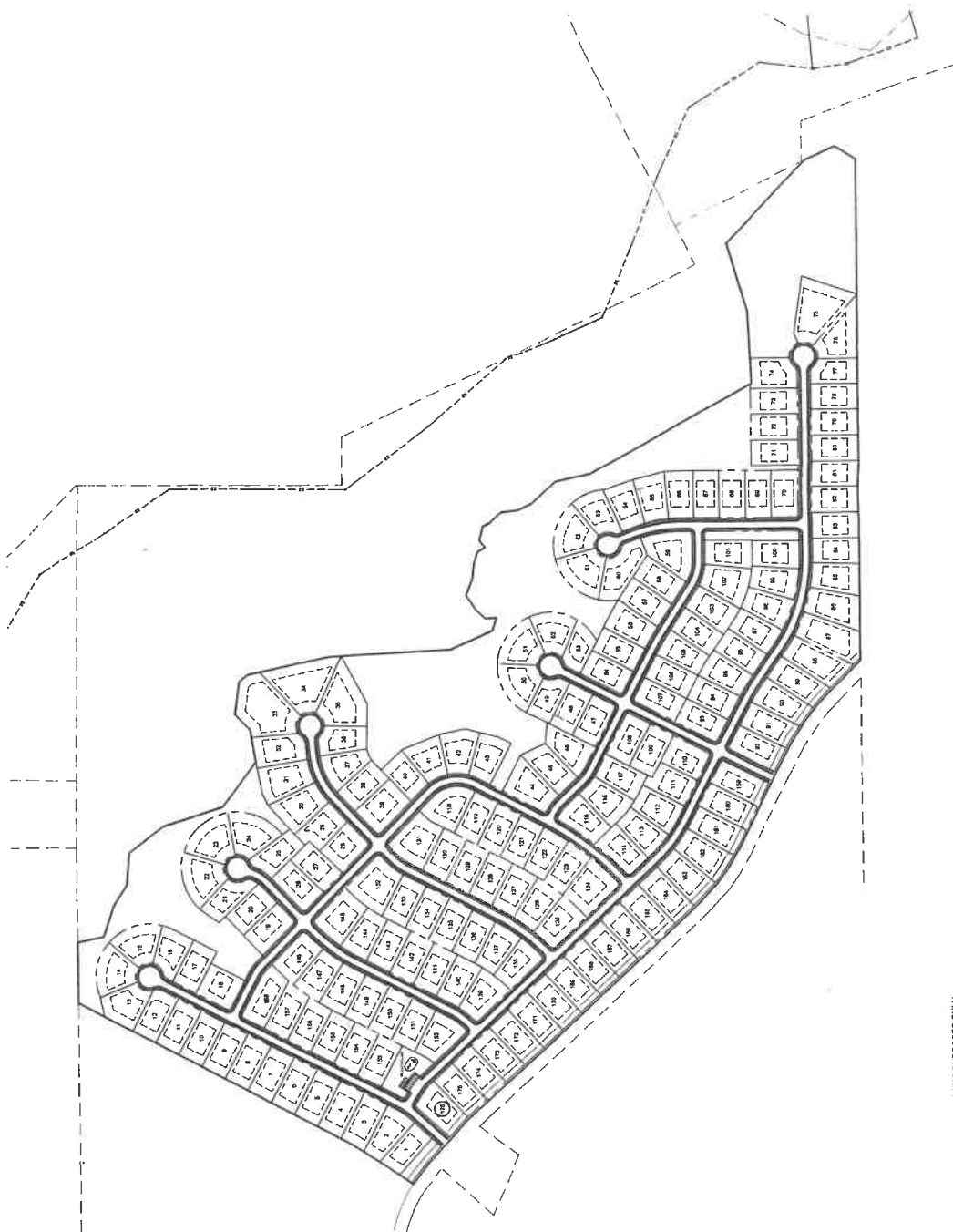
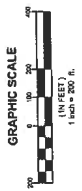
CONCEPT PLAN
 FOR
HOSANNAH ROAD
PHASE
 LOCATED IN:
 LANOLOT 102, DISTRICT 2
 CITY OF LOCUST GROVE, GA

DATE	BY	REVISIONS

DATE: 08/15/20
 PROJECT NUMBER: 2020-011
 DRAWING BY: JLP
 REVIEWED BY: JLP
 APPROVED BY: JLP

SHEET NUMBER

LAND USE SUMMARY
 CURRENT ZONING: RA
 PROPOSED ZONING: R2
 TOTAL SITE AREA: 117.17 AC
 SINGLE FAMILY UNITS: 178
 GROSS DENSITY: 1.5 UNITS/AC
R2 STANDARDS
 MIN. LOT AREA: 16,000 SQ FT
 MIN. LOT WIDTH: 100'
 MIN. FRONT YARD SETBACK: 30'
 SIDE YARD: 15'
 REAR YARD: 40'



GENERAL NOTES:
 1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION IS REQUIRED TO DESIGN THE PROJECT.
 2. EXHIBIT WAS PRODUCED UTILIZING COUNTY GIS TOPOGRAPHIC DATA.

Request for Zoning Map Amendment

Name of Applicant: The Pacific Group, Inc. Phone: 404-384-7374 Date: _____
Address Applicant: 5755 Dupree Dr., Ste 130 Cell # _____
City: Atlanta State: GA Zip: 30327 E-mail: raycunliffe@pacificgroupinc.com
Name of Agent: Ray Cunliffe Phone: 404-384-7374 Date: _____
Address Agent: 5755 Dupree Dr., Ste 130 Cell # _____
City: Atlanta State: GA Zip: 30327 E-mail: raycunliffe@pacificgroupinc.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

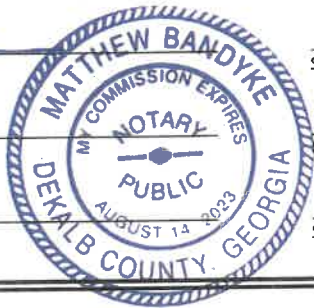
Request from RA to R-2 Sewer
(Current Zoning) (Requested Zoning)
Request from RR to Low Density Residential
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Residential Development
(Type of Development)
Address of Property: Hosannah Rd.
Nearest intersection to the property: Deer Trail Rd.

Size of Tract: +/- 117.17 acre(s), Land Lot Number(s): 102, District(s): 2nd
Gross Density: 1.5 units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 131-01021000 & 131-01021001 (Required)

Arthur Morris Witness Signature
Arthur Morris Printed Name of Witness
[Signature] Signature of Owners/s
Hosannah DSCPI LLC Printed Name of Owner/s
[Signature] Signature of Agent
Notary



(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
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 1 day of Sept., 2022.

Ray Cunliffe
Applicant's Name - Printed


Ray Cunliffe
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1 day of Sept., 2022.

Jenni Lynn Kelly
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: The Pacific Group, Inc.

Address/Location of Request: Hosannah Rd.

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: 176

For commercial, amount of square feet: N/A

Estimated water usage: 52,800 (GALLONS)

Estimated sewer usage: 52,800 (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

Letter of Ownership

September 1, 2022

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

Re: Rezoning Application – Hosannah Rd.
+/- 11~~7~~ acres; 2nd District / LL 102
Parcel 131-01021000 & 131-01021001

I, Frank A. Schuler IV am the owner's representative for HOSANNAH OSCP1, LLC. I am granting authorization to The Pacific Group, Inc. and Falcon Design Consultants, LLC. to act on behalf of the Owner for all aspects of rezoning of the above-referenced property in conjunction with this application.

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

Sincerely,

HOSANNAH OSCP1, LLC
By: Ornstein Schuler Capital Partners, LLC,
A Georgia limited liability company, its Managing Member



By: _____
Frank A. Schuler IV, as its Manager and Authorized Signatory



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

September 2, 2022

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

Re: Rezoning Application and Future Land Use Map Amendments
- +/- 117.17 acres located on Hosannah Rd. / LL 102 / 2nd District
Parcel ID No(s): 131-01021000 & 131-01021001
Residential Development

Dear Mr. Gibbs,

Please accept this as our letter of intent for a +/- 117.17 acre parcel of land located along Hosannah Rd.

We are requesting a rezoning from RA to R-2 sewer and a future land use map amendment from RR to Low Density Residential for a +/- 176 lot residential development as shown on the proposed concept plan.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

John Palmer
President

LOCUST EST.
1893
GROVE

EXHIBIT B
FUTURE LAND USE EVALUATION REPORT



FUTURE LAND USE MAP AMENDMENT EVALUATION REPORT

File: FLUM-AM-22-09-02

October 17, 2022

Property Information

Tax ID	131-01021000 & 131-10121001
Location/address	Land Lot 102 of the 2 nd District Hosannah Road
Parcel Size	117.17 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	To amend the Future Land Use Map (FLUM) to change land use designation from Rural Residential to Low Density Residential
Proposed Use	176-lot single family subdivision
Existing Land Use	Vacant
Current Future Land Use	Rural Residential
Recommendation	Denial

Summary

The Pacific Group of Atlanta, GA (the “Applicant”), requests an amendment to the City’s Future Land Use Map to change the land-use designation from Rural Residential to Low Density Residential for property located on Hosannah Road (Parcels 131-01021000 & 131-01021001 in land lot 102 of the 2nd District. The applicant intends to build a 176-lot single family subdivision.

The subject property is designated by the Future Land Use Map as Rural Residential. This classification area is primarily located on the southern periphery of the City, and allows single-family residential development including subdivisions up to .8 du/acre when developed with approved water systems. Typical zoning districts within the Rural Residential future land use designation include RA and R-1.

The FLUM is a component of the City’s Comprehensive Plan. The City Council adopted updates to the Comprehensive Plan in accordance with rules set forth by the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning on October 15, 2018. The Comprehensive Land Use Plan serves as a policy guide for evaluating development proposals especially as they pertain to land-use decisions. These land-use decisions are analyzed and based on how they relate



FUTURE LAND USE MAP AMENDMENT EVALUATION REPORT

File: FLUM-AM-22-09-02

October 17, 2022

to growth, economic development, and the prioritization of capital improvements on local and regional levels.

The subject property is largely undeveloped, with two single-family homes and abuts properties of similar use and character to the north, west, and south. The parcel immediately east of the subject property belongs to the Henry County Water Authority.

Concurrent Rezoning request

The Applicant has filed a concurrent request to rezone the subject property from RA (Residential Agricultural) to R-2 (Single Family Residential).

Livable Centers Initiative (LCI) Overlay

The subject property is not located in the City of Locust Grove Livable Centers Initiative (LCI) Study Area. The objective of this district is to encourage residential developments consisting of a variety of housing options and multi-modal connectivity options. This area provides various connectivity options to areas of active and passive recreation and links the Gateway District and the Historic District; therefore, any uses that compete with uses in these adjoining districts are discouraged.

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 Housing Developments in Rural and Developing Rural areas, the threshold is 400 new units. For Housing Developments in Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned, the threshold is 500 new units. The Applicant is proposing 176 new single family residential units for the subject property.

Requested Amendment's relationship to Growth:

The requested Future Land Use Map designation of Low Density Residential is consistent with the Future Land Use of adjacent properties to the west of the subject property. Typical zoning designations within the Low Density Residential future land use category include R-1 (Single Family Residential) and R-2 (Single Family Residential). The Comprehensive Land Use Plan specifies that the Low Density Residential FLUM Designation supports residential densities up to 1.5 dwelling units per acre where sanitary sewer is available and conservation subdivisions are used. The applicant is proposing a gross density of 1.5 density units per acre.

Requested Amendment's relationship to Capital Improvements:

Preserving the Past... ..Planning the Future



FUTURE LAND USE MAP AMENDMENT EVALUATION REPORT

File: FLUM-AM-22-09-02

October 17, 2022

Capital improvements should be considered as part of the concurrent rezoning request. These improvements should include the eastern/western connections of Palmetto Street, Sarasota Lane and Pearl Streets with a proposed connection of Palmetto Street to the Indian Creek Road intersection.

Surrounding areas:

- North – undeveloped/vacant
- East – single family residential
- South – single family residential
- West – Single family residential and some undeveloped/vacant parcels



Recommendations

In keeping with the consistent rural character established amongst the majority of the surrounding properties and after careful analysis of the applicants' request, staff recommends DENIAL of the applicant's request to amend the future land use map.



FUTURE LAND USE MAP AMENDMENT EVALUATION REPORT

File: FLUM-AM-22-09-02

October 17, 2022

However, should Council intend to approve the FLUM amendment to facilitate the paving of Hosannah Road, there exists neighboring precedence for low-density residential to the west of the subject properties as well as an existing R-3 subdivision (Coulter Woods) to the northeast.

EXHIBIT C
NOTICE OF PUBLIC HEARING

Public Hearing Notice
City of Locust Grove
October 17, 2022
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 17, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-22-09-01 The Pacific Group, Inc. of Atlanta, GA requests a rezoning of 117.17 +/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RA (Residential Agricultural) to R-2 (Single Family Residential) for the purpose of developing a 176-lot subdivision.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-22-09-02 The Pacific Group, Inc. of Atlanta, GA requests a Future Land Use Amendment for 117.17+/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RR (Rural Residential) to LD (Low-Density Residential) for the purpose of developing a 176-lot subdivision.

ORDINANCE AMENDMENT

ORD-AM-22-09-03 A City of Locust Grove initiated amendment to City Ordinance Section 15.44.050, (Architectural Review), to revise exterior material standards.

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

Please run a **Legal Ad** in the Henry Herald on **Wednesday September 28, 2022.** I will need a certification of publication on this ad.

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

The Pacific Group of Atlanta, GA requests a Future Land Use Map Amendment for 117.17+/- acres located on Hosannah Rd. in Land Lot 102 of the 2nd District from Rural Residential to Low-Density Residential for the purpose of developing a 176-lot single-family home subdivision.

3.

On the 28th day of September 2022, 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 17th day of October 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 Exhibit "B" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 3:16 PM on the north side of Hosannah Rd. on 9/28/22.
2. Double-sided sign posted at 3:23 PM on the north side of Hosannah Rd. on 9/28/22.

FURTHER AFFIANT SAYETH NOT.

This 12th day of October 2022.


Affiant

Sworn and subscribed before me
this 12th day of October, 2022

Cynthia Joan Cook
Notary Public



Exhibit "A"



Exhibit "B"





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 R-2 (Single Family Residential) for 117.17+/- acres (Parcel IDs 131-01021000 & 131-01021001) in Land Lot 102 of the 2nd District located on Hosannah Rd**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **September 28, 2022**

Budget Item: N/A

Date Received: **September 6, 2022**

Workshop Date: **October 17, 2022**

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

Discussion:

The Pacific Group of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single Family Residential) for the purpose of developing a 176-lot subdivision on 117.17 +/- acres on Hosannah Rd. in Land Lot 102 of the 2nd District.

Recommendation:

Should the Council deny the applicant's concurrent request for FLUM amendment from Rural Residential to Low-Density Residential, the policy is not in place to support the applicant's request for rezoning from RA (Residential Agricultural) to R-2 (Single Family Residential).

However, if the City Council approves the concurrent request to amend the future land use map from Rural Residential to Low-Density Residential, the policy guide

would thereby technically be in place to objectively support the applicant's request and staff would have no objection to the rezoning request being approved, if the City Council so chooses. If approved, the following conditions are recommended:

1. At the developer's/owner's expense, connection to water/sewer shall be provided with all necessary improvements.
2. The intersection of Hosannah Road and Locust Grove Road shall be improved including paving of the property's entire frontage on Hosannah Road, realignment, and turning lanes with appropriate sight distance.
3. All houses shall be constructed of at least two (2) of the following materials on each side of the house: brick, stone, or cement fiberboard.
4. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development, including open space, playgrounds, and other amenity areas.
5. A 50-foot undisturbed buffer shall be placed along the perimeter of the development.
6. An amenity package, which may include tennis courts, swimming pool, pool house, activity center, playground, pedestrian paths, bike paths, and other recreation areas, shall be provided to residents within the development.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 117.17+/- ACRES LOCATED ON HOSANNAH ROAD (PARCELS 131-01021000 & 131-01021001) IN LAND LOT 102 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

WHEREAS, The Pacific Group of Atlanta, GA (the “Applicant”), requests rezoning from RA (Residential Agricultural) to R-2 (Single Family Residential) for property located on Hosannah Road (Parcels 131-01021000 & 131-01021001) in land lot 102 of the 2nd District (the “Property”), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to rezone the Property on September 6, 2022 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

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

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on October 17, 2022 as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested that the Property be rezoned from RA (Residential Agricultural) to R-2 (Single Family Residential) to develop a 176-unit Single Family Residential Development; and,

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

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

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

1.

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

2.

That the use of the Property is subject to:

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

3.

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

4.

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

SO ORDAINED by the Council of this City this 7th day of November 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



- Legend**
- Parcels
 - USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Pedestrian Way

Parcel ID	131-01021000	Class	R	Owner	HOSANNAH	Land Value:	\$1,099,700					
Property Address	721 HOSANNAH RD	Acreeage	106.22	Address	OSCP1 LLC PMB 181 1266 WEST PACES FERRY RD ATLANTA GA 30327	Building Value:	\$0	Last 2 Sales				
District	City/LocustGrove					Misc Value:	\$0	Date	Price	Reason	Qual	
							Total Value:	\$1,099,700	7/28/2004	\$2,424,300	n/a	Q
									2/12/1999	\$0	LOVE&AFFEC	U

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

Date created: 10/12/2022
Last Data Upbladed: 10/11/2022 10:21:08 PM



- Legend**
- Parcels
 - USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Pedestrian Way

Parcel ID	131-01021001	Class	R	Owner	HOSANNAH OSCP1	Land Value:	\$113,600			
Property	721 HOSANNAH	Acres	10.14	Address	LLC	Building Value:	\$0	Last 2 Sales		
Address	RD				PMB 181	Misc Value:	\$0	Date	Price	Reason Qual
District	City/LocustGrove				1266 WEST PACES			7/28/2004	\$2,424,300	n/a Q
					FERRY RD			n/a	\$	n/a n/a
					ATLANTA GA 30327	Total Value:	\$113,600			

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

Date created: 10/12/2022
 Last Data Uploaded: 10/11/2022 10:21:08 PM

CIVIL ENGINEERING
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
FALCON DESIGN CONSULTANTS
 1111 W. BERRY AVE., SUITE 100
 ATLANTA, GA 30336
 (404) 525-1111
 www.falcondesign.com

CONCEPT PLAN
 FOR
HOSANNAH ROAD
 PHASE
 LOCATED IN:
 LANDLOT 102, DISTRICT 2
 CITY OF LOUSTON GROVE, GA

REVISIONS

DATE	DESCRIPTION

Key Mark Below
 Call Mark No. 55
 UTILITIES PROJECT CENTER
 1. FROM 12-11-11 TO 12-11-11
 ON SHEET

DATE: 01/11/2017

SCALE: 1" = 200'

PROJECT NUMBER: 000-011

DESIGNED BY: JF

REVIEWED BY: JF

DATE: 01/11/2017

SCALE: 1" = 200'

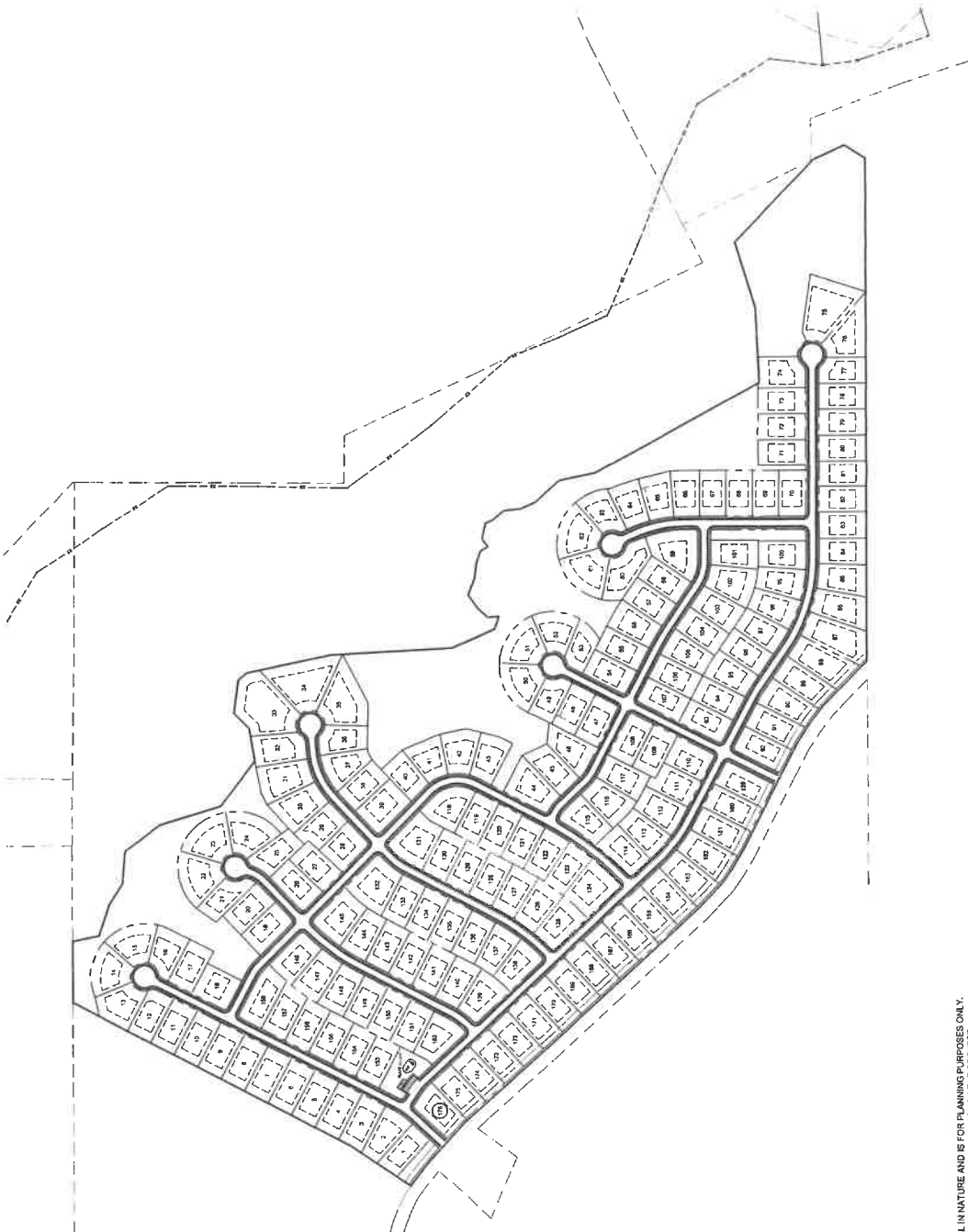
PROJECT NUMBER: 000-011

DESIGNED BY: JF

REVIEWED BY: JF

SHEET NUMBER

LAND USE SUMMARY
 CURRENT ZONING: RA
 PROPOSED ZONING: R-2
 TOTAL SITE AREA: 117.17 AC
 SINGLE FAMILY UNITS: 176
 GROSS DENSITY: 1.5 DU/AC
R2 STANDARDS
 MIN LOT AREA: 8,000 SQ FT
 MIN LOT WIDTH: 100'
 FRONT SETBACK: 30'
 REAR SETBACK: 40'



GENERAL NOTES:
 1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 2. EXHIBIT WAS PRODUCED UTILIZING COUNTY GIS TOPOGRAPHIC DATA.

Request for Zoning Map Amendment

Name of Applicant The Pacific Group, Inc. Phone: 404-384-7374 Date: _____
Address Applicant: 5755 Dupree Dr., Ste 130 Cell # _____
City: Atlanta State: GA Zip: 30327 E-mail: raycunliffe@pacificgroupinc.com
Name of Agent Ray Cunliffe Phone: 404-384-7374 Date: _____
Address Agent: 5755 Dupree Dr., Ste 130 Cell # _____
City: Atlanta State: GA Zip: 30327 E-mail: raycunliffe@pacificgroupinc.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

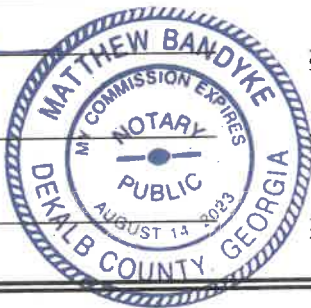
Request from RA (Current Zoning) to R-2 Sewer (Requested Zoning)
Request from RR (Current Land Use Designation) to Low Density Residential (Requested Land Use Designation)

For the Purpose of Residential Development (Type of Development)
Address of Property: Hosannah Rd.
Nearest intersection to the property: Deer Trail Rd.

Size of Tract: +/- 117.17 acre(s), Land Lot Number(s): 102, District(s): 2nd
Gross Density: 1.5 units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 131-01021000 & 131-01021001 (Required)

Arthur Morris Witness Signature
Arthur Morris Printed Name of Witness
[Signature] Signature of Owners
Hosannah DSCPI LLC Printed Name of Owner/s
[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 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
	N/A	

We certify that the foregoing information is true and correct, this 1 day of Sept., 2022.

Ray Cunliffe
 Applicant's Name - Printed

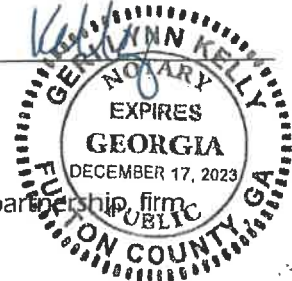
Ray Cunliffe
 Signature of Applicant

 Applicant's Attorney, if applicable - Printed

 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1 day of Sept., 2022.

Jenni Lynn Kelly
 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: The Pacific Group, Inc.

Address/Location of Request: Hosannah Rd.

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: 176

For commercial, amount of square feet: N/A

Estimated water usage: 52,800 (GALLONS)

Estimated sewer usage: 52,800 (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

Letter of Ownership

September 1, 2022

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

Re: Rezoning Application – Hosannah Rd.
+/- 117.17 acres; 2nd District / LL 102
Parcel 131-01021000 & 131-01021001

I, Frank A. Schuler IV am the owner's representative for HOSANNAH OSCP1, LLC. I am granting authorization to The Pacific Group, Inc. and Falcon Design Consultants, LLC. to act on behalf of the Owner for all aspects of rezoning of the above-referenced property in conjunction with this application.

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

Sincerely,

HOSANNAH OSCP1, LLC
By: Ornstein Schuler Capital Partners, LLC,
A Georgia limited liability company, its Managing Member



By: _____
Frank A. Schuler IV, as its Manager and Authorized Signatory



September 2, 2022

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

Re: Rezoning Application and Future Land Use Map Amendments
- +/- 117.17 acres located on Hosannah Rd. / LL 102 / 2nd District
Parcel ID No(s): 131-01021000 & 131-01021001
Residential Development

Dear Mr. Gibbs,

Please accept this as our letter of intent for a +/- 117.17 acre parcel of land located along Hosannah Rd.

We are requesting a rezoning from RA to R-2 sewer and a future land use map amendment from RR to Low Density Residential for a +/- 176 lot residential development as shown on the proposed concept plan.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

John Palmer
President

LOCUST EST.
1893
GROVE

EXHIBIT B



REZONING EVALUATION REPORT

FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2

Property Information

Tax ID	131-01021000 & 131-01021001
Location/address	Land Lot 102 of the 2nd District 162 Indian Creek Road
Parcel Size	117.17+/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to R-2 (Single Family Residential)
Proposed Use	176-lot single-family subdivision
Existing Land Use	Vacant/Undeveloped & Single Family Residential
Future Land Use	Rural Residential
Recommendation	Denial

Summary

The Pacific Group of Atlanta, GA (the “Applicant”), requests rezoning from RA (Residential Agricultural) to R-2 (Single Family Residential) for property located at 721 Hosannah Rd (Parcels 131-01021000 & 131-01021001) in land lot 102 of the 2nd District. The applicant intends to build a 176-lot single family subdivision.

The subject property is currently mostly vacant/undeveloped with one single-family home. The property abuts RA (Residential Agricultural) single-family homes to the south and southwest, undeveloped land to the north, and Henry County Water Authority property to the east.

Current Zoning

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



REZONING EVALUATION REPORT

FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2



Future Land Use

The subject property is contained within an area identified on the Future Land Use Map as Rural Residential. This classification area is primarily located on the southern periphery of the City, and allows single-family residential development including subdivisions up to .8 du/acre when developed with approved water systems. Typical zoning districts within the Rural Residential future land use designation include RA and R-1.

Concurrent Future Land Use Map Amendment request

The Applicant has filed a concurrent Future Land Use Map amendment requesting the future land use change from Rural Residential to Low-Density Residential.

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 Housing



REZONING EVALUATION REPORT

FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2

Developments in Rural and Developing Rural areas, the threshold is 400 new units. The Applicant is proposing 176 new single-family residential units for the subject property.

Service Delivery / Infrastructure

Water and Sewer: The subject property is not located within the City's current water and sewer delivery area and has access to adequate water supply. The city has adequate sewer treatment capacity for the proposed project. Connectivity will be provided at the developer's expense.

Land Use: If the requested rezoning to R-2 (Single Family Residential) is approved, the site must be in compliance with the requirements set forth in the City's R-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: This 117.17 +/- acre tract will contain 176 single family residential units. The Institute of Transportation Engineers Trip Generation Manual, 7th Edition assigns a rate of approximately 10 weekday trips per house in a single family housing development; however, caution should be shown as this rate is based on a wide variety of studies including active, working residents and older, retired residents.

Under the current plan, this development will yield approximately 1760 trips on average per weekday.

The Joint Henry County/Cities Comprehensive Transportation Plan ("CTP") classifies Hosannah Rd. as a Rural Local Road. Rural local roads provide a lower level of service primarily as access to land with little to no through movement. Minor arterials provide a high level of service at high to moderate speeds with some degree of access control.

Criteria for Evaluation of Rezoning Request

Preserving the Past... ..Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2

Section 17.04.315 Procedure for Hearing before City Council.

- (a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**
- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** The proposed rezoning will have a considerable impact on the rural character of the area, which remains largely undeveloped. Development of a 176 unit R-2 subdivision will result in increased traffic volumes and will require improvements to Hosannah Rd. Prior to occupancy, each unit will pay an impact fee. A percentage of this fee will go to offset the impact to the transportation system as a whole.
 - (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** The request will allow a higher, more intense use (R-2) of the subject property than the current zoning and surrounding zoning designations.
 - (3) **Consistency with the Land Use Plan.** The Applicant's request is not consistent with the Rural Residential future land use designation.
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** There will be an impact on infrastructure in the area. These impacts were anticipated by and can be mitigated through improvements made via the collection of impact fees.
 - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The proposed development will generate approximately an additional 1760 trips per day. Paving, realignment, and turn lanes on and adjacent to Hosannah Road will be required in accordance with the City of Locust Grove Subdivision standards and transportation impact study.



REZONING EVALUATION REPORT

FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2

- (6) **The impact upon adjacent property owners should the request be approved.** Impacts to adjacent property owners will include increases in traffic and population. Immediate neighboring properties consist of single-family homes and undeveloped land.
- (7) **The ability of the subject land to be developed as it is presently zoned.** The subject property can be developed as it is currently zoned, RA.
- (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; however, the developer will be required to protect and buffer any and all streams and other environmentally-sensitive areas that may be located on the subject property in accordance with the City's Watershed Protection and Stream Buffer Ordinances.
- (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 inconsistent with the City's Future Land Use Map.

Recommendations

Should the Council deny the applicant's concurrent request for FLUM amendment from Rural Residential to Low-Density Residential, the policy is not in place to support the applicant's request for rezoning from RA (Residential Agricultural) to R-2 (Single Family Residential).

However, if the City Council approves the concurrent request to amend the future land use map from Rural Residential to Low-Density Residential, the policy guide would thereby technically be in place to objectively support the applicant's request and staff would have no objection to the rezoning request being approved, if the City Council so chooses. If approved, the following conditions are recommended:



**REZONING
EVALUATION REPORT**
FILE: RZ-22-09-01

October 17, 2022

REZONING RA TO R-2

1. At the developer's/owner's expense, connection to water/sewer shall be provided with all necessary improvements.
2. The intersection of Hosannah Road and Locust Grove Road shall be improved including paving of the property's entire frontage on Hosannah Road, realignment, and turning lanes with appropriate sight distance.
3. All houses shall be constructed of at least two (2) of the following materials on each side of the house: brick, stone, or cement fiberboard.
4. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development, including open space, playgrounds, and other amenity areas.
5. A 50-foot undisturbed buffer shall be placed along the perimeter of the development.
6. An amenity package, which may include tennis courts, swimming pool, pool house, activity center, playground, pedestrian paths, bike paths, and other recreation areas, shall be provided to residents within the development.

EXHIBIT C

**Public Hearing Notice
City of Locust Grove
October 17, 2022
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 17, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-22-09-01 The Pacific Group, Inc. of Atlanta, GA requests a rezoning of 117.17 +/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RA (Residential Agricultural) to R-2 (Single Family Residential) for the purpose of developing a 176-lot subdivision.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-22-09-02 The Pacific Group, Inc. of Atlanta, GA requests a Future Land Use Amendment for 117.17+/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RR (Rural Residential) to LD (Low-Density Residential) for the purpose of developing a 176-lot subdivision.

ORDINANCE AMENDMENT

ORD-AM-22-09-03 A City of Locust Grove initiated amendment to City Ordinance Section 15.44.050, (Architectural Review), to revise exterior material standards.

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

Please run a **Legal Ad** in the Henry Herald on **Wednesday September 28, 2022.** I will need a certification of publication on this ad.

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

The Pacific Group of Atlanta, GA requests a rezoning of 117.17+/- acres located on Hosannah Rd. in Land Lot 102 of the 2nd District from RA (Residential Agricultural) to R-2 (Single Family Residential) for the purpose of developing a 176-lot single-family home subdivision.

3.

On the 28th day of September 2022, 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 17th day of October 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 Exhibit "B" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 3:16 PM on the north side of Hosannah Rd. on 9/28/22.
2. Double-sided sign posted at 3:23 PM on the north side of Hosannah Rd. on 9/28/22.

FURTHER AFFIANT SAYETH NOT.

This 12th day of October 2022.

[Handwritten signature]
Affiant

Sworn and subscribed before me
this 12th day of October, 2022

Cynthia Joan Cook
Notary Public



Exhibit "A"



Exhibit "B"



EXHIBIT D

1. At the developer's/owner's expense, connection to water/sewer shall be provided with all necessary improvements.
2. The intersection of Hosannah Road and Locust Grove Road shall be improved including paving of the property's entire frontage on Hosannah Road, realignment, and turning lanes with appropriate sight distance.
3. All houses shall be constructed of at least two (2) of the following materials on each side of the house: brick, stone, or cement fiberboard.
4. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development, including open space, playgrounds, and other amenity areas.
5. A 50-foot undisturbed buffer shall be placed along the perimeter of the development.
6. An amenity package, which may include tennis courts, swimming pool, pool house, activity center, playground, pedestrian paths, bike paths, and other recreation areas, shall be provided to residents within the development.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Preliminary Concept Plan Review for 47.49 +/- acres (Parcel ID 113-01021007) in Land Lot 169 of the 2nd District located on Strong Rock Parkway.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: October 1, 2022

Budget Item: N/A

Date Received: September 6, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: N/A

Discussion:

Mill Creek Residential of Atlanta, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 47.49 +/- acres on Strong Rock Parkway in Land Lot 169 of the 2nd District.

This preliminary concept plan comes in advance of a formal request to rezone the subject property from PD (Planned Development with C-3 and OI pod designations) to PD (Planned Development with RM-2 and C-2 pod designations), conforming to the City's Code of Ordinances section 3-7-157. Code Section 3-7-157 requires a preliminary concept plan to be submitted for review before an application for rezoning to PD is authorized.

The preliminary concept plan includes RM-2 (Residential Multi-family Townhomes) and C-2 (General Commercial) pod designations, consisting of 211 rental townhome units, and C-2 (General Commercial) outparcels.

Recommendation:

Staff recommends the following additions to the preliminary concept plan:

- Additional details regarding vehicular and pedestrian access control.
- Pedestrian access from the townhome community to the commercial parcels.
- Amenity design concepts and better definition of open spaces.
- Consider the LM248 paved multi-use path as shown in the Henry County Trails Plan (July 2022)
- Define uses within the C-2 (General Commercial) pod designation.



REZONING EVALUATION REPORT

October 17, 2022

PRELIMINARY CONCEPT PLAN REVIEW

Property Information

Tax ID	113-01021007
Location/address	Land Lot 169 of the 2nd District
Parcel Size	47.49 +/- acres
Current Zoning	PD (Planned Development with C-3 and OI pod designations))
Request	PD (Planned Development with C-2 and RM-2 pod designations)
Proposed Use	Multifamily townhome Community with Commercial out-parcels
Existing Land Use	Vacant/undeveloped land
Future Land Use	Gateway Town Center
Recommendation	Review concept plan and provide feedback to developer

Summary

Mill Creek Residential of Atlanta, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 47.49 +/- acres on Strong Rock Parkway in Land Lot 169 of the 2nd District.

The subject property (Parcel ID 113-01021007) is east of Strong Rock Christian School on Strong Rock Parkway, is abutting undeveloped /vacant parcels to the north and south, and is bordered by I-75 to the east. The Property is identified on the City’s Official Zoning Map as PD (Planned Development with C-3 and OI pod designations).

This preliminary concept plan comes in advance of a formal request to rezone the subject property from to PD (Planned Development with C-3 and OI pod designations) to PD (Planned Development with C-2 and RM-2 pod designations) conforming to the City’s Code of Ordinances section 3-7-157. Code Section 3-7-157 requires a preliminary concept plan to be submitted for review before an application for rezoning to PD is authorized. The City Council (acting as planning commission) shall review the plan and provide comments and recommendations within (30) days.

The preliminary concept plan for the proposed development includes RM-2, and C-2 pod designations, consisting of 211 townhomes, and C-2 (general commercial) space. Amenities include a clubhouse with pool, and open greenspace. Sample renderings of the proposed townhouses are shown with new-traditional “craftsman” styling and finishes.



REZONING EVALUATION REPORT

October 17, 2022

PRELIMINARY CONCEPT PLAN REVIEW

Recommendations

Staff recommends the following additions to the preliminary concept plan:

- Additional details regarding vehicular and pedestrian access control.
- Pedestrian access from the townhome community to the commercial parcels.
- Amenity design concepts and better definition of open spaces.
- Consider the LM248 paved multi-use path as shown in the Henry County Trails Plan (July 2022)
- Define uses within the C-2 (General Commercial) pod designation.

 <p>ALLIANCE PLANNING • DESIGN • CONSTRUCTION • LAND MANAGEMENT 2900 Central Expressway, Suite 100, San Jose, CA 95128 408.438.4300 www.alliance.com</p>	<p>NOT RELEASED FOR CONSTRUCTION</p>	<p>DEVELOPER: MILCREEK</p>	<p>Site Concept Plan for STRONG ROCK PKWY TRACT</p>	<p>DATE: 06/22 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] PROJECT # 20122</p>	<p>30' TOWN CONCEPT PLAN 6.9.22</p>
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NOT
RELEASED
FOR
CONSTRUCTION

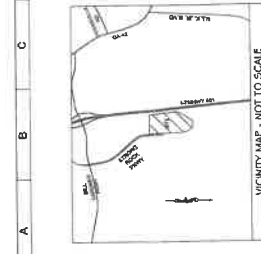
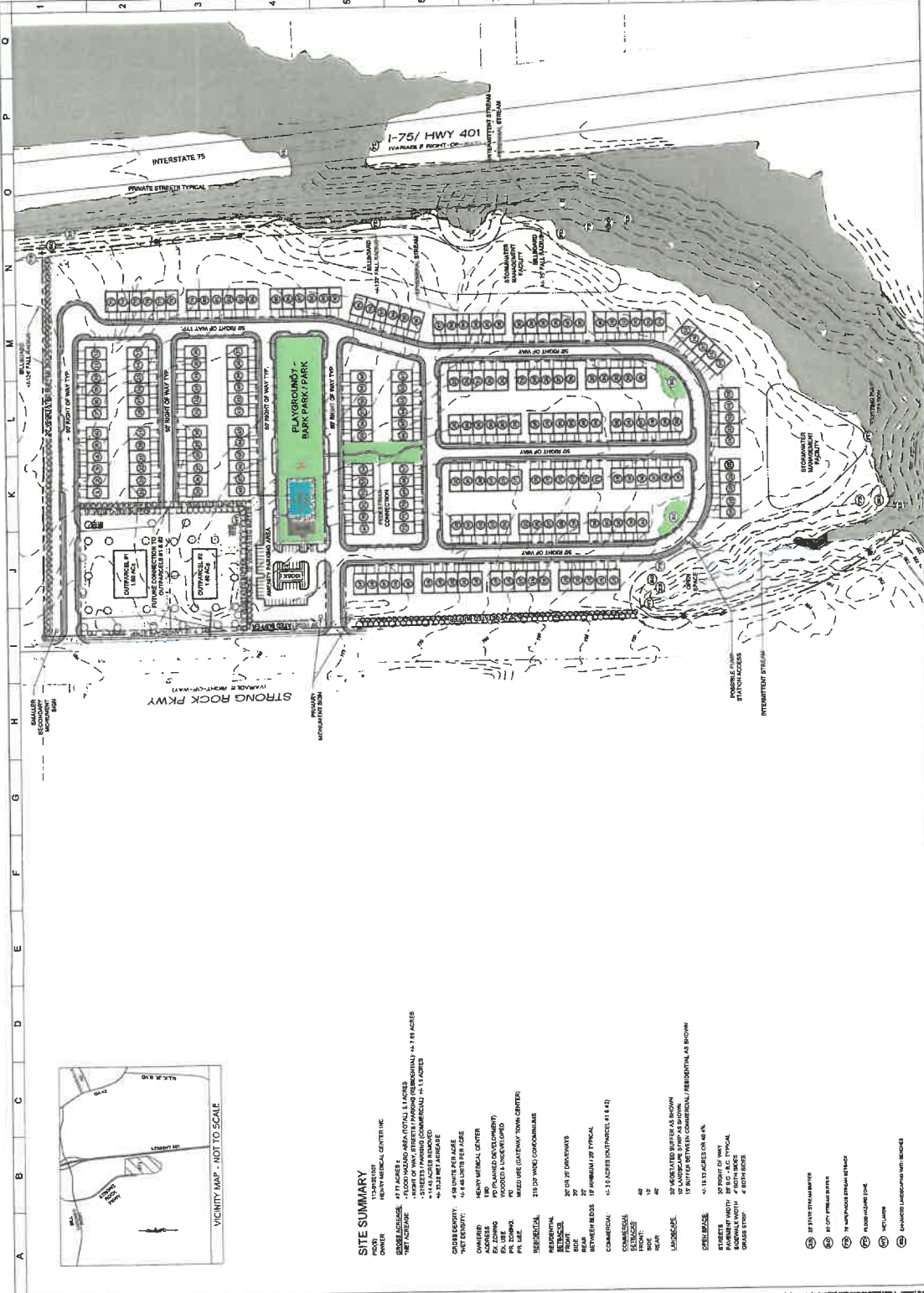
APPROVED AS SHOWN
DATE: 10/15/2019
PROJECT: STRONG ROCK PKWY TRACT
SHEET NO: 01

DEVELOPER
HILL CREEK
CONCEPT PLAN FOR
STRONG ROCK PKWY TRACT

DATE: 10/15/2019
CHECKED BY: LS
PROJECT #: 23119

NORTH
SCALE: 1" = 100'

CONCEPT PLAN
9.8.22



SITE SUMMARY
 PROJECT: 152831001
 OWNER: HENRY MEDICAL CENTER, INC.
 ADDRESS: 17 ACRES, 10000 WEGA COTTAGE L.P. LOTS
 NET ACRES: 17.00
 FRONT OF WALK STREET PARKING (RESIDENTIAL) = 7.85 ACRES
 FRONT OF WALK STREET PARKING (COMMERCIAL) = 1.1 ACRES
 TOTAL NET ACRES: 9.05

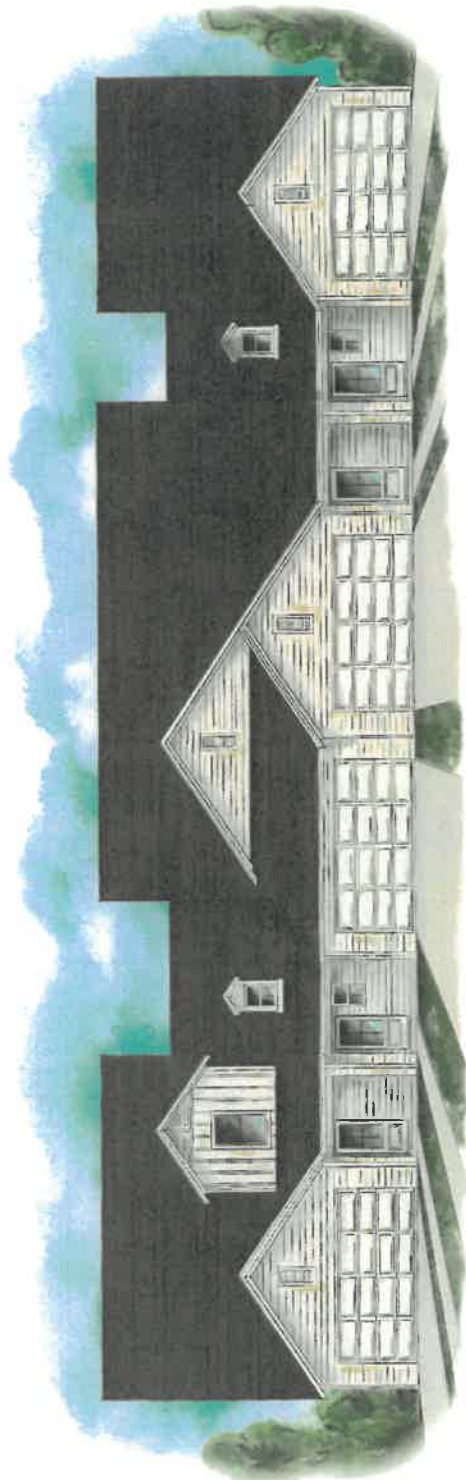
CLASS REPORT: 4.00 UNITS PER ACRE
 NET DENSITY: 4.00 UNITS PER ACRE
 OWNERSHIP: HENRY MEDICAL CENTER
 EX ZONING: P/P PLANNED DEVELOPMENT
 PK ZONING: P/P PLANNED DEVELOPMENT
 PK L&E: MIXED USE (LATEWY TOWN CENTER)
 215 D/P W/MS CONDOMINIUMS

RESIDENTIAL:
 30' ON 30' OVERLAYS
 50' ON 50' OVERLAYS
 15' MINIMUM SETBACKS
 15' MINIMUM SETBACKS
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COMMERCIAL:
 30' ON 30' OVERLAYS
 50' ON 50' OVERLAYS
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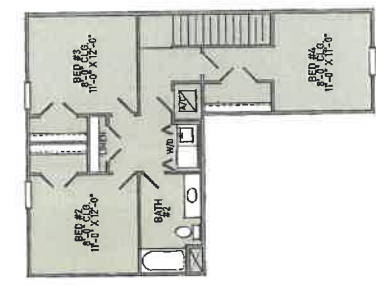
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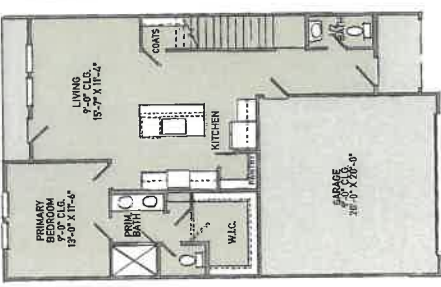
PLAN 2 - 1140
 MAIN FLOOR SF 885
 UPPER FLOOR SF 255
 TOTAL LIVING SF 1140
 GARAGE SF 424
 PORCH SF 40

PLAN 3 - 1515
 MAIN FLOOR SF 956
 UPPER FLOOR SF 559
 TOTAL LIVING SF 1515
 GARAGE SF 433
 PORCH SF 44
 PATIO SF 47

PLAN 4 - 1711
 MAIN FLOOR SF 956
 UPPER FLOOR SF 755
 TOTAL LIVING SF 1711
 GARAGE SF 433
 PORCH SF 44
 PATIO SF 47



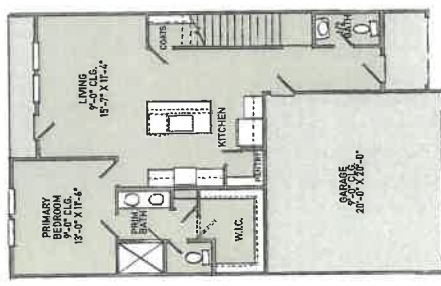
PLAN 4
UPPER FLOOR



PLAN 4
MAIN FLOOR



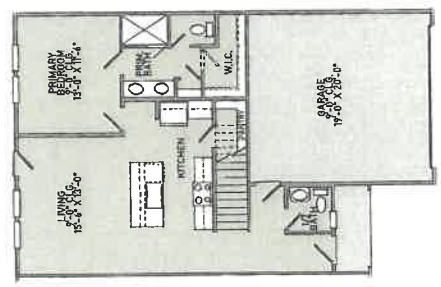
PLAN 3
UPPER FLOOR



PLAN 3
MAIN FLOOR



PLAN 2
UPPER FLOOR

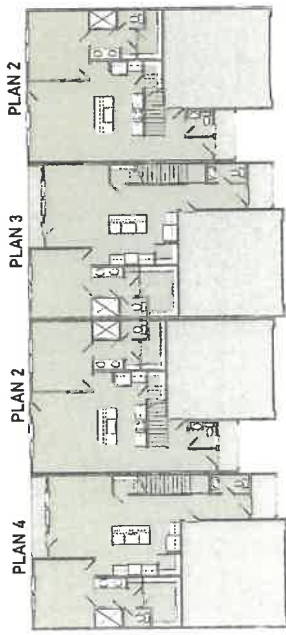


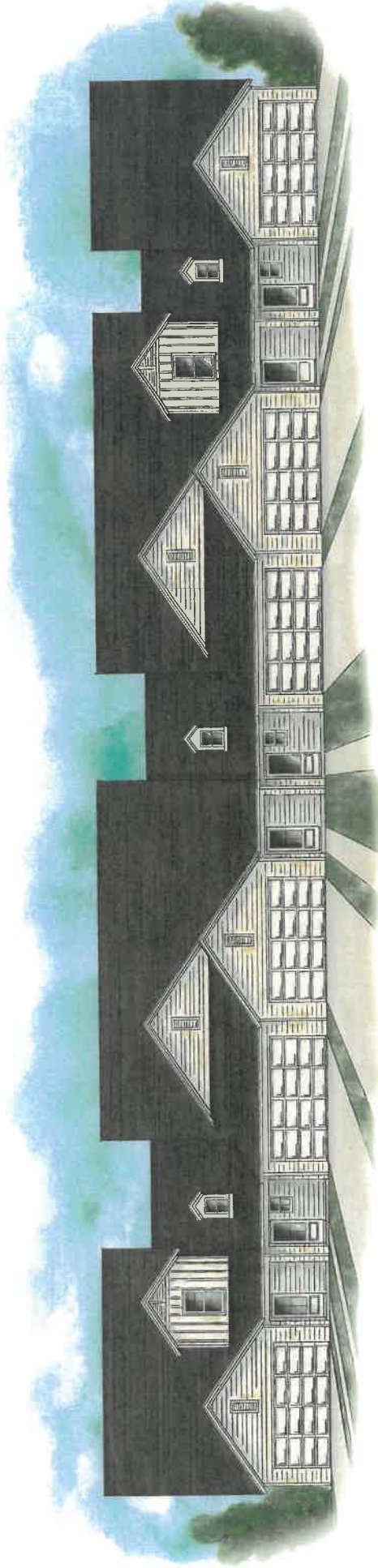
PLAN 2
MAIN FLOOR

TOWNHOMES	4-PLEX
FRONT DEPTH	30' UNITS
	49' SIDING

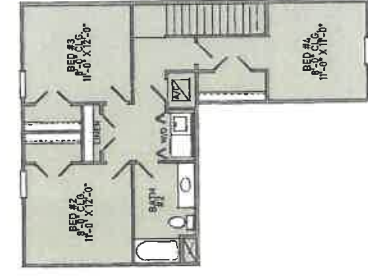
AMAVI

BY MILL CREEK

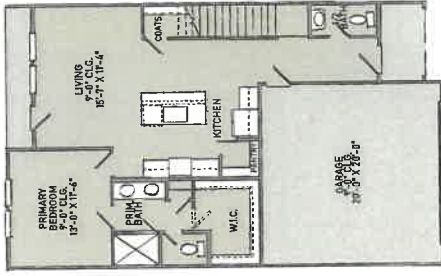




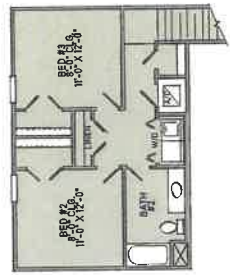
PLAN 2 - 1140	MAIN FLOOR SF 885
UPPER FLOOR SF 255	TOTAL LIVING SF 1140
GARAGE SF 424	PORCH SF 40
PLAN 3 - 1515	MAIN FLOOR SF 956
UPPER FLOOR SF 559	TOTAL LIVING SF 1515
GARAGE SF 433	PORCH SF 44
PATIO SF 47	
PLAN 4 - 1711	MAIN FLOOR SF 956
UPPER FLOOR SF 755	TOTAL LIVING SF 1711
GARAGE SF 433	PORCH SF 44
PATIO SF 47	



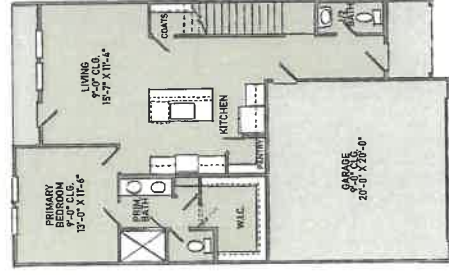
PLAN 4
UPPER FLOOR



PLAN 4
MAIN FLOOR



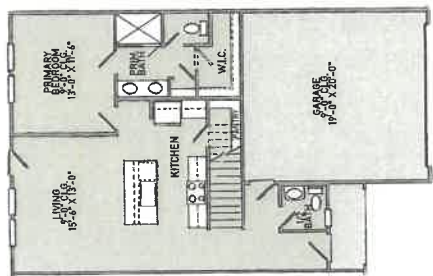
PLAN 3
UPPER FLOOR



PLAN 3
MAIN FLOOR



PLAN 2
UPPER FLOOR

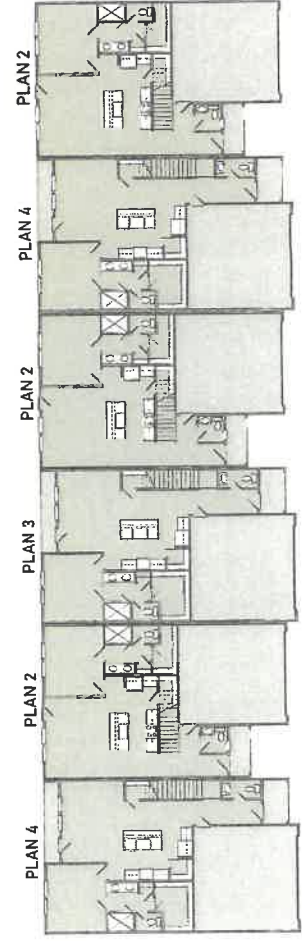


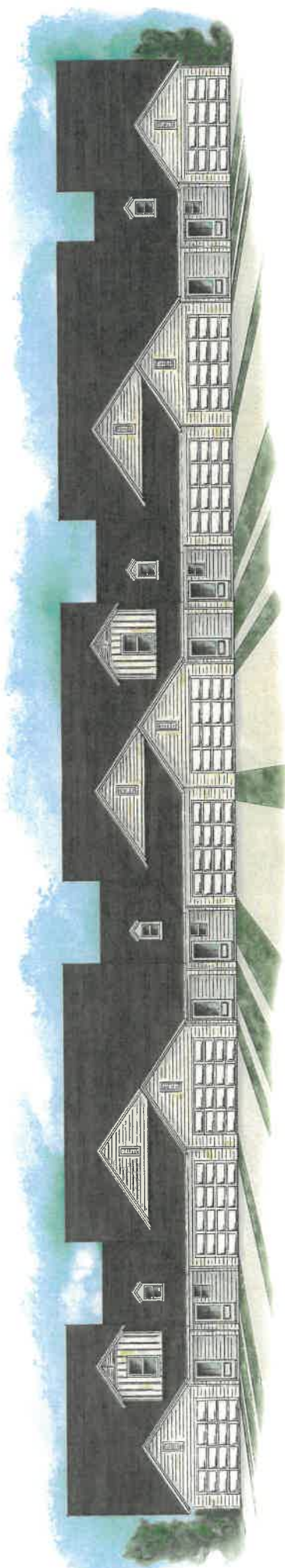
PLAN 2
MAIN FLOOR

TOWNHOMES	6-PLEX
FRONT	30' UNITS
DEPTH	47' + SIDING

A AMAVI

BY MILL CREEK

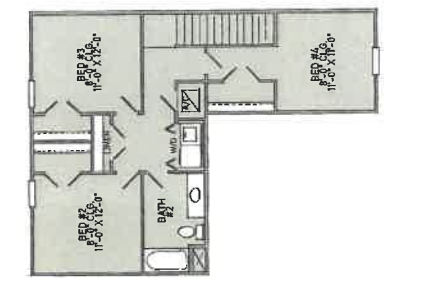




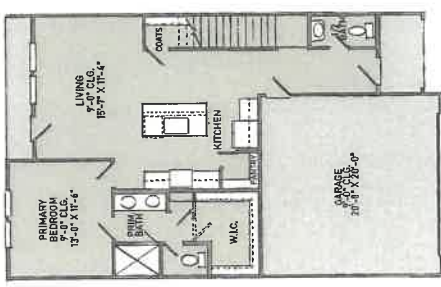
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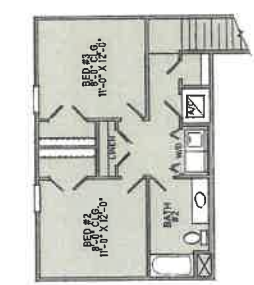
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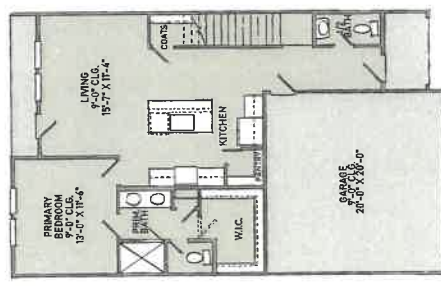
PLAN 4
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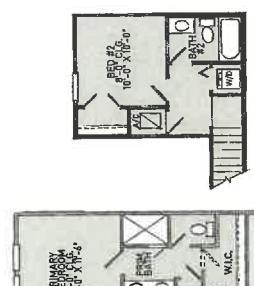
PLAN 4
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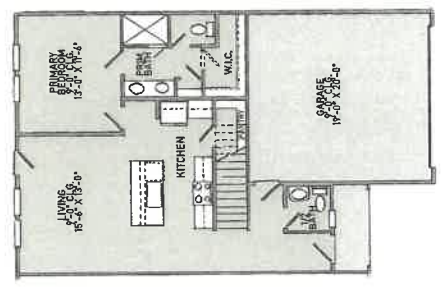
PLAN 3
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PLAN 3
MAIN FLOOR



PLAN 2
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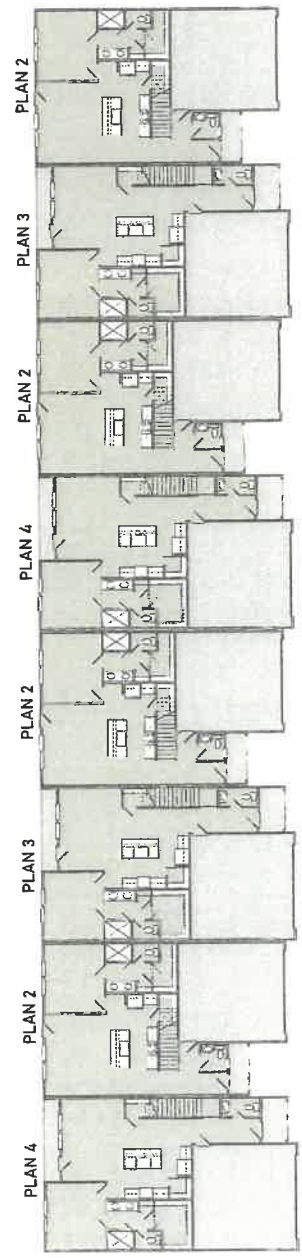


PLAN 2
MAIN FLOOR

TOWNHOMES
 FRONT DEPTH
 8-PLEX
 30 UNITS
 49' SIDING

AMAVI

BY MILL CREEK



Mill Creek Launches Its Amavi Single-Family Rental Brand

Established Multifamily Developer Will Develop Build-to-Rent Single-Family Communities Nationwide




NEWS PROVIDED BY

Mill Creek Residential →

Dec 14, 2021, 11:05 ET

BOCA RATON, Fla., Dec. 14, 2021 /PRNewswire/ -- Mill Creek Residential, a leading developer and operator specializing in premier rental communities across the U.S., today announced the launch of Amavi by Mill Creek, the company's single-family, build-to-rent brand.

Amavi communities will feature detached, townhome and cottage-style single-family rentals in markets nationwide. The homes will include private yards, garages and smart-home technology. In addition, the communities will offer proximity to thriving employment centers, strong school districts and vibrant dining, shopping and entertainment options. Mill Creek expects to break ground on its first Amavi communities before the end of the year.

"Amavi communities will carve out a unique place in this sector because their product offerings, amenities and interior finishes will be tailored to each individual community and submarket," said Callum Parrott, president of single-family rentals at Mill Creek. "Each community will feature its own custom mix of home types designed to the needs of that market's renters. We have already found significant enthusiasm and confidence in the capital markets for our efforts, and we look forward to delivering a truly best-in-class living experience to renters. We're continuing to build top-notch development and construction teams for the Amavi brand while also relying on Mill Creek's extensive experience as one of the nation's most respected residential companies and our award-winning in-house management company." 

Amavi homes will feature high-quality interior finishes, smart thermostats, water leak detection, real-time monitoring of water and energy use and smart access control. Amavi communities will offer conventional leasing teams on site, as well as offer prospective residents the option to take self-guided tours of the homes. The experience will be tailored to the customer's desired experience, including the option of a fully contactless leasing and move-in experience, all backed by Mill Creek's Peace of Mind™ service guarantees.

In addition, Amavi communities will incorporate energy efficient construction and green spaces in highly desirable suburban locations.

"The past couple of years have demonstrated the immense demand for professionally managed single-family rentals," Parrott added. "At Mill Creek, we have established two outstanding brands in the multifamily space, Modera and Alister. We will leverage the customer-service expertise we've developed while building those brands to offer our single-family residents a truly outstanding living experience, complete with an array of move-in, customer-satisfaction and service guarantees. Add it all up, and we are confident Amavi will truly represent the new leasing lifestyle."

About Mill Creek Residential

Mill Creek Residential Trust LLC is a national rental housing company focused on the development, acquisition and operation of rental communities in targeted markets nationwide. The national company, headquartered in Boca Raton, Florida proactively develops, acquires, constructs and operates communities through its seasoned team of real estate professionals in offices across the United States. Mill Creek is building its portfolio in many of the nation's most desirable markets in Seattle, Portland, the San Francisco Bay area, Southern California, Phoenix, Denver, Dallas, Austin, Houston, South Florida, Tampa, Orlando, Atlanta, Nashville, Charlotte, Raleigh, Washington, D.C., New Jersey, New York, and Boston. As of September 30, 2021, the company's portfolio is comprised of 111 communities representing over 30,500 rental homes that are operating and/or under construction. For more information, please visit www.MillCreekPlaces.com.

Media Contact

Stephen Ursery

LinnellTaylor Marketing



**Public Hearing Notice
City of Locust Grove
October 17, 2022
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 17, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

PRELIMINARY CONCEPT PLAN REVIEW

Mill Creek Residential of Atlanta, GA requests a rezoning of 47.77 +/- acres located on Strong Rock Parkway in Land Lot 169 of the 2nd District from PD (Planned Development) to PD (Planned Development with C-2 and RM-2 pods) requiring a preliminary concept plan review.

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

Please run a Legal Ad in the Henry Herald on **Saturday, October 1, 2022.** I will need a certification of publication on this ad.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

An Ordinance to amend Section 15.44.050 of the City's Architectural Review Ordinance, entitled "Exterior Materials Standards",

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: September 28, 2022

Budget Item: No

Date Received: N/A

Workshop Date: October 17, 2022

Regular Meeting Date: November 7, 2022

Discussion:

This amendment is to the City of Locust Grove Architectural Review Ordinance Section 15.44.050 entitled "Exterior Materials Standards". This text amendment was requested by the Council to provide clarity and more specific standards for new commercial construction and exterior renovations required to undergo architectural review.

Recommendation:

ORDINANCE NO. _____

TO AMEND TITLE 15, CHAPTER 15.44.050 EXTERIOR MATERIALS STANDARDS; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Section 15.44.050 entitled “Exterior Materials Standards” is hereby amended to include the following text effective the official date of adoption of this ordinance by the City of Locust Grove City Council.

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

Primary: Four sides majority brick, with remaining façade consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate;; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.

SECTION 2. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 3. Severability.

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

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

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

SECTION 4. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 7th day of November 2022.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

15.44.050 Exterior materials standards.

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

Primary: Four sides majority brick, with remaining façade consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate;; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.
 2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
 3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
 4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
 5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.
 6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
 7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
 8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
 9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters,

columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.

B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.

C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:

Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

(Ord. 04-12-093 § 2 (part))

(Ord. No. 17-05-020, § 3, 5-1-17)

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City of Locust Grove
October 17, 2022
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 17, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-22-09-01 The Pacific Group, Inc. of Atlanta, GA requests a rezoning of 117.17 +/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RA (Residential Agricultural) to R-2 (Single Family Residential) for the purpose of developing a 176-lot subdivision.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-22-09-02 The Pacific Group, Inc. of Atlanta, GA requests a Future Land Use Amendment for 117.17 +/- acres located on Hosannah Road in Land Lot 102 of the 2nd District from RR (Rural Residential) to LD (Low-Density Residential) for the purpose of developing a 176-lot subdivision.

ORDINANCE AMENDMENT

ORD-AM-22-09-03 A City of Locust Grove initiated amendment to City Ordinance Section 15.44.050, (Architectural Review), to revise exterior material standards.

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

Please run a **Legal Ad** in the Henry Herald on **Wednesday September 28, 2022.** I will need a certification of publication on this ad.



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 The Locust Grove Police Department to hold a 5K race on October 29, 2022.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: October 3, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: N/A

Discussion:

The Locust Grove Police Department requests a Special Event Permit to host a 5k race on October 29, 2022. The event will begin and end at Strong Rock Christian School. The route travels north on Strong Rock Parkway, turns around at Bill Gardner Parkway, and concludes again on the school's campus.

- The duration of the event (including set up and break down)
 - The event will take place from 9:00 AM to 12:00 PM

- Contact information for the person who will be onsite at the event
 - Jerimiah Woodard 478-391-2096

Comments:

The Locust Grove Police Department will provide the race escort and all necessary road closures.

Recommendation:

**APPROVAL OF THE LOCUST GROVE POLICE
DEPARTMENT'S REQUEST TO HOLD A 5K RACE ON
STRONG ROCK PARKWAY ON OCTOBER 29, 2022.**



SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>LEPD</u>	Submittal Date: <u>10/3/22</u> 09/30/22
Organization: <u>LEPD</u>	Event Date(s)*: <u>oct 29/22</u>
Type of Event: <u>5K Run</u>	Event Time(s): <u>9:00am to 12:00 pm</u>

*Please provide the following information a **minimum of fifteen (15) 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:	3640 Hwy 42
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.	Jeremiah Woodard
Description of the nature of the special event:	Breast Cancer Awareness
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>	NONE
Duration of the event (including setup and take down)	9am to 12pm
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	motivational music during Event

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, attach a proposed route for review and approval
 - List number of police officers/public works staff requested – additional fees may apply
- 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.
- Complete the attached "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- Complete the attached "E-Verify Affidavit"
- Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"
- All fees are payable to the City of Locust Grove as follows:
 - \$150 for fundraisers, community outreach events,
 - \$250 for temporary for-profit events

\$35 Vendor
\$25 runner

Signature: Date: 09/30/22



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) 2 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

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

_____ DAY OF _____, 20_____

NOTARY PUBLIC

My Commission Expires: _____



Map data ©2022 500 ft



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 approve the contract for services associated with the Bill Gardner Parkway Road Improvements project.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Budget Item: SPLOST

Received Date: October 7, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: TBD

Discussion:

On September 6, 2022, the City Council approved a Resolution to award the bid for services associated with the project known as BILL GARDNER PARKWAY ROAD IMPROVEMENTS (22-T002) to Piedmont Paving, Inc., for an amount not to exceed \$3,448,400.56 (the "Project").

The scope of work for the Project involves furnishing and installing all materials, labor, tools, equipment and related services necessary to complete the Project as described in the Project's Contract Documents and approved construction plans.

In conjunction with the award of the bid of the Project to Piedmont Paving, Inc., Staff has prepared a Contract for the Council's consideration and approval.

Recommendation:

Approval, pending City Attorney's review.

ORDINANCE

AN ORDINANCE TO ENTER INTO A CONTRACT BETWEEN THE CITY OF LOCUST GROVE AND PIEDMONT PAVING, INC., TO PROVIDE PROFESSIONAL CONSTRUCTION SERVICES FOR THE CITY PROJECT KNOWN AS BILL GARDNER PARKWAY ROAD IMPROVEMENTS (22-T002); TO AUTHORIZE THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE SAID CONTRACT; TO AUTHORIZE THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY OF LOCUST GROVE, AS NECESSARY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

WHEREAS, the City has identified the need to make road improvements to the public right-of-way known as Bill Gardner Parkway to improve traffic flow and reduce traffic congestion between southbound exit ramps of Interstate 75 eastward for approximately 2,060 linear feet to the intersection of Bill Gardner Parkway and Market Place Boulevard/Tanger Boulevard (the “Project”); and,

WHEREAS, these improvements desired for the Project are identified on the documents entitled Construction Plans Of Bill Gardner Parkway, signed and sealed by Adam L. Price, dated July 19, 2021, revised November 15, 2021 and permitted by the Georgia Department of Transportation on December 17, 2021 (the “Construction Plans”) and incorporated herein by reference; and,

WHEREAS, the City has identified a need for a qualified vendor to provide labor, equipment and materials required to perform work that consists of furnishing and installing all materials, labor, tools, equipment, and related services required to complete the Project including, but not limited to traffic control, erosion and sedimentation control, limited road widening, limited interstate ramp improvements, concrete curb and gutters and sidewalks, stormwater improvements, installation of traffic medians with landscaping, milling and resurfacing of existing asphalt surfaces, traffic striping, traffic signal modifications, and signage with the project limits as described on the Construction Plans ; and

WHEREAS, the City awarded the bid for professional services associated with the Project to PIEDMONT PAVING, INC., (“the “Contractor”) on September 6, 2022; and,

WHEREAS, the City wishes to retain the services of the Contractor to provide those necessary services as described in the approved contract and construction documents for the Project entitled Bill Gardner Parkway Improvements Project No. 22-T002 Contract Documents and Technical Specifications (the “Agreement”), incorporated herein by reference; and

WHEREAS, the Mayor and City Council have found this Agreement to be in the best interests of the citizens of the City of Locust Grove.

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Approval of Contract. The Contract between the City and Piedmont Paving, Inc., as attached hereto and upon approval by the City Attorney and incorporated herein in its entirety and by partial reference as Exhibit "A" is hereby approved.

SECTION 2. Approval of Execution. The Mayor is hereby authorized to execute the Contract as described in Exhibit "A" upon delivery of a signed version by Piedmont Paving, Inc., and the City Manager, or his designee, is authorized to take those actions necessary to effectuate this Ordinance and perform the obligation of the City under said Agreement.

SECTION 3. Documents. The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Ordinance, subject to approval as to form by the City Attorney.

SECTION 4. Severability. In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of Locust Grove that such adjudications shall in no manner affect the other sections, sentences, clauses, or phases of this Ordinance which shall remain in full force and effect as if the invalid or unconstitutional section, sentence, clause or phrase were not originally part of the Ordinance.

SECTION 5. Repeal of conflicting provisions. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed, except as otherwise provided herein.

SECTION 6. Effective date. This Ordinance shall become effective immediately upon its adoption by the Mayor and the City Council of Locust Grove and upon approval as to form by the City Attorney.

SO ORDAINED by the Council of the City this 17TH day of October 2022.

CITY OF LOCUST GROVE, GEORGIA

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

SEAL

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**PORTION OF CONTRACT BETWEEN
THE CITY OF LOCUST GROVE
AND PIEDMONT PAVING, INC.**



LOCUST ^{EST.}
1893
GROVE

CITY OF LOCUST GROVE, GEORGIA
BILL GARDNER PARKWAY
ROAD IMPROVEMENTS
PROJECT NO.: 22-T002

CONTRACT DOCUMENTS
AND
TECHNICAL SPECIFICATIONS

JUNE, 2022



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDCALC.COM

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666
CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100
NEWNAN OFFICE: 40 Greenway Court, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

SECTION VII
FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT

THIS AGREEMENT is by and between City of Locust Grove, Georgia (“Owner”) and
Piedmont Paving, Inc. (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: All material, labor, tools, equipment, and any other miscellaneous items necessary to complete the work as described in the Construction Drawings & Specifications.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

2.02 The work consists of furnishing and installing all materials, labor, tools, equipment, and related services required for a complete project in accordance with the Contract Documents. The project begins approximately 825 linear feet west of the centerline of I-75 and proceeds approximately 2,060 linear feet east to the intersection of Tanger Boulevard. This project includes but is not limited to traffic control, erosion and sediment control, limited road widening, limited interstate ramp modifications, concrete curb and gutters and sidewalks, stormwater improvements, installation of traffic medians with landscaping, milling and resurfacing of existing asphalt surfaces, traffic striping, traffic signal modifications, and signage within the project limits. This work is per the Contract Documents for the City of Locust Grove’s BILL GARDNER PARKWAY - ROAD IMPROVEMENTS; PROJECT NO.: 22-T002.

2.03 The Project has been designed by Falcon Design Consultants, LLC (Engineer), which are to act as the Owner’s Representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the

SECTION VII

Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 3 – CONTRACT TIMES

3.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

A. The Work will be substantially completed within 180 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 210 days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$300 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$500 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A below:

A. For all Work at the Unit Price Base Bid of: Three Million Four Hundred Forty-Eight Thousand Four Hundred Point Fifty-Six Dollars (\$3,448,400.56)

SECTION VII

- B. All specific cash allowances are included in the above price in accordance with Paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

- A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 25th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

- a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

- b. 90 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

SECTION VII

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of 1.0 percent per annum.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
 - A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor’s safety precautions and programs.
 - E. Based on the information and observations referred to in Paragraph 8.01.D above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

SECTION VII

- F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement, including the Bid Form and Contractor's proposal in response to the Bid Form.
 - 2. Performance Bond.
 - 3. Payment Bond.
 - 4. General Conditions.
 - 5. Supplementary Conditions
 - 6. Specifications Included with the Contract Documents and the; (Georgia Department of Transportation – Standard Specifications Construction of Transportation Systems – January 21, 2021 or latest edition).
 - 7. Specifications Included with the Contract Documents and the; (Manual on Uniform Traffic Control Devices for Streets and Highways – 2009 MUTCD with Revisions 1 and 2, May 2012 or latest revision).
 - 8. Technical Specifications
 - 9. Contract Drawings
 - 10. Addenda.
 - 11. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid.
 - b. Documentation submitted by Contractor prior to Notice of Award.

SECTION VII

- c. Certificate of Insurance with Owner as the Certificate Holder.
12. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
- a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all

SECTION VII

remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Other Provisions*

- A. *Indemnification:* The CONTRACTOR shall indemnify and hold harmless the OWNER and Consulting ENGINEER (also known as Falcon Design Consultants, LLC) and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the WORK, provided that any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the OWNER or the Consulting

SECTION VII

ENGINEER (Falcon Design Consultants, LLC) or any of their agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

OWNER:

City of Locust Grove, Georgia

By: _____

Title: _____

Attest: _____

Title: _____

Address for giving notices:

3644 Highway 42

Locust Grove, GA 30248

Phone: (770) 957-5043

CONTRACTOR

Piedmont Paving, Inc.

By: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Title: _____

Address for giving notices:

1226 Highway 16 East

Newnan, GA 30263

Phone: (678) 423-0586

GDOT Prequalification Certificate No.: **2PI273**

(Where applicable)

Agent for service of process:

SECTION VIII



LOCUST GROVE EST. 1893

NOTICE TO PROCEED

DATE:

Project: BILL GARDNER PARKWAY ROAD IMPROVEMENTS	
Owner: City of Locust Grove, Georgia	Owner's Contract No.: 22-T002
Contract Value: \$3,448,400.56	Engineer's Project No.: N/A
Contractor: Piedmont Paving, Inc.	
Contractor's Address: 1226 Highway 16 East	
Newnan, GA 30263	
Phone: (678) 423-0586	

You are notified that the Contract Times under the above Contract will commence to run on _____ . On or before that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 4 of the Agreement, the date of Substantial Completion is _____ , and the number of days to achieve Substantial Completion is **180**, and the number of days to achieve readiness for final payment is **210**.

Before you may start any Work at the Site, Paragraph 2.01.B of the General Conditions provides that you and Owner must each deliver to the other (with copies to Engineer and other identified additional insureds and loss payees) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

PIEDMONT PAVING, INC.

CITY OF LOCUST GROVE, GA

Contractor: _____

Given by: _____

Authorized Signature _____

Title _____

Date _____

Owner: _____

Given by: _____

Authorized Signature _____

Title _____

Date _____

Copy to Engineer

LOCUST GROVE POLICE DEPARTMENT

Monthly Status Report

Mission Statement

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

GBI Crime Reports	Sept 2021	Sept 2022
NIBRS Group A Crimes	52	65
NIBRS Group B Crimes	23	21

Patrol Division

Total Calls for Service	1,070	1,282
Miles Patrolled	20,179	17,846
Total Reports Written	214	207
Total Citations Written	284	371
Total Warnings Written	23	170
Arrests	27	34

Criminal Investigations

Assigned Cases	n/a	25
Cleared Cases	n/a	23

Municipal Court

Total Fines Collected	\$64,374.00	\$50,480.00
Probated Fines	\$11,738.00	\$12,705.00

Departmental Training

Total Hours	42	149
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**CITY OF LOCUST GROVE
PUBLIC WORKS DEPARTMENT
COMPLETED WORK ORDERS 2022**

DESCRIPTION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
CUT OFFS FOR NON-PMT	78	80	79	83	80	76	65	70	84			
NEW MOVE IN	77	89	104	70	53	62	56	87	62			
RECONNECT FOR NON-PMT	67	77	69	77	66	65	55	57	67			
DISCONNECTS FOR MOVE OUTS	23	21	37	25	29	21	25	30	23			
INSTALL METERS	31	44	20	39	12	15	37	26	24			
READ / ID METERS	8	14	7	21	26	35	46	39	44			
INSTALL/ REPLACE MXU	31	49	20	29	16	21	28	34	37			
CHECK METER LEAKS	16	32	10	27	41	17	21	11	18			
REPAIR / REPLACE METERS	4	15	8	9	11	6	24	7	13			
WATER METER INSPECTIONS	21	47	29	16	13	6	18	25	27			
WATER MAIN / LINE REPAIRS	1	3	4	2	5	1	3	1	2			
WATER / SEWER LOCATES	327	385	367	393	299	286	228	224	218			
SEWER LINE CHECKS	4	5	7	8	3	6	4	7	5			
SEWER MAIN / LINE REPAIRS	8	2	5	1	2	3	1	2	1			
INSTALL WATER/SEWER TAP	2	1	3	1	4	5	1	3	2			
ROADS PATCH / GRAVEL	4	20	52	15	6	12	10	4	2			
CITY HALL CLEANING / MAINTENANCE (HRS)	x	x	x	x	x	x	x	x	x	x	x	x
INSTALL / REPAIR STORM DRAINS	2	1	3	2	1	3	2	1	3			
REPAIR / REPLACE SIGNS	10	16	14	21	13	8	11	9	4			
GRASSING / WEEDEATING (HRS)	28	23	37	42	51	54	51	56	43			
LANDSCAPING	3	2	6	4	2	1	2	4	1			
COLLECTED LEAVES (BAGS)	203	241	220	198	137	119	98	102	86			
CHIPPING (HRS)	76	78	87	89	94	87	81	76	74			
REMOVE DEBRIS / TRASH (BAGS)	196	281	274	223	203	196	202	178	162			
STORMWATER POND INSPECTIONS	4	6	5	8	12	14	12	9	7			
STORMWATER MAINTENANCE	3	5	4	6	9	7	9	6	4			
MISC.	21	29	35	52	37	38	44	42	43			



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 Pine Valley, 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: September 15, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: November 7, 2022

Discussion:

Staff received a petition to create a streetlight district in Pine Valley, a residential subdivision.

- Number of Lots: 52
- Number of Lights: 9 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: \$11.75 x 9 lights per month
- Cost per Month: \$105.75
- Cost per Year: \$1,269.00
- Administrative Cost: 15% of annual cost = \$190.35
- Pro Rata Cost per Lot: $\$1,269.00 + \$190.35 / 52 \text{ lots} = \underline{\$28.06 \text{ per year}}$

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 Pine Valley subdivision.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A REQUEST TO CREATE A STREET LIGHT TAX DISTRICT IN PINE VALLEY 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 Pine Valley, (the “Subdivision”); and,

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

WHEREAS, 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 \$105.75 (\$1,269.00 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 \$28.06 (includes a 15% administrative fee) per lot annually; and,

WHEREAS, the Request was heard by the Council during a regularly schedule Work Shop meeting on October 17, 2022; and,

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

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

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

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

THIS RESOLUTION adopted this 7th day of November 2022.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

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

Application For Special Tax District - Street Lighting

We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the PINE VALLEY (Subdivision) in Land Lot(s) 154, and 155 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 52 lots currently existing in the Special Tax District PINE VALLEY (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 52 (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 10th day of August, 20 22.



SUBSCRIBING WITNESS



NOTARY PUBLIC



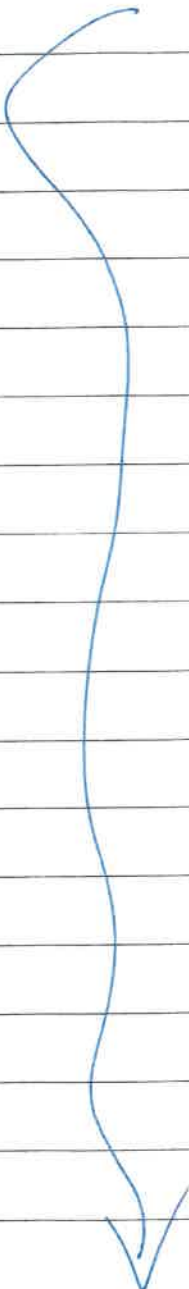








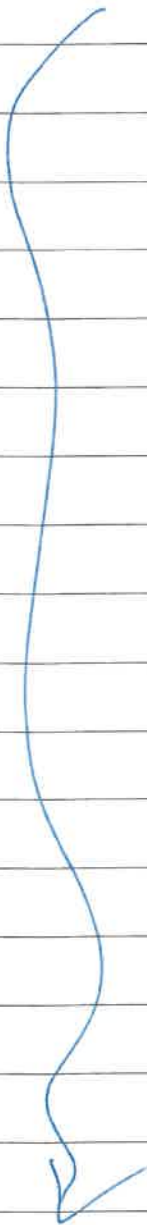
PLEASE INDICATE WHICH UTILITY COMPANY SERVICES YOUR PROPOSED STREET LIGHT DISTRICT:

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

Petition For Special Tax District - Street Lighting

[Make additional copies, if necessary]

PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(Y)ES OR (N)O	WITNESS' SIGNATURE
D R HORTON		105 WARATAH DR	Y	
		201 CANBERRA WAY	Y	
		205 CANBERRA WAY	Y	
		209 CANBERRA WAY	Y	
		213 CANBERRA WAY	Y	
		217 CANBERRA WAY	Y	
		221 CANBERRA WAY	Y	
		225 CANBERRA WAY	Y	
		229 CANBERRA WAY	Y	
		233 CANBERRA WAY	Y	
		237 CANBERRA WAY	Y	
		241 CANBERRA WAY	Y	
		241 CANBERRA WAY	Y	
		245 CANBERRA WAY	Y	
		249 CANBERRA WAY	Y	
		253 CANBERRA WAY	Y	
		257 CANBERRA WAY	Y	
261 CANBERRA WAY	Y			
265 CANBERRA WAY	Y			
269 CANBERRA WAY	Y			

PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(Y)ES OR (N)O	WITNESS' SIGNATURE
D R HORTON		273 CANBERRA WAY	Y	
		277 CANBERRA WAY	Y	
		276 CANBERRA WAY	Y	
		272 CANBERRA WAY	Y	
		268 CANBERRA WAY	Y	
		264 CANBERRA WAY	Y	
		260 CANBERRA WAY	Y	
		160 WARATAH DRIVE	Y	
		156 WARATAH DRIVE	Y	
		152 WARATAH DRIVE	Y	
		148 WARATAH DRIVE	Y	
		144 WARATAH DRIVE	Y	
		140 WARATAH DRIVE	Y	
		136 WARATAH DRIVE	Y	
		132 WARATAH DRIVE	Y	
		128 WARATAH DRIVE	Y	
		124 WARATAH DRIVE	Y	
		120 WARATAH DRIVE	Y	
		116 WARATAH DRIVE	Y	
		112 WARATAH DRIVE	Y	






PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(Y)ES OR (N)O	WITNESS' SIGNATURE
D R HORTON		108 WARATAH DRIVE	Y	
		104 WARATAH DRIVE	Y	
		100 WARATAH DRIVE	Y	
		121 WARATAH DRIVE	Y	
		125 WARATAH DRIVE	Y	
		129 WARATAH DRIVE	Y	
		133 WARATAH DRIVE	Y	
		137 WARATAH DRIVE	Y	
		141 WARATAH DRIVE	Y	
		145 WARATAH DRIVE	Y	
		149 WARATAH DRIVE	Y	
		153 WARATAH DRIVE	Y	
		248 CANBERRA WAY	Y	
		136 CANBERRA WAY	Y	
		228 CANBERRA WAY	Y	
		228 CANBERRA WAY	Y	
		220 CANBERRA WAY	Y	
		208 CANBERRA WAY	Y	

EXHIBIT "B"

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

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

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: City of Locust Grove Acct. No.: 12223-040 Loc. No.: 1011-28-704
(Print Name as Listed on Bill Card)

Address: Lights for Pine Valley Subdivision

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 9 Rate 12 Class 5 Cost Per Month \$ 11.75 each Total Cost \$ 105.75 per month Description: 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 \$ 105.75

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

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.

4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.

5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.

6. I (we) will pay in advance a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.

7. All lighting equipment, wiring, etc. will be furnished by the Corporation.

8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.

9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.

10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.

11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.

12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

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

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

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

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

Signature: _____

Print Name: _____

Title: _____

Date: _____



Central Georgia EMC

923 S. Mulberry Street / Jackson, Georgia 30233 /

Phone (770) 775-7857

Fax (770) 775-3022 / www.cgemc.com

09-15-2022

Mr. Foster,

Per your request, please find enclosed a lighting layout for Pine Valley Subdivision. Along with the contract; I have indicated each of the light locations with a green star. Below is a breakdown of the cost and type of lights.

Pine Valley Subdivision Phase will consist of (9) black colonial led lights @ \$11.75/ light/month for a total monthly rental fee of \$105.75.

Upon receipt of the signed contract, I will proceed with the ordering process for the above lights. Feel free to give me a call with any questions or concerns at 770-504-7862.

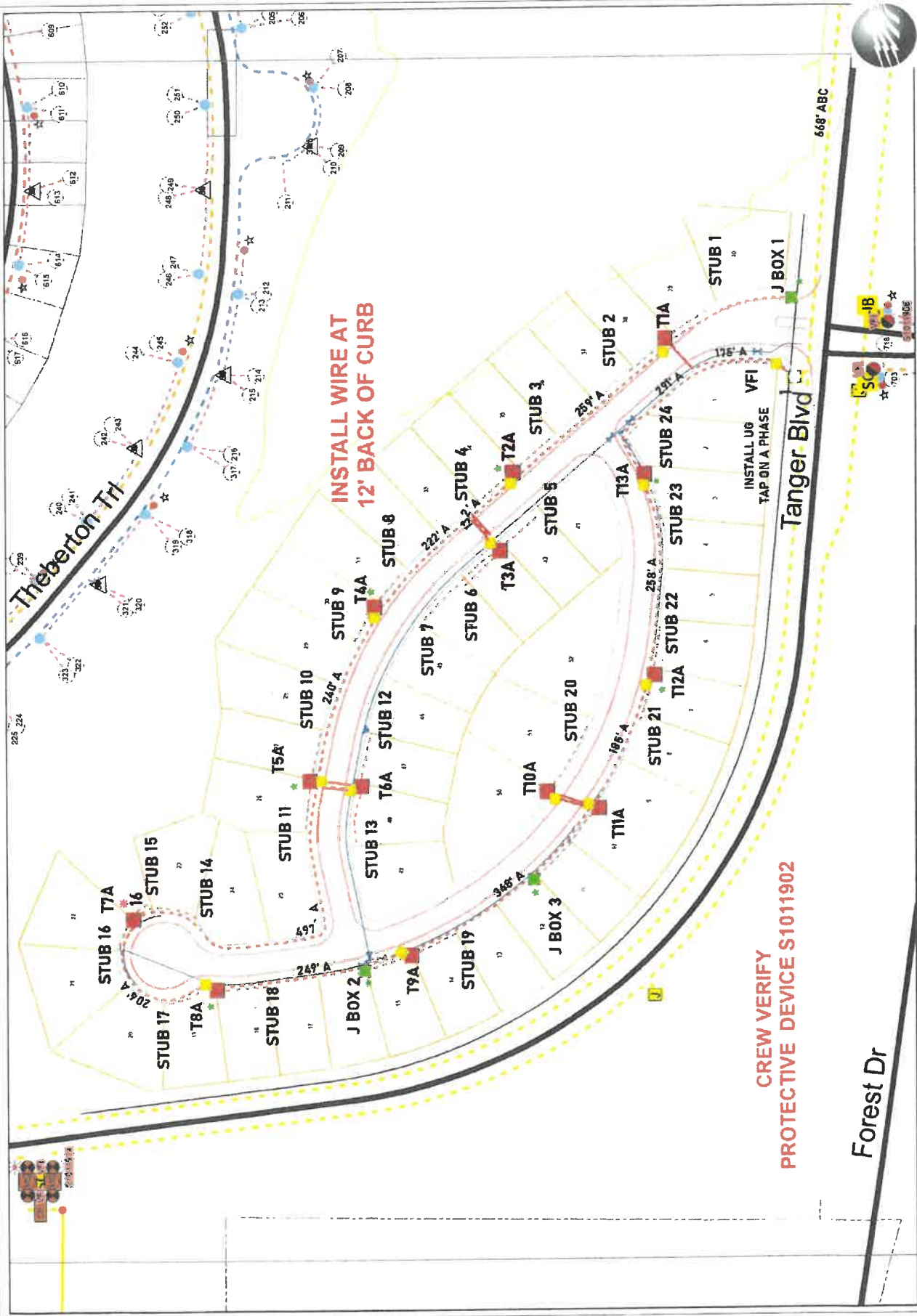
Thank you,

Greg Clinton
770-504-7862
Lead Staking Technician

Name: PINE VALLEY SUBDIVISION

S.O. #: 00874820

W.O. # 102788



CREW VERIFY PROTECTIVE DEVICE S1011902

Forest Dr

Tanger Blvd

INSTALL WIRE AT 12' BACK OF CURB

INSTALL UG VFI TAP ON A PHASE

**COMMUNITY DEVELOPMENT DEPARTMENT REPORT
(As of 10/5/2022) vs. this same time in 2021**

- **1380 permits issued in 2022**
Year 2021: 2304

- **200 new house permits issued in 2022**
Year 2021: 381

- **282 COs issued in 2022**
Year 2021: 351
 - Residential = 204
 - Year 2021:248

 - Commercial = 78
 - Year 2021: 103

- **416 Business Licenses issued in 2022**
Year 2021: 437

2022 Active Developments

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Capital Project</u>
1	Bunn Farms	World Peace Center (paused)	Walker Crossing	Bill Gardner modifications
2	Locust Grove Station Pine Valley	AT&T new Cell Tower	M&M Waste	Market Place Blvd. at Hwy. 42 signalization
3	Indian Grove	Gabino's Mexican Restaurant	Gardner Logistics Park	Extra Lane on Hwy 42
4	Elmstone Commons	C-Store Indian Creek	Spec. Bldg. at Colvin and Hwy. 42	Peeksville Road Extension
5	Indian Grove	Strong Rock Container Bldgs.	Scannel Bldg. 3 - Phase III	Davis Lake Interceptor
6	Liberty Grove/Derringstone Manor		Sansone	MMIP/Bethlehem Road Interchange
7	Bridle Creek		Norfolk Southern	
8	Collin		Bowery Farms	
9	River Oaks			
10	Wentworth			
11	Locust Grove Station Pod B			
12	Cedar Ridge Pod D			
13	Oak Ridge Meadows Pod E			
14	Flakes Mill South Bethany			
15	Nine Oak Phase 2 & 3			
16	Peeksville Road Subdivision			
17	South Unity Grove Subdivision			
18	Capshaw Homes - Jackson St.			
19	Dawson Creek subdivision			
20	Copperfield sudivision			



Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted for Barden Salon, located at 3804 Hwy. 42.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: September 15, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: November 7, 2022

Discussion:

Josh Barden/Barden Salon of Locust Grove, GA has submitted building elevation renderings for a hair salon to be located at 3804 Hwy 42. The structure is an existing single-family residence that is undergoing remodeling to convert the use into a salon.

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

The applicant proposes a 713 +/- sq. ft. addition to the existing 1,233 sq. ft. structure (total 1,946 +/- sq. ft.). The proposed exterior renovations will give the existing structure more of a "craftsman" inspired look and include the addition of "hardie" cement fiber-board siding (lap plank siding and board-and-batten) as well as "hardie" cement fiber-board trim, and installation

of vinyl windows. Exterior improvements also include the addition of craftsman-style shutters and cedar shake gables with timbering detail. The material color palette consists of neutrals and earth-tones. Also picoted are ADA ramps in accordance with ADA requirements.

Chapter 15.44 Architectural Review

15.44.050 - Exterior materials standards.

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

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

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

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.

2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.

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

4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.

5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features

of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

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

Recommendation:

APPROVAL OF THE ARCHITECTURAL BUILDING ELEVATIONS SUBMITTED BY JOSH BARDEN/BARDEN SALON.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR EXTERIOR RENOVATIONS TO AN EXISTING STRUCTURE LOCATED AT 3804 HWY 42 IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, Josh Barden/Barden Salon of Locust Grove, GA submitted building elevation renderings for proposed renovations to an existing building located at 3804 hwy 42 attached hereto and made part thereof as **Exhibit “A”**, and;

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

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

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

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by Josh Barden/Barden Salon dated July 12, 2022, appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
 - a. Final Colors. That final colors and type of materials be reviewed and approved by the Community Development Director to meet all requirements of Chapter 15.44

of City of Locust Grove Code as “earth tone” in nature.

- b. **Material Changes.** That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.
 - c. **Extension of Approved Plans.** That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
 4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
 5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
 6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
 7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 7th day of November, 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Exterior Material List for Barden Salon

Hardie Plank Lap Siding

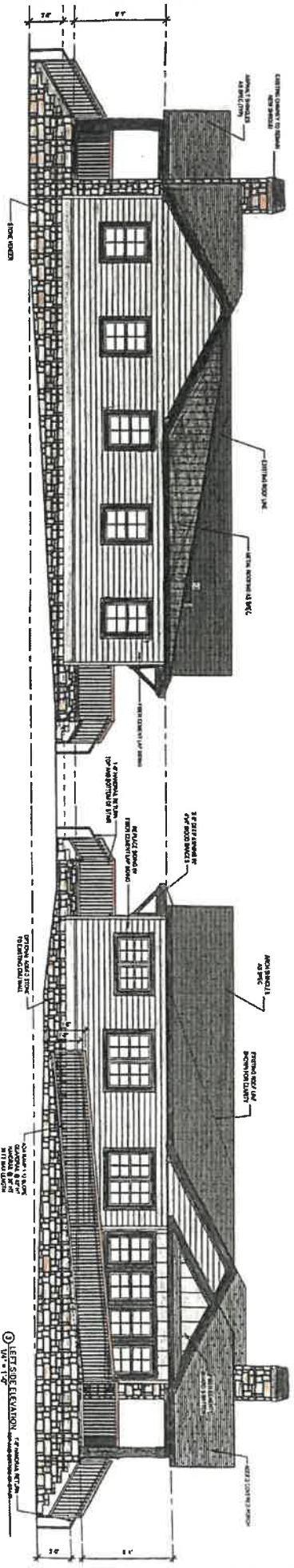
Hardie Trim Board

Hardie Plank Board and Batten

Black Vinyl Windows

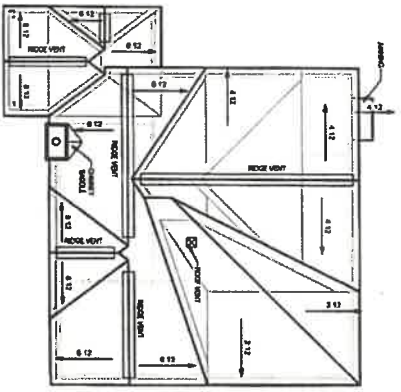
Black Gutter and Downspout

Foundation will be capped with either stone, brick or Painted Textured Ardex

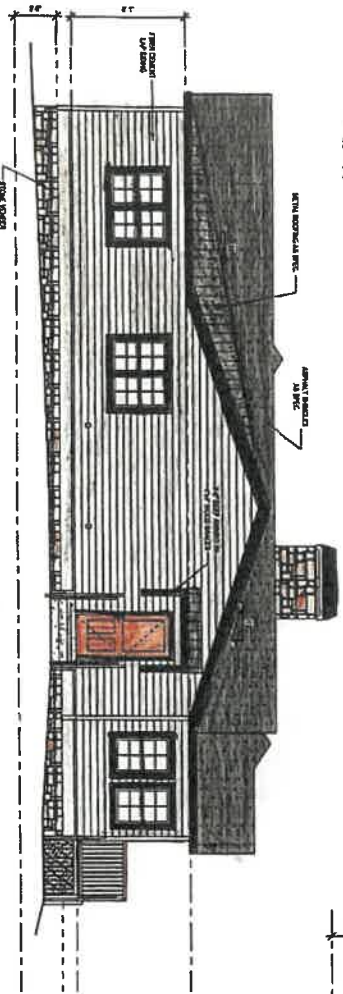


RIGHT SIDE ELEVATION
1/8" = 1'-0"

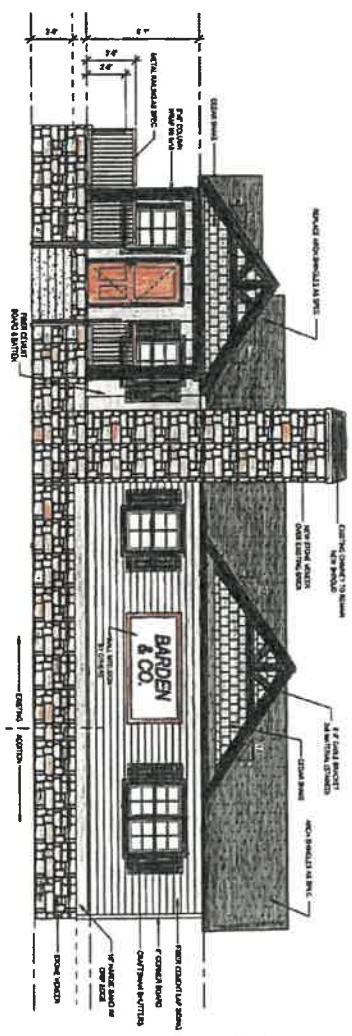
LEFT SIDE ELEVATION, 1/8" MODULAR GRID
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



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



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

<p>MDM DESIGN SOLUTIONS MATERIAL DISCOUNTS 770-488-9977</p>	<p>BARNDY SALON EXTENSION ELEVATIONS Estate - 07/23/2024 Cecil - 8/26/2024</p>	<p>LIFE BUILT HOMES Barndy Salons Estate - 07/23/2024 Cecil - 8/26/2024</p>
	<p>DESIGN BY: MDM DRAWN BY: MDM DATE: 07/23/2024</p>	



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: **FY 2023 Budget Introduction**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **October 19, November 2, November 16, 2022 (initial)**

Budget Item: **Yes, ALL Funds and Revenue**

Date Received: **October 13, 2022**

Workshop Date: **October 17, 2022**

Regular Meeting Date: **Tentative December 5, 2022 (pending LOST)**

Discussion:

Attached is the advertising schedule for hearings on the FY 2023 Budget, along with the provision that LOST negotiations may change the ultimate adoption date and/or require change for property tax or a combination of a tax with a cut in services.

Recommendation:

TBD – Discussion Item. Public Hearings in November.



PUBLIC HEARING NOTICE

CITY OF LOCUST GROVE

2023 FY OPERATING AND CAPITAL IMPROVEMENTS BUDGET HEARING

WORKSHOP MEETING – FORMAL PRESENTATION

MONDAY, OCTOBER 17, 2022

REGULAR MEETING – 1ST HEARING

MONDAY, NOVEMBER 7, 2022

WORKSHOP MEETING – 2ND HEARING

MONDAY, NOVEMBER 21, 2022

REGULAR MEETING – ADOPTION (TENTATIVE – PENDING LOST NEGOTIATIONS)

MONDAY, DECEMBER 5, 2022

6:00 PM – PUBLIC SAFETY BUILDING

3640 HIGHWAY 42

LOCUST GROVE, GA 30248

PURSUANT TO O.C.G.A. § 36-81-5 AND THE CODE OF THE CITY OF LOCUST GROVE, GEORGIA, NOTICE IS HEREBY GIVEN THAT THERE WILL BE A PUBLIC HEARING REGARDING THE RECOMMENDED FISCAL YEAR 2022 OPERATING AND CAPITAL IMPROVEMENTS BUDGET OF THE CITY TO BE HELD AT THE WORKSHOP MEETING ON MONDAY, OCTOBER 17, 2022 (FORMAL PRESENTATION TO COUNCIL) AT 6:00 P.M. WITH PUBLIC HEARINGS HELD AT THE REGULAR MEETING ON MONDAY, NOVEMBER 7, 2022 AT 6:00 P.M. AND THE WORKSHOP MEETING ON MONDAY, NOVEMBER 21, 2022. COPY OF THE BUDGET DOCUMENT WILL BE AVAILABLE IN CITY HALL OR ONLINE AT WWW.LOCUSTGROVE-GA.GOV (ADMINISTRATION PAGE) BEGINNING FRIDAY, OCTOBER 14, 2022 THROUGH DECEMBER 5, 2022, WHICH IS THE TENTATIVE ADOPTION DATE OF THE BUDGET, IF NO FURTHER AMENDMENTS ARE REQUIRED (**PRIMARILY DUE TO PENDING LOST NEGOTIATIONS BETWEEN THE CITIES AND HENRY COUNTY, WHICH COULD RESULT IN THE ELIMINATION OF LOST REVENUES EFFECTIVE JANUARY 2023, REQUIRING AN AD VALOREM PROPERTY TAX AND/OR A CUT IN OVERALL BUDGET/SERVICES**). BOTH THE PUBLIC HEARINGS AT THE WORKSHOPS AND THE REGULAR MEETING WILL BE HELD AT THE LOCUST GROVE PUBLIC SAFETY BUILDING – COUNCIL CHAMBERS, 3640 HIGHWAY 42, LOCUST GROVE, GA 30248.

POSTED ON: October 14, 2022

Please run as a DISPLAY Ad on the following dates: October 19, 2022, on November 2, 2022, and on November 16, 2022 I will need an Affidavit of Publication of these Display Ads..

Tim Young, City Manager

tyoung@locustgrove-ga.gov