

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA

MONDAY FEBRUARY 15, 2023 - 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Chief Derrick Austin

PLEDGE OF ALLEGIANCE Councilman Shearouse

APPROVAL OF THE AGENDA (Action Needed)

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

Presentation by Georgia Safe Sidewalks – trip hazard removal specialists

PUBLIC HEARING ITEMS 2 Items

1. Request from R-2 (Single-Family Residential) to OI (Office/Institutional) for 0.44 +/- acres (Parcel ID L05-01003000) in LL 176 of the 2nd District at 24 Peeksville Road.
2. Steam Buffer Variance to allow paving and grading into the required 75 and 50 Ft. impervious buffers for a 3,100,500 +/- square foot warehousing/industrial development, located on Price Drive south of Bethlehem Road.

OLD BUSINESS/ACTION ITEMS..... 1 Item

3. Ordinance to award the contract for construction management services associated with the structural repairs to City Hall to J.R. Bowman Construction Company, Inc. (Motion Required)

NEW BUSINESS/ACTION ITEMS..... 1 Item

4. Resolution to reappoint members to the Locust Grove Events Committee (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

5. Junkin' in the Grove – Fundraiser hosted by Main Street, Inc. on the front lawn or a city park.

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

6. Second revised MOU for P-3 MMIP CVL Project #0014203 – GDOT (utilities)
7. CDBG funding – Jackson Street infrastructure improvements

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 or in person at the physical meeting.

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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 Tanger Self Storage, Phase 2, located at 620 Tanger Blvd.

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

9. Resolution for the I-75 Central Corridor Study

COUNCIL COMMENTS..... Council

MAYOR'S COMMENTS Mayor Robert Price

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

ADJOURN –

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Administration Department

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

Item Coversheet

Item: Georgia Safe Sidewalks Trip Hazard
Removal Specialists

Action Item: Yes No

Executive Session Item: Yes No

Budget Item: TBD

Date Received: N/A

Workshop Date: February 20, 2023 - presentation
January 17, 2023
October 11, 2022 – Retreat

Regular Meeting Date: TBD

Discussion:

As discussed briefly during the October Retreat and again during the January Workshop, Georgia Safe Sidewalks is a company that will inspect the City's inventory of sidewalks and make recommendations for replacement/repair where warranted. They offer services that bring broken/damaged sidewalks back into ADA compliance using proprietary equipment and processes.

A typical repair costs approximately \$65 per inch/ft which can be reduced depending on the number of repairs made per trip.

Mr. Jim Bright, a representative from Georgia Safe Sidewalks will make a brief presentation to the Council about their methods and processes then answer any questions.



Todd Fulk : 770-722-2534 : Todd@GASafeSidewalks.com

Jim Bright : 470-484-6722 : Jim@GASafeSidewalks.com

Laura Joseph: 470-510-9269 : Laura@GASafeSidewalks.com

www.GASafeSidewalks.com



Company History

- Founded in 1992, Precision Concrete Cutting – Provo, UT.
- Owner frustrated with poor quality from grinders and their inability to consistently meet ADA compliance.
- Developed & patented new process to meet ADA compliance & improve quality. Currently hold 8 patents on the equipment and process.
- Georgia Safe Sidewalks representing PCC in Georgia since 2007.
- Georgia Safe Sidewalks is the only company licensed to use the PCC technology within Georgia.



Proprietary Technology

The presentation and/or demonstration you have observed reveals equipment and processes which are protected under United States patent laws. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, take an active and exacting role to protect and enforce intellectual property rights.

- U.S. Pat. No. 6,827,074
- U.S. Pat. No. 6,896,604
- U.S. Pat. No. 7,000,606
- U.S. Pat. No. 7,143,760
- U.S. Pat. No. 7,201,644
- U.S. Pat. No. 7,402,095
- U.S. Pat. No. 9,759,559
- U.S. Pat. No. 16,670,737

Georgia Safe Sidewalks is the only company licensed to use the proprietary technology of PCC within the state of Georgia. This makes Georgia Safe Sidewalks a sole source for trip hazard remediation via this method.

Georgia Safe Sidewalks has won several bids in Georgia that can be “piggy-backed” since other cities have already performed due-diligence in soliciting bid contracts. In addition, we also have won several national bid-contracts with national purchasing coops.



Why is ADA Compliance Important?

- Legal responsibility and liability.
- Safety to citizens.
- Improved community aesthetics.
- Great PR programs for citizens.

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

Vertical Change in Level

TECHNICAL CHAPTER 3: BUILDING BLOCKS

303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps. Changes in level greater than ½ inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

Advisory 303.3 Beveled. Changes in level exceeding ½ inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

TECHNICAL CHAPTER 4: ACCESSIBLE ROUTES

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope1 Maximum Rise

Steeper than 1:10 but not steeper than 1:8 3 inches (75 mm)

Steeper than 1:12 but not steeper than 1:10 6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

Comes from Chapter 3: Building Blocks, pages 141-142



GA Safe Sidewalks' Process

- Remove trip hazards between 1/4" – 2".
- Remove to a 0" height differential.
- Remove entire trip hazard, to edge of sidewalk.
- Measure and cut to meet ADA compliant slope.
- Use of GPS technology for inspection and auditing purposes.
- GPS data available for download into GIS systems.
- Finished product of a professional/precise appearance.
- Finished product rough enough to meet OSHA slip hazard requirements.
- OSHA compliant dust collection system to minimize dust, and certified staff.
- Clean up and remove debris from site.
- Accurate and auditable invoice documentation.



Examples



Before



After



Compared to Replacement

GA Safe Sidewalks

- Small crew.
- Small equipment.
- No damage to landscaping & utilities
- Fast, ~100 repairs per day.
- Unobtrusive to citizens.
- Much less expensive, \$40-\$70 per repair.
- Guaranteed ADA compliance.
- No threat of vandalism.
- Much less waste, concrete recycled.

Instead of

Replacement

- Large labor force.
- Large trucks, tractors & investments into equipment.
- Incidental repairs to landscape, utilities very common.
- Slow, usually weeks.
- Interferes with daily activities.
- Very expensive, \$250-\$400 per repair.
- Not always ADA compliant.
- Subject to vandalism.
- A lot of debris to landfill & transport.



Compared to Grinding

GA Safe Sidewalks

- Removes all of trip hazard.
- Fast, ~100 trip hazards per day.
- **ADA Compliance guaranteed.**
- **Much better quality, professional appearance.**
- No contact with surrounding slabs.
- \$40-\$70/repair.



Instead of

- ### Grinding
- Frequently leaves trip hazard.
 - Slow, ~20 trip hazards per day if you're lucky.
 - ADA compliance questionable if not impossible.
 - Poor quality, ugly finished product.
 - Scars opposing slab.
 - \$50-\$75/trip hazard.
 - Pricing by linear feet a sure sign they don't care about ADA compliance.



"Nobody that cares about the appearance of their property will allow their sidewalks to be torn up by a grinder."



Compared to Lifting

Georgia Safe Sidewalks

- No underground contact at all, no risk of damage to utilities.
- Averaging \$40-\$70 per repair on all sized sidewalk panels.
- Does not change the elevation of the sidewalk at all.
- Leaves a flush joint every time.

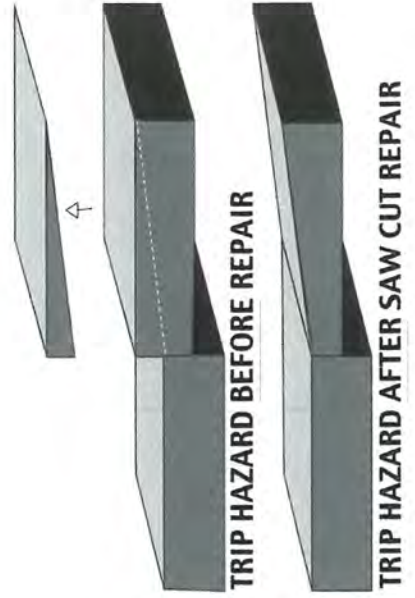


Lifting/Jacking

- Lifting of sidewalks has a reputation for damaging underground utilities.
- Lifting is expensive, almost equivalent to the cost of demolition and replacement.
- ~\$9-10/square foot common cost, >\$200 for a 25 sq ft panel. Might as well pour new concrete.
- Lifting frequently elevates the sidewalks 3-4" above the surrounding turf creating new safety issues to pedestrians.
- Very difficult to obtain flush joint on cross-joint hazards. Frequently finish by grinding.

Invoicing

- Invoice weekly.
- Each cut invoiced as a separate line item.
- Each cut invoiced by inch-foot size, average height multiplied against length of cut.
- Customer supplied a complete, itemized summary of work.





Invoicing

An itemized and auditable invoice summary of every cut/repair made

Total Ln. Ft. 285.0 Cost Per In. Ft. \$35.00 Total In. Ft. 74.09 Total Cost \$2,593.15

No.	Size	Size	Lineal Feet	Location	Inch Feet	Cost
1	0.250	0.000	4	100 South St.	0.50	\$17.50
2	0.250	0.000	1.5	102 South St.	0.19	\$6.65
3	0.375	0.250	5	102 South St.	1.56	\$54.60
4	0.500	0.250	5	104 South St.	1.88	\$65.80
5	0.375	0.000	2.5	106 South St.	0.47	\$16.45
6	0.250	0.250	5	106 South St.	1.25	\$43.75
7	0.250	0.250	5	106 South St.	1.25	\$43.75
8	0.375	0.250	5	108 South St.	1.56	\$54.60
9	0.625	0.250	5	110 South St.	2.19	\$76.65
10	0.625	0.250	5	112 South St.	2.19	\$76.65
11	0.250	0.000	3.5	114 South St.	0.44	\$15.40
12	0.500	0.250	5	120 South St.	1.88	\$65.80
13	0.250	0.000	4	120 South St.	0.50	\$17.50
14	0.250	0.000	1.5	122 South St.	0.19	\$6.65

Technology

- Satellite location of trip hazards.
- Available to be downloaded to customer's GIS systems.
- Also survey bigger issues like broken and missing panels.





Cost Summary

Cost varies dependent upon work requested by customer.

- Scenario 1: Customer removes only small trip hazards 1" or smaller, average costs run <\$40 per incident.
- Scenario 2: Customer assigns specific area to work with goals to remove all hazards 1/4" – 2", cost ranges from \$40-\$70 per incident.
- Scenario 3: Customer focuses only on large trip hazards >1" high spot cutting throughout work area, average costs run higher.



Benefits Summary

- Small equipment means no heavy trucks and equipment into the area that can damage neighboring utilities and landscaping.
- We accomplish more repairs in a single day than any other process does in a week helping you catch up to your backlog.
- Small equipment and faster repairs means less disruption to citizen's daily activities.
- Our repairs meet ADA compliance each and every time.
- No threat of vandalism because we do not pour new, wet concrete.
- Much less concrete waste is produced, and waste that is produced is recycled.
- Smaller equipment equates to less fuel consumption and emissions.
- Significantly less expensive than replacement & competitive methods.
- Superior quality to grinding means better quality repairs and aesthetics in community.
- Unmatched GPS documentation for auditing, records, and project support.

Project Discount Levels



- **\$3,000 project**
 - 1-day project
 - Allows ~50 repairs
 - Takes advantage of 1st price break, 2% discount
- **\$6,000 project**
 - 1-2 day project
 - Allows ~100 repairs
 - Takes advantage of 2nd price break, 4% discount
- **\$12,000 project**
 - 3-4 day project
 - Allows ~210 repairs
 - Takes advantage of 3rd price break, 6% discount
- **\$25,000 project**
 - 7-8 day project
 - Allows ~530 repairs
 - Takes advantage of 4th price break, 8% discount
- Longer discounts are available for larger projects.



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 R-2 (Single-Family Residential) to OI (Office/Institutional) for 0.44+/- acres (Parcel ID L05-01003000) in Land Lot 176 of the 2nd District located at 24 Peeksville Road.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **February 1, 2023**

Budget Item: N/A

Date Received: **December 13, 2022**

Workshop Date: **February 20, 2023**

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

Discussion:

Scot Werner of Locust Grove, GA (the "Applicant"), requests rezoning from R-2 (Single-Family Residential) to OI (Office/Institutional) for property located at 24 Peeksville Road (Parcel L05-01003000) in Land Lot 176 of the 2nd District. The applicant intends to remodel the existing historic single-family residential structure for use as an optometry office.

Recommendation:

Staff recommends APPROVAL with the following conditions:

1. The site shall be developed in substantial compliance with the conceptual site plan dated December 9, 2022.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 0.44+/- ACRES LOCATED at 24 PEEKSVILLE ROAD (PARCEL ID# L05-01003000) IN LAND LOT 176 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, Scot Werner of Locust Grove, GA (the “Applicant”), requests a rezoning from R-2 (Single-Family Residential) to OI (Office/Institutional) for property located at 24 Peeksville Road (Parcel ID #L05-01003000) in land lot 176 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to rezone the Property on December 13, 2022 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

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

WHEREAS, the Applicant requested that the Property be rezoned from R-2 (Single-Family Residential) to OI (Office/Institutional) to remodel the existing single-family residential structure to serve as an optometry office; and,

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

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

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

1.

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

2.

That the use of the Property is subject to:

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

3.

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

4.

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

SO ORDAINED by the Council of this City this 6th day of March 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

DEC 13 2022

RECEIVED
12/13/22

Request for Zoning Map Amendment

Name of Applicant SCOT WERNER Phone: (478)-718-3162 Date: 12/13/22
 Address Applicant: 1525 S. OLA RD Cell # 478-718-3162
 City: LOCUST GROVE State: GA Zip: 30248 E-mail: eyedocs34@gmail.com
 Name of Agent SAME Phone: _____ Date: _____
 Address Agent: _____ Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

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 RZ to OI
(Current Zoning) (Requested Zoning)

Request from Mixed Historic (nochange) to Mixed Historic
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of OPTOMETRY OFFICE
(Type of Development)

Address of Property: 24 PEEKSVILLE RD

Nearest intersection to the property: PEEKSVILLE RD / JACKSON ST.

Size of Tract: .44 acre(s), Land Lot Number(s): 176, District(s): 2nd

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

Property Tax Parcel Number: L05-01003000 (Required)

Witness Signature _____

Signature of Owners/s [Signature]

x [Signature]

Printed Name of Witness Kareem Warden

Printed Name of Owner/s SCOT WERNER

BRENDA WERNER

Notary [Signature]
10/20/25

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 13th day of December 2022.

SCOT WERNER
Applicant's Name - Printed

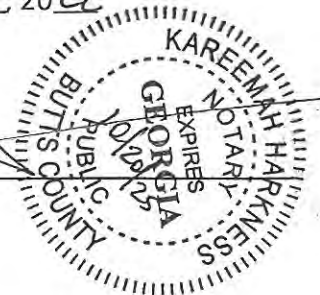
[Signature]
Signature of Applicant

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of December, 2022

[Signature]
Notary Public



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

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: SCOT WERNER

Address/Location of Request: 24 PEEKSVILLE RD, LOCUST GROVE, GA 30248

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: 1

For commercial, amount of square feet: 2,250

Estimated water usage: 4,000 (GALLONS)

Estimated sewer usage: 4,000 (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

To Whom it May Concern,

In regard to the property at 24 Peeksville Rd, Locust Grove, GA 30248, this letter expresses that we own this property and are also aware of the zoning request for it.

 12/13/22

Dr. Scot Werner (Co-Owner)

 12/13/22

Dr. Brenda Werner (Co-Owner)

Letter of Intent

RE: 24 Peeksville Rd, Locust Grove GA 30248

To Whom it may Concern,

This letter is to express the proposed use and development intent of the property (listed above) is to remodel inside of the current house on the property as an **optometry office**. The exterior and façade would remain unchanged except for color. A parking lot would be added as required by zoning.

 _____ 12/13/22

Dr. Scot Werner

 _____ 12/13/22

Dr. Brenda Werner

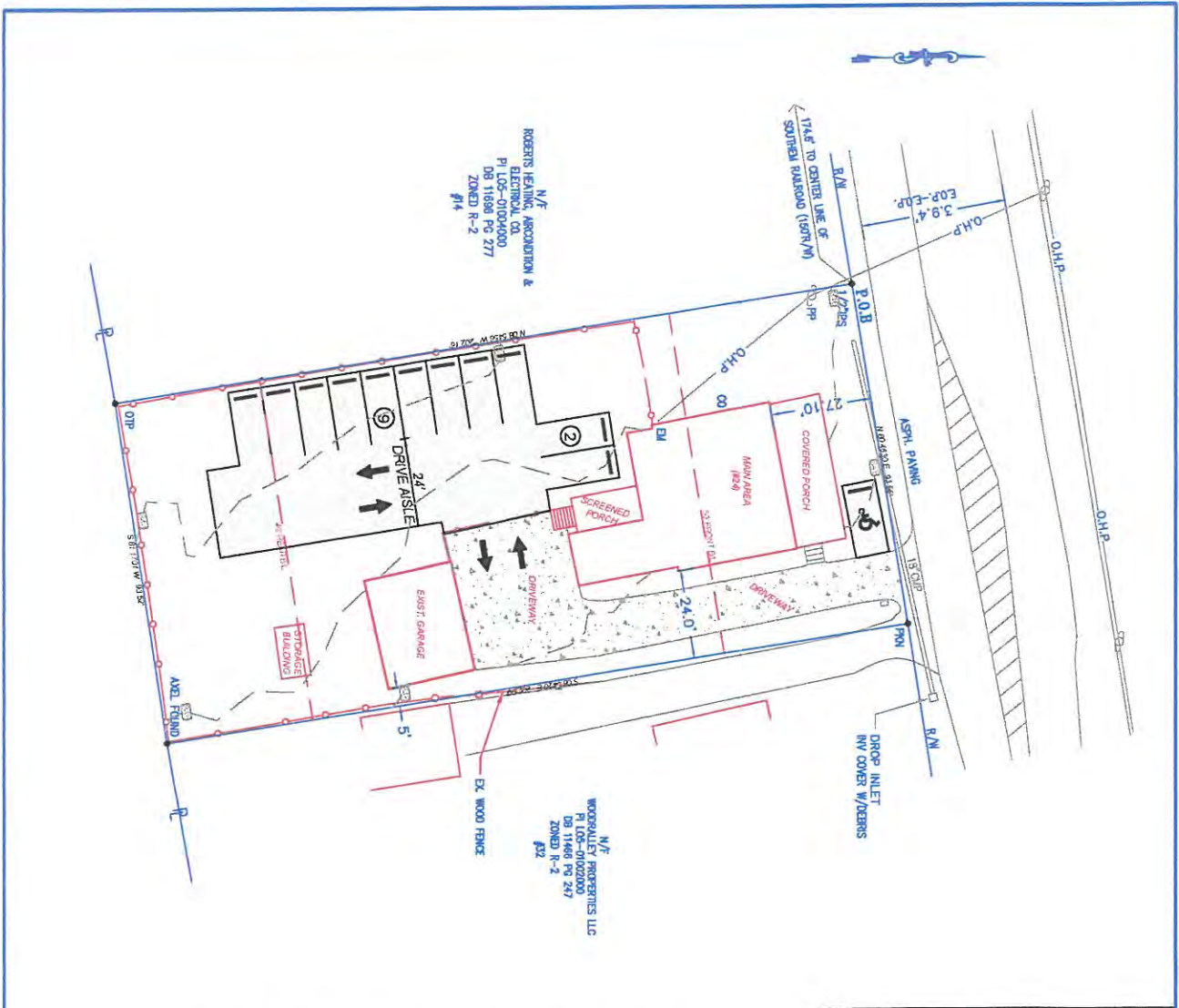
Legal Description

(As recorded in the warranty deed on Oct 7, 2022)

All that tract of land lying and being in the Town of Locust Grove and Land Lot 186 of the 2nd District, Henry County, Georgia said Lot, with frame house thereon, being more particularly described by reference to the play of survey for Doris Bloodworth by Joe Rowan, Jr., Henry County Surveyor, dated 12/07/1978, as follows:

Beginning at an iron pin on the Southeast, right of way line of Peeksville Road, at a point which is 100ft Northeasterly along the Southeast right of way line of Peeksville Road from East right of way line of Southern Railroad (150 foot right of way), and running from saidpoint of beginning North 72 degrees East, along Southease right of way line of Peeksville Road 93.53 feet to an iron pin: thence South 17 degrees 41 minutes East 203.08 feet to an iron pin: thence South 72 degrees 30 minutes West 93.53 feet to an iron pin: thence North 17 degrees 41 minutes West 202.25 feet to the point of beginning.

This conveyance is made subject to any and all restrictions and covenants of record.



GENERAL NOTES

1. Owner: Scot Werner, 24 Peeksville Road, Locust Grove, Henry County, Georgia
2. Tax Parcel ID#(s): L05-01003000 City of Locust Grove
3. Exst. Zoning: R-s, Single-Family Residential
4. Proposed Zoning: C-1, Neighborhood Commercial (Proposed Office Use)
5. Parking Spaces Provided: 11 Regular and 1 ADA; Total 12 Spaces (Typical Stall: 9x20')
6. All linear distances depicted on this site plan shall be horizontal.
7. This site plan is for Rezoning purposes only.

Lot Coverage Calculations

Total Lot Area	+/-18,948 sq. ft. (+/-0.435 acres)
Exst. House	1,873 sq. ft.
Covered Porch	539 sq. ft.
Screened Porch	168 sq. ft.
Garage	725 sq. ft.
Storage Building	112 sq. ft.
Exst. Driveway	2,367 sq. ft.
Exst. Lot Coverage	5,784 sq. ft. (30.52%)
Prop. Parking Area	4,393 sq. ft.
Prop. Lot Coverage	10,177 sq. ft. (53.71%) (Disturbed Area)

8. This lot is served by public sanitary sewer.
9. According to the F.I.R.M. of Henry County, Panel Number 13151C02780, September 10, 2016, this site IS NOT located in a Special Flood Hazard Area.
10. Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after construction. Proposed improvements are not to be altered in a manner which will cause any adverse effects to adjacent properties.
11. Contractor is to maintain erosion control only. Contractor is to remove any sediment tracked into the street as soon as possible, and in no case shall there be any sediment in the street following the completion of the work day.
12. Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the civil designer for justification and/or correction before proceeding with the work. Contractor is to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
13. The Contractor shall coordinate any and all utility relocation with the appropriate utility company prior to the start of any utility work.
14. A copy of this plan is to be kept on site during the duration of the project.
15. No trees are impacted with the proposed pool installation project.

811

Know what's below.
Call before you dig.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30ft.

DATE: December 9, 2022
 SCALE: 1" = 30'
 SHEET NUMBER: 1

SURVEYORS NOTES:

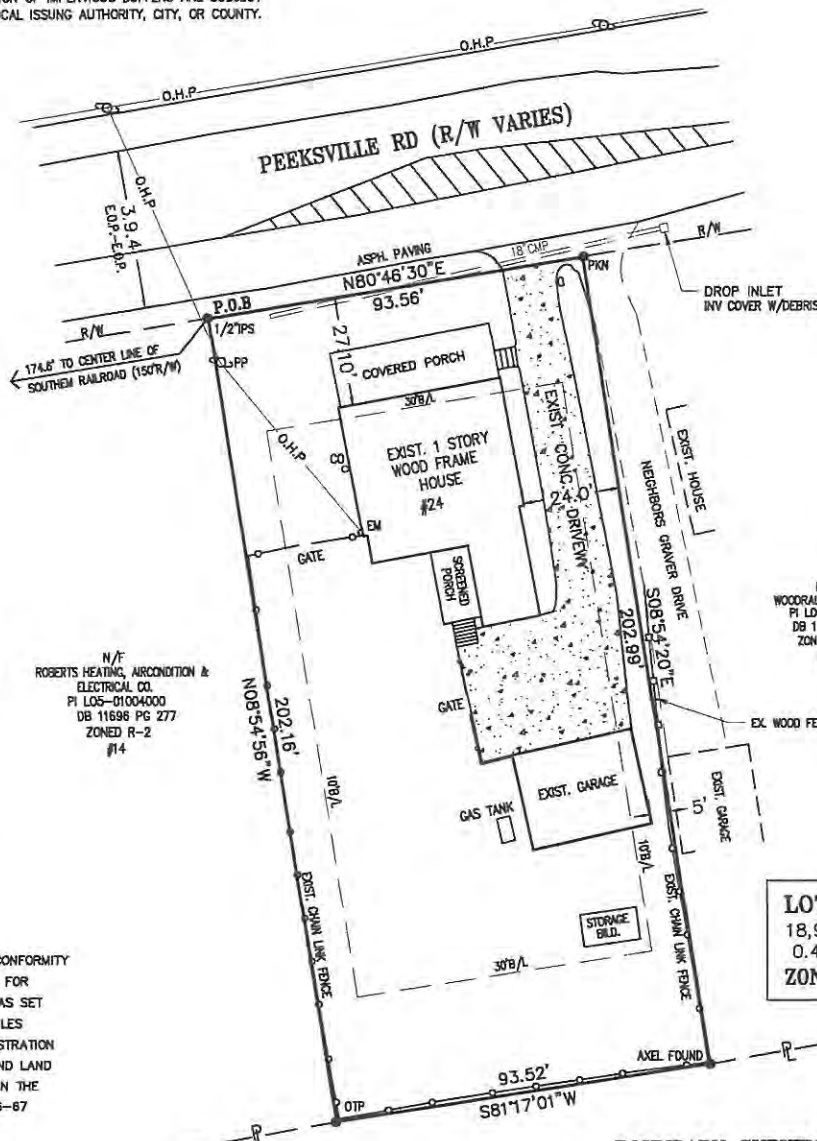
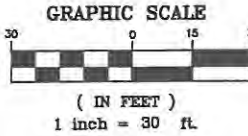
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 1315100276D DATE 9/10/06/2016

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTF OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊙ LOT NUMBER
- ⊕ WATER METER
- ⊖ GUY WIRE
- E/B ELECTRIC BOX
- T/B TELEPHONE BOX
- C/B CABLE BOX
- G.M. GAS METER
- CTF CRIMP TOP FOUND
- TLP TRAFFIC LIGHT POLE
- AF ANGLE IRON FOUND
- CP COMPUTER POINT

N/F
ROBERTS HEATING, AIRCONDITION &
ELECTRICAL CO.
PI L05-01004000
DB 11698 PG 277
ZONED R-2
#14

N/F
WOODRALLEY PROPERTIES LLC
PI L05-01002000
DB 11466 PG 247
ZONED R-2
#32

LOT AREA
18,948. sq.ft.
0.435 acres
ZONED R-2

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 163,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



BOUNDARY SURVEY OF EXISTING CONDITION FOR:
SCOT WARNER
24 PEEKSVILLE ROAD
LOCUST GROVE, GA. 30248
PI L05-01003000
LL 186 2nd DISTRICT
HENRY COUNTY GEORGIA
SCALE 1" = 30' DATE SURVEY PLAT 11/21/22

HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-593-5450 CELL (404) 372-7304

CITY OF LOCUST GROVE
770-957-5043

REC#: 00542042 12/13/2022 1:32 PM
OPER: RF TERM: 341
REF#: CK#254
PAID BY:

TRAN: BLDG/COM BLDG/COMMUNITY DEVL
202201480 800.00CR
WERNER, SCOT M
24 PEEKSVILLE RD
ZON-001 800.00CR

TENDERED: 800.00 CHECK
APPLIED: 800.00-
CHANGE: 0.00

EXHIBIT B



REZONING EVALUATION REPORT

FILE: RZ-23-01-01

February 20, 2023

REZONING R-2 TO OI

Property Information

Tax ID	L05-01003000
Location/address	Land Lot 176 of the 2 nd District 24 Peeksville Rd
Parcel Size	0.44+/- acres
Current Zoning	R-2 (Single Family Residential)
Request	Rezoning to OI (Office/Institutional)
Proposed Use	Optometry Office
Existing Land Use	Single Family Residential
Future Land Use	Mixed Historic Neighborhood
Recommendation	Approval

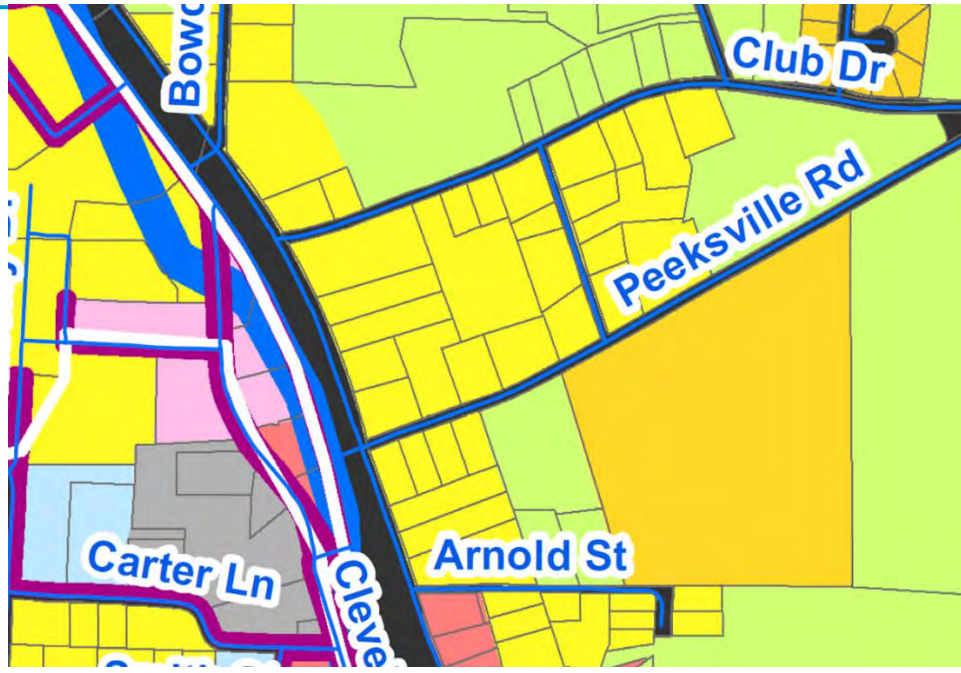
Summary

Scot Werner of Locust Grove, GA (the “Applicant”), requests rezoning from R-2 (Single Family Residential) to OI (Office Institutional) for property located at 24 Peeksville Road in land lot 176 of the 2nd District. The applicant intends to repurpose the existing historic single-family home into an optometry office.

The property abuts R-2 Single-Family Residential homes to the east and south, OI to the north, and a vacant/undeveloped R-2 (Single Family Residential) property to the west.

Current Zoning

The subject property is currently zoned R-2 (Single Family Residential).



Future Land Use

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

Livable Centers Initiative (LCI) Overlay

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

Development of Regional Impact (DRI)

The subject property does not trigger the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). For Commercial Developments in Rural and Developing Rural areas, the threshold is 300,000 square feet of new development. The Applicant is proposing a remodel of the existing 1,873 sq. ft. structure.



REZONING EVALUATION REPORT

FILE: RZ-23-01-01

February 20, 2023
REZONING R-2 TO OI

Service Delivery / Infrastructure

Water and Sewer: The subject property is located within the City's current water and delivery area and has access to adequate water supply. City sanitary sewer service is also available to the subject property.

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

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

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

Transportation Impacts: The proposed development will likely cause little to no transportation impacts. As shown on the site plan dated December 9, 2022, onsite parking will be available for patients and staff.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

- (a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**
- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** The proposed rezoning preserves the historic visual character of the downtown as well as the individual historically significant structure through adaptive re-use.



REZONING EVALUATION REPORT

FILE: RZ-23-01-01

February 20, 2023

REZONING R-2 TO O1

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** The proposed amendment is consistent with the surrounding land use and future land use goals for the downtown district.
- (3) **Consistency with the Land Use Plan.** The Applicant's rezoning request is compatible with the current FLUM designation (Mixed Historic Neighborhood).
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Staff anticipates little impact on existing infrastructure.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The proposed development will likely generate a small increase in existing vehicular circulation in the area.
- (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of vacant/undeveloped single-family homes, and another residential-to-commercial property across Peeksville Rd. Potential impacts to neighboring single-family housing will be mitigated via buffering as required in the City's landscaping ordinance (17.04.100).
- (7) **The ability of the subject land to be developed as it is presently zoned.** The subject property can be used/developed as currently zoned (R-2 Single Family Residential).
- (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.



REZONING EVALUATION REPORT

FILE: RZ-23-01-01

February 20, 2023

REZONING R-2 TO OI

-
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** The merits of the requested change are consistent with the City's overall vision for economic development and land use in the historic downtown.

Recommendations

Staff recommends APPROVAL with the following conditions:

1. The site shall be developed in substantial compliance with the conceptual site plan dated December 9, 2022.

EXHIBIT C

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

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

Ad No.: **93426**

Name and File No.: **PUBLIC HEARING 2/20/2023**

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

02/01/2023

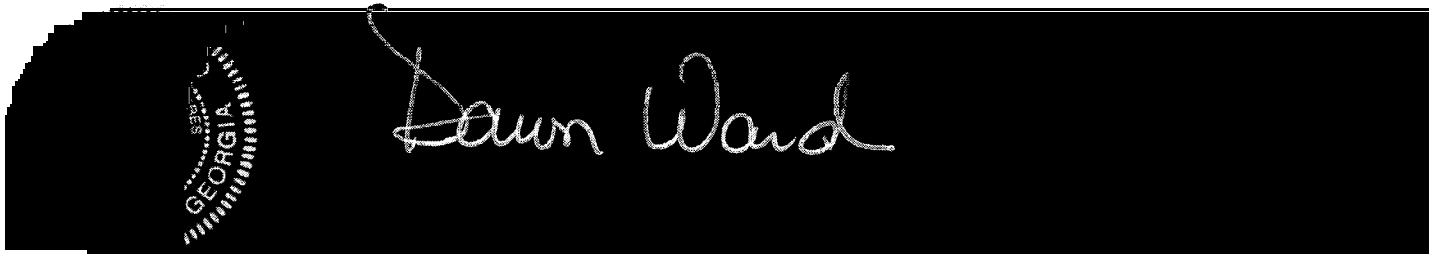
A black rectangular redaction box covers the signature of Robert D. McCray. The signature itself is written in white ink over the redaction.

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

A black rectangular redaction box covers the signature of Tina Pethel. The signature itself is written in white ink over the redaction.

By Tina Pethel
SCNI Controller

Sworn and subscribed to me 02/01/2023

A black rectangular redaction box covers the signature of Dawn Ward. To the left of the signature is a circular notary seal for the State of Georgia, also in white ink over the redaction.

Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
February 20, 2023
6:00 PM
Locust Grove
Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, February 20, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-23-01-01 Scott Werner of Locust Grove, GA requests a rezoning of 0.44 +/- acres located at 24 Peeksville Rd. from R-2 (Single Family Residential) to OI (Office/Institutional) for the purpose of converting the existing residential structure into an optometrist office.

VARIANCE

VR-23-01-02 (DRI# 3805) CRG Acquisitions, LLC of Atlanta, GA requests a variance from development regulations for stream buffer encroachment in multiple locations located on the west side of Price Dr. from Bill Gardner Pkwy. to Bethlehem Rd.

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
93426-2/1/2023

AFFIDAVIT OF SIGN POSTING

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Anna Williams, who, after being duly sworn, testifies as follows:

1.

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

2.

Scot Werner of Locust Grove, GA requests a rezoning of 0.44+/- acres located at 24 Peeksville Road in Land Lot 176 of the 2nd District from R-2 (Single-Family Residential) to OI (Office/Institutional) for the purpose of remodeling the existing historic single-family residential structure into an optometry office.

3.

On the 1st day of February 2023, I, Anna posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 20th day of February 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of the same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 10:24 AM at 24 Peeksville Road on February 1, 2023.

FURTHER AFFIANT SAYETH NOT.

This 14th day of February 2023

Anna Williams

Affiant

Sworn and subscribed before me
this 14th day of February 2023

Cynthia Joan Cook
Notary Public



Exhibit "A"



Add a Caption

Wednesday • Feb 1, 2023 • 10:24 AM

[Adjust](#)

IMG_3765

Apple iPhone 13

HEIF

Wide Camera — 26 mm f1.6

12 MP • 3024 × 4032 • 5.5 MB

ISO 50 | 26 mm | 0 ev | f1.6 | 1/864 s

[Add a location...](#)

[Show in All Photos](#)





Community Development Department

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

Item Coversheet

ITEM: A STREAM BUFFER VARIANCE REQUEST TO ALLOW GRADING AND PAVING INTO THE REQUIRED 75 AND 50 FT. IMPERVIOUS BUFFERS FOR A 3,100,500 +/- SQUARE FOOT WAREHOUSING/INDUSTRIAL DEVELOPMENT ON 352 +/- ACRES IN LAND LOTS 202, 215, 234, & 235 OF THE 2ND DISTRICT, LOCATED ON PRICE DRIVE SOUTH OF BETHLEHEM ROAD.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: February 1, 2023

Budget Item: No

Date Received: January 13, 2023

Workshop Date: February 20, 2023

Regular Meeting Date: March 6, 2023

Discussion:

CRG Acquisitions, LLC of Atlanta, GA has submitted an application requesting a Stream Buffer Variance to allow grading and paving into the 75 and 50 ft. impervious buffers for a proposed 3,100,500+/- square foot warehouse/industrial

development on 352 +/- acres in Land Lots 202, 215, 234, and 235 of the 2nd District, near S.R. 42 and Pine Grove Rd. The potential impact on nearby springs is to be identified and mitigated prior to the issuance of any Land Disturbance Permits.

Recommendation:

Based on the seven criteria points required for issuance of a variance and sufficient mitigation plan provided, Staff recommends APPROVAL with the following conditions:

- 1) The owner/developer shall comply with all GRTA recommendations included in their Notice of Decision for DRI #3805.
- 2) The owner/developer shall confirm the location of any springs on the subject properties and provide acceptable protection measures to the Community Development Department for review and approval prior to the issuance of any Land Disturbance Permits.

ORDINANCE NO. _____

AN ORDINANCE FOR THE PURPOSE OF APPROVING A STREAM BUFFER VARIANCE FOR A WAREHOUSE DEVELOPMENT LOCATED ON PRICE DRIVE, NORTH OF BILL GARDNER, EXTENDING NORTH TO BETHLEHEM ROAD ON APPROXIMATELY 352+/- ACRES LOCATED IN LAND LOTS 202, 215, 234, AND 235 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, CRG Acquisitions LLC of Atlanta, GA (the “Applicant”) requests a stream buffer variance to allow grading and paving into the required 75’ and 50’ impervious buffer; and

WHEREAS, the Applicant submitted a variance application on January 13, 2023, attached hereto and incorporated herein by reference as **Exhibit “A”**; and

WHEREAS, Staff has analyzed the Applicants variance request, as shown in the staff report attached hereto and incorporated herein by reference as **Exhibit “B”**; and

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as “Staff”) and the City during a public hearing held on February 20, 2023; and

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

WHEREAS, the Mayor and City Council have reviewed and considered the Applicants request and the recommendations of the Staff; and

WHEREAS, the Mayor and City Council have considered the Applicants circumstances in light of those criteria for amendments to the Official Zoning Map under Section 17.04.277 of the *Code of the City of Locust Grove, Georgia*; and

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

1.

(X) That the Applicant is hereby granted a variance to permit g grading and paving into the required 75’ and 50’ impervious buffer.

() The Applicants request in said application is hereby **DENIED**.

2.

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

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

3.

That, if the variance is granted, said variance shall become effective immediately.

SO ORDAINED by the Council of the City this 6th day of March 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Request for Zoning Map Amendment

Name of Applicant CRG Acquisitions, LLC Phone: 314-370-6801 Date: 01-11-2023

Address Applicant: 2675 Paces Ferry Road, Suite 290 Cell # 314-952-7790

City: Atlanta State: GA Zip: 30339 E-mail: LChapman@seneca-cre.com

Name of Agent _____ Phone: _____ Date: _____

Address Agent: _____ Cell # _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 n/a _____ to _____
(Current Zoning) (Requested Zoning)

Request from n/a _____ to _____
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of City Stream buffer variance request
(Type of Development) Parcel ID's: 111-01015000, 111-01015001, 111-01015003, 112-01013001

Address of Property: AND 112-01013004. No address at this time

Nearest intersection to the property: Price Drive and Logistics Drive
202, 215,

Size of Tract: 352+/- acre(s), Land Lot Number(s): 234 and 235, District(s): 2nd 2nd

Gross Density: n/a units per acre n/a Net Density: n/a units per acre n/a
111-01015000, 111-01015001, 111-01015003, 112-01013001 AND

Property Tax Parcel Number: 112-01013004 (Required)

Witness' Signature

Signature of Owners/s

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

January 25, 2023

City of Locust Grove
PO Box 900
Locust Grove, GA 30248

Attention: Daunte Gibbs (dgibbs@locustgrove-ga.gov)
Anna Williams (AWilliams@locustgrove-ga.gov)

RE: Letter of Intent - Stream Buffer Variance Request
(Stock Project No. 217-6095)

Daunte / Anna,

At the request of the property owners of Locust Grove, “The Cubes at Locust Grove, LLC”, we are formally requesting the City grant a Stream Buffer variance on this project.

The State of Georgia EPD issued a State stream buffer variance (ref. BV-075-17-04) in support of an Army Corp of Engineers 404 permit request on this property.

The Army Corp issued the 404 permit (ref. SAS-2017-00625) on December 21, 2018.

The Army Corp of Engineers permit and State of Georgia EPD stream buffer variance included stream impacts of 4,584 feet. Please see enclosed exhibit.

In support of the property owners being able to perform the permitted impacts of the Army Corp of Engineers permit prior to the permit expiration date of October 15, 2023, we formally request the City of Locust Grove grant a stream buffer variance of 4,584 feet to mimic same locations as earlier permitted by the State of Georgia EPD.

Should you have further question feel free to contact our office.

Sincerely,



George M. Stock, P.E.

Keith Hornsby

CC: Larry Chapman (Lchapman@Seneca-cre.com)
Rick Whiteside (rwhiteside@corblu.com)
Ryan Schriber, P.E., Associate
File

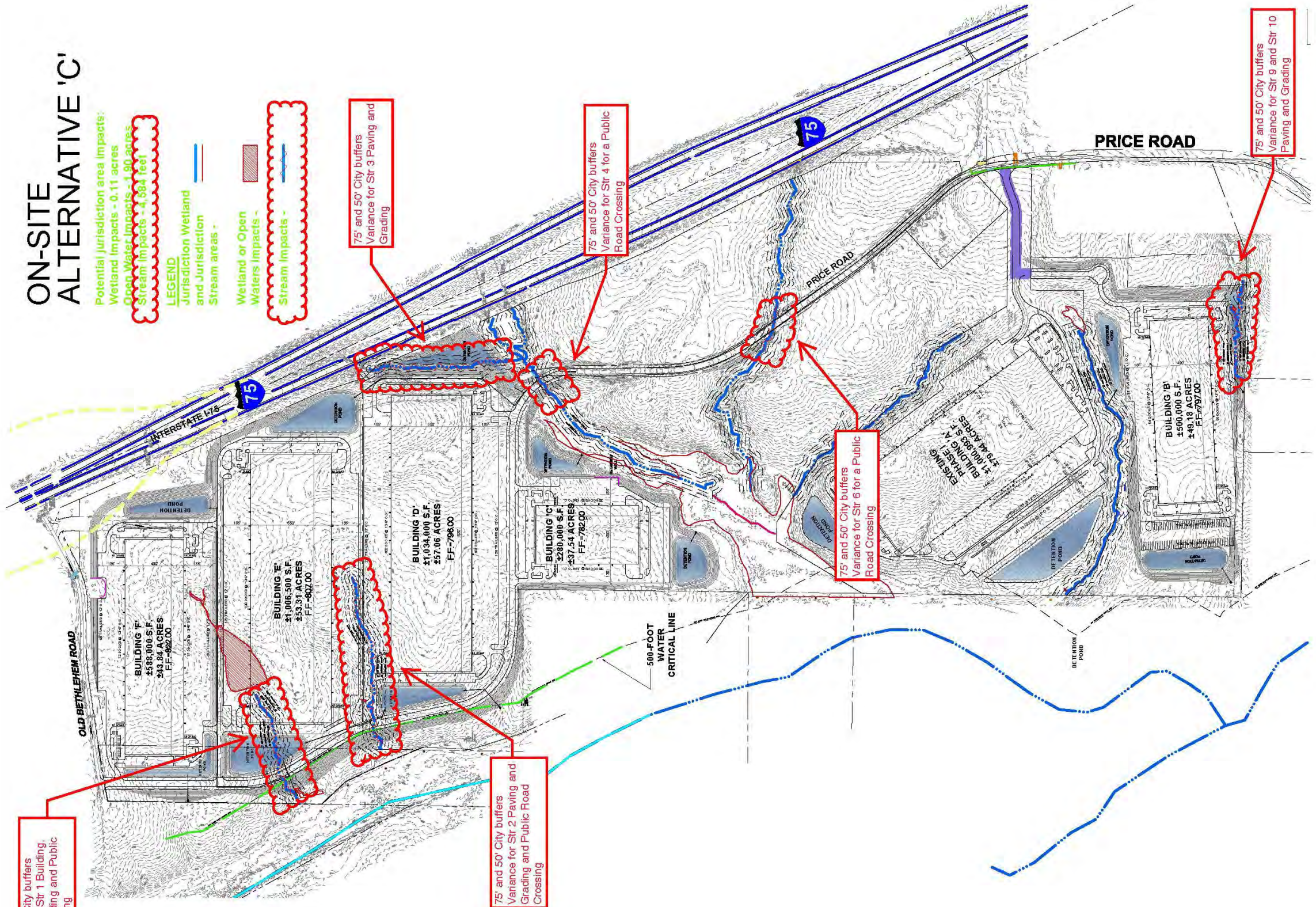
ON-SITE ALTERNATIVE 'C'

Potential jurisdiction area impacts:
 Wetland Impacts - 0.11 acres
 Open Water Impacts - 1.90 acres
 Stream Impacts - 4.884 feet

LEGEND
 Jurisdiction Wetland
 and Jurisdiction
 Stream areas -

Wetland or Open
 Waters Impacts -

Stream Impacts -



75' and 50' City buffers
 Variance for Str 1 Building
 Paving, Grading and Public
 Road Crossing

75' and 50' City buffers
 Variance for Str 2 Paving and
 Grading and Public Road
 Crossing

75' and 50' City buffers
 Variance for Str 3 Paving and
 Grading

75' and 50' City buffers
 Variance for Str 4 for a Public
 Road Crossing

75' and 50' City buffers
 Variance for Str 6 for a Public
 Road Crossing

75' and 50' City buffers
 Variance for Str 9 and Str 10
 Paving and Grading



SEAL

CRG
 REAL ESTATE SOLUTIONS
 2875 PACES FERRY ROAD, SUITE 3033B
 ATLANTA, GEORGIA 30339
 PH 770.767.6342

Architect
FORUM
 Civil Engineer CONSULTANT NAME
 Structural Engineer CONSULTANT NAME
 Landscape Architect CONSULTANT NAME
 Interior Architect CONSULTANT NAME
 MEP Engineer CONSULTANT NAME

PROJECT:
**LOCUST GROVE
 Master Plan**
 ATLANTA, GA

Developer:
 DRAWING ISSUE 08/29/2017
 Description Date

Drawing Title
MASTER PLAN

Drawing No.
SK-3

Client Job No. # 222-222 Consultant Job No. # 222-222

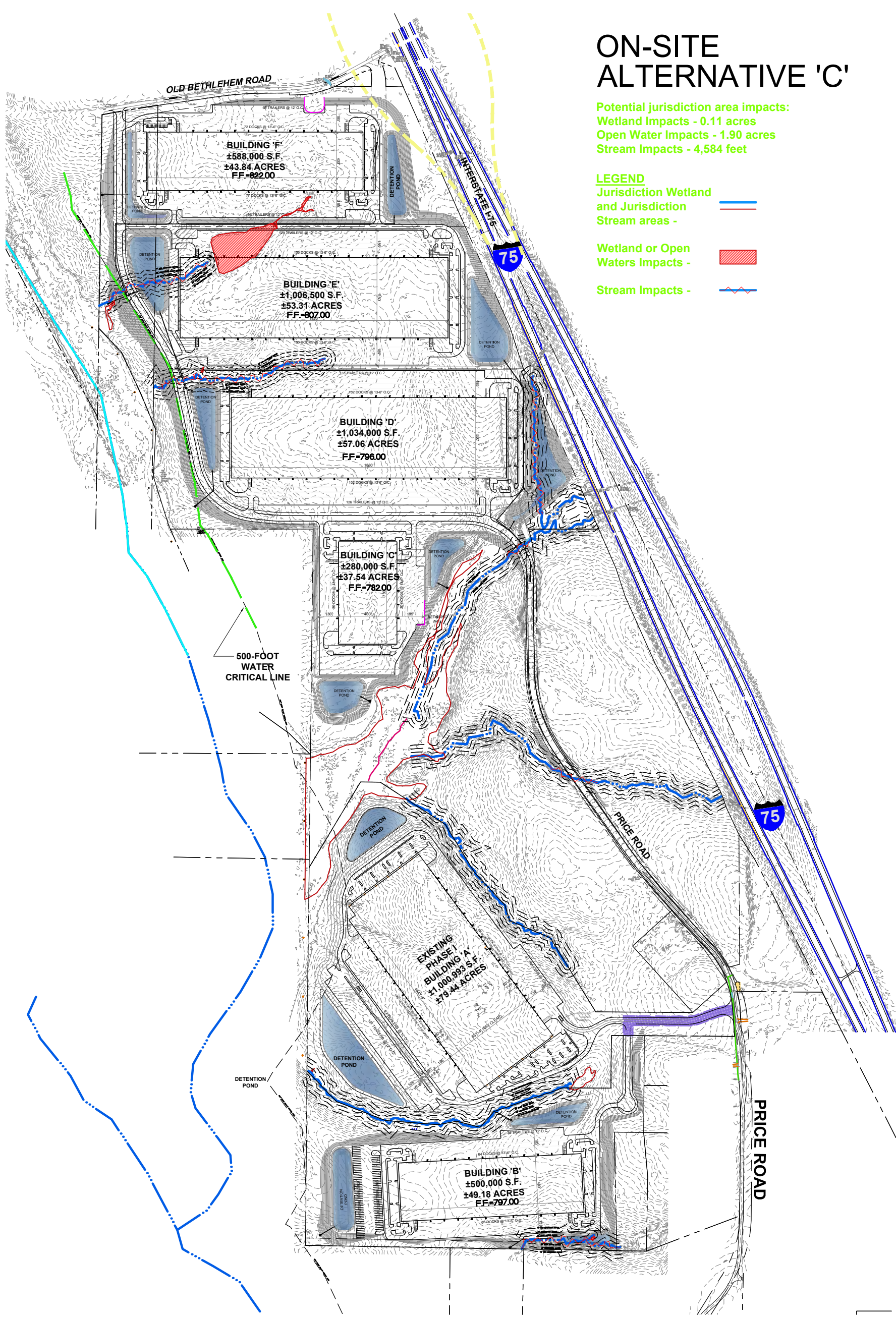
ON-SITE ALTERNATIVE 'C'

Potential jurisdiction area impacts:
 Wetland Impacts - 0.11 acres
 Open Water Impacts - 1.90 acres
 Stream Impacts - 4,584 feet

LEGEND

- Jurisdiction Wetland and Jurisdiction Stream areas -
- Wetland or Open Waters Impacts -
- Stream Impacts -

MASTER PLAN
 1" = 300'-0"



Drawing Title MASTER PLAN	Drawing No. SK-3	Drawing Date 08/29/2017	PROJECT: LOCUST GROVE Master Plan ATLANTA, GA	Architect FORUM	CRG REAL ESTATE SOLUTIONS	2675 PACES FERRY ROAD, SUITE 30339 ATLANTA, GEORGIA 30339 Ph 770.767.6342
				Civil Engineer CONSULTANT NAME	Structural Engineer CONSULTANT NAME	Landscape Architect CONSULTANT NAME



October 12, 2017

Mr. Kevin Thames
U.S. Army Corps of Engineers, Savannah District
Regulatory Division, Piedmont Branch
1590 Adamson Parkway, Suite 200
Morrow, Georgia 30260

**Subject: Individual Permit Application
Locust Grove Phase II Distribution Center
Henry County, Georgia
USACE File No. SAS-2017-00625
Corblu Project No. 02-120116**

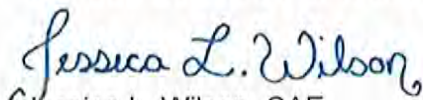
Dear Mr. Thames:

On behalf of CRG Acquisitions, LLC, please accept the attached Section 404 individual permit application for a proposed commercial development in Henry County, Georgia, known as Locust Grove Phase II Distribution Center. Based on compliance with Section 404 (b)(1), we consider this application complete. Public Notice mailing labels for the adjacent property owners are attached for your convenience (Permit Application, Appendix K).

Please contact the undersigned at (770) 591-9990 if you have questions regarding the attached permit application.

Sincerely,

CORBLU ECOLOGY GROUP, LLC


Jessica L. Wilson, CAE
Staff Ecologist


Richard W. Whiteside, PhD, CWB, CSE
President

c: Mr. Larry Chapman, CRG Real Estate Solutions (email)
Mr. Keith Hornsby, CRG Acquisitions, LLC (email)
Mr. Steve Wiedl, Georgia EPD, via USPS

Section 404 Permit Application

for

Locust Grove Phase II Distribution Center

Prepared for:

CRG Acquisitions, LLC

Prepared by:

**Corblu Ecology Group, LLC
Woodstock, Georgia**



**Corblu Project No. 02-120116
USACE File No. SAS-2017-00625**

October 12, 2017

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1. Project Summary Information
2. Public Interest Factors
3. Alternative Site Summary

FIGURES

1. Preferred Site Location Map
2. Phase I and Phase II Project Boundaries
3. Preferred Site Jurisdictional Waters Map
4. Preferred Site Soils Map
5. Off-site Alternative Overview Map

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APPENDICES

- A. R.S. Webb & Associates Letter (July 2017): Phase I Cultural Resources Literature Review
- B. Official IPaC Report
- C. Erosion and Sedimentation Control Plan
- D. Stormwater Management Facilities Report
- E. I-75 and Bethlehem Road East: Off-site Alternative A
- F. Iris Lake Road: Off-site Alternative B
- G. Lester Mill Road and Bill Gardner Parkway: Off-site Alternative C
- H. Highway 42 East: Off-site Alternative D
- I. Locust Grove Distribution Center On-site Alternatives A, B and C
- J. Stream and Wetland Mitigation SOP Forms
- K. Adjacent Property Owners
- L. Joint Application Form

As described above, the preferred alternative site/design has less jurisdictional waters impacts than five of the feasible alternative sites and site design. Minimization has been performed to the most practicable extent possible while meeting CRG Acquisitions, LLC industrial-distribution and logistics development requirements, as well as the City of Locust Grove and EPD requirements.

5.0 CONCEPTUAL MITIGATION PLAN

As required by The Final Mitigation Rule (2008), the required components of a mitigation plan when using a mitigation bank are: baseline information for the impact site; and determination of mitigation credits. The baseline information is included in this document. The required mitigation is determined to be 11.461 wetland credits and 24,889.1 stream credits [USACE, Savannah District, Mitigation Standard Operation Procedures (SOP), Appendix J]. To compensate for unavoidable jurisdictional water impacts, the applicant proposes to purchase the above mentioned mitigation credits from a bank in the primary service area (PSA), which are currently available. If these credits are not available in the PSA, at the time of need, the applicant following coordination with the USACE will buy credits from a bank in the secondary service area (SSA). If SSA credits are not available, the applicant will purchase the required credits from the Georgia Land Trust, as described in the USACE, Savannah District's Mitigation Credit Purchase Guidelines.

The required mitigation credits were calculated using the March 2004 Savannah District SOP (Appendix J). A brief justification for each selection factor follows.

5.1 RIVERINE SYSTEMS

1) Stream Type Impacted

There are 5 intermittent streams (Str 1, 2, 3, 9, and 10) and 2 perennial streams (Str 4 and 6) proposed for impacts, which correspond with a Factor of 0.1 and 0.4, respectively.

2) Priority Area

Str 1, 2, 3, 4, and 6 meet the criteria for consideration as primary priority (Factor of 1.5). These streams are considered waters adjacent to USACE approved mitigation sites/banks (i.e. Bethlehem Bottoms) or other protected lands. Str 9 and 10 are

considered tertiary priority (Factor of 0.5) as these two streams do not meet criteria for consideration as primary or secondary priority

3) Existing Condition

The stream reaches did not meet any of the criteria for selection as a Fully Functional or Fully Impaired stream. The factor of somewhat Impaired was selected for the reach due to the impaired conditions of the streams (areas of bank failure, sediment deposits within the channels, possible dredging/straightening of the channels, and existing culvert entering/exiting the site) (Factor – 0.5).

4) Duration

The proposed impacts will be permanent (Factor – 0.2).

5) Dominant Impact

The impacts are for the construction of building pads and associated attendant features, hence the selection of piping for greater than 100 linear feet or fill. Portions of the streams will be permanently filled for construction of the industrial-distribution site (Factor – 3.0).

6) Scaling Factor

The 0.2 Factor (815.7 ft. and 783.0 ft.) was selected for Str 1 and 9 as they fall in the range of 501-1,000 linear feet of stream impacts. The 0.4 Factor (1,308.0 ft. and 1,035.2 ft.) was selected for Str 2 and 3 as they fall in the range of >1,000 linear feet of stream impacts. The 0.05 Factor (196.0 ft.) was selected for Str 4 as it falls in the range of 100-200 linear feet of stream impacts. The 0.1 Factor (354.0 ft.) was selected for Str 6 as it falls in the range of 201-500 linear feet of stream impacts. The 0 Factor (92.5 ft.) was selected for Str 10 as it falls in the range of <100 linear feet of stream impacts.

5.2 WETLAND

1) Dominant Effect

Wet A, B, C and D as well as the man-made pond are proposed for impacts (i.e. fill) associated with the construction of building pads and associated attendant features, which corresponds with a Factor 2.0.

2) Duration of Effects

The proposed impacts will be permanent (Factor – 2.0).

3) Existing Conditions

Wet A, B C and G are Class 2 (Factor if 1.5)¹ as impacts to aquatic function are considered minor and would therefore fully recover without assistance. The man-made

pond is Class 4 (Factor of 0.5) as major adverse impacts to aquatic function and substantial enhancement would be necessary to regain lost aquatic functions.

4) Lost Kind

Wet A, B, C and G are considered Kind B (Factor of 2.0), non-riverine forested wetlands. The man-made pond is considered Kind D (Factor of 0.5), lakes and impoundments.

5) Preventability

Wet A, B, C, and G as well as the man-made pond are considered low (Factor of 0.5) as there are no known alternatives which satisfy the purpose, are practicable, and are less damaging.

6) Rarity Ranking

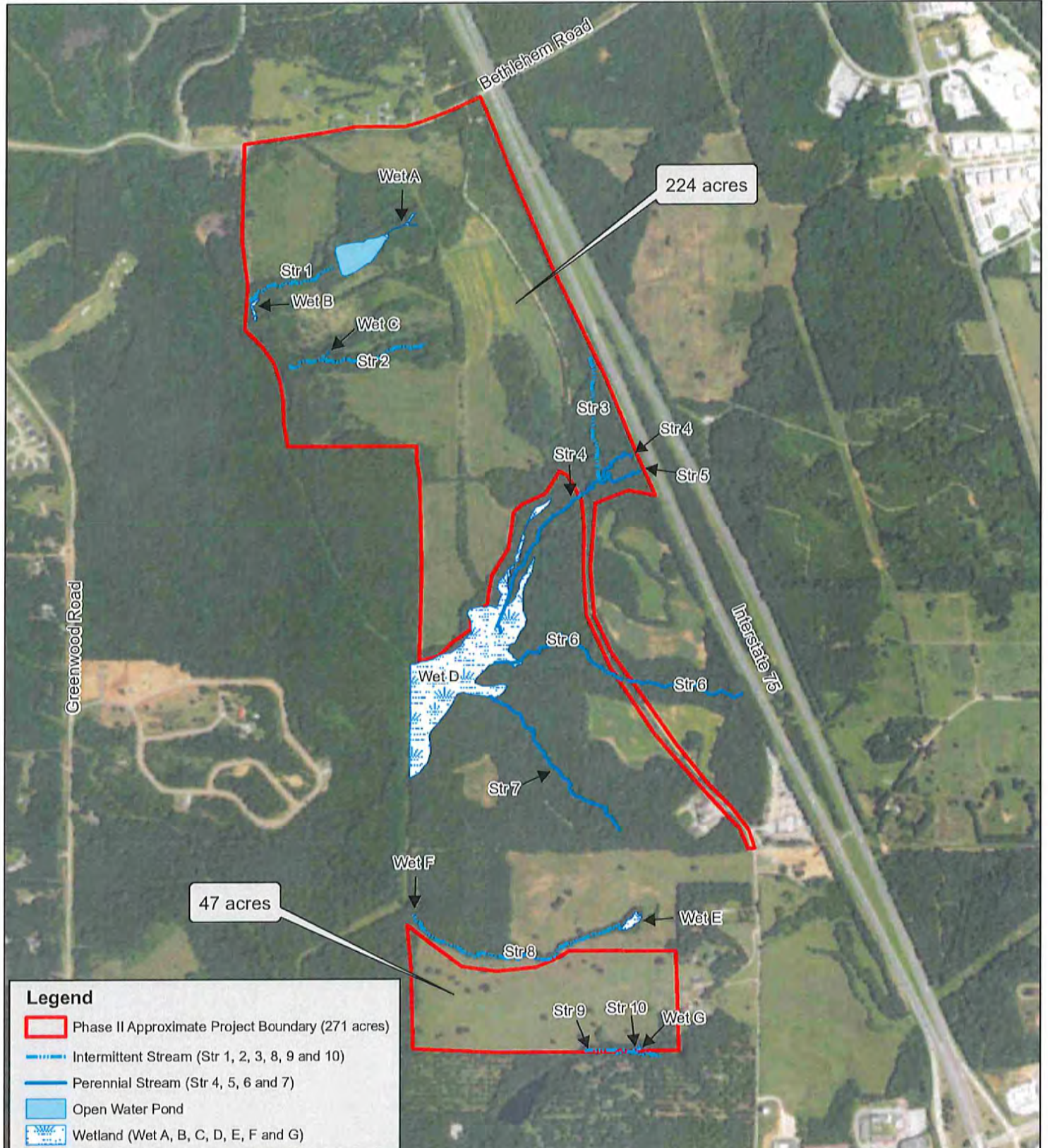
Wet A, B, C, and G as well as the man-made pond are considered common (Factor of 0.1) as they are frequently occurring or widespread in distribution.

6.0 SUMMARY

CRG Acquisitions, LLC proposes to construct an industrial-distribution and logistics development located south of Old Bethlehem Road and west of I-75 in the City of Locust Grove, Henry County, Georgia. The industrial development will require unavoidable impacts to 0.11-acre of wetland, 1.90 acres of man-made pond and 4,584 LF of stream.

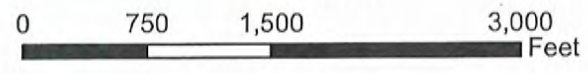
Four off-site alternative sites and three on-site alternative development designs within the preferred site were investigated (seven alternatives total) were evaluated based on the proposed industrial-distribution and logistics criteria. The Locust Grove Phase II Distribution Center development site and the proposed layout (On-site Alternative C) was found to be the only viable alternative site that currently meets the need and purpose of the proposed CRG Acquisitions, LLC industrial-distribution center, that will result in the least environmental impact to jurisdictional features, and is feasible for the intended use with consideration to project cost and required logistics.

To compensate for the proposed impacts, the required stream/wetland mitigation will be obtained from an USACE-approved mitigation bank(s), as well as the incorporation of an integrated stormwater management system that exceeds EPD requirements. For your assistance in producing the Joint Public Notice (JPN), the adjacent property owners are attached as Appendix K and Joint Application Form attached as Appendix L.



Base Map Source: 2015 NAIP of Henry County, Georgia

1: 10,000



Individual Permit
 Locust Grove Phase II Distribution Center
 Henry County, Georgia

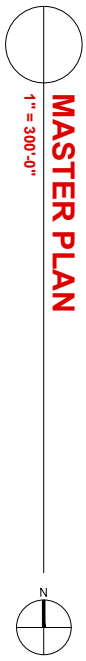


Figure 3
 Preferred Site
 Jurisdictional Waters Map
 Corblu Project No. 02-120116

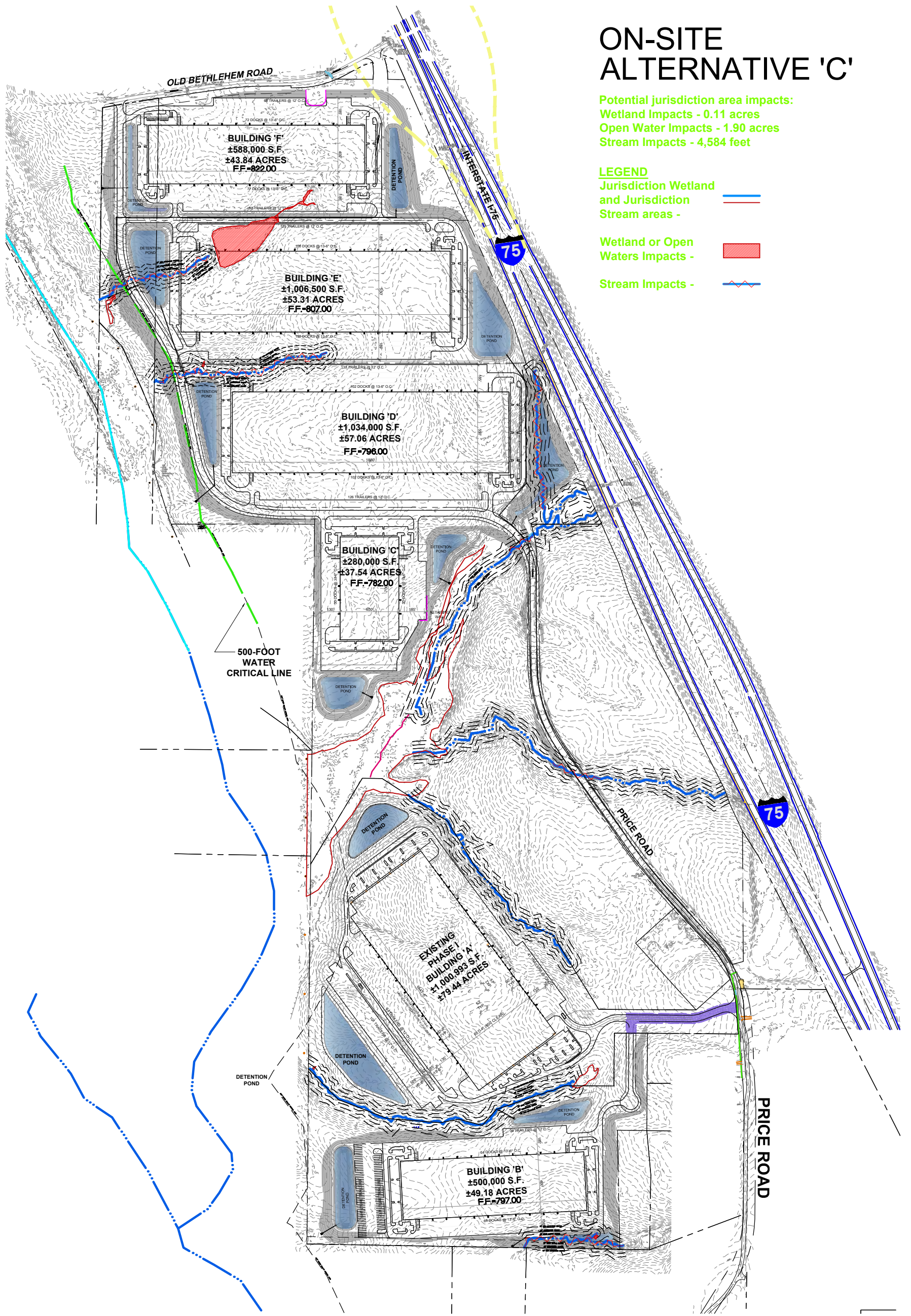
ON-SITE ALTERNATIVE 'C'

Potential jurisdiction area impacts:
 Wetland Impacts - 0.11 acres
 Open Water Impacts - 1.90 acres
 Stream Impacts - 4,584 feet

- LEGEND**
- Jurisdiction Wetland and Jurisdiction Stream areas -
 - Wetland or Open Waters Impacts -
 - Stream Impacts -



MASTER PLAN
 1" = 300'-0"



Drawing Title MASTER PLAN	Drawing No. SK-3	Drawing Date 08/29/2017	PROJECT: LOCUST GROVE Master Plan ATLANTA, GA	Architect FORUM	CRG REAL ESTATE SOLUTIONS	2675 PACES FERRY ROAD, SUITE 30339 ATLANTA, GEORGIA 30339 Ph 770.767.6342
				Civil Engineer CONSULTANT NAME	Structural Engineer CONSULTANT NAME	Landscape Architect CONSULTANT NAME



GEORGIA
DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FEB 11 2019

Mr. Keith Hornsby
CRG Acquisitions, LLC
2675 Paces Ferry Road
Suite 290
Atlanta, Georgia 30339

RE: Request for Variance under Provisions O.C.G.A. 12-7-6(b)(15)
Locust Grove Distribution Center
Phase II
City of Locust Grove

Dear Mr. Hornsby:

The Georgia Environmental Protection Division's Watershed Protection Branch has reviewed your stream buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act and General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the stream buffer variance application for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent there is a request in the buffer variance application to conduct land-disturbing activities within 25-foot areas located immediately adjacent to State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered, and is not included as a part of the variance granted herein.

Pursuant to DNR Rule 391-3-7-.05(2)(h), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated December 12, 2017. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

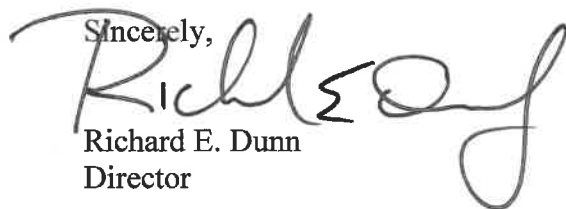
Authorization for the above referenced project is subject to the following conditions:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;

- 3) All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Locust Grove for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Locust Grove;
- 7) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection; and
- 8) Documentation verifying the legal protection of the permanent conservation easement of the dedicated natural conservation areas must be provided to EPD at least 14 days prior to any land disturbance on the site.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," the City of Locust Grove is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Peggy Chambers, Erosion and Sedimentation Control Unit, NonPoint Source Program, at (404) 651-8549.

Sincerely,

Richard E. Dunn
Director

RED:pc

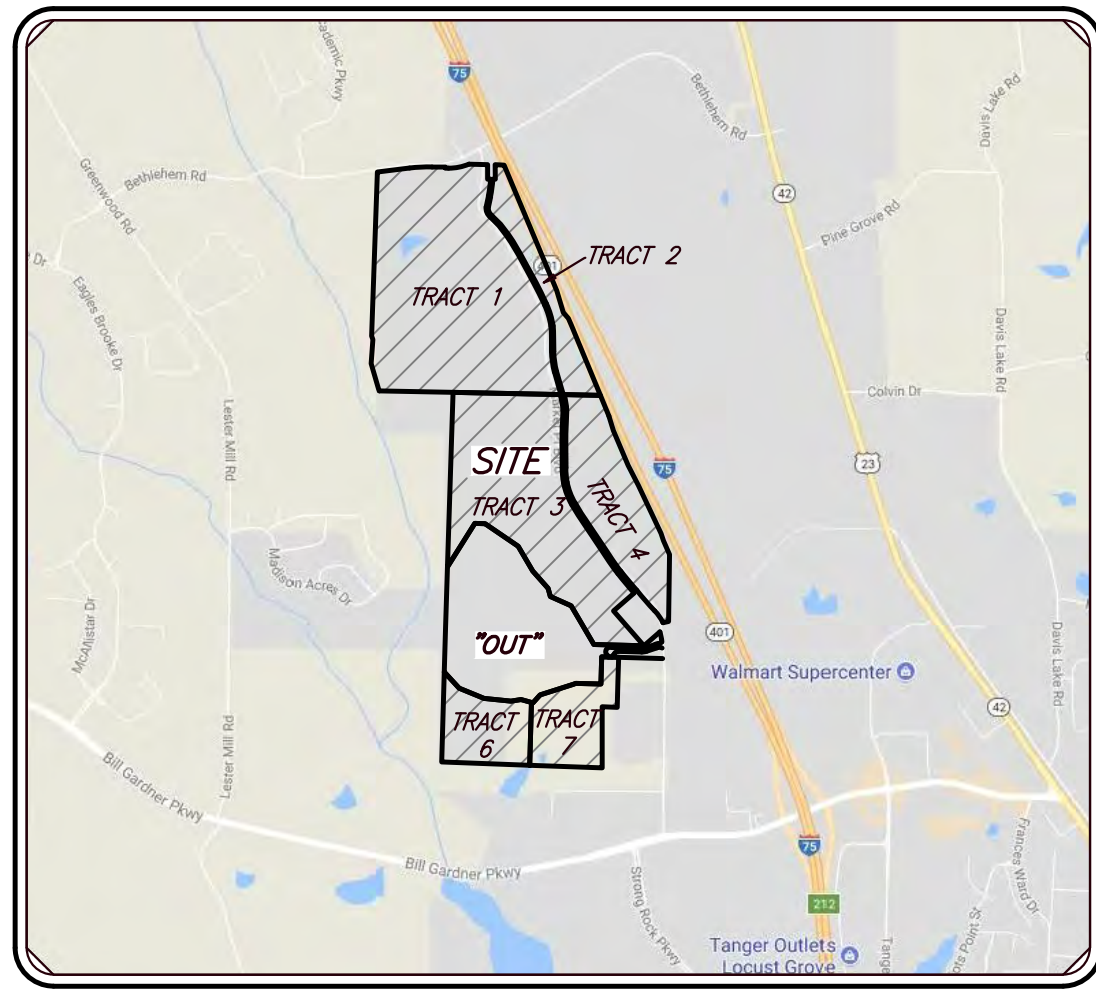
cc: Honorable Robert Price-Mayor, City of Locust Grove
Bert Foster-City of Locust Grove
Jessica Wilson-Corblu Ecology Group
George Stock-Stock and Associates
John Willems-Stock and Associates
Steve Schleiger-DNR-Wildlife Resources Division-Fisheries Region 2
Greg Walker-Georgia Soil and Water Conservation Commission
Mick Smith-EPD-Mountain District-Atlanta Satellite Office

File: BV-075-17-04

Date	Revision	No.	Orig Bndy:	Field Date:	Plot Date:	Scale:
			6/16/2017	9/23/2022	10/4/2022	1"=100'

ALTA/NPS LAND TITLE SURVEY FOR
CRG ACQUISITIONS, LLC
LAND LOTS 202, 215, 234 & 235
CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA

- LEGEND:**
- IFP IRON PIN FOUND
 - IFS IRON PIN SET
 - RB REBAR
 - OT OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - WH WHIMBLE
 - CB CATCH BASIN
 - DI DROP INLET
 - GB GUY BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - TH TIE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GW GUY WIRE
 - 24" C&G 24" CURB & GUTTER
 - CUY CUY WIRE
 - CP CP
 - TP TP
 - SP SEWER POLE
 - TE TELEPHONE POLE
 - SE SEWER LINE
 - FE FENCE
 - TL TELEPHONE LINE
 - PL POWER LINE
 - WV WATER LINE
 - 11 11 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - AS ASPHALT PAVING
 - PI PROPERTY IDENTIFICATION



WETLANDS NOTE:
WETLANDS WERE DELINEATED AND FIELD LOCATED IN 2017. LIMITS OF WETLANDS AREAS WERE DELINEATED BY CORNELL, PROJECT 02-120116, AND FIELD LOCATED BY TECHNICAL SURVEY SERVICES, INC.

REFERENCE:
1. ALTA/NPS LAND TITLE SURVEY FOR SHAILENDRA GROUP, LLC, DATED JULY 26, 2016 PREPARED BY GEO SURVEY, LTD.

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE A FLOOD HAZARD AREA PER FIRM MAP NUMBER 1315C02570, DATED OCTOBER 6, 2016. THE REMAINDER OF THE SUBJECT PROPERTY AND THAT PORTION LYING IN FIRM MAP NUMBER 1315C00700, DATED OCTOBER 6, 2016, LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 100-YEAR FLOODPLAIN.

CLOSURE STATEMENT:
THE FIELD LIMITS UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,531 FEET AND AN ANGULAR ERROR OF .01 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A UIC/A 405 TOTAL STATION AND AN IPSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 52,626 FEET.

- NOTES:**
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - TECHNICAL SURVEY SERVICES, INC. AT THE TIME OF THIS SURVEY HAS A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1,000,000 PER CLAIM AND \$1,000,000 POLICY AGGREGATE, WITH A \$5,000 DEDUCTIBLE PER CLAIM.

CONFORMITY STATEMENT
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Legal Description
Tract 1
All that tract or parcel of land lying and being in Land Lots 234 and 235 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:
BEGINNING at a 1 1/2" rebar found at the Land Lot Corner common to Land Lots 214, 215, 234 and 235, from point thus established and running along the Land Lot Line common to Land Lots 214 and 235 South 02° 49' 49" West a distance of 974.77 feet to an iron pin set; thence North 24° 54' 18" West a distance of 28.80 feet to an iron pin set; thence North 17° 19' 35" West a distance of 347.63 feet to an iron pin set; thence North 02° 56' 40" East a distance of 319.94 feet to an iron pin set; thence North 22° 36' 28" West a distance of 48.34 feet to an iron pin set; thence North 02° 00' 31" East a distance of 217.07 feet to an iron pin set on the southerly Right of Way of Old Bethlehem Road (Variable R/W); thence running along said Right of Way the following courses: North 81° 43' 48" East a distance of 429.98 feet to a point; thence running along a curve to the right an arc length of 292.65 feet, (said curve having a radius of 1972.10 feet, with a chord bearing of North 86° 02' 34" East, and a chord length of 297.36 feet); thence North 89° 15' 13" East a distance of 177.32 feet to a point; thence South 01° 12' 19" East a distance of 14.06 feet to a Right of Way Monument found; thence North 89° 20' 07" East a distance of 42.57 feet to a Right of Way Monument found; thence running along a curve to the left an arc length of 272.82 feet, (said curve having a radius of 686.61 feet, with a chord bearing of North 77° 32' 19" East, and a chord length of 275.93 feet) to a point on the Land Lot Line common to Land Lots 234 and 242; thence leaving said Right of Way and running along said Land Lot Line South 89° 38' 25" East a distance of 244.51 feet to a 1/2" rebar found on the westerly Right of Way of Price Drive; thence running along said Right of Way South 01° 13' 16" East a distance of 194.50 feet to a point; thence North 88° 45' 13' 23" East a distance of 155.65 feet to a point; thence South 39° 54' 59" East a distance of 168.14 feet to a point; thence South 34° 41' 20" East a distance of 108.67 feet to a point; thence South 31° 39' 58" East a distance of 183.22 feet to a point; thence South 30° 03' 02" East a distance of 232.74 feet to a point; thence South 29° 54' 29" East a distance of 202.68 feet to a point; thence South 28° 05' 06" East a distance of 147.20 feet to a point; thence South 26° 52' 40" East a distance of 169.54 feet to a point; thence running along a curve to the right an arc length of 294.63 feet, (said curve having a radius of 1007.31 feet, with a chord bearing of South 17° 57' 04" East, and a chord length of 293.58 feet) to a point; thence South 05° 42' 40" East a distance of 67.80 feet to a point; thence South 02° 17' 35" East a distance of 115.72 feet to a point; thence South 01° 25' 36" East a distance of 152.85 feet to a point; thence running along a curve to the left an arc length of 275.77 feet, (said curve having a radius of 1227.00 feet, with a chord bearing of South 09° 09' 37" East, and a chord length of 275.19 feet) to a point; thence South 17° 25' 24" East a distance of 309.96 feet to an iron pin set on the Land Lot Line common to Land Lots 215 and 234; thence running along said Land Lot Line South 89° 57' 54" West a distance of 10.56 feet to an iron pin set on the westerly Right of Way of Price Drive (50' R/W); thence leaving said Right of Way and continuing along said Land Lot Line South 89° 57' 54" West a distance of 1418.19 feet to the TRUE POINT OF BEGINNING. Said tract contains 137.161 Acres (5,974,749 Square Feet).

The above legal description describes the same property as described in First American Title Insurance Company Commitment # NCS-753270A-STLO, dated July 22, 2022.

Legal Description
Tract 2
All that tract or parcel of land lying and being in Land Lot 234 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING, commence at a 1 1/2" rebar found at the Land Lot Corner common to Land Lots 214, 215, 234 and 235, from point thus established and running along the Land Lot Line common to Land Lots 215 and 234 thence North 89° 57' 54" East a distance of 1418.19 feet to an iron pin set on the westerly Right of Way of Price Drive (50' R/W); thence North 89° 57' 54" East a distance of 10.56 feet to an iron pin set on the westerly Right of Way of Price Drive (50' R/W); thence running along a line across the Right of Way North 89° 57' 54" East a distance of 31.60 feet to an iron pin set on the easterly Right of Way of Price Drive (50' R/W) and the TRUE POINT OF BEGINNING; from point thus established and running along said easterly Right of Way of Price Drive the following courses: thence North 17° 27' 06" West a distance of 318.91 feet to a point; thence running along a curve to the right an arc length of 268.23 feet, (said curve having a radius of 1197.00 feet, with a chord bearing of North 02° 00' 31" East, and a chord length of 267.67 feet) to a point; thence North 01° 25' 36" West a distance of 152.73 feet to a point; thence North 02° 17' 35" West a distance of 116.84 feet to a point; thence North 05° 42' 40" West a distance of 67.80 feet to a point; thence running along a curve to the left an arc length of 304.57 feet, (said curve having a radius of 1037.31 feet, with a chord bearing of North 17° 55' 37" West, and a chord length of 303.47 feet) to a point; thence North 26° 52' 40" West a distance of 170.00 feet to a point; thence North 28° 05' 06" West a distance of 147.20 feet to a point; thence North 29° 54' 29" West a distance of 202.20 feet to a point; thence North 30° 03' 02" West a distance of 232.29 feet to a point; thence North 31° 39' 58" West a distance of 184.44 feet to a point; thence North 34° 41' 20" West a distance of 110.57 feet to a point; thence North 38° 54' 59" West a distance of 171.16 feet to a point; thence North 45° 13' 23" West a distance of 159.32 feet to a point; thence running along a curve to the right an arc length of 125.41 feet, (said curve having a radius of 123.88 feet, with a chord bearing of North 24° 20' 12" West, and a chord length of 120.13 feet) to a point; thence North 10° 27' 06" East a distance of 142.46 feet to a point; thence running along a curve to the left an arc length of 233.07 feet, (said curve having a radius of 1832.09 feet, with a chord bearing of North 06° 33' 09" East, and a chord length of 232.91 feet) to a point; thence North 88° 37' 41" East a distance of 30.14 feet to a point; thence North 01° 13' 16" East a distance of 192.86 feet to a 1/2" rebar found on the Land Lot Line common to Land Lots 234 and 242; thence running along said Land Lot Line South 88° 52' 29" East a distance of 117.70 feet to a 1/2" rebar found on the southerly Right of Way of Interstate 75 (Variable R/W); thence running along said Right of Way the following courses: South 23° 56' 12" East a distance of 893.79 feet to a Right of Way Monument; thence South 17° 53' 05" East a distance of 301.92 feet to a Right of Way Monument; thence South 41° 53' 52" East a distance of 104.32 feet to a Right of Way Monument; thence South 23° 37' 34" East a distance of 100.09 feet to a Right of Way Monument; thence South 23° 43' 22" East a distance of 1001.95 feet to a 60d nail found on the Land Lot Line to Land Lots 215 and 234; thence leaving said Right of Way and running along said Right of Way the following courses: South 89° 57' 54" West a distance of 479.79 feet to an iron pin set on the easterly Right of Way of Price Drive (50' R/W); thence South 89° 57' 54" West a distance of 10.51 feet to the TRUE POINT OF BEGINNING. Said tract contains 21.751 Acres (947,486 Square Feet).

The above legal description describes the same property as described in First American Title Insurance Company Commitment # NCS-753270A-STLO, dated July 22, 2022.

Legal Description
Tract 3
All that tract or parcel of land lying and being in Land Lots 202 and 215 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:
BEGINNING at a 1 1/2" rebar found at the Land Lot Corner common to Land Lots 214, 215, 234 and 235, from point thus established and running along the Land Lot Line common to Land Lots 215 and 234 thence North 89° 57' 54" East a distance of 1418.19 feet to a point on the westerly Right of Way of Price Drive (50' R/W); thence running along a curve to the right an arc length of 212.31 feet, (said curve having a radius of 821.07 feet, with a chord bearing of South 11° 31' 05" East, and a chord length of 211.32 feet) to a point; thence South 01° 09' 54" West a distance of 311.24 feet to a point; thence South 02° 46' 44" East a distance of 153.65 feet to a point; thence South 01° 37' 41" East a distance of 295.36 feet to a point; thence running along a curve to the left an arc length of 203.99 feet, (said curve having a radius of 802.01 feet, with a chord bearing of South 08° 16' 44" East, and a chord length of 203.60 feet) to a point; thence running along a curve to the left an arc length of 311.04 feet, (said curve having a radius of 871.18 feet, with a chord bearing of South 07° 11' 01" East, and a chord length of 309.62 feet) to a point; thence South 38° 10' 02" West a distance of 133.23 feet to a point; thence South 39° 59' 26" East a distance of 63.80 feet to a point; thence running along a curve to the left an arc length of 332.88 feet, (said curve having a radius of 494.49 feet, with a chord bearing of South 41° 07' 48" East, and a chord length of 332.82 feet) to a 2 1/2" open top pipe found; thence leaving said Right of Way and running South 47° 51' 32" West a distance of 361.07 feet to an iron pin set; thence South 42° 09' 02" East a distance of 612.86 feet to a 1 1/4" iron pin set; thence North 89° 13' 01" West a distance of 683.11 feet to a 1/2" rebar and cap set; thence North 31° 30' 08" West a distance of 592.38 feet to a point; thence North 66° 56' 08" West a distance of 301.62 feet to a point; thence North 19° 17' 57" West a distance of 112.03 feet to a point; thence North 42° 56' 41" West a distance of 305.52 feet to a point; thence North 31° 18' 46" West a distance of 380.36 feet to a point; thence North 56° 57' 51" West a distance of 537.08 feet to a point; thence North 89° 22' 22" West a distance of 134.62 feet to a point; thence South 31° 01' 24" West a distance of 681.52 feet to a point on the Land Lot Line common to Land Lots 214 and 215; thence running along said Land Lot Line North 00° 39' 23" East a distance of 210.85 feet to the TRUE POINT OF BEGINNING. Said tract contains 96.232 Acres (4,119,874 Square Feet).

The above legal description describes the same property as described in First American Title Insurance Company Commitment # NCS-753270A-STLO, dated July 22, 2022.

Legal Description
Tract 4
All that tract or parcel of land lying and being in Land Lot 215 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:
To reach the TRUE POINT OF BEGINNING, commence at a 1 1/2" rebar found at the Land Lot Line common to Land Lots 202, 203, 214 & 215; thence running along the Land Lot Line common to Land Lots 214 & 215 South 00° 27' 19" West a distance of 581.25 feet to a point and the TRUE POINT OF BEGINNING; from point thus established and leaving said Land Lot Line South 44° 01' 56" East a distance of 291.75 feet to a point; thence South 68° 49' 43" East a distance of 357.22 feet to a point; thence South 85° 27' 40" East a distance of 357.48 feet to a point; thence North 80° 06' 09" East a distance of 133.41 feet to a point; thence South 7° 45' 39" East a distance of 143.60 feet to a point; thence South 02° 26' 45" West a distance of 831.30 feet to a 1/2" rebar found; thence North 89° 02' 59" West a distance of 1166.04 feet to a 5/8" iron pin found on the Land Lot line common to Land Lots 202 & 203; thence running along said Land Lot Line North 00° 27' 19" West a distance of 581.25 feet to a point; thence leaving said Land Lot Line South 44° 01' 56" East a distance of 291.75 feet to a point; thence South 68° 49' 43" East a distance of 357.22 feet to a point; thence South 85° 27' 40" East a distance of 357.48 feet to a point; thence North 80° 06' 09" East a distance of 133.41 feet to a point; thence South 7° 45' 39" East a distance of 143.60 feet to a point; thence South 02° 26' 45" West a distance of 831.30 feet to a 1" open top pipe found; thence North 89° 01' 15" West a distance of 321.84 feet to a 1" open top pipe found; thence North 89° 01' 15" West a distance of 200.09 feet to a 1" rod found; thence South 01° 12' 53" East a distance of 808.03 feet to a point; thence North 89° 04' 58" East a distance of 960.03 feet to a 1/2" rebar found; thence North 00° 26' 45" East a distance of 831.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 25.700 Acres (1,119,490 Square Feet).

The above legal description describes the same property as described in First American Title Insurance Company Commitment # NCS-753270A-STLO, dated July 22, 2022.

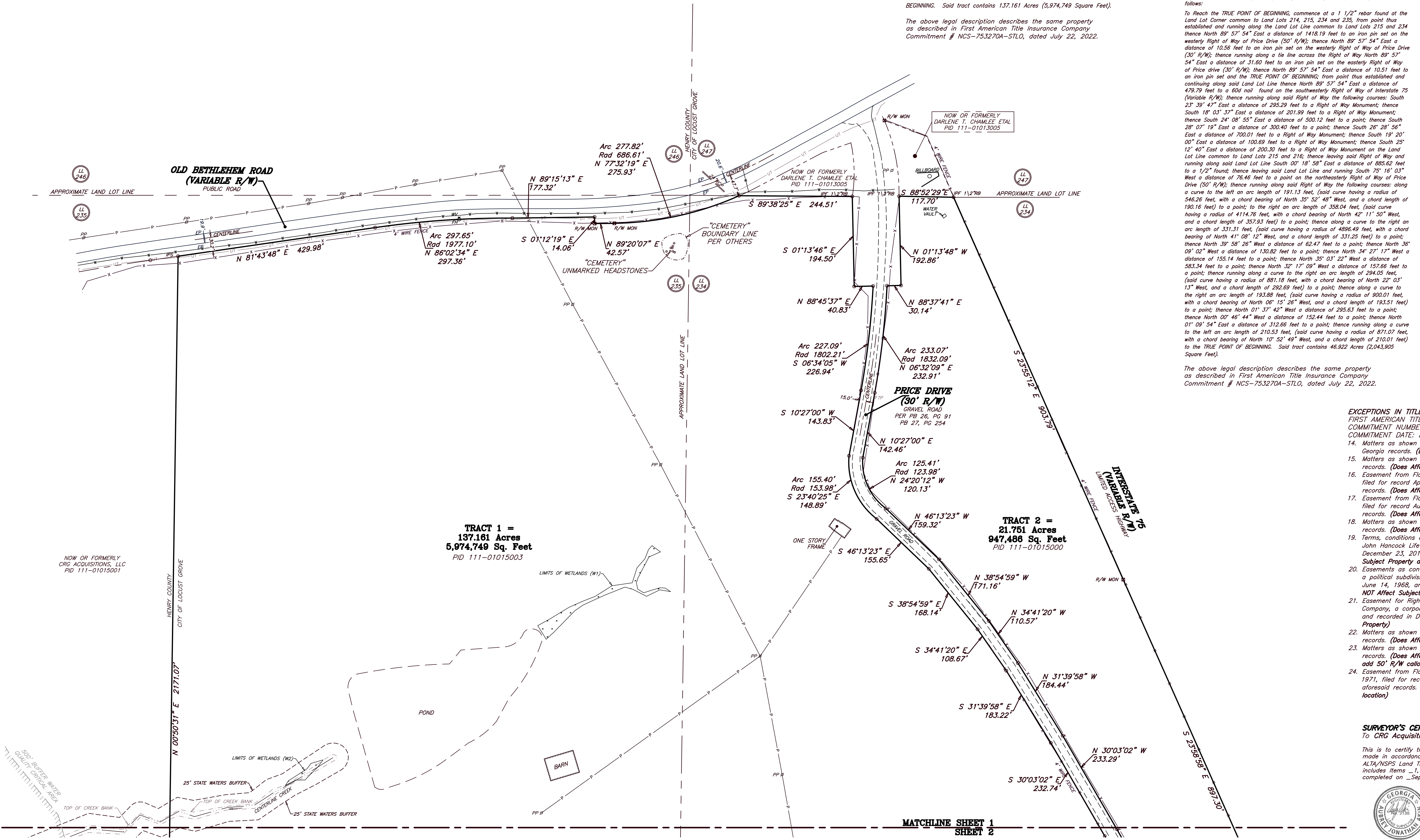
Legal Description
Tract 5
All that tract or parcel of land lying and being in Land Lot 202 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:
To reach the TRUE POINT OF BEGINNING, commence at a 1 1/2" rebar found at the Land Lot Corner common to Land Lots 202, 203, 214 & 215; thence running along the Land Lot Line common to Land Lots 214 & 215 South 00° 27' 19" West a distance of 581.25 feet to a point; thence leaving said Land Lot Line South 44° 01' 56" East a distance of 291.75 feet to a point; thence South 68° 49' 43" East a distance of 357.22 feet to a point; thence South 85° 27' 40" East a distance of 357.48 feet to a point; thence North 80° 06' 09" East a distance of 133.41 feet to a point; thence South 7° 45' 39" East a distance of 143.60 feet to a point; thence South 02° 26' 45" West a distance of 831.30 feet to a 1" open top pipe found; thence North 89° 01' 15" West a distance of 321.84 feet to a 1" open top pipe found; thence North 89° 01' 15" West a distance of 200.09 feet to a 1" rod found; thence South 01° 12' 53" East a distance of 808.03 feet to a point; thence North 89° 04' 58" East a distance of 960.03 feet to a 1/2" rebar found; thence North 00° 26' 45" East a distance of 831.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 25.700 Acres (1,119,490 Square Feet).

The above legal description describes the same property as described in First American Title Insurance Company Commitment # NCS-753270A-STLO, dated July 22, 2022.

- EXCEPTIONS IN TITLE COMMITMENT**
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-753270A-STLO
COMMITMENT DATE: JULY 22, 2022
- Matters as shown on that certain plat recorded in Plat Book 1, Page 285, Henry County, Georgia records. (Does Affect Tracts 1 & 2, No Plottable Matters)
 - Matters as shown on that certain plat recorded in Plat Book 26, Pages 91-92, aforesaid records. (Does Affect Tracts 1 & 2 as Shown Herein, portrays 30' R/W of Price Drive)
 - Easement from Florence Price Manley to Georgia Power Company, dated April 14, 1973, filed for record April 26, 1973, and recorded in Deed Book 175, Page 94, aforesaid records. (Does Affect Tract 4, Not Plottable)
 - Easement from Florence P. Manley to Georgia Power Company, dated August 5, 1974, filed for record August 7, 1974, and recorded in Deed Book 217, Page 35, aforesaid records. (Does Affect Tracts 2 & 4, Not Plottable)
 - Matters as shown on that certain plat recorded in Plat Book 21, Page 190, aforesaid records. (Does Affect Tracts 1 & 2 as Shown Herein, portrays 30' R/W of Price Drive)
 - Terms, conditions and provisions of Conveyance(s) to Henry County Water Authority from John Hancock Life Insurance Company (U.S.A.), dated November 15, 2019, and recorded December 23, 2019 in Deed Book 16995, Page 267, aforesaid records. (Does NOT Affect Subject Property as Shown Herein)
 - Easements as conveyed in Right of Way Deed from J. R. Price, et. al. to Henry County, a political subdivision of the State of Georgia, dated March 29, 1968, filed for record June 14, 1968, and recorded in Deed Book 100, Page 464, aforesaid records. (Does NOT Affect Subject Property)
 - Easement for Right-of-Way from Sidney N. Daniell and L F Daniell to Georgia Power Company, a corporation dated December 16, 1969, filed for record January 10, 1970, and recorded in Deed Book 109, Page 277, aforesaid records. (Does NOT Affect Subject Property)
 - Matters as shown on that certain plat recorded in Plat Book 27, Page 254, aforesaid records. (Does Affect Tracts 1 & 2 as Shown Herein, portrays 30' R/W of Price Drive)
 - Matters as shown on that certain plat recorded in Plat Book 21, Page 89, aforesaid records. (Does Affect Tracts 3 & 4 as Shown Herein, portrays 30' R/W of Price Drive)
 - add 50' R/W callouts for Price Drive)
 - Easement from Florence P. Manley to Georgia Power Company, dated December 20, 1971, filed for record December 27, 1971, and recorded in Deed Book 133, Page 276, aforesaid records. (May affect subject property, insufficient description to determine location)

SURVEYOR'S CERTIFICATE
To CRG Acquisitions, LLC & First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 3, 4, 5, 13, 16, 17 and 18. A thereof. The fieldwork was completed on September 23, 2022.

Aubrey J. Akin, R.L.S. #3138
Date of Plat
October 4, 2022



Date	Revision	No	Orig Bndy:	Field Date:	Plot Date:	Scale:
			6/16/2017	9/23/2022	10/4/2022	1"=100'

ALTA/NPS LAND TITLE SURVEY
 FOR
CRG ACQUISITIONS, LLC
 LAND LOTS 202, 215, 234 & 235 2ND DISTRICT
 CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA

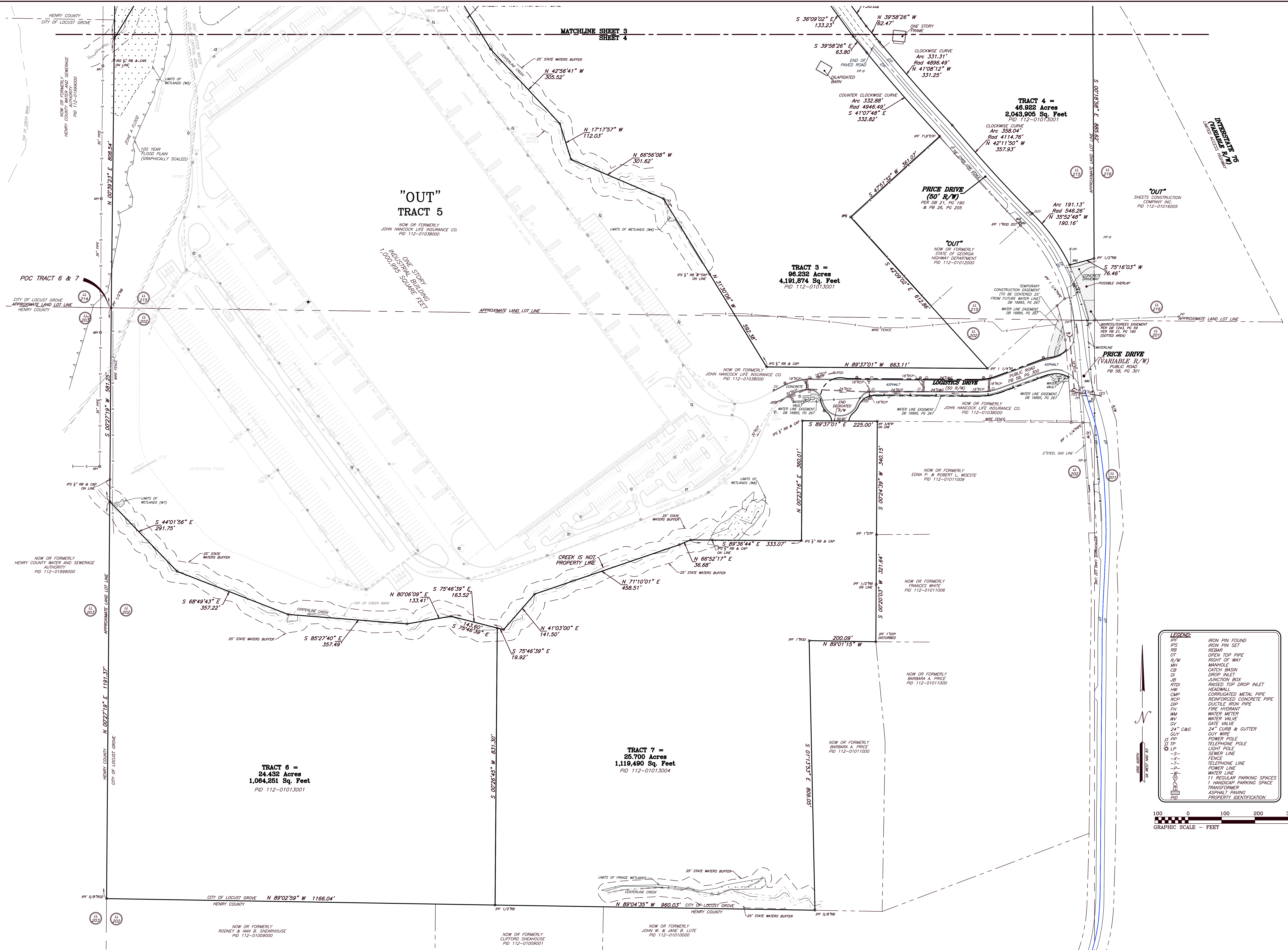


EXHIBIT "B"



VARIANCE EVALUATION REPORT

February 20, 2022

FILE: VR-23-01-02

VARIANCE

Property Information

Tax ID	111-01015000, 111-01015001, 111-10115003, 112-01013001, & 112-0103004
Location/address	Land Lots 202, 215, 234, 235 of the 2 nd District, Price Drive.
Parcel Size	352 +/- acres
Current Zoning	M-1 (Light Manufacturing)
Request	Stream Buffer Variance to allow grading and paving into the required impervious setback
Proposed Use	Warehouse Development
Existing Land Use	Vacant/undeveloped
Future Land Use	Industrial
Recommendation	Approval with conditions

Summary

CRG Acquisitions, LLC of Atlanta, GA has submitted an application requesting a Stream Buffer Variance to allow grading and paving into the required 75' and 50' impervious buffer for a proposed 3,100,500+/- square foot development consisting of 5 warehouse/industrial buildings on 109.4+/- acres in Land Lots 202, 215, 234, 235 of the 2nd District, along Price Drive north of Bill Gardner Parkway and south of Bethlehem Road.

The State of Georgia EPD issued a State stream buffer variance (ref. BV-075-17-04) in support of an Army Corp of Engineers 404 permit request on this property. The Army Corp issued the 404 permit (ref. SAS-2017-00625) on December 21, 2018.

The Army Corp of Engineers permit and State of Georgia EPD stream buffer variance includes six (6) areas of encroachment into the 75' and 50' stream buffers impacting approximately 4,584 feet. The. Portions of the proposed realignment of Price Drive border the 500 ft. water critical line. The applicant requests the City of Locust Grove grant a stream buffer variance of 4,584 feet to mimic same locations as earlier permitted by the State of Georgia EPD and Army Corp of Engineers.



VARIANCE
EVALUATION REPORT
FILE: VR-23-01-02

February 20, 2022

VARIANCE

Future Land Use

The subject property is located within an area designated for industrial use on the Future Land Use Map. The purpose of this classification is to provide for areas where light general industrial and warehouse/distribution uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. They may also include heavy industrial uses such as bulk production, processing centers and manufacturing if proper sight and noise buffers are provided. Typical zoning district(s) under the current ordinance would be M-1 (light manufacturing) and M-2 (general industrial).

Development of Regional Impact (DRI)

The proposed warehouse development meets the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). For Industrial Developments in areas designated as Developing Suburban, the threshold is 500,000 square feet of development or 1600 workers. The Applicant is proposing 3,100,500 +/- square feet of warehousing on the subject property. This project is part of DRI #3805. Staff has not received a Notice of Decision for this project.

Service Delivery / Infrastructure

Water and Sewer: According to the City of Locust Grove Public Works Department, the subject properties will be serviced by the Henry County Water Authority for water and sewer services. The subject properties are located within the Indian Creek Watershed Protection Area.

Police Services: The subject property is in the existing city limits and will remain on a regular patrol route.

Fire: Fire and emergency services will be performed by Henry County as is the case in other areas of the City.

Transportation Impacts: Transportation impacts associated with the proposed development will be analyzed by GRTA and are included in the Notice of Decision when complete.



Criteria for Evaluation of Variance Request

Section 17.04.273 of the City Municipal Code allows variances to be granted upon the following principles:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

Site selection within the subject property is limited by topographical and other location-related constraints. The proposed development and realignment of Price Drive is engineered to best limit and manage buffer intrusion given the existing streams and buffers on the site.

- 2. A literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties within the City or within a similar zoning or overlay district.**

All lots are subject to the provisions of the City Code. A literal interpretation of the provisions would prevent the Applicant from building the proposed structure on the subject property due to the constraints listed above, as well as prevent the planned realignment of Price Drive. A literal interpretation of the code may also cause an undue hardship by effectively limiting the structure size beyond what is reasonable for the intended use, which is permitted by right under the current zoning.

- 3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties within the City or within a similar zoning or overlay district.**

Any property owner or developer may ask the City Council to consider a similar request.

- 4. The requested variance will be in harmony with the purpose and intent of this Article, the specific zoning of the property and the land use plan and will not be injurious to the general welfare of the community.**

Issuance of the proposed stream buffer variance for this project presents no conflict with current or future land use planning. The proposed industrial use of the property is permitted in the current zoning designation (M-1), land



VARIANCE EVALUATION REPORT

February 20, 2022

FILE: VR-23-01-02

VARIANCE

use plan, and is consistent with nearby industrial developments. The applicant has submitted a thorough mitigation plan that provides reasonable evidence that impacts to the buffer are avoided or minimized to the fullest extent practicable in accordance with state and local erosion control policies.

5. The special circumstances or justifications for the variance are not the result or cause of the self-imposed actions or misfortunes of the applicant.

The exceptional conditions related to the topography and location of the site are not the result of any action or misfortune on the part of the applicant.

6. The variance requested is the minimum reasonable variance that will make possible the legal use of the land, building or structure.

The requested variance is the minimum needed by the applicant to develop the site for industrial, provide access to the site, and realign Price Drive to better accommodate future transportation improvements on Bethlehem Road.

7. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the overlaying zoning district or scheme of the land use plan.

The requested variance supports the site's development as permitted by right in the M-1 zoning district.



VARIANCE EVALUATION REPORT

February 20, 2022

FILE: VR-23-01-02

VARIANCE

Recommendation

Based on the seven criteria points required for issuance of a variance, Staff recommends approval with the following conditions:

- 1) The owner/developer shall comply with all GRTA recommendations included in their Notice of Decision for DRI #3805.
- 2) The owner/developer shall confirm the location of any springs on the subject properties and provide acceptable protection measures to the Community Development Department for review and approval prior to the issuance of any Land Disturbance Permits.

EXHIBIT "C"

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

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

Ad No.: **93426**

Name and File No.: **PUBLIC HEARING 2/20/2023**

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

02/01/2023

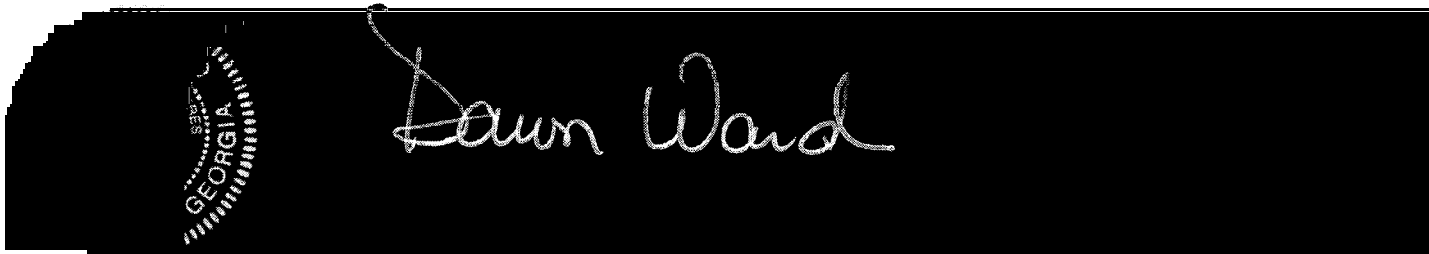
A black rectangular redaction box covers the signature of Robert D. McCray. The signature itself is written in white ink over the redaction.

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

A black rectangular redaction box covers the signature of Tina Pethel. The signature itself is written in white ink over the redaction.

By Tina Pethel
SCNI Controller

Sworn and subscribed to me 02/01/2023

A black rectangular redaction box covers the signature of Dawn Ward. To the left of the signature is a circular notary seal for the State of Georgia, also partially covered by the redaction. The signature itself is written in white ink over the redaction.

Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
February 20, 2023
6:00 PM
Locust Grove
Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, February 20, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-23-01-01 Scott Werner of Locust Grove, GA requests a rezoning of 0.44 +/- acres located at 24 Peeksville Rd. from R-2 (Single Family Residential) to OI (Office/Institutional) for the purpose of converting the existing residential structure into an optometrist office.

VARIANCE

VR-23-01-02 (DRI# 3805) CRG Acquisitions, LLC of Atlanta, GA requests a variance from development regulations for stream buffer encroachment in multiple locations located on the west side of Price Dr. from Bill Gardner Pkwy. to Bethlehem Rd.

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
93426-2/1/2023

AFFIDAVIT OF SIGN POSTING

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Anna Williams, who, after being duly sworn, testifies as follows:

1.

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

2.

pCRG Acquisitions, LLC of Atlanta, GA requests a variance from development regulations for stream buffer encroachment in multiple locations located on the west side of Price Dr. from Bill Gardner Pkwy. to Bethlehem Rd.

3.

On the 1st day of February 2023, I, Anna Williams, posted double-sided sign notifications on the property advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 20th day of February 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Two Double-sided sign posted at 10:08 AM and 10:13 AM, respectively, on Price Drive on 2/1/2023.

FURTHER AFFIANT SAYETH NOT.

This 15th day of February 2023.

Affiant

Sworn and subscribed before me
this _____ day of _____, 2023

Notary Public (seal)

Exhibit "A"

EXHIBIT "D"

- 1. The owner/developer shall comply with all GRTA recommendations included in their Notice of Decision for DRI #3805.**
- 2. The owner/developer shall confirm the location of any springs on the subject properties and provide acceptable protection measures to the Community Development Department for review and approval prior to the issuance of any Land Disturbance Permit.**