



Community Development Department

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

Item Coversheet

ITEM: A variance request to allow for a master sign plan located on the west side of the intersection of Tanger Boulevard and Highway 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 29, 2023

Budget Item: No

Date Received: March 6, 2023

Workshop Date: April 17, 2023

Regular Meeting Date: May 1, 2023

Discussion:

Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

Recommendation:

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

- 1) The general character and design for all freestanding signs will be consistent with and complement the architecture of the overall development.
- 2) Signage shall be developed in significant compliance with the Master Sign Plan renderings dated March 1, 2023.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A VARIANCE FROM DEVELOPMENT REGULATIONS SPECIFIC TO SIGNAGE FOR APPROXIMATELY 29.62+/- ACRES LOCATED ON THE WEST SIDE OF THE INTERSECTION OF TANGER BOULEVARD AND HIGHWAY 42 (PARCEL ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006) IN LAND LOT 166 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, Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006 in land lot 166 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request for a Variance on March 6, 2023 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on April 17, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested a variance from development regulations specific to signage to allow for a master sign plan for a grocery-anchored shopping Center; 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 variance is hereby **APPROVED**.
- That the request for rezoning is hereby **DENIED**.

2.

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

SO ORDAINED by the Council of this City this 1st day of May 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Application for Rezoning, Conditional Use, Conditional Exception, Variance, Modifications to Zoning Conditions and Future Land Use Plan Amendments

Thank you for your interest in the City of Locust Grove, Georgia. This packet includes the necessary documents for rezoning, conditional use, conditional exception, variance and modifications to zoning conditions to be heard by the Locust Grove City Council.

Please note: All fees are non-refundable. There are no exceptions. In addition, be sure to review current ordinances, as new amended sections of code are to be adopted over the year.

Should you need further assistance, please feel free to contact our office between 8:00 AM to 5:00 PM, Monday through Friday at:
(770) 692-2321 or (770) 957-5043

The location of all City Council meetings is:

Locust Grove Public Safety Building

3640 Highway 42

Locust Grove, GA 30248

WWW.LOCUSTGROVE-GA.GOV

Zoning Application Checklist

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING, CONDITIONAL USE, VARIANCE, MODIFICATIONS TO ZONING APPLICATIONS, AND FUTURE LAND USE PLAN AMENDMENTS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK
Application Form	01	<ol style="list-style-type: none"> 1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized 3. A copy of "Contract", "Power of Attorney" or "Lease" 	✓
Applicant Disclosure Form	01	Required for all applicants filed whether yes or no and must be notarized	✓
Letter of Ownership	01	Letter stating that the owner is aware of the zoning request and owns the property in question	✓
Letter of Intent	01	Must clearly state the proposed use and development intent	✓
Legal Description	01	Legal Description of property to be considered for zoning action. Must be submitted as part of ordinance of rezoning, conditional use, variance, etc.	✓
Conceptual Site Plan(s) (24" x 36" max.)	01	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, proposed lot layout. For PD zoning, applicant must submit all additional paperwork as established in Chapter 17.04 of the Code of Ordinances.	✓
Survey Plat (8 ½" x 11" minimum, 17" by 22" maximum)	01	Subject Property, prepared and sealed within the last ten years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property Electronic copies via PDF and/or AutoCad are required, if available.	✓
Letter from the Henry County Water Authority (HCWA)	01	This letter of availability must accompany application at the time of submittal. For city water and/or sewer service, the availability and suitability will be determined in the rezoning evaluation by staff. Follow procedure from HCWA. For City Water/Sewer, Fill out form attached.	Requested
Letter from the Henry Co. Environmental Health Department (if property is not on sewer)	01	This letter of availability must accompany application at the time of submittal. This is required if on septic system.	N/A

Community Development Department

Application Procedures and Requirements

The following application procedures and requirements apply to all amendments to the Official Zoning map. Any deviation from these standards as prescribed by Section 17.04.312 of the Code of the City of Locust Grove, shall be discussed and considered by the Community Development Director.

- Rezoning
- Conditional Use
- Conditional Exception
- Modifications to Zoning Conditions
- Variance
- Amendments to the Future Land Use Plan

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT ALL THE REQUIRED INFORMATION AS STATED FOR THE FOLLOWING. ALL FEES ARE NON-REFUNDABLE.

ARTICLE XVI. AMENDMENTS

Section 17.04.311 Amendments to Chapter and to Official Zoning Map.

This Chapter, including the official zoning map, may be amended by the City Council that shall become effective after review and comment in a public hearing.

Section 17.04.312 Application for amendment.

- (a) A zoning map amendment may be proposed by any public agency or department of Locust Grove, Georgia or by the City Council. Unless initiated by one (1) of the above bodies, all applications for map amendments must be submitted by an individual with fifty-one (51) or more percent ownership in fee simple of the subject property being petitioned for rezoning, or his legal agent authorized in writing over the owner's signature.
- (b) Any petition for amendment of the Locust Grove Zoning Ordinance or official zoning map shall be accompanied by a filing fee maintained by the Locust Grove Community Development Department office.
- (c) Applications for zoning map amendments shall be filed with the Locust Grove Community Development Department, which will schedule the application for public hearing before the City Council.
- (d) Applications for a zoning map amendment must contain the following:
 - (1) A completed and signed copy of the application for zoning map amendment.
 - (2) A conceptual plat/site plan representing information on the location, extent and type of proposed development, which may include, depending upon the type of development, the following minimum types of information:

- a. Correct scale and north arrow.
 - b. The present zoning classification of all adjacent parcels.
 - c. The location of the parcel relative to existing or proposed public streets.
 - d. Required zoning yard setbacks for the zoning district requested.
 - e. Topographic information sufficient to show elevation and drainage conditions of the land.
 - f. Existing conditions or improvements on the property.
 - g. The location and extent of required buffer areas, including the extent of natural vegetation or fences as required.
 - h. Proposed lot layout of the property if it is to be a subdivision for residential, commercial or industrial development, with required building line setbacks and buffer areas shown.
 - i. Commercial or industrial development on existing individual lots, or proposed shopping center developments shall also indicate the location and dimensions of proposed buildings, parking and loading areas, driveways and storage areas.
 - j. Report from the Henry County Health Department and the Henry County Water and Sewerage Authority and/or (as applicable) the City Utility Department.
 - k. The Community Development Department may require additional information, or information different from the above depending upon the type of development, to properly evaluate the zoning map amendment.
- (3) A copy of the proposed restrictive covenants to be placed upon property that a rezoning application is being made therefore.

Section 17.04.313 Review of application for amendment.

- (a) All proposed amendments to this chapter or to the Official Zoning Map with required site plans shall be transmitted to the Community Development Department Director and City Council for analysis and public hearing. The Community Development Department Director shall study the need and justification of the following facts:
- (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.
 - (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.
 - (3) Consistency with the Land Use Plan.
 - (4) The potential impact of the proposed amendment on county infrastructure including water and sewerage systems.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.
 - (6) The impact upon adjacent property owners should the request be approved.
 - (7) The ability of the subject land to be developed as it is presently zoned.
 - (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.
 - (9) The merits of the requested change in zoning relative to any other guidelines and policies for development which the City Council may use in furthering the objectives of the land use plan.
- (b) After completing the analysis and review, the City Council shall conduct a public hearing on the proposed zoning map amendment.

Section 17.04.314 Notification and public hearing.

- (a) If Locust Grove, Georgia is taking action resulting in a zoning decision, it shall provide for a hearing on the proposed action. At least fifteen (15) but not more than forty-five (45) days prior to the date of the hearing, the Community Development Department shall cause to be published within a newspaper of general circulation within the City limits and Henry County a notice of the hearing. The notice shall state the time, place and purpose of the hearing.
- (b) If a zoning decision of Locust Grove, Georgia is for the rezoning of property and the rezoning is initiated by a party other than City officials or a City department then:
 - (1) The notice, in addition to the foregoing requirements, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property; and
 - (2) A sign containing information required by this chapter shall be placed in a conspicuous location on the property not less than fifteen (15) days prior to the date of the hearing.
- (c) If the property proposed for rezoning does not have frontage on a public street, then the sign may be posted on the right-of-way of the nearest public street which provides access to the site. No public hearing may be held by the City Council until said sign(s) have been posted for at least fifteen (15) days. Said signs shall remain posted until final action has been taken by the City Council.
- (d) Before enacting an amendment to this Chapter, whether the proposed amendment is a text or map amendment, the City Council shall hold a public hearing thereon for the purpose of receiving and considering public comment on the merits of the proposed amendment. Said hearings shall be held only after full compliance with all required public notification of the hearing as set forth herein.
- (e) If the zoning decision of the City Council is to deny the rezoning request, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the City Council.

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.
 - (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.
 - (3) Consistency with the Land Use Plan.
 - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.
 - (6) The impact upon adjacent property owners should the request be approved.
 - (7) The ability of the subject land to be developed as it is presently zoned.
 - (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.
 - (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.
- (b) The following rules of procedure shall govern the public hearing before the City Council:

- (1) Each applicant shall appear before the Council, identify himself/herself by name, address and whether or not applicant is owner or agent for owner.
- (2) Each applicant or other interested party who provides the Council with documents shall have each document numbered and shall identify each document and each such document submitted shall be made a part of the official record of the hearing.
- (3)
 - a. Each applicant shall have thirty (30) minutes to present facts pertinent to the application. An applicant may have additional time to address the Council if the applicant notifies the City Clerk prior to the start of the public hearing that applicant needs additional time. The additional time shall be limited to ten (10) minutes.
 - b. Each person in opposition to rezoning of property and amendment to the zoning ordinance shall have ten (10) minutes to address the Council and shall provide the City Clerk with name and address; however, the total time for all interested parties in opposition shall be thirty (30) minutes unless the applicant requests for additional time in subsection (a) above, and then the total time shall not exceed forty (40) minutes.
- (4) At the conclusion of the hearing, the City Council shall make a final decision and its next regular public meeting and direct the Community Development Department to notify the applicant in writing of the Council's decision. The decision shall be based on the information contained in Section 17.04.315 (a) and from the public hearing. The written notification shall immediately be entered on the minutes and made a part of the record on the date that written notification is given to the applicant.
- (5) Any aggrieved party shall have thirty (30) days from the date of written notification to file an appeal from the Council's decision with the superior court.

Section 17.04.316 Conditional zoning.

- (a) In deciding upon any application for zoning map amendment, the City Council may, on their own motion or upon the suggestion of the applicant, or on consideration of the recommendations of the Community Development Department, grant the application subject to certain conditions necessary to promote and protect the health, safety and general welfare.
- (b) The City Council may grant approval of a zoning map amendment and include conditional approval as follows:
 - (1) Such conditions as deemed necessary to protect neighboring properties and to lessen any potentially adverse effects of the zoning change;
 - (2) That the rezoning is conditional upon the condition that the applicant or any successor in title may construct only those uses and only in such a manner as depicted upon any site plan submitted and approved with the application; and,
 - (3) That the rezoning is conditional upon any written conditions proposed by the applicant and/or City Council, and as further set forth on an approved site plan.
- (c) Prior to a final vote being taken upon any application for a zoning map amendment for which such conditions shall be imposed, such conditions shall be announced at the public hearing and made a part of the motion to approve. If the applicant finds such conditions to be unacceptable, it may, at the time, withdraw the application for zoning map amendment. Such withdrawal shall not enable the applicant to re-file the same zoning map amendment for the same property until six (6) months have elapsed from the date of withdrawal.

- (d) Any zoning map amendment which is adopted with conditions shall be indicated on the official zoning map. The property shall be indicated on the official zoning map with the suffix "c" to indicate that the property has been rezoned with conditions. Such conditions shall remain imposed upon the property until removed or modified by the City Council.
- (e) Conditional requirements may be imposed upon either permitted and/or conditional use within any zoning district. In ruling upon such requirements, the City Council shall utilize the standards of review contained in section 17.04.313 of this Chapter.

Section 17.04.317 Types of zoning conditions.

In adopting an amendment to the zoning map, or approving a conditional use permitted in any zoning district, the City Council may impose conditions, such as, but not limited to, the following:

- (1) Setback requirements from any lot line;
- (2) Specified or prohibited locations for buildings, parking, loading or storage areas;
- (3) Restrictions on land use activities to be permitted;
- (4) Maximum building dimensions and height;
- (5) Landscaping or planted area which may include the location, type and maintenance of plant materials within a designated buffer area;
- (6) Fences, walls, earthen berms, or other landscape buffer provisions or protective measures;
- (7) Preservation of existing trees and vegetation;
- (8) Special conditions to eliminate or reduce undesirable views, light, glare, dust or odor;
- (9) Hours of operation;
- (10) Architectural details to be compatible with existing buildings in the area;
- (11) Adherence to specific site plans as adopted; and
- (12) Any other requirements that the City Council may deem appropriate and necessary for the protection of public health and welfare.

Section 17.04.318 Reversion.

After an approval has been granted for a map amendment to create or extend any zoning district, the applicant, agent or property owner has twelve (12) months in which to make substantial progress in developing the property. Substantial progress shall mean the point of construction at which time the first inspection is carried out. If no substantial construction or alteration of the property or other affirmative action to develop the property has occurred within twelve (12) months of the granting of an application for rezoning, the City Council shall review the situation and report its findings with who can, at a public hearing change, the zoning category to its prior or other appropriate zoning district classification.

Contacts

Henry County Water Authority
1695 Highway 20 West
McDonough, GA 30253
(770) 957-6659

Henry County Environmental Health Department
137 Henry Parkway
McDonough, GA 30253
(770) 288-6190

Henry County Fire Department
110 South Zack Hinton Boulevard
McDonough, GA 30253

City of Locust Grove
PO Box 900
3644 Highway 42 South
(770) 288-6637 Locust Grove, GA 30248
(770) 957-5043
Community Development (770) 692-2321
Public Works/Water-Sewer (770) 692-2333

NOTE: Projects that exceed minimum thresholds for Development of Regional Impact (DRI) review as established by the Department of Community Affairs will be withheld from final Public Hearings until a Notice of Decision is received.

Request for Zoning Map Amendment

Name of Applicant Evan Conder Phone: _____ Date: 02.28.23

Address Applicant: 120 West Trinity Place Cell # (770) 900-6848

City: Decatur State: GA Zip: 30030 E-mail: e.conder@vsouth.com

Name of Agent Brian Kay Phone: (770) 900-6848 Date: _____

Address Agent: 1800 Parkway Place, Suite 700 Cell # (770) 900-6848

City: Marietta State: GA Zip: 30067 E-mail: bkay@atwell-group.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from PD, OI, RM 1-3 to C2
(Current Zoning) (Requested Zoning) Note: Community Commercial - AW

Request from vacant to Grocery Anchored Shopping Center
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Grocery Anchored Shopping Center
(Type of Development)

Address of Property: 4518 Hwy 42 South, Locust Grove, GA 30248

Nearest intersection to the property: _____

Size of Tract: 29.62 +/- acre(s), Land Lot Number(s): 166, District(s): 2nd 2nd

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

Property Tax Parcel Number: 129-01002000, 129-01003000, (Required)
129-01004000, 130-01002006

Witness Signature Joanna Chapman

Signature of Owners/s Gerald Taylor

Printed Name of Notary JOANNA CHAPMAN

Printed Name of Owner/s Gerald Taylor

Notary JOANNA CHAPMAN
(For Office Use Only)

Signature of Agent Brian Kay

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: _____

Request for Zoning Map Amendment

Name of Applicant Evan Conder Phone: _____ Date: 02.28.23

Address Applicant: 120 West Trinity Place Cell # (770) 900-6848

City: Decatur State: GA Zip: 30030 E-mail: e.conder@vsouth.com

Name of Agent Brian Kay Phone: (770) 900-6848 Date: _____

Address Agent: 1800 Parkway Place, Suite 700 Cell # (770) 900-6848

City: Marietta State: GA Zip: 30067 E-mail: bkay@atwell-group.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from PD, OI, RM 1-3 to C2
(Current Zoning) (Requested Zoning)

Request from vacant to Grocery Anchored Shopping Center
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Grocery Anchored Shopping Center
(Type of Development)

Address of Property: 4518 Hwy 42 South, Locust Grove, GA 30248

Nearest intersection to the property: _____

Size of Tract: 29.62 +/- acre(s), Land Lot Number(s): 166, District(s): 2nd 2nd

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

Property Tax Parcel Number: 129-01002000, 129-01003000 (Required)

129-01004000, 130-01002006

Miya Carver
Witness Signature

U. Jonnalagadda
Signature of Owner/s

Miya Carver
Printed Name of Witness

UMAMAHESWARI JONNALAGADDA
Printed Name of Owner/s

[Signature]
Name of Agent

[Signature]
Signature of Agent



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

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

Public Hearing Date: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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

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

We certify that the foregoing information is true and correct, this 1 day of March, 2023.

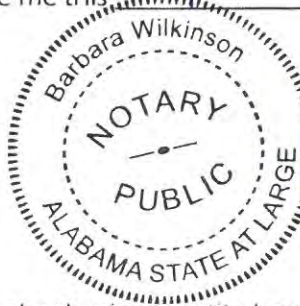
Evan Conder
Applicant's Name - Printed

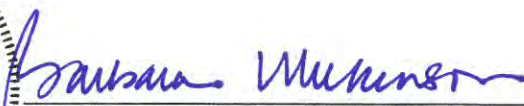

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1 day of March, 2023.




 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: Evan Conder

Address/Location of Request: 4518 Hwy 42 South, Locust Grove, GA 30248

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: 66,387 sf

Estimated water usage: ADF 44,250 GPD (GALLONS)

Estimated sewer usage: ADF 44,250 GPD (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

March 3, 2023

City of Locust Grove
Community Development
3644 Highway 42
Locust Grove, GA 30248

To Whom it may Concern:

I am owner of the parcel ID 129-01002000, 129-01003000 and 129-01004000. I am aware of the request for rezoning regarding my properties and I have no reservations or objections to the rezoning request.

Sincerely,

A handwritten signature in blue ink that reads "Gerald Taylor". The signature is written in a cursive, flowing style.

Gerald Taylor

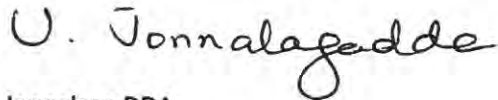
March 3, 2023

City of Locust Grove
Community Development
3644 Highway 42
Locust Grove, GA 30248

To Whom it may Concern:

I am owner of the parcel ID 130-01002006. I am aware of the request for rezoning regarding my property and I have no reservations or objections to the rezoning request.

Sincerely,

A handwritten signature in cursive script that reads "U. Jonnalagedde". The signature is written in black ink and is positioned above the printed name and company information.

U. Jonnalaga DDA
JJUVJ Georgia Adventures, LLC



March 6, 2023

City of Locust Grove
Community Development
3644 Highway 42
Locust Grove, GA 30248

To Whom it may Concern:

On behalf of Venture South Investments, LLC, Atwell Engineering, and Phillips Partnership, we are pleased to present our proposal for a proposed grocery anchored shopping center, to be named Shops at Indian Creek. This proposal consists of a rezoning, future land use map amendment, variance for signage, and architectural review board approval.

Existing Conditions

The subject property consists of four (4) contiguous parcels totaling approximately 30.75 acres, located in the southwest quadrant of the Tanger Blvd. and GA Hwy 42 intersection, in the City of Locust Grove, Henry County, Georgia. The property(s) is primarily undeveloped with a few residential structures located near to the northwest corner of the subject property. Bifurcating the property is a stream and wetland area, within the 100-yr flood plain. Surrounding the subject property are several residential neighborhoods, as well as the Relevant Church located across Tanger Blvd.

Existing Zoning and Future Land Use Conditions

The subject property consists of four (4) parcels having an Office/Institutional (OI), Multifamily Residential (RM 1-3) and Planned Development (PD) zoning classifications. The future land use map designation consists of Community Commercial, Very High Density - County, and Office.

Proposed Zoning and Future Land Use Conditions

The proposed development is requesting the property be re-zoned from Office/Institutional (OI), Multifamily Residential (RM 1-3) and Planned Development (PD), to C2 (General Commercial). The future land use map designation is proposed to be Commercial.

Proposed Development

The proposed grocery anchored shopping center development will consist of a 48,387 square foot grocery store with pharmacy drive-thru and two (2) ancillary shops buildings consisting of 6,000 square feet to the west and 12,000 square feet to the east. The center will have a total of seven (7) outparcels,

four of which will be located on the eastern side of the existing stream/wetland and three nearest the grocery user.

Proposed Uses

Anchoring this development is a grocery store that provides fresh produce, pharmacy related items, a delicatessen, various soft goods, etc. It will employ approximately 120 to 150 people. Estimated hours of operation are between 7am - 10pm but subject to change based on operations.

Co-tenants in the development will consist of common ancillary service, mercantile and restaurant uses typically found in a grocery anchored developments including, but not limited to: hair salons, nail salons, business services, cellular phone stores, ice cream/yogurt shops, fast casual and full service restaurants, banks, etc.

Site Layout Characteristics

The parking field will consist of an overall ratio of five (5) spaces per thousand (1000) square feet, with the outparcels parking adequately and independently of the center. The main parking field will feature a concrete sidewalk running perpendicular to the front door of the grocery store, connecting pedestrians to their vehicles, with access to public right-of-way to meet the current ADA Regulations. Additional raised concrete sidewalks with ramps and striped crosswalks are planned for shopping/building connectivity and customer safety. There will be way finding signs, typical for this Grocery use, strategically placed for the customers utilizing the pharmacy drive-thru. Adequate ADA accessible parking spaces, meeting current standards and regulations, are planned for the individual buildings and tenant specific requirements. Curbed islands are planned at the end of the parking spaces to help control traffic flow and support landscape requirements. A large truck turn-around is proposed in the back of the center to encourage 18-wheeled vehicles or similar delivery trucks to utilize the back entrance and stay behind the buildings. Typical 8-ft tall split-faced concrete block dumpster enclosures are proposed for the Shops buildings and a large trash compactor is proposed for the Grocery use.

Access into the center has been verified with Georgia Department of Transportation and City of Locust Grove traffic engineers for entrances on GA Hwy 42 and Tanger Blvd., respectively. The main access driveway coming into the center is proposed full access with adequate left turn lane and right turn lanes. A Right In only driveway is located closest to Tanger Blvd. nearest the intersection, and another full access driveway will be located on Tanger Blvd. with adequate left turn lane and right turn lane. Applicable signs and lane striping will be used to define traffic flow and safety within the private and public property.

A traffic study is currently underway, and the development is seeking a traffic signal for the intersection of GA Hwy 42 and Tanger Blvd.

The site topography unfortunately requires the use of a stream/wetland crossing in the form of multi-barrel pipes or box culvert(s) to connect the shopping center to Tanger Blvd. We do not anticipate the use of retaining walls to support the planned building square footage and applicable parking.

Utilities for this development will be served by the typical suppliers in this area, and no pumps for sewer or water are anticipated.

Stormwater Management will be handled by a series of catch basins, drop inlets, and piping to convey runoff from the development to the proposed stormwater pond on the north side of the project. The discharge or outfall of the pond will be directed per city/county regulations, at a rate of runoff equal to or less than the existing condition, per city regulations.

Landscaping will be provided to meet current city development code. Parking lot islands will be located at endcaps of parking spines and some placed strategically for traffic control and earthen slopes. A planned mixture of overstory and understory trees, to include a variety of each will be placed in the parking lot islands, landscape strips, and other areas around the site. Irrigation is planned for this development, and will be designed to meet tenant requirements for sustainability and conservation.

Architectural Characteristics

Drawing from the regional context of central Georgia, the buildings are proposed to include brick and exterior insulated finish systems with accents of aluminum louvers and horizontal metal canopies. The sides and rear operations areas will be painted split face masonry that will complement the brick and EIFS materials. Street fronting facades will be finished in a manner similar to the front elevations with brick and exterior finish systems. Any visible mechanical and electrical units will be painted.

The buildings will include parapets on the street facing facades and the building sides to provide a finished appearance and visual interest.

Adequate pedestrian lighting along the front and sides will be accomplished with wall mounted accent lighting in conjunction with security lighting at the ATM.

Signage

Included with this submittal is a variance request for an additional monument sign, proposed to be located along GA Hwy 42. Due to the length of frontage this property has along GA Hwy 42, we're requesting an additional sign be allowed at the access point closer to the intersection.

We've provided a master sign plan with the submittal that is intended to be binding with the variance request.

Conclusion

Based on the existing character of the neighborhood and surrounding areas and zoning classifications, we believe this zoning proposal will permit a use that is suitable for area. The original master plan for Tanger Blvd. contemplated a grocery store for the 12.91 acre property zoned PD within this proposal. Over time, grocery tenant needs have evolved, and the presence of the stream and wetland area required the development proposal to grow, therefore needing to include the additional 17.84 acre property.

Based on the quality of the development put forth, we believe the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

We believe that by rezoning OI, RM 1-3 and PD with rezoning proposed to C2, the future land use map amendment, obtaining the signage variance, and architectural review board approval, this development will provide a reasonable economic use and increase the tax base.

We believe that the zoning proposal will not result in a use which will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

We believe that the proposed development is in conformity with the policy and intent of the land use plan.

We believe that the zoning proposal and information provided herein are supporting grounds for approval of the zoning proposal.

Sincerely,



Evan Conder

Venture South Investments, LLC

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2015 DEC 28 AM 11:38

BK: 14385 PG: 1-3

Filed and Recorded Dec-28-2015 02:09:29PM
DOC#: D2015-030773
Real Estate Transfer Tax Paid \$240.00
0752015009401
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

[ABOVE SPACE RESERVED FOR RECORDING DATA]

AFTER RECORDING, RETURN TO:

Bank of the Ozarks
Attn: Office of General Counsel
17901 Chenal Parkway
P.O. Box 8811
Little Rock, Arkansas 72223

*Henderson Legal LLC
Atlanta, Ga 30309*

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Henry

THIS INDENTURE is made this 17th day of December, 2015, between FCB PROPERTIES, LLC (hereinafter referred to as "Grantor") and SJUVJ Georgia Adventures, LLC (hereinafter referred to as "Grantee") to include their respective successors, legal representatives and assigns where the context required or permits.

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and by these presents grants, bargains, sells and conveys to Grantee the following described property:

See Exhibit "A" attached hereto for a detailed description of the property (hereinafter collectively referred to as the "Land").

TO HAVE AND TO HOLD the Land together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR in lieu of all other warranties, express or implied, hereby covenants with Grantee that Grantor will forever warrant and defend the title to the Land against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.

THIS CONVEYANCE is subject to all real estate ad valorem taxes and governmental assessments, all matters of record, all matters as would be revealed by a current and accurate survey of the property herein conveyed, and all matters accruing prior to the date of acquisition of the Land by Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of

Patti Lancy
Witness

Blanche L. Bursor
Notary Public

My Commission Expires: 2/24/2017



FCB PROPERTIES, LLC

BY: BANK OF THE OZARKS

Its: Member Manager

By: *Rhonda Clark, VP*
Rhonda Clark

Title: Vice President - Special Assets

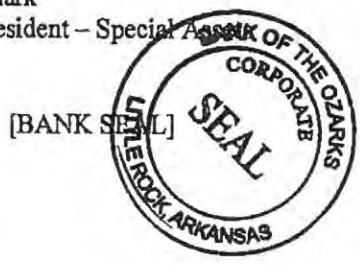


EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying, situate and being in Land Lots 166, 165, and 155 and 156 of the Second Land District of Henry County, Georgia, containing 13.07 acres, more particularly described as follows:

Beginning at an iron pin which marks the intersection of the Northwest right of way of the newly dedicated Tanger Boulevard and the Southern right of way of Georgia Highway 42; thence in a Northwesterly direction along the Southern right of way of Georgia Highway 42 545.97 feet to an iron pin; thence South 34 degrees 0 minutes 46 seconds West 20.0 feet to an iron pin; thence North 55 degrees 59 minutes 14 seconds West 384.21 feet to an iron pin; thence South 0 degrees 1 minute 4 seconds East 689.80 feet to an iron pin; thence South 24 degrees 20 minutes 41 seconds East 305.7 feet (L) 360 feet (R) 296.60 feet (C) to an iron pin; thence South 56 degrees 15 minutes 18 seconds East 95.02 chord feet to an iron pin; thence South 63 degrees 50 minutes 18 seconds East 338.89 feet to an iron pin located on the Western right of way of Tanger Boulevard; thence North 26 degrees 9 minutes 42 seconds East 690.17 feet along said right of way to an iron; thence North 17 degrees 23 minutes 26 seconds West 58.02 feet to an iron pin which is the Point of Beginning.

- and -

All that tract or parcel of land lying and being in Land Lots 154, & 167 of the 2nd District, City of Locust Grove, Henry County, Georgia, and being more particularly described as follows:

Commencing at a Rebar found at the Southeasterly mitered intersection of the Easterly right of way of Locust Grove – Griffin Road, and the Northerly right of way of Tanger Blvd. (100' R/W), thence Easterly along the Northerly right of way of Tanger Blvd. a distance of 286.94' to a Rebar with cap found at the Point of Beginning

Thence N 16°31'21" E leaving said right of way a distance of 247.15' to a Rebar with cap found .

Thence S 76°03'46" E a distance of 248.38' to a Rebar with cap found

Thence S 16°48'41" W a distance of 230.12' to a Rebar with cap found on the Northerly right of way of Tanger Blvd.

Thence with a curve turning to the left along said right of way, with an arc Length of 249.23', with a radius of 994.85', with a chord bearing Of N 79°59'57" W, with a chord length of 248.57' to a Rebar with cap found

Which is the Point of Beginning, having an area of 1.326 Acres.

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2015 DEC 28 AM 11:38

BK: 14385 PG: 4-5
Filed and Recorded Dec-28-2015 02:09:29PM
DOC#: D2015-030774
Real Estate Transfer Tax \$0.00
0752015009403
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

After recording, return to:

Chad Henderson, Esq.
Henderson Legal LLC
1350 Spring Street, Suite 485
Atlanta, Georgia 30309

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 17th day of December, 2015, by and between FCB PROPERTIES, LLC, a Georgia limited liability company (hereinafter "Grantor"), and SJUVJ GEORGIA ADVENTURES LLC, a Georgia limited liability company (hereinafter "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed, and by these presents does hereby remise, convey and forever QUITCLAIM AND RELEASE unto Grantee, all of Grantor's right, title, and interest in and to the property described in Exhibit A attached hereto and by reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the said Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the Property or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Quit Claim Deed on the day and year first above written.

Signed, sealed and delivered in
the presence of:

Glenda S. Buisson
Unofficial Witness

Bonnie Blair



FCB PROPERTIES, LLC

By: Bank of the Ozarks,
its sole Member/Manager

By: *Torrie J. Smith*
Name/Title: *Torrie J.*



EXHIBIT A

New Survey Legal Description

All that tract or parcel of land lying and being in Land Lots 155, 156, 165, & 166 of the 2nd. District, City of Locust Grove, Henry County, Georgia. And being more particularly described as follows

Beginning at a Rebar found at the Northwestern mitered intersection of the Southerly right of way of Georgia Hwy 23/ U.S. 42 (variable R/W) and The Westerly right of way of Tanger Blvd. (100' R/)
 Thence S 17°23'18" E A Distance Of 57.91' to a Rebar found at the Southeastern mitered intersection of the Southerly right of way of Georgia Hwy 23/ U.S. 42 (variable R/W) and The Westerly right of way of Tanger Blvd. (100' R/)
 Thence S 26°10'42" W along the Westerly right of way of Tanger Blvd. A Distance Of 689.48' to a Rebar found
 Thence N 63°50'18" W leaving said right of way A Distance Of 338.89' to a Point
 Thence With A Curve Turning To The Right With An Arc Length Of 95.37', With A Radius Of 360.00', With A Chord Bearing Of N 56°17'47" W, With A Chord Length Of 95.09' to a Rebar found
 Thence N 24°18'12" W A Distance Of 296.50' to a Rebar found
 Thence N 00°01'35" W A Distance Of 689.33' to a Rebar set on the Southerly right of way Georgia Hwy 23/ U.S. 42
 Thence S 55°58'14" E along said right of way A Distance Of 384.21' to a Rebar set
 Thence N 34°01'46" E along said right of way A Distance Of 20.00' to a Rebar set
 Thence S 55°46'39" E along said right of way A Distance Of 51.32' to a Point
 Thence With A Curve Turning To The Left along said right of way, With An Arc Length Of 494.73', With A Radius Of 5764.41', With A Chord Bearing Of S 58°13'34" E, With A Chord Length Of 494.57' to a Rebar set
 Which Is The Point Of Beginning, Having an area of 12.908 Acres

BK:19085 PG:76-77
Filed and Recorded
May-03-2022 01:38 PM
DOC# 2022 - 017568
Real Estate Transfer Tax
Paid: \$ 665.00
0752022005024
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 7118145743

RETURN TO:
MARK BRITTAIN, P.C.
245 Country Club Drive
Suite 200H
Stockbridge, Georgia 30281

LIMITED WARRANTY DEED

STATE OF GEORGIA,

Tax Map Parcel ID No. 129-01002000

Tax Map Parcel ID No. 129-01003000

COUNTY OF HENRY.

Tax Map Parcel ID No. 129-01004000

THIS INDENTURE made this the 3rd day of May, 2022, between DM LGI, LLC, a Georgia limited liability company, as Party of the First Part (hereinafter called "Grantor"), and GERALD TAYLOR, as Party of the Second Part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars and other considerations (\$10.00) in hand paid to the Grantor by the Grantee at and before the execution, sealing and delivery of these presents and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor, by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 166 of the 2nd District of Henry County, Georgia, being identified as Tract "A" containing 1.173 acres, more or less; Tract "B", containing 13.032 acres, more or less; Tract "C", containing 2.50 acres, more or less; and Tract "D" containing 0.803 acres, more or less, as more particularly described on that certain Survey made for Thomas Dickson Cloud, prepared by Donald R. Milligan, Ga. R.L.S. #2472, dated September 5, 2001, filed for record on May 9, 2002 and recorded at Plat Book 35, Page 61, Henry County, Georgia records. The description of the property as contained on said plat of survey is incorporated herein by reference and made a part hereof.

TO HAVE AND TO HOLD the property, together with all and singular the rights, members and appurtenances thereof (collectively the "Property"), to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever in fee simple.

GRANTOR FOR ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS shall warrant and forever defend the right and title to the Property unto the Grantee, its successors and assigns, against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.


IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed in the manner provided by law as of the day and year first above written.

Signed, sealed and delivered in the presence of:

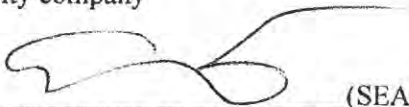
DM LGI, LLC, a Georgia limited liability company

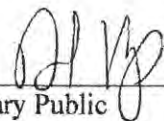
By Its Sole Member:

SMS CAPITAL LLC, a Florida limited liability company



Unofficial Witness

By:  (SEAL)
EDMONDO, SCHWARTZ
Managing Member



Notary Public

DAVID HASCUP
NOTARY PUBLIC
State of New Jersey
My Commission Expires
January 19, 2027



MASTER SIGN DEVELOPMENT PLAN

Shops at Indian Creek

City of Locust Grove

March 6, 2023

This Master Sign Development Plan is being submitted for the proposed shopping center known as “Shops at Indian Creek” located the intersection of Highway 42 and Tanger Boulevard (Parcel ID’s - 129-01002000, 129-01003000, 129-01004000, 130-01002006) and any subsequent subdivision of said parcel consisting of approximately 30.75 acres. The intent of this Master Sign Development Plan is to provide the general public with information about, and directions to, this shopping center being built in Locust Grove, GA.

Along with general advertising, this Master Sign Development Plan is designed to provide decision-making information to the motoring public in time for them to make safe traffic decisions regarding ingress and egress to Shops at Indian Creek. The plan is also intended to control the overall number and size of allowable signs that would normally be requested by other users within the project.

Additionally, the general character and design for all freestanding signs will be consistent with and compliment the architecture of the overall development. In as much as possible, the material (i.e., masonry, mortar, etc..) for each sign will be from the same source as the buildings. However, all tenants will submit their final design of the “Outparcel Identification Signs” for approval and any variations to the dimensions and/or design must be approved by the City of Locust Grove.

The attached exhibit dated 3/1/2023 will give visual reference to the plan as outlined as follows:

1. *Proposed Sign Locations*
2. *Approved Materials & Colors*
3. *Types of Illumination, including Fixture Specifications and Wattage*
4. *Design of Freestanding Signs*
5. *Size and Quantity*
6. *Uniform Standards for Non-Business Signage, including Directional and Informational Signs*
7. *Identification by Delivery.*

The Shops at Indian Creek Master Sign Development Plan is applicable to the subject properties only. However, should any of the subject properties be further divided, the Shops at Indian Creek Master Sign Plan shall also be applicable to these new parcels. Aspects of signage not specifically treated in the Shops at Indian Creek Master Sign Development Plan shall be regulated by City of Locust Grove Code as may be amended from time to time. Non-compliance with requirements of this master sign plan shall result in fines and penalties by law.

1. Proposed Sign Locations.

- a. The location of the freestanding signs shall be substantially the same as those indicated on page 2 of the Master Sign Plan, entitled "Sign Location Schedule: Exhibits P1, P2, P3, O1, O2, O3, O4, O5, O6, and O7" dated 3/1/2023. Specifically, the leading edge of each freestanding sign is setback 10' from the right of way.
- b. Shall any of the subject properties be further divided, the location of any additional sign shall be subject to the regulations of the LDC, City of Locust Grove Transportation and Traffic Operations and Georgia Department of Transportation (GDOT).

2. Approved Materials and Colors.

Ground sign materials/construction specs and colors shall be substantially the same as that illustrated on pages entitled "Principal Identification Sign (P1), Principal (P2), Principal (P3)", and "Outparcel Identification Signs O1, O2, O3, O4, O5, O6, and O7" dated 3/1/2023.

3. Type of Illumination, including Fixture Specifications and Wattage.

- a. All electrical signs shall be 120 Volts, 20 amps unless otherwise indicated. LEDs shall be limited to 12 volts.
- b. Freestanding signs shall be internally illuminated and shall have no exposed lighting. Back lighting (halo lighting) is acceptable. Illumination may be LED or fluorescent lamps (see above).

4. Design of Freestanding Signage.

- a. Freestanding signs shall comply with the sign renderings as follows:
 - Pages 3, 4, and 5 entitled "Principal Identification Sign (P1), (P2), and (P3) dated March 1, 2023.
The ID copy "Shops at Indian Creek" may be internally illuminated with ½" deep white push-through acrylic letters or non-illuminated ½" deep routed acrylic dimensional letters painted white. The anchor panels on Principal Identification Sign (P1) and (P2) labeled "Grocery, Tagline + Tagline" on the top position has 42.63 SF of sign copy area. Each of the (6) six smaller retail tenant panels have 6 SF of sign copy area. The anchor panels on Principal Identification Sign (P3) have 43 SF of sign copy area. Each of the (6) six smaller retail tenant panels have 8 SF of sign copy area. The number of tenant panels allowed and configuration of panel(s) (i.e., one panel divided into two) is dictated by the anchor store, but the landlord ultimately decides which tenant gets which panel, if any. Determining which smaller retail tenants receives a panel is typically based on square footage of their space. All smaller retail panels will be provided for in each individual lease. Some tenants will not get a panel on the pylon sign. Whether or not a tenant located in either building labeled "Shops A" or "Shops B" receives a panel is dependent on the square footage of the space and will be determined by the landlord.
 - Page 6 entitled "Outparcel Identification Signs O1, O2, O3, O4, O5, O6, and O7" dated 3/1/2023, are freestanding signs with each tenant panel having 32 SF of sign copy area. The landlord will determine the specific panel that each outparcel tenant is to get.

5. Size and Quantity.

The illustrated signage in the attached renderings illustrate the maximum dimensions. Actual permitted signs may be smaller at the applicant's discretion.

a. Principal Identification Signs:

1. A maximum of one (1) freestanding "Principal Identification Sign" may be permitted along Highway 42 not to exceed twenty feet (20') in height with a signable area of not to exceed 107.25 SF as referenced in the attached renderings entitled "Sign Location Schedule: Exhibits P1, P2, P3, O1, O2, O3, O4, O5, O6, and O7."
2. A maximum of one (1) freestanding "Principal Identification Sign" may be permitted along Highway 42 not to exceed twenty feet (16') in height with a signable area of not to exceed 122.28 SF as referenced in the attached renderings entitled "Sign Location Schedule: Exhibits P1, P2, P3, O1, O2, O3, O4, O5, O6, and O7."
3. A maximum of one (1) freestanding "Principal Identification Sign" may be permitted along Tanger Boulevard not to exceed twenty feet (20') in height with a signable area of not to exceed 107.25 SF as referenced in the attached renderings entitled "Sign Location Schedule: Exhibits P1, P2, P3, O1, O2, O3, O4, O5, O6, and O7" dated March 1, 2023.
4. Outparcel Freestanding Signs: A maximum of seven (7) freestanding "Outparcel Identification Signs" may be permitted along Highway 42 and Tanger Boulevard not to exceed 8 feet (8') in height with signable area not to exceed 32 SF as referenced in the attached renderings entitled "Sign Location Schedule: Exhibits P1, P2, P3, O1, O2, O3, O4, O5, O6, and O7" dated March 1, 2023.

6. Uniform Standards for Non-Business Signage, including Directional and Informational Signs.

- a. Directional and Informational signage do not require permits as per the LDC.
- b. Building address signage does not require permits as per the LDC.

7. Identification by Delivery

No special provisions.

In summary, this Master Sign Plan Development Plan is submitted to provide the following:

- A reduction of sign clutter.
- Provides for an upscale, uniform design and style. Color and material will match the center.
- Provides the necessary information to the public.
- A variance to allow for an additional Principal Identification Sign (P3) for the shopping center.

The proposed Master Sign Development Plan has been developed to provide the traveling public with necessary information. Additionally, control of the design, size, and number of signs on the property is

of utmost importance. This agreement provides those controls and will help ensure a project that will be an asset to the community.

Approved: _____ Date: _____



The Shops at Indian Creek

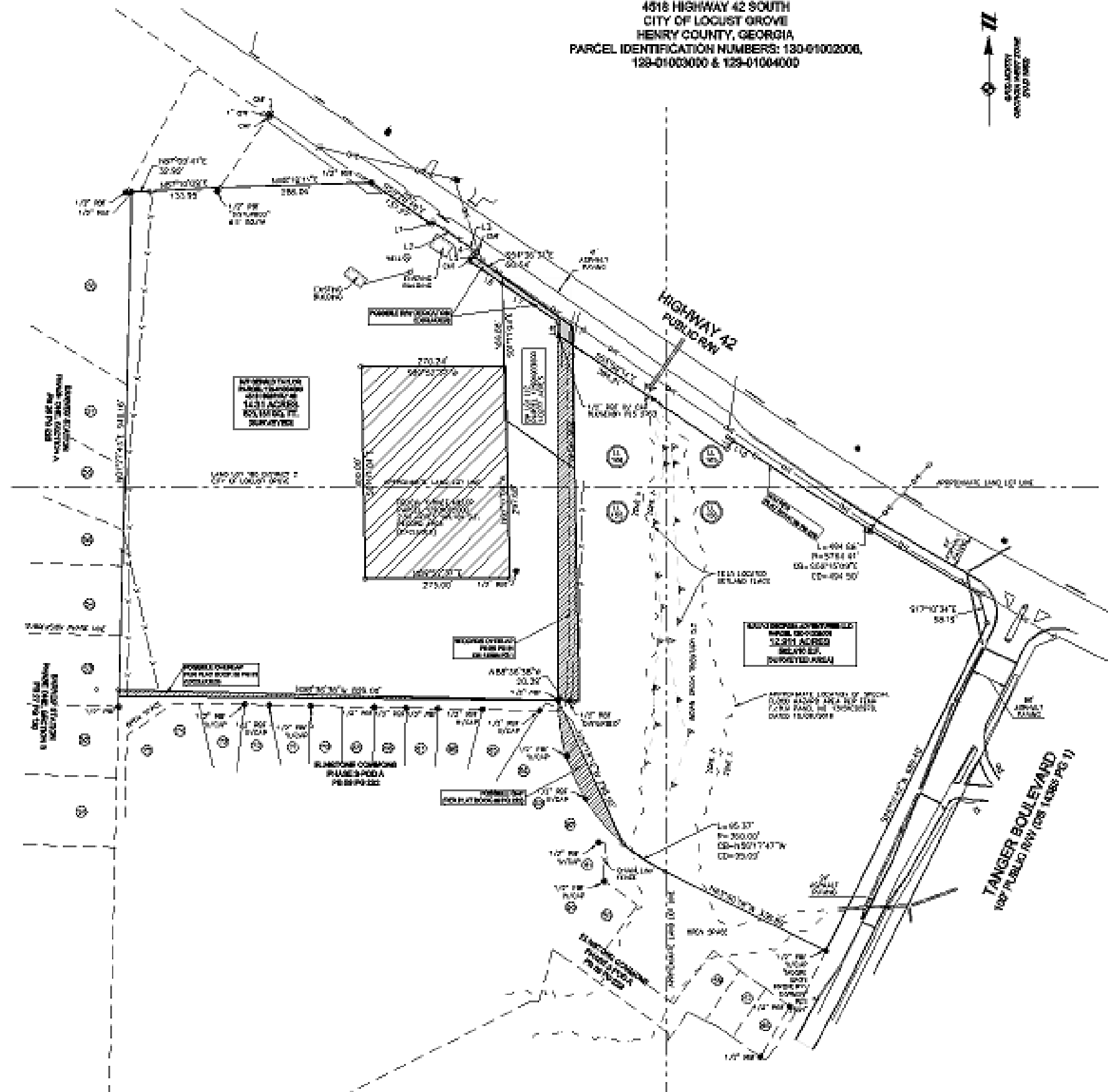
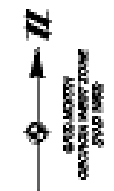
Intersection of Hwy 42 & Tanger Blvd.
Locust Grove, GA 30248

MASTER SIGN PLAN - Address TBD
(Parcel ID#s 129-01002000, 129-01003000, 129-01004000, 130-01002006)
(Jurisdiction City of Locust Grove)

PROJECT REVISIONS		
DATE:	REV #	NOTES:
04/14/23	1	CHG P3 MON. TO 15 FT HT. & 85 SQ FT SIGN AREA
00/00/00	2	XX
00/00/00	3	XX
00/00/00	4	XX
00/00/00	5	XX

INTERSECTION HWY 42 & TANGER BLVD

SURVEY FOR:
GROCERY - LOCUST GROVE
 4518 HIGHWAY 42 SOUTH
 CITY OF LOCUST GROVE
 HENRY COUNTY, GEORGIA
 PARCEL IDENTIFICATION NUMBERS: 130-01002000,
 129-01003000 & 129-01004000



MFG / Nat'l Account Svcs:
 4806 Wright Drive, Bldg. A
 Smyrna, GA, 30082
 (O) 770.989.1290

Corporate:
 3548 Atlanta Rd.
 Smyrna, GA, 30080
 (O) 770.431.0807

comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

PROJECT ADDRESS:
The Shops at Indian Creek
 INTERSECTION OF HWY 42 AND TANGER BLVD.
 LOCUST GROVE, GA 30248

SIGN CODE INFO:
 XX

SQ. FT. ALLOWED:
 XX

SQ. FT. SHOWN:
 XX

SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

PM INITIALS:
 SF

DRAWN BY INITIALS:
 MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	
	Date	PAGE
	X _____	1
	X _____	



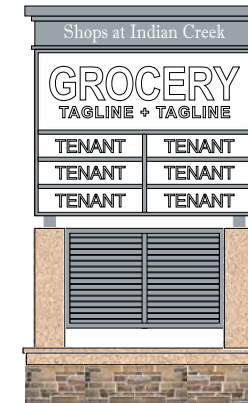
INTERSECTION HWY 42 & TANGER BLVD



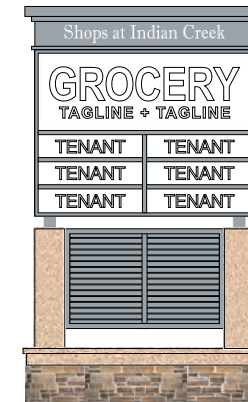
SIGN LOCATION SCHEDULE

EXHIBITS: **P1** **P2** **P3**

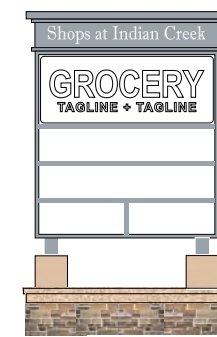
01 **02** **03** **04** **05** **06** **07**



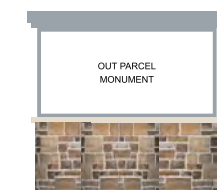
P1



P2



P3



01 **02** **03** **04** **05** **06** **07**

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4806 Wright Drive, Bldg. A
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PROJECT ADDRESS:
The Shops at Indian Creek
INTERSECTION OF HWY 42 AND TANGER BLVD.
LOCUST GROVE, GA 30248

SIGN CODE INFO:
XX

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	DATE	PAGE
	X _____		2

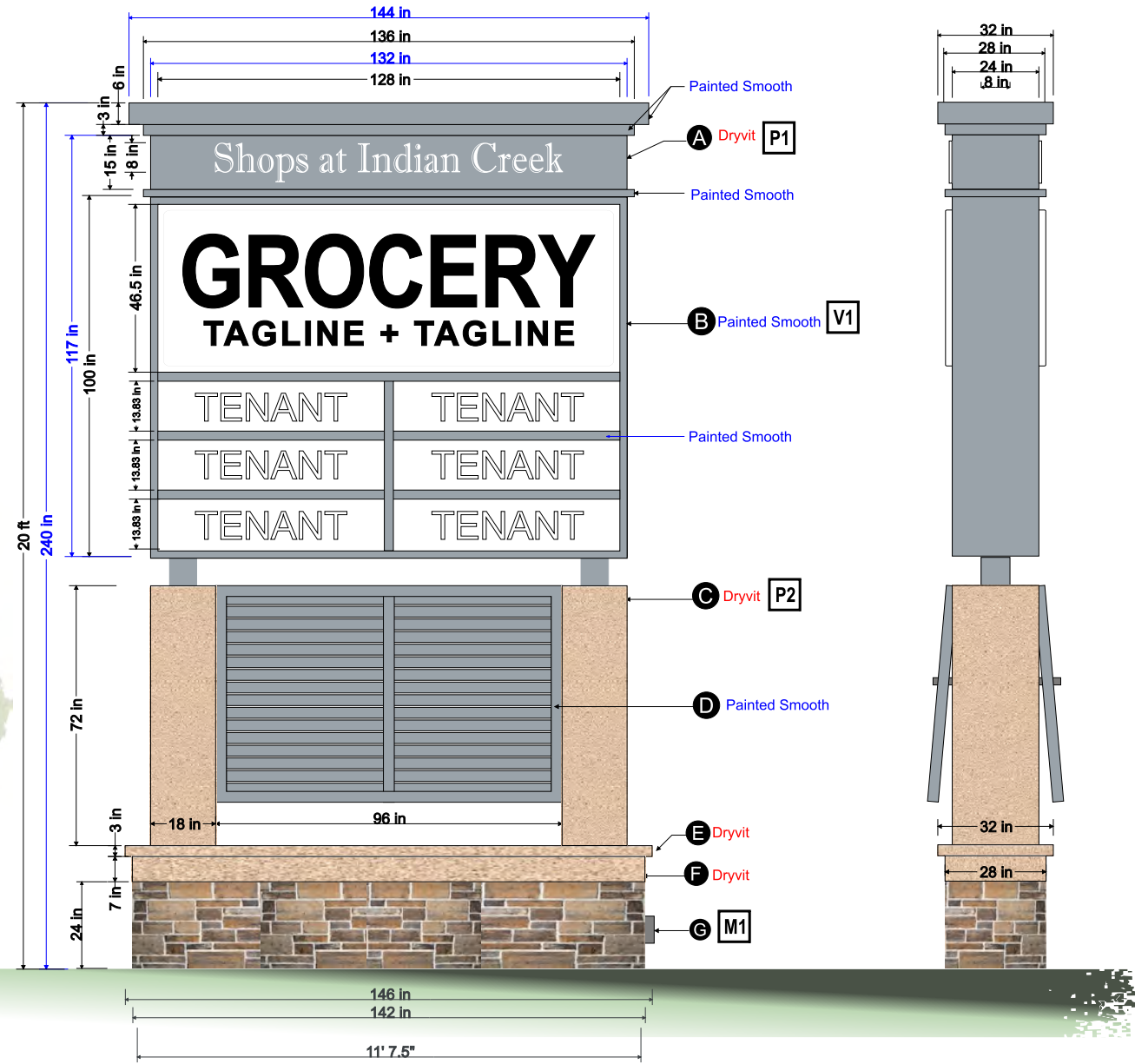


PROPOSED: D/F Monument Sign

HIGHWAY 42

QTY: 1 - 20'-0" TALL D/F MULTI-TENANT MONUMENT

Total Structure Area = 240 sq. ft.
 Total Sign Face Area = 107.25 sq. ft.
 Indicated by Dimensions in blue



PRINCIPAL IDENTIFICATION SIGN **P1**

FABRICATION DETAIL

- A** Header
Molding: aluminum
Reveal Finish: Painted smooth
Face Finish: Dryvit
Measurements (top to bottom): 6", 3", 15", 2"
- B** Internally illuminated Tenant Cabinet
Tenant Panel: 1/8 white acrylic pan formed faces with vinyl graphics
Finish: Painted smooth
Grocery Face Text Color: TBD
Illumination: White low voltage LED
Power: 120V
- C** Pole Covers: Aluminum Construction
Finish: Dryvit
- D** Faux Shutters: Aluminum Construction
Finish: Painted smooth
- E** Brick Base Cap
Molding: Aluminum construction
Finish: Dryvit
- F** Brick Base
Brick: Echelon Masonry - Waterford Stone
Color: Avondale
Mortar: Giant "Sand"
- G** Sign whip to exit brick base on rear of sign base located perpendicular to the road at the rear of the sign. (Closest to Parking Lot) side. Termination in weather-proof junction box and final electrical connection by others.

ELECTRICAL DETAIL

HEADER CABINET - LED LAYOUT

Load: 46.7
Modules: 35
Watts: 28.0 of 60.0
PS: HanleyLED 60w

HEADER CABINET - LED and Power Supplies (per side)

75 Modules: Hanley LED - Phoenix PF-2080 - HLED-PF
 75 Total Modules: 60.0 Watts
 2 Power Supplies: Hanley LED - HanleyLED 60w
 29,000 sq ft, 28,833 perimeter/feet

Subtotal Electrical Requirements = 120 VAC / 6 amps

TENANT CABINET - LED LAYOUT

Load: 76.0
Modules: 57
Watts: 45.6 of 60.0
PS: HanleyLED 60w

TENANT CABINET - LED and Power Supplies (per side)

285 Modules: Hanley LED - Phoenix PF-2080 - HLED-PF
 285 Total Modules: 228.0 Watts
 5 Power Supplies: Hanley LED - HanleyLED 60w
 132,000 sq ft, 46,000 perimeter/feet

Subtotal Electrical Requirements = 120 VAC / 15 amps

COMBINED POWER REQUIREMENTS

120VAC / 21 AMPS

See Fabrication Detail Note G

- P1 PAINT TO MATCH BERRIDGE PRE FINISHED METAL CITISCAPE (SMOOTH FINISH)
- P2 PAINT TO MATCH DRIVIT 112 SANDLEWOOD BEIGE (TEXTURED FINISH)
- V1 FIRST SURFACE VINYL TO MATCH TBD
- M1 **MASONRY BASE:** ECHELON MASONRY - WATERFORD STONE
COLOR: AVONDALE
MORTAR: GIANT "SAND"



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SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

PM INITIALS:
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DRAWN BY INITIALS:
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Date: _____ PAGE: **3**

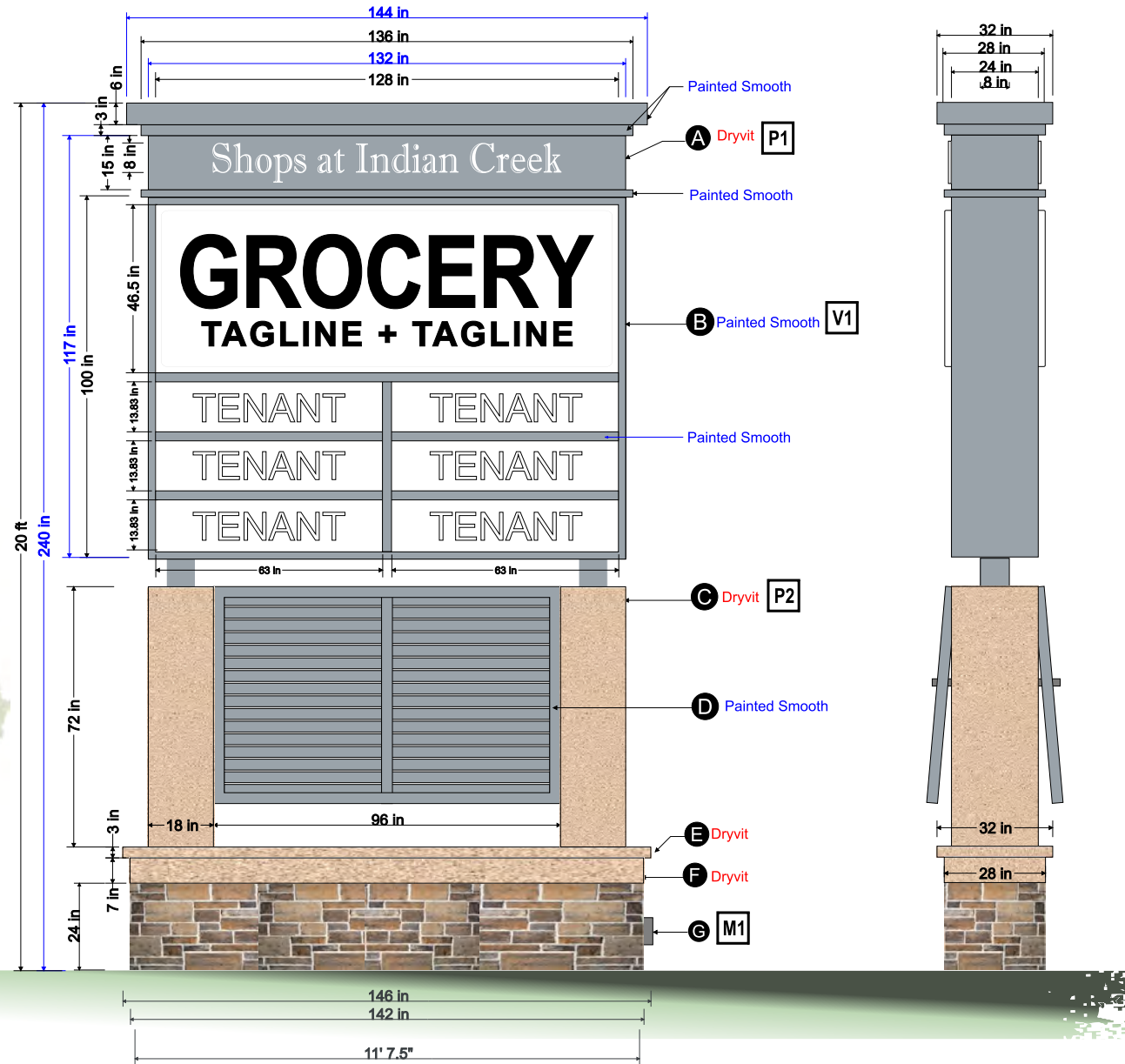


PROPOSED: D/F Monument Sign

TANGER BLVD

QTY: 1 - 20'-0" TALL D/F MULTI-TENANT MONUMENT

Total Structure Area = 240 sq. ft.
 Total Sign Face Area = 107.25 sq. ft.
 Indicated by Dimensions in blue



- P1** PAINT TO MATCH BERRIDGE PRE FINISHED METAL CITISCAPE (SMOOTH FINISH)
- P2** PAINT TO MATCH DRIVIT 112 SANDLEWOOD BEIGE (TEXTURED FINISH)
- V1** FIRST SURFACE VINYL TO MATCH TBD
- M1** **MASONRY BASE:** ECHELON MASONARY - WATERFORD STONE
 COLOR: AVONDALE
 MORTER: GIANT "SAND"

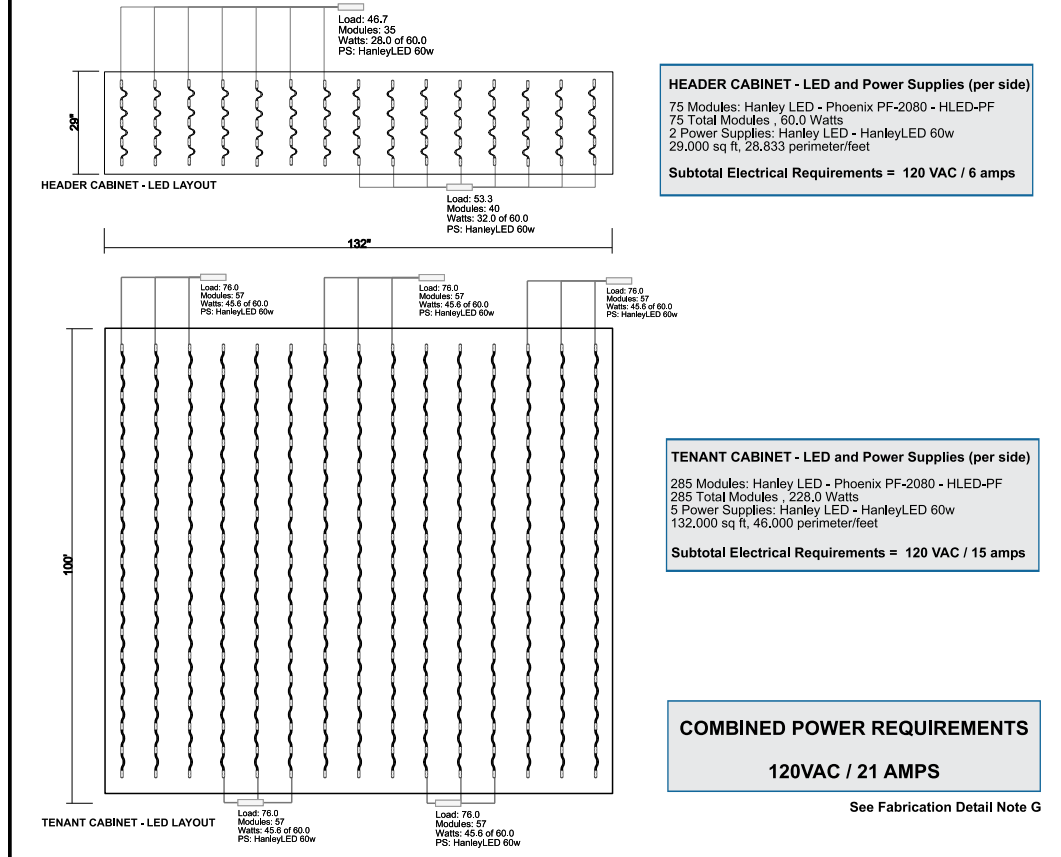
PRINCIPAL IDENTIFICATION SIGN

P2

FABRICATION DETAIL

- A** Header
 Molding: aluminum
 Reveal Finish: Painted smooth
 Face Finish: Dryvit
 Measurements (top to bottom): 6", 3", 15", 2"
- B** Internally illuminated Tenant Cabinet
 Tenant Panel: 1/8 white acrylic pan formed faces with vinyl graphics
 Finish: Painted smooth
 Grocery Face Text Color: TBD
 Illumination: White low voltage LED
 Power: 120V
- C** Pole Covers: Aluminum Construction
 Finish: Dryvit
- D** Faux Shutters: Aluminum Construction
 Finish: Painted smooth
- E** Brick Base Cap
 Molding: Aluminum construction
 Finish: Dryvit
- F** Brick Base
 Brick: Echelon Masonry - Waterford Stone
 Color: Avondale
 Mortar: Giant "Sand"
- G** Sign whip to exit brick base on rear of sign base located perpendicular to the road at the rear of the sign. (Closest to Parking Lot) side. Termination in weather-proof junction box and final electrical connection by others.

ELECTRICAL DETAIL



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 LOCUST GROVE, GA 30248

SIGN CODE INFO:
 XX

SQ. FT. ALLOWED:
 XX

SQ. FT. SHOWN:
 XX

SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

PM INITIALS:
 SF

DRAWN BY INITIALS:
 MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature
X	_____
Date	PAGE
X	4



HIGHWAY 42

QTY: 1 - 16.4' TALL D/F MULTI-TENANT MONUMENT

Total Structure Area = 140 sq. ft.
 Total Sign Face Area = 85 sq. ft.
 Indicated by Dimensions in blue

PRINCIPAL IDENTIFICATION SIGN **P3**



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 David@Comsigns.com
 404-502-6336

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 MM

DATE: 03/01/23

FINAL APPROVAL

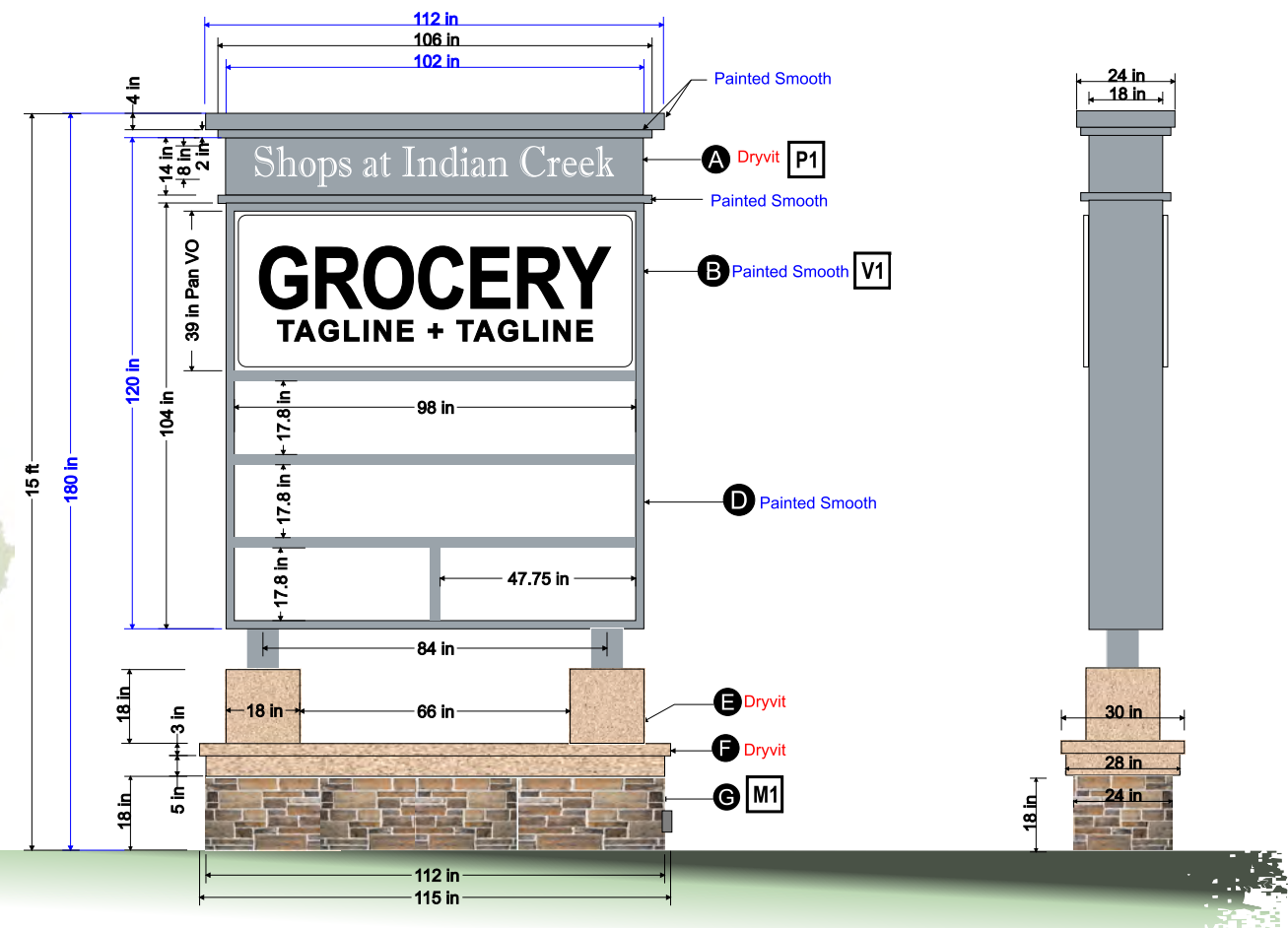
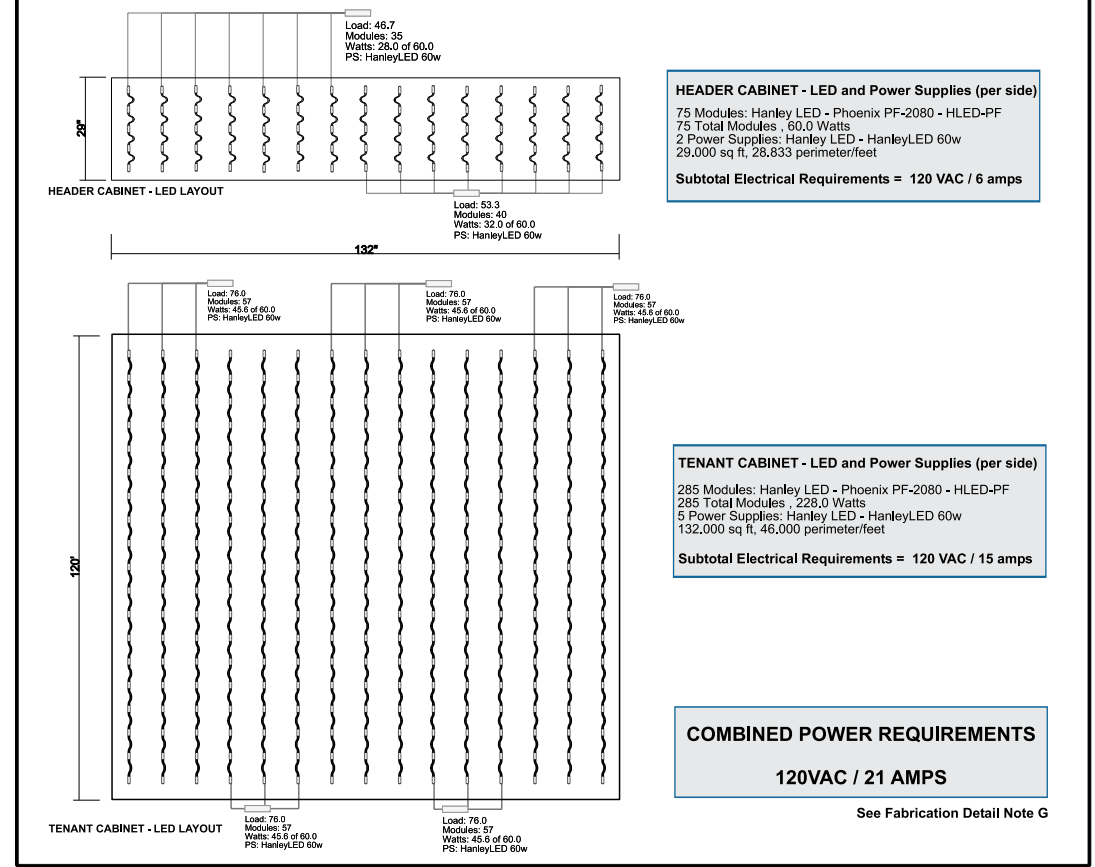
Authorized Signature: _____

Date: _____ PAGE: **5**

FABRICATION DETAIL

- A** Header
 Molding: aluminum
 Reveal Finish: Painted smooth
 Face Finish: Dryvit
 Measurements (top to bottom): 6", 3", 14", 2"
- B** Internally illuminated Tenant Cabinet
 Tenant Panel: 1/8 white acrylic pan formed faces with vinyl graphics
 Finish: Painted smooth
 Grocery Face Text Color: TBD
 Illumination: White low voltage LED
 Power: 120V
- C** Pole Covers: Aluminum Construction
 Finish: Dryvit
- D** Faux Shutters: Aluminum Construction
 Finish: Painted smooth
- E** Brick Base Cap
 Molding: Aluminum construction
 Finish: Dryvit
- F** Brick Base
 Brick: Echelon Masonry - Waterford Stone
 Color: Avondale
 Mortar: Giant "Sand"
- G** Sign whip to exit brick base on rear of sign base located perpendicular to the road at the rear of the sign. (Closest to Parking Lot) side. Termination in weather-proof junction box and final electrical connection by others.

ELECTRICAL DETAIL



- P1** PAINT TO MATCH BERRIDGE PRE FINISHED METAL CITISCAPE (SMOOTH FINISH)
- P2** PAINT TO MATCH DRIVIT 112 SANDLEWOOD BEIGE (TEXTURED FINISH)
- V1** FIRST SURFACE VINYL TO MATCH TBD
- M1** MASONRY BASE: ECHELON MASONARY - WATERFORD STONE
 COLOR: AVONDALE
 MORTER: GIANT "SAND"



PROPOSED: D/F Monument Sign

QTY: 1 - 8" TALL D/F TENANT MONUMENT

Total Sign Face Area = 32 sq. ft.
Indicated by Dimensions in blue



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LOCUST GROVE, GA 30248

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SQ. FT. ALLOWED:
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SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

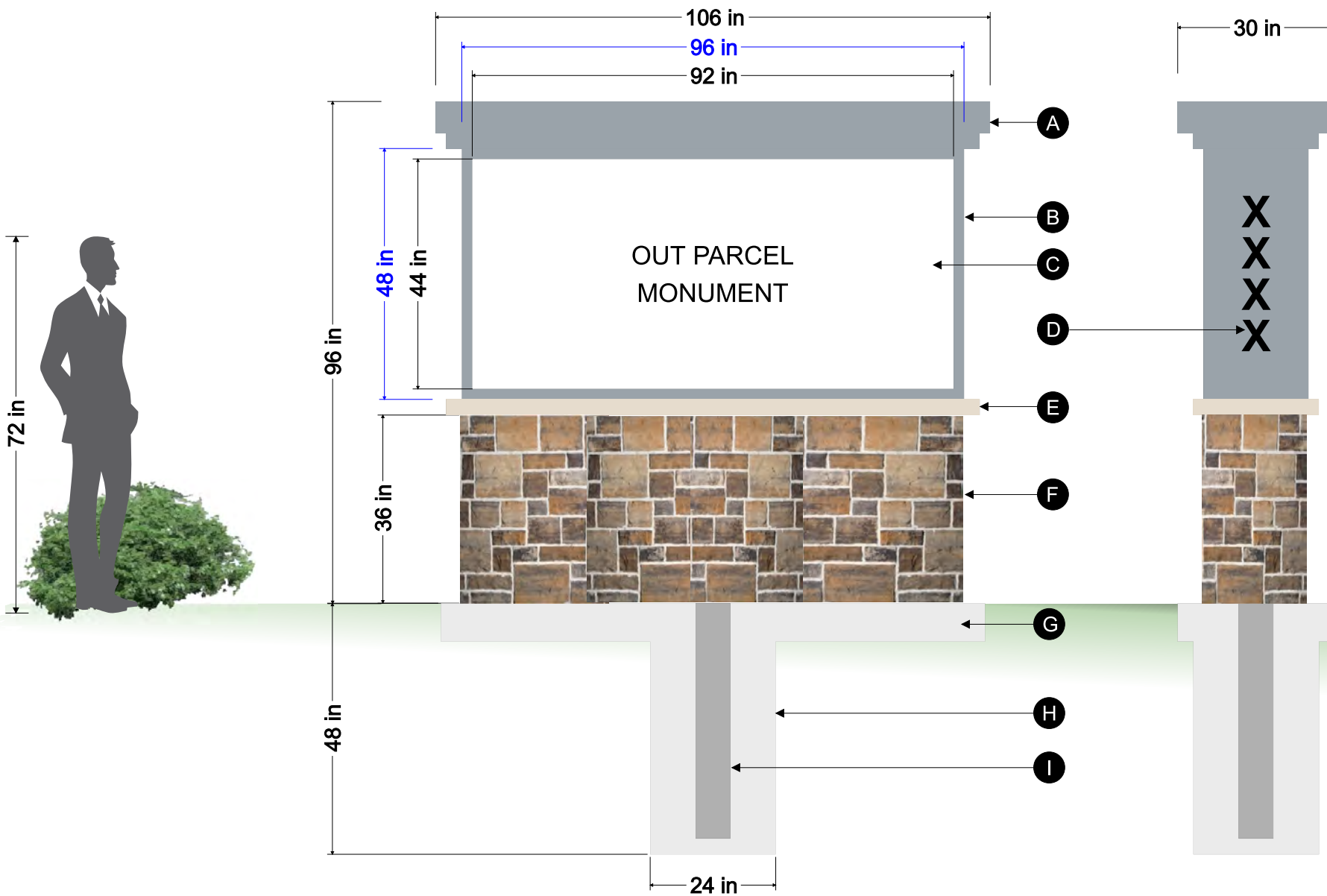
FINAL APPROVAL
Authorized Signature: _____
Date: _____ PAGE: **6**

OUTPARCEL IDENTIFICATION SIGN



- A** DECORATIVE FEATURE: 6" AND 3" HIGH ALUMINUM CONSTRUCTION SW 6076 TURKISH COFFEE [P1]
- B** MULTI-TENANT CABINET: LED ILLUMINATED DOUBLE FACED CABINET WITH 2" RETAINER, 1.5: DIVIDER BARS AND BLANK FLAT WHITE LEXAN FACES (GRAPHICS BY OTHERS) PAINTED SW 7005 PURE WHITE [P2]
- C** WHITE LEXAN FACE: WITH 2.5" FLANGE, 1/2" DEEP EMBOSSED COPY HAVING FIRST SURFACE GRAPHICS
- D** ADDRESS NUMBERS: 1/2" THICK ACRYLIC PAINTED BLACK [P1] PIN MOUNTED FLUSH - (TYP FOR STREET SIDE ONLY)
- E** DECORATIVE FEATURE: 3" HIGH ALUMINUM CONSTRUCTION SW 6076 TURKISH COFFEE [P1]
- F** MASONRY BASE: READING ROCK CALIZA STONE CHISELED COLOR: BAMBOO [M1]
- G** BASE PAD: 3000 PSI CONCRETE PAD
- H** BASE PAD: 3000 PSI CONCRETE PIER FOOTING
- I** STEEL: 6" SCH 40 PIPE

- [P1]** PAINT TO MATCH SW 6076 TURKISH COFFEE (SMOOTH FINISH)
- [P2]** PAINT TO MATCH SW 7005 PURE WHITE (TEXTURED FINISH)
- [P3]** PAINT TO MATCH BLACK (SMOOTH FINISH)
- [M1]** MASONRY BASE: READING ROCK CALIZA STONE CHISELED, 3 PIECE ASHLAR PATTERN, CHISELED COLOR: BAMBOO MORTER: CEMEX, COLOR - ANTIQUE BUFF 320



PROPOSED: PROPOSED ELEVATIONS



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INTERSECTION OF HWY 42 AND TANGER BLVD.
LOCUST GROVE, GA 30248

SIGN CODE INFO:
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SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

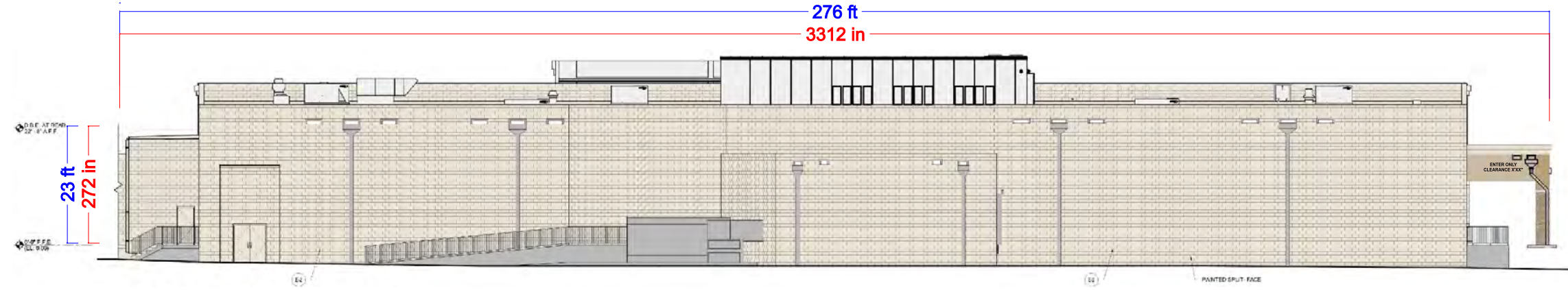
DRAWN BY INITIALS:
MM

DATE: 03/01/23

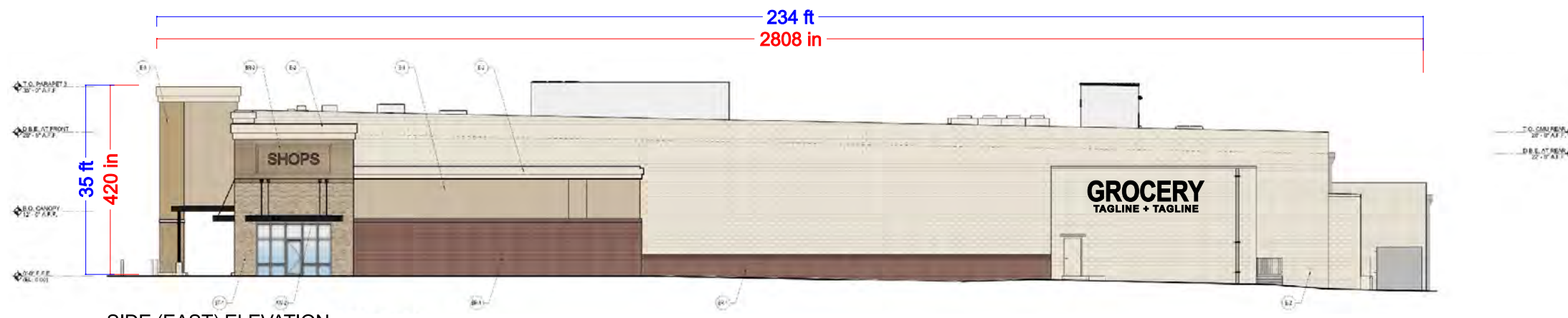
FINAL APPROVAL	Authorized Signature	DATE	PAGE
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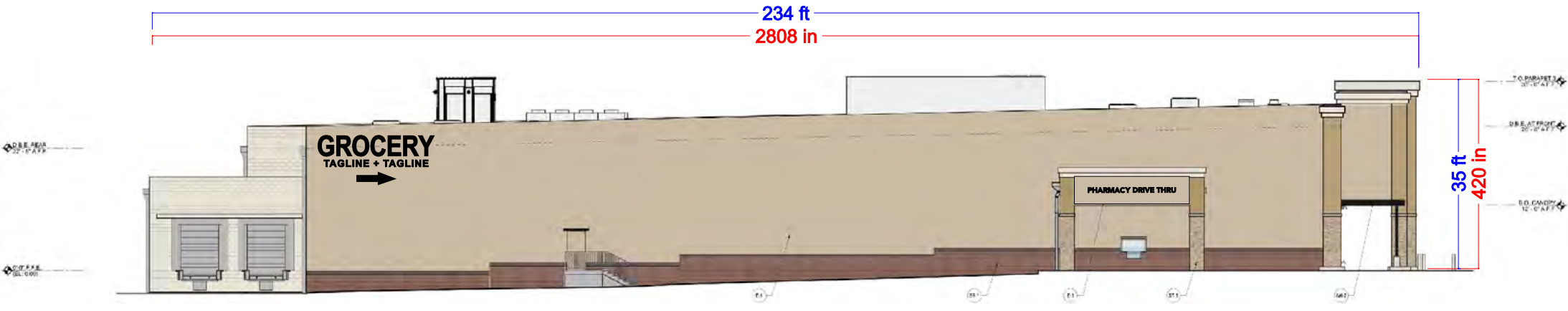
FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION



PROPOSED: FRONT (NORTH) ELEVATION

HIGHWAY 42

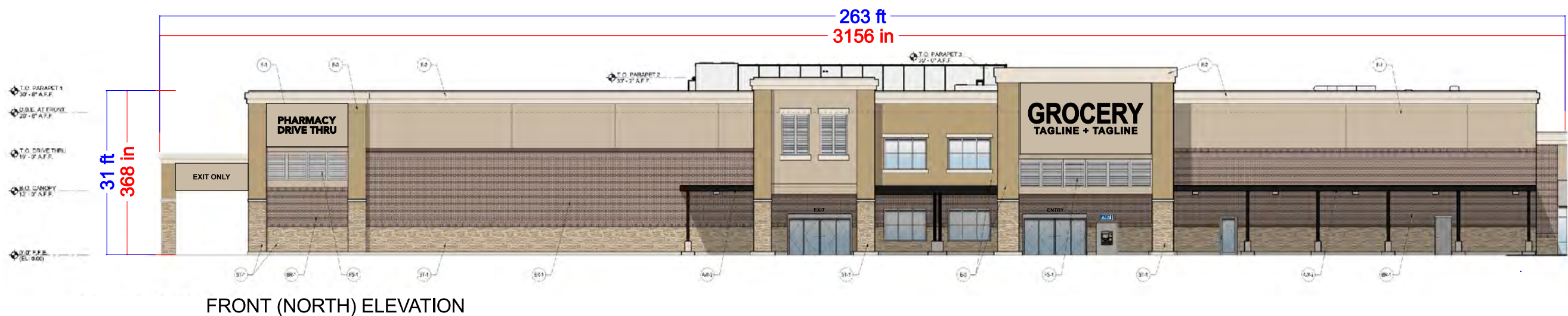
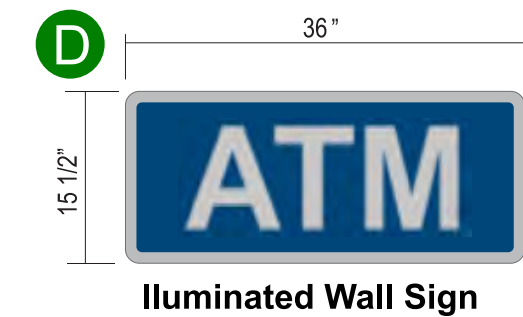
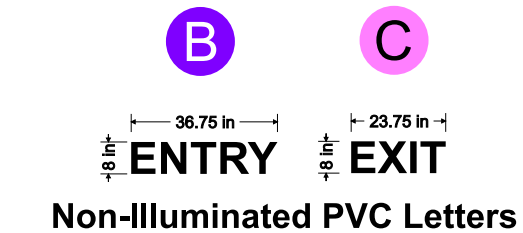
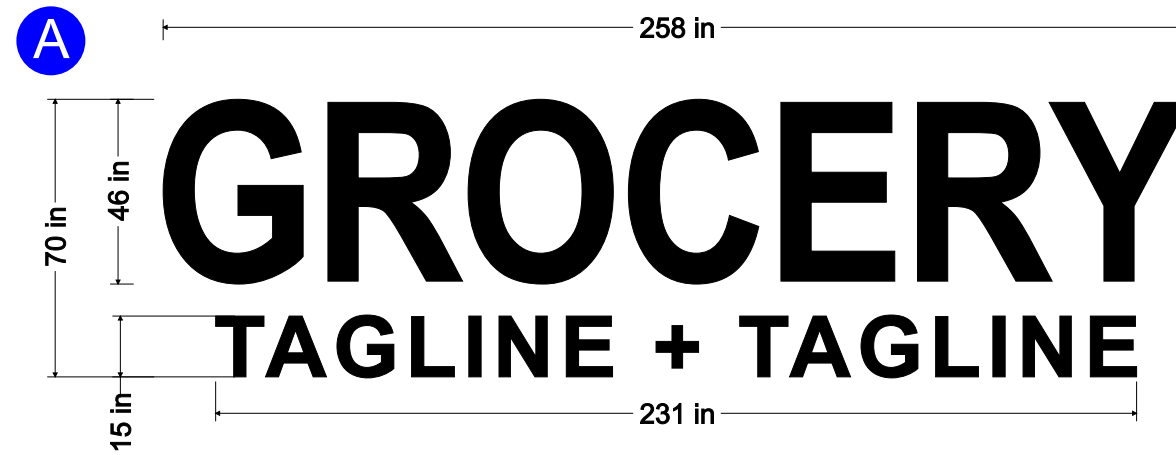
FRONT (NORTH) ELEVATION - INTERNALLY ILLUMINATED CHANNEL LETTERS

Total Sign Face Area = 129.22 SF
 GROCERY TAGLINE TAGLINE = 125.42 SF
 BANK ATM SIGN = 3.8 SF

Directional Signs - Permit Not Required
 EXIT + ENTRY



MAJOR TENANT



FRONT (NORTH) ELEVATION



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 Smyrna, GA. 30082
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The Shops at Indian Creek, LLC
 INTERSECTION OF HWY 42 AND TANGER BLVD.
 LOCUST GROVE, GA 30248

SIGN CODE INFO:
 XX

SQ. FT. ALLOWED:
 XX

SQ. FT. SHOWN:
 XX

SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

PM INITIALS:
 SF

DRAWN BY INITIALS:
 MM

DATE: 03/01/23

FINAL APPROVAL

Authorized Signature: _____

Date: _____ PAGE **8**



PROPOSED: FRONT (NORTH) ELEVATION

HIGHWAY 42

FRONT (NORTH) ELEVATION - INTERNALLY ILLUMINATED CHANNEL LETTERS
 PHARMACY DRIVE THRU = 34.37 SF

Directional Signs - Permit Not Required
 EXIT ONLY

MAJOR TENANT



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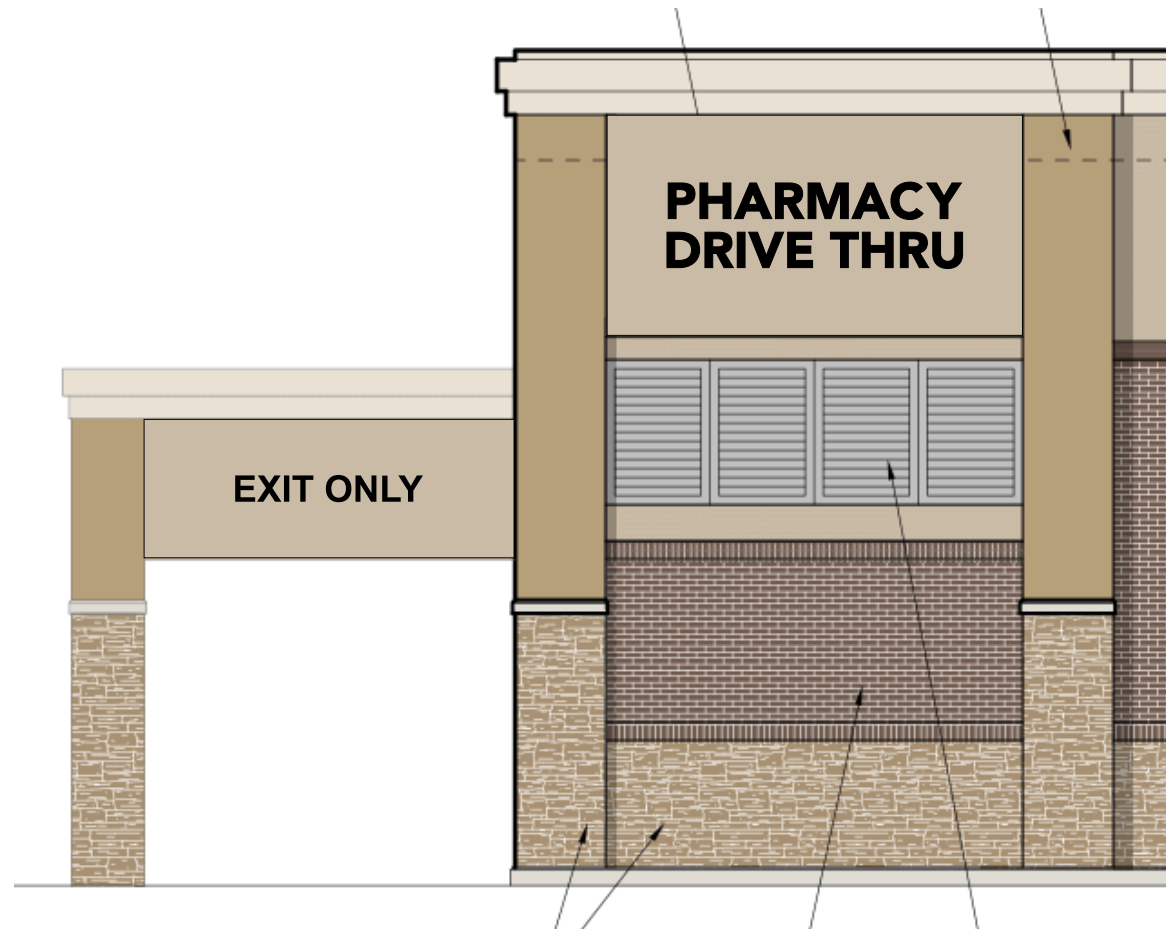
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 David@Comsigns.com
 404-502-6336

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DATE: 03/01/23

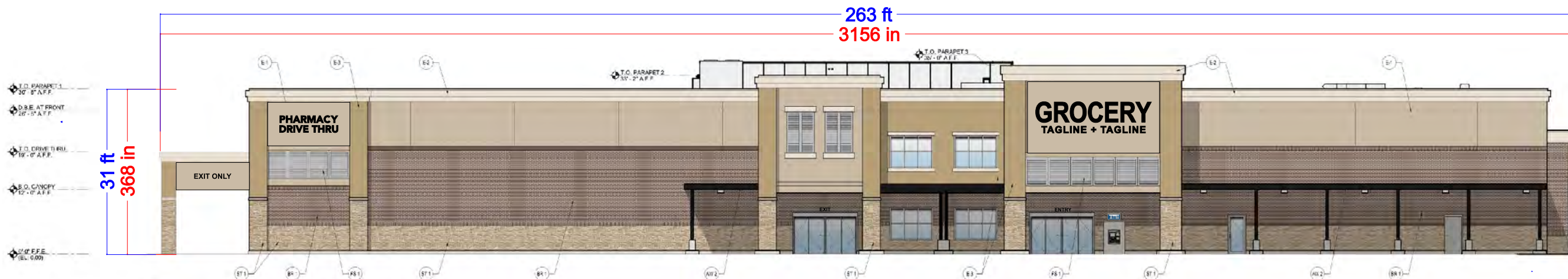
FINAL APPROVAL	Authorized Signature	Date	PAGE
	X _____		9



Flush Mounted Channel Letters



Non-Illuminated PVC Letters



FRONT (NORTH) ELEVATION



PROPOSED: REAR (SOUTH) ELEVATION

HIGHWAY 42

FRONT ELEVATION (NORTH) - WALL SIGNS

Directional Signs - Permit Not Required
ENTER ONLY CLEARANCE X'XX"

MAJOR TENANT



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SIGN CODE INFO:
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SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
12,54 SF

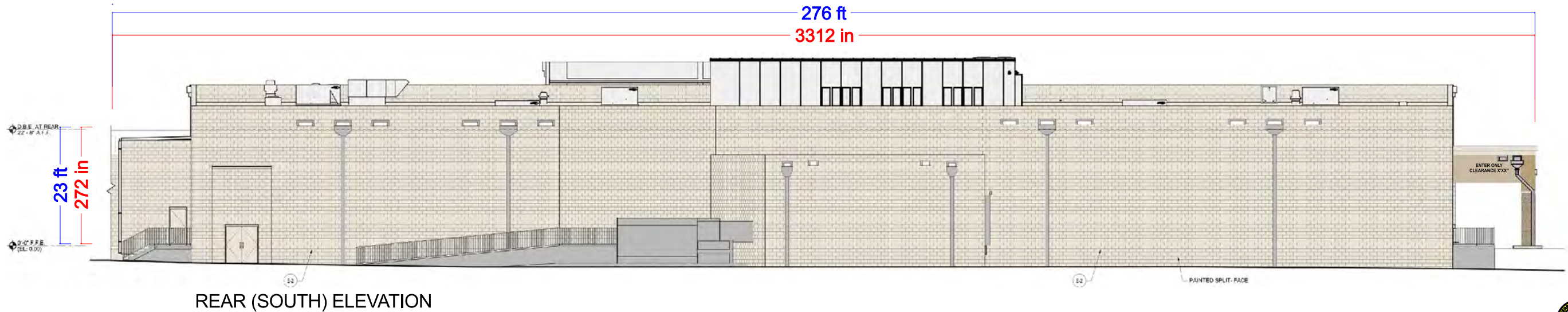
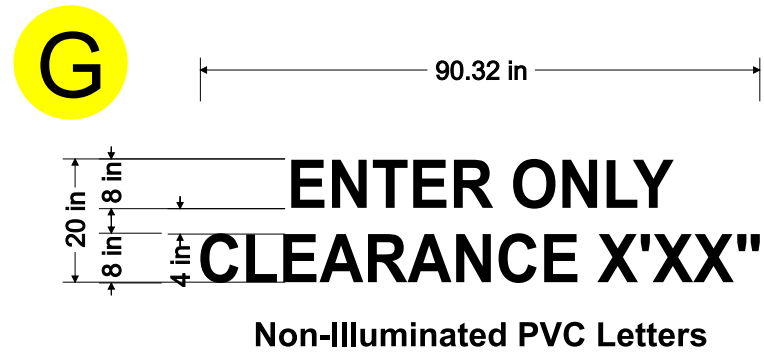
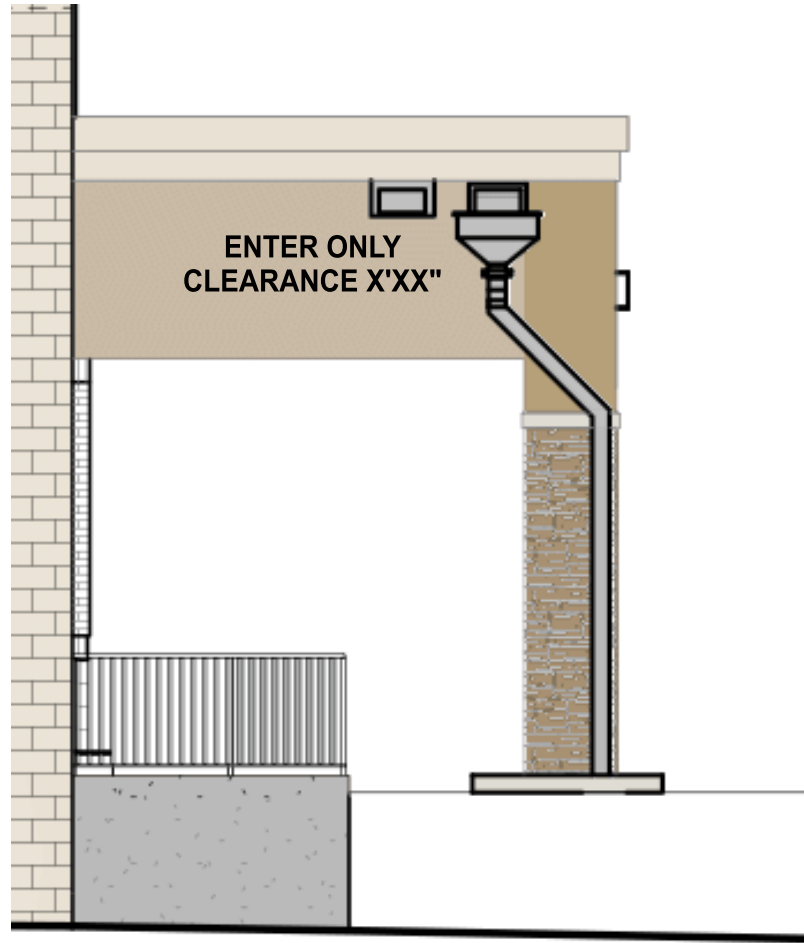
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David@Comsigns.com
404-502-6336

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SF

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MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	Date	PAGE
	X _____		10



PROPOSED: SIDE (EAST) ELEVATION

INTERSECTION HWY 42 & TANGER BLVD

FRONT ELEVATION (WEST) - INTERNALLY ILLUMINATED CHANNEL LETTERS

Total Sign Face Area = 125.42

GROCERY FOOD DRIVE THRU PHARMACY = 125.42 SF

MAJOR TENANT

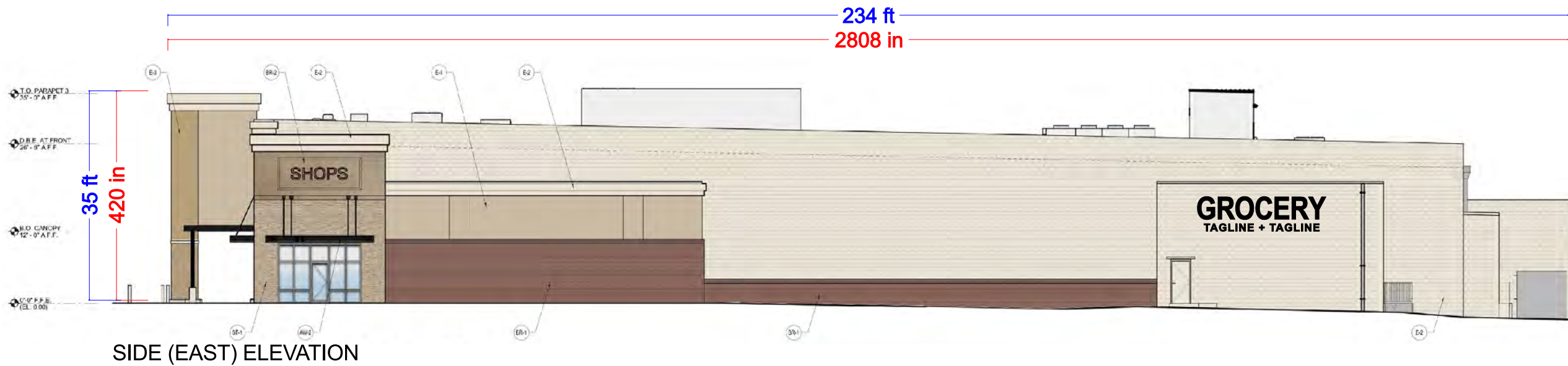
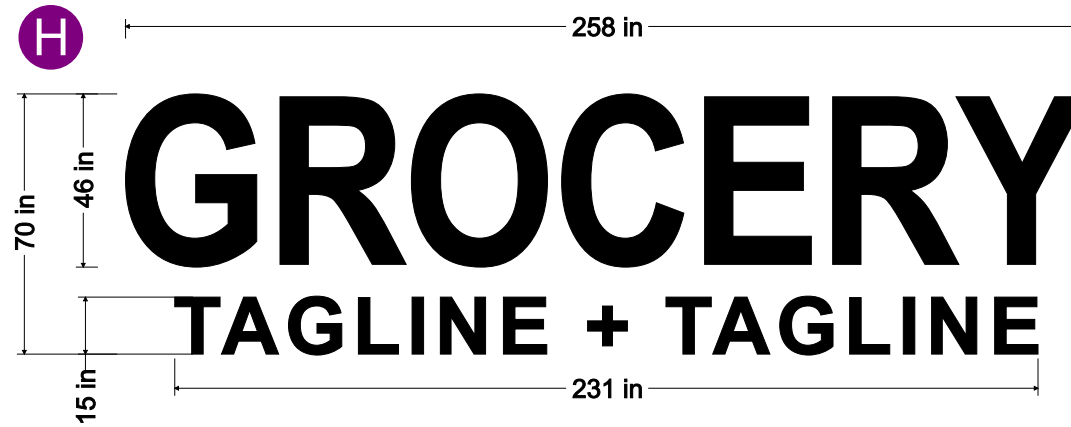


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SF

DRAWN BY INITIALS:
MM

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FINAL APPROVAL	Authorized Signature	
	Date	PAGE
X		11
X		



PROPOSED: SIDE (WEST) ELEVATION

TANGER BLVD

SIDE ELEVATION (WEST) - INTERNALLY ILLUMINATED CHANNEL LETTERS

Total Sign Face Area = 222.29 SF

GROCERY TAGLINE + TAGLINE = 1206.04 SF

MAJOR TENANT

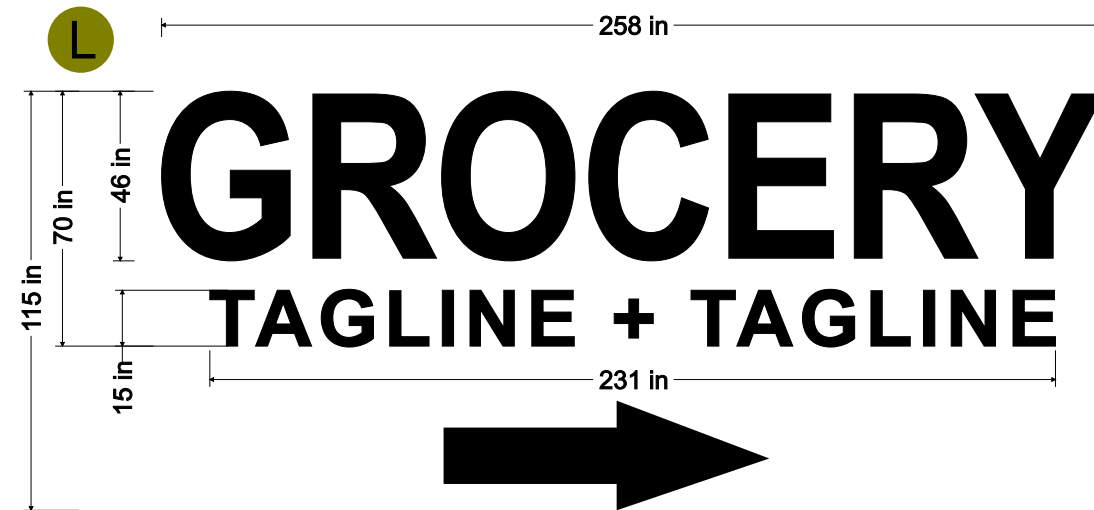
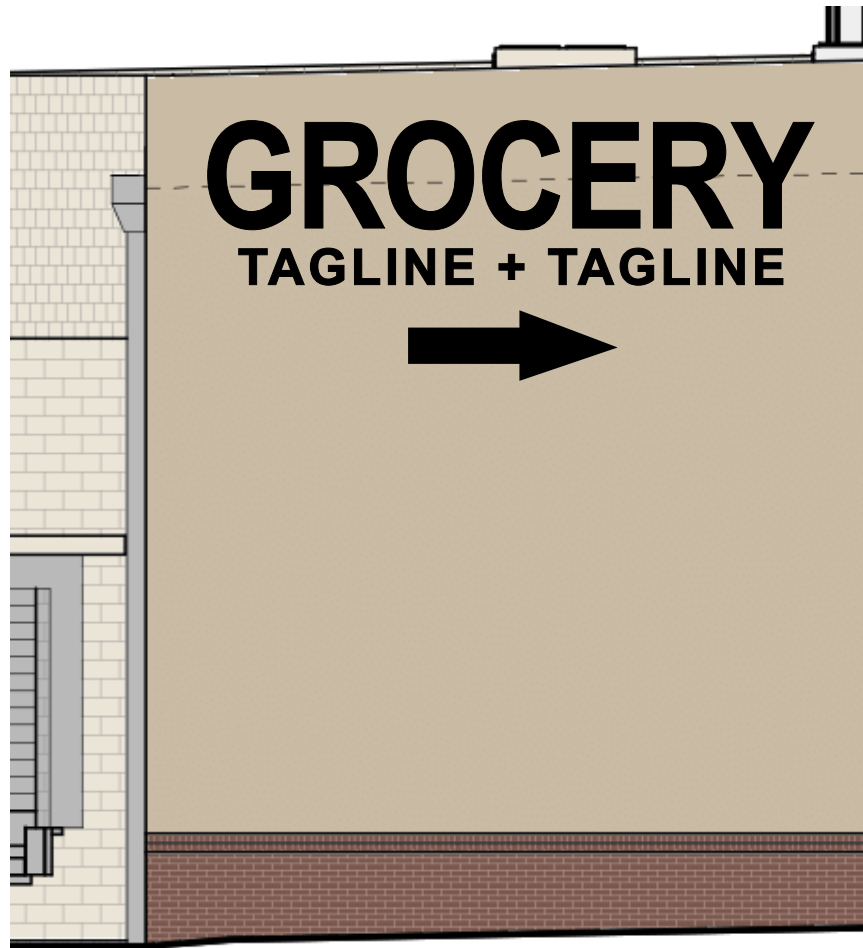


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SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

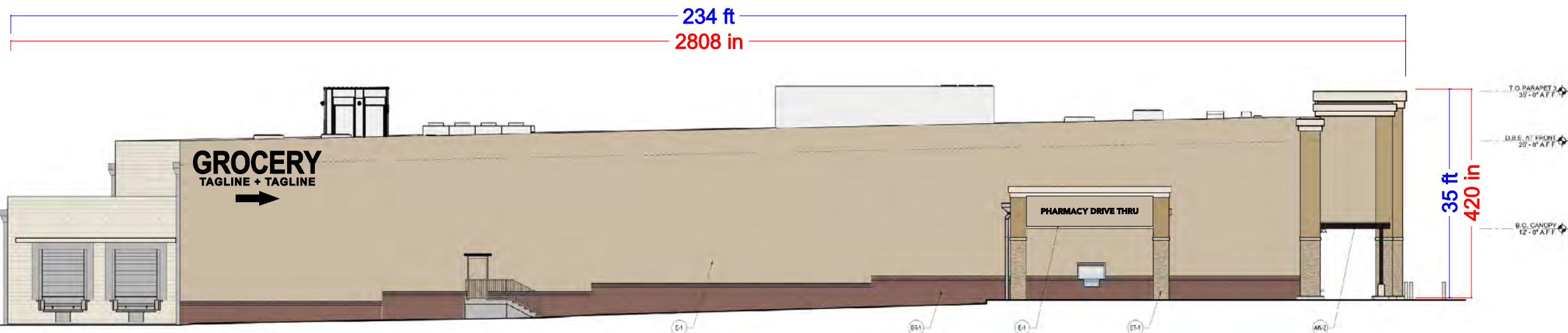
PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

Authorized Signature

FINAL APPRO	X	Date	PAGE
	X		12



SIDE (WEST) ELEVATION

TANGER BLVD

SIDE ELEVATION (WEST) - INTERNALLY ILLUMINATED CHANNEL LETTERS
 Total Sign Face Area = 229.29 SF
 PHARMACY DRIVE THRU = 16.25

MAJOR TENANT



MFG / Nat'l Account Svcs:
 4806 Wright Drive, Bldg. A
 Smyrna, GA. 30082
 (O) 770.989.1290
 Corporate:
 3548 Atlanta Rd.
 Smyrna, GA. 30080
 (O) 770.431.0807
 comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

PROJECT ADDRESS:
The Shops at Indian Creek, LLC
 INTERSECTION OF HWY 42 AND TANGER BLVD.
 LOCUST GROVE, GA 30248

SIGN CODE INFO:
 XX

SQ. FT. ALLOWED:
 XX

SQ. FT. SHOWN:
 XX

SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

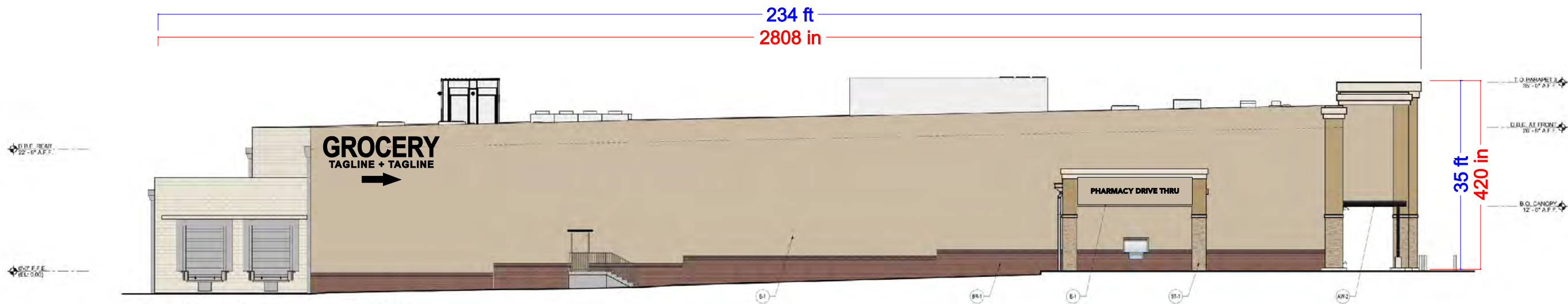
PM INITIALS:
 SF

DRAWN BY INITIALS:
 MM

DATE: 03/01/23

Authorized Signature

FINAL APPRO
 X _____
 Date: _____ PAGE
 X _____ **13**



SIDE (WEST) ELEVATION



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David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

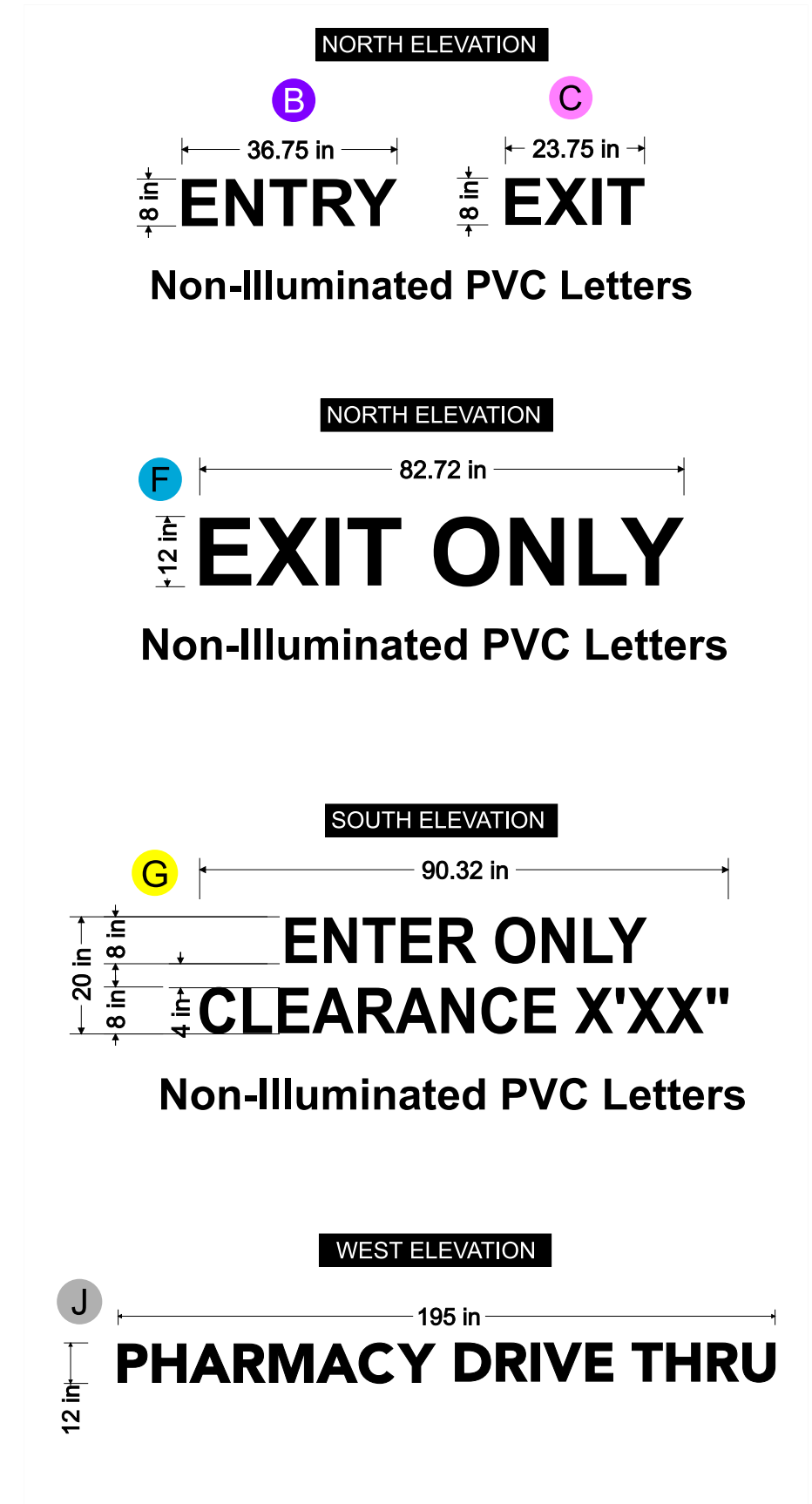
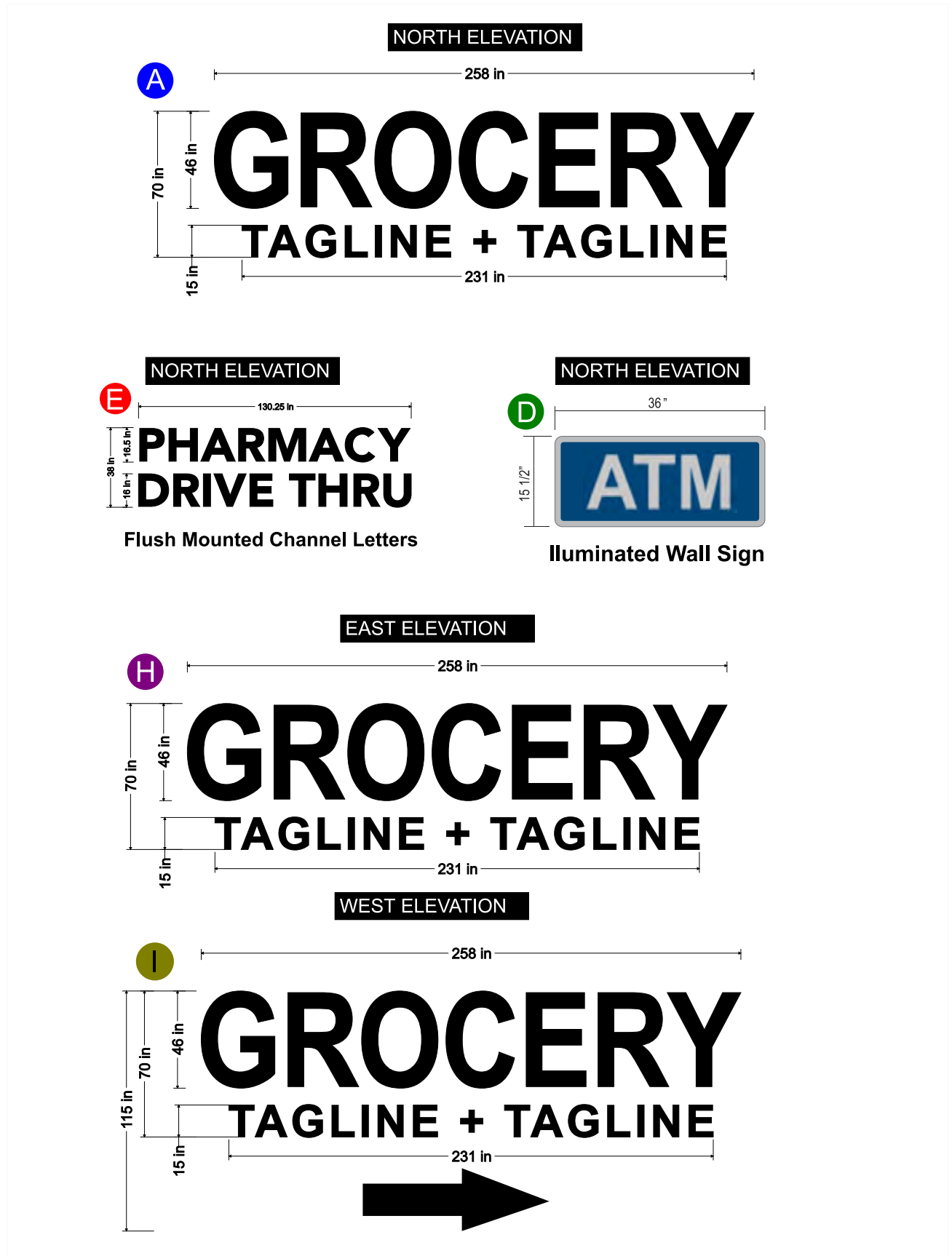
FINAL APPROVAL
Authorized Signature: _____
Date: _____ PAGE 14



MAJOR TENANT

NO PERMIT REQUIRED

PERMIT REQUIRED



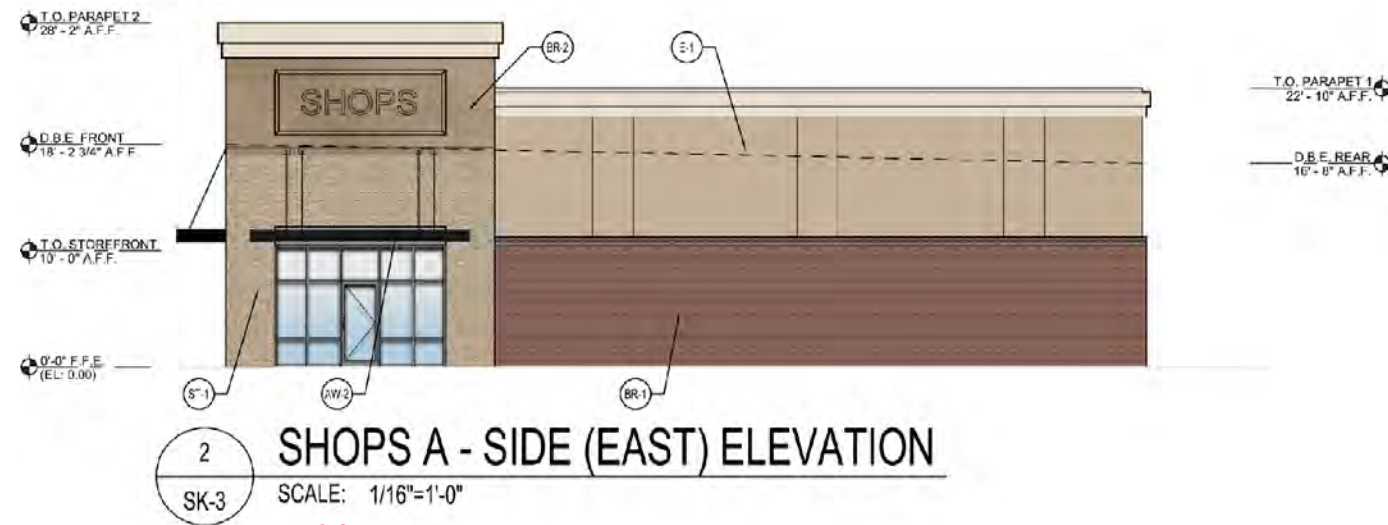
PROPOSED: SHOPS A - ELEVATIONS



1 SHOPS A - FRONT (NORTH) ELEVATION

SCALE: 1/16"=1'-0"

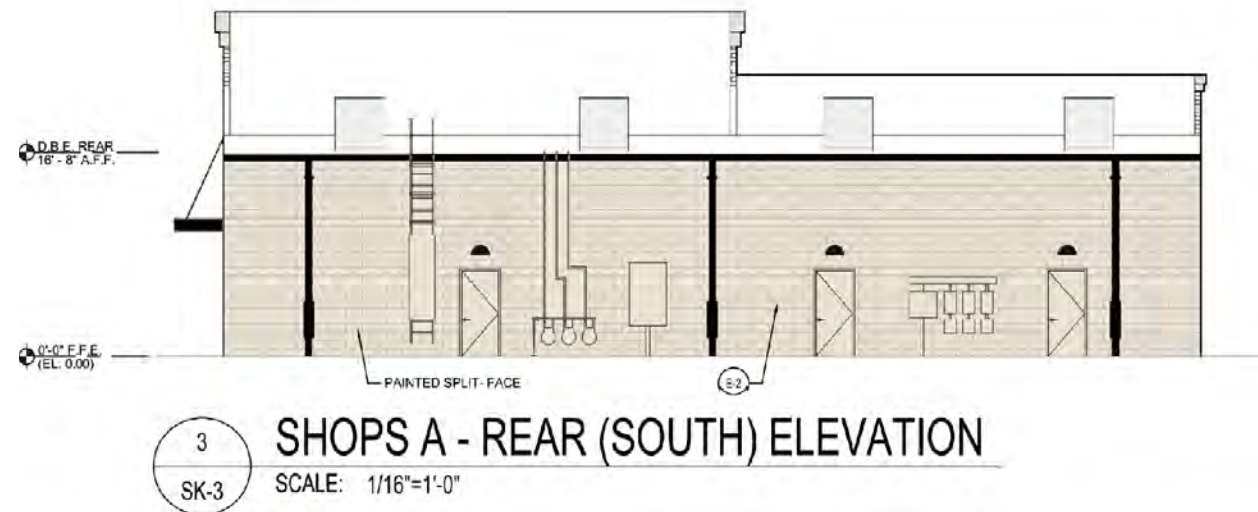
A1 A2 A3



2 SHOPS A - SIDE (EAST) ELEVATION

SCALE: 1/16"=1'-0"

A3



3 SHOPS A - REAR (SOUTH) ELEVATION

SCALE: 1/16"=1'-0"

OUTPARCEL & SMALL SHOPS ADJACENT TO GROCERY

- Outparcel Building Signs on 3 Sides.
- Smaller Shops End cap Units get 2 Signs.
- Wall Sign area Equivalent to 15% of Tenant Building Wall Frontage.



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4806 Wright Drive, Bldg. A
Smyrna, GA, 30082
(O) 770.989.1290

Corporate:
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LOCUST GROVE, GA 30248

SIGN CODE INFO:
XX

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

FINAL APPROVAL

Authorized Signature: _____
Date: _____ PAGE 15



PROPOSED: SHOPS B - ELEVATIONS

OUTPARCEL & SMALL SHOPS ADJACENT TO GROCERY



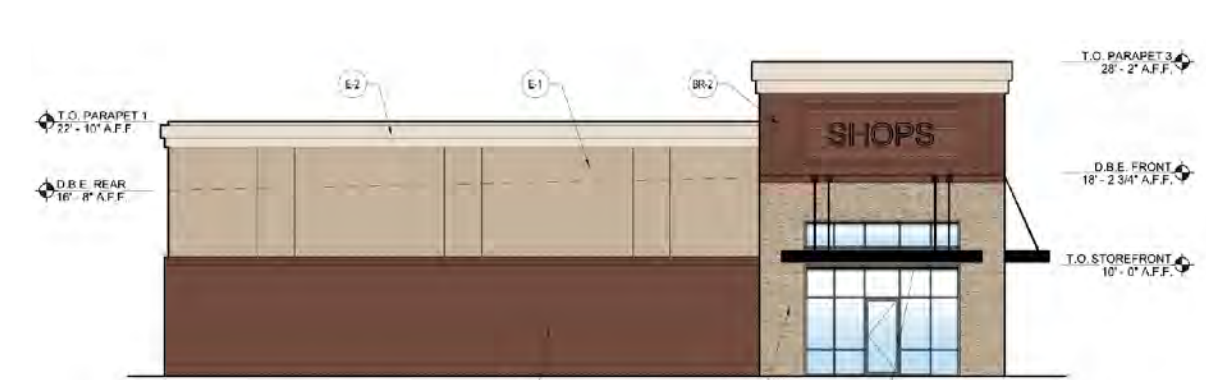
- Outparcel Building Signs on 3 Sides.
- Smaller Shops End cap Units get 2 Signs.
- Wall Sign area Equivalent to 15% of Tenant Building Wall Frontage.

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA, 30082
(O) 770.989.1290
Corporate:
3548 Atlanta Rd.
Smyrna, GA, 30080
(O) 770.431.0807
comSIGNS.com

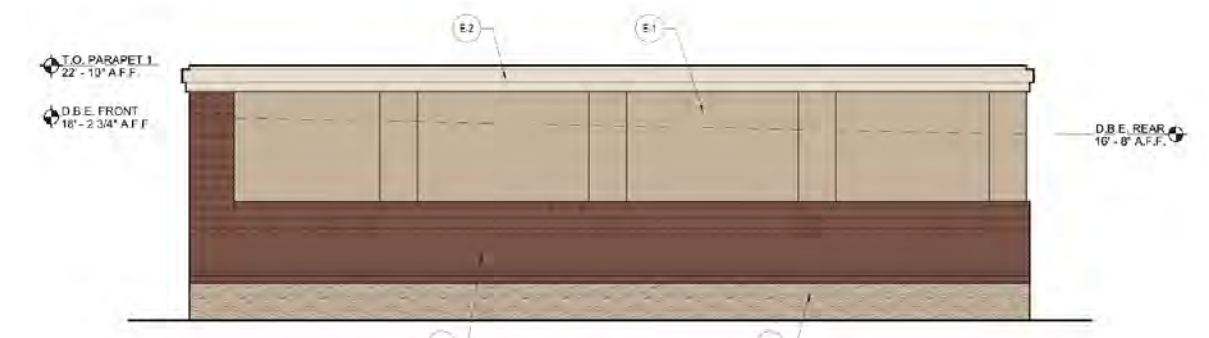
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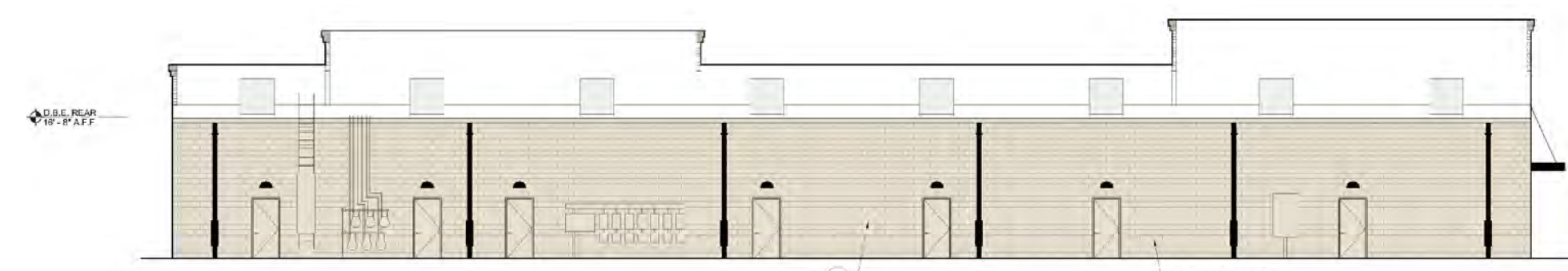
1 SHOPS B FRONT ELEVATION
SK-4 SCALE: 1/16"=1'-0"
B1 B2 B3 B4 B5 B6 B7



1 SHOPS B - SIDE (WEST) ELEVATION
SK-5 SCALE: 1/16"=1'-0"
B1



2 SHOPS B - SIDE (EAST) ELEVATION
SK-5 SCALE: 1/16"=1'-0"



2 SHOPS B REAR ELEVATION
SK-4 SCALE: 1/16"=1'-0"

PROJECT ADDRESS:
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INTERSECTION OF HWY 42 AND TANGER BLVD.
LOCUST GROVE, GA 30248

SIGN CODE INFO:
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XX

SQ. FT. SHOWN:
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SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	
	Date	PAGE
	X _____	16
	X _____	



PROPOSED: SOUTH AND EAST ELEVATIONS

TRAFFIC SIGNS
QTY: TBD

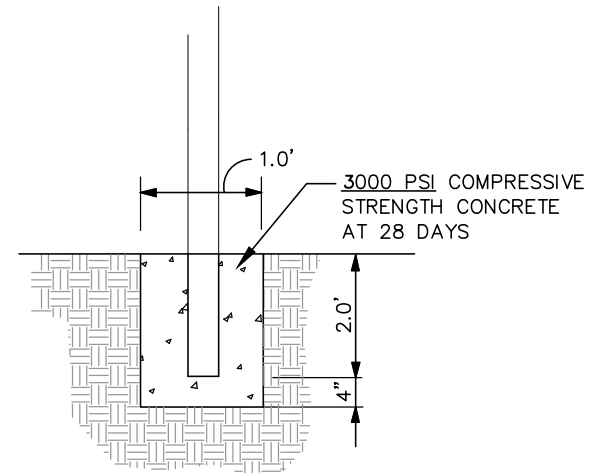
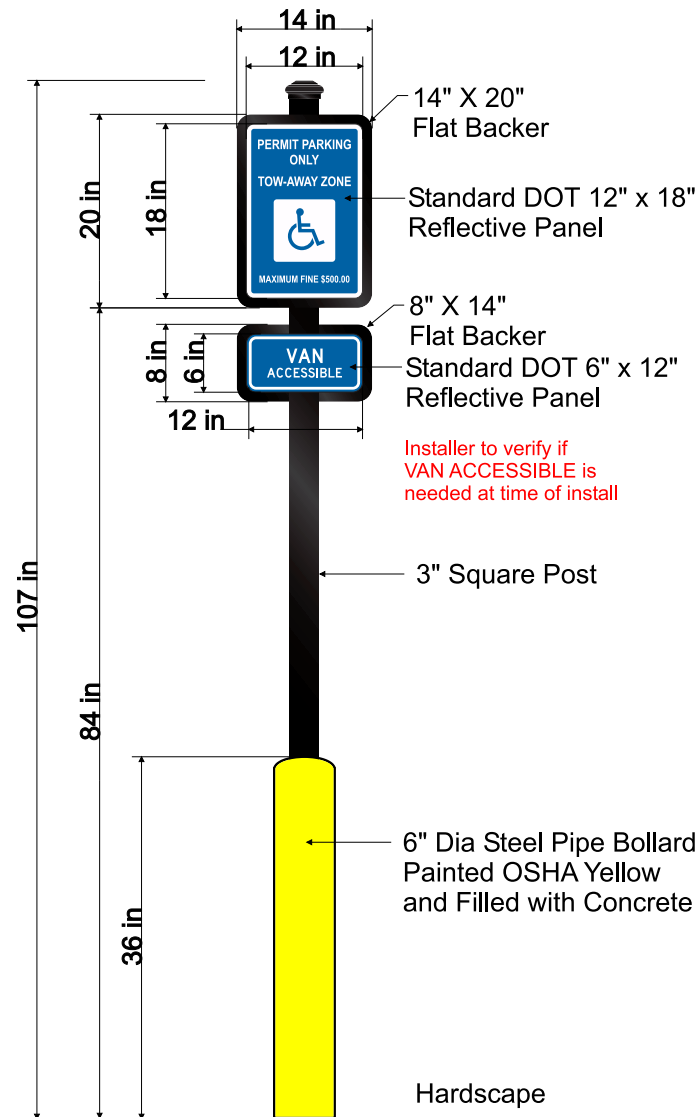
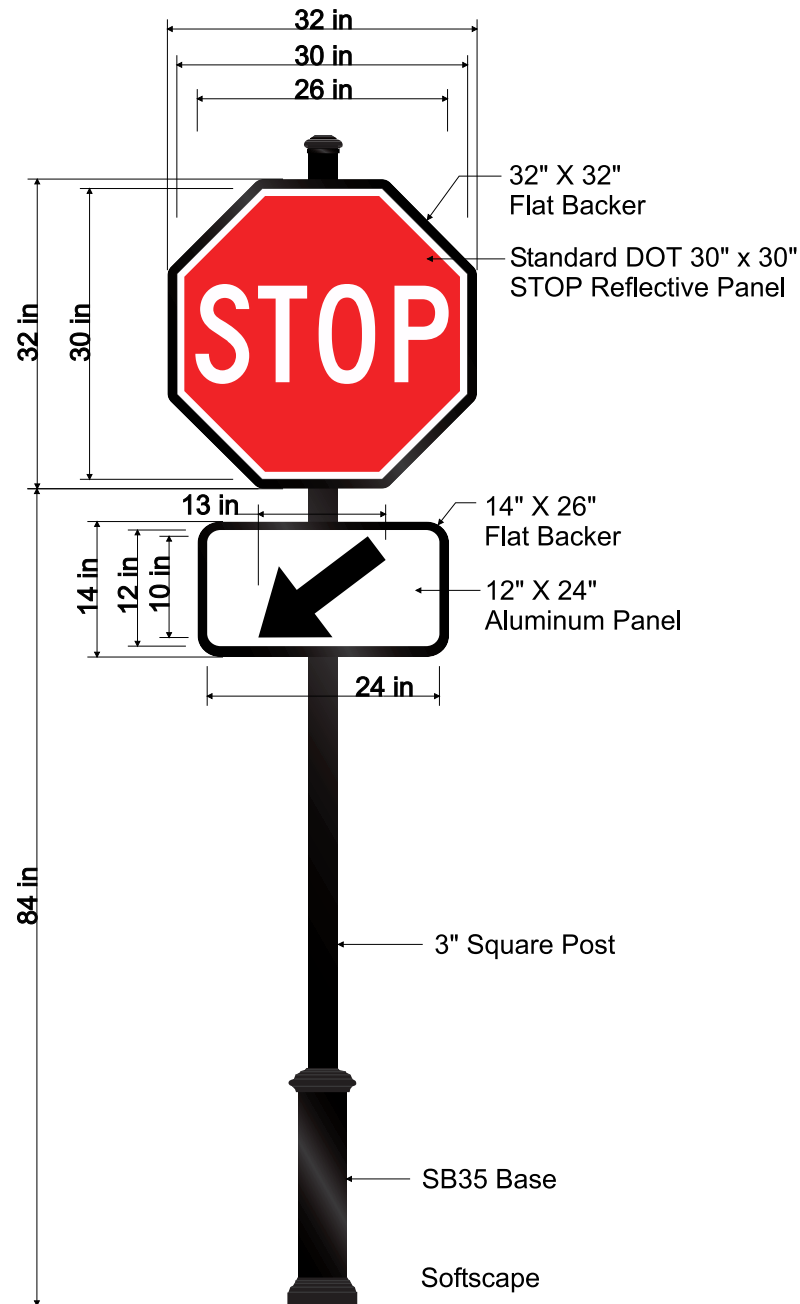


MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA, 30082
(O) 770.989.1290

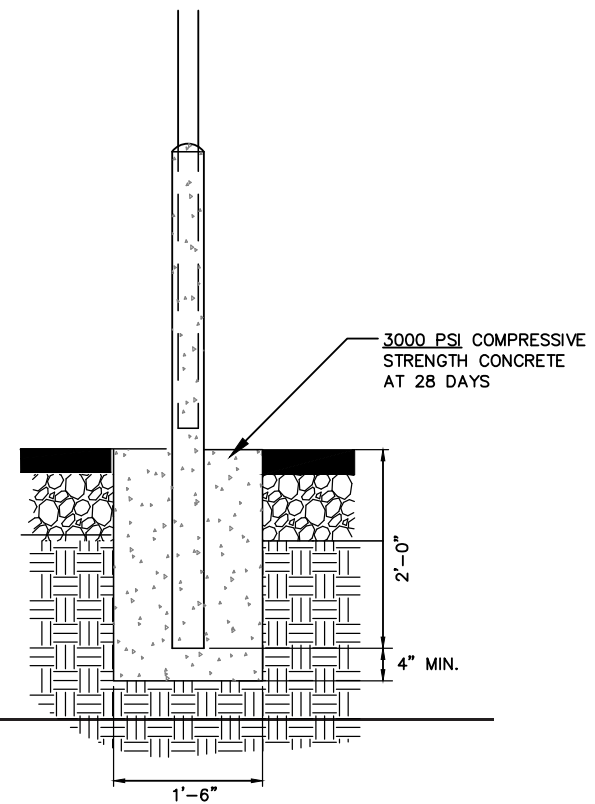
Corporate:
3548 Atlanta Rd.
Smyrna, GA, 30080
(O) 770.431.0807

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TYP FOOTING DETAIL
STOP SIGNS
DO NOT BLOCK



TYP FOOTING DETAIL
HANDICAP SIGNS

PROJECT ADDRESS:
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INTERSECTION OF HWY 42 AND TANGER BLVD.
LOCUST GROVE, GA 30248

SIGN CODE INFO:
XX

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XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	
	Date	PAGE
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X		



PROPOSED: SOUTH AND EAST ELEVATIONS

PHARMACY DIRECTIONAL

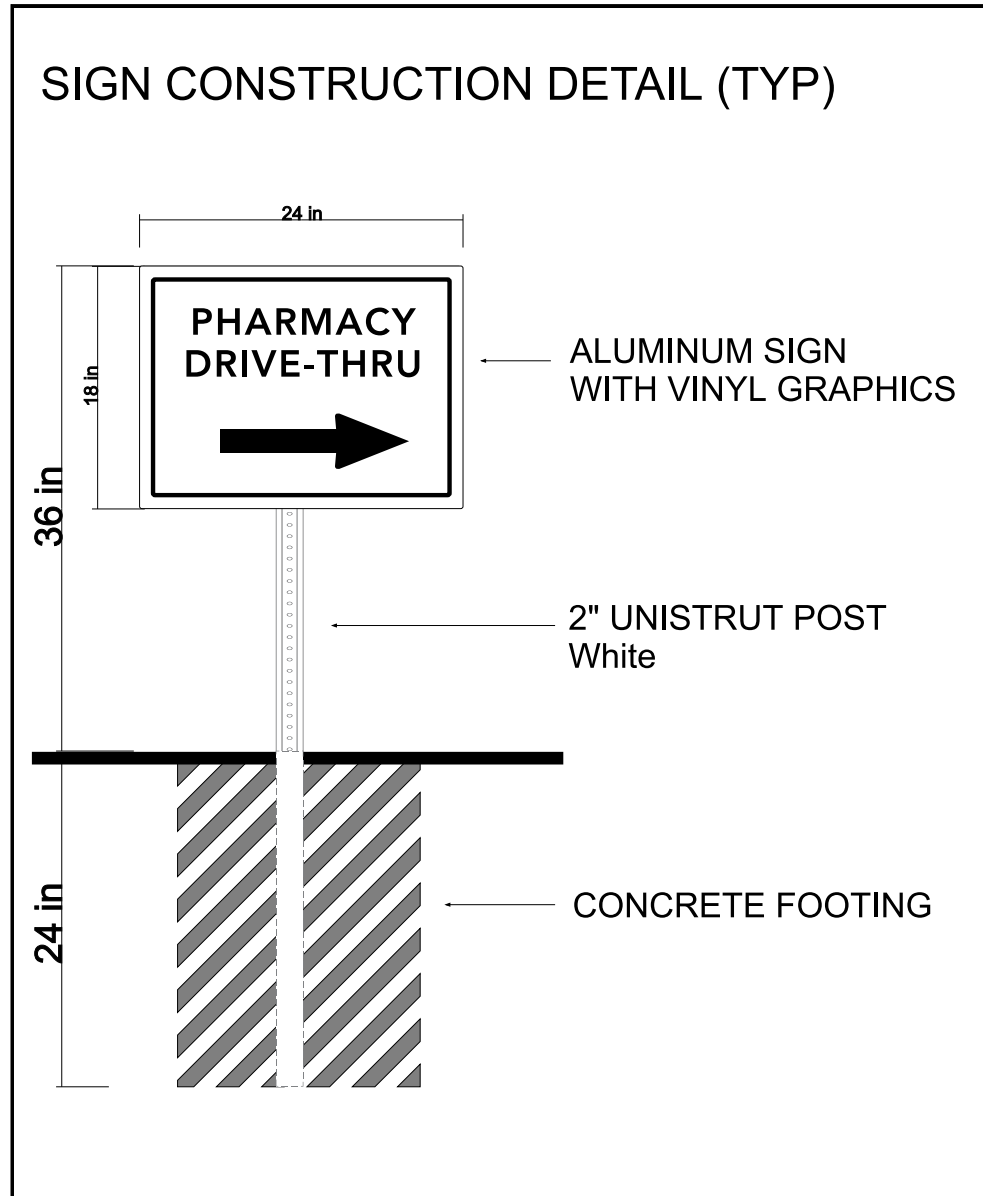


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SALES REP:
DAVID FRUSHTICK
 David@Comsigns.com
 404-502-6336

PM INITIALS:
 SF

DRAWN BY INITIALS:
 MM

DATE: 03/01/23

FINAL APPROVAL	Authorized Signature	Date	PAGE
	X _____		18

M QTY (TBD) SINGLE FACED



N QTY (2) DOUBLE FACED



EXHIBIT B



VARIANCE EVALUATION REPORT

FILE: VR-23-03-04

April 17, 2022

VARIANCE

Property Information

Tax ID	129-01004000, 129-01002000, 129-01003000, and 130-01002006
Location/address	Land Lot 166 of the 2 nd District. Hwy. 42 and Tanger Blvd.
Parcel Size	29.62 +/- acres
Current Zoning	OI (Office/Institutional) RM (Residential Multifamily) & PD (Planned Development)
Request	Variance to allow a Master Sign Plan
Proposed Use	Grocery-anchored shopping center
Existing Land Use	Vacant/undeveloped
Future Land Use	Community Commercial, Office, & Medium Density Residential
Recommendation	Approval with conditions

Summary

Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

According to the applicant's Letter of Intent, this Master Sign Development Plan is designed to provide decision-making information to the motoring public in time for them to make safe traffic decisions regarding ingress and egress to Shops at Indian Creek. The plan is also intended to control the overall number and size of allowable signs that would normally be requested by other users within the project.

Future Land Use

The subject property is located within an area designated as Community Commercial, Office, and Medium Density Residential. Please note that the applicant has also submitted a concurrent FLUM map amendment request to amend the Office and Medium Density residential portions to Community Commercial. This classification serves a trade population of at least 25,000 and primarily consists of grocery stores and other anchor



VARIANCE EVALUATION REPORT

FILE: VR-23-03-04

April 17, 2022

VARIANCE

tenants less than 70,000 square feet in size. Typical zoning districts under the current ordinance would be C-1 (Neighborhood Commercial) and C-2 (General Commercial).

Development of Regional Impact (DRI)

The proposed development does not meet the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). For commercial developments in areas designated as Developing Suburban, the threshold is 400,000 square feet of development. The Applicant is proposing 66,387 +/- square feet of commercial development on the subject property.

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. The City of Locust Grove will provide sanitary sewer service. The subject properties are not located within any 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 summarized in a traffic study provided by the applicant.

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.**



VARIANCE EVALUATION REPORT

FILE: VR-23-03-04

April 17, 2022

VARIANCE

Site selection for signage is not limited by topographical and other location-related constraints. However, the large size of the site and double road frontages increase the need for wayfinding signage.

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 installing signage typical of shopping center developments.

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 Master Sign Plan variance for this project presents no conflict with current or future land use planning. The proposed commercial use of the property is consistent with the proposed and existing Future Land Use Map designation (Community Commercial) as well as the proposed rezoning to C-2 (General Commercial). Additional signage will likely prove beneficial to the community by helping to direct traffic flow to and from the site.

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 need for additional signage is related to the size and nature of the proposed development and is 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 essential and appropriate for the site's proposed use as a grocery-anchored shopping center.

Preserving the Past... Planning the Future



VARIANCE
EVALUATION REPORT
FILE: VR-23-03-04

April 17, 2022

VARIANCE

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 C-2 (General Commercial) zoning district.

Recommendation

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

- 1) The general character and design for all freestanding signs will be consistent with and complement the architecture of the overall development.
- 2) Signage shall be developed in significant compliance with the Master Sign Plan renderings dated March 1, 2023.

EXHIBIT C

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

3.

On the 30th day of March 2023, I, Brian Fornal posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 17th day of April 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 sign was posted at the following location:

1. Double-sided sign posted at 9:20 AM on the south side of Highway 42 near Tanger Boulevard on 3/30/23
2. Double-sided sign posted at 9:29 AM on the west side of Tanger Boulevard south of Highway 42 on 3/30/23

FURTHER AFFIANT SAYETH NOT.

This 12th day of April 2023.


Affiant

Sworn and subscribed before me
this 12 day of April, 2023

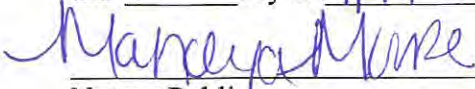

Notary Public



Exhibit "A"





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

ORDER CONFIRMATION

Salesperson: DAWN WARD

Printed at 03/23/23 12:59 by dward-lv

Acct #: 119830

Ad #: 98707

Status: New

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

Start: 03/29/2023 Stop: 03/29/2023
Times Ord: 1 Times Run: ***
LGL 1.00 X 97.00 Words: 400
Total LGL 97.00
Class: 0928 PUBLIC HEARING/NOTICE
Rate: L928 Cost: 60.00

Affidavits: 1

Ad Descrpt: PUBLIC HEARING 4/17/2023

Descr Cont: PUBLIC HEARING NOTICE CIT

Given by: ANNA WILLIAMS

P.O. #:

Created: dward 03/23/23 12:52

Last Changed: dward 03/23/23 12:57

Contact:

Phone: (770)957-7055

Fax#:

Email: mspurling@locustgrove-ga.gov

Agency:

PUB ZONE EDT TP RUN DATES
HDH A 95 S 03/29
HINT A 102 S 03/29

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 03/23/23 12:59 by dward-lv

Acct #: 119830

Ad #: 98707

Status: New

Public Hearing Notice
City of Locust Grove
April 17, 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, April 17, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

CONDITIONAL USE

CU-23-03-01 Zack Hinton of McDonough, GA requests a Conditional Use for 11.32+/- acres located on Bethlehem Road (Parcel ID # 111-01013015, 111-0103016, and 111-0103020) for the purpose of developing a gravel truck parking lot.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-23-03-02 Evan Conder of Decatur, GA requests a Future Land Use Amendment for multiple tracts located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006) from Office and Medium Density Residential to Community Commercial for the purpose of developing a grocery-anchored shopping center.

REZONING

RZ-23-03-03 Evan Conder of Decatur, GA requests a rezoning of 29.62 +/- acres located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006) from OI (Office/Institutional), RM (Residential Multifamily) and PD (Planned Development) to C-2 (General Commercial) for the purpose of developing a grocery-anchored shopping center.

VARIANCE

VR-23-03-04 Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

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
98707-3/29/2023

EXHIBIT D

- 1) The general character and design for all freestanding signs will be consistent with and complement the architecture of the overall development.
- 2) Signage shall be developed in significant compliance with the Master Sign Plan renderings dated March 1, 2023.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: **Conditional Use Request to allow gravel-surfaced truck/tractor-trailer parking on Bethlehem Road west of Highway 42 (Parcel IDs 111-01013015, 111-01013016, and 111-01013020).**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **March 29, 2023**

Budget Item: N/A

Date Received: **March 2, 2023**

Workshop Date: **April 17, 2023**

Regular Meeting Date: **May 1, 2023**

Discussion:

Zack Hinton Jr. of McDonough, GA (the “Applicant”), requests a Conditional Use for 11.32+/- acres located on the south side of Bethlehem Road west of Highway 42 (Parcel ID # 111-01013015, 111-01013016, and 111-01013020) for the purpose of developing a gravel truck parking lot.

Recommendation:

Staff recommends APPROVAL with the following conditions:

- 1) The applicant shall submit a photometric plan to the Community Development Director for review prior to the issuance of any land disturbance or building permit. All parking areas and entry/exit gates will be adequately lit.

- 2) All entry/exit points to the truck parking area shall be secured with fencing, gates, and/or security.
- 3) In addition to required buffering, the applicant shall install opaque privacy fencing eight (8) feet in height around the perimeter of the parking lot.
- 4) The applicant shall coordinate with the LGPD for the installation of flock cameras.
- 5) The gravel surface shall be kept in a neat and orderly fashion at all times and is subject to an annual inspection from the City Code Enforcement Officer.
- 6) No tractor-trailer or any other vehicle shall be occupied overnight.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A CONDITIONAL USE FOR APPROXIMATELY 11.32+/- ACRES LOCATED ON BETHLEHEM ROAD (PARCEL ID # 111-01013015, 111-0103016, and 111-0103020) IN LAND LOT 247 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, Zack Hinton Jr. of McDonough, GA requests a Conditional Use for 11.32+/- acres located on Bethlehem Road (Parcel ID # 111-01013015, 111-0103016, and 111-0103020) in land lot 247 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request for a Conditional Use on March 2, 2023 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on April 17, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested a Conditional Use for the purpose of developing a gravel truck parking lot; and,

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

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

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

1.

- That the request for Conditional Use is hereby **APPROVED**.
- 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.

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 1st day of May 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 Zack Hinton Jr Phone: 6786144913 Date: Feb 13 2023
Address Applicant: 103 Keys Ferry ST Cell # 6786144913
City: McDonough State: GA Zip: 30253 E-mail: ziphinton@gmail.com
Name of Agent ZACK HINTON Phone: SAME Date: SAME
Address Agent: SAME Cell #
City: SAME 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 [X] Conditional Use [] Conditional Exception [] Modifications to Zoning Conditions []

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

Request from (Current Zoning) to (Requested Zoning)

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

For the Purpose of Truck Parking (Type of Development)

Address of Property: NONE

Nearest intersection to the property: Bethlehem Rd + Hwy 42

Size of Tract: 5 acre(s), Land Lot Number(s): 247/e District(s): 2 2nd

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

Property Tax Parcel Number: 111-01013015 (Required)

Witness Signature Amanda Harbin

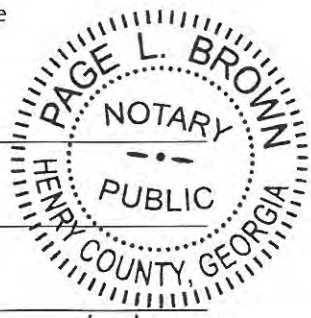
Printed Name of Witness Amanda Harbin

Signature of Owner/s Zack Hinton

Printed Name of Owner/s ZACK HINTON

Notary Page L. Brown

Signature of Agent



01/13/2024

(For Office Use Only)

Total Amount Paid \$ 525 Cash Check # 14211 Received by: (FEES ARE NON-REFUNDABLE)

Application checked by: A. Williams Date: Map Number(s): 111

Pre-application meeting: Date:

Public Hearing Date: April 17, 2023

Council Decision: Ordinance:

Date Mapped in GIS: Date:

Applicant Campaign Disclosure Form

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

Yes No

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

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

We certify that the foregoing information is true and correct, this 13 day of Feb, 2023

ZACK B Hinton
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of January, 2023

Page L. Brown
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. Exp. date
1/13/24

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: ZACK Hinton Jr

Address/Location of Request: NOT NEEDED NO SEWER OR WATER

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: _____

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary

February 27, 2023

To whom it may concern,

Please allow this letter on behalf of Z&Z Construction, to request a conditional use to allow a gravel truck parking lot on the property parcel #111-01013015

Thank you,

A handwritten signature in blue ink, appearing to read 'Zack B. Hinton, JR.', written over a horizontal line.

Zack B. Hinton, JR.
Z&Z Construction
Land owner

12579 Page 62



CONSTRUCTION COMPANY, a Georgia partnership, of the Second Part (hereinafter called "grantee"); the words "grantor" and "grantee" to include their respective heirs, successors and assigns where the context requires or permits:

+1

WITNESSETH: That the said grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Court of Probate of Henry County, Georgia), for and in consideration of the sum of \$10.00 in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantees, all of grantor's and Zack B. Hinton, Sr.'s interest in all that tract or parcel of land lying and being in Land Lot 247 of the 2nd District of Henry County, Georgia, containing 5.00 acres, being more particularly described according to a plat of survey made for John McGarity, prepared by Donald R. Milligan, GRLS No. 2472, dated March 10, 2003, and attached as Exhibit "A" in Warranty Deed recorded May 20, 2003 in Deed Book 5976, Pages 88-90, Henry County Records; which plat is incorporated herein and by reference made a part hereof.

Cross-Referenced Instruments

PT61 E-FILING PT-61 075-2012-005306

This record was added to the statewide Deed database index on 6/30/2012 2:00

View

If you choose the Java viewer, the first time you view an image you will be prompted to grant permission to checking the "Always trust content from Addix Imaging Systems" checkbox before clicking "Yes".
[Click here for more help](#)

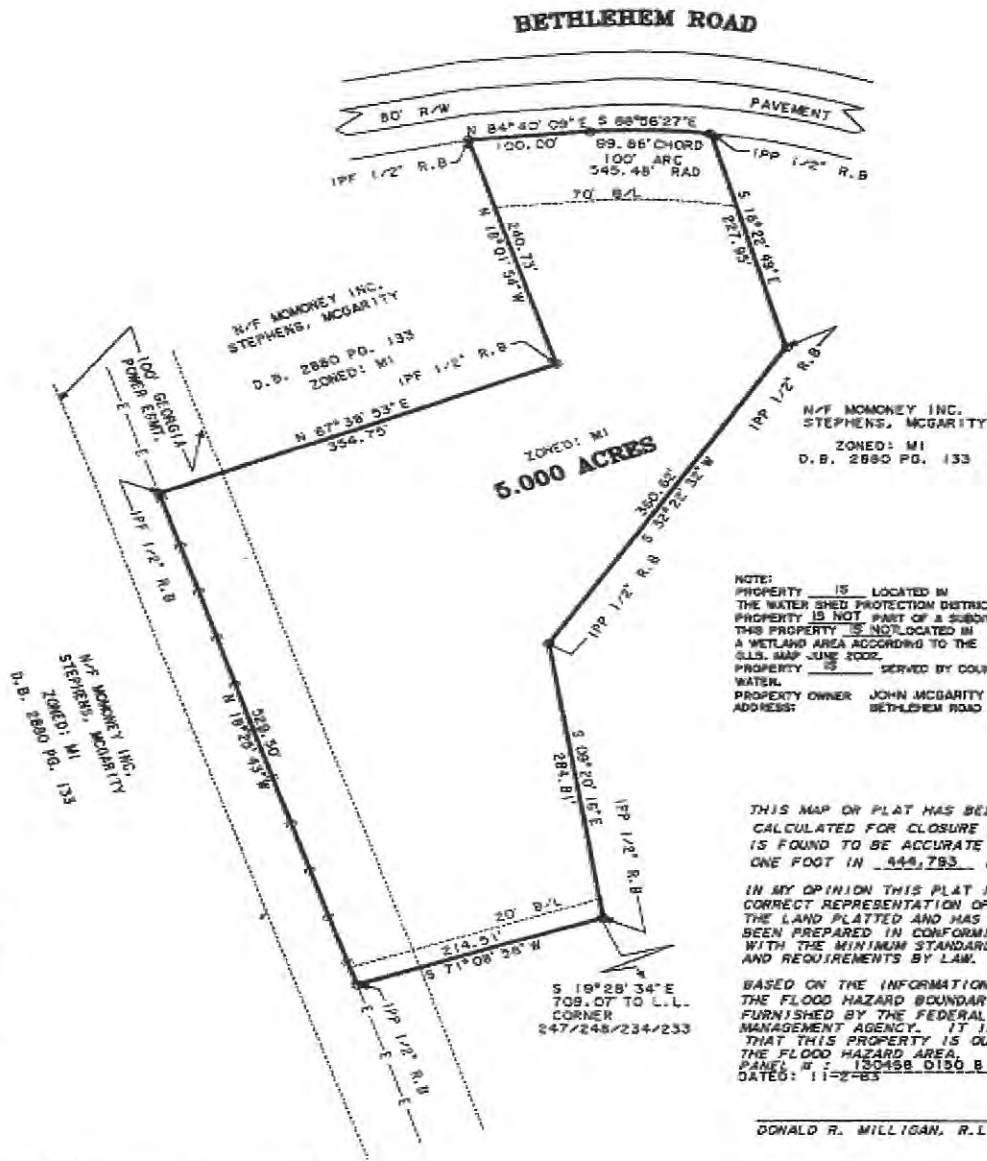
SURVEY MADE FOR:
JOHN MCGARITY
PROPERTY LOCATED IN:
LAND LOT 247 * 2ND DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1"=100' * 03-10-03

SETBACKS:
FRONT: 70'
SIDE: 0'
REAR: 20'

Prepared by:
Joe Rawan Land Surveying
McDonough, Georgia
Tel. 4 (770) 957-4614
THE EQUIPMENT USED TO
MAKE THIS SURVEY WAS A
SOKKIA SETSE TOTAL STATION



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USES OF THAT NAME APPEARING IN THE TITLE
BLOCK AND IS CERTIFIED TO NO OTHER PARTY.



NOTE:
PROPERTY IS LOCATED IN
THE WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION
THIS PROPERTY IS NOT LOCATED IN
A WETLAND AREA ACCORDING TO THE
SLS MAP JUNE 2002.
PROPERTY IS SERVED BY COUNTY
WATER.
PROPERTY OWNER JOHN MCGARITY
ADDRESS: BETHLEHEM ROAD

THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 949,793 FEET.

IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS
BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS
AND REQUIREMENTS BY LAW.

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD BOUNDARY MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE FLOOD HAZARD AREA.
PANEL # : 130458 D150 B
DATED: 11-2-83

DONALD R. WILLIGAN, R.L.S. 2472

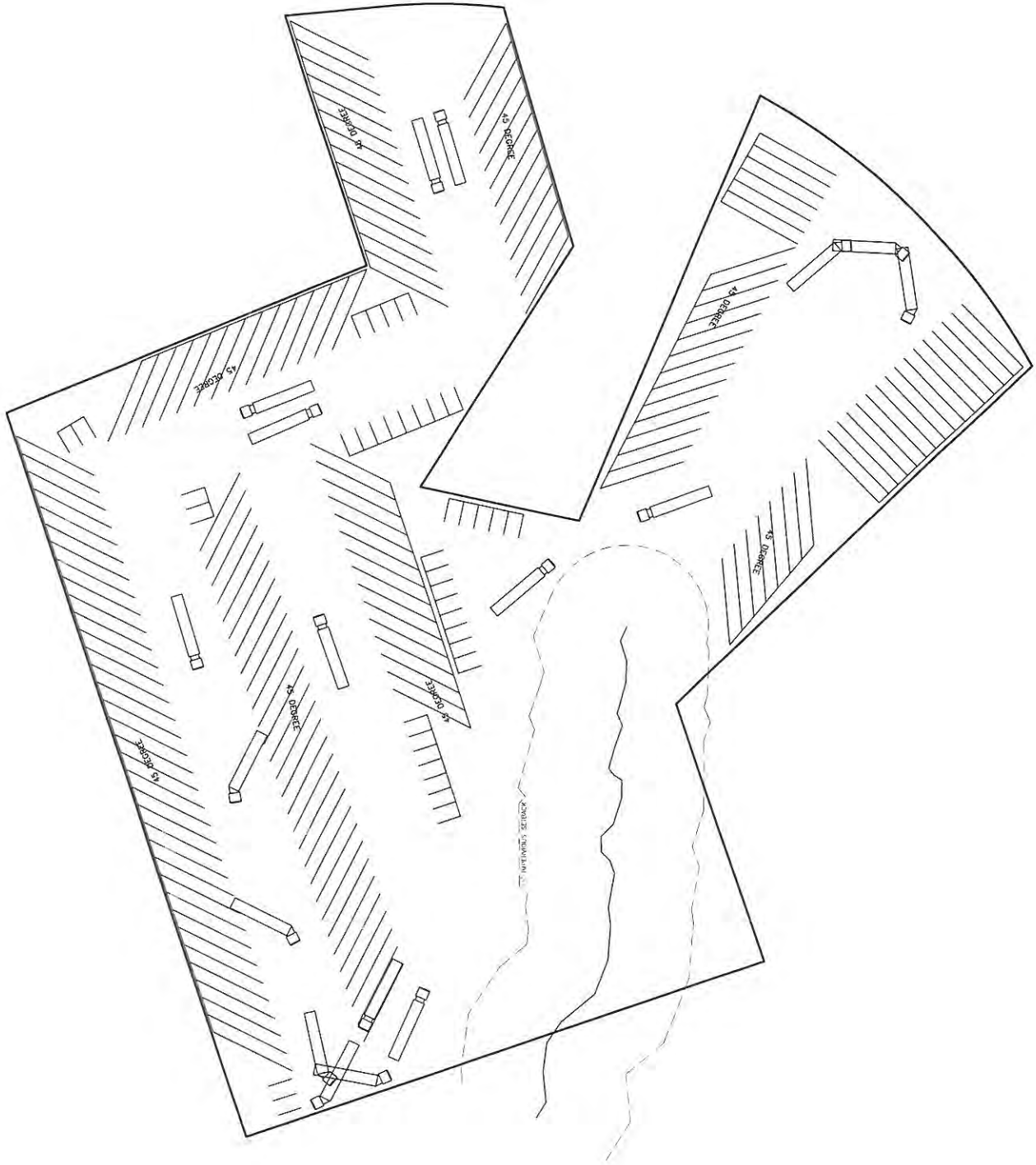


JOB: 1002011-D19371

CHECKED BY: *[Signature]*

EXHIBIT "A"

SPEED LIMIT 45 MPH



CITY OF LOCUST GROVE
770-957-5043

REC#: 00552903 3/06/2023 1:36 PM
OPER: RF TERM: 341
REF#: CK#14242
PAID BY:

TRAN: BLDG/COM BLDG/COMMUNITY DEVL
202300199 31.62CR
HINTON JR, ZACK
BETHLEHEM RD/HWY 42
ZON-001 31.62CR

TENDERED: 31.62 CHECK
APPLIED: 31.62-

CHANGE: 0.00

ZACK'S PROPERTIES INC.
103 KEYS FERRY ST.
MCDONOUGH, GA 30253

CHECK ARMOR

MARCH 2 2023

PAY TO THE
ORDER OF

City of Forest Grove
for material buy for Dr + NO/PA

\$ 525.00

DOLLARS

MEMO

Zoning Bethel Rd

3/2/23

AUTHORIZED SIGNATURE

⑈014211⑈ ⑆061112843⑆ 2305811321⑈

Cond. Use app.

Rec'd 3/2/2023
W.D.

Request for Zoning Map Amendment

Name of Applicant: BEN HUBERT Phone: 404 391 4354 Date: 2-13-2023
 Address Applicant: 1 BEACH WALKER RD Cell #
 City: FERNANDINA State: FL Zip: 32034 E-mail: Bhubert1952@gmail.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 _____ to _____
(Current Zoning) (Requested Zoning)

Request from _____ to _____
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of TRUCKING PARKING
(Type of Development)

Address of Property: _____

Nearest intersection to the property: BETH LEHEM RD + HWY 42

Size of Tract: 4.825² acre(s), Land Lot Number(s): 247/0, District(s): 2 2nd

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

Property Tax Parcel Number: 111-0103020 (Required)

Amanda Harkin
Witness' Signature

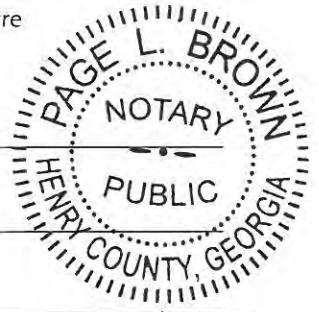
Signature of Owners/s

Amanda Harkin
Printed Name of Witness

BEN HUBERT
Printed Name of Owner/s

Payton B...
Notary

BEN HUBERT
Signature of Agent



01/13/2024

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 20__.

Ben Hubert
Applicant's Name - Printed

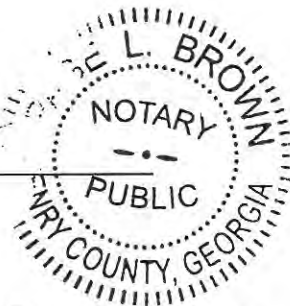
Ben Hubert
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of January, 2023.

Page L. Brown
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.

Exp. Date
1/13/24

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: Ben Habert

Address/Location of Request: NONE needed

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: _____

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary

February 27, 2023

To whom it may concern,

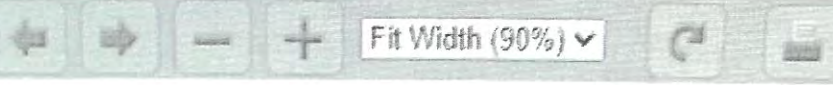
Please allow this letter on behalf of Delta Industrial Contractors, Inc., to request a conditional use to allow a gravel truck parking lot on the property parcel #111-01013020

Thank you,

A handwritten signature in blue ink that reads "Ben Hubert". The signature is written in a cursive style and is positioned above a horizontal line.

Ben Hubert
Delta Industrial, Inc.
Land owner

Book 8400 Page 38



Stephen L. Watson

as party or parties of the first part, hereinafter called Grantor, and

H & F Land, LLC,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Witnesseth:

That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 247 and 248 of the 2nd District, Henry County, Georgia, containing 4.825 acres as shown on plat of survey made for John McGarity by Donald R. Milligan, Georgia Land Surveyor RLS#2472, dated February 19, 2004, which survey is attached hereto as Exhibit "A" and by reference made a part hereof.

This Conveyance is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

To Have and to Hold the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FREE SIMPLE**.

This record was added to the statewide Deed database index on 8/25/2005 9 20 41 PM

[View Image](#)

If you choose the Java viewer, the first time you view an image you will be prompted to grant permission to download. Please check the "Always trust content from Acrobat Imaging Systems" checkbox before clicking "Yes". If you click "No", you will be prompted to grant permission to download again.

[Click here for more help with Java.](#)

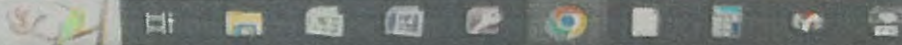
GSCCCA

Copyright © 1995 - 2023
Georgia Superior Court Clerks' Cooperative Authority

[Search Disclaimer](#)

[Terms](#)

Type here to search

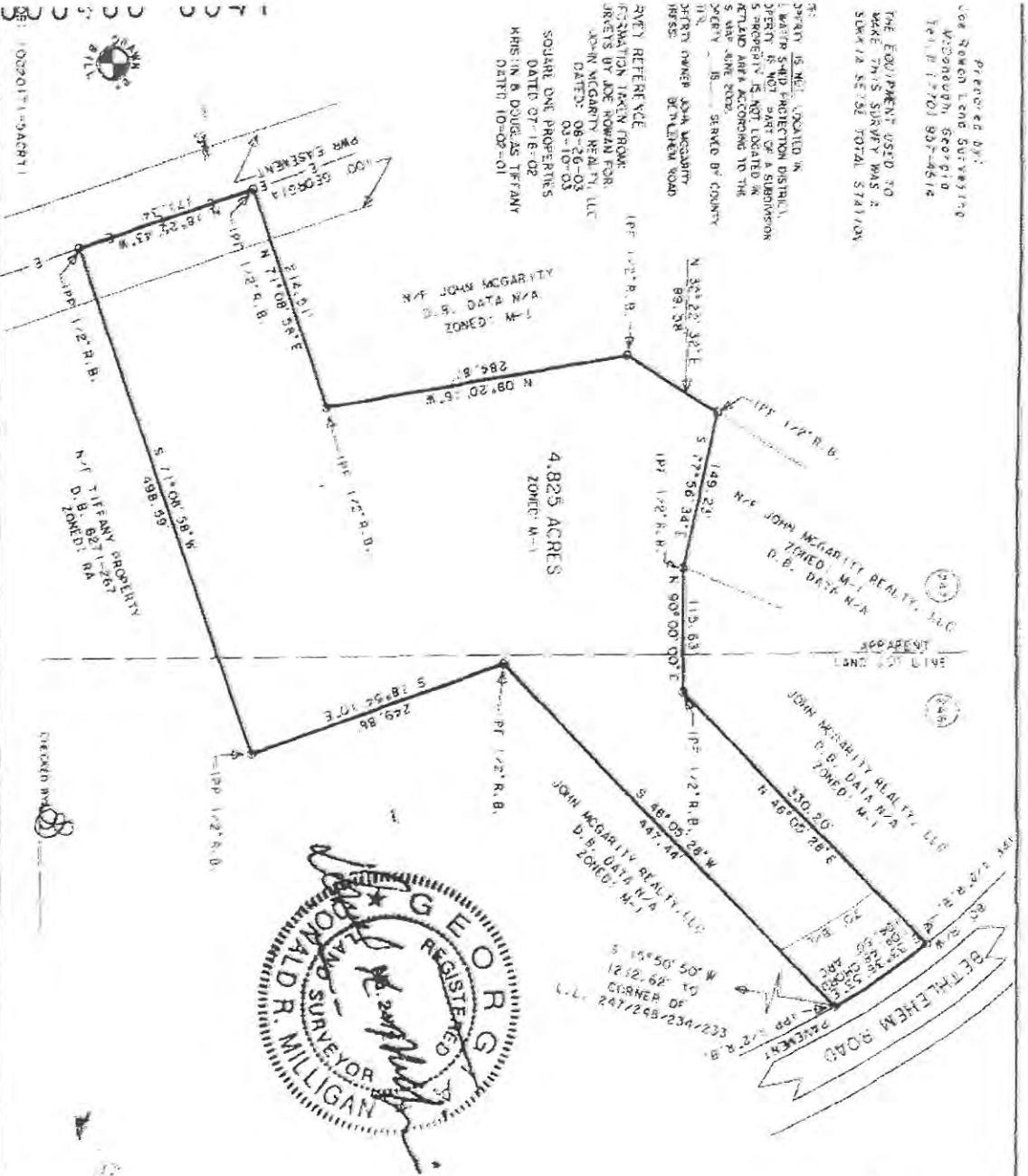


Prepared by:
 Lee Roman Land Surveying
 McDonough, Georgia
 Tel. 770 927-4614

THE EQUIPMENT USED TO
 MAKE THIS SURVEY WAS A
 SOKKIA SET2 TOTAL STATION

PROPERTY IS NOT LOCATED IN
 WATER SHIP PROTECTION DISTRICT,
 PROPERTY IS NOT PART OF A SUBDIVISION
 5 PROPERTY IS NOT LOCATED IN
 A LAND AREA ACCORDING TO THE
 5 APP 406 2002.
 SURVEY IS CONDUCTED BY COUNTY
 OFFER OWNER JOHN MCGARITY
 OF BETHLEHEM ROAD

EVERY REFERENCE
 INFORMATION TAKEN FROM:
 RECORDS BY JOE ROMAN FOR
 JOHN MCGARITY REALTY, LLC
 DATED: 08-26-03
 03-10-03
 SQUARE ONE PROPERTIES
 MRS. IN R. DOUGLAS TEFANY
 DATED: 10-02-01



SURVEY MADE FOR:
JOHN MCGARITY

PROPERTY LOCATED IN:
 LAND LOT 247, 248 2ND DISTRICT
 HENRY COUNTY, GEORGIA

Scale: 1" = 100' * 02-19-04



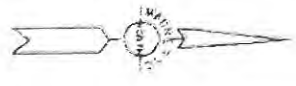
DATE PLAT WAS PREPARED FOR THE PROCLUSIVE
 UNITS OF THAT HAVE APPEARING ON THE TITLE
 BLOCK AND IS CERTIFICATE TO NO OTHER PARTS.

BASED ON THE INFORMATION SHOWN ON
 THE FLOWD REZARD BOUNDARY MAPS
 FORWARDED BY THE FEDERAL ENERGY
 ADMINISTRATION TO THE STATE OF GEORGIA
 THE FIELD REZARD MAP IS ONE OF THE
 PLAT E INFORMATION AND DATE LISTED.

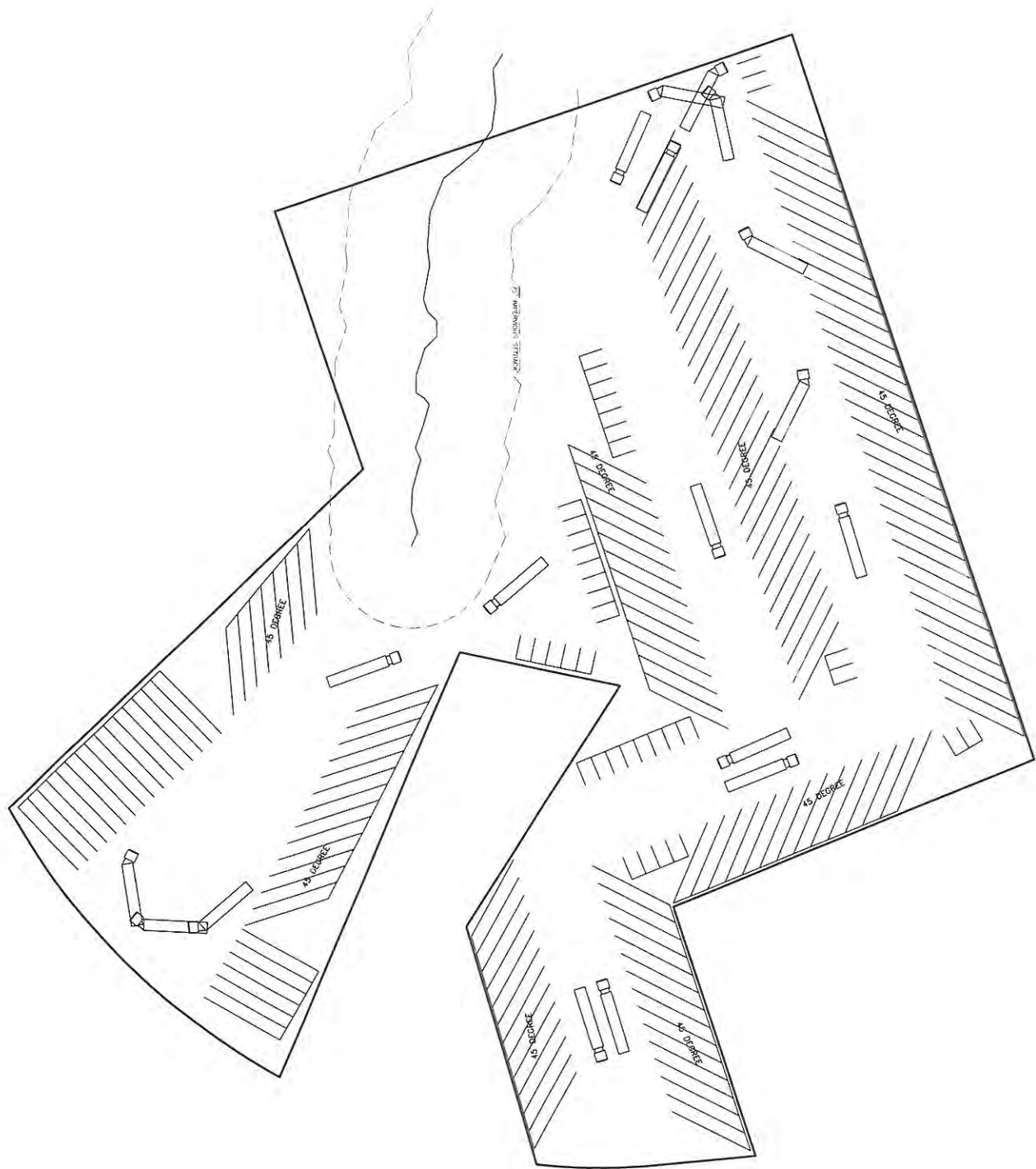
IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATED AND HAS
 BEEN PREPARED IN CONFORMANCE
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS BY LAW.

DONALD R. MILLIGAN, R.L.S. 239215

THIS SURVEY PLAT HAS BEEN
 CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN
 ONE FOOT IN 239,215 FEET.



03290171-34CR11



SPEED LIMIT 45 MPH

Request for Zoning Map Amendment

Name of Applicant Ben Hubert Phone: 404-391-4354 Date: Feb 13 - 2023
 Address Applicant: 1 Beachwalker Rd Cell # 404 391 4354
 City: FERNANDINA State: FL Zip: 32034 E-mail: Bhubert1952@gmail.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 _____ to _____
(Current Zoning) (Requested Zoning)

Request from _____ to _____
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Truck Parking
(Type of Development)

Address of Property: _____

Nearest intersection to the property: Bethlehem + Hwy 42

Size of Tract: 1.5 acre(s), Land Lot Number(s): _____, District(s): _____ 2nd

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

Property Tax Parcel Number: 111-0103016 (Required)

Amanda Harbin
Witness Signature

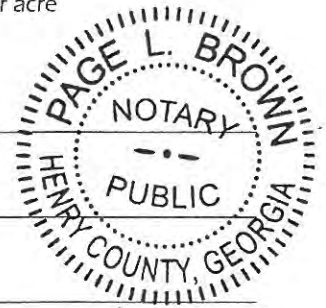
Signature of Owners/s

Amanda Harbin
Printed Name of Witness

Ben Hubert
Printed Name of Owner/s

Page D. Brown
Notary

Ben Hubert
Signature of Agent



01/13/2024

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes _____ No

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 20__.

Ben Hubert
Applicant's Name - Printed

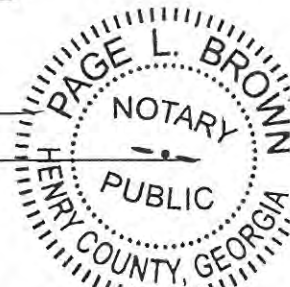
Ben Hubert
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of January, 2023

Page L. Brown
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.

Exp. date
1/13/24

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: Ben Hubert

Address/Location of Request: none needed

Type of Project: Commercial Residential Mixed Use

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

For commercial, amount of square feet: _____

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary

February 27, 2023

To whom it may concern,

Please allow this letter on behalf of H&F Land, LLC., to request a conditional use to allow a gravel truck parking lot on the property parcel #111-01013016

Thank you,

A handwritten signature in blue ink that reads "Ben Hubert". The signature is written in a cursive style and is positioned above a horizontal line.

Ben Hubert
H&F Land, LLC.
Land owner

Book 10949 Page 85



Fit Width (90%) v



STATE OF GEORGIA
HENRY COUNTY

Warranty Deed

This Indenture, Made June 12, 2008, between

Lemie Bales III and Catherine L. Bales

as party or parties of the first part, hereinafter called Grantor, and

Delta Industrial Contractors, Inc.,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Witnesseth:

That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 247 of the 12th District of Henry County, Georgia, containing 1.50 acres as per plat of survey made for John McGarity Realty LLC, prepared by Donald R. Milligan, GRLS No. 2472, dated August 26, 2003, and recorded in Deed Book 6583, Page 242, Henry County Records; which plat is incorporated herein and by reference made a part hereof.

Cross-Referenced Instruments

DEED WARRANTY DEED **BOOK 6583, PAGE 242**
PT61 E-FILING **PT-61 075-2008-005563**

This record was added to the statewide Deed database index on 7/14/2008 10:0

Vie

If you choose the Java viewer, the first time you view an image you will be prompted to grant permission to checking the "Always trust content from Acordex Imaging Systems" checkbox before clicking "Yes"

Prepared by:
 Rowan Land Surveying
 McDonough, Georgia
 P.O. # (770) 957-4614

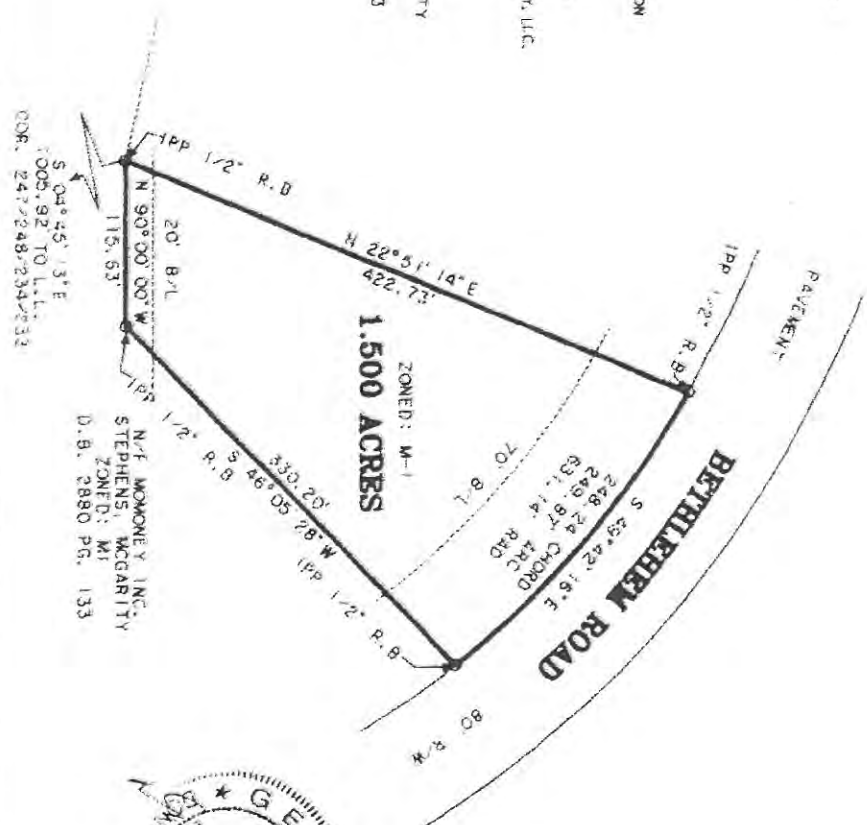
THE EQUIPMENT USED TO
 MAKE THIS SURVEY WAS A
 OAKIDA SETSE TOTAL STATION

SETBACKS:
 FRONT: 70'
 REAR: 20'
 SIDE: 0'

NOTE:
 PROPERTY IS LOCATED IN
 WATER SHED PROTECTION DISTRICT,
 PROPERTY IS NOT PART OF A SUBDIVISION
 S PROPERTY IS NOT LOCATED IN
 FLOOD HAZARD AREA ACCORDING TO THE
 S. MAP JUNE 2002.
 PROPERTY IS SERVED BY COUNTY
 WATER.
 OPERY OWNER: JOHN MCGARITY REALTY, LLC.
 ADDRESS: BETHLEHEM ROAD

N/F MOMONEY INC.
 STEPHENS, MCGARITY
 ZONED: M1
 D.B. 2880 PG. 133

10020 TRACT 1671



JOHN MCGARITY REALTY, LLC.

PROPERTY LOCATED IN:
 LAND LOT 247 * 2ND DISTRICT
 HENRY COUNTY, GEORGIA

Scale: 1" = 100' * 08-26-03



Donald R. Willigan
 DONALD R. WILLIGAN, R.L.S. 2472

THIS MAP OR PLAT HAS BEEN
 CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN
 ONE FOOT IN 339,107 FEET.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
 USES OF THAT MADE APPEARING IN THE TITLE
 BLOCK AND IS RELIABLE TO NO OTHER PARTY.
 IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS BY LAW.
 BASED ON THE INFORMATION SHOWN ON
 THE FLOOD HAZARD BOUNDARY MAPS
 FURNISHED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY, IT IS MY OPINION
 THAT THIS PROPERTY IS OUTSIDE OF
 THE FLOOD HAZARD AREA.
 PANEL D: 150889 AREA B
 DATED: 11-2-83

SPEED LIMIT 45 MPH

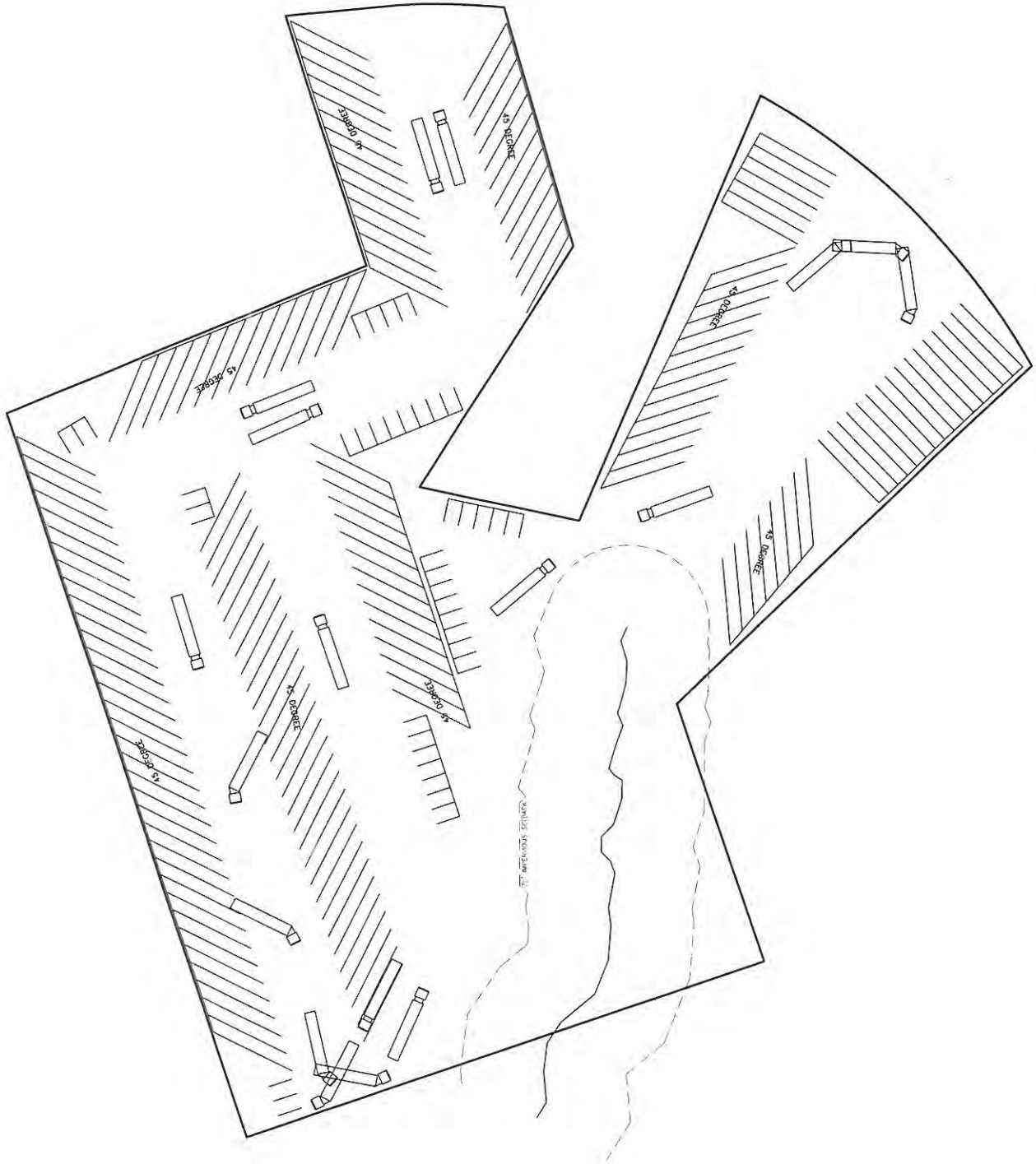


EXHIBIT B



CONDITIONAL USE EVALUATION REPORT

May 1, 2023

FILE: CU-23-03-01

TRUCK PARKING – GRAVEL LOT

Property Information	
Tax ID	111-01013015, 111-01013016, & 111-01013020
Location/address	Bethlehem Road west of Highway 42
Parcel Size	11.32 +/- acre
Current Zoning	M-1 (Light Manufacturing)
Request	The applicant is requesting a Conditional Use to develop the property as a gravel truck parking lot
Proposed Use	Gravel Truck Parking Lot
Existing Land Use	Vacant/Undeveloped
Future Land Use	Industrial
Recommendation	Approval with conditions

Summary

Zack Hinton Jr. of McDonough, GA requests conditional use for property located on the south side of Bethlehem Road, west of Highway 42 (Parcel IDs 111-01013015, 111-01013016, and 111-01013020) in Land Lot 247 of the 2nd District. The property consists of 11.32 +/- acres and is currently zoned M-1-(Light Manufacturing). The applicant requests a Conditional Use for the purpose of developing the subject parcels for use as a gravel surface tractor-trailer/oversized vehicle parking lot.

Tractor-trailer & oversized vehicle parking is permitted with an approved Conditional Use within the M-1 (Light Manufacturing) and M-2 (General Industrial) zoning districts and is consistent with the Industrial Future Land Use Map designation of the subject property. Chapter 15.44.060 of the Locust Grove Code of Ordinances includes a provision for gravel parking within the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts, only, with an approved Conditional Use granted by the City of Locust City Council.

	<i>Current Zoning</i>	<i>Current Land Use</i>
North	M-1 (Light Manufacturing)	Vacant/Undeveloped
South	M-1 (Light Manufacturing)	Vacant/Undeveloped
East	M-1 (Light Manufacturing)	Warehousing/Undeveloped
West	M-1 (Light Manufacturing)	Vacant/Undeveloped

Source: City of Locust Grove Official Zoning Map, adopted 2016



CONDITIONAL USE EVALUATION REPORT

FILE: CU-23-03-01

May 1, 2023

TRUCK PARKING – GRAVEL LOT

The subject property is located within area primarily designated M-1 (Light Manufacturing). The abutting properties are undeveloped with the exception of one warehouse facility bounded by two of the subject parcels on the east and west.

Service Delivery / Infrastructure

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

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

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

Transportation Impacts: The subject property is located within an area of growing industrial development and will likely serve existing truck traffic. Upcoming transportation improvements within the immediate vicinity of the site include the realignment of Bethlehem Road and the construction of a new interchange at Bethlehem Road and I-75.

Criteria for Evaluation of Request

Section 17.04.315 Procedure for Hearing before City Council.

(a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:

(1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** The request is consistent with the existing and future character and use of the surrounding properties.

(2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** The request is consistent with the applicable zoning district, as it is located within the M-1 (Light Manufacturing) zoning district.

(3) **Consistency with the Land Use Plan.** The request is consistent with the future land use plan for this area; however, a conditional use is required for all truck parking lots.

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



CONDITIONAL USE EVALUATION REPORT

FILE: CU-23-03-01

May 1, 2023

TRUCK PARKING – GRAVEL LOT

(5) The impact of the proposed amendment on adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes. There is little additional impact with this request in terms of vehicular circulation, as the parking lot will likely be serving existing truck traffic. The proposed truck parking facility may improve circulation in extant private parking lots within the City by providing drivers with an alternative option.

(6) The impact upon adjacent property owners should the request be approved. Most of the surrounding area is vacant/undeveloped or has already been designated for future industrial use. Any impact to the adjoining industrial use can likely be mitigated by buffering, lighting, and security. Please refer to the conditions listed below.

(7) The ability of the subject land to be developed as it is presently zoned. The subject property is zoned M-1 (Light Manufacturing). Any use that is permitted by right or with an approved conditional use in the M-1 zoning district allows the subject property to be developed as it is presently zoned.

(8) The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property. There are no known physical conditions on the property that would preclude development.

(9) The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development staff and City Council may use in furthering the objectives of the Land Use Plan. The merits are consistent with the City of Locust Grove's zoning ordinance and Future Land Use Map. The proposed truck parking will also fulfill an existing need for more formalized truck parking locations within the City.

Recommendation

Staff recommends approval of the request with the following conditions:

- 1) All entry/exit points to the truck parking area shall be secured with fencing, gates, and/or security.
- 2) In addition to required buffering, the applicant shall install opaque privacy fencing eight (8) feet in height around the perimeter of the parking lot.
- 3) The applicant shall coordinate with the LGPD for the installation of flock cameras.
- 4) The gravel surface shall be kept in a neat and orderly fashion at all times and is subject to an annual inspection from the City Code Enforcement Officer.
- 5) No tractor-trailer or any other vehicle shall be occupied overnight.

EXHIBIT C

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

ORDER CONFIRMATION

Salesperson: DAWN WARD

Printed at 03/23/23 12:59 by dward-lv

Acct #: 119830

Ad #: 98707

Status: New

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

Start: 03/29/2023 Stop: 03/29/2023

Times Ord: 1

Times Run: ***

LGL 1.00 X 97.00 Words: 400

Total LGL 97.00

Class: 0928 PUBLIC HEARING/NOTICE

Rate: L928

Cost: 60.00

Affidavits: 1

Ad Descrpt: PUBLIC HEARING 4/17/2023

Descr Cont: PUBLIC HEARING NOTICE CIT

Given by: ANNA WILLIAMS

P.O. #:

Contact:

Phone: (770)957-7055

Fax#:

Email: mspurling@locustgrove-ga.gov

Agency:

Created: dward 03/23/23 12:52

Last Changed: dward 03/23/23 12:57

PUB ZONE EDT TP RUN DATES
HDH A 95 S 03/29
HINT A 102 S 03/29

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 03/23/23 12:59 by dward-lv

Acct #: 119830

Ad #: 98707

Status: New

Public Hearing Notice
City of Locust Grove
April 17, 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, April 17, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

CONDITIONAL USE

CU-23-03-01 Zack Hinton of McDonough, GA requests a Conditional Use for 11.32+/- acres located on Bethlehem Road (Parcel ID # 111-01013015, 111-0103016, and 111-0103020) for the purpose of developing a gravel truck parking lot.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-23-03-02 Evan Conder of Decatur, GA requests a Future Land Use Amendment for multiple tracts located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006) from Office and Medium Density Residential to Community Commercial for the purpose of developing a grocery-anchored shopping center.

REZONING

RZ-23-03-03 Evan Conder of Decatur, GA requests a rezoning of 29.62 +/- acres located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006) from OI (Office/Institutional), RM (Residential Multifamily) and PD (Planned Development) to C-2 (General Commercial) for the purpose of developing a grocery-anchored shopping center.

VARIANCE

VR-23-03-04 Evan Conder of Decatur, GA requests a variance from development regulations specific to signage to allow for a master sign plan located on the west side of the intersection of Tanger Blvd. and Hwy. 42 (Parcel ID # 129-01004000, 129-01002000, 129-01003000, and 130-01002006).

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
98707-3/29/2023

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

E Zack Hinton of McDonough, GA requests a Conditional Use for 11.32+/- acres located on Bethlehem Road (Parcel ID # 111-01013015, 111-0103016, and 111-0103020) for the purpose of developing a gravel truck parking lot.

3.

On the 30th day of March 2023, I, Brian Fornal posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 17th day of April 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 sign was posted at the following location:

1. Double-sided sign posted at 9:41 AM west of 181 Bethlehem Road on 3/30/23
2. Double-sided sign posted at 9:46 AM east of 181 Bethlehem Road on 3/30/23

FURTHER AFFIANT SAYETH NOT.

This 12th day of April 2023.


Affiant

Sworn and subscribed before me
this 12 day of April, 2023

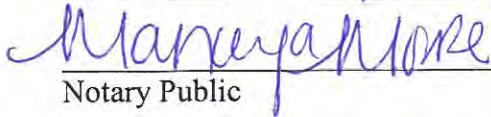

Notary Public



Exhibit "A"





EXHIBIT D

- 1) The applicant shall submit a photometric plan to the Community Development Director for review prior to the issuance of any land disturbance or building permit. All parking areas and entry/exit gates will be adequately lit.
- 2) All entry/exit points to the truck parking area shall be secured with fencing, gates, and/or security.
- 3) In addition to required buffering, the applicant shall install opaque privacy fencing eight (8) feet in height around the perimeter of the parking lot.
- 4) The applicant shall coordinate with the LGPD for the installation of flock cameras.
- 5) The gravel surface shall be kept in a neat and orderly fashion at all times and is subject to an annual inspection from the City Code Enforcement Officer.
- 6) No tractor-trailer or any other vehicle shall be occupied overnight.