

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA

MONDAY AUGUST 5, 2024 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Pro Tem Williams

INVOCATION..... Chief Derrick Austin

PLEDGE OF ALLEGIANCE Councilman Shearouse

APPROVAL OF THE AGENDA.....Mayor Pro Tem Williams (Motion Required)

PRESENTATIONNone

PUBLIC HEARING ITEMS 2 Items

1. FY 2025 Operating and Capital Improvements Budget Hearing (1st Hearing)
2. City of Locust Grove Voting Precinct Changes

APPROVAL OF THE MINUTES 4 Items

3. July 1, 2024, Regular Meeting Minutes (Motion Required)
4. July 1, 2024, Executive Meeting Minutes (Motion Required)
5. July 22, 2024, Workshop Meeting Minutes (Motion Required)
6. July 22, 2024, Executive Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENT AND 2023 FYE FINANCIAL STATEMENT 2 Items

7. June 2024 – Financial Statement (Motion Required)
8. Fiscal Year 2023 Financial Statement as prepared by Rushton and Company (Motion Required)

UNFINISHED BUSINESS/ACTION ITEMS 6 Items

9. Ordinance to approve a rezoning from RA (residential agricultural) and R-2 (single-family residential) to R-3 (single-family residential) at the intersection of Indian Creek Road, Tanger Blvd., and Shoal Creek Road (Motion Required)
10. Approval to amend the Development Agreement between Tanger Partners, LLC and the City of Locust Grove to allow for a partial release from the Development Agreement specific to the Shops at Indian Creek located at the intersection of Highway 42 and Tanger Blvd. (Motion Required)
11. Resolution to transmit an annual update of the CIE for the City of Locust Grove to the ARC (Motion Required)
12. Ordinance to amend the subdivision ordinance to add a binder course to the residential street construction standards (Motion Required)
13. Ordinance to approve the final plat for Cedar Ridge subdivision located on Tanger Blvd (Motion Required)
14. Resolution for GEFA Loan of \$12 million for Plant Expansion (Motion Required)

POSTED AT CITY HALL – July 30, 2024, at 4:45, Revised July 31, 2024, at 8:45. Updated at 3:15

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons. Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk.

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA

MONDAY AUGUST 5, 2024 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

(Continued, Page 2)

NEW BUSINESS/ACTION/DISCUSSION ITEM 7 Items

15. Special event permit request for Locust Grove United Methodist Church (Motion Required)
16. Special event permit request from the Humanity Institute for a prayer event (Motion Required)
17. Special event permit request for Community Bible Fellowship Church cornhole tournament fundraiser (Motion Required)
18. Ordinance to provide funds for an inspection of railroad crossings in the City as part of an initiative to create a Quiet Zone (Motion Required)
19. Amend Title 9, Chapter 9.04 Section 9.04.030 of the Official Code of Locust Grove (Motion Required)
20. Ordinance to amend the FY 2024 Operating and Capital Improvements Budget for Mid-Year adjustments and for Capital items within General Fund.
21. Approval of proposal for services for annexation with Propitious, LLC (Motion Required)

CITY MANAGER'S COMMENTS Tim Young

- (SPLOST VI)

PUBLIC COMMENTS Register with Clerk Before Meeting

COUNCIL COMMENTS Council

MAYOR'S COMMENTS Mayor Pro Tem Williams

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL – July 30, 2024, at 4:45 – Revised July 31, 2024, at 8:45, Updated at 3:15

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons. Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk.



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Precinct Changes – Locust Grove

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 17, 2024 and July 27, 2024

Budget Item: Yes, General Fund (Administration)

Date Received: July 31, 2024

Workshop Date: N/A (Discussion at prior meeting)

Regular Meeting Date: August 5, 2024 (Public Hearing)

Discussion:

Public Hearing on the change in Locust Grove Precincts to align with the County precincts in our area. This would allow four existing county precincts to become the city's precincts and allow for more convenient voting.

Recommendation:

Public Hearing....Pending Ordinance/Resolution.

Henry Herald

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Henry

Personally appeared before the undersigned, Shayna Dawson who after being first duly sworn states that he/she is a **Legal Advertising Clerk, for the Henry Herald**, official legal organ of **Henry County, Georgia**, and that upon his/her own personal knowledge knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

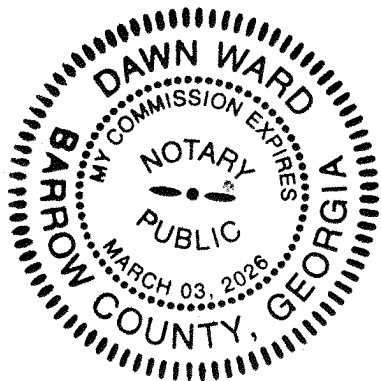
July 17, 24, 2024

Shayna Dawson

Affiant

Sworn to and subscribed before me this the 24th day of July, 2024

Signed Dawn Ward
Notary Public



LOCUST GROVE EST. 1893

City of Locust Grove - Public Notice of Voting Precinct Changes

The City of Locust Grove proposes to change the boundaries of certain voting precincts as listed below. A hearing to approve a final order adopting these changes is scheduled to take place on August 5, 2024, at 6:00 p.m. Any person objecting to any of these changes must file his or her objections prior to July 29, 2024, at 12:00 p.m., at the City of Locust Grove, City Clerk's Office, 3644 Highway 42 South, Locust Grove, GA 30248. Any person with questions regarding these precinct changes may contact Misty Spurling, City Clerk, at 770-957-5043 or by email at mspurling@locustgrove-ga.gov

The precinct boundaries will be changed to follow the boundaries used for Henry County elections.

Notice of Precinct Boundary Modifications for:

Precinct Name	Location	Former Precinct Location	Address	Hours
25	Locust Grove	NA	115 MLK Jr. Boulevard, Locust Grove	7am-7pm
29	Lowes	Locust Grove	TBA***	7am-7pm
48	Unity Grove	Locust Grove	280 Mose Brown Drive, Locust Grove	7am-7pm
59	Grove Park	Locust Grove	211 Peeksville Road, Locust Grove	7am-7pm

New precinct location to be determined at a later date

Pursuant to OCGA 21-2-265 the City of Locust Grove wishes to change polling precincts to align with the county voting places so that ballots are combined, city and county resources are pooled, and residents do not have to go to two places to vote. Currently voters must receive a city and a separate county/state/federal ballot from two separate voting places. Adopting these changes will alleviate any undue burden on the City of Locust Grove and its residents by allowing residents to vote for all elections in one place on one ballot on election day.



Community Development Department

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

Item Coversheet

Item: A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor or Mayor Pro Tem and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and for other purposes.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 3, 2024

Budget Item: No

Date Received: N/A – required annual filing

Workshop Date: July 22, 2024

Regular Meeting Date: August 5, 2024 (October 31, 2024 deadline for adoption)

Discussion:

These reports will be submitted to the ARC in accordance with the Georgia Planning Act and with requirements set by the Georgia DCA. The reports include:

1. **Capital Improvement Element Update of the City of Locust Grove's Comprehensive Plan.** This update is required due to the fact that the City collects Development Impact fees.
2. **Report of Accomplishments for 2023/2024.**

A Short-Term Work Program report is NOT included in this transmittal to the State, as that particular item was adopted with the 2030 Comprehensive Plan Update in December 2023, that was reviewed and approved by the ARC and DCA and adopted by the City Council.

Acceptance of these reports by the ARC and DCA will allow the City to retain its Qualified Local Government status thus keeping the City eligible for State and Federal funds.

Recommendation:

Approval

RESOLUTION NO. _____

A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR PRO TEM AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) held a public hearing on July 22, 2024 to transmit an update of the Capital Improvement Element (“CIE”) for the City of Locust Grove Comprehensive Plan;

WHEREAS, the City has prepared an amendment in accordance with the guidance of the latest Minimum Standards under the Georgia Planning Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in **Exhibit “A”**;

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

WHEREAS, the Mayor Pro Tem and City Council wish to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor Pro Tem and City Council wish to submit a Statement of Accomplishments of the CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor Pro Tem and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

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

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor Pro Tem to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.

2. **Public Purpose.** The City finds that the foregoing actions constitute a major step in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 5th day of August 2024.

VINCENT WILLIAMS, MAYOR PRO TEM

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**AMENDMENT TO CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF
LOCUST GROVE COMPREHENSIVE PLAN**

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Administration & CIE Cost Recovery							
Update plan and methodology, CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2025	\$ 80,000	100%	Local (100%) with Impact Fee Funds	City, Ross+Associates, impact fees (3% CIE fee/Admin)
Public Safety							
SPLOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2023	2026	\$ 500,000	20%	SPLOST IV - V. Impact fees up to \$100,000 (Public Safety)	City, Impact Fees, SPLOST IV/V
Highways and Streets							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	2024	2029	\$ 4,250,000	20%	GDOT, City, private	GDOT, City-Private Investment as part of development
Peeksville Connector -- State Route 42 to Cleveland Street	LCI	2022	2026	\$ 4,250,000	20%	GDOT, City	GDOT (plans and signal improvements), City (RW, Construction)
Realignment of Price Dr to intersect with Bethlehem Rd	LG North CID	2023	2026	\$ 7,200,000	20%	Private, City, CID, GDOT	Private (RW and construction of realignment), part of Bethlehem Road Interchange at Law, Bethlehem
New Bethlehem Road Interchange at I-75 Final Plans and Construction	Citywide	2021	2028	\$ 258,000,000	TBD	Private (realignment), General Fund and SPLOST IV (Scoping+Concept/Env), State	GaDOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but now part of improved signalization and turning lane additions with additional NB Lane on SR 42 (below)	Citywide	2023	2027	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST and SPLOST V	GaDOT, City, County

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Additional left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by project above).	Citywide	2022	2027	\$ 3,750,000	20%	GaDOT (LMIG Grant) /Local (SPLOST V, T-SPLOST)	GaDOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2027	2033	\$ 67,500,000	20%	Local (SPLOST-VI and future T-SPLOST) and regional participation	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2021	2024	\$ 3,588,000	20%	Local (PE), GDOT/HB-170	City, GaDOT
Bill Gardner Parkway (HE-126B, CR 650) Widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>4/6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2023	2029	\$ 36,500,000	20%	Private (15%), County (55%), GaDOT (10%), Local (20%) through SPLOST V, T-SPLOST and local funding	City, County, GaDOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road. PI# 0017770	Citywide	2022	2026	\$ 1,250,000	20%	Local (SPLOST-IV and future SPLOST VI) and regional (State GDOT)	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Bethlehem Road (Temp)	Citywide	2023	2024 (completed)	\$ 300,000	20%	SPLOST V, Private, GDOT	City, GaDOT, Norfolk Southern
Parks and Recreation							
Veterans Memorial - Scatter Remembrance Garden	Citywide	2023	2024 (completed)	\$ 560,000	20%	SPLOST IV-V, Cemetery Fund, General Fund	City
Install walking trails/passive recreation along Davis Lake property	Citywide	2023	2026	\$ 250,000	100%	County Impact Fee Share	City / County

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Construct new passive recreation park area at Jubilee Ph. III Subdivision Open Space	Citywide	2024	2026	\$ 500,000	100%	Impact Fees and City	City
Parks Improvements - Chase Maddox field lights; soccer fields; additional parking; concessions	Citywide	Ongoing	Ongoing	\$ 250,000	100%	Henry County (65%), Local (35%) through Impact Fee contributions to County via SDS	City, County
				\$ 390,978,000			

Impact Fee Collections, Calendar Year 2023

Note: These figures will be updated with finalized numbers from the Audit of 2023 prior to submittal to ARC

Revenues

	<i>Administration</i>	<i>CIE Cost Recovery</i>	<i>Public Safety</i>	<i>Highways and Streets</i>	<i>Parks & Recreation</i>	<i>Total</i>
Balance Prior Period	\$103,432	\$27,880	\$212,252	\$676,395	\$448,890	\$1,468,850
Collections	\$14,967	\$3,706	\$59,426	\$157,323	\$282,105	\$517,527
Interest Income	\$99	\$23	\$203	\$568	\$512	\$1,405
Current Year (2023)	\$15,066	\$3,729	\$59,629	\$157,891	\$282,617	\$518,932

Total Receipts + Balance	\$118,498	\$31,609	\$271,881	\$834,286	\$731,507	\$1,987,781
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Expenditures

Expenditures Prior (in balance)	\$10,490	\$0	\$41,209	\$142,134	\$1,185,728	\$1,379,561
Expenditures 2023	\$0	\$0	\$0	\$0	\$2,780	\$2,780

Total Expenditures 2023	\$0	\$0	\$0	\$0	\$2,780	\$2,780
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Balance at Year End	\$118,498	\$31,609	\$271,881	\$834,286	\$728,727	\$1,985,002
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Source: Audited Financial Figures of City of Locust Grove by Rushton and Company, June 30, 2024, submitted to DCA August 6, 2024

Note: There were NO refunds of impact fees in 2023

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

Phone (770) 951-9161
Fax (770) 957-9161

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY


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

Ad No.: **420320**

Name and File No.: **PUBLIC HEARING 7/22/2024**

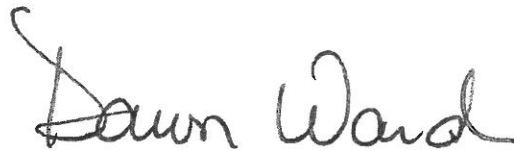
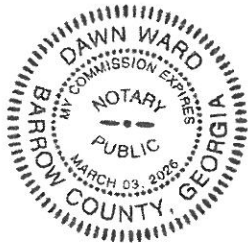
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

07/03/2024



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

Sworn and subscribed to before me 3rd day of July, 2024



Notary Public

My commission expires 03/03/2026

Ad text :
Hdh4889
gpn16

Public Hearing Notice
City of Locust Grove
July 22, 2024, 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, July 22, 2024, at 6:00 PM, will conduct public hearings for the purpose of the following:

CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE

A resolution to transmit the annual update of the Capital Improvement Element for the City of Locust Grove Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and for other purposes.

REZONING

RZ-24-06-01 Rob Franks, agent of the applicant (Elizabeth Todd), has submitted an application requesting a rezoning from RA (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) of property located on Indian Creek Road (Parcels: 129-01045005 and L03-01026000); the subject properties consist of 35 +/- acres and 1.3 +/- in land lot 168 of the 2nd district. The applicant is proposing a single-family residential subdivision.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Daunt? Gibbs
Community Development Director - City of Locust Grove
7:3, 2024



Community Development Department

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

Item Coversheet

Item: A request to amend the Development Agreement between Tanger Partners LLC and the City of Locust Grove to allow for a partial release from the Development Agreement specific to the Shops at Indian Creek located at the intersection of Hwy. 42 and Tanger Boulevard.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 6, 2024

Budget Item: No

Date Received: June 24, 2024

Workshop Date: July 22, 2024

Regular Meeting Date: August 5, 2024

Discussion:

Jacob C. Harper, Attorney for Venture South Investments, LLC ("VSI") and Evan Conder, request that the City of Locust Grove release VSI from the 2004 Development Agreement, as amended, between Tanger Partners LLC and the City of Locust Grove and clarify the obligations of Tanger Partners, LLC in satisfying the requirements on the subject VSI property, specifically pertaining to the grocer-based shopping center location now known as the Shops at Indian Creek. The subject Development Agreement was part of a previous rezoning (case # RZ-02-74-L), requiring Public Notice of the amendment request.

Recommendation:

Staff recommends APPROVAL of the applicants request for a partial release from the subject Development Agreement, as the agreement exceeds twenty (20) years since its origination and has been mostly satisfied with the following exceptions that are recommended as conditions specific to the subject Shops at Indian Creek development:

1. All GRTA Notice of Decision road improvements at Tanger Blvd. and Hwy. 42 shall be satisfied.
2. Language in the partial release shall state that the improvements made for the site include the signalization of Hwy 42 and Tanger.
3. As an Exhibit for the partial release, a copy of the approved site plan from the approved Development Plans shall be included.

Record and return to:
Brinson, Askew, Berry
Attn: Jacob Harper
P.O. Box 5007
Rome, GA 30162

Cross-Reference:
Book 6908, Page 324

PARTIAL RELEASE OF DEVELOPMENT AGREEMENT

This Partial Release of Development Agreement is dated August 5, 2024, by the CITY OF LOCUST GROVE, GEORGIA, a municipal corporation chartered under the laws of the State of Georgia (“**City**”), for the benefit of VSI LOCUST GROVE, LLC (“**Landowner**”), a Georgia limited liability company.

Recitals:

- A. On January 26, 2004, the City and Tanger Partners, LLC (“Tanger Partners”) entered into a Development Agreement burdening 384.8 acres of property that Tanger Partners planned to develop into a combination of residential and commercial uses. The City and Tanger Partners amended this agreement by the First Amendment to Development Agreement, dated October 2005, and the Second Amendment to Development Agreement, dated July 31, 2009. The Development Agreement as amended is referred to as the “Development Agreement” herein.
- B. A Notice of Execution of Development Agreement between the City and Tanger Partners was filed for record on March 17, 2004 and recorded in Deed Book 6908, Page 324 of the Henry County, Georgia land records (the “Recorded Notice”).
- C. The Landowner is the successor in interest to Tanger Partners for the approximately 30.2 acres described on Exhibit A (the “Released Tract”) and as depicted by the approved site plan, attached as Exhibit B.
- D. On the terms described below, the City releases the Released Tract from the Development Agreement and states the remaining obligations of the Landowner.

Now, therefore, in consideration of the sum of ten dollars, for the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby expressly agrees as follows:

1. **Release and Termination.** The City hereby forever releases, terminates, discharges, and cancels the Development Agreement and the Recorded Notice to the extent they encumber and affect the Released Tract.

2. **Remaining Obligations of Landowner.** The City and the Landowner agree that the remaining obligations of the Landowner relative to the Released Tract are the conditions stated in Ordinance No. 23-05-040, and are as follows:

- a. In conjunction with the required 50 feet of planted or undisturbed buffer, the Landowner shall maintain an additional 10 feet of vegetated buffer in areas of reduced tree coverage, subject to approval from the Community Development Director.
- b. In addition to the required buffering, the Landowner shall install opaque privacy fencing 6 to 8 feet in height along all property boundaries abutting residential zoning districts.
- c. The Landowner shall coordinate with the Locust Grove Police Department for the installation of flock cameras.
- d. The Landowner shall coordinate with GDOT and agrees to provide signalization at the intersection of Hwy. 42 and Tanger Blvd., if the signal or other improvement warrants are met.
- e. The Landowner shall coordinate with GDOT regarding deeded right-of-way for future widening of Hwy. 42.
- f. The Landowner shall coordinate with the City of Locust Grove Community Development Director or their designee regarding the installation of an 8' multi-use path linking the development to the city's trail network that will extend to Barnes Station.

3. **Runs with Land.** This release and termination agreement shall be appurtenant to and run with title to the land affected hereby and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns, including, without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them.

4. **Severability.** If any covenant or provision of this agreement shall be held illegal, invalid, or unenforceable under present or future laws effective during the term of this agreement, then it is the intention of the parties hereto that the remainder of this agreement shall not be affected thereby, and that this agreement shall otherwise continue in full force and effect.

5. **Authority to Bind.** The signatory to this agreement warrants that he or she has been duly authorized by the City to execute this agreement on the City's behalf and to bind the City to this agreement.

6. Counterparts. This agreement may be executed in one or more counterparts, each of which in the aggregate shall constitute one and the same instrument.

7. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

8. No Further Modification. Except as expressly modified by this agreement, the Development Agreement remains in full force and effect in accordance with its terms.

[Signatures on following pages]

In witness whereof, the undersigned have executed and delivered this agreement under seal as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

City of Locust Grove, Georgia,

Unofficial Witness

By: _____

Name: _____

Title: _____

Notary

My Commission Expires: _____

[NOTARY SEAL]

Signed, sealed, and delivered
in the presence of:

VSI Locust Grove, LLC,
a Georgia limited liability company

Unofficial Witness

By: _____

Name: _____

Title: _____

Notary

My Commission Expires: _____

[NOTARY SEAL]

EXHIBIT A

Legal Description of the Released Tract

Parcel A:

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:

Commencing at the northerly end of the mitered right-of-way at the intersection of the southerly right-of-way of Highway 42 (variable right-of-way) and the westerly of Tanger Boulevard (100 foot right-of-way); said point being the point of beginning; thence along said mitered right-of-way, south 17 degrees 10 minutes 34 seconds east, 58.19 feet to a point on said westerly right-of-way; thence along said westerly right-of-way, south 26 degrees 10 minutes 42 seconds west, 689.48 feet to a 1/2 inch rebar; thence leaving said westerly right-of-way, run along the northerly line of Elmstone Commons Subdivision Phase 2, POD A, as shown on Plat Book 59, Page 222 north 63 degrees 50 minutes 18 seconds west, 338.89 feet to a point; thence continuing along the said northerly line of Elmstone Commons along a curve to the right, an arc distance of 401.05 feet, said curve having a radius of 360.00 feet and being subtended by a chord of 380.63 feet, at north 31 degrees 55 minutes 28 seconds west, to a 1/2 inch rebar found; thence north 88 degrees 39 minutes 17 seconds west, 829.00 feet to a point on the easterly subdivision line of Barnes Station Subdivision, Phase One, Section b as recorded in Plat Book 27, Page 130; thence along the said easterly subdivision line north 01 degrees 26 minutes 44 seconds east, 940.16 feet to a 1/2 inch rebar found; thence leaving the said easterly subdivision line proceed north 87 degrees 09 minutes 41 seconds east, 32.92 feet to a point; thence north 87 degrees 10 minutes 09 seconds east, 133.95 feet to a point; thence north 88 degrees 10 minutes 11 seconds east, 286.06 feet to a 1/2 inch rebar found on the southwesterly right-of-way of highway 42 (public variable right-of-way, limited access); thence along the said southwesterly right-of-way, south 55 degrees 28 minutes 48 seconds east, 137.27 feet to a point; thence continuing along the said southwesterly right-of-way of Highway 42 the following bearings and distances:

1. north 34 degrees 03 minutes 38 seconds east, 5.28 feet to a point;
2. south 55 degrees 22 minutes 20 seconds east, 99.81 feet to a concrete monument found;
3. south 33 degrees 41 minutes 46 seconds west, 9.85 feet to a concrete monument found;
4. south 54 degrees 36 minutes 22 seconds east, 195.48 feet to a point;
5. south 00 degrees 01 minutes 35 seconds east, 35.86 feet to an iron pin found with cap "Rlowenby", RLS 2763;
6. south 55 degrees 59 minutes 14 seconds east, 384.21 feet to a point;
7. north 34 degrees 01 minutes 48 seconds east, 20.00 feet to a point;
8. south 55 degrees 47 minutes 49 seconds east, 51.31 feet to a point;

8. along a curve to the left, an arc distance of 494.66 feet, said curve having a radius of 5764.41 feet and being subtended by a chord of 494.50 feet, at south 58 degrees 15 minutes 09 seconds east, to the point of beginning;

Said tract or parcel containing 30.108 acres (1,311,470 square feet)

Along with parcel B:

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

Commencing at the northerly end of the mitered right-of-way at the intersection of the southerly right-of-way of Highway 42 (variable r/w) and the westerly of Tanger Boulevard (100 foot right of way); thence along said southerly right-of-way, along a curve to the right, an arc distance of 494.22 feet, said curve having a radius of 5764.41 feet and being subtended by a chord of 494.22 feet, at north 58 degrees 15 minutes 14 seconds west, to a point; thence, north 55 degrees 47 minutes 49 seconds west, 51.59 feet to a point; thence, south 34 degrees 01 minutes 48 seconds west, 20.00 feet to a point; thence, north 55 degrees 59 minutes 14 seconds west, 384.21 feet to a 1/2 inch rebar; thence leaving said southerly right-of-way, south 00 degrees 01 minutes 51 seconds east, 689.30 feet to a 1/2 inch rebar, said point being the True Point of Beginning; thence, south 88 degrees 26 minutes 05 seconds west, 829.00 feet to a point; thence, north 01 degrees 25 minutes 03 seconds east, 11.29 feet to a point; thence, north 88 degrees 39 minutes 17 seconds west, 828.99 feet to the True Point of Beginning.



NOTICE OF DECISION

To: Chick Krautler, ARC
(via electronic mail) Sonny Deriso, GRTA
Andrella Baylis, GRTA
Tim Connolly, GRTA

Eric Hovdesven, GRTA
Richard Tucker, GRTA
Michael W. Tyler, GRTA
Carolyn Williams, GRTA

To: Mayor Lorene M. Lindsey, City of Locust Grove
(via electronic mail and certified mail) Leland Maddox, Henry County Board of Commissioners
Warren Holder, Henry County Board of Commissioners
Larry Adams, Tanger Partners

From: Catherine Ross, GRTA

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Alan Steinbeck, GRTA
Elizabeth Smith, DCA
Mike Alexander, ARC
Steve Walker, GDOT

Rick Jeffares, City of Locust Grove
Dale Hall, Henry County
Eddie Walker, Groveland Realty
Odalys Delgado, PBS&J
Steven Rowland, Moore Bass

Date: November 14, 2002

Re: Notice of Decision Regarding DRI 270 Locust Grove Station

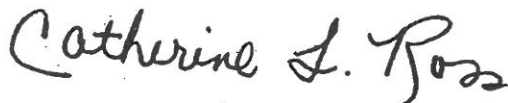
**Notice of Decision for
Request for Non-Expedited Review of
DRI 270 Locust Grove Station**

The purpose of this notice is to inform Tanger Partners (the Applicant), the City of Locust Grove (i.e., the local governments), the GRTA DRI Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 270 Locust Grove Station (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after fifteen (15) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the fifteen-year period.

The notice of decision is based on the information found in the Technical Analysis Transmittal dated October 25, 2002, and a review of the applicant's DRI review package. The Review Package includes the site development plan dated (no date) and received by GRTA on October 4, 2002, prepared by Moore Bass Consulting, titled "Locust Grove Station Conceptual Master Plan" (Site Plan) and the analysis prepared by PBS&J dated October 2002 and received by GRTA on October 4, 2002.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA DRI Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA DRI Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or on the Worldwide Web at <<http://www.grta.org/dri/home.htm>>. If GRTA staff receives an appeal, you will receive another notice from GRTA and the DRI Committee will hear the appeal at its December 11, 2002 meeting.



Executive Director
Dr. Catherine L. Ross

Attachment A – General Conditions

Proposed Conditions to GRTA Notice of Decision:

- Provide vehicular access from the site to Higgins Road when Higgins Road becomes a paved facility.
- Provide vehicular access from the site to Forest Drive when Forest Drive becomes a paved facility. Access to the site shall remain open after the development of Pod F-1.

Proposed Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to state roads:

- Provide left and right-turn lanes at all site access points along SR 42.

The following improvements are required on and adjacent to non-state roads:

- Proposed Tanger Boulevard shall be built substantially in accordance with the site plan and shall connect Locust Grove-Griffin Road with S.R. 42.
- Provide east and westbound left-turn lanes along Tanger Boulevard Extension into each site access.
- Provide a signal at the intersection of Tanger Boulevard Extension and Locust Grove-Griffin Road.
- Provide left-turn lanes on all approaches at the intersection of Tanger Boulevard Extension and Locust Grove-Griffin Road.
- Provide a westbound right-turn lane along Tanger Boulevard Extension at the intersection with Locust Grove-Griffin road.
- Sidewalks:
 - Provide sidewalks along Locust Grove-Griffin Road.
 - Provide sidewalks along S.R. 42.
 - Sidewalks will be provided on both sides of all interior subdivision roads.
 - Provide an 8' wide multi-use path on the south side of Tanger Boulevard extension
 - Provide sidewalk access to/from site amenities.
 - Provide nature trails throughout the residential portion of the development.

Attachment B – Required Elements of the DRI Plan of Development

Proposed Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the conditions set forth in Attachment A are satisfied.
- Access points to the future residential pods off Tanger Boulevard Extension should be constructed as divided driveways with landscaped medians.
- A system of roads, exclusive of Tanger Boulevard, shall be constructed that provides connectivity between Pods SF-2, SF-3, SF-7, SF-9 and C-6.
- Development on S.R. 42 shall have a maximum of one drive east of Tanger Boulevard and one drive west of Tanger Boulevard.
- Provide a vehicular cross access point along the west property line at Pod C-6 to the adjacent property.
- Provide a pedestrian and vehicular access point from Pod MF-2 to Pod C-6.
- Provide a pedestrian and vehicular cross access point from Pod SF-9 to Pod C-6.
- Pod C-6 and Pod C-7 shall consist of commercial or a combination of commercial and office uses.
- Pod P-2 shall consist of a recreational complex with vehicular access to Tanger Boulevard.
- Provide a pedestrian connection between Pod MF-1 and Pod P-2.
- Sign and reserve a minimum of 25 carpooling/vanpooling parking spaces in Pod P-2 for weekday use.
- Provide vehicular access from Tanger Boulevard to Pods C-1, C-2, C-3, C-4 and C-5.
- Provide a vehicular cross access point from Pod C-4 to Pod C-3 and from Pod C-4 to Pod P-2.
- Pod C-2 and C-3 shall have a maximum of one shared drive on Locust Grove-Griffin Road.
- Pod C-5 shall have a maximum of one drive on Locust Grove-Griffin Road and one drive on Tanger Boulevard.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1.

- At the Bill Gardner Parkway/Tanger Boulevard intersection, add right-turn bays along northbound, southbound, and eastbound approaches.

Section 2.

- At the intersection of Bill Gardner Parkway at SR 42/US 23, add an additional eastbound right-turn lane (creating dual right-turn lanes), and a westbound left turn lane (creating dual left-turns).
- At the intersection of SR 42 @ ~~Bethany Road~~, add a signal, north and southbound left-turn lanes along ~~Bethany Road~~, and eastbound and westbound left-turn and through lanes along SR 42.
- At the SR42/US 23 and Locust Grove-Griffin Road intersection, add an eastbound right-turn lane, a westbound left-turn lane, and a northbound right-turn lane.
- At the SR 42/US 23 at Grove Road intersection, add a left-turn lane on all four approaches.
- At the SR 42/US 23 at Tanger Boulevard Extension intersection, provide separate northbound left and right-turn lanes along Tanger Boulevard Extension, eastbound and westbound left-turn lanes along SR 42/US 23.
- At the Tanger Boulevard/Locust Grove-Griffin Road intersection, add a signal and left-turn bays on all approaches, and a westbound right-turn bay along Tanger Boulevard.
- At the intersection of SR 42/US 23 at Locust Road, add a signal, northbound and southbound left-turn lanes along Locust Road, and eastbound and westbound left-turn and through lanes along SR 42.
- At the Indian Creek Road/Tanger Boulevard intersection, add an eastbound right-turn lane.
- Widen I-75 to a 10-lane transitioning urban freeway.
- Widen SR 42/US 23 to a 4-lane facility from Bill Gardner Parkway through Locust Road.

Henry Herald

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Henry

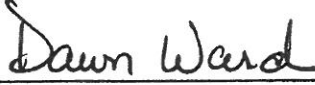
Personally appeared before the undersigned, Shayna Dawson who after being first duly sworn states that he/she is a **Legal Advertising Clerk, for the Henry Herald**, official legal organ of **Henry County, Georgia**, and that upon his/her own personal knowledge knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

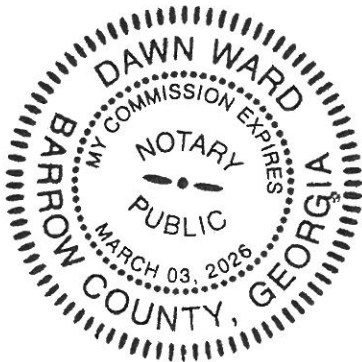
July 6, 2024



Affiant

Sworn to and subscribed before me this
the 8th day of July, 2024

Signed 
Notary Public



Public Hearing Notice

City of Locust Grove

July 22, 2024

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, July 22, 2024, at 6:00 PM, will conduct public hearings for the purpose of the following:

Amendment to Development Agreement

Jacob C. Harper, Attorney for Venture South Investments, LLC ("VSI") and Evan Conder, request that the City of Locust Grove release VSI from the 2004 Development Agreement, as amended, between Tanger Partners LLC and the City of Locust Grove and clarify the obligations of Tanger Partners, LLC in satisfying the requirements on the subject VSI property, specifically pertaining to the grocer-based shopping center location now known as the Shops at Indian Creek. The subject Development Agreement was part of a previous rezoning (case # RZ-02-74-L), requiring Public Notice of the amendment request.

The public hearing 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



Community Development Department

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

Item Coversheet

Item: **An Ordinance to approve the final plat for Cedar Ridge Subdivision, a single-family residential subdivision, located on Tanger Blvd.**

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

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

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

Advertised Date: **N/A**

Budget Item: **No**

Date Received: **June 25, 2024**

Workshop Date: **July 22, 2024**

Regular Meeting Date: **August 5, 2024**

Discussion:

Lauren Sconyers of Stockbridge, GA requests approval of the final plat for Cedar Ridge Subdivision, located on Tanger Blvd. The general concept is 87 single-family residential lots.

Applicant/Developer:

Lauren Sconyers
235 Corporate Center Drive
Stockbridge, GA 30281

Project Data:

I | *... in The Grove*

- **Location = Tanger Blvd.**
- **Gross Acreage = 30.86 acres**
- **Property zoning = (PR-4) (Single-Family Residential District)**
- **Lot Count = 87**
- **Open Space = 6.9 Acres**
- **Minimum Lot Size = 7,000 sq. ft.**
- **Minimum Lot Width = 70 ft.**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story
2,200 heated minimum for multi-story**
- **Setbacks:**
 - **Front = 25'**
 - **Side = 10'**
 - **Rear = 20'**
 - **Corner= 25'**

Recommendation:

Staff recommend APPROVAL of the Cedar Ridge subdivision final plat.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF CEDAR RIDGE POD D PHASE 2 LOCATED ON TANGER BOULEVARD; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared for DR Horton, INC on June 25, 2024, for property located on Tanger Boulevard in Land Lots 134, 135, 154, and 155 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as DR Horton, INC, 1371 Dogwood Dr Conyers, GA 30012 (the “Owner”); and,

WHEREAS, the Property was rezoned to PR-4 (planned residential development) by the Locust Grove City Council on March 5, 2018; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop the 26.29 +/--acre tract into a 87-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s old PR-4 zoning ordinance; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
LOCUST GROVE:**

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “CEDAR RIDGE POD D PHASE 2”.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 5th day of August 2024

VINCENT WILLIAMS, Mayor Pro Tem

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

FALCON DESIGN CONSULTANTS
 1000 W. BIRCHWOOD BLVD. SUITE 200
 ATLANTA, GA 30339
 (404) 525-1100
 www.falcondesign.com

LANDSCAPE ARCHITECT
 CIVIL ENGINEER
 PLANNING
 CONSTRUCTION MANAGEMENT
 ENVIRONMENTAL ENGINEERING

FINAL PLAN
 FOR
CEDAR RIDGE A.K.A. POD D
 PHASE 2
 LOCATED IN:
 LAND LOTS 134, 135, 154 & 155, 2ND DISTRICT
 CITY OF LOUST GROVE, HENRY CO., GEORGIA

REVISIONS

NO.	DATE	REVISIONS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

ORGANIZATION
 HENRY COUNTY, GEORGIA
 10000000

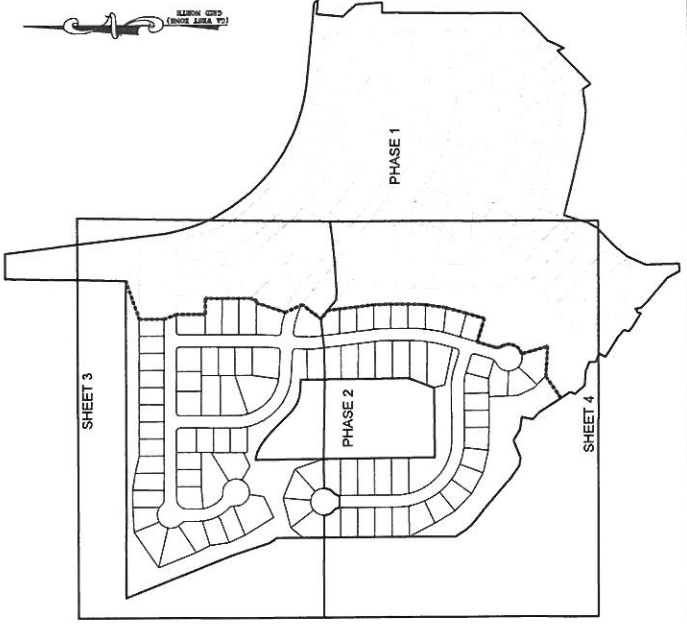
DATE OF ISSUE: 08/09/2019
 PROJECT NUMBER: 19000000
 SCALE: 1"=40'-0"
 DRAWING TITLE: SUBDIVISION PHASING
 DRAWN BY: J. GIBSON
 CHECKED BY: J. GIBSON

SHEET NUMBER
2 OF 4

CENTERLINE TABLE

Curve #	Arc Length	Radius	Chord	Length
C05	106.81	58.00	545.07 37.7W	88.17
C06	113.88	165.00	522.01 22.1E	113.11
C07	18.41	365.00	311.38 03.7W	18.41
C08	303.64	200.00	1487.21 37.7W	275.31
C09	106.44	500.00	1106.41 03.7W	106.17
C10	33.88	300.00	311.42 42.4E	33.84
C11	21.60	200.00	331.11 61.5E	21.52
C12	147.29	500.00	591.38 03.7W	143.76
C13	60.81	250.00	1011.30 03.7W	60.53
C14	384.21	220.00	1405.12 23.7W	354.02

SUBDIVISION PHASING



LOT LINE TABLES

Curve #	Arc Length	Radius	Chord	Length
C14	24.50	20.00	1625.00 23.7W	23.14
C15	31.21	275.00	1057.20 03.7W	31.18
C16	61.10	275.00	1031.30 33.7W	60.58
C17	69.78	275.00	1045.34 33.7W	70.17
C18	70.97	275.00	1045.34 33.7W	70.17
C19	69.85	275.00	1045.34 33.7W	69.67
C20	34.05	275.00	1045.34 33.7W	34.00
C21	54.20	175.00	1045.34 33.7W	54.00
C22	20.42	15.00	1027.50 33.7W	18.30
C23	9.69	30.00	1027.50 33.7W	9.64
C24	11.80	30.00	1027.50 33.7W	11.72
C25	62.34	50.00	1027.50 33.7W	58.58
C26	288.29	50.00	5272.55 31.1E	273.24
C27	24.59	20.00	530.00 00.0E	23.81
C28	24.59	20.00	530.00 00.0E	23.81
C29	28.71	500.00	518.50 20.7W	28.70
C30	72.02	500.00	1100.00 24.1E	71.98
C31	53.88	520.00	537.00 12.7W	53.86

Curve #	Arc Length	Radius	Chord	Length
C32	20.42	15.00	1047.50 33.7W	18.30
C33	48.75	225.00	1047.50 33.7W	48.67
C34	20.42	15.00	1047.50 33.7W	18.30
C35	302.00	225.00	1047.50 33.7W	273.91
C36	52.80	225.00	1047.50 33.7W	52.37
C37	24.50	20.00	1027.00 33.7W	23.81
C38	48.81	50.00	524.50 42.4E	47.02
C39	38.33	50.00	800.42 33.7E	38.11
C40	41.87	50.00	800.42 33.7E	40.82
C41	41.81	50.00	800.42 33.7E	40.82
C42	46.41	50.00	1027.50 33.7W	47.18
C43	48.51	50.00	1027.50 33.7W	48.97

Curve #	Arc Length	Radius	Chord	Length
C44	81.59	50.00	580.57 42.4E	81.42
C45	44.14	55.00	1405.34 33.7W	43.87
C46	44.70	55.00	1405.34 33.7W	44.48
C47	14.07	55.00	580.57 42.4E	13.99
C48	21.46	20.00	521.00 33.7E	21.72
C49	18.89	175.00	521.00 33.7E	18.74
C50	64.95	175.00	521.00 33.7E	64.59
C51	31.55	175.00	521.00 33.7E	31.36
C52	18.49	20.00	1425.12 20.7W	18.15
C53	61.19	20.00	1425.12 20.7W	60.97
C54	80.00	15.00	537.00 33.7E	78.00
C55	80.79	15.00	1027.50 33.7E	80.30
C56	50.00	50.00	500.00 33.7E	50.00
C57	36.19	50.00	500.00 33.7E	35.84
C58	23.79	50.00	500.00 33.7E	23.57
C59	38.33	50.00	500.00 33.7E	38.11
C60	70.50	125.00	500.00 33.7E	70.18
C61	20.70	125.00	500.00 33.7E	20.27
C62	44.60	43.00	500.00 33.7W	43.03
C63	24.50	43.00	370.00 30.7W	23.33

Line #	Length	Dimension
L1	12.63	1031.02 24.30W
L2	10.08	503.02 21.03W
L3	11.71	500.00 18.170W
L4	4.51	577.27 36.42W

Curve #	Arc Length	Radius	Chord	Length
C64	20.62	225.00	537.11 61.5E	20.54
C65	20.62	115.00	517.42 33.7E	20.51
C66	20.62	115.00	517.42 33.7E	20.51
C67	20.62	115.00	517.42 33.7E	20.51
C68	44.39	225.00	837.42 33.7E	44.22
C69	44.39	225.00	837.42 33.7E	44.22
C70	20.27	15.00	541.31 48.1E	19.29
C71	18.54	375.00	517.42 33.7W	18.54
C72	11.66	375.00	517.42 33.7W	11.67
C73	20.42	15.00	545.07 33.7W	19.36
C74	37.74	300.00	537.07 30.1E	37.72
C75	53.86	625.00	1027.50 33.7E	53.86
C76	53.86	625.00	1027.50 33.7E	53.86
C77	31.22	115.00	1145.54 33.7E	31.21
C78	20.42	15.00	1145.54 33.7W	19.38
C79	17.10	500.00	1145.54 33.7E	17.10
C80	20.42	15.00	1145.54 33.7E	19.38
C81	18.52	175.00	584.00 15.1E	18.51
C82	193.21	175.00	584.00 15.1E	187.79
C83	50.95	175.00	584.00 15.1E	50.77
C84	20.42	15.00	545.07 33.7W	19.36

OWNER/DEVELOPER
 111 CEDAR RIDGE DR
 GOWEN, GA 30142

PREPARED BY: J. GIBSON

ENGINEER/SURVEYOR
 J. GIBSON
 7770 LORRYWAY CENTER DR. SUITE 200
 ATLANTA, GA 30339
 (404) 525-1100

EXHIBIT B



Final Subdivision Plat Application and Developer Checklist

Date: 6/25/2024

Name of Development: Cedar Ridge Unit _____ Phase 2

Location: Locust Grove Land Lot 134,135,154,155 District 2nd

No. of acres 26.29 No. of lots 87

Developer: D R Horton Company Name _____

Address: 1371 Dogwood Dr. SW City Conyers State GA Zip 30012

Contact Person: Lauren Sconyers Phone 770-389-8666

Engineer/Surveyor: Falcon Design Consultants, LLC

Address: 235 Corporate Center Drive Ste. 200 City Stockbridge State GA Zip 30281

Phone 770-389-8666 Fax _____

24Hour Contact Eric Brown Phone 404-680-2496

The following pages are the requirements of the various county departments that you must fulfill in order to gain approval by the Community Development Department for your subdivision final plat. Keep this checklist as a reference to insure you provide the necessary documents and fees to the designated agencies.

In order to avoid any delay in necessary approval, please adhere to all instructions and follow the checklist. The Community Development Department will only approve projects that contain all necessary documents and on-site corrections.

If you have any questions regarding this application, please feel free to contact the Community Development Department at (770) 692-2321.

The following are the various department requirements for preparing the final plat application. For assistance, please use the numbers listed below each segment to speak with a department contact.



Community Development Department

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

Item Coversheet

Item: A special event permit request for Locust Grove United Methodist Church.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: July 24, 2024

Workshop Date: N/A

Regular Meeting Date: August 5, 2024

Discussion:

Locust Grove United Methodist Church, located at 211 Peeksville Road, requests a Special Event Permit to host a motorcycle and car show fundraiser event on September 28, 2024, from 8:00 AM to 5:00 PM with a rain date of October 12, 2024.

- Any Music/Entertainment is subject to the City's Noise Ordinance.
- No food is to be sold without obtaining proper permits from the Health Department.
 - The applicant intends to sell hotdogs at the event.
- Event location:
211 Peeksville Road, Locust Grove, GA 30248

- The duration of the event (including set up and breakdown).
 - **Saturday, September 28, 2024 from 8:00 AM to 5:00 PM with a rain date of October 12, 2024**
- Contact information for the person who will be onsite during the event.
 - **Neil Vogul – (404) 642-8478**
- Which merchants will have booths at the event?
 - **According to the applicant's special event application, there may be a couple of vendors.**
- Permission from property owner?
 - **Locust Grove United Methodist Church is the applicant and property owner.**

Comments:

N/A

Recommendation:

Staff recommends **APPROVAL** of the applicant's request.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>NEIL VOGEL</u>	Submittal Date: <u>JULY 24, 2024</u>
Organization: <u>LOCUST GROVE UNITED METHODIST CHURCH</u>	Event Date(s)*: <u>9-28-24 RAIN DATE 10-12-24</u>
Type of Event: <u>FUNDRAISER</u>	Event Time(s): <u>8AM - 5:00 PM</u>

*Please provide the following information a **minimum of fifteen (15) days** prior to the event date.

This request will be placed on the next available City Council agenda for a hearing.

The applicant (or designated representative) must attend this hearing.

Applicant's local address:	<u>LOCUST GROVE UNITED METHODIST CHURCH</u>
Location of the Event:	<u>211 PECKSVILLE Rd LOCUST GROVE GA.</u>
Name and telephone number of onsite contact who will be onsite for the duration of the event.	<u>NEIL VOGEL 404-642-8478</u>
Description of the nature of the special event:	<u>FUNDRAISER</u>
Identify sponsors and/or merchants participating in the event.	<u>MOTORCYCLES AND CARS</u>
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	<u>HOT DOGS + (COUPLE VENDOR?)</u>
Duration of the event (including setup and take down)	<u>8AM - 5:PM</u>
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	<u>N/A</u>

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, attach a proposed route for review and approval
 - List number of police officers/public works staff requested – additional fees may apply
- If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.
- Complete the attached "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- Complete the attached "E-Verify Affidavit"
- Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"
- All fees are payable to the City of Locust Grove as follows:
 - \$150 for fundraisers, community outreach events,
 - \$250 for temporary for-profit events

Signature: Date: 07-24-2024



AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

 X I am a United States citizen.

OR

 I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

 NEIL VOGEL
Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

 611 Wild Rose Ct
Address of applicant named above

 404-643-8478
Telephone Number

 McDONOUGH GA 30253
Name of individual, business, corporation, partnership or other private entity for whom application is being made

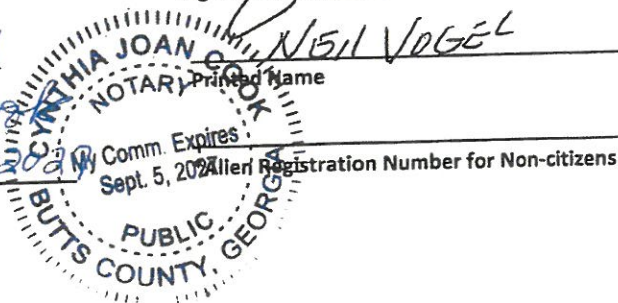
 Fund RAISER
Category of Public Benefit

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
 24th DAY OF July 20 24

 Cynthia Joan Cook
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-5-2024

 Neil Vogel 7-24-24
Signature of Applicant Date





E-VERIFY AFFIDAVIT
Locust Grove, GA

E-verify Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6(d), stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly know as E-Verify, or any subsequent replacement in O.C.G.A. § 36-60-6(d). Furthermore, the undersigned applicant verifies one of the following with respect to my application for the above mentioned document:

- 1. (a) _____ The individual, firm or corporation employed more than ten (10) employees.
- (b) The individual, firm or corporation employed ten (10) or fewer employees.

If the employer selected 1(a) please fill out Section 2 below.

- 2. The undersigned private employer attests that its federal work authorization user identification number and date of authorization are listed below:

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

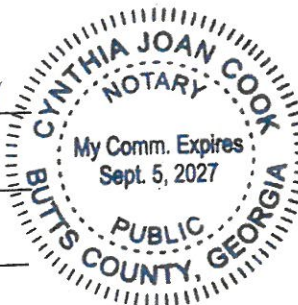
Neil Vogel
Signature of Authorized Officer or Agent

NEIL VOGEL
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

24th DAY OF July, 2024

Cynthia Joan Cook
NOTARY PUBLIC
My Commission Expires: 9-5-2027





FINANCE & ADMINISTRATION
General Council on Finance and Administration

OF THE UNITED METHODIST CHURCH

PO Box 340029
Nashville, TN 37203-0029

January 30, 2018

LOCUST GROVE UNITED METHODIST CHURCH
PO BOX 277
LOCUST GROVE GA 30248-0277

Re: Certification of Inclusion in The United Methodist Church Group Tax Exemption Ruling

Affiliated Organization: LOCUST GROVE UNITED METHODIST CHURCH

Affiliated Organization's Employer Identification Number (EIN): 41-1994910

This letter will certify that the affiliated organization named above is included in The United Methodist Church Group Tax Exemption Ruling ("UMC GroupRuling"). In particular, as stated in the GroupRuling determination letter issued to The United Methodist Church by the Internal Revenue Service ("IRS"), this affiliated organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

This certification letter is issued by the General Council on Finance and Administration of The United Methodist Church ("GCFA"), the central organization for the UMC GroupRuling. As the central organization, GCFA has been granted the authority by the IRS to determine which organizations are included in the UMC GroupRuling. (The IRS Group Exemption Number ("GEN") for the UMC GroupRuling is 2573.) Thus, this certification letter, together with the enclosed copy of the IRS GroupRuling determination letter, serves to verify the tax-exempt status of this affiliated organization.

If you have any further questions, please feel free to contact the GCFA Legal Services Department at (866) 367-4232 or legal@gcfa.org.

Sincerely,

GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF
THE UNITED METHODIST CHURCH

Leticia Mayberry Wright
Assistant General Counsel

Enclosures



OF THE UNITED METHODIST CHURCH

PO Box 340029
Nashville, TN 37203-0029

January 30, 2018

LOCUST GROVE UNITED METHODIST CHURCH
PO BOX 277
LOCUST GROVE GA 30248-0277

Re: Certification of Inclusion in The United Methodist Church Group Tax Exemption Ruling

Affiliated Organization: LOCUST GROVE UNITED METHODIST CHURCH

Affiliated Organization's Employer Identification Number (EIN): 41-1994910

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If you have any further questions, please feel free to contact the GCFA Legal Services Department at (866) 367-4232 or legal@gcfa.org.

Sincerely,

GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF
THE UNITED METHODIST CHURCH

Leticia Mayberry Wright
Assistant General Counsel

Enclosures



CITY OF LOCUST GROVE SPECIAL EVENT PERMIT

APPLICANT:

Locust Grove United Methodist Church

EVENT LOCATION:

211 Peeksville Road

EVENT DESCRIPTION:

Motorcycle and Car Show Fundraiser

DATE AND TIME:

September 28, 2024 from 8:00 AM to 5:00 PM

COUNCIL APPROVAL DATE:

August 5, 2024

Issued by the Community Development Director

Date Issued

Applicant's Signature

Date



Community Development Department

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

Item Coversheet

Item: A special event permit request from the Humanity Institute for a Prayer Event.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: July 25, 2024

Workshop Date: N/A

Regular Meeting Date: August 5, 2024

Discussion:

The Humanity Institute, Inc., located at 555 Lester Mill Road, requests a Special Event Permit to host a Prayer Event on Saturday, October 12, from 9:30 AM to 8:00 PM.

- Any Music/Entertainment is subject to the City's Noise Ordinance.
- No food is to be sold without obtaining proper permits from the Health Department.
- Event location:
 - 555 Lester Mill Road, Locust Grove, GA 30248
- The duration of the event (including setup and breakdown).
 - Setup will start on October 9th; the event will take place on October 12th; the breakdown will occur on October 14th.

- Contact information for the person who will be onsite during the event.
 - **Paul Patel – (678) 898-1653**

- Which merchants will have booths at the event?
 - N/A

- Permission from property owner?
 - **The applicant is the property owner.**

Comments:

N/A

Recommendation:

Staff recommends **APPROVAL** of the applicant's request.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Paul Patel	Submittal Date: July 25, 2024
Organization: Humanity Institute Inc	Event Date(s)*: October 12, 2024
Type of Event: Ground Prayers Before Start of Construction	Event Time(s): 9:30 am to 8:00 pm

*Please provide the following information a **minimum of thirty (30) days** prior to the event date.

This request will be placed on the next available City Council agenda for a hearing.

The applicant (or designated representative) must attend this hearing.

Applicant's local address:	1245 Mill Creek Lane Stockbridge GA 30281
Applicant's e-mail address:	paul@humanityinstitute.com
Location of the Event:	555 Lester Mill Road Locust Grove GA 30248
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Paul Patel (678)898-1653
Description of the nature of the special event:	Religious Prayers
Identify sponsors and/or merchants participating in the event.	None
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	None
Duration of the event (including setup and take down)	Setup To Start Oct 9th / Event Oct 12th /Take Down Oct 14
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	Audio Video System for the Priest to rewrite prayers. TVs To Display Project Renderings & To Display Donors Who Have Donated To Humanity Projects.

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works staff requested – additional fees may apply
- All fees* are payable to the City of Locust Grove in the amount of \$150
 - *If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature: _____

Date: July 25, 2024



E-VERIFY AFFIDAVIT

Locust Grove, GA

E-verify Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6(d), stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly know as E-Verify, or any subsequent replacement in O.C.G.A. § 36-60-6(d). Furthermore, the undersigned applicant verifies one of the following with respect to my application for the above mentioned document:

1. (a) _____ The individual, firm or corporation employed more than ten (10) employees.
- (b) _____ The individual, firm or corporation employed ten (10) or fewer employees.

If the employer selected 1(a) please fill out Section 2 below.

2. The undersigned private employer attests that its federal work authorization user identification number and date of authorization are listed below:

27-1697980
Federal Work Authorization User Identification Number

7/25/2024
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.



Signature of Authorized Officer or Agent

Paul Patel
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

_____ DAY OF _____, 20_____

NOTARY PUBLIC

My Commission Expires: _____



AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

 ✓ I am a United States citizen.

OR

 I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

555 Lester Mill Road Locust Grove GA 30248
Address of applicant named above


(678)898-1653
Telephone Number

Humanity Institute Inc
Name of individual, business, corporation, partnership or other private entity for whom application is being made

None
Category of Public Benefit

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
____ DAY OF _____ 20____

 July 25, 2024
Signature of Applicant Date
Paul Patel
Printed Name

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

*Alien Registration Number for Non-citizens

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 25 2012
SHREE SAI PARIVAR USA INC
C/O KAPIL HANDA
2310 PARKLAKE DRIVE STE 525
ATLANTA, GA 30345

Employer Identification Number:
27-1697980
DLN:
17053304302001
Contact Person:
JACOB A MCDONALD ID# 31649
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(i)
Form 990 Required:
No
Effective Date of Exemption:
January 18, 2010
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

SHREE SAI PARIVAR USA INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lois G. Lerner".

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

SHREE SAI PARIVAR USA, INC.
a Domestic Nonprofit Corporation

has filed articles/certificate of amendment in the Office of the Secretary of State on 11/10/2023 changing its name to

Humanity Institute, Inc.
a Domestic Nonprofit Corporation

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 11/17/2023.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed
Secretary of State
Filing Date: 11/10/2023 8:47:26 AM

Article 1

Business Name : SHREE SAI PARIVAR USA, INC.
Control Number : 10004036

Article 2

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : Humanity Institute, Inc.
Effective Date : 11/10/2023

Article 3

The date of the adoption of the amendment was: 09/12/2023

Article 3

The amendment was adopted by the board of directors :
With member approval.

Article 4

The date of the adoption of the amendment was: 09/12/2023

Article 5

The undersigned does hereby certify that a request for publication of a notice of the filing of articles of amendment to change the corporation's name along with the publication fee of \$40.00 has been forwarded to the legal organ of the county of the registered office as requested by O.C.G.A 14-3-1005.1.

Authorizer Information

Authorizer Signature : Pravin M. Patel

Authorizer Title : Officer



CITY OF LOCUST GROVE SPECIAL EVENT PERMIT

APPLICANT:

Humanity Institute Inc.

EVENT LOCATION:

555 Lester Mill Road

EVENT DESCRIPTION:

Prayer Event

DATE AND TIME:

October 12, 2024 (setup on October 9th; event on October 12th;
breakdown on October 14th)

COUNCIL APPROVAL DATE:

August 5, 2024

Issued by the Community Development Director

Date Issued

Applicant's Signature

Date



Community Development Department

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

Item Coversheet

Item: A special event permit request for Community Bible Fellowship Church's Cornhole Tournament Fundraiser.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: July 29, 2024

Workshop Date: N/A

Regular Meeting Date: August 5, 2024

Discussion:

Community Bible Fellowship Church requests a Special Event Permit to host a Cornhole Tournament Fundraiser at the Locust Grove City Park located on Cleveland Street on Saturday, September 7, 2024, from 8:00 AM to 7:00 PM.

- Any Music/Entertainment is subject to the City's Noise Ordinance.
- No food is to be sold without obtaining proper permits from the Health Department.
- Event location:
 - City of Locust Grove City Park on Cleveland Street
- The duration of the event (including setup and breakdown).
 - September 7, 2024, 8:00 AM to 7:00 PM

- Contact information for the person who will be onsite during the event.
 - **Sharon Dewberry – (770) 313-2741**

- Which merchants will have booths at the event?
 - **Shorty's BBQ & More, LLC**

- Permission from property owner?
 - **Approval of this special event request will also grant permission from the property owner, The City of Locust Grove.**

Comments:

N/A

Recommendation:

Staff recommends **APPROVAL** of the applicant's request.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>Sharon Dewberry</u>	Submittal Date: <u>7/29/2024</u>
Organization: <u>Community Bible Fellowship Char</u>	Event Date(s)*: <u>09-07-2024</u>
Type of Event: <u>Fundraiser Corn Hole Tour.</u>	Event Time(s): <u>8:00 AM - 7:00 PM</u>

*Please provide the following information a minimum of thirty (30) days prior to the event date.


This request will be placed on the next available City Council agenda for a hearing.

The applicant (or designated representative) must attend this hearing.

Applicant's local address:	<u>1010 Bethany Ln Locust Grove, GA 30248</u>
Applicant's e-mail address:	<u>ceo.ministry@charter.net</u>
Location of the Event:	<u>Park on Cleveland St Locust Grove</u>
Name and telephone number of onsite contact who will be onsite for the duration of the event.	<u>Sharon Dewberry 770-313-2741 John Dewberry 770-313-1780</u>
Description of the nature of the special event:	<u>Corn Hole Tournament Fundraiser</u>
Identify sponsors and/or merchants participating in the event.	<u>Shorty's BBQ & More, LLC</u>
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	<u>(NONE)</u>
Duration of the event (including setup and take down)	<u>8:00 AM - 7:00 PM</u>
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	<u>Light music for Winning Announcements</u>

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works staff requested – additional fees may apply
- All fees* are payable to the City of Locust Grove in the amount of \$150
 - *If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature:  Date: 7/29/2024



AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

I am a United States citizen.

OR

I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

Sharon Dewberry
Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

1010 Bethany Ln Locust Grove GA 30248 770 313 2741
Address of applicant named above Telephone Number

Community Bible Fellowship Church Church fundraiser Com Hole
Name of individual, business, corporation, partnership or other private entity for whom application is being made Category of Public Benefit Tournament

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 29th DAY OF NOVEMBER 2024
Amber Jean Cook
NOTARY PUBLIC My Comm. Expires 11-15-2027
NOTARY PUBLIC, GEORGIA
PUTTS COUNTY, GEORGIA

Sharon Dewberry 11/29/2024
Signature of Applicant Date
Sharon Dewberry
Printed Name

*Alien Registration Number for Non-citizens

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 27 2005**

COMMUNITY BIBLE FELLOWSHIP CHURCH
C/O JOHN H DEWBERRY
PO BOX 1074
HAMPTON, GA 30228

Employer Identification Number:
20-1919634
DLN:
17053045026005
Contact Person:
CASEY A SUTFIELD ID# 31474
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
DECEMBER 31
Public Charity Status:
170 (b) (1) (A) (i)
Form 990 Required:
NO
Effective Date of Exemption:
JANUARY 1, 2005
Contribution Deductibility:
YES

Dear Applicant:

We are pleased to inform you that, upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c) (3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c) (3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Information for Exempt Organizations Under Section 501(c) (3) for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501 (b) (3)
Letter 947 (50/CG)

COMMUNITY BIBLE FELLOWSHIP CHURCH

are exempt from these requirements.

UNRELATED BUSINESS INCOME TAX RETURN

If you receive more than \$1,000 annually in gross receipts from a regular trade or business you may be subject to Unrelated Business Income Tax and required to file Form 990-T, Exempt Organization Business Income Tax Return. There are several exceptions to this tax:

1. Income you receive from the performance of your exempt activity is not unrelated business income.
2. Income from fundraisers conducted by volunteer workers, or where donated merchandise is sold, is not unrelated business income.
3. Income from routine investments such as certificates of deposit, savings accounts, or stock dividends is usually not unrelated business income.

There are special rules for income derived from real estate or other investments purchased with borrowed funds. This income is called "debt financed" income. For additional information regarding unrelated business income tax see Publication 598, Tax on Unrelated Business Income of Exempt Organizations, or call our toll free number shown above.

PUBLIC INSPECTION OF APPLICATION AND INFORMATION RETURN

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return, or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

FUNDRAISING

Contributions to you are deductible only to the extent that they are gifts and no consideration is received in return. Depending on the circumstances, ticket purchases and similar payments in conjunction with fundraising events may not qualify as fully deductible contributions.

CONTRIBUTIONS OF \$250 OR MORE

Donors must have written substantiation from the charity for any charitable contribution of \$250 or more. Although it is the donor's responsibility to obtain written substantiation from the charity, you can assist donors by

COMMUNITY BIBLE FELLOWSHIP CHURCH

found in the instructions for Form 990 and Form 990-EZ, or you may call our toll free number to obtain additional information on how to correct and report this transaction.

EMPLOYMENT TAXES

If you have employees, you are subject to income tax withholding and the social security taxes imposed under the Federal Insurance Contribution Act (FICA). You are required to withhold Federal income tax from your employee's wages and you are required to pay FICA on each employee who is paid more than \$100 in wages during a calendar year. To know how much income tax to withhold, you should have a Form W-4, Employee's Withholding Allowance Certificate, on file for each employee. Organizations described in section 501(c)(3) of the Code are not required to pay Federal Unemployment Tax (FUTA).

Employment taxes are reported on Form 941, Employer's Quarterly Federal Tax Return. The requirements for withholding, depositing, reporting and paying employment taxes are explained in Circular E, Employer's Tax Guide, (Publication 15), and Employer's Supplemental Tax Guide, (Publication 15-A). These publications explain your tax responsibilities as an employer.

CHURCHES

Churches may employ both ministers and church workers. Employees of churches or church-controlled organizations are subject to income tax withholding, but may be exempt from FICA taxes. Churches are not required to pay FUTA tax. In addition, although ministers are generally common law employees, they are not treated as employees for employment tax purposes. These special employment tax rules for members of the clergy and religious workers are explained in Publication 517, Social Security and Other Information for Members of the Clergy and Religious Workers. Churches should also consult Publications 15 and 15-A. Publication 1828, Tax Guide for Churches and Religious Organizations, also discusses the various benefits and responsibilities of these organizations under Federal tax law.

PUBLIC CHARITY STATUS

Every organization that qualifies for tax-exemption as an organization described in section 501(c)(3) is a private foundation unless it falls into one of the categories specifically excluded from the definition of that term [referred to in section 509(a)(1), (2), (3), or (4)]. In effect, the definition divides these organizations into two classes, namely private foundations and public charities.

Public charities are generally those that either have broad public support or actively function in a supporting relationship to those organizations.

Public charities enjoy several advantages over private foundations. There are certain excise taxes that apply to private foundations but not to public charities. A private foundation must also annually file Form 990-PF, Return of Private Foundation, even if it had no revenue or expenses.



CITY OF LOCUST GROVE SPECIAL EVENT PERMIT

APPLICANT:

Community Bible Fellowship Church

EVENT LOCATION:

City of Locust Grove Park on Cleveland Street

EVENT DESCRIPTION:

Cornhole Tournament Fundraiser

DATE AND TIME:

September 7, 2024, 8:00 AM to 7:00 PM

COUNCIL APPROVAL DATE:

August 5, 2024

Issued by the Community Development Director

Date Issued

Applicant's Signature

Date



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Ordinance to amend the FY 23 General Fund Operating and Capital Improvements Budget for the Half-Year of 2024

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, General Fund only.

Date Received: July 31, 2024

Workshop Date: N/A (but some discussion at last workshop and at Planning Advance

Regular Meeting Date: August 5, 2024

Discussion:

Attached is the Ordinance for the General Fund Midyear Budget Amendment. Most of this clears up ongoing overages in Benefits and Retirement; however, there are capital items related to some needed vehicle purchases at outlined below:

Department	Vehicle Type (Price)	Reason
Police	Chevrolet Pickup (\$52,500)	Replace with Fire Marshal
Community Development	Chevrolet Pickup (\$52,500)	Replace CE (blown engine)
Comm. Dev. > Police	Fire Marshal Pursuit Veh.	Replace with Truck
Administration > Police	2016 Ford (16,000 mi)	Swap for newer Kia

This does not affect any remaining in Public Works. We did, as mentioned before deleted all Personnel related expenditures in Parks and Recreation as well as increased revenues from certain GF Sources.

Recommendation:

RECOMMEND APPROVAL OF FY 2024 GENERAL FUND MIDYEAR BUDGET AMENDMENT.

ORDINANCE NO. _____

TO REVISE THE OPERATING AND CAPITAL IMPROVEMENTS BUDGET OF THE CITY OF LOCUST GROVE FOR THE FIRST HALF OF THE 2024 FISCAL YEAR PURSUANT TO SECTIONS 6.35 AND 6.36 OF THE CITY CHARTER; TO PROVIDE FOR ADDITIONAL UNAPPROPRIATED FUNDS FOR CERTAIN OPERATING EXPENDITURES IN THE GENERAL FUND; TO AUTHORIZE THE CITY MANAGER AND CITY CLERK TO CARRY OUT ALL NECESSARY PROCEDURES TO MAKE ALL AMENDMENTS TO THE BUDGET AND OPERATE FINANCIAL OPERATIONS IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Amendment of Appropriations of the Fiscal Year 2023 General Funds Budget. That certain General Fund appropriation accounts are **INCREASED** a net of **\$177,950.00** as shown in **Exhibit “A”**.

SECTION 2. Amendment of the Fiscal Year 2024 General Fund Operating and Capital Improvements Budget. Pursuant to Section 6.35 and 6.36 of the City Charter, the Mayor and Council hereby amends the General Fund Operating and Capital Improvements Budget of the City of Locust Grove, Georgia for the 2024 Fiscal Year, which begins January 1, 2024, and ends on December 31, 2024, as attached hereto, and incorporated herein at **Exhibit “A”**.

SECTION 3. Statement of Legal Level of Control. That the “legal level of control” as defined in O.C.G.A. 36-81-3 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further Budget amendment approved by the Mayor and City Council.

SECTION 4. Statement of Lapse on All Appropriations. That all appropriations shall lapse at the end of the fiscal year.

SECTION 5. Authorization of City Manager and City Clerk. The City Manager as Budget Officer and City Clerk are hereby authorized to install the necessary Budget Amendments and generate necessary adjustments to continue the financial operations of the City in accordance with the Code of Ordinances of the City of Locust Grove.

SECTION 6. Severability.

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

B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this

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

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

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 5th day of August 2024

VINCENT WILLIAMS, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk
(Seal)

CITY ATTORNEY

EXHIBIT "A"

**AMENDED FINAL GENERAL FUND OPERATING AND CAPITAL
IMPROVEMENTS BUDGET
FOR THE CITY OF LOCUST GROVE, GEORGIA
FOR THE FISCAL YEAR 2024 – First Half (50%)**

Selected Revenues and Expenditures

Budget Amendment 2024

100-3-0000-311710 FRANCHISE TAX - ELECTRIC
 100-3-0000-322130 BLDG PERMIT/INSPECTIONS -COMM
 100-3-0000-361000 INTEREST REVENUES
 100-3-0000-389900 PRIOR YEAR REVENUE
subtotal Revenues

100-5-1510-512100 GROUP INSURANCE
 100-5-1510-512400 RETIREMENT
 100-5-1510-531107 BANK & CREDIT CARD CHARGES
 100-5-2650-512100 GROUP INSURANCE
 100-5-2650-512400 RETIREMENT
 100-5-3230-512100 GROUP INSURANCE
 100-5-3230-512400 RETIREMENT
 100-5-3230-542200 VEHICLES
 100-5-4210-512400 RETIREMENT
 100-5-6220-511100 REGULAR EMPLOYEES
 100-5-6220-511300 OVERTIME
 100-5-6220-512100 GROUP INSURANCE
 100-5-6220-512200 FICA (SOCIAL SECURITY)
 100-5-6220-512400 RETIREMENT
 100-5-6220-512700 WORKER'S COMPENSATION
 100-5-6220-512750 UNEMPLOYMENT TAX - GEORGIA
 100-5-6220-541101 TANGER PARK
 100-5-6220-541300 BUILDINGS
 100-5-7220-512100 GROUP INSURANCE
 100-5-7220-512400 RETIREMENT
 100-5-7220-512700 WORKER'S COMPENSATION
 100-5-7220-521301 TECHNICAL - SOFTWARE
 100-5-7220-523900 ABATEMENT
 100-5-7220-542500 EQUIPMENT
 100-5-7220-542200 VEHICLES
 100-5-7220-579000 CONTINGENCIES

2024 Budget	2024 to Date	Percent	Proposed FY 24	Amendment	Percent	
570,000.00	611,936.16	107.36%	615,000.00	45,000.00	7.89%	
500,000.00	822,577.50	164.52%	900,000.00	400,000.00	80.00%	
75,000.00	120,585.85	160.78%	165,000.00	90,000.00	120.00%	
2,768,735.00	-	0.00%	2,946,685.00	177,950.00	6.43%	
3,913,735.00	1,555,099.51	39.73%	4,626,685.00	712,950.00	18.22%	
94,000.00	95,198.63	101.28%	165,000.00	71,000.00	75.53%	
55,000.00	93,119.37	169.31%	110,000.00	55,000.00	100.00%	
25,000.00	35,969.82	143.88%	60,000.00	35,000.00	140.00%	
27,000.00	32,362.56	119.86%	55,000.00	28,000.00	103.70%	
13,500.00	14,555.78	107.82%	25,000.00	11,500.00	85.19%	
414,000.00	419,636.42	101.36%	600,000.00	186,000.00	44.93%	
215,000.00	252,674.93	117.52%	365,000.00	150,000.00	69.77%	
155,000.00	146,900.00	94.77%	200,000.00	45,000.00	29.03%	
87,500.00	76,309.28	87.21%	110,000.00	22,500.00	25.71%	
37,500.00	-	0.00%	-	(37,500.00)	-100.00%	
1,500.00	-	0.00%	-	(1,500.00)	-100.00%	
4,500.00	-	0.00%	-	(4,500.00)	-100.00%	
500.00	-	0.00%	-	(500.00)	-100.00%	
3,500.00	-	0.00%	-	(3,500.00)	-100.00%	
750.00	-	0.00%	-	(750.00)	-100.00%	
300.00	-	0.00%	-	(300.00)	-100.00%	
7,500.00	-	0.00%	2,500.00	(5,000.00)	-66.67%	
5,000.00	-	0.00%	2,500.00	(2,500.00)	-50.00%	
100,000.00	90,878.24	90.88%	175,000.00	75,000.00	75.00%	
55,000.00	75,007.32	136.38%	110,000.00	70,000.00	127.27%	
12,000.00	16,250.66	135.42%	17,500.00	8,000.00	66.67%	
100,000.00	43,313.65	43.31%	80,000.00	(20,000.00)	-20.00%	
15,000.00	-	0.00%	2,500.00	(12,500.00)	-83.33%	
7,500.00	-	0.00%	1,500.00	(6,000.00)	-80.00%	
		0.00%	52,500.00	52,500.00	0.00%	
2,500.00	-	0.00%	500.00	(2,000.00)	-80.00%	
subtotal expenditures	1,439,050.00	1,392,176.66	96.74%	2,134,500.00	712,950.00	33.40%
Net	2,474,685.00	162,922.85	6.58%	2,492,185.00	-	0.00%



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution for Propitious – Annexation Education Services

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, General Fund.

Date Received: July 31, 2024

Workshop Date: N/A (but some discussion at last workshop and at Planning Advance)

Regular Meeting Date: August 5, 2024

Discussion:

Attached is the Resolution to enter into a contract with Propitious, LLC. for educational services related to the upcoming Referendum on Annexation to give those living within those areas enough information to make that decision on November 5, 2024.

Recommendation:

RECOMMEND APPROVAL.

ORDINANCE _____

AN ORDINANCE TO ENTER INTO A CONTRACT BETWEEN THE CITY OF LOCUST GROVE AND PROPITIOUS, LLC; TO PROVIDE CONSULTING SERVICES RELATED TO ANNEXATION EDUCATIONAL SERVICES; TO AUTHORIZE THE MAYOR PRO TEM TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE SAID CONTRACT; TO AUTHORIZE THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY OF LOCUST GROVE, AS NECESSARY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

WHEREAS, the City has identified a need for a to provide educational services as part of an upcoming referendum for annexation to be held on November 5, 2024 (“Project”); and

WHEREAS, Propitious, LLC has put forth efforts with the education of the public regarding SPLOST and T-SPLOST in years past for the Chamber as well as other agencies; and,

WHEREAS, the City desires to enter into a contractual agreement with Propitious for certain services for education of the public as part of this overall course of action to inform the public fully of the upcoming question; and,

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Approval of Contract. The Contract between the City and Propitious, LLC., as attached hereto and upon approval by the City Attorney and incorporated herein by reference as **Exhibit “A”** is hereby approved.

SECTION 2. Approval of Execution. The Mayor Pro Tem is hereby authorized to execute the Contract as described in **Exhibit "A"** and the City Manager, or his designee, is authorized to take those actions necessary to effectuate this Ordinance and perform the obligation of the City under said Agreement.

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

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

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

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

SO ORDAINED by the Council of the City this 5TH day of August 2024.

CITY OF LOCUST GROVE, GEORGIA

VINCENT WILLIAMS, Mayor Pro Tem

ATTEST:

MISTY SPURLING, City Clerk

SEAL

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**CONTRACT BETWEEN
THE CITY OF LOCUST GROVE
AND PROPITIOUS, LLC**

April 4, 2024

Andy Welch
City of Locust Grove Council

Dear Andy and Council Members,

Thank you for your interest in our campaign consulting services, particularly for the upcoming November 2024 General Election concerning those affected by annexation. We are eager to outline our proposed services designed to effectively reach and educate your target audience.

Here's a detailed breakdown of the proposed project components and their associated costs:

- **Direct Mail:** 4 rounds at a total cost of \$11,823.08
- **Digital Ads:** Estimated 616,000 impressions at a total cost of \$4,928.00
- **Live Calls:** 1 round at a total cost of \$2,000.00
 - **Subtotal:** \$18,751.08

For door-to-door canvassing, we recommend engaging an external service to personally reach out to households:

- **Canvassing 1,500 doors** of the most active voters at \$6.375 per door, totaling \$9,562.50

Total Project Cost: \$28,313.58

Our team will handle all aspects of design and messaging. We are prepared to initiate this project on July 12, 2024. Please review the proposed services and let us know which options you wish to utilize or if there are any adjustments you would like to discuss further.

We look forward to the possibility of collaborating with you to achieve impactful results.

Best regards

Charles Mobley

Propitious LLC