



EXISTING LAND USE – 2010

Existing Land Use – 2010 Update

Locust Grove, Georgia has increased dramatically in the decade of 2000 – 2010, adding over 400% in land area through aggressive annexation and nearly 125% in population as part of the rapid growth of the Atlanta area Exurbs in the boom years of 2003 – 2006. The city began experiencing early signs of what is now termed the Great Recession towards the end of 2006 and through the current period. As such, the rapid pace and expectations of future growth have changed and need revision.

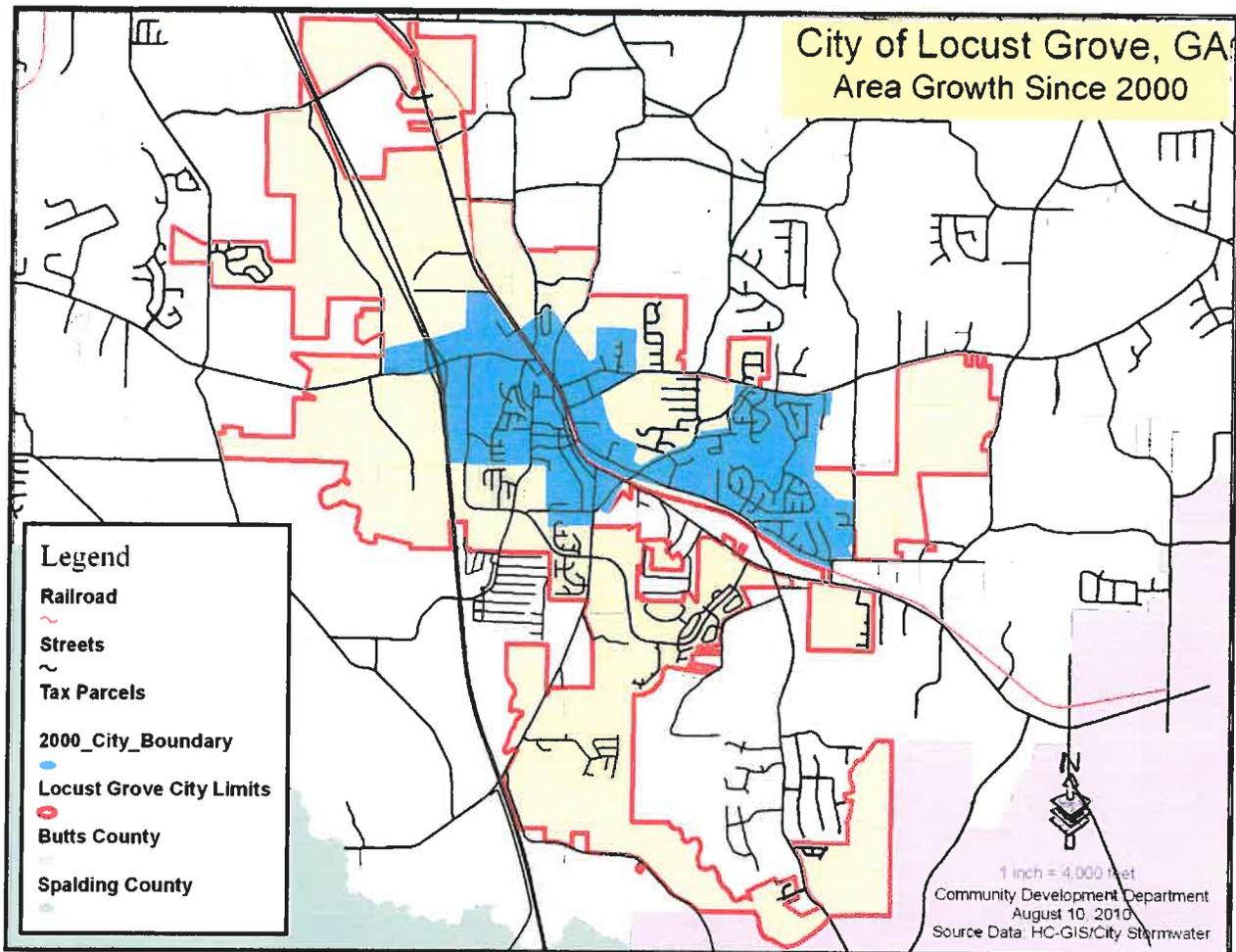


Figure 1. Growth in city limits since 2000. Area in orange shows new territory added into the city. Area in blue denotes the old 2000 Census boundary for the City of Locust Grove. The city has grown from just over 2.1 square miles to over 10.75 square miles as of 2008, the last year of new annexation.

Need for Revision of Population, Housing Units, and Employment

In late 2004 and early 2005, the City of Locust Grove completed a Methodology Report for Development Impact Fees. Due to the anticipation for exponential growth, the figures on the following page predicted a 2010 population of 10,383 and 2025 population of 39,177.



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**Table F-2
Population Forecast Trends
2004 - 2025**

Year	City Forecast	Straight Line (trend)	"Ess" Curve
2004	3,518		3,316
2005	4,180		4,505
2006	4,940		6,048
2007	7,380		7,999
2008	9,620		10,383
2009	13,520		13,180
2010	17,160		16,307
2011		18,565	19,621
2012		20,575	22,940
2013		22,263	26,081
2014		23,991	28,658
2015		25,686	31,305
2016		27,406	33,278
2017		29,114	34,642
2018		30,821	36,047
2019		32,529	36,958
2020		34,236	37,636
2021		35,944	38,132
2022		37,652	38,756
2023		39,359	38,945
2024		41,067	39,080
2025		42,775	39,177

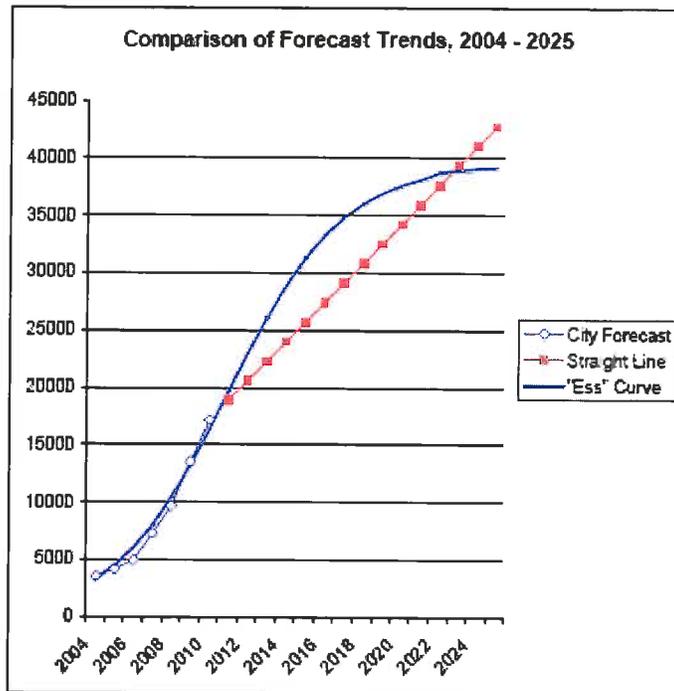


Table F-2 of Impact Fee Methodology Report Showing Expected Population Growth, 2005

The actual effect of the Great Recession has been a flat population growth rate since late 2007, with a 2009 estimate of population by the Atlanta Regional Commission slightly negative, with only 5,137 persons inside the current limits.

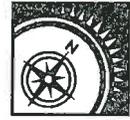
**Table F-3
Dwelling Unit Forecasts
2005 - 2025**

Year	Population	Average Household Size*	Dwelling Units**
2005	4,505	2.62	1,710
2006	6,048	2.61	2,300
2007	7,999	2.81	3,047
2008	10,383	2.60	3,982
2009	13,180	2.60	5,037
2010	16,307	2.76	6,243
2011	19,621	2.79	7,524
2012	22,940	2.79	8,912
2013	26,081	2.78	10,025
2014	28,658	2.78	11,138
2015	31,305	2.77	12,088
2016	33,278	2.77	12,869
2017	34,642	2.76	13,466
2018	36,047	2.76	13,986
2019	36,958	2.75	14,364
2020	37,636	2.76	14,652
2021	38,132	2.74	14,670
2022	38,756	2.74	15,139
2023	38,945	2.73	15,238
2024	39,080	2.73	15,216
2025	39,177	2.73	15,380

*Based on annualized observed change 1990 - 2000.
**Based on estimated rate of 7%.

Table F-3 of Impact Fee Methodology Report Showing Expected Increase in Housing Units

Table F-3 is basically a historical document at this point in time due to the need for revisions of the effect of the Great Recession. Staff will begin looking at detailed estimates with calibration expected with the release of the 2010 Census Redistricting (PL 94-171) data. The basis of approach will likely be a relatively flat rate of growth through the bulk of the 2010 – 2020 decade, with likelihood of more modest growth in the 2017 – 2027 period. The rationale is the need for accommodation of nearly 3 million more people in the Atlanta region by 2040 and the availability of land and infrastructure near the urbanized area.



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Table F-5 from Impact Fee Methodology Report Showing Expected Increase in Employment, 2005

The historical figures for employment are also overstated from the Great Recession actual growth experienced since 2005. Most new additions to employment have been related to services and retail, including the Strong Rock Christian School and new development around the Tanger Outlet Center. Originally a total of 9,458,000 square feet of commercial space will be needed by 2025. This figure is likely needed to be adjusted as well, although the importance of the Bill Gardner Interchange as an emerging Regional Retail Attractor should be acknowledged, especially in the period of 2017 – 2027.

Existing Land Use

Staff recently completed an extensive update of Existing Land Use, utilizing 2009 Aerial Photography, Building Permit data, and Land Use permits currently underway. The attached report and map show that over 40% of the property within the city limits is undeveloped and vacant, with no specific use at this time, including agriculture or forestry. Including agricultural tracts, the total land that awaits future development pressure is just over 53%. This figure is down from the original 2005 figure of nearly 60%, due mainly to development of residential subdivisions, Strong Rock, and the current Walmart retail area. Next is residential land use, with 17% currently occupied with residential structures. Another 4% lies in terms of vacant lots that will require a substantial resurgence of home construction to absorb this inventory. The relative percentage is not materially different from 2005.

In terms of nonresidential types of land use, Public and Institutional dominate, including government structures, churches, and schools, nearly three times the 2005 figure. Commercial is next at 4%, or slightly less than 2005, mostly due to reclassification of vacant properties under conservation use. Industrial also declined markedly to less than 1%, namely due to proposed warehouse area developments permanently on hold. Transportation, Communications, and Utilities comprise nearly 9% of the land area, which is less than typical estimates of 10-12% of all development types. Finally, Open Space leaps to 8% of the city's land area, namely due to increased knowledge of the property's development potential and the fact that certain properties have land area devoted to open space in Locust Grove Station, Pristine Forest, and Grove Village, to name a few.

Table F-5 Employment Forecasts 2005 - 2025

	Population	Employees per capita	Total Employment
2005	4,505	0.482086	2,172
2006	6,049	0.484761	2,932
2007	7,999	0.487440	3,869
2008	10,383	0.490134	5,089
2009	13,180	0.492843	6,496
2010	16,307	0.495566	8,081
2011	19,821	0.498305	9,777
2012	22,940	0.501059	11,494
2013	26,061	0.503829	13,140
2014	28,899	0.506613	14,640
2015	31,305	0.509413	15,947
2016	33,279	0.512226	17,046
2017	34,842	0.515059	17,948
2018	36,047	0.517906	18,669
2019	36,959	0.520766	19,247
2020	37,635	0.523646	19,707
2021	38,132	0.526540	20,078
2022	38,756	0.529451	20,519
2023	38,945	0.532377	20,729
2024	39,080	0.535319	20,920
2025	39,177	0.538278	21,088

Forecasts are based on the estimated number of employees per capita applied to the population forecast of the city.



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In all, the city's 6,884 acres is only half developed, meaning that the population can more than double, as well as a marked increase in employment. The fact that cities typically develop at higher intensities as land becomes scarce (i.e., higher densities, greater intensity of building coverage per acre or Floor Area Ratio (FAR)), the prospect of triple-digit increases in population and employment can be expected over the next 15-20 years.

Next Steps

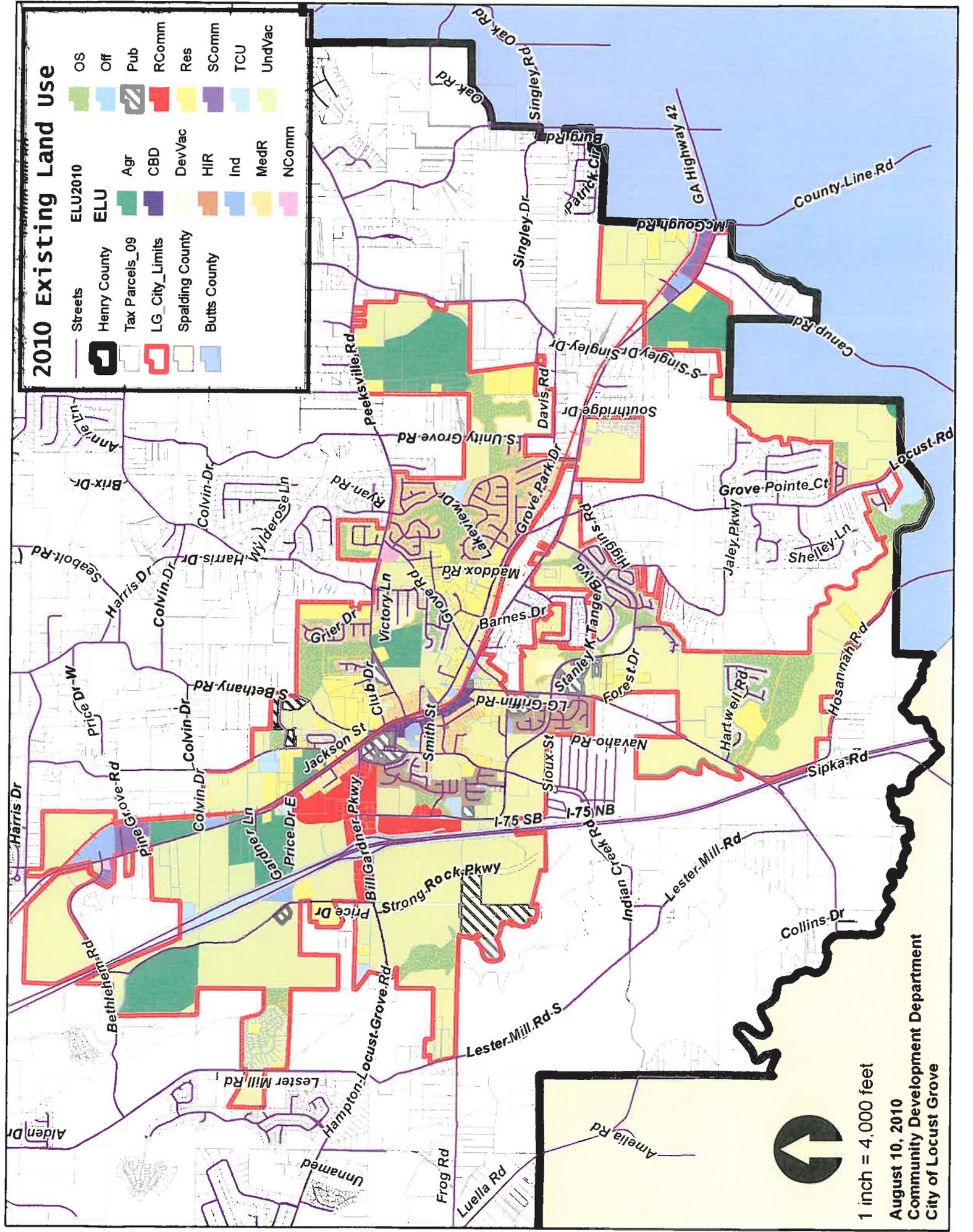
Staff will be working with Henry County as we continue refining the figures from the Census and the new Plan 2040 ARC figures in this area so that an update to the Joint Comprehensive Plan can be achieved for at least the Locust Grove area, although likely a more thorough revision will be required to incorporate changes in Henry County as well.

Attachments

1. Existing Land Use Map (Entire City)
2. Existing Land Use Map (Central City Area for detail)
3. Summary Table of Existing Land Use Map Categories

2010 Existing Land use

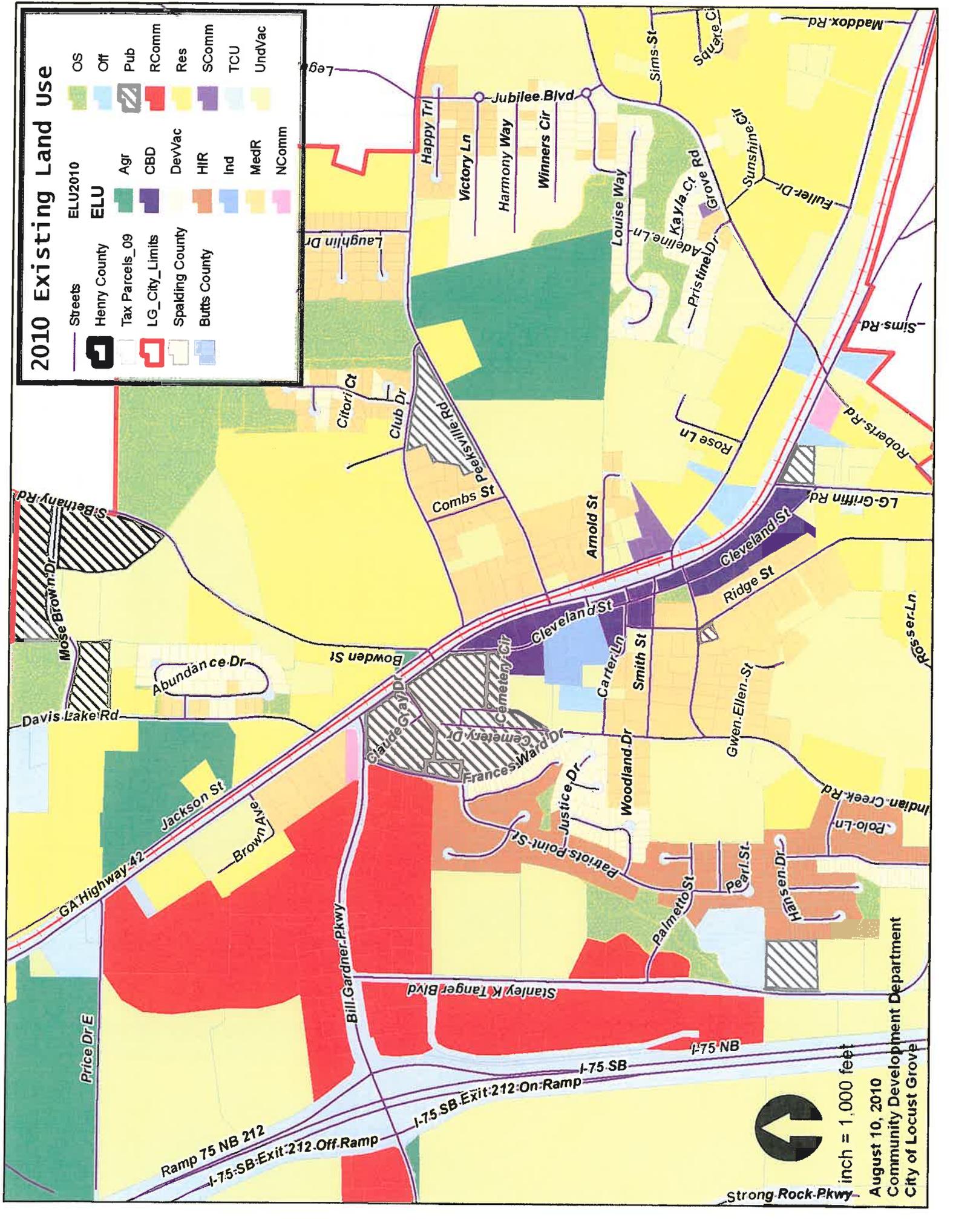
Streets	Henry County	ELU2010	OS
Tax Parcels_09	Spalding County	ELU	Off
LG_City_Limits	Butts County	Agr	Pub
Spalding County		CBD	RComm
Butts County		DevVac	Res
		HIR	SComm
		Ind	TCU
		MedR	UndVac
		NComm	



1 inch = 4,000 feet
 August 10, 2010
 Community Development Department
 City of Locust Grove

2010 Existing Land Use

Streets		ELU2010	ELU
	Henry County		
	Tax Parcels_09		
	LG_City_Limits		
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	Agr		
	CBD		
	DevVac		
	HIR		
	Ind		
	MedR		
	NComm		



inch = 1,000 feet

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Community Development Department
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Strong Rock Pkwy

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Sum of Shape_Area	Area Analysis					
ELU	Total	Acres	SqMi	Percent	Classification Text	Notes
Agr	28,211,824.15	647.65	1.01	9.4%	Agriculture	Down due to classification of Undeveloped/Vacant (See Below)
CBD	826,110.87	18.96	0.03	0.3%	Central Business District	Part of "Commercial". Decreased due to some Industrial property and some "Undeveloped/Vacant" property lying within the old area boundary.
DevVac	13,297,323.64	305.26	0.48	4.4%	Developed/Vacant	New classification takes into account Great Recession developments.
HIR	4,236,303.02	97.25	0.15	1.4%	High Density Residential	Part of "Residential", but also a lot of property reclassified to Undeveloped/Vacant or Developed/Vacant (LGS Area)
Ind	2,628,574.24	60.34	0.09	0.9%	Industrial	Decreased due to "Undeveloped/Vacant" land that was potentially supposed to be used along Bethlehem Road.
MedR	21,147,563.13	485.48	0.76	7.1%	Medium Density Residential	Part of "Residential", but also a lot of property reclassified to Undeveloped/Vacant or Developed/Vacant (LGS Area)
NComm	842,912.50	19.35	0.03	0.3%	Neighborhood Commercial	Part of "Commercial". Little change from previous designation.
Off	445,303.66	10.22	0.02	0.1%	Office	Part of "Commercial" in former classification.
OS	23,926,682.45	549.28	0.86	8.0%	Open Space	Dramatically increased from 2.1% due to existing development and inclusion of areas nearly permanently protected (or will be) as part of zoning/natural features.
Pub	8,563,973.00	196.60	0.31	2.9%	Public/Institutional	Increased considerably due to (1) Strong Rock development, (2) First Baptist Church new campus, and increased purchase of property by government.
RComm	7,046,310.30	161.76	0.25	2.3%	Regional Commercial	Part of "Commercial". Decreased from previous area to incorporate area 100% certain of development in the near term (i.e., Walmart, QukTrip)
Res	26,188,958.96	601.22	0.94	8.7%	Residential (Low Density)	Previous was 20.1%. This is mainly lower-density residential. If all types are included, then this figure leaps to 17.2% and does NOT include Developed/Vacant lots in foreclosed subdivisions.
SComm	2,956,871.80	67.88	0.11	1.0%	Service Commercial	Part of "Commercial" in former classification. Little change from previous survey, with exception of the emerging node at the south side of the City.
TCU	26,837,505.61	616.10	0.96	8.9%	Transportation, Communications and Utilities	Slightly less than originally estimated, but excludes the old sprayfield site that was taken offline and subsequently traded for the Hosanna Road properties.
UndVac	132,716,753.19	3,046.76	4.76	44.3%	Undeveloped/Vacant	New classification by DCA to better place properties not being used, but otherwise undeveloped. Awaiting development. Old way was "Agriculture and Timber Harvesting", which was 59.8%
(blank)	0.62					
Grand Total	299,872,971.13	6,884.14	10.76	100.0%		

Notes:
 Classified under DCA's latest recommendation for Land Use.
 Updated from initial 2005 - 2006 work done by Community Development.
Will be used for revised population, housing, employment figures for impact fee ordinance revision/development.