



## Community Development Department

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

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## Item Coversheet

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**Item:**        **An Ordinance to rezone property located along South Bethany Road near the intersection with Mose Brown Drive from RA (residential agricultural) to R-2 (single-family residence).**

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

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

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

**Advertised Date:**        **March 1, 2019 – sign placed on property**  
                                  **February 27, 2019 – ad in newspaper**  
                                  **November 1, 2018 – sign placed on property**  
                                  **October 31, 2018 – ad in newspaper**

**Budget Item:**            **No**

**Date Received:**         **October 1, 2018**

**Workshop Date:**        **March 18, 2019**  
                                  **November 19, 2018**

**Regular Meeting Date:**    **April 1, 2019**

### Discussion:

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**Please see the attached Staff Report.**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE APPROXIMATELY 25.5 ACRES LOCATED ALONG SOUTH BETHANY ROAD NORTH OF THE INTERSECTION WITH MOSE BROWN DRIVE, IN LAND LOT 218 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

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

**WHEREAS**, David Standard (the “Applicant”), agent for LG Partners, LLC of McDonough, Georgia, requests rezoning for property located along South Bethany Road north of the intersection with Mose Brown Drive (Parcel ID – 128-02018001) in Land Lot 218 of the 2<sup>nd</sup> District (the “Property”) as shown in the Boundary Survey attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant has submitted an application that is included in the Rezoning Evaluation Report (hereinafter referred to as “Report”) attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, said application requests that the Mayor and City Council of the City of Locust Grove rezone said property from RA (residential agricultural) to R-2 (single-family residence); and,

**WHEREAS**, said request has been reviewed by the Mayor and City Council at Public Hearings held on November 19, 2018 and March 18, 2019 as well as by the City Community Development Director; and,

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

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

**WHEREAS**, the Mayor and City Council have considered the Applicant's request in light of those criteria for rezoning under *Section 17.04.315* of the Code of Ordinances, City of Locust Grove, Georgia.

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

1.

- ( ) That the Property is hereby rezoned from RA (residential agricultural) to R-2 (single-family residence) in accordance with the Zoning Ordinance of the City;
- ( ) That the Applicant's request in said application is hereby **DENIED**.

2.

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

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

3.

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

4.

That, if rezoning is granted, said rezoning of the Property shall become effective immediately.

**SO ORDAINED** by the Council of this City this 1<sup>st</sup> day of April 2019.

\_\_\_\_\_  
**ROBERT S. PRICE, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MISTY SPURLING, City Clerk**

(Seal)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**

**EXHIBIT A**  
**DESCRIPTION OF SUBJECT PROPERTY**

STATE OF GEORGIA

COUNTY OF HENRY

PT-61 075-20 11 - 1883

ROBIN W. FLAKE  
2167 Westbury Court, S.W.  
Marietta, GA. 30064

**QUITCLAIM DEED**

THIS indenture made this the 17<sup>TH</sup> day of MARCH, 2011, between BILLIE H. FLAKE, (hereinafter referred to as GRANTOR) and ROBIN W. FLAKE, (hereinafter referred to as GRANTEE.)

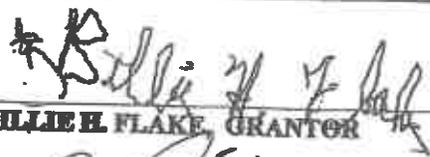
That Grantor, BILLIE H. FLAKE for and in consideration of the sum of Ten (\$10.00) dollars cash paid in hand conveys and quit claims to Grantee, ROBIN W. FLAKE, One Hundred percent (100%) of Grantor's right, title, interest, claim or demand which Grantor may have had in and to the following described property.

All that tract or parcel of land lying and being in Land Lot 218 of the 2<sup>nd</sup> Land District of Henry County, Georgia, containing <sup>RWF</sup> ~~25.89~~ acres, and being more particularly described as follows: To reach the point of beginning, start at the common land lot corner of Land Lots 199, 200, 217, and 218, of the 2<sup>nd</sup> District of Henry County, and run north 0 degrees 16 minutes west 813.18 feet along the west line of Land Lot 218 to an iron pin placed; THIS IS THE POINT OF BEGINNING. Thence running from said point of beginning thus arrived at, and continuing north 0 degrees 16 minutes 34 seconds west and along the west line of Land Lot 218 a distance of 786.53 feet to an iron pin found on said land lot line; thence south 89 degrees 19 minutes 13 seconds east 1463.18 feet to an iron pin placed on the west right of way line of Bethany Road; thence running along said right of way south 3 degrees 24 minutes 37 seconds west 216.18 feet; thence continuing along said right of way south 3 degrees 49 minutes 09 seconds west 205.99 feet; thence continuing along said right of way south 20 degrees 27 minutes 32 seconds west 167.75 feet; thence continuing along said right of way south 25 degrees 09 minutes 50 seconds west 138.94 feet; thence continuing along said right of way south 16 degrees 44 minutes 34 seconds west 100.72 feet to a point on said right of way; thence north 87 degrees 57 minutes 35 seconds west 1285.61 feet to an iron pin placed on the west line of Land Lot 218, the point of beginning.

This day personally appeared, before me BILLIE H. FLAKE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on this the 17<sup>TH</sup> day of MARCH, 2011.

  
UN-OFFICIAL WITNESS

  
BILLIE H. FLAKE, GRANTOR  
  
UN-OFFICIAL WITNESS

  
Notary Public:  
My commission expires:  
Denise Pizzini

  
Doc ID: 014781140001 Type: GCD  
Recorded: 03/22/2011 at 04:33:55 PM  
Fee Amt: \$10.00 Page 1 of 1  
Transfer Tax: \$0.00  
Henrv. SA Clerk of Superior Court

**SIBLEY-MILLER SURVEYING & PLANNING INC.**  
 2028 HWY. 48 NORTH  
 WOODBRIDGE, GA 30188  
 WWW.SIBLEYSURVEYING.COM  
 (770) 328-1333  
 PROFESSIONAL SURVEYORS  
 CIVIL ENGINEERS  
 LAND DESIGN

**RE-ZONE PLAT FOR**  
**DAVID STANDARD**  
**CITY OF LOCUST GROVE**  
**LAND LOT 218, 2nd DISTRICT**  
**HENRY COUNTY, GEORGIA**

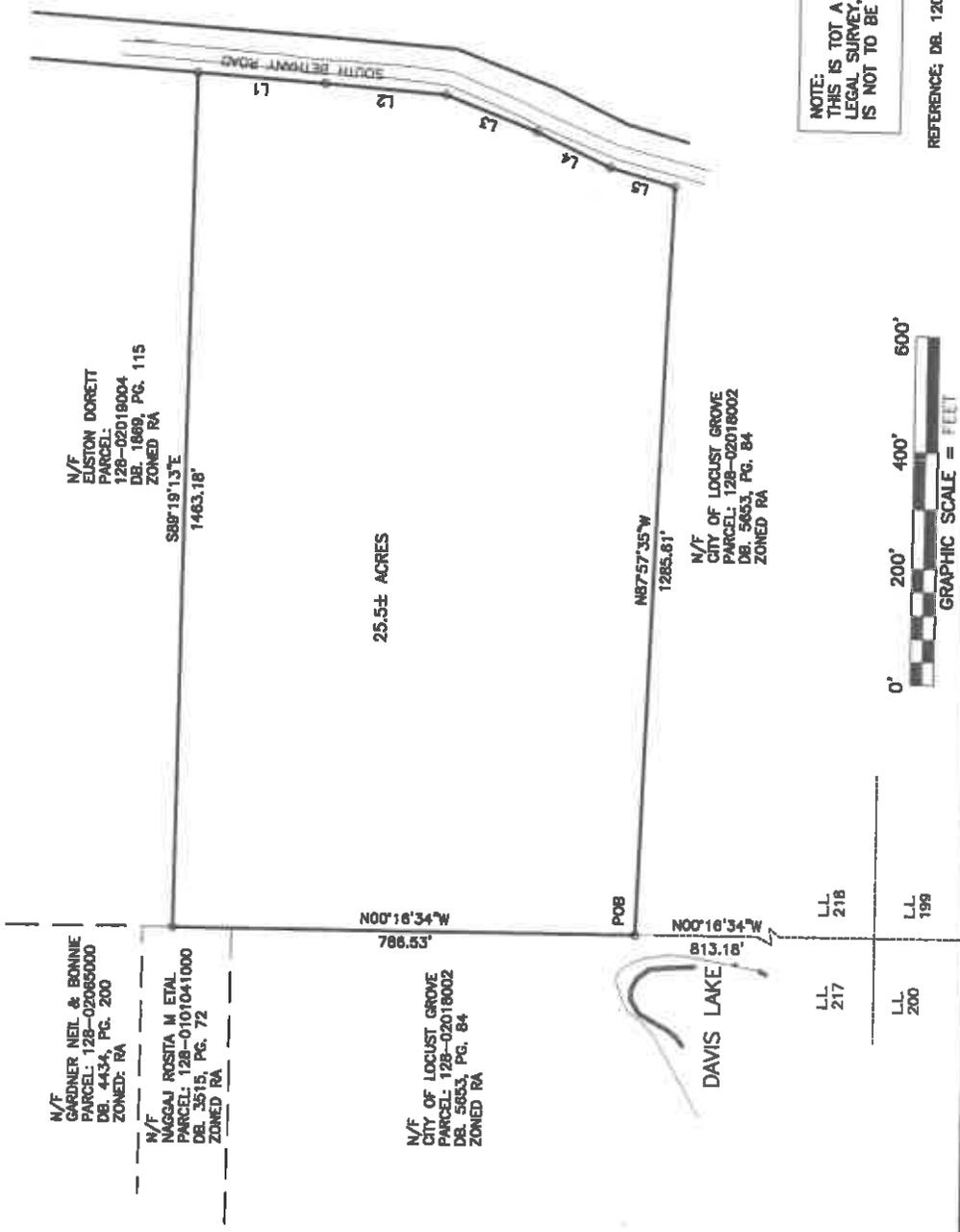


PROJECT NO.:  
 D18011/RE-ZONE PLAT  
 DRAWN BY: LGS  
 SCALE: 1" = 200'  
 DATE: 8-12-2018

**BOUNDARY LINE CHART**

LINE	BEARING	DISTANCE
1	S04°24'27"W	218.18
2	S03°48'09"W	265.99
3	S20°27'32"W	187.75
4	S25°09'50"W	136.94
5	S19°15'59"W	114.75

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13151002760 DATED: 10/06/2018 HENRY COUNTY PANEL 276 OF 305 (MAY 2010)



NOTE: THIS IS NOT A FIELD RUN LEGAL SURVEY, THEREFORE IS NOT TO BE RECORDED



REFERENCE: DB. 12052, PG. 10

N/F  
 GARDNER NEIL & BONNIE  
 PARCEL: 128-02080000  
 DB. 4434, PG. 200  
 ZONED: RA

N/F  
 NAGSAJ ROSITA M ETAL  
 PARCEL: 128-0101041000  
 DB. 3515, PG. 72  
 ZONED: RA

N/F  
 CITY OF LOCUST GROVE  
 PARCEL: 128-02018002  
 DB. 5653, PG. 84  
 ZONED: RA

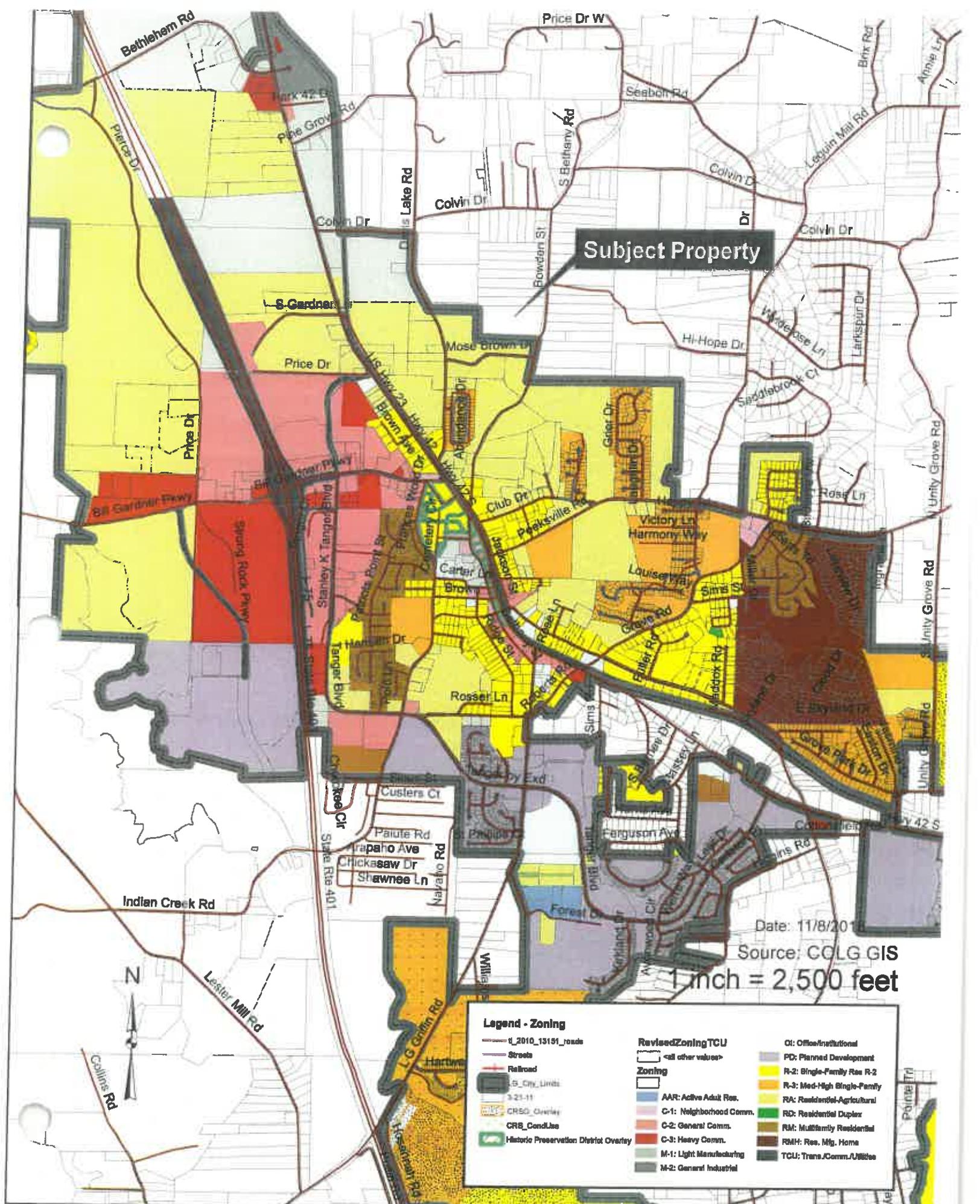
N/F  
 CITY OF LOCUST GROVE  
 PARCEL: 128-02018002  
 DB. 5653, PG. 84  
 ZONED: RA

N/F  
 EUSTON DORETT  
 PARCEL: 128-02018004  
 DB. 1889, PG. 115  
 ZONED: RA

N/F  
 CITY OF LOCUST GROVE  
 PARCEL: 128-02018002  
 DB. 5653, PG. 84  
 ZONED: RA

**EXHIBIT B**  
**REZONING EVALUATION REPORT**





**Subject Property**

Date: 11/8/2011

Source: COLG GIS

1 inch = 2,500 feet

**Legend - Zoning**

2010_13151_roads	<b>RevisedZoningTCU</b>	CI: Office/Institutional
Streets	<all other values>	PD: Planned Development
Railroad	<b>Zoning</b>	R-2: Single-Family Res R-2
S_City_Limits	AAR: Active Adult Res.	R-3: Med-High Single-Family
CRSD_Overlay	C-1: Neighborhood Comm.	RA: Residential-Agricultural
CRE_CondUse	C-2: General Comm.	RD: Residential Duplex
Historic Preservation District Overlay	C-3: Heavy Comm.	RM: Multifamily Residential
	M-1: Light Manufacturing	RMH: Res. Mfg. Home
	M-2: General Industrial	TCU: Trans./Comm./Utilities



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

### Property Information

<b>Tax IDs</b>	128-02018001
<b>Location/address</b>	Land Lot 218 of the 2 <sup>nd</sup> District South Bethany Road north of the intersection with Mose Brown Drive
<b>Parcel Size</b>	Approximately 25.5 acres
<b>Current Zoning</b>	RA (Residential Agricultural)
<b>Request</b>	Rezoning from RA to R-2 (Single-family Residence)
<b>Proposed Use</b>	Low-density residential subdivision
<b>Existing Land Use</b>	Vacant and undisturbed
<b>Future Land Use</b>	Low Density Residential (Density up to 1.5 dwelling units per acre)
<b>Recommendation</b>	Approval with Conditions

### Summary

David Standard, the agent acting on behalf of LG Partners, LLC of McDonough, GA (the "Applicant"), requests rezoning of a tract of land along South Bethany Road north of the intersection with Mose Brown Drive which lies within the incorporated limits of the City of Locust Grove and is approximately 25.5 acres in size (the "Property").

According to the Letter of Intent, the Applicant is seeking to rezone the Property from RA (residential agricultural) to R-2 (single-family residence) in order to develop a 50-lot residential subdivision with a minimum lot size of 18,000 square feet and a minimum lot width of 100 feet. The entire 25.5-acre area lies within the limited development area of the Tussahaw Creek Reservoir Water Supply Watershed District.

The Property lies in an area of the City dominated by the presence of Warren Holder Park and the Locust Grove Event Center. Existing residential properties in the area consist of larger lot RA-zoned tracts lying primarily in unincorporated areas of Henry County. Past rezonings have increased densities in the general area as shown in *Table 1.0*, but the overall development pattern remains single-family, detached housing.



**REZONING  
EVALUATION REPORT**  
FILE: RZ 18-11-04

**March 18, 2019  
November 19, 2018**

**REZONING RA TO R-2**

*Table 1.0:*

Subdivision	Zoning	Lot Count	Min. Lot Size	Min. Lot Width
Club Drive Commons	R-3	41	10,000-12,000 sf	75'
Cottage Grove	R-3	43	12,000 sf	75'
Richmond Park	R-3	123	12,000 sf	80'
Nine Oaks	R-2	77	18,000 sf	100'
<i>Proposed Development*</i>	<i>R-2</i>	<i>50</i>	<i>18,000 sf</i>	<i>100'</i>

*Source: Concept Plan for David Standard. Prepared by Larry G. Sibley, Sibley-Miller Surveying & Planning, dated 9/12/18*

The Property lies within an area identified on the Future Land Use Map as Low-Density Residential. This land-use designation promotes single-family residential developments up to 1.5 dwelling units per acre where sanitary sewer is available. The Applicant submitted a Conceptual Subdivision Plan containing development data that is summarized below in *Table 2.0*.

*Table 2.0:*

<b>DEVELOPMENT DATA (as proposed)</b>	
LOT COUNT	50
LOT SIZE	18,000 square feet minimum (100' x 180 typ.)
GROSS DENSITY	1.96 dwelling units per acre
NET DENSITY	2.30 dwelling units per acre
SETBACKS	(Front) 40', (Side) 15', (Rear) 40'

*Source: Concept Plan for David Standard. Prepared by Larry G. Sibley, Sibley-Miller Surveying & Planning, dated 9/12/18*

The City's R-2 Ordinance requires residential subdivisions in this district that are over eight acres in total area to have access onto an arterial road as identified in the Future Land Use Plan. South Bethany Road is currently classified as a collector road. A more detailed review of the transportation impacts can be found below. The minimum house size in R-2 subdivisions is 1,300 square feet of heated space. There are no requirements for materials that must be used on the facades or amenity areas. Staff recommends that the house in this proposed subdivision be a minimum of 2,000 square feet of heated space and encourages a mixture of exterior materials (brick, stone, cement fiberboard, board and batten, shakes, etc.) where vinyl is prohibited except in soffits, fascias, eaves and other minor architectural accents.

## Service Delivery / Infrastructure

**Water and Sewer:** Water and sanitary sewer services are available via extensions of existing lines in this area.

*Water service* – Water service will be provided by the City of Locust Grove via an existing 8" waterline that terminates at the intersection of South Bethany Road and Mose Brown Drive.

*Preserving the Past... .. Planning the Future*



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

**Sanitary Sewer Service** – Sanitary sewer will be available via the City of Locust Grove’s Davis Lake Interceptor which is currently under development with construction tentatively anticipated to begin in the summer of 2019. Any costs associated with extensions or upgrades to this system will be the responsibility of the developer.

**Land Use:** The proposal is in conformance with the City’s Future Land Use Plan in terms of the nature of the request being single-family residential lots; however, the proposed gross density of 1.96 dwelling units per acre exceeds the 1.5 dwelling units per acre threshold set in the Future Land Use plan for low-density residential uses. The Property does lie entirely within the Tussahaw Creek Reservoir Water Supply Watershed Protection District. On January 7, 2019, the Locust Grove City Council approved an amendment to the ordinance governing projects located in watershed districts<sup>1</sup>. This amendment removed the requirement that all residential developments maintain at least 20% of the development as open space on developments where the minimum lot size is 18,000 square feet or larger.

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

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

**Transportation Impacts:** The submitted Conceptual Subdivision Plan for this request illustrates 50 residential lots on approximately 25.5 acres. *The Institute of Transportation Engineers Trip Generation Manual 7<sup>th</sup> Edition* assigns an average rate of 2.0 trips per house during weekday morning and afternoon peak hours for a total of 100 additional trips being added to the network during peak hours. The Property’s proximity to both Warren Holder Park and the Locust Grove Event Center indicate a high-expectation of increased traffic volumes during non-peak hour times (weekends and after 6pm on weekdays) as families participate in organized recreational activities and other events.

*The Joint Henry County/Cities Comprehensive Transportation Plan (“CTP”)* classifies South Bethany Road as a Collector connecting local subdivision streets with arterial streets.

**Impact.** The development will continue to add more vehicles to a growing traffic corridor in an incremental manner. Consideration should be given towards preserving land for additional improvements to the existing public right-of-way. Immediate improvements to South Bethany Road will be analyzed once documents are submitted for the construction of the site including, but not limited to, turn lanes, accel/decel lanes, alternative traffic control measures, and providing operational and lane capacity to address future traffic volumes.

<sup>1</sup> See Ordinance No. 19-01-005, approved by the City Council on 1/7/19.



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

REZONING RA TO R-2

## Criteria for Evaluation of Rezoning Request

### Section 17.04.315 Procedure for Hearing before City Council.

- (a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**
- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** Discussion: The main impact here will be transitioning a vacant, agriculturally-zoned property to a more traditional low-density residential use.
  - (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request will allow a higher, more permissive zoning use (R-2) that is consistent with other low-density residential projects that have access to sanitary sewer.
  - (3) **Consistency with the Land Use Plan.** Discussion: The site is consistent with the Future Land Use Plan in terms of usage; however, the proposed gross density of 1.96 dwelling units per acre is higher than the stated density of up to 1.5 dwelling units per acre when sanitary sewer is present. Development patterns in this area of the City reflect higher density (smaller lot) residential uses as R-3 subdivisions such as Club Drive Commons, Richmond Park, and Cottage Grove. Nine Oaks Subdivision on Peeksville Road is the nearest R-2 development to the request. It is reasonable to assume changes in the development patterns to higher density and more intensive uses for this area as availability to sanitary sewer is introduced in the near future as the Davis Lake Interceptor comes online.
  - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be an impact on infrastructure in the area. The City will collect Development Impact Fees and Water & Sewer Impact fees on a per lot basis to mitigate these impacts. Site specific impacts will be addressed during the review phase through coordination between the City, County and Developer.
  - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have a relatively small impact in terms of increased traffic volumes; however, these impacts are able to be absorbed by the existing network with little to no reduction in the Level of Service. This project is estimated to add approximately 200 trips to the existing traffic volume during peak weekday hours.



# REZONING EVALUATION REPORT

FILE: RZ 18-11-04

March 18, 2019  
November 19, 2018

## REZONING RA TO R-2

- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: The only adjacent areas where this development will impact privately-owned residential properties are to the north and northwest and both of these properties are vacant. The properties to the south and west are owned by the City of Locust Grove and the property to the east is South Bethany Road; however, there is a single-family residence positioned directly across South Bethany Road from this proposed development.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site is vacant and undeveloped. Developing it as it is currently zoned is neither consistent with the Future Land Use Plan nor does it provide the highest and best use for the property due to the anticipated presence of sanitary sewer in the area.
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: There are no known physical conditions or limitations that could preclude the use of the site; however, the developer will be required to protect and buffer any and all streams as required by the City's Watershed District ordinance and other environmentally-sensitive areas. The developer must also protect a minimum of 20% of the area as open space as prescribed by Ordinance.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the City's zoning ordinance and with future and existing development patterns in the area.

## Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. House size shall be a minimum of 2,000 square feet (heated).
2. Accel/decel lanes shall be installed as warranted by traffic volumes.
3. Use of vinyl shall be prohibited other than in soffits, eaves and fascia boards.
4. All lots shall be accessed via internal subdivision streets and there shall be a fifteen (15) foot No Access easement along the lots fronting South Bethany Road.
5. The developer agrees to grant the City a sanitary sewer easement as part of the Davis Lake Interceptor project.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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**SIBLEY-MILLER**  
**SURVEYING & PLANNING INC.**  
 1000 W. 10th Street  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112  
 Website: www.sibley-miller.com

**CONCEPT PLAN**  
**DAVID STANFORD**  
**CITY OF LOCUST GROVE**  
**LAND LOT 218, 2nd DISTRICT**  
**HENRY COUNTY, GEORGIA**



DATE: 4-13-18  
 DRAWN BY: LCB  
 PROJECT NO.: 18010101



ALL THE SURVEYED PLACES SHOWN HEREON ARE THE PROPERTY OF THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA. THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA, IS THE OWNER OF THE LAND SHOWN HEREON. THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA, IS THE OWNER OF THE LAND SHOWN HEREON.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60
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### Request for Zoning Map Amendment

Name of Applicant LG Partners LLC Phone: 770-351-6919 Date: \_\_\_\_\_

Address Applicant: 255 Race Track Rd McDonough GA Cell # \_\_\_\_\_  
30252

City: McDonough State: GA Zip: 30252 E-mail: David@standardpropertiesinc.com

Name of Agent \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Address Agent: \_\_\_\_\_ Cell # \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Concept Plan Review  Conditional Use  Conditional Exception  Modifications to Zoning Conditions

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

Request from RA to R-2  
(Current Zoning) (Requested Zoning)

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

For the Purpose of R-2 Residential Subdivision  
(Type of Development)

Address of Property: South Bethany Road

Nearest intersection to the property: Mose Brown Dr

Size of Tract: 25.5 acre(s), Land Lot Number(s): 218, District(s): 2nd

Gross Density: 1.96 units per acre

Net Density: 2.30 units per acre

Property Tax Parcel Number: 128-02018001 (Required)

Vanessa Jackson  
Witness' Signature

[Signature]  
Signature of Owner/s

Vanessa Jackson  
Printed Name of Witness

Opus' Stanford  
Printed Name of Owner/s

[Signature]  
Notary 9-20-20

Signature of Agent

(For Office Use Only)

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

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

Pre-application meeting: \_\_\_\_\_ Date: \_\_\_\_\_

Public Hearing

Date: \_\_\_\_\_

Council Decision: \_\_\_\_\_ Ordinance: \_\_\_\_\_

Date Mapped in GIS: \_\_\_\_\_ Date: \_\_\_\_\_

### Applicant Campaign Disclosure Form

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

Yes \_\_\_\_\_ No

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

# Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
Yes \_\_\_\_\_ No

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

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Council/Planning Commission Member
	0	

We certify that the foregoing information is true and correct, this 28 day of Sept, 2018.

William David Standard  
Applicant's Name - Printed

[Signature]  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of September 2018

[Signature]  
Notary Public

9-20-20

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

### Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
Yes \_\_\_\_\_ No

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

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Council/Planning Commission Member
	0	

We certify that the foregoing information is true and correct, this 28 day of Sept, 2018.

LG Partners, LLC  
Applicant's Name - Printed

  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of September, 2018

  
Notary Public

9-20-20

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

## Letter Of Intent

It is our intent to rezone the subject property from RA to R2 Residential Subdivision.

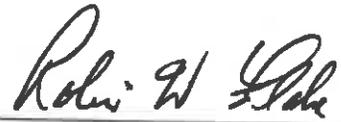
The current concept plan by Sibley –Miller Surveying and Planning Inc. of the 25.5+- acres shows 50 lots 18,000 Sq. ft. or greater with 100 ft. frontages. The Gross Density is 1.96 lots per acre with a net Density of 2.30 lots per acre.

This Project will require Easements from the City Of Locust Grove to connect to Water and Sewer.

rec'd  
10-1-18  
MT

## **Letter of Ownership**

**I Robin W. Flake own the 25+/- acres Being Tax Parcel # 128-02018001 Located on S. Bethany Rd Locust Grove Ga.. Please be advised I currently have the subject property Under Contract with LG Partners LLC and I am aware that LG is currently submitting a Zoning Application with the City of Locust Grove for an R-2 Residential Subdivision.**



*Robin W. Flake*

**Robin W. Flake 9-15-2018**



# CITY OF LOCUST GROVE

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax: (770) 954-1223

**MAYOR**  
Robert Price

**COUNCIL**  
Vernon Ashe  
Keith Boone  
Randy Gardner  
Carlos Greer  
Otis Hammock  
Willie J. Taylor

**CITY MANAGER**  
Tim Young

**CITY CLERK**  
Misty Titshaw

**November 8, 2018**

**Mr. David Standard**  
**LG PARTNERS, LLC**  
**255 Racetrack Road**  
**McDonough, GA 30252**

**RE: Water/Sewer Availability**  
**RZ-18-11-04 – South Bethany Road (Parcel ID – 128-02018001)**  
**Approximately 25.5 acres**  
**Single-family Residential Subdivision**

**Dear Mr. Standard:**

**The City of Locust Grove does provide water service to the above-referenced property via an existing 8-inch line located along South Bethany Road that currently terminates at the intersection with Mose Brown Drive.**

**Under the terms of Service Delivery Strategy between Henry County and the City of Locust Grove, Locust Grove will provide sanitary sewer service to this site via a future line extension tentatively known as the Davis Lake Interceptor currently under design.**

**The City provides water and sanitary sewer services on a first-come, first served basis. Prior to occupancy, the developer will be responsible for making any necessary upgrades to the system in order to provide proper pressures and flows.**

**The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City. Any deviation from the information contained in the Letter of Intent, received by the Community Development Department on October 1, 2018, shall automatically void the information provided herein and shall require a separate re-evaluation by the City.**

**[Continued on Page Two]**

**A portion of the subject property lies in the Tussahaw Creek Reservoir Water Supply Watershed District; therefore, it must meet the guidelines for development set forth in the Locust Grove Watershed Protection Ordinances. A field survey plan and a certification issued by a registered land surveyor or registered engineer verifying areas of the subject property that lie inside the Watershed Protection District and further certifying whether those areas lie in the Limited Development Area or in the Water Quality Critical Area shall be required prior to permitting.**

Respectfully,

A handwritten signature in black ink that reads "Jack Rose". The signature is written in a cursive, flowing style.

**Jack Rose, Director  
Public Works Department**

**CC: Bert Foster, Director, Community Development  
File**

**EXHIBIT C**  
**NOTICE OF PUBLIC HEARING**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 957-9161  
Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which publishes 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.: **587504**  
Name and File No.: **PUBLIC HEARING 3/18/19**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**02/27/19 Wed**

Public Hearing Notice  
City of Locust Grove  
March 18, 2019  
6:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Ordinance Amendment  
AM-19-03-63 An Ordinance  
to amend Title 17, Chapter  
17.04.135, Section 3-7-  
154(B) of the City of Locust  
Grove Code of Ordinances  
which provides for permitted  
uses the C-3 (heavy commer-  
cial) zoning district to include  
self-storage facilities among  
the specifically permitted  
uses; to provide for codifi-  
cation; to provide for sever-  
ability; to repeal conflicting  
ordinances; to provide an  
effective date; and for other  
purposes.

Notice is hereby given as  
required by Chapter 66 of  
Title 36 of the Official Code  
of Georgia Annotated ("Zon-  
ing Procedures Law") and  
Section 17.04 of the Code of  
Ordinances, City of Locust  
Grove, Georgia, that the Lo-  
cust Grove City Council, on  
Monday, March 18, 2019 at  
6:00 PM, will conduct a pub-  
lic hearing for the purpose of  
the following:

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

Amendment to the Future  
Land Use Map

FLU-AM-19-03-01 Chris  
Eagen, agent for TC Atlanta  
Development, Inc. of Atlanta,  
GA requests an amendment  
to the City's Future Land Use  
Map to change land use de-  
signations from low-density  
residential to industrial for  
properties located at 61 and  
71 Jackson Street (Parcel  
IDs - 128-01028003 and  
128-01028000), north of the  
intersection with Davis Lake  
Road in Land Lot 217 of the  
2nd District in conjunction  
with a rezoning request for  
a distribution facility. The  
properties are approximately  
29.1 acres.

Bert Foster  
Community Development  
Director, City of Locust Grove  
928-587504, 2/27

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

By Dawn Ward  
Legal Advertising Clerk

Sworn and subscribed before me 02/28/19



Notary Public

Rezoning  
RZ-19-03-04 David Stan-  
dard agent for LG Partners,  
LLC of McDonough GA  
requests rezoning from RA  
(residential agricultural) to  
R-2 (single-family residence)  
for property located on  
South Bethany Road north  
of the intersection with Mose  
Brown Drive (Parcel ID -  
128-02018001) in Land Lot  
218 of the 2nd District. The  
property consists of approx-  
imately 26.5 acres and the  
request is for a single-family  
residential subdivision.

RZ-19-03-02 Chris Eagen,  
agent for TC Atlanta Devel-  
opment, Inc. of Atlanta, GA  
requests rezoning from RA  
(residential agricultural) to  
M-1 (light manufacturing)  
for properties located at 61  
and 71 Jackson Street (Par-  
cel IDs - 128-01028003 and  
128-01028000), north of the  
intersection with Davis Lake  
Road in Land Lot 217 of the  
2nd District. The properties  
are approximately 29.1 acres  
and the request is for a dis-  
tribution facility.

**AFFIDAVIT OF SIGN POSTING**

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

1.

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

2.

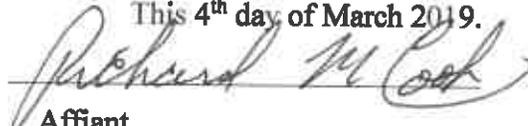
David Standard (RZ-18-11-04), agent for LG Partners, LLC of McDonough, GA, requests a rezoning from RA (residential agricultural) to R-2 (single-family residence) for property located on South Bethany Road north of the intersection with Mose Brown Drive (Parcel ID 128-02018001) in Land Lot 218 of the 2<sup>nd</sup> District. The property consists of approximately 25.5 acres and the request is for a single-family residential subdivision development.

3.

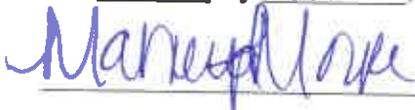
On the 1<sup>st</sup> day of March 2019 at approximately 12:45pm, I, Richard Cook, posted one (1) double-sided sign notification for the purpose of advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 18<sup>th</sup> day of March 2019, at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

This 4<sup>th</sup> day of March 2019.

  
Affiant

Sworn and subscribed before me  
this 4<sup>th</sup> day March, 2019.

  
Notary Public



**Exhibit "A"**

**PUBLIC**  
**REZONING**  
City of Locust Grove  
City Council Meeting  
April 22nd 6:00 PM  
4000 Highway 44 South  
Locust Grove, GA 30248  
NOTE: All interested parties  
should arrive 15 minutes  
before the meeting.  
AGENDA: 1. Roll Call  
2. Public Hearing  
3. Presentation  
4. Discussion  
5. Council Action  
6. Adjourn  
DATE: March 28, 2018  
TIME: 6:00 PM  
**NOTICE**  
This meeting is open to the public.  
All interested parties should arrive  
15 minutes before the meeting.

NO PARKING  
ANYTIME

03 01 2019 12 46

**EXHIBIT D  
CONDITIONS**

Conditions: The Mayor and City Council grant this request subject to the following conditions:

1. House size shall be a minimum of 2,000 square feet (heated).
2. Accel/decel lanes shall be installed as warranted by traffic volumes.
3. Use of vinyl shall be prohibited other than in soffits, eaves and fascia boards.
4. All lots shall be accessed via internal subdivision streets and there shall be a fifteen (15) foot No Access easement along the lots fronting South Bethany Road.
5. The developer agrees to grant the City a sanitary sewer easement as part of the Davis Lake Interceptor project.



## Community Development Department

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

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## Item Coversheet

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**Item:** An ordinance to amend the C-3 (heavy commercial) Ordinance to include self-storage facilities among the list of permitted and conditional uses.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** February 27, 2019  
June 30, 2018

**Budget Item:** No

**Date Received:** NA – City Initiated

**Workshop Date:** March 18, 2019  
July 16, 2018

**Meeting Date:** April 1, 2019

### Discussion:

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Under the C-3 ordinance, self-storage facilities are not enumerated as permitted uses. This amendment seeks to include such uses among the other permitted and conditional uses in this zoning district.

Self-storage facilities that are fully enclosed, climate-controlled and accessible via internal doors shall be permitted outright in the C-3 district provided they are located on properties less than 5 acres and located within a Major Commercial, Mixed-Use Neighborhood/District, Service

---

**Commercial, or Gateway Commercial area on the latest Future Land Use Plan.**

**Self-storage facilities that are not fully enclosed and/or accessible via doors on the exterior walls of the facility on properties less than 10 acres and located within a Service Commercial area on the latest Future Land Use Plan shall be a conditional use pending review and approval by the City Council after a public hearing.**

**Currently, there are three self-storage facilities in the City. One is located in front of the Barnes Station subdivision, which was brought into the City via an annexation by referendum in April 2016. Another facility is Eagle Self Storage which is located on Highway 42, near Sims Superior Seating, south of the City and finally Zack's Mini-warehouses on Bill Gardner Parkway. All these tracts are zoned C-3.**

**The City has received inquiries about building climate-controlled, internally-accessed self-storage facilities in the northeast quadrant of the I-75 interchange.**

**Recommendation:**

---

**Approval**

**ORDINANCE NO. \_\_\_\_\_**

**TO AMEND TITLE 17, CHAPTER 17.04.135, SECTION 3-7-154 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR PERMITTED AND CONDITIONAL USES IN THE C-3 (HEAVY COMMERCIAL) ZONING DISTRICT AND TO INCLUDE SELF-STORAGE FACILITIES AMONG THE SPECIFIC USES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR 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.** Paragraph B of Section 17.04.135 (3-7-154) entitled “Permitted Uses” is hereby amended by inserting new subparagraph (21) and renumbering the remaining subparagraphs accordingly:

(21) Self-storage facilities provided units are fully enclosed and accessible via doors located inside a secured and climate-controlled facility on properties less than 5 acres and located within a Major Commercial, Mixed-Use Neighborhood/District, Service Commercial, or Gateway Commercial area on the latest Future Land Use Plan.

**SECTION 2.** Paragraph D of Section 17.04.135 (3-7-154) entitled “Conditional Uses” is hereby amended by inserting new subparagraph (3):

(3) Self-storage facilities consisting of units accessible via individual doors located on the outer wall(s) of a facility on properties less than 10 acres and located within a Service Commercial area on the latest Future Land Use Plan.

**SECTION 3. Codification.** This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

**SECTION 4. Severability.**

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

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

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

**SECTION 5. Repeal of Conflicting Provision.** Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6. 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 1<sup>st</sup> day of April 2019.

\_\_\_\_\_  
ROBERT S. PRICE, Mayor

ATTEST:

\_\_\_\_\_  
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 957-9161  
Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which publishes 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.: **587504**  
Name and File No.: **PUBLIC HEARING 3/18/19**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**02/27/19 Wed**

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



By Dawn Ward  
Legal Advertising Clerk

Sworn and subscribed before me 02/28/19



Notary Public

**Public Hearing Notice**  
City of Locust Grove  
March 18, 2019  
8:00 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, March 18, 2019 at 8:00 PM, will conduct a public hearing for the purpose of the following:

**Amendment to the Future Land Use Map**  
FLU-AM-19-03-01 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests an amendment to the City's Future Land Use Map to change land use designations from low-density residential to industrial for properties located at 61 and 71 Jackson Street (Parcel IDs - 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District in conjunction with a rezoning request for a distribution facility. The properties are approximately 29.1 acres.

**Rezoning**  
RZ-18-11-04 David Standard, agent for LG Partners, LLC of McDonough, GA requests rezoning from RA (residential agricultural) to R-2 (single-family residence) for property located on South Bethany Road north of the intersection with Moss Brown Drive (Parcel ID - 128-02018001) in Land Lot 218 of the 2nd District. The property consists of approximately 25.5 acres and the request is for a single-family residential subdivision.

RZ-19-03-02 Chris Eagen, agent for TC Atlanta Development, Inc. of Atlanta, GA requests rezoning from RA (residential agricultural) to M-1 (light manufacturing) for properties located at 61 and 71 Jackson Street (Parcel IDs - 128-01028003 and 128-01028000), north of the intersection with Davis Lake Road in Land Lot 217 of the 2nd District. The properties are approximately 29.1 acres and the request is for a distribution facility.

**Ordinance Amendment**  
AM-19-03-03 An Ordinance to amend Title 17 Chapter 17.04.135, Section 3-7-154(B) of the City of Locust Grove Code of Ordinances which provides for permitted uses the C-3 (heavy commercial) zoning district to include self-storage facilities among the specifically permitted uses; to provide for severability to repeal conflicting ordinances; to provide an effective date; and for other purposes.

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

Bert Foster  
Community Development  
Director, City of Locust Grove  
828-587504, 2/27



## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

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**Item:** Ethics Board Hearing Finding

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** Yes, General Fund – Legal Expense

**Date Received:** March 14, 2019

**Workshop Date:** March 18, 2019 – Action Item

**Regular Meeting Date** N/A

#### Discussion:

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Attached are Resolutions for whichever option chosen in terms of Council on the finding you've previously received from the Ethics Board.

"The mayor and council shall decide whether to adopt or reject the finding(s) and determination(s) of the board and impose, modify or reject the punishment recommended by the board. The mayor and council shall not hold a hearing on the recommendation of the board, nor accept new evidence in said matter. The mayor and council shall uphold the findings and determination(s) of the board if there is any evidence to support same. Failure to review and render a decision on the board's decision within sixty calendar days of it being filed with the City clerk shall constitute a dismissal."

#### Recommendation:

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**MOVE TO ADOPT/REJECT (attached)**

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1 | *... in The Grave*



## Community Development Department

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

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## Item Coversheet

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**Item:** Resolution concerning the architectural plans submitted for an accessory building to be located at 122 Cleveland Street.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** March 7, 2019

**Workshop Date:** March 18, 2019

**Regular Meeting Date:** April 1, 2019

**Discussion:**

---

Warren Holder, owner of Warren Holder Equipment ("Applicant"), submitted color building elevation renderings for a proposed accessory building to be located at 122 Cleveland Street.

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

The accessory building is 1600 square feet (40' x 40') and is comprised of corrugated metal siding on all four sides. The structure is approximately 12' high at the doors and 15'

---

high in the back. The front has an off-centered man door and two roll-up doors are located on the adjacent side wall.

The roof is comprised of 20-gauge Galvalume metal panels. Staff recommends a light earth-toned color for the primary panels and a darker color for the accents along the edges. This accessory building will be used for storage, no windows are proposed for security reasons.

The Applicant proposes placing the accessory building to the left of the primary building on an existing concrete slab. In terms of materials used, a similarly-styled building is attached to the right side of the primary building.

**Comments:**

---

The Board may wish to consider requiring the accessory structure to be coated with an EFIS material on all facades visible from the public right-of-way.

**Recommendation:**

---

**I MOVE TO (approve/deny/table) THE RESOLUTION PERTAINING TO THE ARCHITECTURAL PLANS FOR THE ACCESSORY BUILDING AT 122 CLEVELAND STREET.**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR AN ACCESSORY BUILDING LOCATED AT *WARREN HOLDER EQUIPMENT*, IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

***W I T N E S S E T H :***

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

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

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

**WHEREAS**, Warren Holder (“Applicant”) submitted Architectural Plans (“Proposed plans”) on March 7, 2019, illustrating a detached 1,600 square foot accessory building attached hereto as **Exhibit “A”**; and,

**WHEREAS**, the Board reviewed the Proposed Plans during a workshop meeting held on March 18, 2019; and,

**WHEREAS**, the Proposed Plans were found to be generally consistent with the purpose and intent of Chapter 15.44 with placement of certain conditions contained herein, and;

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

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

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Proposed Plans contained in **Exhibit “A”** generally conform to the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
  - a. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.

- b. That said approval shall be in effect for a period of 180 days from the date of this Resolution.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
  4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
  5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
  6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
  7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 1<sup>st</sup> day of April 2019.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

(seal)

APPROVED AS TO FORM:

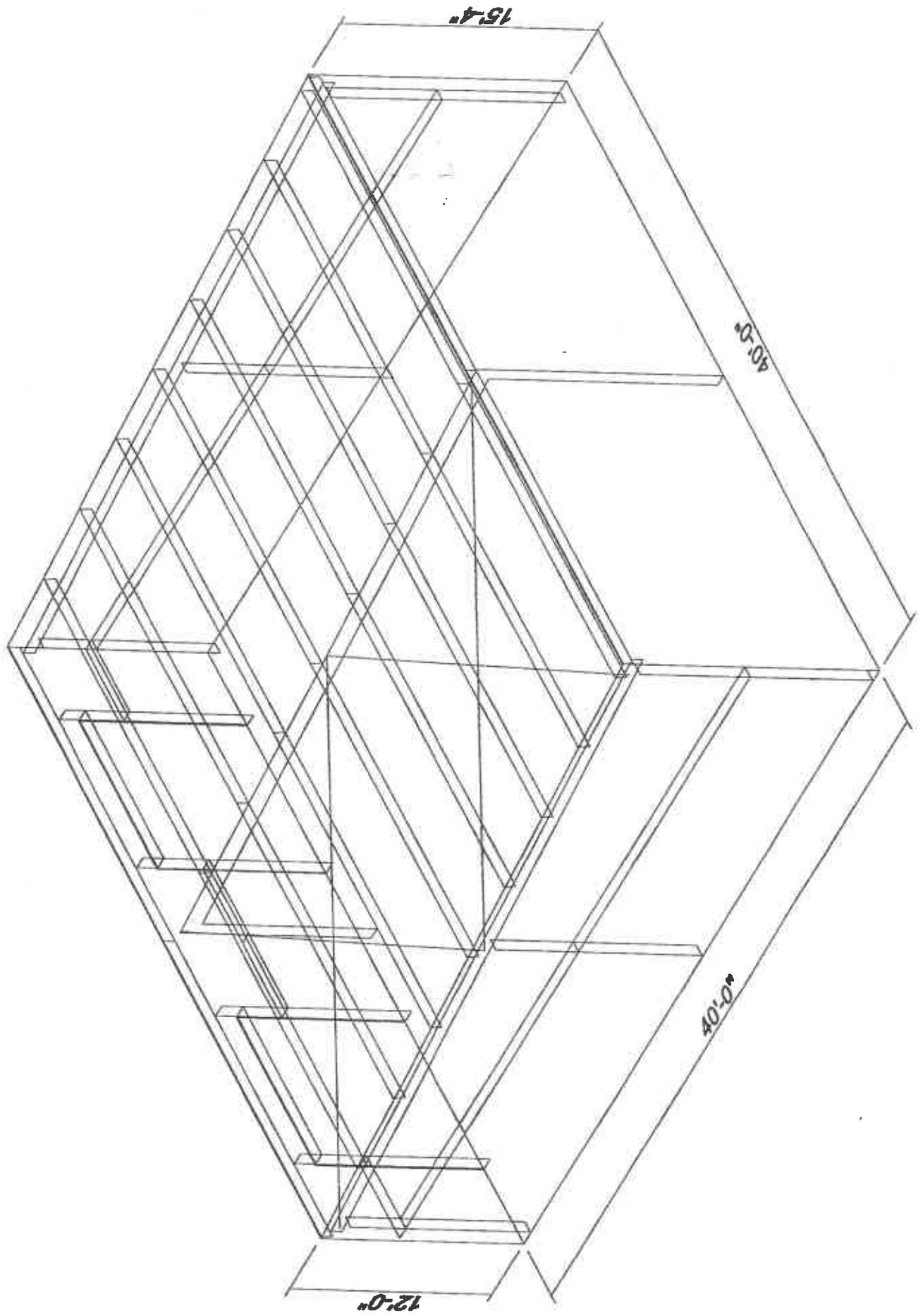
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City Attorney

**EXHIBIT "A"**

**ARCHITECTURAL PLANS FOR ACCESSORY BUILDING**





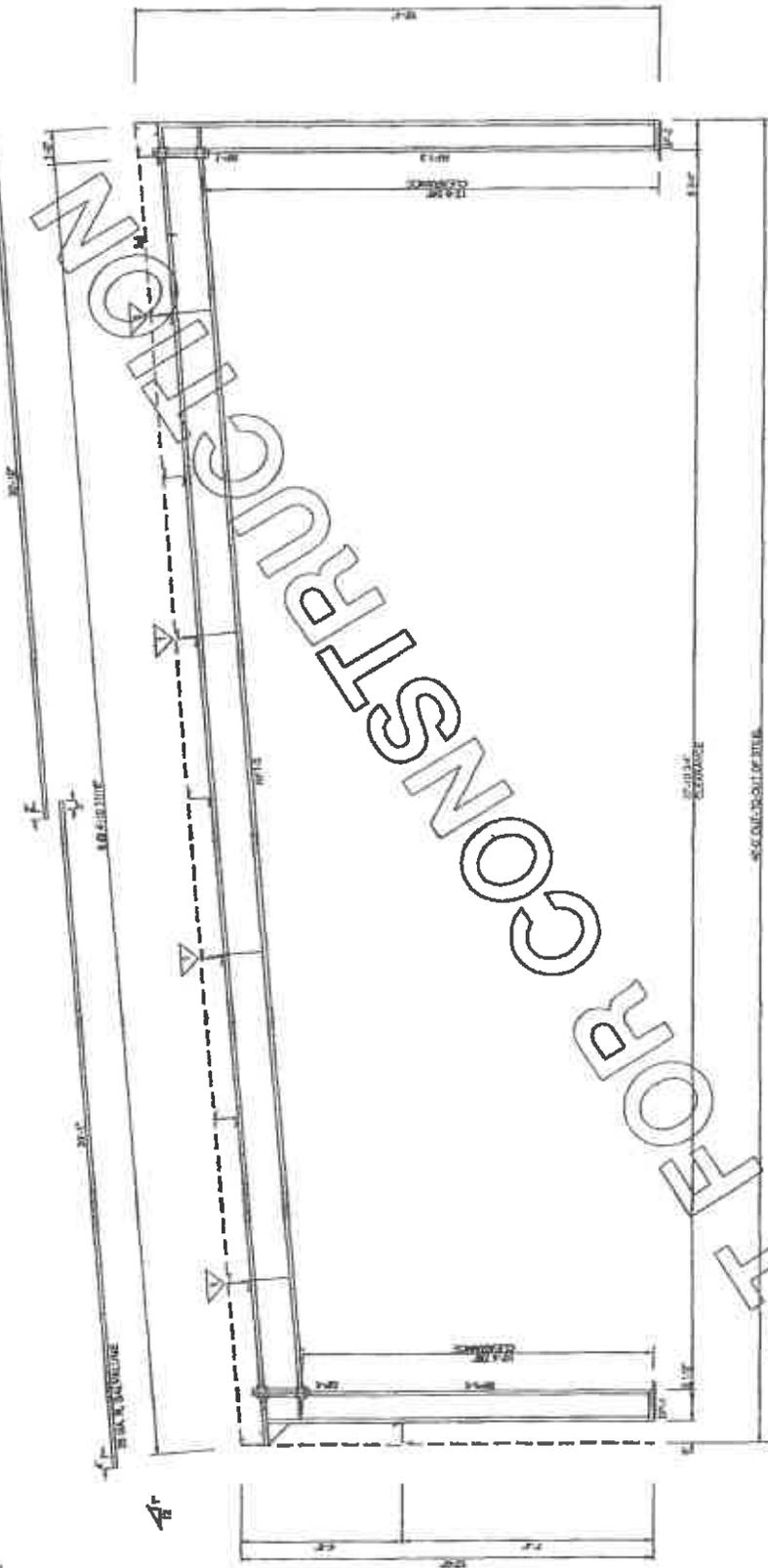
MARK	TOP	BOT	INT	TYPE	DA	LENGTH
DA-1	4	0	0	0	11'	11'

DA	TOP	BOT	INT	TYPE	DA	LENGTH
DA-1	4	0	0	0	11'	11'

PLATE	BRIDGE	WELD	LENGTH
2			2'-4 1/2"

MARK	TOP	BOT	INT	TYPE	DA	LENGTH
DA-1	4	0	0	0	11'	11'

PLATE	BRIDGE	WELD	LENGTH
2			2'-4 1/2"



RIGID FRAME ELEVATION: FRAME LINE 2

\*\*\* NOTE \*\*\*  
 THIS DRAWING IS FOR ESTIMATING PURPOSES ONLY.  
 THIS DRAWING IS NOT FOR CONSTRUCTION.  
 THIS DRAWING IS THE PROPERTY OF STEEL BUILDING SYSTEMS, INC.

REVISIONS	DATE	BY	DATE
1			2/13/98

DENNIS COMBS

REVISIONS	DATE	BY	DATE
1			2/13/98

RIGID FRAME CROSS SECTION

REVISIONS	DATE	BY	DATE
1			

NONE