

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
MONDAY, APRIL 2, 2018 – 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Mayor Robert Price

PLEDGE OF ALLEGIANCE..... Councilman Carlos Greer

PUBLIC COMMENTS..... None

PUBLIC HEARING ITEMS..... 1 Item

1. Proposed Ordinance to rezone property in Carleton Cove subdivision to PR-4 – Ruth Blackwell

APPROVAL OF THE MINUTES..... 2 Items

2. March 5, 2018 Regular Meeting Minutes
3. March 19, 2018 Workshop Meeting Minutes

ACCEPTANCE OF THE FINANCIAL STATEMENT..... 2 Items

4. January 2018 Financial Statement
5. February 2018 Financial Statement

UNFINISHED BUSINESS/ACTION ITEMS..... 5 Items

6. Proposed Ordinance to amend Section 15.28 which provides soil erosion, sedimentation and pollution control regulations
7. Proposed Ordinance to rezone property in Carleton Cove subdivision to PR-4 – Robert Blackwell
8. Proposed Ordinance to rezone property in Carleton Cove subdivision to PR-4 – Ruth Blackwell
9. Special Event request for Tanger Outlet Spring Food Truck event for April 7, 2018 in Tanger Outlet Center
10. Ordinance regarding the appeal of an administrative decision denying vested rights on properties located on Singley Circle, adjacent to the Berkeley Lakes subdivision – Tabled from December 4, 2017

NEW BUSINESS..... NONE

CITY MANAGER'S COMMENTS..... Tim Young

MAYOR'S COMMENTS..... Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL – March 28, 2018 at 16:30

ADA Compliance: Individuals with disabilities who require certain accommodations in order 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.



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 rezone property in Carleton Cove subdivision to PR-4 – Ruth Blackwell

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 18, 2018 -- sign
March 3, 2018 – sign
March 17, 2018 -- ad
February 28, 2018 -- ad

Budget Item: No

Date Received: February 5, 2018

Workshop Date: March 19, 2018

Meeting Date: April 2, 2018

Discussion:

Please see the attached Rezoning Evaluation Report

ORDINANCE NO. _____

**CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA**

**AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 0.9
ACRES IN THE CARLETON COVE AT LOCUST GROVE STATION SUBDIVISION
LOCATED IN LAND LOTS 155 AND 156 OF THE 2ND DISTRICT WITHIN THE CITY
OF LOCUST GROVE, GEORGIA.**

WHEREAS, Dale Hall, agent for Equity Trust Co., Custodian FBO Ruth A. Blackwell, IRA of Brunswick, GA, requests a rezoning (RZ-18-03-02) from PD/R-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties formerly located at 539, 537, 529, 527, and 525 Carleton Place (Parcel IDs 130I-01020000, 130I-01019000, 130I-01015000, 130I-01014000, and 130I-01013000) in Land Lot 156 of the 2nd District consisting of approximately 0.9 acres (hereinafter referred to as the "Properties"). The request is for a planned residential subdivision.

WHEREAS, the Applicant has submitted a rezoning application which is included in the Rezoning Evaluation Report (hereinafter referred to as "Report") attached hereto and incorporated herein by reference as **Exhibit "B"**; and,

WHEREAS, the Applicant is requesting that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone said Properties from PD(R-3) (planned development – single family residence) to PR-4 (planned residential); and,

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on March 19, 2018 and April 2, 2018; and,

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

WHEREAS, the Mayor and City Council have reviewed and considered the Applicant's request and the recommendations of the Staff as presented in the Report in **Exhibit "B"**;

WHEREAS, the Mayor and City Council have considered the Applicant's circumstances in light of those criteria for amendments to the Official Zoning Map under Section 17.04.311 of the *Code of the City of Locust Grove, Georgia*; and,

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

1.

- () That the Properties are hereby rezoned from PD(R-3) to PR-4 in accordance with the Zoning Ordinance of the City
- () 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 Project Narrative and Development Plan 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 the City this 2nd day of April 2018.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT



FINAL REPORT
FOR A PORTION OF
CARLETON COVE
AT LOCUST GROVE STATION
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA
LAND LOTS 156 & 159, 2ND DISTRICT



DATE: 1/15/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 100'



LEGEND

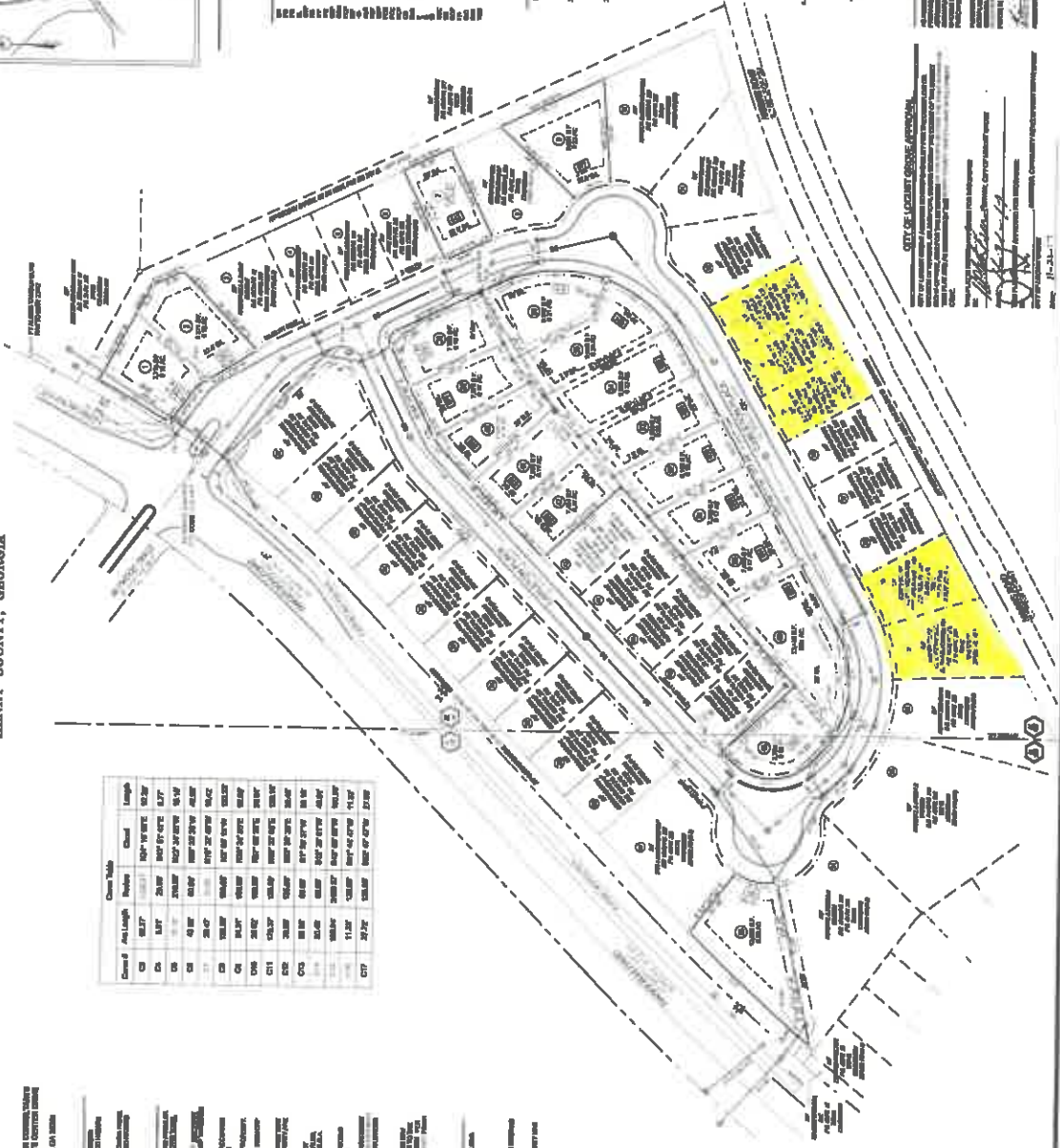
DEVELOPMENT DATA

SURVEYOR CERTIFICATE

CITY OF LOCUST GROVE APPROVAL

THIS IS A PRELIMINARY PLAN OF RECORD. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE CITY OF LOCUST GROVE ORDINANCES.

**FINAL RE-PLAY
FOR A PORTION OF
CARLETON COVE
AT LOCUST GROVE STATION
LAND LOTS 155 & 156 2nd DISTRICT
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA**



Lot #	Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
C1	155.00	155.00	155.00	155.00	155.00
C2	155.00	155.00	155.00	155.00	155.00
C3	155.00	155.00	155.00	155.00	155.00
C4	155.00	155.00	155.00	155.00	155.00
C5	155.00	155.00	155.00	155.00	155.00
C6	155.00	155.00	155.00	155.00	155.00
C7	155.00	155.00	155.00	155.00	155.00
C8	155.00	155.00	155.00	155.00	155.00
C9	155.00	155.00	155.00	155.00	155.00
C10	155.00	155.00	155.00	155.00	155.00
C11	155.00	155.00	155.00	155.00	155.00
C12	155.00	155.00	155.00	155.00	155.00
C13	155.00	155.00	155.00	155.00	155.00
C14	155.00	155.00	155.00	155.00	155.00
C15	155.00	155.00	155.00	155.00	155.00
C16	155.00	155.00	155.00	155.00	155.00
C17	155.00	155.00	155.00	155.00	155.00
C18	155.00	155.00	155.00	155.00	155.00
C19	155.00	155.00	155.00	155.00	155.00
C20	155.00	155.00	155.00	155.00	155.00
C21	155.00	155.00	155.00	155.00	155.00
C22	155.00	155.00	155.00	155.00	155.00
C23	155.00	155.00	155.00	155.00	155.00
C24	155.00	155.00	155.00	155.00	155.00
C25	155.00	155.00	155.00	155.00	155.00
C26	155.00	155.00	155.00	155.00	155.00
C27	155.00	155.00	155.00	155.00	155.00
C28	155.00	155.00	155.00	155.00	155.00
C29	155.00	155.00	155.00	155.00	155.00
C30	155.00	155.00	155.00	155.00	155.00
C31	155.00	155.00	155.00	155.00	155.00
C32	155.00	155.00	155.00	155.00	155.00
C33	155.00	155.00	155.00	155.00	155.00
C34	155.00	155.00	155.00	155.00	155.00
C35	155.00	155.00	155.00	155.00	155.00
C36	155.00	155.00	155.00	155.00	155.00
C37	155.00	155.00	155.00	155.00	155.00
C38	155.00	155.00	155.00	155.00	155.00
C39	155.00	155.00	155.00	155.00	155.00
C40	155.00	155.00	155.00	155.00	155.00
C41	155.00	155.00	155.00	155.00	155.00
C42	155.00	155.00	155.00	155.00	155.00
C43	155.00	155.00	155.00	155.00	155.00
C44	155.00	155.00	155.00	155.00	155.00
C45	155.00	155.00	155.00	155.00	155.00
C46	155.00	155.00	155.00	155.00	155.00
C47	155.00	155.00	155.00	155.00	155.00
C48	155.00	155.00	155.00	155.00	155.00
C49	155.00	155.00	155.00	155.00	155.00
C50	155.00	155.00	155.00	155.00	155.00
C51	155.00	155.00	155.00	155.00	155.00
C52	155.00	155.00	155.00	155.00	155.00
C53	155.00	155.00	155.00	155.00	155.00
C54	155.00	155.00	155.00	155.00	155.00
C55	155.00	155.00	155.00	155.00	155.00
C56	155.00	155.00	155.00	155.00	155.00
C57	155.00	155.00	155.00	155.00	155.00
C58	155.00	155.00	155.00	155.00	155.00
C59	155.00	155.00	155.00	155.00	155.00
C60	155.00	155.00	155.00	155.00	155.00
C61	155.00	155.00	155.00	155.00	155.00
C62	155.00	155.00	155.00	155.00	155.00
C63	155.00	155.00	155.00	155.00	155.00
C64	155.00	155.00	155.00	155.00	155.00
C65	155.00	155.00	155.00	155.00	155.00
C66	155.00	155.00	155.00	155.00	155.00
C67	155.00	155.00	155.00	155.00	155.00
C68	155.00	155.00	155.00	155.00	155.00
C69	155.00	155.00	155.00	155.00	155.00
C70	155.00	155.00	155.00	155.00	155.00
C71	155.00	155.00	155.00	155.00	155.00
C72	155.00	155.00	155.00	155.00	155.00
C73	155.00	155.00	155.00	155.00	155.00
C74	155.00	155.00	155.00	155.00	155.00
C75	155.00	155.00	155.00	155.00	155.00
C76	155.00	155.00	155.00	155.00	155.00
C77	155.00	155.00	155.00	155.00	155.00
C78	155.00	155.00	155.00	155.00	155.00
C79	155.00	155.00	155.00	155.00	155.00
C80	155.00	155.00	155.00	155.00	155.00
C81	155.00	155.00	155.00	155.00	155.00
C82	155.00	155.00	155.00	155.00	155.00
C83	155.00	155.00	155.00	155.00	155.00
C84	155.00	155.00	155.00	155.00	155.00
C85	155.00	155.00	155.00	155.00	155.00
C86	155.00	155.00	155.00	155.00	155.00
C87	155.00	155.00	155.00	155.00	155.00
C88	155.00	155.00	155.00	155.00	155.00
C89	155.00	155.00	155.00	155.00	155.00
C90	155.00	155.00	155.00	155.00	155.00
C91	155.00	155.00	155.00	155.00	155.00
C92	155.00	155.00	155.00	155.00	155.00
C93	155.00	155.00	155.00	155.00	155.00
C94	155.00	155.00	155.00	155.00	155.00
C95	155.00	155.00	155.00	155.00	155.00
C96	155.00	155.00	155.00	155.00	155.00
C97	155.00	155.00	155.00	155.00	155.00
C98	155.00	155.00	155.00	155.00	155.00
C99	155.00	155.00	155.00	155.00	155.00
C100	155.00	155.00	155.00	155.00	155.00

FLOOD NOTE

ALL AREAS SHOWN WITH A FLOOD HAZARD SYMBOL ARE SUBJECT TO FLOODING. THE FLOOD HAZARD SYMBOLS ARE BASED ON THE FLOOD HAZARD DATA FOR THE CITY OF LOCUST GROVE. THE FLOOD HAZARD DATA IS BASED ON THE FLOOD HAZARD DATA FOR THE CITY OF LOCUST GROVE. THE FLOOD HAZARD DATA IS BASED ON THE FLOOD HAZARD DATA FOR THE CITY OF LOCUST GROVE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ORDINANCES AND THE GEORGIA SURVEYING ACT.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ORDINANCES AND THE GEORGIA SURVEYING ACT.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ORDINANCES AND THE GEORGIA SURVEYING ACT.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE ORDINANCES AND THE GEORGIA SURVEYING ACT.

RECEIVED
MAR 06 2018
City of Locust Grove
Community Development

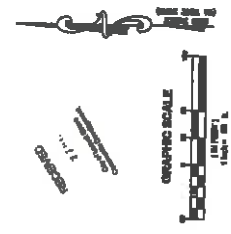


EXHIBIT "B"
REZONING EVALUATION REPORT



REZONING EVALUATION REPORT

FILE: RZ 18-03-02

April 2, 2018
March 19, 2018

PD(R-3) TO PR-4

Property Information

	130I-01020000
	130I-01019000
Tax ID (former)	130I-01015000
	130I-01014000
	130I-01013000
Location/address	Land Lot 156 of the 2 nd District F/K/A 525, 527, 529, 537, and 539 Carleton Place in the Carleton Cove at Locust Grove Station subdivision
Parcel Size	Approximately 0.9 acres
Current Zoning	PD(R-3) (planned development – single family res.)
Request	Rezoning to PR-4 (planned residential)
Proposed Use	Single-family residential subdivision
Existing Land Use	Vacant, developed lots
Future Land Use	High-density residential -- up to six (6) dwelling units per acre (with sanitary sewer)
Recommendation	Consideration for approval due to compliance with FLUM; however, plan and narrative needs to be amended

Summary

Dale Hall, agent for Equity Trust Co., Custodian FBO Ruth A. Blackwell, IRA, of Brunswick, GA ("Applicant") requests a rezoning from PD/R-3 (planned development/single-family residence) to PR-4 (planned residential) for five (5) former lots in the Carleton Cove residential subdivision. The request consists of approximately 0.9 acres. The request is to rezone the property in a manner that is consistent within the existing planned residential subdivision already under construction.

This request, along with the parallel request RZ-18-03-01, represents areas of Carleton Cove subdivision that were neither granted non-conforming status nor re-platted prior to the plat expiration deadline. Presently, Options available to the Applicant include:

- Replat the lots under the current R-3 Ordinance with a 12,000-square foot lot size and an 80-foot lot width minimums resulting in a net loss of three (3) lots from the previous layout.
- Rezone the tracts to PR-4 to allow the them to be developed according to an approved Development Plan that closely follows the original layout of the lots.



REZONING EVALUATION REPORT

FILE: RZ 18-03-02

April 2, 2018
March 19, 2018
PD(R-3) TO PR-4

Service Delivery / Infrastructure/Land Use

Water and Sewer: Water and sanitary sewer services are available by means of existing lines in the area. The Locust Grove Public Works Department confirmed that the facilities have adequate capacity to serve the sites. The City's wastewater treatment facility was constructed by the previous developer of Locust Grove Station as a condition of zoning.

Police Services: The subject properties are 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.

Land Use: The land use in the subject areas is not changing in terms of type of use. If this request is approved, it will be regulated by unique development standards approved by the City Council as prescribed by the PR-4 ordinance.

One stated purpose of the PR-4 zoning classification is to provide infill development for single-family dwellings within higher density areas of the City on individual lots as well as:

- Allow one or more properties to be planned as a unit with development standards tailored to the site.
- Provide maximum flexibility and diversification of lot sizes and architectural styles in the development of the property.
- Maintain consistency with the Henry County / Cities Joint Comprehensive Development Plan, as updated and amended.
- Protect the integrity and character of residential uses in the City.
- Encourage efficient use of land in areas outside of watershed protection areas and allow for preservation of sensitive environmental and cultural resources such as open space, wetlands and topographic features.
- Provide for effective development and use of public facilities and services to the site.
- Encourage use of design features to achieve development that is compatible with the area.
- Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.

Transportation Impacts: The request will have a very minimal impact on the City's transportation network; however, this request is part of a larger planned residential development project will contain several hundred single-family and multi-family units. Transportation impacts have been studied and mitigated as part of DRI #270 (Locust Grove Station) and conditions contained in RZ-18-01-01.



**REZONING
EVALUATION REPORT
FILE: RZ 18-03-02**

**April 2, 2018
March 19, 2018
PD(R-3) TO PR-4**

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 effects of the change to the character of the area will be minimal as the subject property is contained within a developing community with lot sizes similar to what the Applicant is seeking.
 - (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 the continuation of a higher- density residential pattern that has already begun to emerge in this subdivision as part of zonings approved back in the mid-2000s.
 - (2) **Consistency with the Land Use Plan.** Discussion: The site is consistent with the Future Land Use Plan or the Future Land Use Map which illustrates the site for future high-density residential (up to 6.0 dwelling units per acre) uses.
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be a minimal impact on infrastructure in the area. These impacts can be offset by improvements already made to the transportation network and sanitary sewer system as a result of the Locust Grove Station development and by the recent PR-4 zoning granted by the City Council for undeveloped areas in Locust Grove Station. Additional mitigation is possible through capital improvements made via the collection of impact fees as the individual houses are constructed and occupied.
 - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have a minimal impact on the surrounding area in terms of traffic.
 - (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts to adjacent property owners will be minor as the Applicant is seeking permission to continue the development pattern already underway in the Carleton Cove subdivision.



REZONING EVALUATION REPORT

FILE: RZ 18-03-02

April 2, 2018
March 19, 2018
PD(R-3) TO PR-4

- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: The subject property could be developed into residential subdivision lots with 12,000 square foot lot size and 80' lot width minimums which would reduce the lot count from five to two.
- (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: The sites are developed, but vacant. There are no known physical conditions or limitations that preclude the use of these sites.
- (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 of the requested change lies in the request's conformance with the Land Use Map.

Comments

The subject properties were originally platted as part of Carleton Cove final plat in the Locust Grove Station Planned Development (PD/R-3) back in February of 2007. The streets and utilities were installed in this subdivision, but these properties remained vacant although houses were built on other lots in Carleton Cove.

In August 2016, the City Council approved an amendment to the R-3 Zoning Ordinance that set minimum lot sizes at 12,000 square feet and lot widths at 80 feet, but allowed existing lots to remain if their nonconformance was established before the original final plat expired (April 1, 2017). In this case, as with the subject property in the concurrent rezoning request (RZ-18-03-01 – R.E. Blackwell), the lots were not granted time-restricted nonconforming status before the final plat expired.

The subject property must be re-platted under the current R-3 Ordinance's development requirements or seek a rezoning to PR-4. A unique characteristic of the PR-4 zoning ordinance is the requirement for a Development Plan that specifies the following characteristics of the development. This plan is subsequently reviewed by the City Council and, once approved, becomes the controlling document for the zoning along with any accompanying narratives.



REZONING EVALUATION REPORT

FILE: RZ 18-03-02

April 2, 2018
March 19, 2018

PD(R-3) TO PR-4

The Development Plan shall establish the following (graphically and in text/figures)¹:

Site Area

Lot Layout

Lot Area

Lot Width

Setbacks

Height (cannot exceed 40')

Street Layout

Location of site access

Internal traffic circulation

Streetlights

Street Section (typical)

Amenities (description and location)

Former Locust Grove Station areas

Enhancements to existing trail underpass at Tanger Blvd to include decorative landscaping, lighting and a security callbox

Existing multi-use trail along Tanger Blvd will be continued and extended to the adjacent property (f/k/a Landmark Baptist Church)

Pocket park across the street from former Landmark Baptist Church including lawn area, benches, trash receptacles, paved pathway to connect to the sidewalk on Theberton Trail.

Pool, cabana and parking area in Elmstone Commons

Amenities phasing – in accordance with the R-3 Ordinance

Parking - driveways

Pedestrian Facilities

Sidewalks along internal streets, 4' wide minimum

Open Space Areas – in accordance with Development Plan and Narrative contained in RZ-18-01-01

Number of residential units by type

Square footage of residential units

Preliminary landscaping plan

Architectural standards

Minimum heated floor area

Minimum architectural design criteria

Garages may not cover more than 55% of the front facade

Phasing plan, if applicable

Statement regarding consistency with the FLUM

Traffic Study – performed as part of original DRI application process

Location, size and design of permanent signage – existing

¹ See Ordinance 18-03-013, adopted by City Council on 3/5/18; RZ-18-01-01

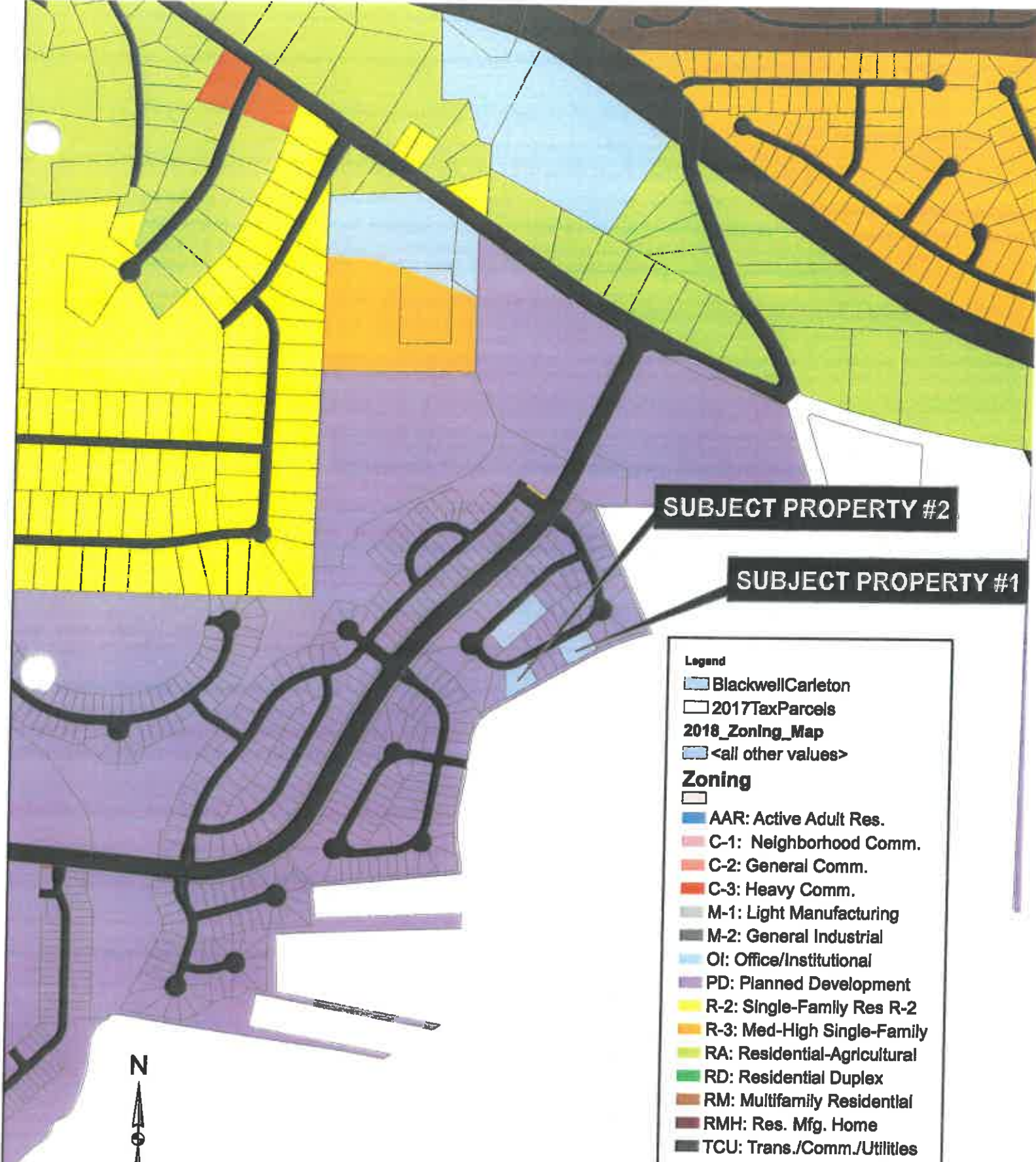


**REZONING
EVALUATION REPORT**
FILE: RZ 18-03-02

**April 2, 2018
March 19, 2018
PD(R-3) TO PR-4**

Recommendation

Consideration for approval due to compliance with FLUM.



SUBJECT PROPERTY #2

SUBJECT PROPERTY #1

Legend

- BlackwellCarleton
- 2017TaxParcels
- 2018_Zoning_Map**
- <all other values>

Zoning

- AAR: Active Adult Res.
- C-1: Neighborhood Comm.
- C-2: General Comm.
- C-3: Heavy Comm.
- M-1: Light Manufacturing
- M-2: General Industrial
- OI: Office/Institutional
- PD: Planned Development
- R-2: Single-Family Res R-2
- R-3: Med-High Single-Family
- RA: Residential-Agricultural
- RD: Residential Duplex
- RM: Multifamily Residential
- RMH: Res. Mfg. Home
- TCU: Trans./Comm./Utilities

Date: 03/14/2018

Source: COLG GIS

1 inch = 667 feet

Request for Zoning Map Amendment

Name of Applicant: Equity Trust CO Custodian FBO Ruth A. Blackwell, IRA Phone: _____ Date: _____

Address Applicant: 4122 Riverside Drive Cell # _____

City: Brunswick State: GA Zip: 31520 E-mail: bob@gazellecre.com

Name of Agent: Dale Hall (FDC) Phone: 770-389-8666 Date: _____

Address Agent: 235 Corporate Center Drive, STE 200 Cell # _____

City: Stockbridge State: GA Zip: 30281 E-mail: dhall@fdc-llc.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from PD (R-3) to PR-4
(Current Zoning) (Requested Zoning)

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

For the Purpose of Residential Development
(Type of Development)

Address of Property: 539, 537, 529, 527 & 525 Carleton Pl.

Nearest intersection to the property: _____

Size of Tract: +/- 0.83 acre(s), Land Lot Number(s): 155 & 156, District(s): 2nd

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

Property Tax Parcel Number: 130101020000, 130101018000, 130101015000, 130101014000 & 130101013000

Marcia A. Leho
Witness' Signature

Ruth Ann Blackwell
Signature of Owners/s

MARCIA A. Leho
Printed Name of Witness

Ruth Ann Blackwell
Printed Name of Owner/s

Charlotte Williams
Notary

Signature of Agent

(For Office Use Only)



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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?
Yes _____ No X

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

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

We certify that the foregoing information is true and correct, this 12th day of March 2018.

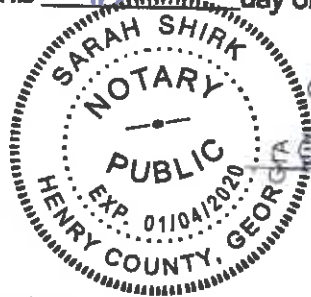
Dale A Hall
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 12th day of March 2018.



[Signature]
Notary Public

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

Applicant Campaign Disclosure Form

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

Yes ___ No X

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

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

We certify that the foregoing information is true and correct, this 29th day of January 2018.
EQUITY TRUST Company Custodian FBO Ruth Ann Blackwell, IRA

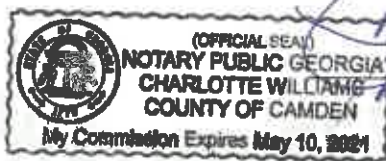
Ruth Ann Blackwell
Applicant's Name - Printed

Ruth Ann Blackwell
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of January 2018.



Charlotte B Williams
Notary Public

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

**Equity Trust CO Custodian FBO Ruth Ann Blackwell
4122 Riverside Drive
Brunswick, GA 31520**

January 26, 2018

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

Re: Rezoning Application – Carleton Cove
+/- .83 acres; 2nd District / LL 155 & 156
Parcel #(s) 130-0101020000,
130-101019000,
130-101015000,
130-101014000
& 130-101013000

I, Ruth Ann Blackwell, am a managing partner/owner for Equity Trust CO Custodian FBO Ruth A. Blackwell. I am granting authorization to Falcon Design Consultants, LLC to act on my behalf for all aspects of rezoning of the above-referenced property in conjunction with this application.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,



Ruth Ann Blackwell
404-245-5820

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

Stockbridge Office
235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281
Ph: 770-389-8666 * Fax 770-389-8656

Cumming Office
500 Pirkle Ferry Rd., Suite C
Cumming, GA 30040
Ph: 678-807-7100

Letter of Intent

February 2, 2018

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

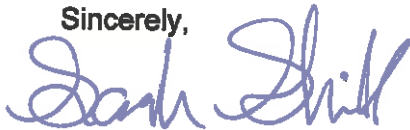
Re: Rezoning Application – Carleton Cove
+/- .92 acres; 2nd District / LL 156
Parcel #(s) 130-0101020000, 130-101019000, 130-101015000, 130-101014000
& 130-101013000

Please accept this as our letter of intent for the above referenced property.

We are requesting a rezoning from PD (Planned Development) to PR-4 (Planned Residential) in the City of Locust Grove. The request consists of five (5) existing residential lots (+/- .92 acres) within the boundaries of Carleton Cove.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,



Sarah Shirk
Marketing/Permit Coordinator



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
Keth Boone
Randy Gardner
Carlos Greer
Otis Hammock
Wille J. Taylor

CITY MANAGER
Tim Young

CITY CLERK
Misty Titshaw

March 8, 2018

Bert Foster
3644 Highway 42
Locust Grove, GA 30248

RE: Carleton Cove at Locust Grove Station (Pod SF-5)

Dear Mr. Foster:

Please be advised that the City of Locust Grove ("City") provides water and sanitary sewer services to the Carleton Cove subdivision. Adequate facilities are available to serve the entire subdivision.

Respectfully,

Jack Rose,
Director, Public Works

CC: File

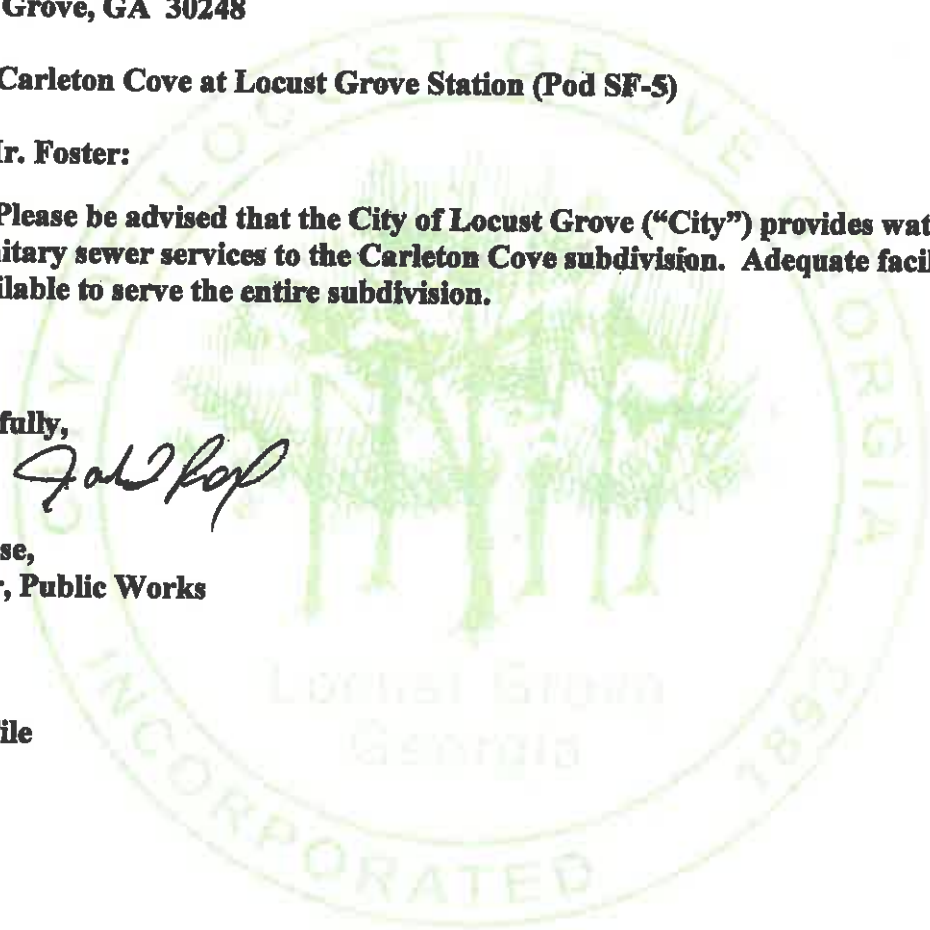


EXHIBIT "C"

COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

Dale Hall, agent for Equity Trust Co., Custodian FBO, Ruth Blackwell IRA, of Brunswick, GA (hereinafter referred to as "Applicant") requests a rezoning from PD(R-3) (planned development – single family residence) to PR-4 (planned residential) for five (5) former lots in the Carleton Cove residential subdivision located at 525, 527, 529, 537, and 539 Carleton Place (Parcel IDs 130I-01020000, 130I-0101019000, 130I-01015000, 130I-01014000, and 130I-013000 in Land Lot 156 of the 2nd District consisting of approximately 0.9 acres which shall be hereinafter referred to as the "Property". The request is for a single-family residential subdivision.

3.

On the 18th day of March 2018, I, Gurdon Robert Foster, posted double-sided sign notifications on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 2nd day of April 2018, 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 20th day of March 2018.

Affiant

Sworn and subscribed before me

this 20 day Mar, 2018

Notary Public



Exhibit "A"
Public Hearing Signs



PUBLIC

City of Locust Grove

City Council
Public Safety Building
3840 Highway 42
Locust Grove, GA 30248

REZONING

FROM: PD/R-3 (planned development/
med-high density single family residence)

TO: PR-4 (planned residential)

Proposed Use: Residential Subdivision Lots

Date: April 2, 2018

Time: 6:00 P.M.

NOTICE

For more information,
please call:
(770) 692-2321
or visit www.locustgrove-ga.gov

PUBLIC

City of Locust Grove

City Council
Public Safety Building
3640 Highway 42
Locust Grove, GA 30248

NOTICE

REZONING

FROM: PD/R-3 (planned development/
med-high density single family residence)

TO: PR-4 (planned residential)

Proposed Use: Residential Subdivision Lots

Date: April 2, 2018

Time: 6:00 P.M.

For more information,
please call:
(770) 692-2321
or visit www.locustgrove-ga.gov

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.: **538205**
Name and File No.: **PUBLIC HEARING 4/2/18**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
03/17/18 Sat

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

By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 03/19/18

Notary Public



**Public Hearing Notice -
Rezoning
City of Locust Grove
April 2, 2018
6:00 PM
Locust Grove Public
Safety Building
3640 Highway 42 South
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, April 2, 2018 at 6:00 PM, will conduct a public hearing for the purpose of the following:

REZONING
RZ-18-03-02 Dale Hall, agent for Equity Trust, Co. Custodian FBO Ruth A. Blackwell, IRA of Brunswick, GA, requests a rezoning from PD/R-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties formerly located at 539, 537, 529, 527, and 525 Carleton Place (Parcel IDs 1301-01020000, 1301-01019000, 1301-01015000, 1301-01014000, and 1301-01013000) in Land Lot 158 of the 2nd District. The property consists of approximately 0.9 acres. The request is for a planned residential subdivision.

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
928-538205, 3/17

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

Public Hearing Notice -
Rezoning
City of Locust Grove
March 19, 2018
6:00 PM
Locust Grove Public
Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 86 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 19, 2018 at 6:00 PM, will conduct a public hearing for the purpose of the following:

REZONING
RZ-18-03-01 Dale Hall, agent for Equity Trust, Co. Custodian - R. E. Blackwell, Jr IRA of Brunswick, GA, requests a rezoning from PDR-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties located at 558, 560, 562, 564, and 566 Carleton Place (Parcel IDs 1301-01047000, 1301-01048000, 1301-01045000, 1301-01044000, and 1301-01043000) in Land Lots 155 and 156 of the 2nd District. The property consists of approximately 0.9 acres. The request is for a planned residential subdivision.

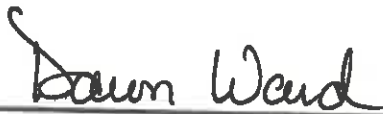
RZ-18-03-02 Dale Hall, agent for Equity Trust, Co. Custodian FBO Ruth A. Blackwell, IRA of Brunswick, GA, requests a rezoning from PDR-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties located at 539, 537, 529, 527, and 525 Carleton Place (Parcel IDs 1301-01020000, 1301-01018000, 1301-01015000, 1301-01014000, and 1301-01013000) in Land Lots 155 and 156 of the 2nd District. The property consists of approximately 0.8 acres. The request is for a planned residential subdivision.

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
928-634308, 2/28

Ad No.: 534309
Name and File No.: **REZONING - CARLETON COVE**
a true copy of which is hereto attached, was published in, said newspaper on the following date(s):
02/28/18 Wed

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



By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 03/01/18



Notary Public

RECEIVED

MAR 06 2018

City of Locust Grove
Community Development

EXHIBIT "D"

CONDITIONS, PROJECT NARRATIVE AND DEVELOPMENT PLAN

Approval is subject to the following condition in addition to the standards set forth in the attached Development Plan:

1. The property shall be platted and recorded prior to the issuance of any land disturbance or building permits.



RECEIVED

MAR 14 2018

City of Locust Grove
Community Development

CARLTON COVE - 10 LOT DEVELOPMENT REGULATIONS (Lots 13-15, 19, 20, and 43-47)

Existing Zoning Classification: (PD) R-3

Proposed Zoning Classification: PR-4 Planned Residential District

Development Plan (see attached site plan):

Carlton Cove subdivision area = 15.78 acres (overall development acreage)

Carlton Cove subdivision total Units = 56 lots (overall development units)

Proposed 10 Lot area = 1.75 acres (lots 13-15, 19, 20 = 0.92 acre / lots 43-47 = 0.83 acre)

Proposed units = 10 lots

Specific amenities = See Project Written Narrative

Open space = (in accordance with Development Plan and Written Narrative contained in COLG RZ-18-01-01)

Development Standards:

Min. Lot Size: 6,600 sf

Min. Lot Width: 60'

Min. Front Setback: 25'

Min. Side Setback: 0-10' (min. 10' between bldgs.)

Min. Rear Setback: 20'

Max. Building Height: 40'

Min. Heated Floor Area: Single story @ 1,800 sf / Multi-story @ 1,950 sf

Parking: Two (2) car garage with paved entry (max. 55% of front façade coverage by garage)

On-street Parking: permitted (11.5' width measured from face of curb and 20' length)

Public Right-of-way: 50' width

Roadway: 26' width @ (2)11' lanes w/ 24" curb and gutter

Sidewalks: 4' wide both sides of internal streets

Streetlights: Required; typical residential street standard for City of Locust Grove

Landscaping: (in adherence with the City of Locust Grove Landscaping Ordinance - Ord. No. 03-08-04 C)

Architectural Standards:

Residential Facades, Roof Design. Residential facades.

Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoining unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7: 12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.



RECEIVED

MAR 14 2018

City of Locust Grove
Community Development

PR4: PROJECT WRITTEN NARRATIVE
10 Lots @ Carleton Cove (development within Locust Grove Station)
(Lots 13-15, 19, 20, and 43-47)

Site Description

The overall property is located in Carleton Cove subdivision located off Tanger Boulevard within the Locust Grove Station development. Carleton Cove is a 56 lot subdivision with one (1) loop road named Carleton Place.

A final Plat for this 56 lot development was approved in 2007 under the PD (R-3) zoning. Houses were built on seven (7) lots prior to a downturn in the economy that halted further construction in the subdivision. A change in City Ordinances required for resubmittal of a new Plat prior to further development on this subdivision. Geosam Captal US (Atlanta), LP resubmitted a new plat that included 33 lots which was approved by the City Council in August of 2017 and recorded in November 2017. Houses are currently being designed and constructed on these lots.

Applications have been submitted from two separate owners (Equity Trust CO Custodian FBO Ruth A. Blackwell, IRA and Equity Trust CO Custodian FBO R. E. Blackwell, Jr. IRA) for consideration by the City Council. *Specifically, their request is to bring a total of ten (10) of the remaining lots in the subdivision into conformance with the approved re-plat (under the current zoning of PR4) thus being able to efficiently utilize all currently installed infrastructure.*

Proposed Development

It is the intent to have one quality builder constructing all the homes in the subdivision thus providing a cohesive well designed, development (*the proposed 10 lots will be developed in one phase*). At a minimum, the heated floor area will be 1,800 sf for single story homes and 1,950 sf for multi-story homes. This square footage matches the house sizes that are currently being constructed on the other lots within the subdivision. The minimum lot size and lot widths will remain as originally designed and approved on the 2007 plat and are as shown on the attached Rezoning Map exhibits.

Land Use (FLUM)

The neighborhood is listed as High Density Residential on the City of Locust Grove Future Land Use Map, adopted May 2, 2016.

Built Environment

Amenities (former Locust Grove Station areas):

- Enhancements to the existing trail underpass at Tanger Boulevard to include decorative landscaping, lighting, and security call box.
- The existing multi-use trail located on the southside of Tanger Boulevard will be extended west to the property corner at Landmark Baptist Church.
- Pocket park located across the street from Landmark Baptist Church will include a lawn area, benches, trash receptacles, and pathway to connect to the sidewalk on Theberton Trail.
- Pool, cabana, and parking located in Elmstead Place.



Pedestrian Facilities:

The community will have four (4) feet wide sidewalks along both sides of the streets within the development. An eight foot (8') multi-use path is provided along the southside of Tanger Boulevard.

Landscaping:

The project will provide landscaping in adherence with the City of Locust Grove Landscaping Ordinance (Ord. No. 03-08-04 C).

Signage:

Subdivision entrance signage along with a fence and brick accent pillars has been constructed along Tanger Boulevard.

Traffic Study:

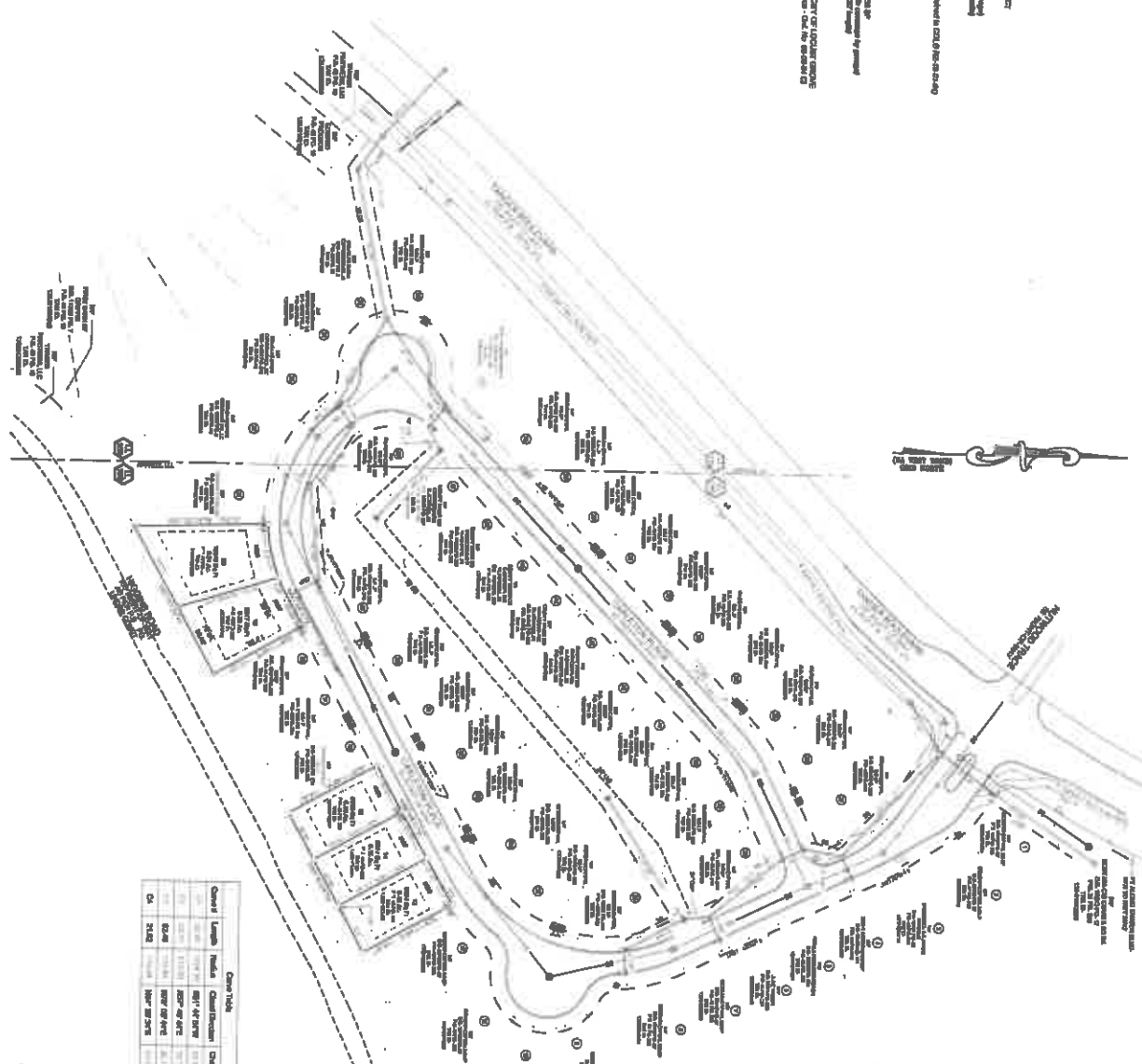
Performed as part of original DRI application process.

Nothing in this narrative prohibits the Applicant from seeking a variance from strict compliance with zoning and development regulations at some future date.

PREPARED BY:
FALCON DESIGN
 201 CORPORATE CENTER DRIVE
 STROUDSBORO, GA 30081
 (770) 388-4888

FOR THE CLIENT:
FALCON DESIGN CONSULTANTS
 201 CORPORATE CENTER DRIVE
 STROUDSBORO, GA 30081
 (770) 388-4888

PROJECT: DEVELOPMENT PLAN FOR THE
 CARLETON COVE AT LOCUST GROVE STATION
 LAND LOTS 18, 19 & 20 FOR
 CARLETON COVE AT LOCUST GROVE STATION
 DEVELOPMENT, A 150,000 SQ FT DEVELOPMENT
 PROJECT LOCATED IN THE 2ND DISTRICT
 OF LOCUST GROVE, GEORGIA.
 PREPARED FOR THE CITY OF LOCUST GROVE
 BY FALCON DESIGN CONSULTANTS
 DATE: 1/17/2018



Sheet No.	Length	Width	Area	Perimeter	Notes
1	24.00	12.00	288.00	72.00	



LEGEND

- Proposed Building Footprint
- Proposed Parking
- Proposed Landscaping
- Proposed Roads
- Proposed Utilities
- Proposed Fencing
- Proposed Signage
- Proposed Site Furniture
- Proposed Site Lighting
- Proposed Site Amenities
- Proposed Site Features
- Proposed Site Elements
- Proposed Site Details
- Proposed Site Components
- Proposed Site Systems
- Proposed Site Infrastructure
- Proposed Site Services
- Proposed Site Operations
- Proposed Site Maintenance
- Proposed Site Management
- Proposed Site Administration
- Proposed Site Security
- Proposed Site Safety
- Proposed Site Health
- Proposed Site Environment
- Proposed Site Community
- Proposed Site Culture
- Proposed Site Recreation
- Proposed Site Education
- Proposed Site Research
- Proposed Site Innovation
- Proposed Site Leadership
- Proposed Site Vision
- Proposed Site Mission
- Proposed Site Values
- Proposed Site Principles
- Proposed Site Standards
- Proposed Site Guidelines
- Proposed Site Policies
- Proposed Site Procedures
- Proposed Site Practices
- Proposed Site Processes
- Proposed Site Programs
- Proposed Site Initiatives
- Proposed Site Projects
- Proposed Site Activities
- Proposed Site Events
- Proposed Site Programs
- Proposed Site Services
- Proposed Site Operations
- Proposed Site Maintenance
- Proposed Site Management
- Proposed Site Administration
- Proposed Site Security
- Proposed Site Safety
- Proposed Site Health
- Proposed Site Environment
- Proposed Site Community
- Proposed Site Culture
- Proposed Site Recreation
- Proposed Site Education
- Proposed Site Research
- Proposed Site Innovation
- Proposed Site Leadership
- Proposed Site Vision
- Proposed Site Mission
- Proposed Site Values
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- Proposed Site Standards
- Proposed Site Guidelines
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- Proposed Site Procedures
- Proposed Site Practices
- Proposed Site Processes
- Proposed Site Programs
- Proposed Site Initiatives
- Proposed Site Projects
- Proposed Site Activities
- Proposed Site Events

RECEIVED
 MAR 14 2018
 City of Locust Grove
 Community Development

PLANNED REVIEW
 THIS DEVELOPMENT PLAN IS SUBJECT TO THE PLANNED REVIEW PROCESS OF THE CITY OF LOCUST GROVE. THE CITY ENGINEER SHALL REVIEW THIS DEVELOPMENT PLAN FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER SHALL REVIEW THIS DEVELOPMENT PLAN FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER SHALL REVIEW THIS DEVELOPMENT PLAN FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.

DATE: 1/17/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS

NO.	DESCRIPTION

DEVELOPMENT PLAN
 FOR LOTS 18-19 & 20 FOR
CARLETON COVE
 AT LOCUST GROVE STATION
 LOCATED IN:
 LOCUST GROVE, GEORGIA
 LAND LOT 188, 2ND DISTRICT

1 OF 1

**City of Locust Grove
Council Meeting Minutes
3640 Highway 42
Locust Grove, GA 30248
Monday, March 5, 2018
6:00 PM**

Members Present:	Staff Present:
Robert Price - Mayor	Tim Young - City Manager
Willie Taylor - Councilman	Misty Spurling - City Clerk
Keith Boone - Councilman	Jennifer Adkins - Assistant City Clerk
Vernon Ashe - Councilman	Bert Foster - Community Development Director
Carlos Greer - Councilman/Mayor Pro Tem	Jack Rose - Public Works Director
Otis Hammock - Councilman	Jesse Patton - Police Chief
	Gerald Chichester - Attorney SWWW
Staff Not Present:	
Randy Gardner - Councilman	Staff Not Present:
	Anna Ogg - Main Street Director

Mayor Price called the meeting to order at 6:00 PM

Invocation given by Police Chief Jesse Patton.

Councilman Ashe led pledge of Allegiance.

PUBLIC COMMENTS -

Mayor Price recognized Boy Scouts Troop 265 attending for observation as part of Merritt

PUBLIC HEARING ITEMS - NONE

APPROVAL OF THE MINUTES

1. FEBRUARY 5, 2018 REGULAR MEETING MINUTES -

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the February 5, 2018 regular meeting minutes.

RESULT	APPROVED FEBRUARY 5, 2018 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN ASHE
FAVOR	MOTION CARRIED - ALL IN FAVOR

2. FEBRUARY 19, 2018- WORKSHOP MEETING MINUTES -

Mayor Price asked for a motion. Councilman Greer made the motion to approve the February 19, 2018 workshop meeting minutes.

RESULT	APPROVED FEBRUARY 19, 2018 MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

3. DECEMBER 2017 Financial Statement

Mayor Price asked for a motion. Councilman Ashe made the motion to accept the December 2017 Financial Statement.

RESULT	APPROVED DECEMBER 2017 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN ASHE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

4. Ordinance to rezone multiple properties located along LG-Griffin Road and Tanger Boulevard from AAR, R-2, OI and PD (R-3) to PR-4 –

Community Development Director Bert Foster said staff is recommending approval with conditions contained in Exhibit “D”. Mr. Foster then proceeded to read the conditions:

Approval is subject to the following conditions in addition to the standards set forth in the attached Development Plan and Project Narrative:

1. *All remaining conditions of approval contained in the Notices of Decision for DRI #270 (Locust Grove Station) and DRI #239 (Indian Creek Plantation) shall be completed.*
2. *The Development Plan shall be modified to include a fifty (50) buffer along the western, southern and eastern boundaries of the Bellamy property (ID 130-01011001).*

Mayor Price read the request and asked for a motion. Councilman Hammock made the motion to approve the ordinance.

RESULT	APPROVED WITH CONDITIONS
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN TAYLOR

FAVOR	MOTION CARRIED – FOUR IN FAVOR (TAYLOR, ASHE, BOONE, HAMMOCK) AND ONE OPPOSED (GREER)
-------	---

5. Ordinance to rezone property located on the east LG-Griffin Road, North of Hartwell Road, from R-2 to PR-5 –

Community Development Director Bert Foster said this is for rezoning of property and subject to conditions contained in Exhibit “D”. Mr. Foster then proceeded to read the conditions:

Approval is subject to the following conditions in addition to the standards set forth in the attached Development Plan and Project Narrative:

1. *Illustrate a 50’ buffer with a fence along the Durrance property (130-01015001) and across the Williams Way Prescriptive R/W as shown for the McIntyre property*
2. *Edit the narrative to identify eighty percent (80%) of the lots in the subdivision as age-restricted in accordance with state and federal laws and reflected as such on the final plat. The remaining twenty percent (20%) shall be age-targeted lots and reflected as such on the final plat.*
3. *All lots reflect a minimum lot width of 62’ on the Development Plan*
4. *Add statement to the Landscaping section of the Project Narrative detailing the development is to be “maintenance free”*

Councilman Boone asked who will maintain the property on Williams Way and Mr. Foster replied the road will remain as is; no plans for improvement that we know of.

Mayor Price read the request and asked for a motion. Councilman Taylor made the motion to approve the ordinance.

RESULT	APPROVED WITH CONDITIONS
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN ASHE
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. Ordinance to rezone the property located at 224 Peeksville Road from RA (residential agricultural) to R-2 (single-family residence) for a single family residential subdivision -

Mayor Price read the request and asked for a motion. Councilman Ashe made the motion to approve the ordinance

RESULT	APPROVED
MADE MOTION	COUNCILMAN ASHE
2 ND MOTION	COUNCILMAN HAMMOCK
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Resolution to create a streetlight district in the Bridle Creek subdivision -

Mayor Price read the request and asked for a motion. Councilman Boone made the motion to approve the resolution

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Request for a special event permit for the Haven House Hustle 5K Road Race on May 12, 2018 –

Mayor Price read the request and asked for a motion. Councilman Boone made the motion to approve the request with fees waived.

RESULT	APPROVED AND WAIVED FEES
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

9. 4th Quarter Budget Amendment – update prior to final adjustments from auditor and staff –

Mayor Price read the request and asked for a motion. Councilman Boone made the motion to approve the ordinance

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN ASHE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS –

10. Special Event request from Henry County Parks and Recreation for a Special Olympics fundraiser in April -

Mayor Price read the request and asked for a motion. Councilman Boone made the motion to approve the request with fees waived.

RESULT	APPROVED AND WAIVED FEES
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

ARCHITECTURAL REVIEW BOARD - NONE

CITY MANAGER’S COMMENTS –

City Manager Tim Young said the RFQ is complete for Bill Gardner Parkway and said there will be an informational scoping meeting on March 8, 2018 for interested firms. We are working on final budget installation for 2018 and worked all last week with improvements to prepare for year-end close. Nothing further and discussion closed.

MAYOR'S COMMENTS – Mayor Price asked that prayers continue to be lifted.

EXECUTIVE SESSION – NONE

ADJOURNMENT -

Mayor Price asked for a motion to adjourn. Councilman Hammock made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:16 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42
 Locust Grove, GA 30248
 Monday March 19, 2018
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Vernon Ashe – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Randy Gardner – Councilman	Bert Foster – Community Development Director
Willie Taylor – Councilman	Anna W. Ogg – Main Street Manager
Carlos Greer – Councilman	Jack Rose – Public Works Manager
Otis Hammock – Councilman	Jesse Patton – Police Chief
	Gerald Chichester – Attorney for SWWW

Mayor Price called the meeting to order at 6:00 PM.

Invocation given by City Manager Tim Young

Councilman Keith Boone led pledge of Allegiance.

PUBLIC COMMENTS –

- **Proclamation – Proclaiming the month of April as Child Abuse Prevention Month –** City Clerk Misty Spurling read the proclamation aloud. No one present to accept.

PUBLIC HEARING ITEMS –

1. **Proposed ordinance to amend Section 15.28 which provides soil erosion, sedimentation and pollution control regulations –** Community Development Director Bert Foster led discussion on amendment for Section 15.28 amending the section on Final Stabilization to allow for a landscape plan in addition to other acceptable BMP measures. Mr. Foster said staff is recommending approval.

Mayor Price said this is a public hearing and asked for any public comments. Nothing further and public hearing closed.

2. **Proposed ordinance to rezone property in Carleton Cove subdivision to PR-4 – Robert Blackwell –** Community Development Director Bert Foster led discussion and stated that this request is for rezoning of five former lots in the Carleton Cove subdivision to rezone the property in a manner that is consistent within the existing planned residential subdivision already under construction. Mr. Foster said this request, along with the concurrent request, represents areas of Carleton Cove subdivision that were neither granted non-conforming status

nor re-platted prior to the plat expiration deadline. Mr. Foster said Mr. Dale Hall from Falcon Design, agent for Equity Trust Co., is present to answer any questions.

Mayor Price said this is a public hearing and asked if anyone from public had comments. No public questions or comments.

Mr. Dale Hall stepped forward to the podium to comment. Mr. Hall said there are 33 lots in the subdivision platted in 2007 and of the 33 there are four to five with houses. Mr. Hall said the request is for all ten lots to be under same conformance as other lots in subdivision.

Councilman Greer asked if there is no change; why requesting to rezone and Mr. Foster replied the plat expired. Councilman Greer made a comment that this request is because the deadline was missed. Mr. Hall replied he cannot speak about what was done prior. Discussion took place that the Narrative reads a square footage difference. Mr. Hall said they asked for a leniency in the narrative on square footage minimum of 1,800 for one-story and 1,950 for two-story so the average will be over 2,000 square feet. Nothing further and discussion closed.

Mayor Price asked for any other questions and nothing further and public hearing closed for this item.

3. **Proposed ordinance to rezone property in Carleton Cove subdivision to PR-4 – Ruth Blackwell** – Community Development Director Bert Foster led discussion and stated that this is the five former lots owned by Ruth Blackwell and same request as Mr. Blackwell; however, different ownership. Mr. Foster said he would like to keep public hearing open through April 2, 2018 meeting due to signage placement.

Mayor Price said this is a public hearing and asked for any public comments. No one had comments or questions.

Mayor Price said we will continue this public hearing at the regular meeting on April 2, 2018. Nothing further.

ACTION ITEMS -

4. **Installation of up to three additional speed humps in Carriage Gate subdivision (Whimsical Court, Clover Brook and Hansen Drive)** – City Manager Tim Young led discussion on installation of adding three speed humps including placement and cost to the City. Mayor Price asked Council for their opinion about the need to add the speed humps in the requested areas.

Councilman Greer replied he knows of several homeowners in the subdivision that expressed the need for installation. Mr. Greer asked how often does the HOA offer to pay for something as this request and should this be a requirement by the City for the HOA to do so. City Manager replied we need to standardize the requirement to include the possibility of a special district or HOA contribution in all new subdivisions. Nothing further and discussion closed.

Mayor Price read the request and asked for a motion to approve the request with the HOA funding for up to two speed humps (approximately \$2,000). Councilman Boone made the motion to approve the request.

RESULT	APPROVED WITH HOA FUNDING
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN HAMMOCK
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS –ANNA W. OGG

Main Street Director Anna Ogg gave an update that she recently presented to Georgia Department of Community Affairs for annual assessment and we are accredited at the State level. The Peach Stand Road Race is scheduled for May 26th, 2018. The HPC reviewed and approved two COA's this month and HPC is working on conservative expansion overlay; we will invite property owners to give input, so we know what we are entering before proceeding. The Events Committee is working on events coming up including the Spring Yard Sale/Wellness Fair on April 7th, 2018. We have partnered with the Wellness Fair this year for convenience to those who would like to donate blood, obtain health screenings, etc. Locust Grove Day is scheduled for April 21st, 2018 and the Easter Egg Hunt is this Saturday at 10:00 AM. The Billboards on I-75 launched this week. Nothing further and discussion closed.

PUBLIC SAFETY OPERATIONS– JESSE PATTON

Chief Patton reviewed the monthly report and said investigations received 25 cases for follow-up. We interviewed three applicants last week and are extending offers to all three. Adolphus Foster had knee surgery and is recovering with physical therapy. The department is getting back on track after the loss of Chase Maddox with thanks given to City employees, Mayor and Council for continued support. Nothing further and discussion closed.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave an update the water quality is good. His department replaced an old pipe at City Hall because of ongoing sewer problems. Mr. Rose said several street repairs are on schedule and will be repairing a water leak on Cleveland Street this coming week. Nothing further and discussion closed.

ADMINISTRATION – TIM YOUNG

City Manager Tim Young mentioned Misty closed out FY 2017 today and installed the 2018 budget. Randy Hollar; Incode consultant, assisted a few weeks ago with cleaning up accounts and preparing for close out. Further, Mr. Young said there are lots of zonings in process and needs for development. Nothing further and discussion closed.

COMMUNITY DEVELOPMENT OPERATIONS – BERT FOSTER

- **Special Event request for Tanger Outlet Spring Food Truck event for April 7, 2018 in Tanger Outlet Center** – Community Development Director Bert Foster led discussion for a request from Nick King, Associate Assistant General Manager of Tanger Outlet for a food truck event. Mr. Foster said the applicant is also requesting approval to have an alcohol vendor [Alcohol Heroes]. Mr. Foster said this is an annual event and uniformed officers will not be needed. Mr.

Foster said action is not required tonight and it is at Councils discretion to waive the \$150.00 application fee.

Councilman Greer asked why would we waive the application fee and Mr. Foster replied the ordinance that is in place gives Council discretion to waive in whole or in part.

Councilman Boone said he does not like the idea of the alcohol vendor since there will be kids' activities at the event. Main Street Director Anna Ogg said Holly from Tanger Outlet said the truck will be fenced off in an area away from kid activities.

Chief Jesse Patton said he thought the policy reads a uniformed officer is required to serve alcohol and Attorney Gerald Chichester said he will review the code for further clarification.

Mayor Price asked for further questions and nothing further.

Community Development Director Bert Foster gave an update his department has issued 518 permits in 2018, including 105 for new single-family construction, and we've issued 59 COs. Mr. Foster said building activity and land disturbance continue at Hampton Inn, Takle Medical Office, and Holiday Inn. Mr. Foster said the signal at Price Drive and Strong Rock is now functional; once a final release is issued, the signal will enter into a 30-day cycle to operate error free for 30-days before the City will take over a contract for the signal. Mr. Foster reviewed new house construction in various subdivisions. Further, Mr. Foster said DR Horton's Express Homes is building in Elmstone and Wentworth and encourages Council to drive through those areas and look at designs and property. Mr. Foster said rezoning signs will soon be placed on the second phase of Clayco property. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER'S COMMENTS – NONE

MAYOR'S COMMENTS- NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Mayor Price asked for a motion to adjourn. Councilman Greer made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN HAMMOCK
2 ND MOTION	COUNCILMAN ASHE
VOTE	MOTION CARRIED - ALL IN FAVOR MEETING ADJOURNED @ 6:59 PM.

Notes taken by:

Misty Spurling, City Clerk



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 amend Section 15.28 which provides soil erosion, sedimentation and pollution control regulations.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 17, 2018

Budget Item: No

Date Received: N/A – Staff Initiated

Workshop Date: March 19, 2018

Regular Meeting Date: April 2, 2018

Discussion:

The State revised the definitions portion of the mandatory ESC ordinance which the City must in turn adopt as a condition of its status as a Local Issuing Authority.

The definition for Final Stabilization currently reads as follows:

Final Stabilization means all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater. or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or

geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

The revised definition for Final Stabilization is proposed to read as follows:

Final Stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscape materials in planned landscape areas) or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

Recommendation:

Approval

Ordinance No. _____

AN ORDINANCE TO AMEND TITLE 15 OF “THE CODE OF ORDINANCES, CITY OF LOCUST GROVE, GEORGIA” WHICH PROVIDES FOR BUILDINGS AND CONSTRUCTION; TO AMEND CHAPTER 15.28 ENTITLED “SOIL EROSION AND SEDIMENTATION CONTROL; TO AMEND SECTION 15.28.010(B)(18) BY REPEALING THIS SECTION AND INSERTING A NEW SECTION 15.28.010(B)(18); TO PROVIDE FOR REVISED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL REGULATIONS AS PROMULGATED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AND THE ENVIRONMENTAL PROTECTION DIVISION; 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 I. Amendment. Title 15 of the Code of Ordinances of the City of Locust Grove, Georgia, is hereby amended by repealing Section 15.28.010(B)(18) in its entirety and inserting in lieu thereof a new Section 15.28.010(B)(18) that reads:

“Final Stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscape materials in planned landscape areas) or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction”

Section II. Notice of this matter (attached hereto and incorporated herein as Exhibit “A”) has been provided in accordance with applicable state law and local ordinances.

Section III. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

Section IV. 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 V. **Repeal of Conflicting Provisions.** Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section VI. **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 2nd day of April 2018.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"
Public Notice

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.: **538203**
Name and File No.: **PUBLIC HEARING 3/19/18**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
03/17/18 Sat

Public Hearing Notice
City of Locust Grove
March 19, 2018
6:00 PM
Locust Grove Public
Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given that the Locust Grove City Council, on Monday, March 19, 2018 at 6:00 PM, will conduct a public hearing to seek comment for the purpose of the following:

ORD 18-08-001
To amend Title 15, Chapter 15.28 of the "Code of Ordinances, City of Locust Grove Georgia" which provides regulations for Erosion, Sedimentation and Pollution Control by repealing Section 15.28.010(B)(18) in its entirety and replacing with a new Section 15.28.010(B)(18); to provide for codification; 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
828-538203, 3/17

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

Dawn Ward

By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 03/19/18

[Signature]

Notary Public





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 rezone property in Carleton Cove subdivision to PR-4 – R.E. Blackwell

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 3, 2018 – sign
February 28, 2018 -- ad

Budget Item: No

Date Received: February 5, 2018

Workshop Date: March 19, 2018

Meeting Date: April 2, 2018

Discussion:

Please see the attached Rezoning Evaluation Report

ORDINANCE NO. _____

**CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA**

**AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 0.9
ACRES IN THE CARLETON COVE AT LOCUST GROVE STATION SUBDIVISION
LOCATED IN LAND LOTS 155 AND 156 OF THE 2ND DISTRICT WITHIN THE CITY
OF LOCUST GROVE, GEORGIA.**

WHEREAS, Dale Hall, agent for Equity Trust Co., Custodian FBO R.E. Blackwell, Jr. IRA of Brunswick, GA (hereinafter referred to as "Applicant") requests a rezoning (RZ-18-03-01) from PD(R-3) (planned development – single family residence) to PR-4 (planned residential) for five (5) former lots in the Carleton Cove residential subdivision located at 558, 560, 562, 564, and 566 Carleton Place (Parcel IDs 130I-01047000, 130I-0101046000, 130I-01045000, 130I-01044000, and 130I-043000 in Land Lots 155 and 156 of the 2nd District. The property consists of approximately 0.9 acres which shall be hereinafter referred to as the "Property" and is described in **Exhibit "A"** attached hereto and incorporated herein by reference. The request is for a single-family residential subdivision; and,

WHEREAS, the Applicant has submitted a rezoning application which is included in the Rezoning Evaluation Report (hereinafter referred to as "Report") attached hereto and incorporated herein by reference as **Exhibit "B"**; and,

WHEREAS, the Applicant is requesting that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone said Property from PD(R-3) (planned development – single family residence) to PR-4 (planned residential); and,

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on March 19, 2018; and,

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

WHEREAS, the Mayor and City Council have reviewed and considered the Applicant's request and the recommendations of the Staff as presented in the Report in **Exhibit "B"**;

WHEREAS, the Mayor and City Council have considered the Applicant's circumstances in light of those criteria for amendments to the Official Zoning Map under Section 17.04.311 of the *Code of the City of Locust Grove, Georgia*; and,

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

1.

- () That the Property is hereby rezoned from PD(R-3) to PR-4 in accordance with the Zoning Ordinance of the City
- () 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 Project Narrative and Development Plan 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 the City this 2nd day of April 2018.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMITS
2	02/10/10	REVISIONS TO PERMITS
3	03/10/10	REVISIONS TO PERMITS
4	04/10/10	REVISIONS TO PERMITS
5	05/10/10	REVISIONS TO PERMITS
6	06/10/10	REVISIONS TO PERMITS
7	07/10/10	REVISIONS TO PERMITS
8	08/10/10	REVISIONS TO PERMITS
9	09/10/10	REVISIONS TO PERMITS
10	10/10/10	REVISIONS TO PERMITS
11	11/10/10	REVISIONS TO PERMITS
12	12/10/10	REVISIONS TO PERMITS

FLOOD NOTE

THE FLOODING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE FLOOD HAZARD DATA AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP). THE FLOODING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST AVAILABLE FLOOD HAZARD DATA AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.

3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

Group	Area	Volume	Cost	Length
C1	156.00	156.00	156.00	156.00
C2	156.00	156.00	156.00	156.00
C3	156.00	156.00	156.00	156.00
C4	156.00	156.00	156.00	156.00
C5	156.00	156.00	156.00	156.00
C6	156.00	156.00	156.00	156.00
C7	156.00	156.00	156.00	156.00
C8	156.00	156.00	156.00	156.00
C9	156.00	156.00	156.00	156.00
C10	156.00	156.00	156.00	156.00
C11	156.00	156.00	156.00	156.00
C12	156.00	156.00	156.00	156.00
C13	156.00	156.00	156.00	156.00
C14	156.00	156.00	156.00	156.00
C15	156.00	156.00	156.00	156.00
C16	156.00	156.00	156.00	156.00
C17	156.00	156.00	156.00	156.00
C18	156.00	156.00	156.00	156.00
C19	156.00	156.00	156.00	156.00
C20	156.00	156.00	156.00	156.00
C21	156.00	156.00	156.00	156.00
C22	156.00	156.00	156.00	156.00
C23	156.00	156.00	156.00	156.00
C24	156.00	156.00	156.00	156.00
C25	156.00	156.00	156.00	156.00
C26	156.00	156.00	156.00	156.00
C27	156.00	156.00	156.00	156.00
C28	156.00	156.00	156.00	156.00
C29	156.00	156.00	156.00	156.00
C30	156.00	156.00	156.00	156.00

**FINAL RE-PLAN
FOR A PORTION OF
CARLETON COVE
AT LOCUST GROVE STATION
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA**

THIS IS A RE-PLAN OF A PORTION OF CARLETON COVE AT LOCUST GROVE STATION, CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA. THE REVISIONS TO THE ORIGINAL PLAN ARE SHOWN IN RED. THE ORIGINAL PLAN IS SHOWN IN BLACK. THE REVISIONS TO THE ORIGINAL PLAN ARE SHOWN IN RED.



REVISIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.

3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

DEVELOPMENT PLAN

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.

3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

CONSTRUCTION SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.

3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

1 OF 1

PREVIOUS

FINAL RE-PLAN
FOR A PORTION OF
CARLETON COVE
AT LOCUST GROVE STATION
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA
LAND LOTS 156 & 158, 2ND DISTRICT

EXHIBIT "B"

REZONING EVALUATION REPORT



**REZONING
EVALUATION REPORT**
FILE: RZ 18-03-01

**April 2, 2018
March 19, 2018**

PD(R-3) TO PR-4

Property Information

	130I-01047000
	130I-01046000
Tax ID (former)	130I-01045000
	130I-01044000
	130I-01043000
Location/address	Land Lots 155 & 156 of the 2 nd District F/K/A 558, 560, 562, 564, and 566 Carleton Place in the Carleton Cove at Locust Grove Station subdivision
Parcel Size	Approximately 0.9 acres
Current Zoning	PD(R-3) (planned development – single family res.)
Request	Rezoning to PR-4 (planned residential)
Proposed Use	Single-family residential subdivision
Existing Land Use	Vacant, developed lots
Future Land Use	High-density residential -- up to six (6) dwelling units per acre (with sanitary sewer)
Recommendation	Consideration for approval due to compliance with FLUM; however, plan and narrative needs to be amended

Summary

Dale Hall, agent for Equity Trust Co., Custodian FBO R.E. Blackwell, Jr. IRA, of Brunswick, GA (“Applicant”) requests a rezoning from PD/R-3 (planned development/single-family residence) to PR-4 (planned residential) for five (5) former lots in the Carleton Cove residential subdivision. The request consists of approximately 0.9 acres. The request is to rezone the property in a manner that is consistent within the existing planned residential subdivision already under construction.

This request, along with the concurrent request (RZ-18-03-02), represents areas of Carleton Cove subdivision that were neither granted non-conforming status nor re-platted prior to the plat expiration deadline. Presently, options available to the Applicant include:

- Replat the lots under the current R-3 Ordinance with a 12,000-square foot lot size and an 80-foot lot width minimums resulting in a net loss of two (2) lots from the previous layout.
- Rezone the tracts to PR-4 to allow the them to be developed according to an approved Development Plan that closely follows the original layout of the lots.



REZONING EVALUATION REPORT

FILE: RZ 18-03-01

April 2, 2018
March 19, 2018
PD(R-3) TO PR-4

Service Delivery / Infrastructure/Land Use

Water and Sewer: Water and sanitary sewer services are available by means of existing lines in the area. The Locust Grove Public Works Department confirmed that the facilities have adequate capacity to serve the proposed lots. The City's wastewater treatment facility was constructed by the previous developer of Locust Grove Station as a condition of zoning.

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

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

Land Use: The land use in the subject areas is not changing in terms of type of use. If this request is approved, it will be regulated by unique development standards approved by the City Council as prescribed by the PR-4 ordinance.

One stated purpose of the PR-4 zoning classification is to provide infill development for single-family dwellings within higher density areas as well as:

- Allow one or more properties to be planned as a unit with development standards tailored to the site.
- Provide maximum flexibility and diversification of lot sizes and architectural styles in the development of the property.
- Maintain consistency with the Henry County / Cities Joint Comprehensive Development Plan, as updated and amended.
- Protect the integrity and character of residential uses in the City.
- Encourage efficient use of land in areas outside of watershed protection areas and allow for preservation of sensitive environmental and cultural resources such as open space, wetlands and topographic features.
- Provide for effective development and use of public facilities and services to the site.
- Encourage use of design features to achieve development that is compatible with the area.
- Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.

Transportation Impacts: The request will have a very minimal impact on the City's transportation network; however, this request is part of a larger planned residential development project will contain several hundred single-family and multi-family units. Transportation impacts have been studied and mitigated as part of DRI #270 (Locust Grove Station) and conditions contained in RZ-18-01-01.



REZONING EVALUATION REPORT

FILE: RZ 18-03-01

April 2, 2018
March 19, 2018

PD(R-3) TO PR-4

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 effects of the change to the character of the area will be minimal as the subject property is contained within a developing community with lot sizes that are similar to what the Applicant is seeking.
 - (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 the continuation of a higher-density residential pattern that has already begun to emerge in this subdivision as part of zonings approved back in the mid-2000s.
 - (2) **Consistency with the Land Use Plan.** Discussion: The site is consistent with the Future Land Use Plan and the Future Land Use Map which illustrates the site for future high-density residential uses (up to 6.0 dwelling units per acre).
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be a minimal impact on infrastructure in the area. These impacts can be offset by improvements already made to the transportation network and sanitary sewer system as a result of the Locust Grove Station development dating back to the initial construction of the subdivision and by the recent PR-4 zoning granted by the City Council for undeveloped areas in Locust Grove Station. Additional mitigation is possible through capital improvements made via the collection of impact fees as the individual houses are constructed and occupied.
 - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have a minimal impact on the surrounding area in terms of traffic.
 - (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts to adjacent property owners will be minor as the Applicant is seeking permission to continue the development pattern already underway in the Carleton Cove subdivision.



REZONING EVALUATION REPORT

FILE: RZ 18-03-01

April 2, 2018
March 19, 2018

PD(R-3) TO PR-4

- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: The subject property could be developed into residential subdivision lots with 12,000 square foot lot size and 80' lot width minimums which would reduce the lot count from five to three.
- (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: The subject property is developed, but vacant. There are no known physical conditions or limitations that precludes the use of the area.
- (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 of the requested change lies in the request's conformance with the Land Use Map.

Comments

The subject properties were originally platted as part of Carleton Cove final plat in the Locust Grove Station Planned Development (PD/R-3) back in February of 2007. The streets and utilities were installed in this subdivision, but the subject property remained vacant although houses were built on other lots in Carleton Cove.

In August 2016, the City Council approved an amendment to the R-3 Zoning Ordinance that set minimum lot sizes at 12,000 square feet and lot widths at 80 feet, but allowed existing lots to remain if their nonconformance was established before the original final plat expired (April 1, 2017). In this case, as with the subject property in the concurrent rezoning request (RZ-18-03-02 – Ruth A. Blackwell), the lots were not granted time-restricted nonconforming status before the final plat expired.

The subject property must be re-platted under the current R-3 Ordinance's development requirements or seek a rezoning to PR-4. A unique characteristic of the PR-4 zoning ordinance is the requirement for a Development Plan that specifies the following characteristics of the development. This plan is subsequently reviewed by the City Council and, once approved, becomes the controlling document for the zoning along with any accompanying narratives.



REZONING EVALUATION REPORT

FILE: RZ 18-03-01

April 2, 2018
March 19, 2018
PD(R-3) TO PR-4

The Development Plan shall establish the following (graphically and in text/figures)¹:

Site Area

Lot Layout

Lot Area

Lot Width

Setbacks

Height (cannot exceed 40')

Street Layout

Location of site access

Internal traffic circulation

Streetlights

Street Section (typical)

Amenities (description and location)

Former Locust Grove Station areas

Enhancements to existing trail underpass at Tanger Blvd to include decorative landscaping, lighting and a security callbox

Existing multi-use trail along Tanger Blvd will be continued and extended to the adjacent property (f/k/a Landmark Baptist Church)

Pocket park across the street from former Landmark Baptist Church including lawn area, benches, trash receptacles, paved pathway to connect to the sidewalk on Theberton Trail.

Pool, cabana and parking area in Elmstone Commons

Amenities phasing – in accordance with the R-3 Ordinance

Parking - driveways

Pedestrian Facilities

Sidewalks along internal streets, 4' wide minimum

Open Space Areas

Number of residential units by type

Square footage of residential units

Preliminary landscaping plan

Architectural standards

Minimum heated floor area

Minimum architectural design criteria

Garages may not cover more than 55% of the front facade

Phasing plan, if applicable

Statement regarding consistency with the FLUM

Traffic Study – performed as part of original DRI application process

Location, size and design of permanent signage – existing

¹ See Ordinance 18-03-013, adopted by City Council on 3/5/18; RZ-18-01-01



**REZONING
EVALUATION REPORT
FILE: RZ 18-03-01**

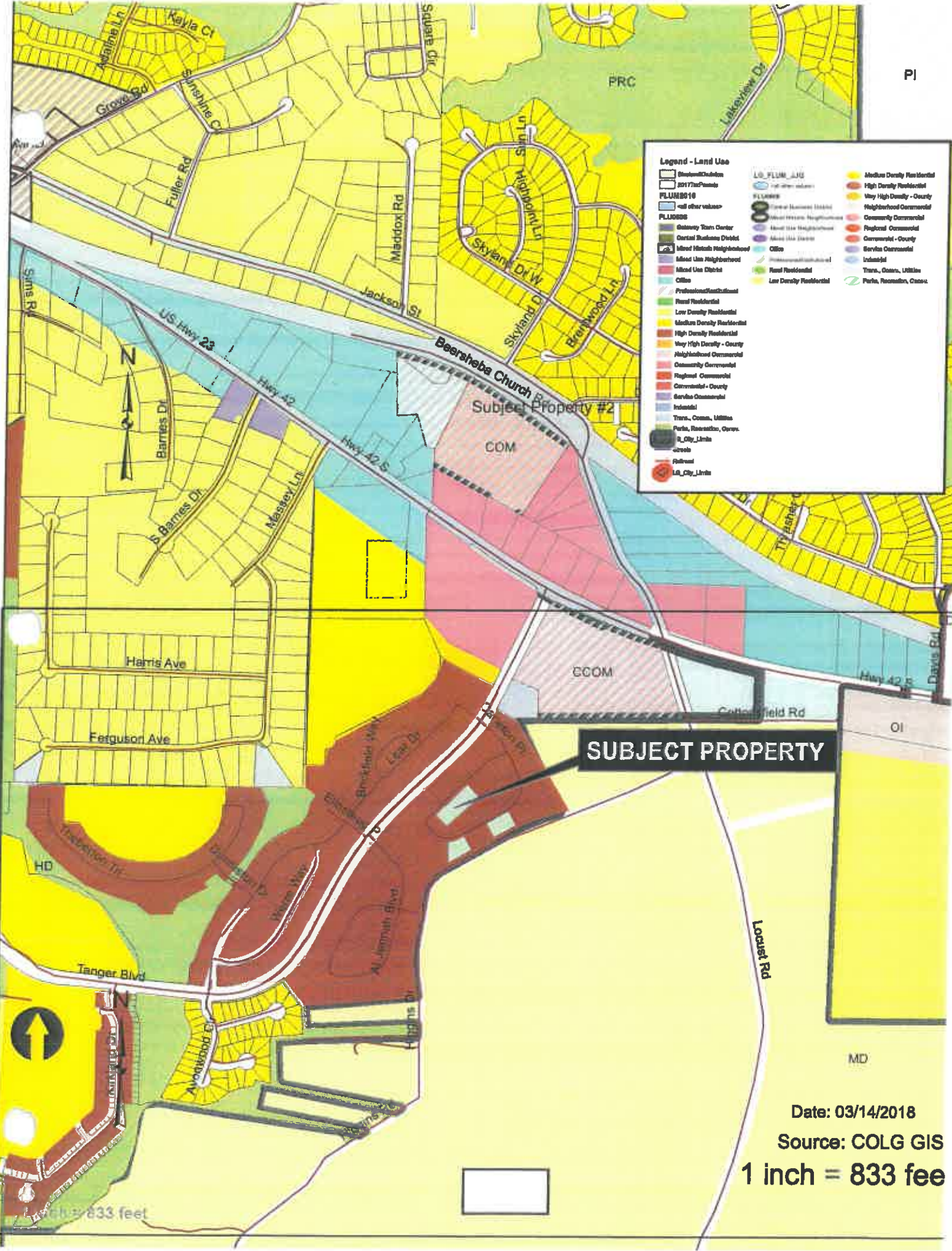
**April 2, 2018
March 19, 2018
PD(R-3) TO PR-4**

Recommendation

Consideration for approval due to compliance with FLUM.

Legend - Land Use

	2017/18 Parcel		Medium Density Residential
	PLUM8810		High Density Residential
	<all other values>		Very High Density - County
	Gateway Town Center		Neighborhood Commercial
	Central Business District		Community Commercial
	Mixed Use Neighborhood		Regional Commercial
	Mixed Use District		Commercial - County
	Office		Service Commercial
	Professional/Institutional		Industrial
	Road Residential		Trans., Comm., Utilities
	Low Density Residential		Parks, Recreation, Open
	Medium Density Residential		
	High Density Residential		
	Very High Density - County		
	Neighborhood Commercial		
	Community Commercial		
	Regional Commercial		
	Commercial - County		
	Service Commercial		
	Industrial		
	Trans., Comm., Utilities		
	Parks, Recreation, Open		
	R_City_Links		
	LA_City_Links		
	Railroad		
	LA_City_Links		



SUBJECT PROPERTY

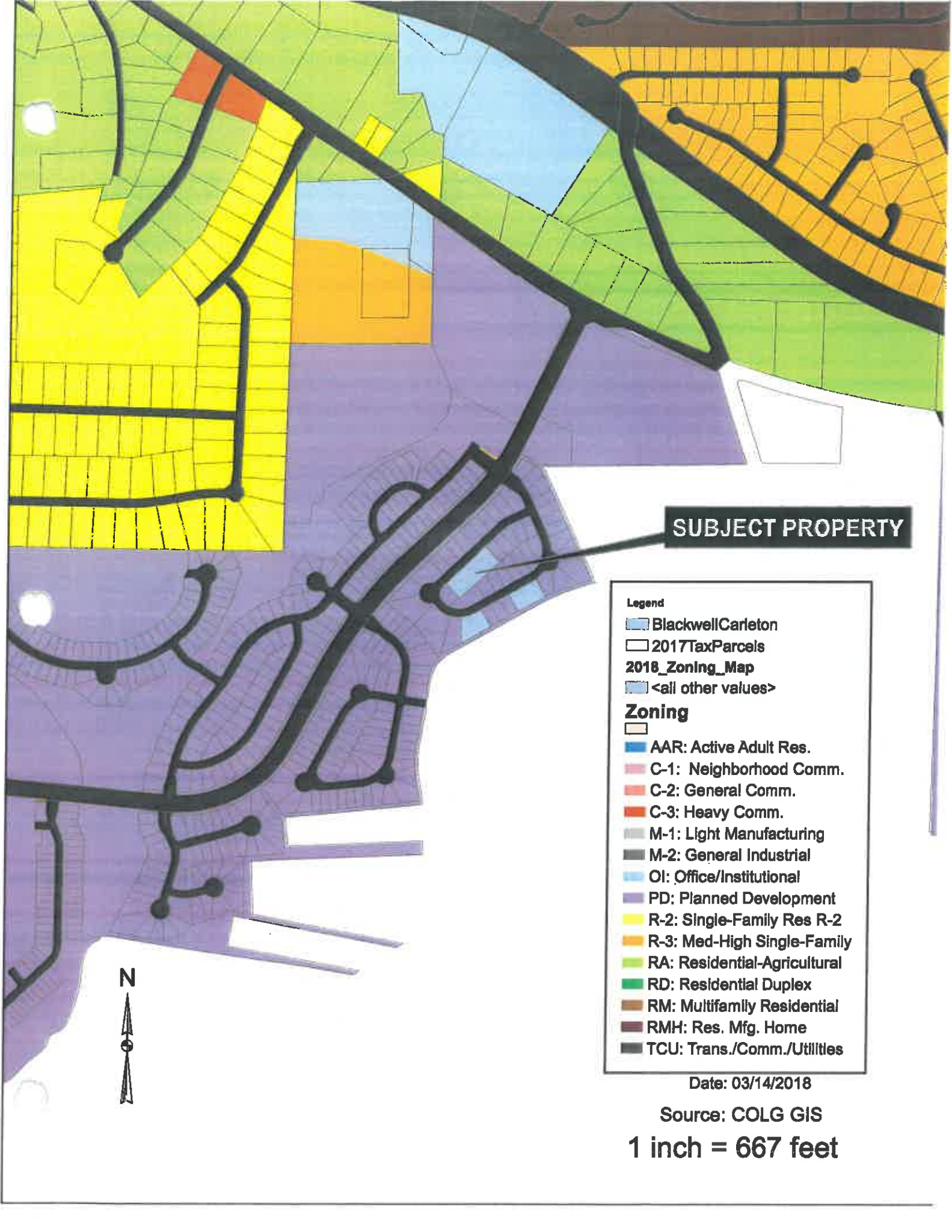
Date: 03/14/2018

Source: COLG GIS

1 inch = 833 feet



1 inch = 833 feet



SUBJECT PROPERTY

Legend

- BlackwellCarleton
- 2017TaxParcels
- 2018_Zoning_Map**
- <all other values>

Zoning

- AAR: Active Adult Res.
- C-1: Neighborhood Comm.
- C-2: General Comm.
- C-3: Heavy Comm.
- M-1: Light Manufacturing
- M-2: General Industrial
- OI: Office/Institutional
- PD: Planned Development
- R-2: Single-Family Res R-2
- R-3: Med-High Single-Family
- RA: Residential-Agricultural
- RD: Residential Duplex
- RM: Multifamily Residential
- RMH: Res. Mfg. Home
- TCU: Trans./Comm./Utilities

Date: 03/14/2018

Source: COLG GIS

1 inch = 667 feet



... in The Grove

Request for Zoning Map Amendment

Name of Applicant: Equity Trust CO Custodian R. E. Blackwell, Jr. IRA Phone: 404 219 5559 Date: _____

Address Applicant: 4122 Riverside Drive Cell # _____

City: Brunswick State: GA Zip: 31520 E-mail: bob@gazellecre.com

Name of Agent: Dale Hall (FDC) Phone: 770-389-8666 Date: _____

Address Agent: 235 Corporate Center Drive, STE 200 Cell # _____

City: Stockbridge State: GA Zip: 30281 E-mail: dhall@fdc-llc.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from PD (R-3) to PR-4
(Current Zoning) (Requested Zoning)

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

For the Purpose of Residential Development
(Type of Development)

Address of Property: 558, 560, 562, 564 & 566 Carleton Pl.

Nearest intersection to the property: _____

Size of Tract: +/- 0.92 acre(s) Land Lot Number(s): 155 & 156 District(s): 2nd

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

Property Tax Parcel Number: 130101047000, 130101046000, 130101045000, 130101044000 & 130101043000

Marcia A. Leho
Witness Signature

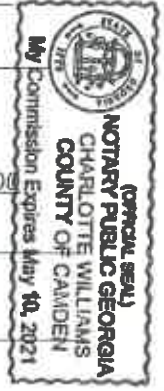
MARCIA A. Leho
Printed Name of Witness

Robert E. Blackwell, Jr.
Signature of Owner/s

Robert E. Blackwell, Jr.
Printed Name of Owner/s

Charlotte Williams
Notary

Signature of Agent



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

Yes No

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

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

We certify that the foregoing information is true and correct, this 12th day of March 2018.

Dale A. Hall
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 12th day of March 2018.



[Signature]
Notary Public

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

Applicant Campaign Disclosure Form

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

Yes ___ No X

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

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

We certify that the foregoing information is true and correct, this 29th day of January 2018.
EQUITY TRUST Co Custodian for Benefit of Robert E. Blackwell, Jr., IRA

Robert E. Blackwell, Jr.
Applicant's Name - Printed

Robert E Blackwell Jr
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of January 2018.

Charlotte B Williams
Notary Public

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

**Equity Trust CO Custodian FBO Robert E. Blackwell, Jr., IRA
4122 Riverside Drive
Brunswick, GA 31520**

January 26, 2018

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

Re: Rezoning Application – Carleton Cove
+/- .83 acres; 2nd District / LL 155 & 156
Parcel #(s) 130-101047000.
130-101046000,
130-101045000,
130-0101044000
& 130-101043000

I, Robert E. Blackwell, Jr., am a managing partner/owner for Equity Trust CO Custodian FBO R. E. Blackwell, Jr., IRA. I am granting authorization to Falcon Design Consultants, LLC to act on my behalf for all aspects of rezoning of the above-referenced property in conjunction with this application.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,


Robert E. Blackwell, Jr.
404-219-5559

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

Stockbridge Office
235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281
Ph: 770-389-8666 * Fax 770-389-8656

Cumming Office
500 Pirkle Ferry Rd., Suite C
Cumming, GA 30040
Ph: 678-807-7100

Letter of Intent

February 2, 2018

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

Re: Rezoning Application – Carleton Cove
+/- .83 acres; 2nd District / LL 155 & 156
Parcel #(s) 130-101047000, 130-101046000, 130-101045000, 130-0101044000
& 130-101043000

Please accept this as our letter of intent for the above referenced property.

We are requesting a rezoning from PD (Planned Development) to PR-4 (Planned Residential) in the City of Locust Grove. The request consists of five (5) existing residential lots (+/- .83 acres) within the boundaries of Carleton Cove.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,



Sarah Shirk
Marketing/Permit Coordinator



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
Wille J. Taylor

CITY MANAGER
Tim Young

CITY CLERK
Misty Titshaw

March 8, 2018

Bert Foster
3644 Highway 42
Locust Grove, GA 30248

RE: Carleton Cove at Locust Grove Station (Pod SF-5)

Dear Mr. Foster:

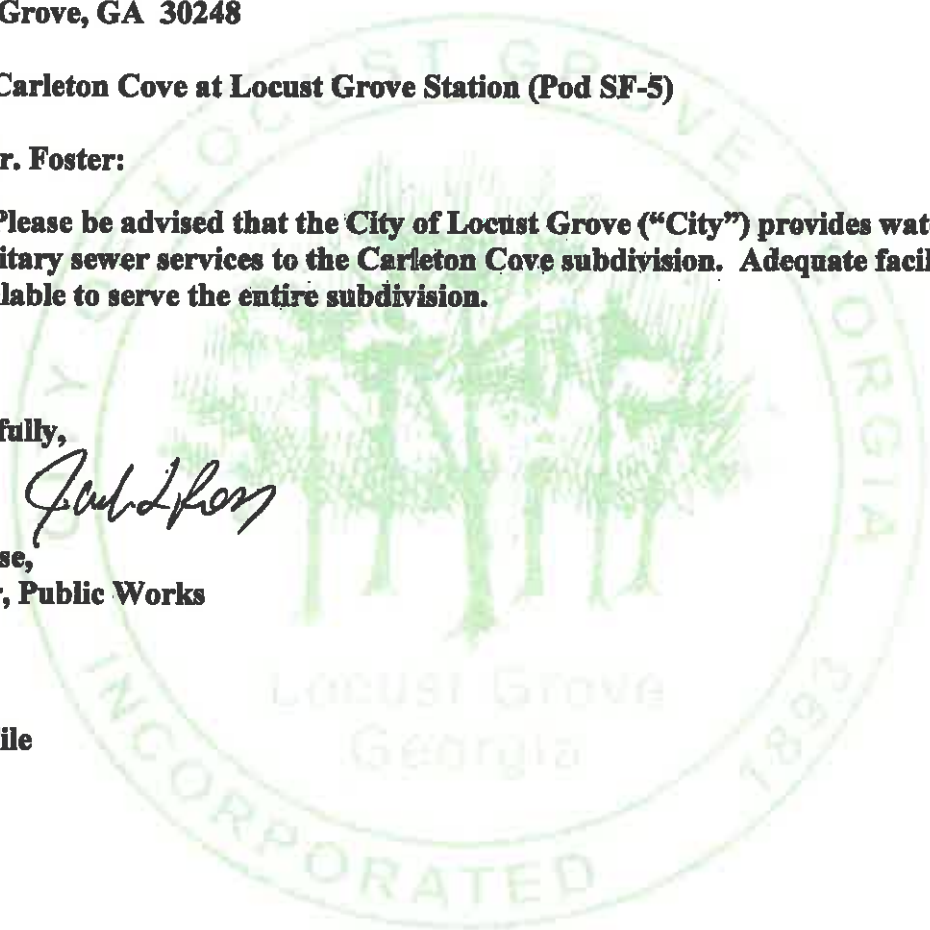
Please be advised that the City of Locust Grove ("City") provides water and sanitary sewer services to the Carleton Cove subdivision. Adequate facilities are available to serve the entire subdivision.

Respectfully,

A handwritten signature in black ink, appearing to read "Jack Rose".

Jack Rose,
Director, Public Works

CC: File



in The Green

EXHIBIT "C"

COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN

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

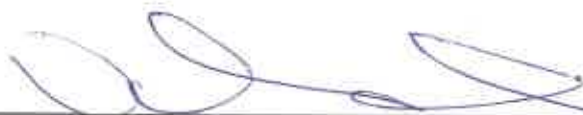
Ad No.: **534309**
Name and File No.: **REZONING - CARLETON COVE**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
02/28/18 Wed

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



By Dawn Ward
Legal Advertising Clerk

Sworn and subscribed before me 03/01/18



Notary Public



Public Hearing Notice -
Rezoning
City of Locust Grove
March 19, 2018
6:00 PM
Locust Grove Public
Safety Building
3840 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 19, 2018 at 8:00 PM, will conduct a public hearing for the purpose of the following:

REZONING
RZ-18-03-01 Dale Hall, agent for Equity Trust, Co. Custodian H. F. Blackwell, Jr IRA of Brunswick, GA, requests a rezoning from PD/R-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties located at 558, 560, 582, 584, and 588 Carleton Place (Parcel IDs 1301-01047000, 1301-01046000, 1301-01045000, 1301-01044000, and 1301-01043000) in Land Lots 155 and 156 of the 2nd District. The property consists of approximately 0.9 acres. The request is for a planned residential subdivision.

RZ-18-03-02 Dale Hall, agent for Equity Trust, Co. Custodian FBD Ruth A. Blackwell, IRA of Brunswick, GA, requests a rezoning from PD/R-3 (planned development/medium-high density single-family residential) to PR-4 (planned residential) for properties located at 539, 537, 529, 527, and 525 Carleton Place (Parcel IDs 1301-01020000, 1301-01019000, 1301-01015000, 1301-01014000, and 1301-01013000) in Land Lots 155 and 156 of the 2nd District. The property consists of approximately 0.8 acres. The request is for a planned residential subdivision.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Bert Foster
Community Development
Director
City of Locust Grove
828-534308, 2/28

RECEIVED

MAR 06 2018

City of Locust Grove
Community Development

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

Dale Hall, agent for Equity Trust Co., Custodian FBO, R.E. Blackwell, Jr. IRA of Brunswick, GA (hereinafter referred to as "Applicant") requests a rezoning from PD(R-3) (planned development – single family residence) to PR-4 (planned residential) for five (5) former lots in the Carleton Cove residential subdivision located at 558, 560, 562, 564, and 566 Carleton Place (Parcel IDs 130I-01047000, 130I-0101046000, 130I-01045000, 130I-01044000, and 130I-043000 in Land Lots 155 and 156 of the 2nd District consisting of approximately 0.9 acres which shall be hereinafter referred to as the "Property". The request is for a single-family residential subdivision

3.

On the 3rd day of March 2018, I, Gurdon Robert Foster, posted a double-sided sign notification on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 19th day of March 2018, 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 13th day of March 2018.

Affiant

Sworn and subscribed before me
this 13 day Mar, 2018.

Notary Public



Exhibit "A"
Public Hearing Sign

PUBLIC City of Locust Grove
City Council
Public Safety Building
3840 Highway 42
Locust Grove, GA 30248
REZONING
FROM: PD/R-3 (planned develop-
ment/med-high density single family residential)
TO: PR-4 (planned residential)
Proposed User Residential Subdivision Lots
Date: March 19, 2018
Time: 6:00 P.M.
NOTICE For more information,
please call:
(770) 692-2321
or visit www.locustgrove-ga.gov

EXHIBIT "D"

CONDITIONS, PROJECT NARRATIVE AND DEVELOPMENT PLAN

Approval is subject to the following conditions in addition to the standards set forth in the attached Development Plan:

1. The property shall be platted and recorded prior to the issuance of any land disturbance or building permits.



RECEIVED

MAR 14 2018

City of Locust Grove
Community Development

CARLTON COVE - 10 LOT DEVELOPMENT REGULATIONS (Lots 13-15, 19, 20, and 43-47)

Existing Zoning Classification: (PD) R-3

Proposed Zoning Classification: PR-4 Planned Residential District

Development Plan (see attached site plan):

Carlton Cove subdivision area = 15.78 acres (overall development acreage)

Carlton Cove subdivision total Units = 56 lots (overall development units)

Proposed 10 Lot area = 1.75 acres (lots 13-15, 19, 20 = 0.92 acre / lots 43-47 = 0.83 acre)

Proposed units = 10 lots

Specific amenities = See Project Written Narrative

Open space = (in accordance with Development Plan and Written Narrative contained in COLG RZ-18-01-01)

Development Standards:

Min. Lot Size: 6,600 sf

Min. Lot Width: 60'

Min. Front Setback: 25'

Min. Side Setback: 0-10' (min. 10' between bldgs.)

Min. Rear Setback: 20'

Max. Building Height: 40'

Min. Heated Floor Area: Single story @ 1,800 sf / Multi-story @ 1,950 sf

Parking: Two (2) car garage with paved entry (max. 55% of front façade coverage by garage)

On-street Parking: permitted (11.5' width measured from face of curb and 20' length)

Public Right-of-way: 50' width

Roadway: 26' width @ (2)11' lanes w/ 24" curb and gutter

Sidewalks: 4' wide both sides of internal streets

Streetlights: Required; typical residential street standard for City of Locust Grove

Landscaping: (in adherence with the City of Locust Grove Landscaping Ordinance - Ord. No. 03-08-04 C)

Architectural Standards:

Residential Facades, Roof Design. Residential facades.

Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoining unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7: 12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.



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City of Locust Grove
Community Development

PR4: PROJECT WRITTEN NARRATIVE
10 Lots @ Carleton Cove (development within Locust Grove Station)
(Lots 13-15, 19, 20, and 43-47)

Site Description

The overall property is located in Carleton Cove subdivision located off Tanger Boulevard within the Locust Grove Station development. Carleton Cove is a 56 lot subdivision with one (1) loop road named Carleton Place.

A final Plat for this 56 lot development was approved in 2007 under the PD (R-3) zoning. Houses were built on seven (7) lots prior to a downturn in the economy that halted further construction in the subdivision. A change in City Ordinances required for resubmittal of a new Plat prior to further development on this subdivision. Geosam Capital US (Atlanta), LP resubmitted a new plat that included 33 lots which was approved by the City Council in August of 2017 and recorded in November 2017. Houses are currently being designed and constructed on these lots.

Applications have been submitted from two separate owners (Equity Trust CO Custodian FBO Ruth A. Blackwell, IRA and Equity Trust CO Custodian FBO R. E. Blackwell, Jr. IRA) for consideration by the City Council. *Specifically, their request is to bring a total of ten (10) of the remaining lots in the subdivision into conformance with the approved re-plat (under the current zoning of PR4) thus being able to efficiently utilize all currently installed infrastructure.*

Proposed Development

It is the intent to have one quality builder constructing all the homes in the subdivision thus providing a cohesive well designed, development (*the proposed 10 lots will be developed in one phase*). At a minimum, *the heated floor area will be 1,800 sf for single story homes and 1,950 sf for multi-story homes*. This square footage matches the house sizes that are currently being constructed on the other lots within the subdivision. The minimum lot size and lot widths will remain as originally designed and approved on the 2007 plat and are as shown on the attached Rezoning Map exhibits.

Land Use (FLUM)

The neighborhood is listed as High Density Residential on the City of Locust Grove Future Land Use Map, adopted May 2, 2016.

Built Environment

Amenities (former Locust Grove Station areas):

- Enhancements to the existing trail underpass at Tanger Boulevard to include decorative landscaping, lighting, and security call box.
- The existing multi-use trail located on the southside of Tanger Boulevard will be extended west to the property corner at Landmark Baptist Church.
- Pocket park located across the street from Landmark Baptist Church will include a lawn area, benches, trash receptacles, and pathway to connect to the sidewalk on Theberton Trail.
- Pool, cabana, and parking located in Elmstead Place.



Pedestrian Facilities:

The community will have four (4) feet wide sidewalks along both sides of the streets within the development. An eight foot (8') multi-use path is provided along the southside of Tanger Boulevard.

Landscaping:

The project will provide landscaping in adherence with the City of Locust Grove Landscaping Ordinance (Ord. No. 03-08-04 C).

Signage:

Subdivision entrance signage along with a fence and brick accent pillars has been constructed along Tanger Boulevard.

Traffic Study:

Performed as part of original DRI application process.

Nothing in this narrative prohibits the Applicant from seeking a variance from strict compliance with zoning and development regulations at some future date.



DEVELOPMENT PLAN
FOR LOTS 49-17 AT
CARLETON COVE
LOCATED IN
LOUST GROVE, GEORGIA
AT LOUST GROVE STATION
LAND LOTS 125 & 126, 2ND DISTRICT



DATE	1/10/17
BY	W. J. WILSON
PROJECT	LOT 49-17 AT CARLETON COVE
DESCRIPTION	DEVELOPMENT PLAN

Sheet No. 1
1 OF 1

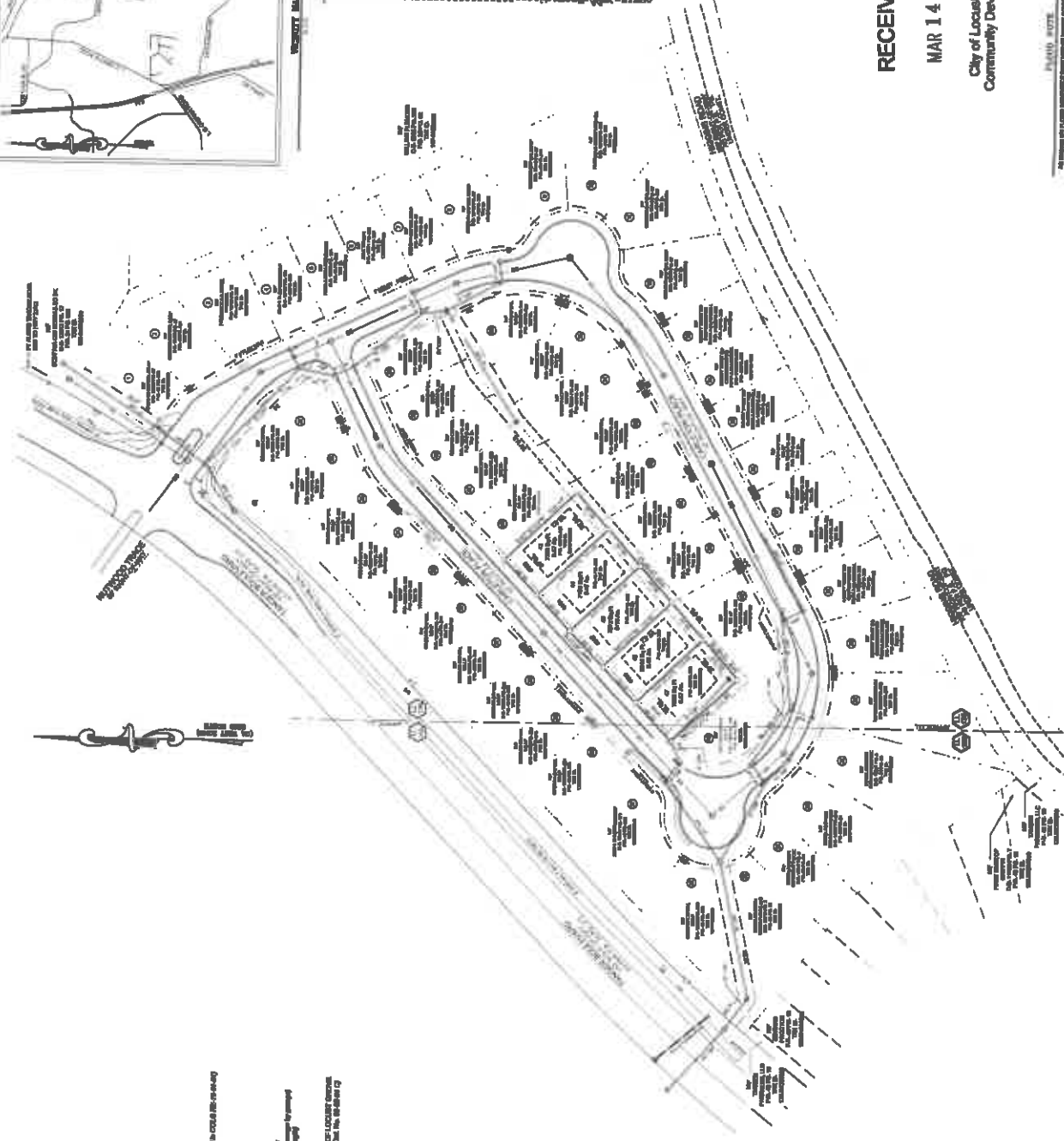


LEGEND

1. LOT 49-17 AT CARLETON COVE
2. LOT 49-18 AT CARLETON COVE
3. LOT 49-19 AT CARLETON COVE
4. LOT 49-20 AT CARLETON COVE
5. LOT 49-21 AT CARLETON COVE
6. LOT 49-22 AT CARLETON COVE
7. LOT 49-23 AT CARLETON COVE
8. LOT 49-24 AT CARLETON COVE
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10. LOT 49-26 AT CARLETON COVE
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80. LOT 49-96 AT CARLETON COVE
81. LOT 49-97 AT CARLETON COVE
82. LOT 49-98 AT CARLETON COVE
83. LOT 49-99 AT CARLETON COVE
84. LOT 49-100 AT CARLETON COVE

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PLANS NOTE
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PROJECT:
7445 S. HUNTER CREEK LANE
SUITE 200
ROCKDALE, GA 30087
(770) 360-3000

CLIENT:
208 CORPORATE CENTER DRIVE
SUITE 200
ROCKDALE, GA 30087
(770) 360-3000

DESIGNER:
NALSON DESIGN
208 CORPORATE CENTER DRIVE
SUITE 200
ROCKDALE, GA 30087
(770) 360-3000

DATE: 1/10/17

PROJECT: LOT 49-17 AT CARLETON COVE

DESCRIPTION: DEVELOPMENT PLAN

SCALE: 1" = 40'

DATE: 1/10/17

BY: W. J. WILSON

CHECKED BY: J. WILSON

APPROVED BY: J. WILSON

DATE: 1/10/17

PROJECT: LOT 49-17 AT CARLETON COVE

DESCRIPTION: DEVELOPMENT PLAN

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DATE: 1/10/17



THIS PLAN IS THE PROPERTY OF NALSON DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NALSON DESIGN.



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 rezone property in Carleton Cove subdivision to PR-4 – Ruth Blackwell

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 18, 2018 -- sign
March 3, 2018 -- sign
March 17, 2018 -- ad
February 28, 2018 -- ad

Budget Item: No

Date Received: February 5, 2018

Workshop Date: March 19, 2018

Meeting Date: April 2, 2018

Discussion:

Please see the attached Rezoning Evaluation Report



Community Development Department

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

Item Coversheet

Item: Special event request for TANGER OUTLET SPRING FOOD TRUCK EVENT on April 7, 2018 in the Tanger Outlet parking lot.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: March 6, 2018

Workshop Date: March 19, 2018

Regular Meeting Date: April 2, 2018

Discussion:

Staff received a request for a Special Events Permit from Nick King, Associate Assistant General Manager of Tanger Outlet in order to hold a Spring Food Truck Event on April 7, 2018. Similarly-styled events have been hosted by Tanger over the last several years. Onsite entertainment includes:

- Music via a DJ and a live band
- 6-8 Food Trucks
- Alcohol sales via The Alcohol Heroes* see Comments section below
- Activities for kids

- Event location(s)
 - **1000 Tanger Drive (Tanger Outlets) parking lot (see attached site plan)**
- The duration of the event (including set up and break down)
 - **Saturday, April 7, 2018 (11AM-9PM)**
- Contact information for the person who will be onsite during the event
 - **Nick King – 770.268.9909**
 - **Holly Duffey – 678.481.1209**
- Which merchants will have booths at the event?
 - **To be finalized prior to the event**
- Permission from property owner at 1000 Tanger Dr. (Tanger Outlet Mall) to use areas of their parking lot:
 - **Yes, Tanger is both the property owner and the host of the event**

Comments:

- The Applicant has made arrangements with the Henry County Sheriff's Department to provide up to 3 uniformed deputies for the duration of the event.
- The entire beer/wine service/consumption area will be cordoned off with a white picket fence. A uniformed deputy will be posted at the entry/exit area at all times. The Applicant will also provide wristbands to those participants who are of legal age and wish to drink on the premises.
- The Alcohol Heroes, based in the City of Avondale Estates, is a licensed alcoholic beverage caterer.
- City ordinances (*Section 5.28.660*) permit licensed Alcoholic Beverage Caterers to serve alcoholic beverages by the drink in conjunction with an Authorized Catered Function which is defined as "an event at a location not otherwise licensed for consumption of alcoholic beverages by the drink...."
- By Ordinance, the City shall charge a fee of \$50 and issue a permit to Alcoholic Beverage Caterers who are licensed by jurisdictions in Georgia other than the City of Locust Grove.
- The Permit shall include the following information:
 - Name of the Alcoholic Beverage Caterer
 - Alcoholic Beverage Caterer's license numbers
 - Date, Address and Time of the Event

- The Alcoholic Beverage Caterer shall maintain a record of all alcoholic beverages transported and shall pay an excise tax to the City covering all such beverages at the rates provided in *Article III* of the Alcoholic Beverages Ordinance.
- There is a \$150 fee due for the Special Event Permit.

Recommendation:

I MOVE TO (approve/deny/table) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR TANGER OUTLET TO HOST A SPRING FOOD TRUCK EVENT ON APRIL 7, 2018.

***APPROVAL SHALL BE GRANTED ON THE CONDITION THAT ALL FOOD TRUCKS, STAGES AND TENTS ARE PROPERLY INSPECTED AND PERMITTED PRIOR TO THE EVENT.**



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Nick King	Submittal Date: 3/6/18
Organization: Tanger Properties	Event Date(s)*: 4/7/18
Type of Event: Spring Food Truck	Event Time(s): 12P – 8P

*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:	1000 Tanger Dr., Locust Grove, GA 30248
Applicant's e-mail address:	Nick.King@tangeroutlets.com
Location of the Event:	1000 Tanger Dr., Locust Grove, GA 30248
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Nick King 770-268-9909 Holly Duffey 678-481-1209
Description of the nature of the special event:	Food Truck Event with anticipated 6-8 trucks, live music and kid's activities.
Identify sponsors and/or merchants participating in the event.	No one has been finalized at this time.
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	Food trucks will sell food.
Duration of the event (including setup and take down)	11AM-9PM
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	Possible DJ and then live band playing oldies music

Additional required information:

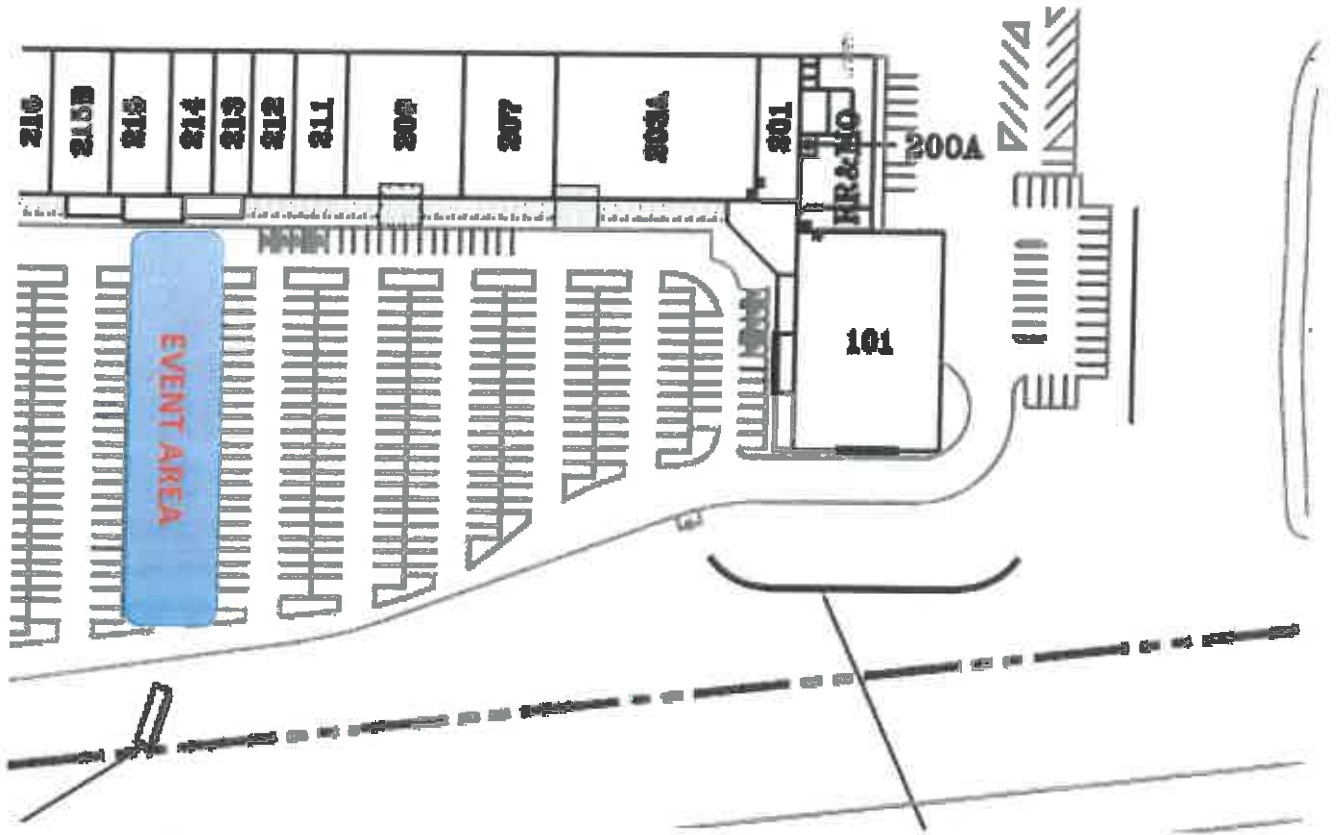
- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works 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: 3/6/18

EXHIBIT A

Pg 1 of 1



City of Avondale Estates, Georgia

NON-TRANSFERABLE ALCOHOLIC BEVERAGE LICENSE NON-REFUNDABLE

LICENSE NO. 2018-BEV-18

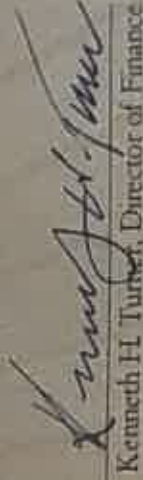
FOR: License to sell beer/malt/ wine in retail establishment \$1,000.00
License to sell distilled spirits 2500.00
Alcoholic Beverage Caterer - Beer/ malt beverages/ wine/ distilled spirits, catered function 240.00
Wine Tasting- Wine Retailer 250.00
Beer Tasting- Beer Retailer 250.00
Distilled Spirits Tasting 250.00
\$4,490.00

LICENSEE: Tiffany N. Patterson
TRADE NAME: The Alcohol Heroes
LOCATION: 2847 East College Avenue
Decatur, GA 30030 (in the City of Avondale Estates)

PERIOD BEGINNING: January 1, 2018 PERIOD ENDING: December 31, 2018

THIS LICENSE AUTHORIZES THE LICENSEE TO ENGAGE IN THE ABOVE-STATED SALE OF ALCOHOLIC BEVERAGES IN THE INCORPORATED AREA OF THE CITY OF AVONDALE ESTATES, GEORGIA, SUBJECT TO THE CONDITIONS AND REGULATIONS OF THE ALCOHOLIC BEVERAGES ORDINANCE ADOPTED MAY 29, 1990. THIS LICENSE IS A MERE PRIVILEGE SUBJECT TO BE REVOKED OR ANNULLED AND IS SUBJECT TO ANY FUTURE ORDINANCE WHICH MAY BE ENACTED.

Granted under the authority of the
BOARD OF MAYOR AND COMMISSIONERS
City of Avondale Estates, Georgia


Kenneth H. Turner, Director of Finance

(SEAL)

*****DISPLAY IN A PROMINENT PLACE*****



STATE OF GEORGIA - DEPARTMENT OF REVENUE

License to Sell Alcoholic Beverages

As set forth and defined in Title 3

Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto

Not Valid Without Local License If Required - Non Transferable

EFFECTIVE DATE	22-Jan-2018	LICENSE EXPIRES	31-Dec-2018	BOND EXPIRES	
TAXPAYER IDENTIFIER	0078535	LICENSE NUMBER	0078535	DATE ISSUED	22-Jan-2018
	20242920163			LICENSE FEE	\$200.00
				LOCAL LICENSE ISSUED BY	City AVONDALE

THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL
TIFFANY PATTERSON: Consumption on Premises - Beer, Wine and Liquor

THE FOLLOWING LOCATION
847 EAST COLLEGE AVE AVONDALE ESTATES GA 30002-1020

COUNTY
DEKALB

THE ALCOHOL HEROES BEVERAGE CATERING AND
BAR STA
690 HEATHGATE DR BLDG 690
LAWRENCEVILLE GA 30044-4973

Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any valid rule and regulation made pursuant thereto, shall be grounds for cancellation of this license by the Commissioner of Revenue

John R. Ry

COMMISSIONER, Georgia Dept. of Revenue

THIS LICENSE IS VALID ONLY FOR THE PURPOSES SPECIFIED HEREON



Community Development Department

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

Item Coversheet

Item: An ordinance regarding the appeal of an administrative decision denying vested rights on properties located on Singley Circle, adjacent to the Berkeley Lakes subdivision.

Action Item: Yes No *

Public Hearing Item: Yes No **

Executive Session Item: Yes No

Advertised Date: October 25, 2017 – newspaper
November 8, 2017 – signs

Budget Item: No

Date Received: September 29, 2017

Workshop Date: TBD

Regular Meeting Date: April 2, 2018
December 4, 2017

Discussion:

Request:

Carey Bunn, agent for Bunn Family, LLC, is appealing Staff's decision denying vested rights on properties located on Singley Circle (parcel IDs: 146-01032000 and 146-01033000) to the east of Berkeley Lakes subdivision ("Properties").

***THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED FOR 120 DAYS
** NO ADVERTISING HAS BEEN DONE FOR THE PUBLIC HEARING AS IT IS THE
APPLICANT'S INTENT TO TABLE THIS ITEM**

Background:

- **Properties were rezoned from RA to R-2 on January 3, 2006.**
 - **Applicant = Harp Development Company, Richard Harp, agent.**
- **Properties were granted a conditional use to allow for a Conservation Residential Subdivision on January 3, 2006.**
 - **Applicant = Harp Development Company, Richard Harp, agent.**
- **No development plans or development activity has occurred on the Properties to date.**
- **Berkeley Lakes, Phase 1, was recently final platted and contains five (5) stub-out streets that lead into the Properties.**
- **The Properties are/were intended to be Phase 2 of the Berkeley Lakes development**

Ownership:

- **The rezoning and conditional use applications contain letters from Carey Bunn, dated October 24, 2005, wherein he identifies himself as the owner of the Properties and is aware that Richard Harp is seeking the zoning actions on the Properties. These applications were approved on January 3, 2006.**
- **Andrew Carey Bunn, Sr. sold the property to William Jones in February 2014.**
- **William Jones sold the property to the Bunn Family, LLC in December 2014.**
- **The current owner of the Properties, according to the Henry County Tax Assessors' records, is Bunn Family, LLC:**
 - **According to records on file at the Secretary of State's office, Bunn Family, LLC was formed on January 27, 2005 and is currently recognized as "Active/Compliance"**
 - **A Notice of Administrative Dissolution/Revocation the Bunn Family, LLC was filed on September 17, 2007**
 - **Bunn Family, LLC was reestablished in November 2007 and has been registered with the Secretary of State's office since with the exception of 2015. In 2015, there was no annual registration listed.**

Development implications:

Under the Harp rezoning/CRS (Jan. 2006), the Properties are allowed to be developed into single-family lots with minimum dimensions of 65' wide and 120' deep (7,800 sq. ft.); however, the developer must comply with the standards of the CRS ordinance (amenities, house size, exterior material standards, etc.). The initial concept plan indicated 111 lots.

Under the Properties' current R-2(CRS) zoning designation, the minimum lot size is 12,000 sq ft with an average lot size of 15,000 sq ft. Amenities, house size, exterior material standards, etc. will be required.

Recommendation:

Staff denied Mr. Bunn's request for vested rights on September 1, 2017, for the following reasons:

1. The applicant for the rezoning of the property back in 2006 was Richard Harp of Harp Development Company, not Mr. Bunn.
2. The applicant for the conditional use permitting the conservation residential subdivision (smaller lots) was Richard Harp of Harp Development Company.
3. No evidence has been found of any expenditures made by Mr. Bunn in regards to the Properties that were required of him by the City.

Staff recommends the City Council affirms Staff's conclusions that Bunn Family, LLC has no vested rights in the Properties.