

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA
MONDAY, MAY 21, 2018 – 6:00 P.M.
PUBLIC SAFETY BUILDING / 3640 HIGHWAY 42
LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Jesse Patton, Police Chief

PLEDGE OF ALLEGIANCE Councilman Randy Gardner

PUBLIC COMMENTS NONE

PUBLIC HEARING ITEMS..... 3 Items

1. An ordinance to amend the PR-5 (urban infill/active adult planned residential) District to permit multifamily residential housing for older persons as a conditional use.
2. An ordinance for rezoning property located in the southwest quadrant of Tanger Boulevard and Indian Creek Road from R-3 to PR-5
3. An ordinance for granting a conditional use for age-restricted multifamily housing in the PR-5 district

NEW BUSINESS/ACTION ITEMS 4 Items

4. A resolution to accept an application of Shree Sai Parivar USA d/b/a World Peace Center for annexation of 59.9 +/- acres located at 555 Lester Mill Road.
5. An ordinance to amend the PR-5 (urban infill/active adult planned residential) District to permit multifamily residential housing for older persons as a conditional use.
6. An ordinance for the purpose of rezoning property located in the southwest quadrant of Tanger Blvd and Indian Creek Road from R-3 to PR-5
7. An ordinance for granting a conditional use for age-restricted multifamily housing in the PR-5 District Tanger / Indian Creek

CITY OPERATIONS REPORTS / WORKSHOP DISCUSSION ITEMS

Main Street Operations (Monthly Update Report) Anna Ogg, Main Street Manager

- Memorandum of Understanding (MOU) for Main Street Program (DDA, City, and DCA)

Public Safety Operations (Monthly Update Report) Chief Jesse Patton

Public Works Operations (Monthly Update Report) Director Jack Rose

Administration (Monthly Update Report) Tim Young, City Manager

- 1st Quarter Budget Amendment

Community Development Operations Director Bert Foster

- Final Plat Review – Al-Jannah at Locust Grove Station - revision
- Special Event Permit request to hold a casino night fundraiser on September 22, 2018
- Special Event Permit request for a 5K benefit run "The Chase" on February 9, 2019
- Special Event permit request from the Rainbow Girls to set up a tent to sell sparklers at Wal-Mart for various dates

ARCHITECTURAL REVIEW BOARD (ARB) 1 Item

8. A review of the architectural plans submitted for the proposed Fairfield Inn & Suites located at 690 Market Place Boulevard

CITY MANAGER'S COMMENTS Tim Young

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION (if needed)

ADJOURN

ADA Compliance: individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at (770) 987-5043 promptly to allow make reasonable accommodations for those persons.

POSTED AT CITY HALL MAY 16, 2018 AT 10:40 - EDITED MAY 16, 2018 FOR ITEMS 6 - 7 SEQUENCE



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
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Item Coversheet

Item: An Ordinance to amend the PR-5 (urban infill/active adult planned residential) District to permit multi-family residential housing for older persons as a conditional use.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 2, 2018

Budget Item: No

Date Received: N/A – City initiated

Workshop Date: May 21, 2018

Meeting Date: May 21, 2018

Discussion:

This amendment to the PR-5 ordinance will allow multi-family housing and continuum of care¹ housing for seniors/older persons as a conditional use in addition to meeting the existing requirements of the PR-5 district. The first is the ordinance showing the section(s) being amended with next showing the entire district in its entirety. The goal here to accomplish more of the LCI Study recommendations and goals.

Recommendation: APPROVE Ordinance

¹ *Continuum of care*, in this instance, refers to a planned development involving a system that guides and tracks residents over time through a comprehensive array of health services spanning all levels and intensity of care. Examples include neighborhoods with housing options that incorporate independent living, assisted living and hospice assistance, where the level of service is determined based on individual needs, all under one planned development.

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17.04 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO PROVIDE FOR CONDITIONAL USES FOR HOUSING FOR OLDER PERSONS AND CONTINUUM OF CARE HOUSING FOR SENIORS; TO AMEND FOR REFERENCE CERTAIN DEVELOPMENT STANDARDS; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Paragraph F of Section 17.04.055 entitled “Conditional Uses” is hereby amended by inserting subparagraphs (5) and (6) and inserting thereof the following:

(5) Multiple family residential dwellings of not more than a total of 80 units when developed on a tract of 10 acres or more restricted only to Housing for Older Persons and contained within a structure or structures with elevator access and interior corridors as well as other amenities suited for a senior housing development. Said facilities shall be located within the Locust Grove Town Center LCI Area.

(6) Continuum of Care Housing for Senior and Older Persons, including a mixture of detached, attached, multiple family dwellings as well as transitional nursing and elder care facilities on tracts of not more than 25 acres when located in the Locust Grove Town Center LCI Area.

SECTION 2. Subparagraph 2 of Paragraph H of Section 17.04.055 entitles “PR-5 Development Plan Standards” is hereby amended by striking item “(k)” in its entirety and inserting in lieu thereof the following:

(k) Development-specific architectural design criteria (if proposed if different from Section 17.04.055 H.3.(o));

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

SECTION 4. Severability.

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

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

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

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

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

SECTION 6. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 21st day of May, 2018.

Robert S. Price, Mayor

ATTEST:

Misty Titshaw, City Clerk

(Seal)

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17.04 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO AMEND SECTION 17.04.055 ENTITLED “PR-5 URBAN INFILL/ACTIVE ADULT PLANNED RESIDENTIAL DISTRICT”; TO PROVIDE FOR REGULATIONS AND STANDARDS FOR DEVELOPMENT WITHIN HIGHER DENSITY RESIDENTIAL LOTS WHERE APPROPRIATE ON THE COMPREHENSIVE PLAN; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Chapter 17.04 is hereby amended by deleting Section 17.04.055 entitled “PR-5 Urban infill/active adult planned residential district” in its entirety and replacing in lieu thereof with the following:

SECTION 2. Chapter 17.04 Section 17.04.055 is hereby amended by inserting the following:

Section 17.04.055 PR-5 Urban infill/active adult planned residential district.

A. Purpose. It shall be the purpose of this PR-5 district to provide residential dwellings for active adults as provided for by HUD or in certain infill locations within higher-density areas of the city on tracts served by adequate public water and public sewer facilities and shall have access onto a major arterial street, a minor arterial street, or a collector street. In addition, the purposes of the PR-5 district:

- (1) Allow one or more properties to be planned as a unit with development standards tailored to the site;
- (2) Provide maximum flexibility and diversification of lot sizes and architectural styles in the development of the property;
- (3) Maintain consistency with the Henry County/ Cities Joint Comprehensive Development Plan and all subsequent amendments and updates;
- (4) Fulfill the goals and objectives of any Livable Centers Initiative plan and all subsequent amendments and updates;
- (5) Provide for innovative infill within areas of the inner city: Historic Downtown, Mixed Historic District, HPDO boundaries;
- (6) Provide housing for older persons 55 years in age and older in accordance with Housing and Urban Development standards for lifestyle housing, recreation and amenities;
- (7) Protect the integrity and character of residential uses in the city;
- (8) Encourage efficient use of land in areas outside of watershed protection areas and allow for preservation of certain sensitive environmental and cultural resources such as open space areas, wetlands, and topographic features;

(9) Provide for effective development and use of public facilities and services for the site;

(10) Encourage use of design features to achieve development that is compatible with the area; and

(11) Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.

B. Applicability The provisions of this section are applicable to property upon designation of the site as a PR-5 planned residential development by the Mayor and City Council under Articles XV and XVI of this Chapter.

(1) A PR-5 planned residential development (PR-5) is established by rezoning the property and adoption of adopting a development plan. The development plan establishes regulations for the use, development, improvement and maintenance of the property, and must be adopted in accordance with Sections 17.04.291 through 17.04.320.

(2) The PR-5 development plan shall be the zoning control document for features depicted both graphically and in text or figures. The development plan establishes the site area; lot layout; street layout, including typical street sections; on street and off-street parking including landscape parking; pedestrian facilities; open space areas; number of residential units by type; square footage of residential units; preliminary landscaping plan, development regulations; architectural standards; phasing plan, if applicable; statement regarding consistency with the comprehensive plan and all other applicable City land use plans; traffic study; other information necessary for the substantive and environmental review of the proposed project; and any other information deemed necessary by the community development director. If the approval by the City Council differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Community Development Director before development related permits may be issued

C. Definitions. For purposes of this Section, the following terms shall have the meaning prescribed, unless the context clearly indicates otherwise:

“Amenities” shall mean the area(s) set aside for active and passive recreation for the residents inside the development (or for the general public) according to the standards set forth herein. Recreation areas may include passive areas, such as trails, picnic areas, or parks with landscaping providing no facilities for active sports; and active areas with ball fields, soccer facilities, swimming areas, and other facilities for sports activities.

“City” shall mean the city of Locust Grove or its designee.

“Classification” shall mean the PR-5 district referred to herein.

“County” shall mean Henry County or its designee.

“Façade” shall mean an exterior wall, or face, of a building. The front façade of a building contains the building’s main entrance, the rear façade is the building’s rear exterior wall, and the side façades are a building’s side exterior walls. The term façade shall not apply to eaves, soffits and gables unless otherwise noted herein.

“Impervious cover” or “impervious surface” shall mean any roads, driveways, parking areas, buildings, swimming pools, concrete, pavement, rooftop landscapes and other impermeable construction covering the natural land surface which impedes the free passage of water, air, or nutrients through the soil to the natural watershed aquifer, or water zone located below the surface. Except as otherwise provided in this Section, impervious cover is total horizontal area of covered spaces, paved areas, walkways and driveways in a proposed development. Impervious cover excludes ponds and areas with gravel placed over covered surfaces that are used only landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, fifty percent (50%) of the horizontal area of the deck is included in the measurement of impervious cover.

“Infill development” shall mean the development of vacant or underutilized lots within areas central to the historic core of the City of Locust Grove, or near areas of historical residential, existing higher-density residential, commercial or industrial activities. For purposes of illustration, areas within the HPDO zoning district overlay, the Mixed Historic Neighborhood, the Central Business District, and the Locust Grove Town Center LCI Study Area are locations likely for infill development.

“Maximum allowable net density” shall mean the total number of dwelling units or housing structures per net useable acre. The maximum allowable net density shall not exceed the density established by this Section as applicable law.

“Net useable acre” (n.u.a.) shall mean an acre of land which residential structures may be built but exclusive of streets, right of ways; 100-year flood plains or flood hazard areas; detention or retention ponds; land used solely for commercial, office, institutional, or industrial uses, and public lands. Easements for drainage, sanitary sewer, etc. shall not be excluded from a net usable acre.

“Open space” shall mean land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the developments and may include complementary structures and improvements as are necessary and appropriate for recreation or other complementary activities. Acreage within the 100-year flood plain and wetlands under common ownership shall also be included in open space.

"Owner" shall mean all parties applying for rezoning, including but not limited to the property owner and his agents or assigns.

"PR-5 development plan" shall mean a written and graphic submission for a development in this district which represents a tract of land; proposed subdivision; lot layout; the location and bulk of structures; density of development; streets, sidewalks, and multiuse paths; architectural design for structuring and signs parking facilities; common recreation areas, amenities, and open space; public facilities; impervious cover; and all conditions, covenants, and restrictions relating to use thereof.

"Residential parking garage" shall mean an enclosed structure attached to or part of the principal dwelling used for housing at least two (2) vehicles and has the following minimum dimensions: vehicular entrance height, seven feet (7') interior height, nine feet (9'); vehicular entrance width, sixteen feet (16') and overall garage width and depth, twenty feet (20'). The floor shall be constructed of concrete. Concrete floors shall be reinforced, where appropriate and a minimum of four inches (4") in thickness with appropriate fill and base. Where residential parking garages are constructed, such structures shall not be enclosed for living space, storage purposes or any other purpose without first obtaining a variance from the City and constructing an attached residential parking garage.

"Streets" shall include land between the right-of-way lines; whether improved or unimproved, and may comprise pavement, shoulders, curb and gutters, sidewalks, drainage ditches and structures and other areas within the street right-of-way lines. Streets shall be classified as follows:

1. Expressway. The expressway system includes high volume limited access thoroughfares through the City, the county and region beyond. These include I-75 and S.R. 42.
2. Major arterial. An arterial street which is designed or intended for moderate to high levels of traffic flow for the City, the county, and region beyond and is designated on the future thoroughfare plan in the Henry County/Cities Joint Comprehensive Development Plan, and also includes the state and federal highway system for the City and county.
3. Minor arterial. An arterial street similar in function to a major arterial but which is intended to provide moderate levels of traffic flow and greater access to abutting properties. Minor arterials serve as traffic

feeders to major arterials and for cross—country and regional travel.

4. Collector street. A street which carries traffic from local streets to minor and major arterial streets, and may include the principal entrance of a development.
5. Local street. A street designed to provide access to adjoining properties within a subdivision or other development.

“Useable acre” shall mean an acre of land in development less any portion thereof located in the one-hundred-year floodplain.

“Water table” shall mean a masonry architectural feature that consists of a projecting course, applied at a consistent height that deflects water running down the face of a building away from lower courses or the foundation. The intent of water tables is to serve as an ornamental transition between façade materials.

In addition, all other definitions set forth in Chapter 17.04 and Chapter 3-7 of the Henry County Code of Ordinances are incorporated by reference to the extent they are not inconsistent with terms.

D. Permitted Uses. Those permitted uses common to all single—family residential districts.

E. Accessory Uses. Those accessory uses common to all single-family residential districts-

F. Conditional Uses – Upon application to, and recommendation by the Director of Community Development and a favorable decision thereon by the Mayor and Council, the following conditional uses are permitted in this district:

(1) Those conditional uses common to all single-family residential districts.

(2) Attached single-family residential dwellings not to exceed 4 attached units in any single structure.

(3) Two-family residential dwellings on tracts less than 5 acres.

(4) Multiple family residential dwellings on tracts less than 2 acres, unless part of a mixture of residential unit types within a PR-5.

(5) Multiple family residential dwellings of not more than a total of eighty (80) units when developed on a tract of ten (10) acres or more restricted only to Housing for Older Persons and contained within a structure or structures with elevator access and interior corridors as well as other amenities suited for a senior housing development. Said facilities shall be located within the Locust Grove Town Center LCI Area.

(6) Continuum of Care Housing for Senior and Older Persons, including a mixture of detached, attached, multiple family dwellings as well as transitional nursing and elder care facilities on tracts of not more than twenty-five (25) acres when located in the Locust Grove Town Center LCI Area.

G. Conditional Exceptions. Those conditional exceptions common to all single-family residential districts, with the exception of taxidermy, are permitted in this zoning district.

H. PR-5 Development Plan Standards. Except as otherwise provided for herein, the following regulations apply to the designated uses and development in the PR-5 district:

1. The development plan shall specify a phasing plan for all amenities to be provided within the development. The amenity phasing plan shall correspond with the overall development phasing schedule, and shall provide for the reasonable completion of amenities to maximize enjoyment by residents.
2. The following site development characteristics shall be determined and set in the approved plans for PR-5:
 - (a) Minimum lot area(s); Unless a conditional use otherwise allows, the minimum lot areas shall be those shown on the approved PR-5 development plan. The Mayor and Council can require greater lot areas as part of the development plan review, which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits.
 - (b) Minimum lot width(s); Unless a conditional use otherwise allows, the minimum lot widths shall be those shown on the approved PR-5 development plan. The Mayor and Council can require greater lot widths as part of the development plan review, which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits
 - (c) Location(s) of yard(s) and setback(s); Unless a conditional use otherwise allows, the minimum front, side and rear yard setbacks and building separation requirements shall be those shown on the approved PR-5 development plan. The Mayor and Council can require greater lot yard setbacks and building separation requirements as part of the development plan review, which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits.
 - (d) Maximum structure height(s); Unless a conditional use otherwise allows, the maximum structure height shall be no greater than forty feet (40').
 - (e) Open space shall be provided with all PR-5 developments and open space shall be set by the development plan. The open space, complementary to the proposed design and lifestyle features of the proposed development, shall be reserved as common open space that shall be designated for the recreational or leisurely use by residents as stated in Section 17.04.052 H.3.p.
 - (f) Location of and specifications for site access and internal traffic circulation; and
 - (g) Off-street and on-street parking needs and dimensions;

- (h) Internal traffic calming strategies, such as roundabouts, speed tables, chicanes or other acceptable measures;
- (i) Location, size, and/or amount of buffer yard(s), screening, landscaping, and tree save areas;
- (j) Layout of lots, streets, and any other infrastructure, including bicycle and pedestrian facilities, serving the PR-5 development;
- (k) Development-specific architectural design criteria (if different from 17.04.055(N)(3)(o));
- (l) Location, size, and design of any permanent signage;
- (m) Any other site-specific prescription(s) deemed necessary for the development of the site, as proposed.

3. Projects shall meet the following design requirements:

- (a) A minimum of ten percent of the usable project area shall be permanently allocated to open space.
- (b) A portion of the required open space should be centrally located if possible within the development. Location and approximate size of the open space area shall be designated and approved by the Mayor and City Council as part of conceptual approval.
- (c) For developments under ten acres, the open space requirement may be satisfied by alternative means as established by this Section.
- (d) Stormwater infrastructure may not be counted toward the required open space, unless designed as part of a low-impact system that utilizes bioswales and natural recharge areas.
- (e) Utility easements may not be counted toward the required open space, unless utilized as part of a common trail network or other amenity.
- (f) Specific architectural design criteria shall be adopted as part of the overall plan for the site.
- (g) Unless otherwise stated in an approved PR-5 development plan, the minimum heated floor area of 1,800 square feet for single-story dwelling units and 2,200 square feet for multi-story dwelling units.
- (h) Curb and Gutter are required unless specifically waived as part of an approved development plan where alternative stormwater treatment methods are used to achieve overall water quality improvement.
- (i) Paved driveways of adequate width for 2-car garage entry.
- (j) Sidewalks are required on both sides of the internal street network, comprised of concrete a minimum depth of four inches (4') and four feet (4') in width and located at least two feet (2') from the back side of the curb to provide a safety and buffer strip between the street. A multiuse path as described herein may be substituted for the sidewalk.
- (k) Streetlights are required with decorative fixtures (post-top or similar), LED cutoff fixture.
- (l) Underground utilities are required.
- (m) Residential parking garages are required, with maximum coverage of the front façade of any dwelling unit by the garage no greater than 55%. Use of side-loading garages where practical is encouraged;
- (n) Multiuse Paths shall be required in accordance with the standards below:
 - i. Multiuse paths are required in all developments developed under the standards of this district. Such paths shall be constructed to connect

each residential lot with all the amenity areas of the development and those commercial, office, and industrial areas inside and outside the development. Multiuse paths may not be constructed in lieu of streets, nor may streets constitute any portion of multiuse paths except where such paths cross over the width of a street. Multiuse paths shall be a minimum of four (4) inches in depth, ten (10) feet in width with demarcations, either by different shaded surfaces or a solid or dashed line, to designate that at least four feet of the width of the path is solely for pedestrian use and the remaining portion of the width of the path may be used for bicycles and golf carts. Multiuse paths shall be constructed of concrete, asphalt, semi-pervious material as approved by the City or a combination thereof. If semi-pervious material is used, it shall not be a loose material (wood chips, gravel, sand, or dirt), and it shall have a life span comparable to or better than that of asphalt.

- ii. In addition, the landowner or developer shall extend the multiuse path along the main right-of-way line of a street leading from the development to the nearest commercial area (or future commercial center as depicted on the Future Land Use Map), if development lies within one-quarter of a mile (0.25 mi.) of that commercial area. Upon application by the owner or developer, however, the City reserves the right to reduce, eliminate, or modify this requirement if: (i) the landowner or developer tenders to the City or its designee funds, equal to the amount which would be expended by the developer to design and construct the multiuse path extension required under this subsection; (ii) the City or its designee confirm that the funds deposited will be used for design and construction of a multiuse path benefiting the public at large, consistent with applicable law; (iii) the City or its designee accepts such funds and exercise the right to reduce, eliminate, or modify the multiuse path requirement in this subsection in a manner and a degree acceptable to the landowner or developer; (iv) the City or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (v) all documents necessary to satisfy this section executed, subject to approval by the City Attorney as to form. In determining whether to reduce, eliminate, or modify the multiuse path requirement under this subsection, the City or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive a higher quality multiuse path in a more cost-efficient manner.

- (o) Residential Facades, Roof Design. Development within a PR-5 Planned Development shall adhere to the following standards unless otherwise approved by the Architectural Review Board.

- i. *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 façade 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 may consist of brick, stone and 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. Any change in the mixture of architectural exterior materials, use of vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, unless otherwise approved by the Architectural Review Board.
- i.i. *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.) and/or the use of alternative exterior elevation materials shall require the review and approval of the Architectural Review Board.
- (p) *Incorporation of Amenities.* All developments under this Section shall provide for amenities in accordance with this subparagraph. the PR-5 development plan. One or more of the following amenities is suggested as possible amenities for a PR-5 development; however, the final amenity provision shall be in accordance with the approved PR-5 development plan. Those noted with "AR" are preferred for Active Adult Residential
- A clubhouse of 1,200 minimum square feet (AR)
 - A covered picnic pavilion with a minimum of 1,200 square feet under roof with picnic tables and community grills (2) (AR)
 - A minimum sized adult pool of 20' x 40' (AR)
 - A wading pool for children, in addition to the adult sized pool, consisting of a minimum of 200 sq. ft.
 - A playground with minimum area of 60' by 120' with picnic table, benches and play equipment for multiple age groups.
 - A pocket park with a minimum of 2,000 square feet with minimum frontage of 100 feet along one of the primary access streets within the development, with preference to frontage on two (2) residential streets with adequate landscaping, paved walkways, seating areas, trash receptacles and accessory structures such as gazebos or

pergola. Siting should consider for location of required USPS Centralized Mail facility. (AR)

- Tennis Courts - one lighted and enclosed facility featuring a minimum of 2 playing courts. (AR)
- Walking Trails - at least 2,000 feet consisting of a paved asphalt or concrete surface, 4 feet in width. Multiuse paths can constitute walking trails so long as they are appropriately demarcated to designate that at least four feet (4') of the width is solely for pedestrian use. (AR)
- Community Garden of approximately 2,000 square feet with utility building and cinder walkways demarcating planting beds. (AR)
- A Baseball Field - (reg.) regulation size or (LL) little league size
- A Softball Field - regulation size (adult)
- A Soccer Field regulation size
- A Multiuse Field - football and soccer
- A Multiuse Field -football and baseball
- A Lake with access by paved trails (AR)
- A regulation-size basketball court with two backboards, hoops, and net structures
- City-Provided Amenities. Upon application by the owner or developer, however, the City reserves the right to reduce, eliminate, or modify this requirement if: (1) the landowner or developer tenders to the City or its designee funds, equal to the amount which would be expended by the developer to design and construct the amenities required under this subsection; (2) the City or its designee confirms that the funds deposited will be used for design and construction of amenities benefiting the public at large, consistent with applicable law; (3) the City or its designee accepts such funds and exercises the right to reduce, eliminate, or modify the amenities requirement in this subsection in a manner and to a degree acceptable to the landowner or developer; (4) the City or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (5) all documents necessary to satisfy this section are executed, subject to approval by the City Attorney as to form. In determining whether to reduce, eliminate, or modify the amenities requirement under this subsection, the City or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive higher quality amenities in a more cost-efficient manner than would be provided by the developer. Land that would have been necessary to construct the amenities shall be maintained as open space within the development.

(q) Water system: City or Henry County Water Authority water system required.

(r) Sewerage system: Public Sanitary sewer required;

- (s) Landscape requirements. See the City of Locust Grove Landscaping Ordinance.
- (t) Vegetated buffers of a minimum width of 25 feet shall be maintained along a development's exterior boundaries unless otherwise approved on the PR-5 development plan as part of infill development.
 - a. Buffer shall be left undisturbed throughout development, unless otherwise required for enhancement with earthen berms or structural buffer walls or fencing.
 - b. Buffer may count as part of the required open space only if located outside of a building lot.

I. Miscellaneous Provisions.

- (1) Maximum allowable net density shall not exceed the stated density in dwelling units per net usable acre (du/ acre), on the PR-5 development plan.
- (2) Impervious Cover Requirements. The PR-5 development plan shall demonstrate that the development will comply with all impervious cover requirements set forth in the City Zoning Ordinance, Watershed District Ordinances, Wetland Ordinance, Soil Erosion and Sedimentation Control Ordinance, and Stormwater Runoff Ordinance, as applicable. Compliance with the impervious requirements shall be certified by a licensed surveyor, engineer or architect licensed in the State of Georgia.
- (3) To the extent common areas, recreational facilities, and amenities are constructed by a landowner or developer pursuant to this ordinance, they shall ultimately be transferred to, owned by, and maintained by a mandatory property owner's association, as established in accordance with state law, and restrictive covenants and bylaws consistent with this requirement shall be recorded prior to receiving a building permit for any dwelling unit located in this classification.
- (4) In the event of a conflict between this Ordinance and any other ordinance or development agreement provision, the terms of this Ordinance shall control.
- (5) Failure to comply with any of the requirements set forth herein will entitle the City or its designee to suspend any and all permits issued concerning the development, including building permits, to issue a stop work order, and to take other measures designed to ensure compliance with this Section, to the extent provided by law.
- (6) Phased development: Fifty percent (50%) of recreational facilities and amenities shall be constructed prior to issuance of certificates of occupancy for fifty percent (50%) of the houses. The remaining recreational facilities and amenities shall be completed prior to issuance of certificates of occupancy for eighty percent (80%) of the houses. A sworn certificate shall be submitted to the City or its designee prior to issuance of certificates of

occupancy for eighty percent (80%) of the houses confirming compliance with this Section and all requirements imposed by the Locust Grove Watershed District ordinance.

J. PR-5 revisions.

- (1) *Minor changes.* Changes proposed in writing by the applicant that do not alter district boundaries and that involve revision of minor characteristics of a PR-5 development, such as reduction in residential density, increases in lot size, lot widths, or lot setbacks, relocation of driveways, minor façade details, drainage structures, number of required parking spaces, and other features that do not materially affect the approved plan concept or violate any other applicable regulations, may be considered by the Mayor and Council after staff review and recommendation.
- (2) *Major changes.* Changes proposed in writing by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PR-5 development, such as changes in the general layout of buildings and their environs on the site, changes to the district regulations, or landscaping shall be submitted under the provisions of Article XVI pertaining to zoning changes and ordinance amendments, and may be considered by the Mayor and City Council after staff's review and recommendation and holding a noticed public hearing consistent with that for rezoning. Increases to initially-approved residential density or less stringent architectural standards constitute major changes.
- (3) The City shall establish fees for revision applications.

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

SECTION 4. Severability.

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

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

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality, or

unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable and of full force and effect.

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

SECTION 6. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 21st day of May 2018.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

Henry Herald

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Henry

Attach Copy of Advertisement

Public Hearing Notice
City of Locust Grove
May 21, 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 16 of the Official Code of Georgia Annotated ("Uniform Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, May 21, 2018 at 6:00 PM, will conduct public hearings for the purpose of the following:

ORDINANCE AMENDMENT
ORD 18-05-001: TO AMEND SECTION 17.04.055 ENTITLED "PR-5 URBAN INFILL/ACTIVE ADULT PLANNED RESIDENTIAL DISTRICT"; TO AMEND SECTION 17.04.055 (E) TO PROVIDE FOR MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS AND CONTINUUM OF CARE HOUSING FOR SENIOR AND OLDER PERSONS AS A CONDITIONAL USE; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REZONING
RZ 18-05-001 MAX ELBE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS FROM R-3 (MEDIUM/HIGH DENSITY SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PR-5 (URBAN INFILL/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 129-01044001) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

CONDITIONAL USE
CU 18-05-001 MAX ELBE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS A CONDITIONAL USE TO ALLOW MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS IN THE PR-5 (URBAN INFILL/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 129-01044001) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

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

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

May 2, 2018

Dawn Ward

Affiant

Sworn to and subscribed before me this the 3rd day of May 2018.

Signed
Notary Public

My commission expires 3-6-22





Community Development Department

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

Item Coversheet

Item: An Ordinance for the purpose of rezoning property located in the southwest quadrant of Tanger Blvd and Indian Creek Rd from R-3 to PR-5.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 2, 2018

Budget Item: No

Date Received: April 25, 2018

Workshop Date: May 21, 2018

Meeting Date: May 21, 2018

Discussion:

Please see the attached Staff Report.

Recommendation:

I MOVE TO (approve/deny/table) THE ORDINANCE TO REZONE THE PROPERTY FROM R-3 TO PR-5 SUBJECT TO THE FOLLOWING CONDITION IN ADDITION TO THE STANDARDS SET FORTH IN THE ATTACHED DEVELOPMENT PLAN AND PROJECT NARRATIVE:

- 1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE CONDITIONAL USE FOR MULTIFAMILY RESIDENTIAL DWELLINGS RESTRICTED ONLY TO HOUSING FOR OLDER PERSONS.**

ORDINANCE NO. _____

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

**AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 10.0
ACRES LOCATED IN LAND LOTS 168 AND 169 OF THE 2ND DISTRICT WITHIN
THE CITY OF LOCUST GROVE, GEORGIA.**

WHEREAS, Max Elbe, agent for Lowcountry Housing Communities, LLC of Daniel Island, SC (the "Applicant") requests a rezoning for property located on the west side of Indian Creek Road, north of the intersection with Apache Avenue (portion of Parcel ID 129-01044001) in Land Lots 168 and 169 of the 2nd District consisting of approximately 10.0 acres which shall be hereinafter referred to as the "Property" and is described in **Exhibit "A"** attached hereto and incorporated herein by reference; 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 R-3 (single-family residence) to PR-5 (urban infill/active adult 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 May 21, 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.

- (X) That the Property is hereby rezoned from R-3 to PR-5 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:

- (X) The conditions set forth on **Exhibit "D"** attached hereto and incorporated herein by reference.
- (X) 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 21st day of May 2018.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"

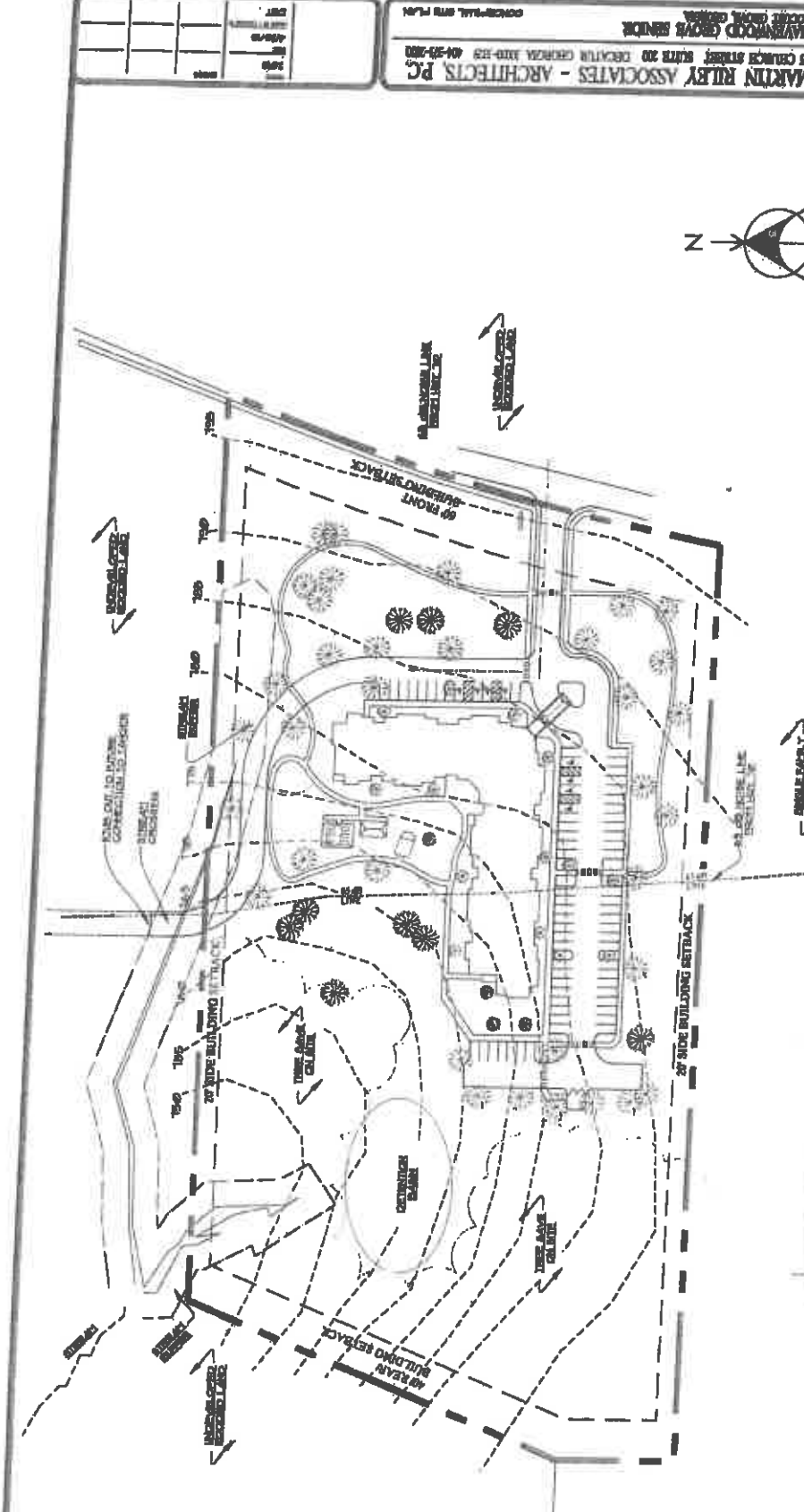
LEGAL DESCRIPTION AND PLAT

Legal Description:

All that tract and parcel of land lying and being in land lot 168 of the 2nd land district of Henry County, Georgia, more particularly described as follows:

**BEGINNING at an Iron pin found at the Intersection of Northerly right-of-way of Apache Ave. (a private road) and the Westerly right-of-way of Indian Creek Road (80' ROW);
Thence N89°41'25"W a distance of 897.44 ft. to an Iron Pin Found;
Thence N00°25'01"W a distance of 116.27 ft. to an Iron Pin found;
Thence N22°30'00E a distance of 393.83 ft to an Iron Pin Set;
Thence due East a distance of 887.47 ft. to an Iron Pin Set on the Westerly right-of-way of Indian Creek Road; Thence along the Westerly right of way of Indian Creek Road S21°01'42"W a distance of 90.55ft. to a point; Thence S51°19'50"W a chord length of 314.01ft. along an arc length of 314.44ft and a radius of 1727.50ft. to a point; Thence S12°28'22"W a distance of 100.73 ft to an Iron Pin, this being the POINT OF BEGINNING, being a tract of 10.0 acres as shown in the plat.**

**Prepared by
Gulshan Sawhney
4/13/2015**



PROJECT INFORMATION
 TOTAL PROPERTY: 10.0 ACRES
 64 SENIOR RESIDENTIAL UNITS
 (6.4 UNITS PER ACRE)

UNIT COUNT	
1 BD / 1BA UNITS:	26
2 BD / 2BA UNITS:	38
TOTAL:	64 UNITS

PARKING COUNT
 71 SPACES REQUIRED
 @ 1 PER UNIT + 10% ADD'L
 11 SPACES PROVIDED
 W/ 8 H.C. SPACES INCLUDED

STANDARD REQUIRED AMENITIES 6

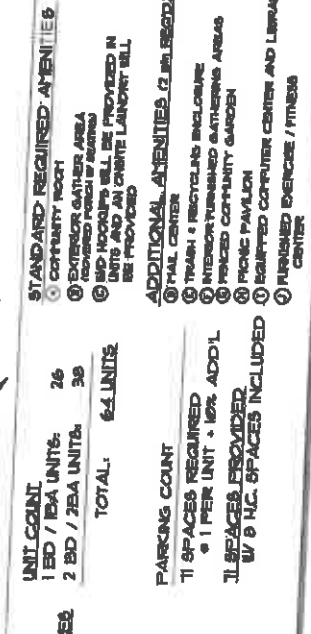
- COMMUNITY ROOM
- EXTERIOR PLAY AREA
- REAR PORCH AREA
- IND HOODS WILL BE PROVIDED IN UNITS AND AN CHUTE LAUNCH WILL BE PROVIDED

ADDITIONAL AMENITIES (2 IN REQ'D)

- TRASH & RECYCLING INCLUDING
- INTERIOR FINISHED BATHING AREAS
- POOLED COMMUNITY GARDEN
- PICNIC PAVILION
- EQUIPPED COMPUTER CENTER AND LIBRARY
- FINISHED EXERCISE / FITNESS CENTER

ADDITIONAL AMENITIES (CONT'D)

- PROJECT SIGNAGE
- ARTS AND CRAFTS, COMPUTER, BUSINESS-CLASSED PUBLIC RM
- PAVED PEDESTRIAN ACCESS TO PUBLIC RM
- PAVED VEHICULAR ACCESS TO PUBLIC ROAD
- POCKET PARK
- ARTIFICIAL PUTTING GREEN
- WALKING TRAIL



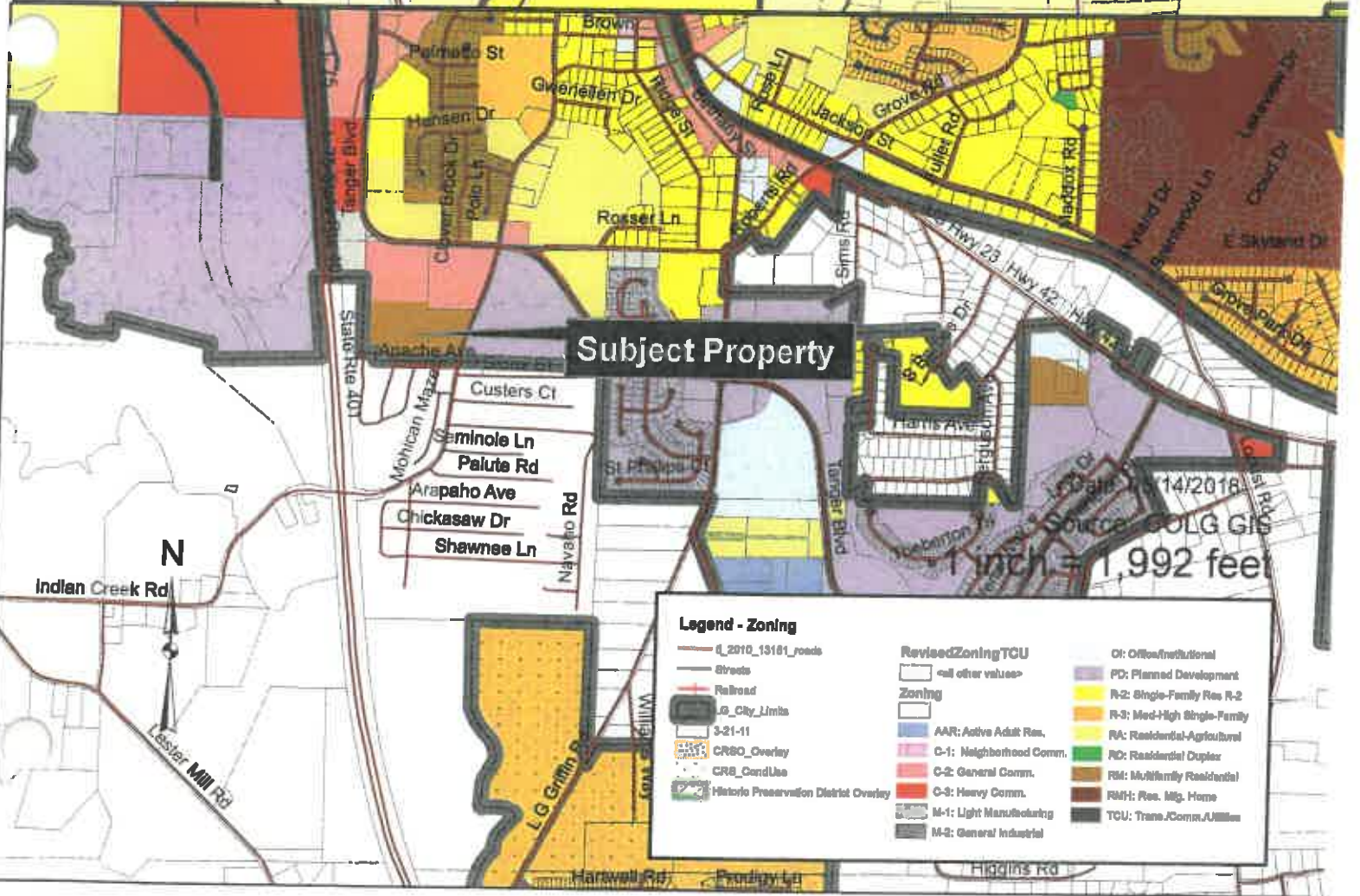
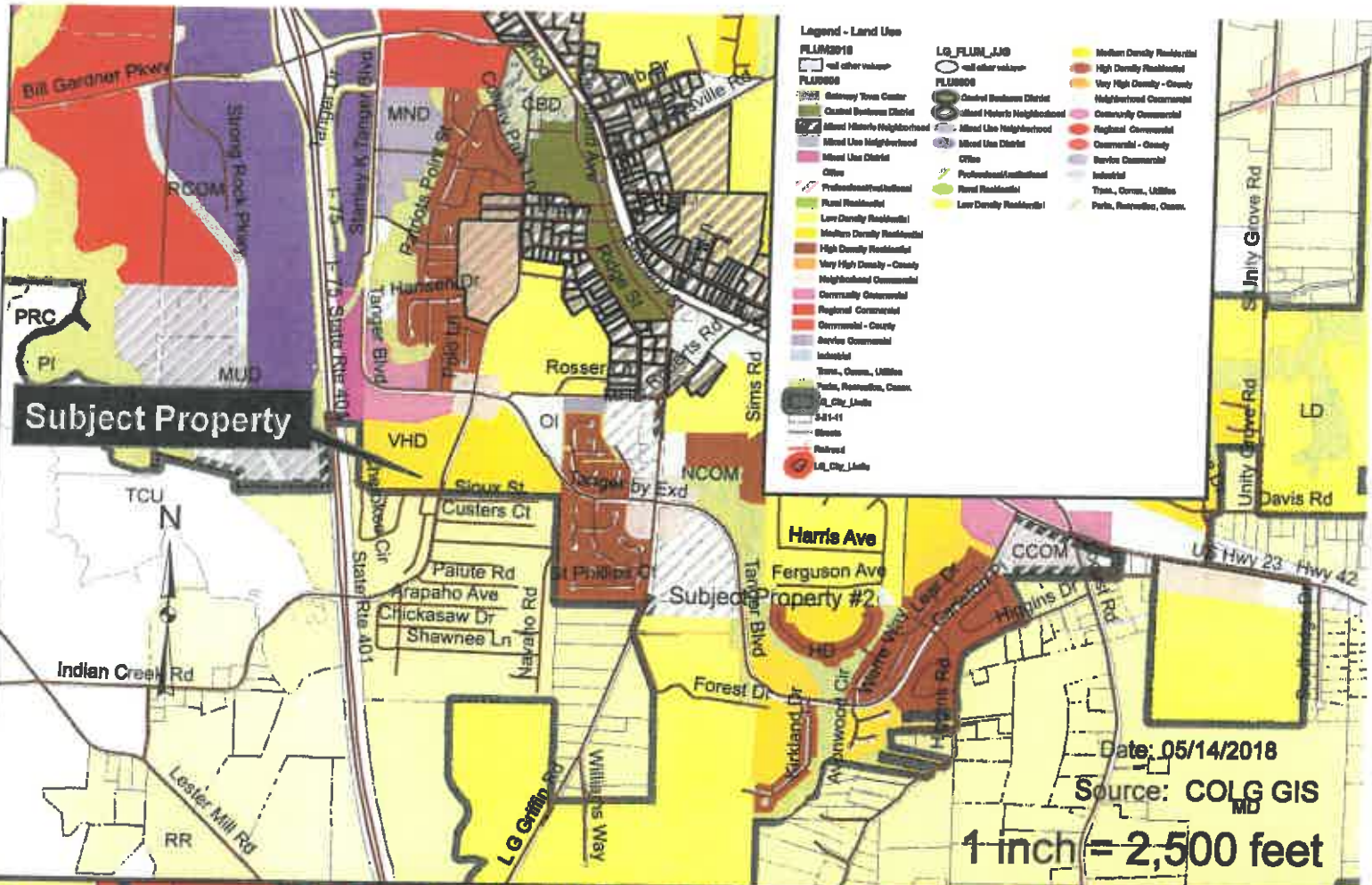
LOCUST GROVE, GEORGIA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CANTON STREET SUITE 200 DECATUR GEORGIA 30033 404-251-2000
 HAYWOOD GROVE SENIOR
 FROM 2004 DESIGN
 CONCEPTUAL SITE PLAN

MIRA
CSP.I

NOT RELEASED FOR CONSTRUCTION

EXHIBIT "B"
REZONING EVALUATION REPORT





REZONING EVALUATION REPORT

May 21, 2018

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

Property Information	
Tax ID	Portion of 129-01044001
Location/address	Southwest quadrant of the intersection of Tanger Boulevard and Indian Creek Road north of the intersection of Indian Creek Road and Apache Avenue In Land Lots 168 and 169 of the 2 nd District
Parcel Size	Approximately 10 acres
Current Zoning	R-3 (medium/high density single-family residential)
Request	Rezoning to PR-5 (urban infill/active adult planned residential)
Proposed Use	Age-restricted senior apartment community
Existing Land Use	Vacant
Future Land Use	Medium density residential
Recommendation	Approval

Summary

Max Elbe, agent for Lowcountry Housing Communities, LLC of Daniel Island, SC requests a rezoning from R-3 (medium/high density single-family residence) to PR-5 (urban infill/active adult planned residential) for property located on the west side of Indian Creek Road, north of the intersection with Apache Avenue (portion of Parcel ID 129-01044001) in Land Lot 168 of the 2nd District. The property consists of approximately 10.0 acres. The request is for a 56-unit age-restricted senior apartment community. A companion request for Conditional Use Permit is also being made.

This project is part The City Council commissioned the LCI Study to develop strategic long-term commercial and residential development and redevelopment plans for tracts between the Interstate 75 interchange and State Route 42. Additionally, the LCI Study contemplates connecting these uses to our Historic Downtown District via multi-modal transportation systems.



REZONING EVALUATION May 21, 2018

REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

The subject property lies in the area designated as the Emerging South District that was studied as part of the LCI Study adopted by the City Council in May 2016. The stated goals for this Emerging South District include encouraging residential development that provides greater diversity in housing products, to create new parks and passive recreational opportunities and to promote multimodal connectivity to enhance the Frances Ward Drive corridor. Land uses in this area should not be in competition with retail, residential, and office uses proposed for the Gateway and Historic Downtown Districts.

Service Delivery / Infrastructure/Land Use

Water and Sewer: Water and sewer service is available by means of existing lines in this area. Sewer is available and can be connected via an extension of the existing line along Tanger Boulevard. The Locust Grove Public Works Department confirmed that the facilities have adequate capacity to serve the site.

Police Services: The subject property is in the existing city limits and will remain on a regular patrol route. Future development of this area may require additional police patrol for crime prevention and traffic control.

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: If this request is approved, it will be regulated by unique development standards approved by the City Council as permitted by the PR-5 ordinance. One stated purpose of the PR-5 zoning classification is to provide residential dwellings for active adults as provided for by the Department of Housing and Urban Development (HUD) in addition to the following:

- 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.
- Provide housing for older persons 55 years in age and older in accordance with HUD's standards for lifestyle housing, recreation and amenities.
- 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.



REZONING EVALUATION REPORT

May 21, 2018

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

- Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.

Transportation Impacts: This 10.0-acre tract will contain 56 age-restricted senior apartment attached units. *The Institute of Transportation Engineers Trip Generation Manual, 7th Edition* assigns a rate of 3.48 weekday trips per house in a senior adult attached housing development¹; however, caution should be shown as this rate is based on a wide variety of studies including active, working residents and older, retired residents.

Under the current plan, this active adult development will yield approximately 195 trips on average per weekday.

The Joint Henry County/Cities Comprehensive Transportation Plan ("CTP") classifies Indian Creek Road and Tanger Boulevard as a Rural Local Road and a Minor Arterial Roadway, respectively. Rural local roads provide a lower level of service primarily as access to land with little to no through movement. Minor arterials provide a high level of service at high to moderate speeds with some degree of access control².

Impact. Impacts to the existing transportation system should be minor. Tanger Boulevard has existing capacity to move vehicles to either Bill Gardner Parkway or State Route 42 with no decrease in the existing Level of Service.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. Discussion: The main impact here will be transitioning vacant property to an age-restricted active-adult apartment development with 56 units. Traffic volumes will increase; however, these increased volumes can be absorbed into the existing transportation network as detailed in the *Transportation Impacts* above. Each apartment unit will pay an impact fee prior to occupancy. A percentage of this fee will go to offset the impact to the transportation system as a whole.

¹ *Institution of Transportation Engineers, Trip Generation, 7th Edition, Volume 2 of 3, pg. 461.*

² PB Americas, Inc., *Joint Henry County/Cities Comprehensive Transportation Plan, (2007).*



REZONING EVALUATION May 21, 2018 REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request will allow a more intense residential use than what is called for on the Future Land Use Map; however, this property was originally rezoned to RM-1 with an allowable net density of eight (8) units per acre by the Council back in June of 2003. The property was subsequently rezoned from RM-1 to R-3 by the Council in July of 2017.
- (3) **Consistency with the Land Use Plan.** Discussion: The site is not consistent with the Future Land Use Plan or the Future Land Use Map which illustrates the site for future medium/high-density single-family residential (up to 3.25 dwelling units per acre). This request contemplates a density of 5.6 dwelling units per acre. While not consistent with the current FLUM, this request is consistent with previously approved rezoning requests for this property as well as the stated goals of the Locust Grove Town Center LCI Study.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be an impact on infrastructure in the area. These impacts were anticipated by and can be mitigated through improvements made via the collection of impact fees. Each unit will pay \$3,756.84 in water and sewer impact fees (\$210,383.04) and \$1,446.33 in development impact fees (\$80,994.48).
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have an impact on the surrounding area in terms of traffic; however, Tanger Boulevard has enough capacity to absorb the increase. Sidewalks will be required that tie into the existing, larger network to promote non-vehicular mobility.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts to adjacent property owners will include increases in traffic and population. Nearby tracts include a mobile home park to the immediate south and a detached townhome community to the north. With adequate buffers and planning, the impact of this development should be relatively consistent with prevailing patterns.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: The site is vacant and undeveloped. The site could be developed into an R-3 residential subdivision with minimum lot sizes of 12,000 square feet and 80-foot wide. Rough estimates predict approximately 30 lots on this site if it were to be developed under its R-3 zoning.



REZONING EVALUATION May 21, 2018

REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

- (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 site is vacant. There are no known physical conditions or limitations that precludes the use of the site other than some moderate slope, especially to the western side of the property along I-75 frontage. Development of this type would not directly impact this area and is more preferred for adequate buffer and soil erosion concerns.
- (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 are consistent with the goals of the Locust Grove Town Center LCI to provide more diverse housing opportunities, particularly for areas lying in the Emerging South District.

Comments

The 10-acre subject property was originally part of a larger, 31-acre tract, that was rezoned to RM-1 (multi-family residential – apartments) for an apartment complex on June 2, 2003 (RZ-02-69-L – McMickle) with a net density not to exceed eight (8) units per acre.

On July 3, 2017, the City Council rezoned this property from RM-1 to R-3 in an effort to reduce density on the borders of the City, as well as the fact that there has been little interest in multifamily on the particular tract since 2016. One of the stated goals of the LCI's Emerging South District is to provide a variety of housing options. Currently, there exists detached single-family housing on varying lot sizes in the vicinity. This proposal seeks to introduce an age-restricted apartment complex similar in scope and nature to the existing Shoal Creek Manor.

Active Adult Housing for Older Persons³

The Atlanta region is experiencing an unprecedented demographic shift as Baby Boomers (born in the 1940s) age and people live longer. By 2030, one out of every five residents will be over the age of sixty⁴.

³ HUD.gov/program offices/fair_housing_equal_opp/seniors, "Housing for Older Persons Act of 1995," (n.d.).

⁴ atlantaregional.org/aging-health/aging-health-planning/aging-health-planning, "Meeting the Future Needs of Our Changing Region" (n.d.).



REZONING EVALUATION May 21, 2018 REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

Table 1: US Census Data, provided by the Atlanta Regional Commission, details the City of Locust Grove's upward trend when it comes to the population of residents 55 and older living in the City:

YEAR	POPULATION	POPULATION OVER 55
2010	5,402	816 (15.1%)
2017	6,493	1,311 (20.2%)
2022	7,162	1,611 (22.5%)

The Applicant intends to develop this property as a 55 and older community. By following the guidelines listed below, the community will be marketed towards older persons with specific prohibitions in place to keep the community in conformance with the laws further detailed below.

The *Fair Housing Act of 1968* (the "Act") prohibits discrimination in housing and real estate transactions based on race, color, religion, sex, national origin, handicap and familial status (in general, the presence of children under the age of 18 in the household). The Act contained a provision exempting "senior" housing from the prohibition against familial status discrimination.

In 1995, an amendment to the Act, known as the *Housing for Older Persons Act* ("HOPA"), was signed into law. HOPA modified the statutory definition in the Act of housing for older persons as housing intended and operated for occupancy by at least one person 55 years of age or older per unit.

Furthermore, HOPA requires such 55 and older communities to comply with the following procedures:

1. At least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older
2. The housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under this subparagraph; and
3. The housing facility or community complies with rules issued by the Secretary for verification of occupancy, which shall--
 - a. provide for verification by reliable surveys and affidavits; and
 - b. include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause (ii). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purposes of such verification.



REZONING EVALUATION May 21, 2018 REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

Currently in the City, there are two age-restricted facilities. One is Shoal Creek Manor, a senior apartment complex, which often operates at full occupancy and the other is Carleton Cove at Locust Grove Station, a single-family residential subdivision, that consists of 56 lots, 11 of which are occupied with several other dwellings currently under construction.

A unique characteristic of the PR-5 zoning ordinance is the requirement for a Development Plan that specifies, in detail, 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.

The Development Plan shall establish the following (graphically and in text/figures). An ☒ indicates information not provided on submitted plan. In addition to the Development Plan, the applicant has provided a written narrative that details the following:

- ✓ Site Area – 10.0 acres
- ✓ Lot Layout
 - Lot Area – 10.0 acres
 - Lot Width – see Development Plan
 - Setbacks – 60’(front), 20 (side) and 40’(rear)
 - Height – 32’ to the eave, 50’ top of roof pitch
- ✓ Street Layout
 - Location of site access – see plans
 - Internal traffic circulation – see plans
- ✓ Streetlights – developer will install decorative LED lights with automatic cutoffs
- ✓ Street Section (typical) – No new streets included. All internal driveways
- ✓ Amenities (description and location)
 - Included in the building
 - Community Room that is a minimum of 1,200 sf
 - Computer center and library
 - Fitness Center
 - Wellness Center for medical screenings
 - Included on site
 - Community garden a minimum of 2,000 sf with a utility shed
 - Picnic pavilion that is a minimum of 1,200 sf and includes at least two picnic tables and two grills
 - Artificial putting green
 - Trash/Recycling enclosure
 - Amenities (phasing) – all work to be completed in one phase. Site work, building, amenities, and multiuse path will be complete prior to the issuance of the CO
- ✓ Parking
 - 62 off-street parking spaces (9’x18’...a 2’ overhang into the back of curb) with 8 of those spaces designated for handicapped parking, no residential parking garages



REZONING EVALUATION **May 21, 2018**

REPORT

FILE: RZ 18-05-001

REZONING R-3 TO PR-5

- ✓ **Pedestrian Facilities**
Sidewalks along both sides of internal streets and parking areas. A 10'-wide multiuse path extends along the property's entire eastern border (from Apache Avenue to Tanger Boulevard).
- ✓ **Open Space Areas** – approximately 47% (12% open space, 35% tree save area)
Minimum of 10% of usable project area to be permanently allocated – net usable acreage = area exclusive of streets, R/W, floodplain, ponds.
Location and size (cannot include utility easements stormwater facilities unless bio-swales or recharge areas)
Sixty (60) foot vegetative buffer along the eastern property boundary
Fifty (50) foot vegetative buffer along the northern and southern boundaries
300+ foot vegetative buffer along the western boundary.
- ✓ **Number of residential units by type 56 apartment units**
- ✓ **Square footage of residential units**
10 – one bedroom/one bath unit at 690 heated sf
46 – two bedroom/one bath unit at 880 heated sf
- ☒ **Preliminary landscaping plan** – not provided; however, must comply with the City's Landscape Ordinance.
- ✓ **Architectural standards**
50% of the front façade will consist of brick. Approval from the Architectural Review Committee will be required
- ☒ **Statement regarding consistency with the FLUM** (see Criteria Point #3 above)
- ✓ **Traffic Study** – due to the relatively small transportation impact, especially during peak commuting hours, a stand-alone study was not required.
- ✓ **Location, size and design of permanent signage** – see plan

Recommendation

Staff recommends **APPROVAL**, subject to condition that the property be developed in accordance with the Conditional Use for Multifamily Residential Dwellings restricted only to Housing for Older Persons.

... in The Grass

Request for Zoning Map Amendment

Name of Applicant Max Elbe Phone: 678-895-6172 Date: 4/25/2018
 Address Applicant: 1831 Village Crossing Drive Fax 404-393-3275 Pager/Cell # 678-895-6172
 City: Daniel Island State: SC Zip: 29492 E-mail: max@lchousing.com
 Name of Agent: Max Elbe Phone: 678-895-6172 Date: 4/26/2018
 Address Agent: 1831 Village Crossing Drive Fax 404-393-3275 Pager/Cell # 678-895-6172
 City: Daniel Island State: SC Zip: 29492 E-mail: max@lchousing.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

Request from R-3 (Current Zoning) to PR-5 (Requested Zoning)

For the Purpose of An apartment community restricted to seniors (age 55 and older) (Type of Development)

Address of Property: Indian Creek Road and Apache Avenue Part of Parcel # 129-01044001

Nearest Intersection to the property: Indian Creek Road and Apache Avenue

Size of Tract: 10 acre(s), Land Lot Number(s): 168 District(s): 2nd 2nd

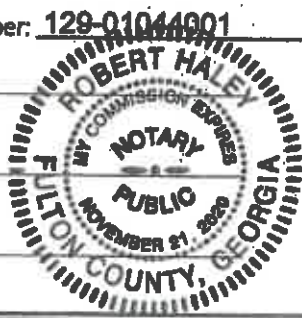
Gross Density: 6.4 units per acre Net Density: 6.4 units per acre

Property Tax Parcel Number: 129-01044001 (Required)

[Signature]
Witness Signature

Ben Elbe
Printed Name of Witness

[Signature]
Notary



[Signature]
Signature of Owner/s

JAYESH PATEL
Printed Name of Owner/s

[Signature]
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: _____

DRI Number: _____ NOD 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 Henry County Board of Commissioners within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 26 day of April , 2018.

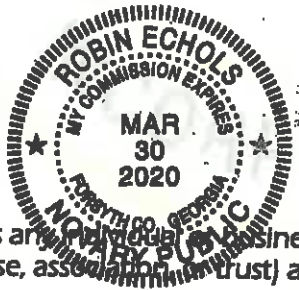
JAYESH PATEL
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April , 2018.



Reehos
Notary Public
3-30-20

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 Henry County Board of Commissioners within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 25 day of April ~~2012~~ ²⁰¹³.

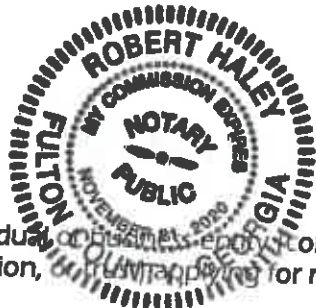
Maxwell Elbe
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 25 day of April, 2013.



[Signature]
Notary Public

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

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF LOCUST GROVE

LETTER OF AUTHORIZATION FOR REZONING

DATE: APRIL 25, 2018

TO: BERT FOSTER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF LOCUST GROVE, GA

FROM: BOSTON TANGER PROPERTIES, LLC, PROPERTY OWNER

PROPERTY: TAX PARCEL ID#: 129-01044001

With regard to the attached application for rezoning of my property as described herein, I hereby appoint and authorize Max Elbe of Lowcountry Housing Communities, LLC, or assigns, as my legal representative and designated agent to make this application, to administer this process, and to speak on my behalf.

IN WITNESS WHEREOF, I understand set forth my hand and seal on this 25 day of April, 2018.



Sworn to and sealed

and delivered in the presence of:

Robin Echols

Notary Public

My Commission Expires: 3-30-20 [AFFIX SEAL]

PROPERTY OWNER:

BOSTON TANGER PROPERTIES, LLC

By: [Signature] (SEAL)

Address: Indian Creek Road and Apache Avenue, Part of Parcel 129-01044004

April 25, 2018

City of Locust Grove
Community Development Department
Attn: Mr. Bert Foster
PO Box 900
Locust Grove, GA

Re: Letter of Ownership
10 acres that is part of Parcel #129-01044001 (at the intersection of Indian Creek Road
and Apache Avenue

Dear Mr. Foster:

Please note that Boston Tanger Properties, LLC is the owner of the above referenced parcel. I am a member of Boston Tanger Properties and can sign on behalf of Boston Tanger Properties. I am aware that our agent, Maxwell Elbe, is submitting the necessary information to the City of Locust Grove in order to petition the City Council of Locust Grove to rezone said tract from its existing zoning classification of R-3 to PR-5.

Regards,





April 25, 2018

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

Re: Letter of intent regarding Rezoning Application for Parcel # 129-01044001

Dear Mr. Foster,

This Letter of Intent is intended to accompany the Applicant's rezoning request for the above referenced parcel.

The Applicant is requesting to rezone the entire 10 acres from its existing R-3 classification to PR-5.

The Applicant is proposing to develop an apartment community restricted to seniors aged 55 and older that will consist of up to 64 senior apartment homes. The building will be one three story interior entry structure. The unit mix will consist of one bedroom/one bath and two bedroom/two bath units.

We look forward to working with the City of Locust Grove and the surrounding community on the proposed development. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Max Elbe".

Max Elbe



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 Hamrick
Willie J. Taylor

CITY MANAGER
Tim Young

CITY CLERK
Misty Titshaw

May 11, 2018

Mr. Max Elbe
LOWCOUNTRY HOUSING COMMUNITIES
1831 Village Crossing Drive
Daniel Island, SC 29492

RE: Havenwood Grove Rezoning and Conditional Use
Proposed Senior Apartment Complex
Approximately 10 acres – North of the intersection of Indian Creek Blvd.
& Apache Ave.
Parcel ID – a portion of 129-01044001

Dear Mr. Elbe:

The City of Locust Grove (the "City") does provide water service to the above-referenced property via an existing 16-inch line located along Indian Creek Boulevard. The City also provides sanitary sewer service via an extension of an existing line at the developer's expense.

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

The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City. Any deviation from the information contained in the Letter of Intent, dated April 25, 2018, shall automatically void the information provided herein and shall a separate re-evaluation by the City.

Respectfully,

A handwritten signature in black ink that reads "Jack Rose". The signature is written in a cursive style with a large, sweeping "J" and "R".

Jack Rose, Director
Public Works Department

CC: Bert Foster, Director, Community Development
File (RZ & CU)

EXHIBIT "C"

COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN

Henry Herald

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Henry

Attach Copy of Advertisement

Public Hearing Notice
City of Locust Grove
 May 21, 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 56 of Title 16 of the Official Code of Georgia Annotated (Official Code of Georgia Laws) and Section 27-04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council of Monday, May 21, 2018 at 6:00 PM will consider public hearing on the proposed of the following:

ORDINANCE AMENDMENT
 ORD 18-05-001 TO AMEND SECTION 17-04-055 ENTITLED "FR-3 URBAN INTEL/ACTIVE ADULT PLANNED RESIDENTIAL DISTRICT" TO AMEND SECTION 17-04-055 TO PROVIDE FOR MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS AND CONTINUUM OF CARE HOUSING FOR SENIOR AND OLDER PERSONS AS A CONDITIONAL USE, TO PROVIDE FOR APPLICABILITY TO PROVIDE FOR CODIFICATION, TO PROVIDE FOR SEVERABILITY, TO REPEAL INCONSISTENT PROVISIONS, TO PROVIDE AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

REZONING
 RE 18-05-001 MAY ELBE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS FROM R-3 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) DISTRICT TO FR-3 (URBAN INTEL/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 129-0104400) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

CONDITIONAL USE
 CU 18-05-001 MAY ELBE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS A CONDITIONAL USE TO ALLOW MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS IN THE FR-3 (URBAN INTEL/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 129-0104400) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

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

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

May 2, 2018

Dawn Ward

Affiant

Sworn to and subscribed before me this the 3rd day of May 2018.

Signed
Notary Public

My commission expires 3-6-22



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.

Max Elbe (RZ-18-05-001), agent for Lowcountry Housing Communities, LLC of Daniel Island, SC, requests rezoning from R-3 (medium/high density single-family residential) District to PR-5 (urban infill/active adult planned residential) District for the purpose of developing an age-restricted senior apartment community for property located near the intersection of Indian Creek Road and Apache Avenue in Land Lot 168 of the 2nd District (portion of parcel 129-01044001) containing approximately ten (10) acres within the City of Locust Grove, Henry County, Georgia.

3.

On the 1st day of May 2018 at 11:10am, I, Gurdon Robert Foster, posted two (2) double-sided sign notifications for the purpose of advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 21st day of May 2018, at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Said public hearing signs were posted at the following locations:

1. South side of Tanger Boulevard across from the intersection with Clover Brook Drive (Carriage Gate subdivision); and,
2. North of the intersection of Indian Creek Boulevard and Apache Avenue.

Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

This 10th day of May 2018.

Affiant

Sworn and subscribed before me
this 10 day May, 2018.

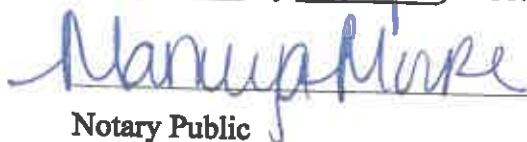

Notary Public



Exhibit "A"

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3600 Highway 42
 Locust Grove, GA 30248

REZONING

FROM: R-3 (Medium/high density single family residential)
 TO: PR-5 (urban, infill/active adult planned residential)
 Proposed Use: Multi-family housing for older persons.

DATE: May 21, 2018
 TIME: 6:00 P.M.

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

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3600 Highway 42
 Locust Grove, GA 30248

Conditional Use

Proposed Use: To permit multi-family housing for older persons in the PR-5 District

DATE: May 21, 2018
 TIME: 6:00 P.M.

For more information, please call:
 (770) 692-2321
 or visit www.locustgrovega.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 and Project Narrative:

- 1. The Property shall be developed in accordance with the Conditional Use for Multifamily Residential Dwellings restricted only to Housing for Older Persons.**

Development Narrative for Havenwood Grove Senior

Overview of the proposed Havenwood Grove Senior

Havenwood Grove Senior ("Havenwood") will be 56 unit apartment community age restricted to those age 55 and older. Havenwood will be located off of Indian Creek Road and will have vehicular ingress and egress off of Indian Creek road. The property will consist of one three story building with controlled and secure access points to the building for our resident's safety. A full-time property manager and property maintenance technician will be on site five days a week to ensure that our residents' and our property's needs are met timely and that all property standards are followed. A landscape company will be hired to do regular upkeep on the property to ensure the landscaping is kept in good condition.

The property will have a minimal impact on the environment and surrounding land owners. Furthermore, the property will have a minimal impact on public infrastructure. The traffic generated by the Havenwood will be negligible especially during peak commuting hours. The Applicant operates numerous senior properties in Georgia and the average car per unit at those apartment communities is .8 automobiles per unit. Given that the property will be age restricted and only those age 55 and older will be able to reside in the property, Havenwood Grove Senior will have zero effect on the school system.

Site Standards:

- The total acreage of the site is 10.0 acres.
- The total # of parking spaces that will be provided is 62 spaces (1 space per unit plus 10% additional)
- Of the 10.0 acres 1.2 acres (or 12%) will be reserved for open space.
- The property will be developed in one phase. All of the site work, amenities and multiuse path will be in place before a Certificate of Occupancy is issued.
- The site will be serviced by a pedestrian sidewalk system to ensure safe and accessible walkways to our residents between the units, building, all amenities and the public ROW. Furthermore, the Applicant will install a multiuse path in the public ROW along Indian Creek Road to the stop sign at the intersection of Tanger Blvd. and Indian Creek Road to allow our residents access to the sidewalk system on the north side of Tanger Blvd. The multiuse path will be constructed in accordance with Section 17.04.055 2.H.3.(n).i.
- The minimum lot area per unit shall be 5.6 units per acre
- The minimum lot width on Indian Creek shall be ____ feet.
- The minimum set back shall be as follows:
 - Front 60 feet
 - Back 40 feet
 - Side 20 feet
- The maximum height to the eave of the roof is 32 feet.
- The maximum height to the pitch of the roof is 50 feet.
- 62 off-street parking spaces will be provided.
- Curb and gutter will be provided throughout all paved areas of the development

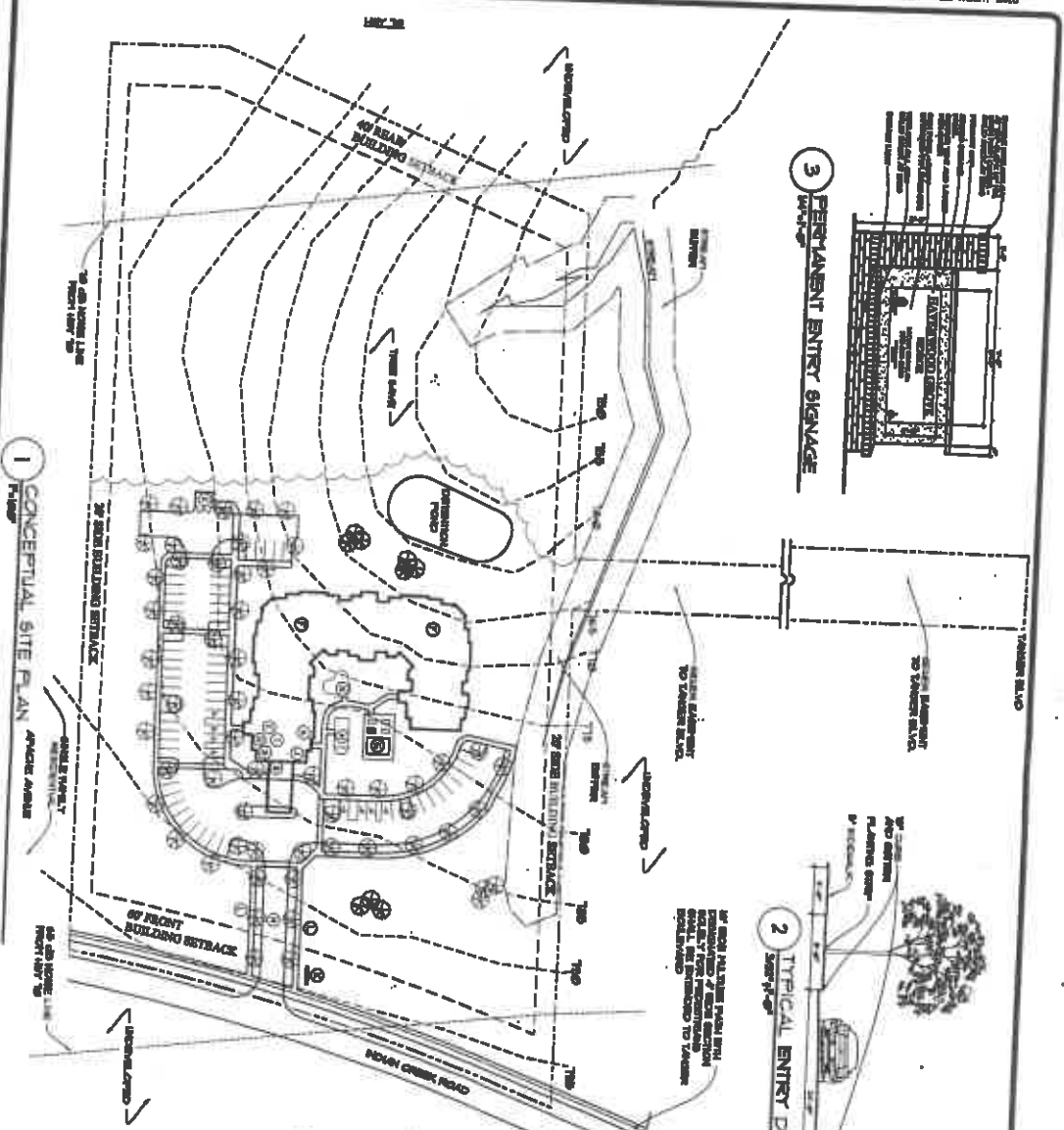
- Sidewalks will be provided on both sides of the internal street network
- Streetlights will be decorative fixtures (post-top or similar) and will be LED with automatic cutoffs
- Parking stalls will be 9' x 18'
- All utilities will be underground
- 25ft vegetative buffer will be provided

Building/Unit Standards:

- 56 total units
- 10 1BR/1BA units @690 Heatable Square Feet
- 46 2BR/1BA units @880 Heatable Square Feet
- The exterior of the building will consist of at least 50% brick, with the remainder of the exterior consisting of fiber-Cementous materials (hardi-plank)
- The building will be served by an elevator.
- All units will be accessible and/or adaptable to those with disabilities

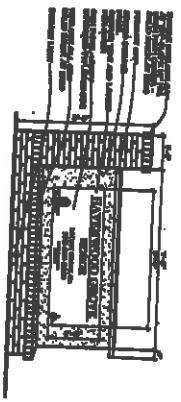
Amenities:

- The following amenities will be included within the building:
 - Community Room for community events (i.e. bingo night, movie night, lunches and dinners, etc.). The Community Room will be at least 1,200 square feet.
 - Computer Center / Library
 - Fitness Center
 - Wellness Center – for medical screenings, etc.
- The following amenities will be included on the site:
 - Community Garden with utility shed. The Community Garden will be at least 2,000 square feet
 - Picnic Pavillon. The Picnic Pavilion will be at least 1,200 square feet and will include 2 picnic tables and 2 grills.
 - Artificial Putting Green
 - Trash and Recycling Enclosure

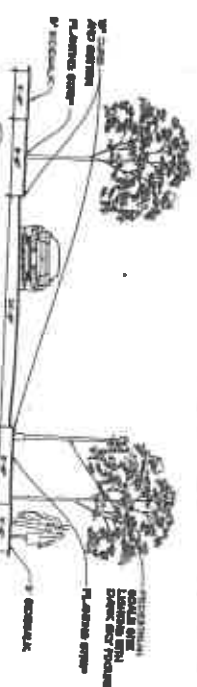


1 CONCEPTUAL SITE PLAN

3 PERMANENT ENTRY SIGNAGE



2 TYPICAL ENTRY DRIVE SECTION



FOR EACH BUILDING PERIOD, THE PROPOSED PERMANENT ENTRY SIGNAGE SHALL BE PROVIDED TO MATCH THE BUILDING TO SIGNAGE.

PROJECT INFORMATION

PROPERTY'S SIGN ACCESS
 NO SIGNAGE NECESSARY, SIGN
 COULD BE PROVIDED TO MATCH
 A SIGNAGE STRIP
 SIGNAGE STRIP
 PLANTING STRIP
 ROADSIDE SIGN
 DRIVEWAY SIGN
 PLANTING STRIP
 LANDSCAPE

PERMITS
 180' x 84' UNIT, 10' CLEARANCE
 2' x 10' x 10' UNIT, 10' CLEARANCE
 2' x 10' x 10' UNIT, 10' CLEARANCE
 10' x 10' x 10' UNIT, 10' CLEARANCE
 10' x 10' x 10' UNIT, 10' CLEARANCE
 APPROXIMATE SURFACE - 14 AC (14A)
 TOTAL DRIVE - 25 AC (25A)

LANDSCAPE REQUIRED FEATURES

- 1 CONCEPTUAL SIGNAGE
- 2 CONCEPTUAL SIGNAGE STRIP
- 3 CONCEPTUAL SIGNAGE STRIP
- 4 CONCEPTUAL SIGNAGE STRIP
- 5 CONCEPTUAL SIGNAGE STRIP
- 6 CONCEPTUAL SIGNAGE STRIP
- 7 CONCEPTUAL SIGNAGE STRIP
- 8 CONCEPTUAL SIGNAGE STRIP
- 9 CONCEPTUAL SIGNAGE STRIP
- 10 CONCEPTUAL SIGNAGE STRIP

ADDITIONAL FEATURES TO BE PROVIDED

- 1 PLANTING STRIP
- 2 PLANTING STRIP
- 3 PLANTING STRIP
- 4 PLANTING STRIP
- 5 PLANTING STRIP
- 6 PLANTING STRIP
- 7 PLANTING STRIP
- 8 PLANTING STRIP
- 9 PLANTING STRIP
- 10 PLANTING STRIP





MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHERRY STREET SUITE 200 DECATUR, GEORGIA 30030-3200 404-252-2800

8000 CHERRY ROAD
 PALM COUNTRY, MD

CONCEPTUAL SITE PLAN



Community Development Department

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

Item Coversheet

Item: An Ordinance for the purpose of granting a conditional use for age-restricted multifamily housing in the PR-5 district

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 2, 2018

Budget Item: No

Date Received: April 25, 2018

Workshop Date: May 21, 2018

Meeting Date: May 21, 2018

Discussion:

Please see the attached Staff Report.

Recommendation:

I MOVE TO (approve/deny/table) THE ORDINANCE TO GRANT A CONDITIONAL USE TO ALLOW MULTIFAMILY RESIDENTIAL HOUSING RESTRICTED TO HOUSING FOR OLDER PERSONS IN THE PR-5 DISTRICT, SUBJECT TO THE FOLLOWING CONDITION:

1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND NARRATIVE CONTAINED IN RZ-18-05-001.

ORDINANCE NO. _____

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

AN ORDINANCE FOR THE PURPOSE OF GRANTING A CONDITIONAL USE ON APPROXIMATELY 10.0 ACRES LOCATED IN LAND LOTS 168 AND 169 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA.

WHEREAS, Max Elbe, agent for Lowcountry Housing Communities, LLC of Daniel Island, SC (the "Applicant") requests a conditional use on property located on the west side of Indian Creek Road, north of the intersection with Apache Avenue (portion of Parcel ID 129-01044001) in Land Lots 168 and 169 of the 2nd District consisting of approximately 10.0 acres which shall be hereinafter referred to as the "Property" and is described in **Exhibit "A"** attached hereto and incorporated herein by reference; and,

WHEREAS, the Applicant has submitted a conditional use 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") grant a conditional use to allow multifamily residential uses restricted to housing for older persons in the PR-5 (urban infill/active adult planned residential) district; 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 May 21, 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.

- (X) That the Property is hereby granted a conditional use 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:

- (X) The conditions set forth on **Exhibit "D"** attached hereto and incorporated herein by reference.
- (X) 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 conditional use is granted, said conditional use of the Property shall become effective immediately.

SO ORDAINED by the Council of the City this 21st day of May 2018.

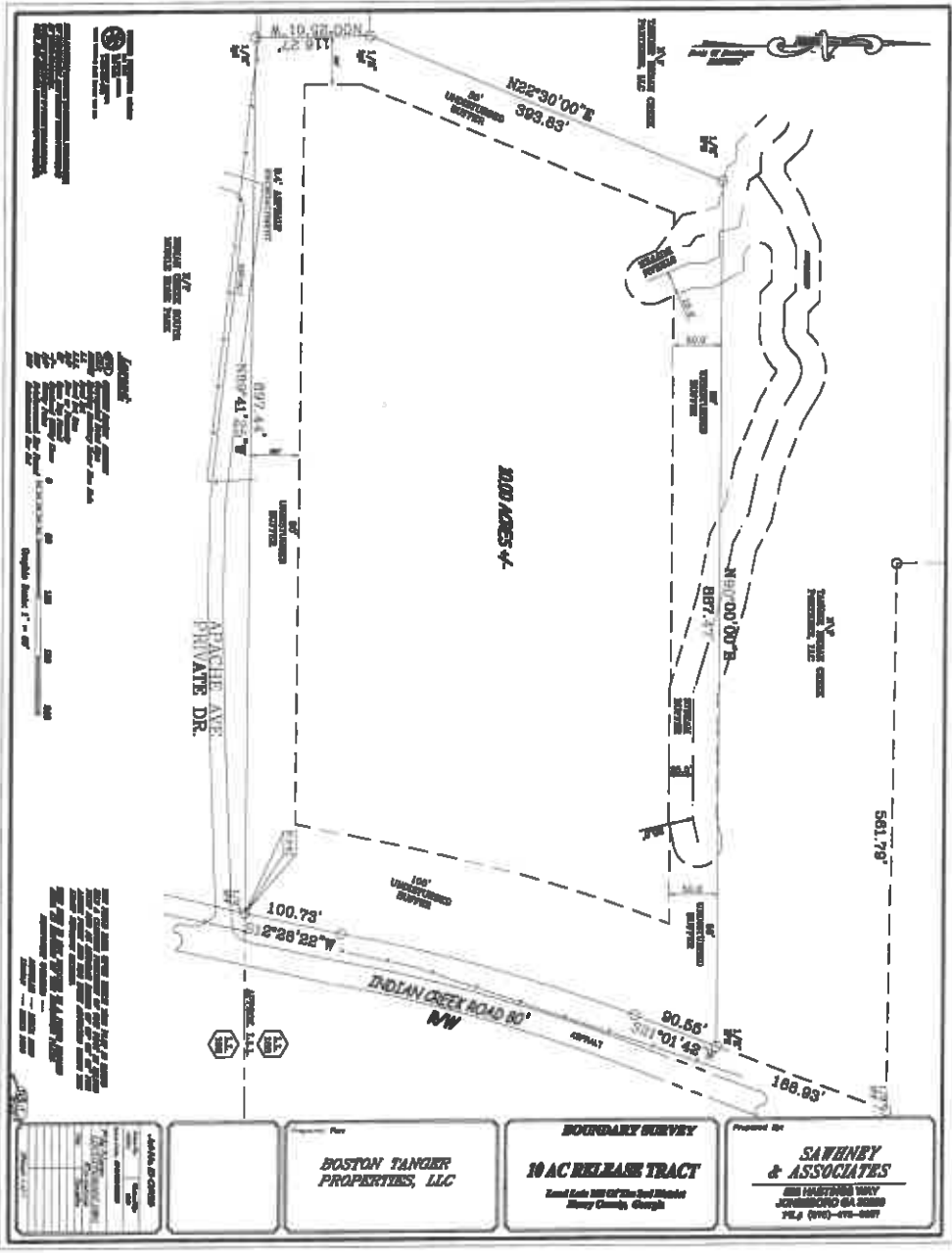
ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION AND PLAT



Legend

- 1. Boundary Lines
- 2. Easements
- 3. Right of Way
- 4. Unrecorded Survey
- 5. Surveyed
- 6. Proposed
- 7. Existing
- 8. Utility
- 9. Elevation
- 10. Spot Elevation
- 11. Contour
- 12. Spot Elevation
- 13. Spot Elevation
- 14. Spot Elevation
- 15. Spot Elevation
- 16. Spot Elevation
- 17. Spot Elevation
- 18. Spot Elevation
- 19. Spot Elevation
- 20. Spot Elevation
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- 24. Spot Elevation
- 25. Spot Elevation
- 26. Spot Elevation
- 27. Spot Elevation
- 28. Spot Elevation
- 29. Spot Elevation
- 30. Spot Elevation

Notes

1. This survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1977, as amended.
2. The survey was conducted on or about the date of this report.
3. The survey was conducted by the Surveyor General of the State of Georgia.
4. The survey was conducted by the Surveyor General of the State of Georgia.
5. The survey was conducted by the Surveyor General of the State of Georgia.
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28. The survey was conducted by the Surveyor General of the State of Georgia.
29. The survey was conducted by the Surveyor General of the State of Georgia.
30. The survey was conducted by the Surveyor General of the State of Georgia.

Scale

Graphic Scale: 1" = 60'

Survey No.	100-100000-0000
Date of Survey	10/10/2011
Surveyor	John H. Galloway
Client	Boston Tanger Properties, LLC
Project	10 AC RELEASE TRACT
Address	Land Lot 100 of The 2nd Block, Honey Creek, Georgia

Client

BOSTON TANGER PROPERTIES, LLC

PROJECT

10 AC RELEASE TRACT

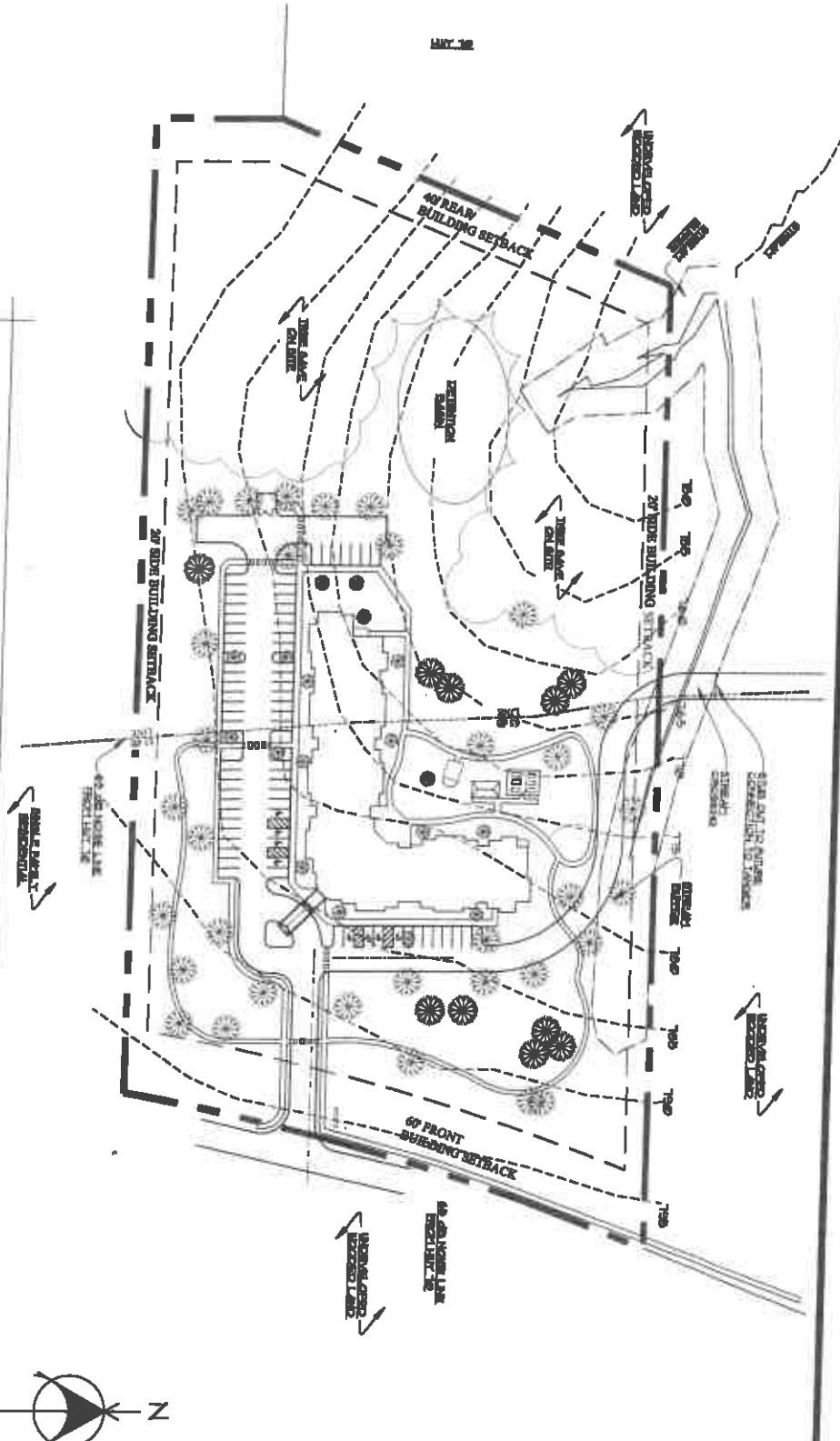
Land Lot 100 of The 2nd Block, Honey Creek, Georgia

Prepared By

SAWBY & ASSOCIATES

880 HASTINGS HWY
JONESBORO GA 30213
TEL: (770)-976-6887

LOCUST GROVE, GEORGIA



PROJECT INFORMATION

TOTAL PROPERTY, 102.2 ACRES
 64 SENIOR RESIDENTIAL UNITS
 (6.4 UNITS PER ACRE)

UNIT COUNT

1 B/D / 2BA UNITS: 26
 2 B/D / 2BA UNITS: 38
 TOTAL: 64 UNITS

STANDARD REQUIRED AMENITIES

- 1 COMMUNITY ROOM
- 2 EXERCISE GATHERING AREA (EXERCISE ROOMS BY SUITE)
- 3 W/D HOODING BILL, BE PROVIDED IN UNITS AND AN GUESTS LAUNDRY BILL BE PROVIDED
- 4 TALK CENTER
- 5 TRAIL CENTER
- 6 TRAIL & RESTCLANS ENDOCLUSE
- 7 INTERIOR FINISHED GATHERING AREAS
- 8 FINISHED COMMUNITY GARDEN
- 9 PICKNICK PAVILION
- 10 EQUIPPED CONFITLER CENTER AND LIBRARY CENTER
- 11 HUNGARED EXERCISE / FITNESS CENTER

ADDITIONAL AMENITIES (CONT'D)

- 1 PROJECT SERVICE
- 2 REAR AND GARAGE, COMPUTER, EXERCISE CLASSES
- 3 FINISHED RESTROOM ACCESS TO FIELD CLUB
- 4 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 5 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 6 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 7 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 8 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 9 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 10 FINISHED VEHICULAR ACCESS TO FIELD CLUB
- 11 FINISHED VEHICULAR ACCESS TO FIELD CLUB





MRA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR, GEORGIA 30030-3220 404-523-2800

HAVENWOOD GROVE SENIOR
 LOCUST GROVE, GEORGIA

CONCEPTUAL SITE PLAN

DATE	
BY	
APP'D	
SCALE 1/100	
DATE OF ISSUE	
UNIT	

Legal Description:

All that tract and parcel of land lying and being in land lot 168 of the 2nd land district of Henry County, Georgia, more particularly described as follows:

BEGINNING at an Iron pin found at the Intersection of Northerly right-of-way of Apache Ave. (a private road) and the Westerly right-of-way of Indian Creek Road (80' ROW);

Thence N89°41'25"W a distance of 897.44 ft. to an Iron Pin Found;

Thence N00°25'01"W a distance of 116.27 ft. to an Iron Pin found;

Thence N22°30'00E a distance of 393.83 ft to an Iron Pin Set;

Thence due East a distance of 887.47 ft. to an Iron Pin Set on the Westerly right-of-way of Indian Creek Road; Thence along the Westerly right of way of Indian Creek Road S21°01'42"W a distance of 90.55ft.to a point; Thence S51°19'50"W a chord length of 314.01ft. along an arc length of 314.44ft and a radius of 1727.50ft. to a point; Thence S12°28'22"W a distance of 100.73 ft to an Iron Pin, this being the POINT OF BEGINNING, being a tract of 10.0 acres as shown in the plat.

**Prepared by
Gulshan Sawhney
4/13/2015**

EXHIBIT "B"
REZONING EVALUATION REPORT



REZONING EVALUATION May 21, 2018
REPORT
FILE: CU 18-05-001 **CONDITIONAL USE**

Property Information	
Tax ID	Portion of 129-01044001
Location/address	Southwest quadrant of the intersection of Tanger Boulevard and Indian Creek Road north of the intersection of Indian Creek Road and Apache Avenue in Land Lots 168 and 169 of the 2nd District
Parcel Size	Approximately 10 acres
Current Zoning	R-3 (medium/high density single-family residential)
Request	Allow multi-family residential housing restricted to housing for older persons in PR-5 (urban infill/active adult planned residential)
Proposed Use	Age-restricted senior apartment community
Existing Land Use	Vacant
Future Land Use	Medium density residential
Recommendation	Approval

Summary

Max Elbe, agent for Lowcountry Housing Communities, LLC, of Daniel Island, SC, requests a Conditional Use to allow multi-family residential restricted to housing for older persons in the PR-5 (urban infill/active adult planned residential) district for the purpose of developing an age-restricted senior apartment community for the property described in the table above.

The subject property lies in the area designated as the Emerging South District that was studied as part of the Locust Grove Town Center LCI Study adopted by the City Council in May 2016. The stated goals for this Emerging South District include encouraging residential development that provides greater diversity in housing products, to create new parks and passive recreational opportunities and to promote multimodal connectivity to enhance the Frances Ward Drive corridor. Land uses in this area should not be in competition with retail, residential, and office uses proposed for the Gateway and Historic Downtown Districts.



REZONING EVALUATION May 21, 2018 REPORT

FILE: CU 18-05-001

CONDITIONAL USE

Service Delivery / Infrastructure

Water and Sewer: Water and sewer services are available via existing lines in this area.

Police Services: The site lies within the existing city limits and is on an existing patrol route.

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

Land Use: If this request is approved, it will be regulated by unique development standards approved by the City Council as permitted by the PR-5 ordinance. One stated purpose of the PR-5 zoning classification is to provide residential dwellings for active adults as provided for by the Department of Housing and Urban Development (HUD) in addition to the following:

- 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.
- Provide housing for older persons 55 years in age and older in accordance with HUD's standards for lifestyle housing, recreation and amenities.
- 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: This 10.0-acre tract will contain 56 age-restricted senior apartment attached units. *The Institute of Transportation Engineers Trip Generation Manual, 7th Edition* assigns a rate of 3.48 weekday trips per house in a senior adult attached housing development¹; however, caution should be shown as this rate is based on a wide variety of studies including active, working residents and older, retired residents. Under the current plan, this active adult development will yield approximately 195 trips on average per weekday.

The Joint Henry County/Cities Comprehensive Transportation Plan ("CTP") classifies Indian Creek Road and Tanger Boulevard as a Rural Local Road and a Minor Arterial Roadway, respectively. Rural local roads provide a lower level of service primarily as access to land with little to no through

¹ *Institution of Transportation Engineers, Trip Generation, 7th Edition, Volume 2 of 3, pg. 461.*



REZONING EVALUATION REPORT

May 21, 2018

FILE: CU 18-05-001

CONDITIONAL USE

movement. Minor arterials provide a high level of service at high to moderate speeds with some degree of access control².

Impact. Impacts to the existing transportation system should be minor. Tanger Boulevard has existing capacity to move vehicles to either Bill Gardner Parkway or State Route 42 with no substantial decrease in the existing Level of Service. The addition of a multiuse trail along Indian Creek Road will improve non-vehicular mobility through this area and the community to the South.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. Discussion: The main impact here will be transitioning vacant property to an age-restricted active-adult apartment development with 56 units. Traffic volumes will increase; however, these increased volumes can be absorbed into the existing transportation network as detailed in the *Transportation Impacts* above. Each apartment unit will pay an impact fee prior to occupancy. A percentage of this fee will go to offset the impact to the transportation system as a whole.
 - (2) The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter. Discussion: The request will allow a more intense residential use than what is called for on the Future Land Use Map; however, this property was originally rezoned to RM-1 with an allowable net density of eight (8) units per acre by the Council back in June of 2003. The property was subsequently rezoned from RM-1 to R-3 by the Council in July of 2017.
 - (3) Consistency with the Land Use Plan. Discussion: The site is not consistent with the Future Land Use Plan or the Future Land Use Map which illustrates the site for future medium/high-density single-family residential (up to 3.25 dwelling units per acre). This request contemplates a density of 5.6 dwelling units per acre. While not consistent with the current FLUM, this request is consistent with previously approved rezoning requests for this property as well as the stated goals of the Locust Grove Town Center LCI Study.

² PB Americas, Inc., *Joint Henry County/Cities Comprehensive Transportation Plan*, (2007).



REZONING EVALUATION May 21, 2018
REPORT
FILE: CU 18-05-001 **CONDITIONAL USE**

- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be an impact on infrastructure in the area. These impacts were anticipated by and can be mitigated through improvements made via the collection of impact fees. Each unit will pay \$3,756.84 in water and sewer impact fees (\$210,383.04) and \$1,446.33 in development impact fees (\$80,994.48).
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have an impact on the surrounding area in terms of traffic; however, Tanger Boulevard has enough capacity to absorb the increase. Sidewalks will be required that tie into the existing, larger network to promote non-vehicular mobility.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: Impacts to adjacent property owners will include increases in traffic and population. Immediate neighboring properties consist of a mobile home park to the south and a detached townhome community to the north. As such, this development would be relatively consistent in impact or slightly better given the ability to establish buffers, landscaping, and better connectivity.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: The site is vacant and undeveloped. The site could be developed into an R-3 residential subdivision with minimum lot sizes of 12,000 square feet and 80-foot wide. Rough estimates predict approximately 30 lots on this site if it were to be developed under its R-3 zoning.
- (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 site is vacant. There are no known physical conditions or limitations that precludes the use of the site.
- (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 are consistent with the goals of the Locust Grove Town Center LCI to provide more diverse housing opportunities, particularly for areas lying in the Emerging South District.



REZONING EVALUATION May 21, 2018

REPORT

FILE: CU 18-05-001

CONDITIONAL USE

Comments

The concurrent request for rezoning on this property (RZ-18-05-001) details elements of the planned residential development as a whole. This Conditional Use request is to allow a multi-family residential development (senior apartment complex) to be created in a PR-5 District. This approval is contingent upon the property being developed as an age-restricted senior apartment community which it is the intent of the applicant to so per the Letter of Intent, dated April 25, 2018.

One of the stated goals of the LCI's Emerging South District is to provide a variety of housing options. Currently, there exists detached single-family housing on varying lot sizes in the vicinity. This proposal seeks to introduce an age-restricted apartment complex similar in scope and nature to the existing Shoal Creek Manor.

Active Adult Housing for Older Persons³

The Atlanta region is experiencing an unprecedented demographic shift as Baby Boomers (born in the 1940s) age and people live longer. By 2030, one out of every five residents will be over the age of sixty⁴.

Table 1: US Census Data, provided by the Atlanta Regional Commission, details the City of Locust Grove's upward trend when it comes to the population of residents 55 and older living in the City:

YEAR	POPULATION	POPULATION OVER 55
2010	5,402	816 (15.1%)
2017	6,493	1,311 (20.2%)
2022	7,162	1,611 (22.5%)

The Applicant intends to develop this property as a 55 and older community. By following the guidelines listed below, the community will be marketed towards older persons with specific prohibitions in place to keep the community in conformance with the laws further detailed below.

The *Fair Housing Act of 1968* (the "Act") prohibits discrimination in housing and real estate transactions based on race, color, religion, sex, national origin, handicap and familial status (in general, the presence of children under the age of 18 in the household). The Act contained a provision exempting "senior" housing from the prohibition against familial status discrimination.

³ HUD.gov/program_offices/fair_housing_equal_opp/seniors, "Housing for Older Persons Act of 1995," (n.d.).

⁴ atlantaregional.org/aging-health/aging-health-planning/aging-health-planning, "Meeting the Future Needs of Our Changing Region" (n.d.).



REZONING EVALUATION May 21, 2018

REPORT

FILE: CU 18-05-001

CONDITIONAL USE

In 1995, an amendment to the Act, known as the *Housing for Older Persons Act* ("HOPA"), was signed into law. HOPA modified the statutory definition in the Act of housing for older persons as housing intended and operated for occupancy by at least one person 55 years of age or older per unit.

Furthermore, HOPA requires such 55 and older communities to comply with the following procedures:

1. At least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older
2. The housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under this subparagraph; and
3. The housing facility or community complies with rules issued by the Secretary for verification of occupancy, which shall--
 - a. provide for verification by reliable surveys and affidavits; and
 - b. include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause (ii). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purposes of such verification.

Currently in the City, there are two age-restricted facilities. One is Shoal Creek Manor, a senior apartment complex, which often operates at full occupancy and the other is Carleton Cove at Locust Grove Station, a single-family residential subdivision, that consists of 56 lots, 11 of which are occupied with several other under construction.

Recommendation

Staff recommends **APPROVAL**, subject to condition that the property be developed in accordance with the approved development plan and narrative contained in RZ-18-05-001.

... in The Process

Request for Zoning Map Amendment

Name of Applicant Max Elbe Phone: 678-895-6172 Date: 4/27/18
 Address Applicant: 1831 Village Crossing Drive Fax 404-393-3275 Pager/Cell # 678-895-6172
 City: Daniel Island State: SC Zip: 29492 E-mail: max@lchousing.com
 Name of Agent Max Elbe Phone: 678-895-6172 Date: 4/27/18
 Address Agent: 1831 Village Crossing Drive Fax 404-393-3275 Pager/Cell # 678-895-6172
 City: Daniel Island State: SC Zip: 29492 E-mail: max@lchousing.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

Request from _____ to _____
(Current Zoning) (Requested Zoning)

For the Purpose of An apartment community restricted to seniors (age 55 and older)
(Type of Development)

Address of Property: Indian Creek Road and Apache Avenue Part of Parcel # 129-01044001

Nearest intersection to the property: Indian Creek Road and Apache Avenue

Size of Tract: 10 acre(s), Land Lot Number(s): 168 District(s): 2nd 2nd

Gross Density: 6.4 units per acre Net Density: 6.4 units per acre

Property Tax Parcel Number: 129-01044001 (Required)

Ben Elbe
Witness Signature



[Signature]
Signature of Owner/s

Ben Elbe
Printed Name of Witness

Max Elbe
Printed Name of Owner/s

[Signature]
Notary

[Signature]
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: _____

DRI Number: _____ NOD Date: _____

... in The Grove

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 Henry County Board of Commissioners within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 27 day of Apr, 2013.

JAYESH PATEL
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 27 day of April, 2013.

Mansipal
Notary Public



¹ Applicant means any individual or business entity (corporation, partnership, limited partnership, 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 Henry County Board of Commissioners within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 22 day of April, 2018.

Marvill Elbe
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 22 day of April, 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.

April 25, 2018

**City of Locust Grove
Community Development Department
Attn: Mr. Bert Foster
PO Box 900
Locust Grove, GA**

**Re: Letter of Ownership
10 acres that is part of Parcel #129-01044001 (at the intersection of Indian Creek Road
and Apache Avenue**

Dear Mr. Foster:

Please note that Boston Tanger Properties, LLC is the owner of the above referenced parcel. I am a member of Boston Tanger Properties and can sign on behalf of Boston Tanger Properties. I am aware that our agent, Maxwell Elbe, is submitting the necessary information to the City of Locust Grove in order to petition the City Council of Locust Grove to rezone said tract from its existing zoning classification of R-3 to PR-5.

Regards,

A handwritten signature in blue ink, appearing to be "M. Elbe", is written over a horizontal line. The signature is stylized and includes a large, sweeping flourish that extends to the right.

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF LOCUST GROVE

LETTER OF AUTHORIZATION FOR REZONING

DATE: APRIL 25, 2018

TO: BERT FOSTER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF LOCUST GROVE, GA

FROM: BOSTON TANGER PROPERTIES, LLC, PROPERTY OWNER

PROPERTY: TAX PARCEL ID#: 129-01044001

With regard to the attached application for rezoning of my property as described herein, I hereby appoint and authorize Max Elbe of Lowcountry Housing Communities, LLC, or assigns, as my legal representative and designated agent to make this application, to administer this process, and to speak on my behalf.

IN WITNESS WHEREOF, I understand set forth my hand and seal on this 25 day of April, 2018.



Sworn to and signed in presence of

and delivered in the presence of:

Robin Echols

Notary Public

My Commission Expires: 3-30-20 [AFFIX SEAL]

PROPERTY OWNER:

BOSTON TANGER PROPERTIES, LLC

By: [Signature] (SEAL)

Address: Indian Creek Road and Apache Avenue, Part of Parcel 129-01044004



April 25, 2018

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

Re: Letter of intent regarding conditional use for multi-family housing for older persons in the PR-5 district for Parcel # 129-01044001

Dear Mr. Foster,

The Applicant is requesting conditional use for multi-family housing for older persons in the PR-5 district.

The Applicant is proposing to develop an apartment community restricted to seniors aged 55 and older that will consist of up to 64 senior apartment homes. The building will be one three story interior entry structure. The unit mix will consist of one bedroom/one bath and two bedroom/two bath units.

We look forward to working with the City of Locust Grove and the surrounding community on the proposed development. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink that reads "Max Elbe". The signature is written in a cursive style with a large, stylized "E".

Max Elbe



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 Eboas
Randy Gardner
Carlos Greer
Otis Hammock
Willie J. Taylor

CITY MANAGER
Tim Young

CITY CLERK
Misty Titshaw

May 11, 2018

Mr. Max Elbe
LOWCOUNTRY HOUSING COMMUNITIES
1831 Village Crossing Drive
Daniel Island, SC 29492

RE: Havenwood Grove Rezoning and Conditional Use
Proposed Senior Apartment Complex
Approximately 10 acres – North of the intersection of Indian Creek Blvd.
& Apache Ave.
Parcel ID – a portion of 129-01044001

Dear Mr. Elbe:

The City of Locust Grove (the "City") does provide water service to the above-referenced property via an existing 16-inch line located along Indian Creek Boulevard. The City also provides sanitary sewer service via an extension of an existing line at the developer's expense.

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

The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City. Any deviation from the information contained in the Letter of Intent, dated April 25, 2018, shall automatically void the information provided herein and shall a separate re-evaluation by the City.

Respectfully,

A handwritten signature in black ink that reads "Jack Rose".

Jack Rose, Director
Public Works Department

CC: Bert Foster, Director, Community Development
File (RZ & CU)

EXHIBIT "C"

COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN

Henry Herald

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Henry

Public Hearing Notice
City of Locust Grove
May 21, 2018
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

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

May 2, 2018

Dawn Ward

Affiant

Sworn to and subscribed before me this the 3rd day of May 2018.

Signed *[Signature]*
Notary Public

My commission expires 3-6-22



Notice is hereby given as required by Chapter 66 of Title 16 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, May 21, 2018 at 6:00 PM, will conduct public hearings for the purpose of the following:

ORDINANCE AMENDMENT
ORD 18-05-001 TO AMEND SECTION 17.04065 ENTITLED "TR-3 URBAN INEFFECTIVE/ACTIVE ADULT PLANNED RESIDENTIAL DISTRICT" TO AMEND SECTION 17.04065 TO PROVIDE FOR MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS AND CONTINUED OF CARE HOUSING FOR SENIOR AND OLDER PERSONS AS A CONDITIONAL USE TO PROVIDE FOR AFFORDABILITY; TO PROVIDE FOR CONFIGURATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

REQUESTING
SU 18-05-001 MAX HLEE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS FROM TR-3 (MULTIFAMILY BENEVOLENT SINGLE-FAMILY RESIDENTIAL) DISTRICT TO TR-3 (URBAN INEFFECTIVE/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE-RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 128-01044601) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

CONDITIONAL USE
SU 18-05-001 MAX HLEE, AGENT FOR LOWCOUNTRY HOUSING COMMUNITIES, LLC OF DANIEL ISLAND, SC, REQUESTS A CONDITIONAL USE TO ALLOW MULTIFAMILY RESIDENTIAL RESTRICTED TO HOUSING FOR OLDER PERSONS IN THE TR-3 (URBAN INEFFECTIVE/ACTIVE ADULT PLANNED RESIDENTIAL) DISTRICT FOR THE PURPOSE OF DEVELOPING AN AGE-RESTRICTED SENIOR APARTMENT COMMUNITY FOR PROPERTY LOCATED NEAR THE INTERSECTION OF INDIAN CREEK ROAD AND APACHE AVENUE IN LAND LOT 168 OF THE 2ND DISTRICT (PORTION OF PARCEL 128-01044601) CONTAINING APPROXIMATELY TEN (10) ACRES WITHIN THE CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.
Best Regards,
Community Development Director
City of Locust Grove

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.

Max Elbe (CU-18-05-001), agent for Lowcountry Housing Communities, LLC of Daniel Island, SC, requests a conditional use to allow multifamily residential restricted to housing for older persons in the PR-5 (urban infill/active adult planned residential) District for the purpose of developing an age-restricted senior apartment community for property located near the intersection of Indian Creek Road and Apache Avenue in Land Lot 168 of the 2nd District (portion of parcel 129-01044001) containing approximately ten (10) acres within the City of Locust Grove, Henry County, Georgia.

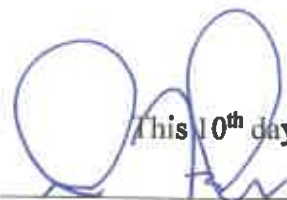
3.

On the 1st day of May 2018 at 11:05am, I, Gurdon Robert Foster, posted two (2) double-sided sign notifications for the purpose of advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 21st day of May 2018, at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Said public hearing signs were posted at the following locations:

1. South side of Tanger Boulevard across from the intersection with Clover Brook Drive (Carriage Gate subdivision); and,
2. North of the intersection of Indian Creek Boulevard and Apache Avenue.

Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.


This 10th day of May 2018.

Affiant

Sworn and subscribed before me
this 10 day May





Exhibit "A"

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3040 Highway 42
 Locust Grove, GA 30240

Conditional Use
 Proposed Use: To permit multi-family housing for older persons in the PR-5 District

DATE: May 21, 2018
TIME: 6:00 P.M.

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

PUBLIC NOTICE

City of Locust Grove
 City Council Meeting
 Public Safety Building
 3040 Highway 42
 Locust Grove, GA 30240

REZONING
 FROM: R-3 (Medium/high density single family residential)
 TO: PR-5 (urban infill/active adult planned residential)
 Proposed Use: Multi-family housing for older persons

DATE: May 21, 2018
TIME: 6:00 P.M.

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

EXHIBIT "D"

CONDITIONS, PROJECT NARRATIVE AND DEVELOPMENT PLAN

Approval is subject to the following condition:

- 1. The Property shall be developed in accordance with the approved development plan and narrative contained in the RZ-18-05-001.**

Development Narrative for Havenwood Grove Senior

Overview of the proposed Havenwood Grove Senior

Havenwood Grove Senior ("Havenwood") will be 56 unit apartment community age restricted to those age 55 and older. Havenwood will be located off of Indian Creek Road and will have vehicular ingress and egress off of Indian Creek road. The property will consist of one three story building with controlled and secure access points to the building for our resident's safety. A full-time property manager and property maintenance technician will be on site five days a week to ensure that our residents' and our property's needs are met timely and that all property standards are followed. A landscape company will be hired to do regular upkeep on the property to ensure the landscaping is kept in good condition.

The property will have a minimal impact on the environment and surrounding land owners. Furthermore, the property will have a minimal impact on public infrastructure. The traffic generated by the Havenwood will be negligible especially during peak commuting hours. The Applicant operates numerous senior properties in Georgia and the average car per unit at those apartment communities is .8 automobiles per unit. Given that the property will be age restricted and only those age 55 and older will be able to reside in the property, Havenwood Grove Senior will have zero effect on the school system.

Site Standards:

- The total acreage of the site is 10.0 acres.
- The total # of parking spaces that will be provided is 62 spaces (1 space per unit plus 10% additional)
- Of the 10.0 acres 1.2 acres (or 12%) will be reserved for open space.
- The property will be developed in one phase. All of the site work, amenities and multiuse path will be in place before a Certificate of Occupancy is issued.
- The site will be serviced by a pedestrian sidewalk system to ensure safe and accessible walkways to our residents between the units, building, all amenities and the public ROW. Furthermore, the Applicant will install a multiuse path in the public ROW along Indian Creek Road to the stop sign at the intersection of Tanger Blvd. and Indian Creek Road to allow our residents access to the sidewalk system on the north side of Tanger Blvd. The multiuse path will be constructed in accordance with Section 17.04.055 2.H.3.(n).i.
- The minimum lot area per unit shall be 5.6 units per acre
- The minimum lot width on Indian Creek shall be ____ feet.
- The minimum set back shall be as follows:
 - Front 60 feet
 - Back 40 feet
 - Side 20 feet
- The maximum height to the eave of the roof is 32 feet.
- The maximum height to the pitch of the roof is 50 feet.
- 62 off-street parking spaces will be provided.
- Curb and gutter will be provided throughout all paved areas of the development

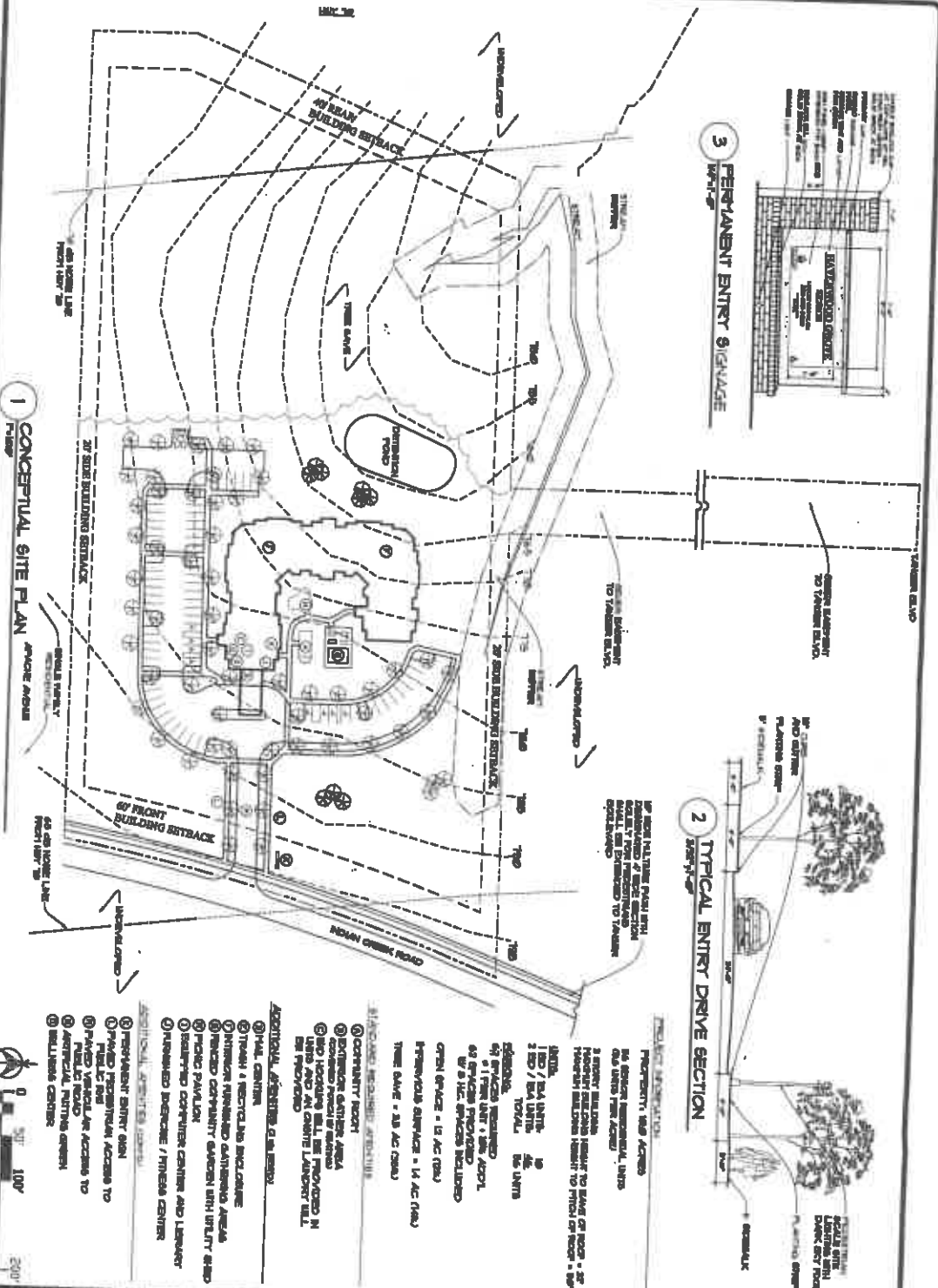
- Sidewalks will be provided on both sides of the internal street network
- Streetlights will be decorative fixtures (post-top or similar) and will be LED with automatic cutoffs
- Parking stalls will be 9' x 18'
- All utilities will be underground
- 25ft vegetative buffer will be provided

Building/Unit Standards:

- 56 total units
- 10 1BR/1BA units @690 Heatable Square Feet
- 46 2BR/1BA units @880 Heatable Square Feet
- The exterior of the building will consist of at least 50% brick, with the remainder of the exterior consisting of fiber-Cementous materials (hardi-plank)
- The building will be served by an elevator.
- All units will be accessible and/or adaptable to those with disabilities

Amenities:

- The following amenities will be included within the building:
 - Community Room for community events (i.e. bingo night, movie night, lunches and dinners, etc.). The Community Room will be at least 1,200 square feet.
 - Computer Center / Library
 - Fitness Center
 - Wellness Center – for medical screenings, etc.
- The following amenities will be included on the site:
 - Community Garden with utility shed. The Community Garden will be at least 2,000 square feet
 - Picnic Pavilion. The Picnic Pavilion will be at least 1,200 square feet and will include 2 picnic tables and 2 grills.
 - Artificial Putting Green
 - Trash and Recycling Enclosure



1 CONCEPTUAL SITE PLAN
ARCHITECT

3 PERMANENT ENTRY SIGNAGE
ARCHITECT

2 TYPICAL ENTRY DRIVE SECTION
ARCHITECT



- STANDARD REQUIRED AMENITIES**
- 1 COMMUNITY ROOM
 - 2 OUTDOOR SEATING AREA
 - 3 COMMUNITY CENTER
 - 4 AND INCLUDING WILL BE PROVIDED IN THE PROVIDED
 - 5 COMMUNITY CENTER
 - 6 COMMUNITY CENTER
 - 7 COMMUNITY CENTER
 - 8 COMMUNITY CENTER
 - 9 COMMUNITY CENTER
 - 10 COMMUNITY CENTER
- ADDITIONAL AMENITIES TO BE PROVIDED**
- 11 COMMUNITY CENTER
 - 12 COMMUNITY CENTER
 - 13 COMMUNITY CENTER
 - 14 COMMUNITY CENTER
 - 15 COMMUNITY CENTER
 - 16 COMMUNITY CENTER
 - 17 COMMUNITY CENTER
 - 18 COMMUNITY CENTER
 - 19 COMMUNITY CENTER
 - 20 COMMUNITY CENTER

PROJECT: 100 ACRES
NO. OF UNITS: 100
NO. OF UNITS PER ACRES: 100

LAND:
 100 / 100 UNITS
 100 / 100 UNITS
 100 / 100 UNITS

SEWER:
 100 / 100 UNITS
 100 / 100 UNITS
 100 / 100 UNITS

WATER:
 100 / 100 UNITS
 100 / 100 UNITS
 100 / 100 UNITS

TRASH:
 100 / 100 UNITS
 100 / 100 UNITS
 100 / 100 UNITS

REAR CRUISE ROAD
 100 / 100 UNITS
 100 / 100 UNITS
 100 / 100 UNITS

MRA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-2000 404-252-2800

HAVERWOOD GROVE SENIOR
 10000 LOCUST GROVE, CALIFORNIA

CONCEPTUAL SITE PLAN

NOT RELEASED FOR CONSTRUCTION



Community Development Department

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

Item Coversheet

Item: A resolution to accept an application of Shree Sai Parivar USA d/b/a World Peace Center for annexation of 59.9 +/- acres located at 555 Lester Mill Road.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: May 10, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: TBD

Discussion:

A request to accept an application for the annexation of approximately 59.9 acres of property located 555 Lester Mill Road (112-01001000) for the purpose of establishing a World Peace Center. The property is zoned RA (residential agricultural) and will remain so if incorporated into the City. A Conditional Use from the City Council will be required to develop the property as a place of religious worship.

If the application is accepted, it will be forwarded to the City Attorney's office for further review.

Recommendation:

Approval.

I MOVE TO (approve/deny/table) THE RESOLUTION TO ACCEPT THE ANNEXATION REQUEST FROM SHREE SAI PARIVAR USA d/b/a WORLD PEACE CENTER FOR ANNEXATION OF 59.9 +/- ACRES LOCATED AT 555 LESTER MILL ROAD.

RESOLUTION _____

A RESOLUTION TO ACCEPT AN APPLICATION FROM SHREE SAI PARIVAR USA, INC. D/B/A WORLD PEACE CENTER FOR ANNEXATION OF 59.9 +/- ACRES PURSUANT TO O.C.G.A. §36-36-20, ET SEQ.; TO CONFIRM THAT THE APPLICATION SATISFIES CERTAIN CONDITIONS UNDER STATE LAW; TO DIRECT THE CITY ATTORNEY TO NOTIFY HENRY COUNTY OF THE PROPOSED ANNEXATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

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

WHEREAS, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place, upon the written and signed applications of all of the owners of all of the land to be annexed; and

WHEREAS, the City recently received an application for annexation (the "Annexation Application"), a copy of which is attached hereto as **Exhibit "A"** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

WHEREAS, because a preliminary investigation reveals that the Annexation Application was signed by one hundred percent of the landowners and accompanied by a complete description of the property to be annexed (collectively, the "Property"), that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated "island" as contemplated by O.C.G.A. § 36-36-1, et seq. (the "Act"), the Annexation Application and the requested annexation apparently satisfies the requirements of the Act; and

WHEREAS, continued investigation may reveal that annexation of the Property is in the best interests of the residents and property owners of both the area of the proposed annexation and the City; and

WHEREAS, the Applicant has applied/ property will maintain zoning of RA (residential agricultural); and

WHEREAS, The Mayor and City Council desire to notify the governing body of Henry County of acceptance of the Annexation Application, and to adopt an ordinance ("Annexation Ordinance") expressly authorizing the proposed annexation in order to fully and finally annex the Property into the municipal boundaries of the City;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

1. **Acceptance of Applications.** The City Clerk is hereby authorized to formally accept the Annexation Application.

2. **Satisfaction of Conditions.** The City hereby confirms that, upon a preliminary investigation, the Annexation Application and the requested annexation apparently satisfies the requirements of the Act.

3. **Notification to County.** The Mayor and City Council now direct the City Attorney to notify the governing body of Henry County of its acceptance of said application in accordance with Section 36-36-6 of the Official Code of Georgia and intent to retain the current zoning classification or classifications of the Property.

4. **Authorization For City Clerk and City Attorney To Prepare Documents.** The City Clerk and City Attorney are authorized to prepare any other documents necessary to effectuate this Resolution.

5. **Consideration of Annexation Ordinance.** The Mayor or City Clerk is hereby authorized to place consideration of the Annexation Ordinance on the agenda for a public meeting of the City Council after all legal requirements have been satisfied.

6. **Effective Date.** This Resolution shall take effect immediately.

7. **Repeal of Inconsistent Provisions.** All resolutions are hereby repealed to the extent they are inconsistent herewith.

THIS RESOLUTION adopted this 21st day of May, 2018.

ROBERT PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(seal)

EXHIBIT "A"

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2018 JAN -2 AM 10:44

BK: 15634 PG: 127-128
Filed and Recorded
Jan-02-2018 01:14:37PM
DOC#: D2018-000014
Real Estate Transfer Tax \$0.00
0752017010788
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Record and Return To:
Shree Sai Parivar USA Inc
1245 Mill Creek Lane
Stockbridge, Georgia 30281

DEED OF GIFT

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE, made this 29th day of December, 2017, BETWEEN Pravin M. Patel, Harshad M. Patel, and Poonam S. Patel (collectively "Grantor"), and Shree Sai Parivar USA Inc., a Georgia Nonprofit Corporation ("Grantee"). The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires and the law permits, and shall include the singular and plural, and masculine and feminine, as the context requires.

WITNESSETH: That the said Grantor, for and in consideration of their devotion and affection, without any monetary consideration expected or required, for the said Grantee, has given, granted and conveyed, and by these presents does give, grant and convey to the said Grantee, in fee simple, the following described property:

All that tract or parcel of land lying and being in land lot 214 of the 2nd district of Henry County, Georgia, which was conveyed to Grantor in Fee Simple by Wayne Z. Sprouse on August 22, 2011, and being more particularly described as follows:

Beginning at an iron pin found 1/2" rebar located at the intersection formed by the easterly right-of-way of Lester Mill Road (80' r/w) and the north line of land lot 214; thence leaving said right-of-way and continuing along the north line of land lot 214 north 88 degrees 40 minutes 24 seconds east a distance of 1252.02' to an iron pin found 2" rebar; thence leaving said land lot line south 57 degrees 09 minutes 53 seconds east a distance of 279.10' to an iron pin found 2" rebar; thence south 28 degrees 03 minutes 19 seconds east a distance of 287.12' to an iron pin found 2" rebar; thence south 40 degrees 47 minutes 04 seconds east a distance of 230.77' to an iron pin found 2" rebar thence south 09 degrees 49 minutes 09 seconds east a distance of 250.29' to an iron pin found 2" rebar; thence south 08 degrees 36 minutes 13 seconds east a distance of 288.64' to an

iron pin found 2" rebar; thence south 01 degrees 58 minutes 32 seconds west a distance of 378.71' to an iron pin found 2" rebar; thence south 15 degrees 00 minutes 36 seconds east a distance of 37.69' to an iron pin found 2" rebar; thence north 89 degrees 47 minutes 10 seconds west a distance of 1858.71' to an iron pin placed 1/2" rebar on the easterly right-of-way of Lester Mill Road; thence along said right-of-way north 00 degrees 09 minutes 34 seconds east a distance of 1490.43' to an iron pin found 1/2" rebar and the point of beginning. Said legal description having been prepared according to the survey of the 59.922 acre property by Johnathan B. Prince, registered land surveyor, dated June 6, 2011.

TOGETHER WITH all the rights, members and appurtenances to the Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members and appurtenances thereof unto the said Grantee forever in **FEE SIMPLE**.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first written above.

This 29 day of December, 2017

Signed, sealed and delivered
in the presence of:

James Eaden
Name:
Witness

[Signature]
Notary Public

(Seal)



GRANTOR:

[Signature]
Pravin M. Patel

[Signature]
Harshad M. Patel

[Signature]
Poonam S. Patel

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2018 JAN -2 AM 10:44

BK: 15634 PG: 124-126

Filed and Recorded

Jan-02-2018 01:14:37PM

DOC#: D2018-000013

BARBARA A. HARRISON

CLERK OF SUPERIOR COURT Henry County GA.

Record and Return To:

✓ Shree Sai Parivar USA Inc
1245 Mill Creek Lane
Stockbridge, Georgia 30281

Current Owners:

Pravin M. Patel
Harshad M. Patel
Poonam S. Patel

Deed Dated December 29th, 2017 recorded in Deed Book
Page _____, Henry County, Georgia Records

17

AFFIDAVIT OF OWNERSHIP

STATE OF GEORGIA
COUNTY OF HENRY

I, Pravin M. Patel, Harshad M. Patel, and Poonam S. Patel (collectively "Affiant"), residing at
1245 Mill Creek Lane
Stockbridge, Georgia 30281 being duly sworn
deposes and says on oath:

1. That Affiant has personal knowledge of the facts stated in this Affidavit of Ownership.
2. Affiant is the owner of all that tract or parcel of land lying and being in land lot 214 of the 2nd district of Henry County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found 1/2" rebar located at the intersection formed by the easterly right-of-way of Lester Mill Road (80' r/w) and the north line of land lot 214; thence leaving said right-of-way and continuing along the north line of land lot 214 north 88 degrees 40 minutes 24 seconds east a distance of 1252.02' to an iron pin found 2" rebar; thence leaving said land lot line south 57 degrees 09 minutes 53 seconds east a distance

of 279.10' to an iron pin found 2" rebar; thence south 28 degrees 03 minutes 19 seconds east a distance of 287.12' to an iron pin found 2" rebar; thence south 40 degrees 47 minutes 04 seconds east a distance of 230.77' to an iron pin found 2" rebar thence south 09 degrees 49 minutes 09 seconds east a distance of 250.29' to an iron pin found 2" rebar; thence south 08 degrees 36 minutes 13 seconds east a distance of 288.64' to an iron pin found 2" rebar; thence south 01 degrees 58 minutes 32 seconds west a distance of 378.71' to an iron pin found 2" rebar; thence south 15 degrees 00 minutes 36 seconds east a distance of 37.69' to an iron pin found 2" rebar; thence north 89 degrees 47 minutes 10 seconds west a distance of 1858.71' to an iron pin placed 1/2" rebar on the easterly right-of-way of Lester Mill Road; thence along said right-of-way north 00 degrees 09 minutes 34 seconds east a distance of 1490.43' to an iron pin found 1/2" rebar and the point of beginning. Said legal description having been prepared according to the survey of the 59.922 acre property by Johnathan B. Prince, registered land surveyor, dated June 6, 2011.

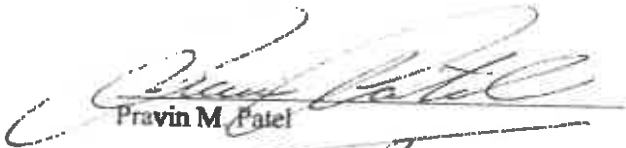
3. Affiant is in undisputed and peaceful possession of said property and has a perfect right to convey good, fee simple, merchantable title to said property and that said property is free and clear, except:

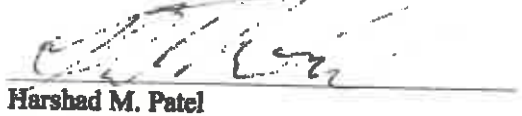
1. General Easement from Kevin W. Sprouse to Henry County Water and Sewage Authority dated April 12, 1999 and recorded July 12, 2000 at deed book 3769, page 121.

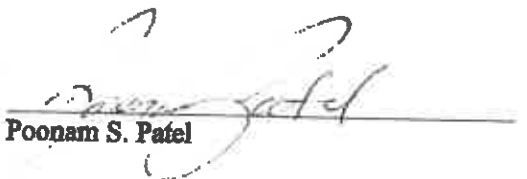
2. Matters shown on that plat map recorded in plat book 23, page 49.

FURTHER YOUR AFFIANT SAYETH NOT.

This 29 day of December, 2017


Pravin M. Patel


Harshad M. Patel


Poonam S. Patel

Signed and sworn to (or affirmed) before me on 29 day of December, 2017 by Pravin M. Patel, Harshad M. Patel, and Poonam S. Patel

Who proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

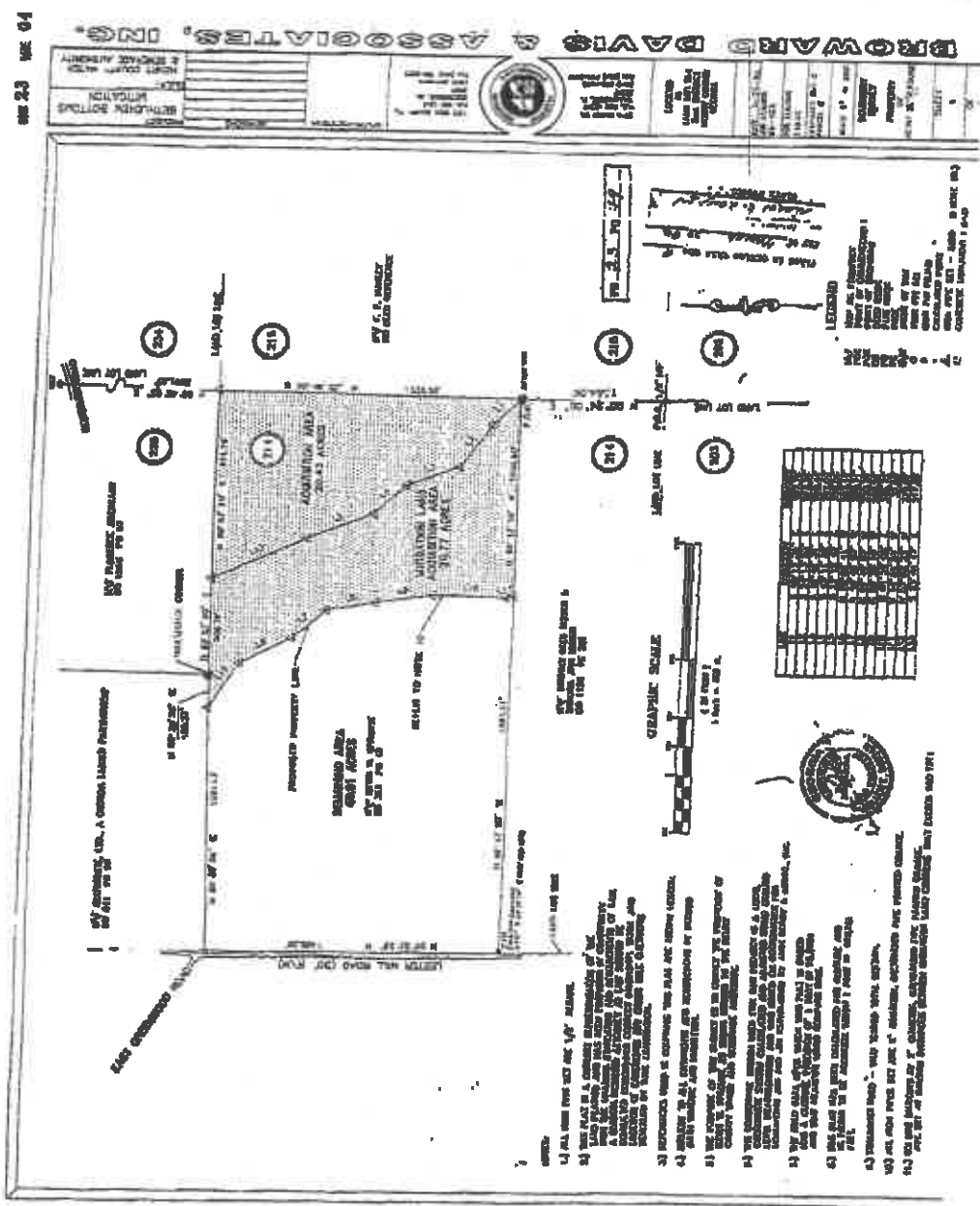
Produced Identification
Type of Identification: GEORGIA DRIVER LICENSE

 (Signature)

Name:
Notary Public, State of Georgia

My commission expires:



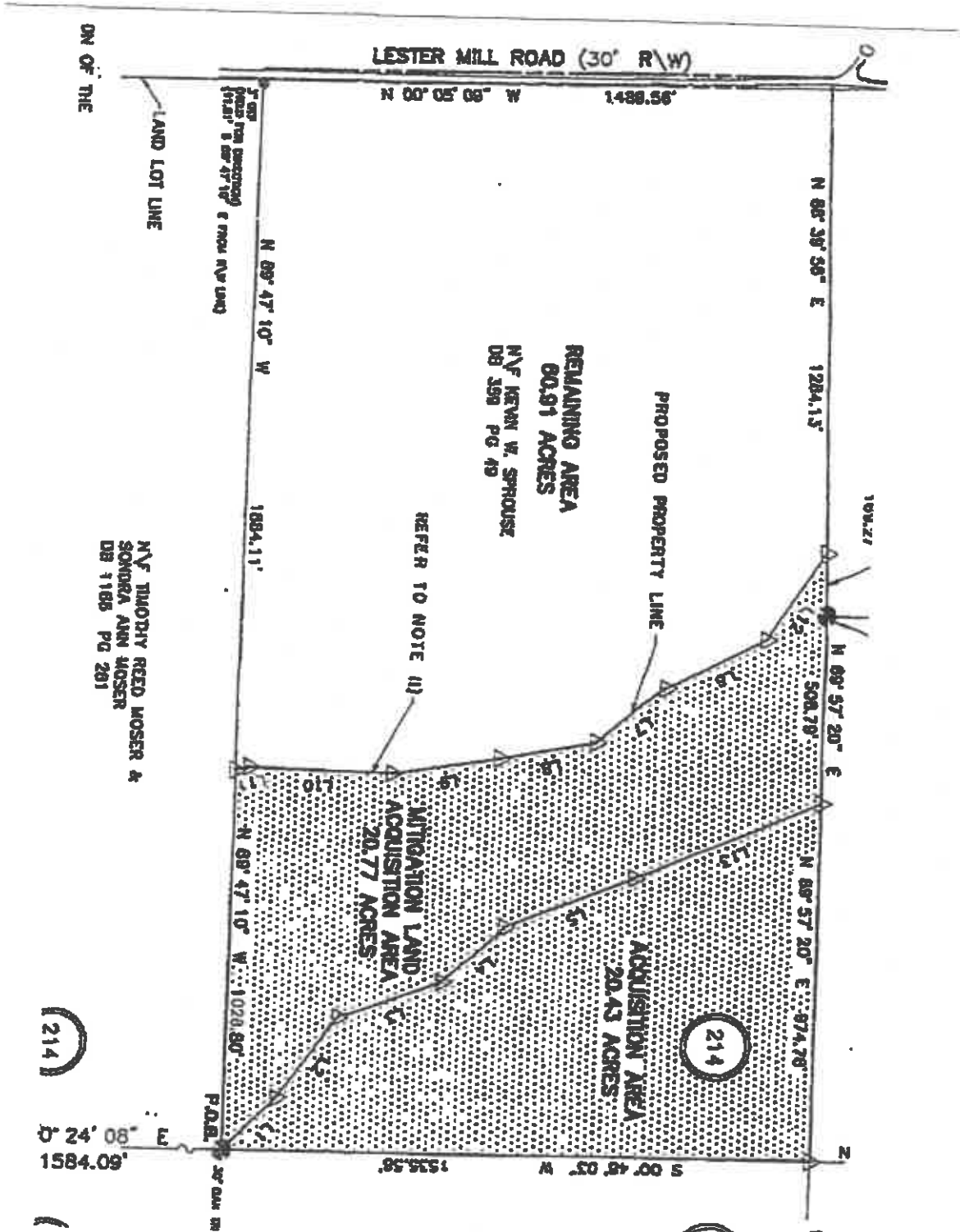


04 01 23

BROWARD DAVIS & ASSOCIATES, INC.

PROJECT NO.	DATE
DRAWN BY	CHECKED BY
SCALE	PROJECT LOCATION
DATE	PROJECT NAME
PROJECT NO.	DATE
PROJECT NAME	PROJECT LOCATION
SCALE	PROJECT LOCATION
DATE	PROJECT NAME
PROJECT NO.	DATE
PROJECT NAME	PROJECT LOCATION
SCALE	PROJECT LOCATION
DATE	PROJECT NAME

- 1. ALL DIMENSIONS ARE IN FEET.
- 2. THIS PLAN IS A CONTRACT DOCUMENTATION OF THE PROJECT AND SHALL BE USED AS SUCH BY ALL PARTIES TO THE PROJECT.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
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- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.





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 the PR-5 (urban infill/active adult planned residential) District to permit multi-family residential housing for older persons as a conditional use.

Action Item: Yes No
Public Hearing Item: Yes No
Executive Session Item: Yes No
Advertised Date: May 2, 2018
Budget Item: No
Date Received: N/A – City initiated
Workshop Date: May 21, 2018
Meeting Date: May 21, 2018

Discussion:

This amendment to the PR-5 ordinance will allow multi-family housing and continuum of care¹ housing for seniors/older persons as a conditional use in addition to meeting the existing requirements of the PR-5 district. The first is the ordinance showing the section(s) being amended with next showing the entire district in its entirety. The goal here to accomplish more of the LCI Study recommendations and goals.

Recommendation: APPROVE Ordinance

¹ Continuum of care, in this instance, refers to a planned development involving a system that guides and tracks residents over time through a comprehensive array of health services spanning all levels and intensity of care. Examples include neighborhoods with housing options that incorporate independent living, assisted living and hospice assistance, where the level of service is determined based on individual needs, all under one planned development.



Community Development Department

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

Item Coversheet

Item: An Ordinance for the purpose of rezoning property located in the southwest quadrant of Tanger Blvd and Indian Creek Rd from R-3 to PR-5.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 2, 2018

Budget Item: No

Date Received: April 25, 2018

Workshop Date: May 21, 2018

Meeting Date: May 21, 2018

Discussion:

Please see the attached Staff Report.

Recommendation:

I MOVE TO (approve/deny/table) THE ORDINANCE TO REZONE THE PROPERTY FROM R-3 TO PR-5 SUBJECT TO THE FOLLOWING CONDITION IN ADDITION TO THE STANDARDS SET FORTH IN THE ATTACHED DEVELOPMENT PLAN AND PROJECT NARRATIVE:

1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE CONDITIONAL USE FOR MULTIFAMILY RESIDENTIAL DWELLINGS RESTRICTED ONLY TO HOUSING FOR OLDER 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 for the purpose of granting a conditional use for age-restricted multifamily housing in the PR-5 district

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 2, 2018

Budget Item: No

Date Received: April 25, 2018

Workshop Date: May 21, 2018

Meeting Date: May 21, 2018

Discussion:

Please see the attached Staff Report.

Recommendation:

I MOVE TO (approve/deny/table) THE ORDINANCE TO GRANT A CONDITIONAL USE TO ALLOW MULTIFAMILY RESIDENTIAL HOUSING RESTRICTED TO HOUSING FOR OLDER PERSONS IN THE PR-5 DISTRICT, SUBJECT TO THE FOLLOWING CONDITION:

1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND NARRATIVE CONTAINED IN RZ-18-05-001.



Main Street Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: MOU for Main Street Program (DDA, City, and DCA)

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: May 16, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Attached is the 2018-2019 Classic Main Street Program Memorandum of Understanding and the 2018 National Main Street Center sublicensing agreement. The National Main Street Center requires that all communities with an accredited Main Street program have a current signed MOU and sublicensing agreement on file with the Georgia Department of Community Affairs- which coordinates the Main Street Program at the State level. The 2018-2019 MOU must be signed by the Mayor, Board Chair, and Program Manager annually to maintain accreditation at the State and National levels. The Downtown Development Authority will serve as the Board of Directors, and fulfil the requirements outlined in Article 2 of the MOU. The Trademark Sublicense Agreement must be signed annually by a representative of the local program for the use of the National Main Street Center name and logos, all registered trademarks owned by the National Trust for Historic Preservation.

Recommendation:

APPROVE 2018-2019 GEORGIA CLASSIC MAIN STREET PROGRAM MEMORANDUM OF UNDERSTANDING AT REGULAR MEETING SCHEDULED JUNE 4, 2018.

 Georgia[®] Department of
Community Affairs

April 2, 2018

To Whom It May Concern:

Enclosed you will find a copy of the 2018-19 Georgia Classic Main Street Program Memorandum of Understanding and the 2018 National Main Street Center's sublicensing agreement. As per the National Main Street Center requirements all accredited Main Street cities must have a current signed MOU and sublicensing agreement on file with the Georgia Department of Community Affairs in order to retain the services of our office along with the use of the Main Street name.

The enclosed document must be signed by the Mayor, Board Chair and local Manager and ~~uploaded a copy to your Main Street program's shared DCA Dropbox folder by July 1, 2018~~. Failure to comply may result in probationary status or loss of accreditation for the local Main Street program in 2018.

As per this MOU agreement the local municipality is required to notify the Office of Downtown Development within one week of any Downtown Director Vacancy. If at any point during the 2018 calendar year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature to DCA.

Regards,

Jessica Reynolds

Jessica Reynolds, EDFP
Director, Office of Downtown Development &
Georgia Main Street Program
Georgia Department of Community Affairs



60 Executive Park South, N.E. • Atlanta, Georgia 30329-2231 • 404-679-4940
www.dca.ga.gov

An Equal Opportunity Employer





2018 - 2019 Georgia Classic Main Streets Memorandum of Understanding

MOU

4/1/2018

This document should be signed by all local parties (Mayor, Board Chair, Main Street Program Manager) and a copy of the original document should be uploaded to your community's shared DCA Dropbox folder by July 1, 2018.



**National Main Street
Center**
a subsidiary of the
National Trust for Historic Preservation

GEORGIA CLASSIC MAIN STREETS PROGRAM MEMORANDUM OF UNDERSTANDING

2018 -2019 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of [REDACTED], Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Classic Main Streets Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Classic Main Streets Program for 2018. DCA is the sponsoring state agency for the Georgia Classic Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. The downtown manager must have a job description that identifies at least 75% of their duties. A copy of the job description should remain on file with DCA at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - C. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - D. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)
 - B. Review reported data submitted by the downtown manager to assure accuracy.

6. Use the "Main Street America™" name in accordance with the National Main Street Policy on the Use of the Name Main Street.
7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, change in organizational placement of the program or major turnover in the board of directors. Such notice should be within one business week of said changes. Changes may result in program probation, the loss of accreditation or removal of program designation.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ to downtown revitalization: Community Transformation Strategies, Organization, Design, Promotion and Economic Vitality.
 - A. The work plan should include specific tasks, assignments or a point of contact for the task, related budget needs, and a timeline.
 - B. The work plan will serve as a strategic plan for the local program for a period of three years or less.
 - C. A copy of the work plan must be on file and updated with DCA.
2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting annually.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
4. Meet a minimum of 8 times per year and minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
5. Attend training when possible to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
6. All newly appointed Board Members are required to become Main Street 101 certified within their first year of their first term. A copy of each Board Member's Main Street 101 certification must be uploaded to the Standard 5 file in your program's shared DCA Dropbox folder.
7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANAGER AGREES TO—

1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in annual manager's survey provided by DCA.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
2. Participate in training to broaden the impact of the local Main Street Program.
 - A. It is recommended that one representative from the local program attend a Regional Managers meeting in 2018.
 - B. The downtown manager and/or board members are expected to attend at least one preservation-related training annually.
 - C. DCA requires managers to attend at least 30 hours of training annually (including webinars, regional managers meetings, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-

DCA hosted training events. Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development.

- D. Respond to requests by DCA in a timely manner.
3. Take advantage of the Georgia Classic Main Street network of professional downtown managers.
4. All newly hired managers must complete Main Street 101 training with DCA within the first 6 months of employment in the local community.
5. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at least quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
6. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - B. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the Georgia Classic Main Streets Program, including social media outreach, to recognize and publicize the work of local programs.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide design services to the local program. Services may include phone consultations, site visits, design training, services for local property owners and merchants, conceptual drawings, property plans and layouts, corridor plans and strategies, historic preservation plans, and historic research, among other services as requested.
9. Provide economic development assistance to encourage small business development, real estate development and property rehabilitation within the downtown area.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through June 30, 2019.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street designation. Communities that choose to terminate their Georgia Classic Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.
3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.

4. If at any point during the 2018/19 calendar year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

###

GEORGIA CLASSIC MAIN STREET PROGRAM

MEMORANDUM OF UNDERSTANDING: 2018-19 Program Year

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

Mayor/Chief Elected Official's Signature

Date

Printed Name

Date Term Expires

MAIN STREET BOARD OF DIRECTORS

President/Board Chairperson's Signature

Date

Printed Name

Date Term Expires

DOWNTOWN MANAGER

Manager's Signature

Date

Printed Name

Date Hired

Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

Jessica Reynolds

Director's Signature

April 3, 2018

Date

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov

TRADEMARK SUBLICENSE AGREEMENT

This Trademark Sub-license Agreement ("Sub-license Agreement") is entered into between the Office of Downtown Development ("Coordinating Program") and [REDACTED] ("Sublicensee"), effective as of the last date written below. For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Background.

A. The National Main Street Center, Inc. ("NMSC") operates a membership program called MAIN STREET AMERICA™. As a part of that program, MAIN STREET AMERICA™ Coordinating Program Membership is available to statewide, regional or citywide organizations that oversee multiple local downtown and neighborhood programs within their service area and work to preserve and revitalize commercial districts. Local Program membership in the MAIN STREET AMERICA™ program is available at the Affiliate or Accredited levels to individual programs or organizations that satisfy the membership eligibility criteria described on the NMSC website (currently located at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>).

B. Organization is a Coordinating Program member of NMSC in good standing and has entered into a Trademark License Agreement with the NMSC which grants to the State Program the right to sublicense to its Local Programs the use of the NMSC name and trademarks described below.

C. Sublicensee is a Local Program Member in good standing of the MAIN STREET AMERICA™ program at the Accredited level. Sublicensee is also located within the Coordinating Program's geographic service area. Therefore, Sublicensee has the opportunity to enter into this Trademark License Agreement, which grants certain rights to use the NMSC's name and trademarks, including MAIN STREET AMERICA™ and MAIN STREET®, as described below.

D. The NMSC's parent entity, the National Trust for Historic Preservation ("National Trust"), owns the following registered trademarks, which it has delegated to the NMSC the right to sublicense. NMSC and Coordinating Program have entered into a Trademark Licensing Agreement which grants the Coordinating Program the right to sublicense the following registered trademarks:

Mark	U.S. Registration Number
MAIN STREET	Reg. Nos. 3,365,568 and 2,057,207
NATIONAL MAIN STREET CENTER	Reg. No. 2,013,837

These registered trademarks owned by the National Trust, together with the MAIN STREET AMERICA™ word marks and logos referred to in Section 2.A.1 below, the NATIONAL MAIN STREET CENTER logo referred to in Section 2.A.ii below are referred to herein as the "Trademarks."

E. The Trademarks are well known and recognized by the general public and associated in the public mind with the NMSC and the National Trust. The Coordinating Program and the Sublicensee recognize the mutual benefits that accrue from the Sublicensee's use of the Trademarks in accordance with the terms and conditions of this Sublicense Agreement, including the recognition and credibility brought to the Sublicensee through its use of these Trademarks and the

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

benefit to the Coordinating Program and NMSC from association with high-performing Local Programs.

2. Grant of Sub-License.

A. Subject to the terms and conditions of this Sublicense Agreement, the Coordinating Program hereby grants the Sublicensee the non-exclusive right and license to use the Trademarks to identify and promote its participation in the MAIN STREET AMERICA™ program, as well as its relationship and association with the Coordinating Program and NMSC, in connection with the following activities:

- i. **MAIN STREET AMERICA™ word and logo marks.** The Sublicensee's rights to use the MAIN STREET AMERICA™ word mark and the following MAIN STREET AMERICA logo are limited to Sublicensees which are members in good standing at the Accredited membership level of the MAIN STREET AMERICA™ program:

For use by Local Programs who are Designated Members at the Accredited Level:



- ii. **NATIONAL MAIN STREET CENTER® word and logo marks.** The Sublicensee's right to use the NATIONAL MAIN STREET CENTER word mark and the following NATIONAL MAIN STREET CENTER logo solely and exclusively to indicate its association with the National Main Street Center:



- iii. **MAIN STREET® word mark.** The Sublicensee's right to use the MAIN STREET trademark is limited to use made to identify Sublicensee and/or its activities, including as part of the name of the Licensee (e.g. "Main Street Iowa"), in connection with commercial district revitalization and related consultation, education, and training.

3. Scope of and Limitations on Use. Use of the Trademarks by the Sublicensee will be subject to the following limitations:

A. Sublicensee must display the Accredited level MAIN STREET AMERICA membership mark on their website. All uses of the MAIN STREET AMERICA word mark and logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

stylized presentations), in connection with the MAIN STREET AMERICA mark or logo. Use of the MAIN STREET AMERICA word mark and logos by Sublicensee is a mandatory condition of membership in the MAIN STREET AMERICA program.

B. The MAIN STREET mark, as part of the name and identity of Sublicensee's organization, programs, and activities, can be used on materials designed to promote the work of Sublicensee (e.g., website, brochures, newsletter, letterhead or other printed promotional materials). The right to use the MAIN STREET mark by the Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

C. All uses of the NATIONAL MAIN STREET CENTER logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations) in connection with the NATIONAL MAIN STREET CENTER mark. Use of the NATIONAL MAIN STREET CENTER logo by Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

D. This Sublicense Agreement is subject to the terms, conditions, and limitations of the Trademark License Agreement between NMSC and the Coordinating Program.

E. Sublicensee will not apply to register any of the Trademarks, or any other trademark that incorporates any part of the Trademarks or "National Trust for Historic Preservation." Sublicensee will not state or imply that it owns any such trademarks.

F. The Sublicensee will not use the Trademarks in combination with or in juxtaposition with other trademarks except as may be approved in writing by the NMSC. The Sublicensee will apply and display the ® symbol and the ™ symbol next to or with respect to the Trademarks as directed by the Coordinating Program.

G. Other than as specifically provided herein, Sublicensee is not granted any other rights to use, license or sublicense the Trademarks.

4. **Term.** This Sublicense Agreement will become effective immediately upon the date of last signature below, and, unless terminated early under Sections 5 or 10, will be effective through December 31, 2018, at which time it may be renewed by mutual written agreement of the parties hereto.

5. **Conditions.** This Sublicense Agreement between State Program and Sublicensee is conditioned upon Sublicensee having an active MAIN STREET AMERICA membership at the Accredited level with NMSC. The requirements of this membership are currently available at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY78tLIU>, and are incorporated herein by reference.

6. **Acknowledgment of Ownership.** Use of the Trademarks indicates acknowledgment by the Sublicensee of the NMSC's and the National Trust's rights and title to the Trademarks, (i.e. MAIN STREET AMERICA, NATIONAL MAIN STREET CENTER, and MAIN STREET), and that Sublicensee will not at any time do, or permit to be done, any act or thing that will in any way impair the rights of the NMSC or the National Trust. All use of the Trademarks by the Sublicensee will inure to the benefit of the NMSC and the National Trust.

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

7. Good will and promotional value. Sublicensee recognizes and acknowledges the value of good will associated with the Trademarks and agrees that it will not conduct any activity, provide any service, or produce or distribute goods which in any way damages or reflects adversely upon the NMSC or the National Trust.

8. Non-assignment. This Sublicense Agreement is personal to the Sublicensee, and may not be assigned to any other individual, program, organization, or agency. Any attempted assignment will be null and void.

9. Compliance Verification. It is the responsibility of the Sublicensee to verify compliance with the terms of this Sublicense Agreement, and to provide complete and accurate usage reports to the State Program. If the State Program or the NMSC has reason to believe that the Sublicensee is in violation of this Sublicense Agreement, the State Program or NMSC shall have the right to make inquiries with Sublicensee as necessary to determine compliance. In such case, the Sublicensee will cooperate with the State Program and/or NMSC in its investigation and provide in a timely fashion any and all information that is requested.

10. Termination.

A. Coordinating Program may terminate this Sublicense Agreement if the Sublicensee violates any of the provisions of this Sublicense Agreement or fails to satisfy the membership criteria established by the NMSC for Accredited Local Programs. Such termination will be effective thirty (30) days after the Coordinating Program sends written notice of such termination to Sublicensee. During this thirty (30) day period, Sublicensee may attempt to cure such violation. If the violation is not cured during this period, the termination will be effective upon the expiration of the thirty (30) day period.

B. This Sublicense Agreement will automatically terminate immediately without any notice required, notwithstanding the above paragraph, if the Coordinating Program or NMSC determines: (i) that sublicensee's actions could negatively affect the goodwill, image, or reputation of the NMSC, the National Trust for Historic Preservation, the Coordinating Program, or any of the Trademarks; (ii) the Sublicensee discontinues all or a significant portion of its business; (iii) the National Trust terminates, revokes, or fails to renew the NMSC's rights to use, license, or sublicense the Trademarks; or (iv) the NMSC terminates, revokes or fails to renew the Coordinating Program's rights to use, license or sublicense the Trademarks.

C. Upon the expiration or early termination of this Agreement, the Sublicensee will discontinue use of the Trademarks and will destroy and delete tangible and electronic documents and files containing any such marks, except for a limited number of copies retained for archival purposes only.

11. Governing Law. This Agreement is entered into in the District of Columbia and will be governed by and construed in accordance with the laws of the District of Columbia, USA, without giving effect to conflict of laws provisions.

12. Annual Report, Notices, Other Communication. Upon request by the Coordinating Program or NMSC, Sublicensee shall submit samples of any materials on which the Trademarks licensed under this agreement were used during the year. Such samples shall be submitted within ten business days of receipt of a written request from the Coordinating Program or NMSC.

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

13. Notices. Any notices which either party is required or may desire to serve upon the other party shall be in writing and may be served either personally or by depositing the same in the mail (first class postage prepaid, certified and return receipt requested) or with a reputable overnight express delivery service (with confirmed delivery, charge prepaid or billed to shipper), addressed to the party to be served as follows, unless a different address is designated in writing by the party to be served. Notice shall also be required to be given by electronic mail on the same date as deposited in the mail. Notice given by mail alone shall not be sufficient.

To Coordinating Program:

Name: The Office of Downtown Development
Address: Georgia Department of Community Affairs,
c/o Office of Downtown Development
60 Executive Park South, NE
Atlanta, GA 30329
Phone: 404-679-4859
Email: jessica.reynolds@dca.ga.gov

To: 

Name: _____
Address: _____
Phone: _____
Email: _____

14. Successors. This Agreement shall be binding upon, and will inure to the benefit of, the parties and their respective permitted successors and assigns.

15. Modification. No amendment or modification of the terms or conditions of this License Agreement will be valid unless in writing and signed by both parties.

16. Waiver. The failure of either party to partially or fully exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same or any other term of this Sublicense Agreement. No waiver shall be valid or binding unless in writing and signed by the waiving party.

17. Severability. If any provision of this Sublicense Agreement or the application of any provision hereof to any person or circumstances is held to be void, invalid, or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect and the invalid provision shall be deemed modified to the least degree necessary to remedy such invalidity.

18. Entire Agreement. This Sublicense Agreement is the entire agreement between the parties with respect to the matters referred to herein and it supersedes and replaces all prior and contemporaneous oral and written understandings pertaining to the subject matter hereof.

Coordinating Program

~~Sublicense~~

By: Jessica Reynolds, Director, Office of
Downtown Development
Name, Title

By: _____
Name, Title

Date: _____



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Fiscal Year 2018 Budget 1st Quarter Amendment Ordinance

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, all funds except Hotel/Motel, SPLOST, Cemetery and Confiscated Assets

Date Received: May 16, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Attached is the initial set of budget amendments for the First Quarter of 2018. Most of the impact on revenue is from the strong construction comeback in single family residential and the future of large-scale industrial and commercial coming later in the year. These also reflect in Water and Sewer but muted by use of credits related to Locust Grove Station. Expenses are mainly in line with projects with exception of a few items, but mainly a relatively minor set of amendments in the initial quarter.

Recommendation:

TBD – June 4, 2018 Item. Advisory at this time.

ORDINANCE NO. _____

TO REVISE THE OPERATING AND CAPITAL IMPROVEMENTS BUDGET OF THE CITY OF LOCUST GROVE FOR 1st QUARTER OF THE 2018 FISCAL YEAR PURSUANT TO SECTIONS 6.35 AND 6.36 OF THE CITY CHARTER; TO PROVIDE FOR ADDITIONAL UNAPPROPRIATED FUNDS FOR CERTAIN OPERATING EXPENDITURES; TO AUTHORIZE THE CITY MANAGER AND CITY CLERK TO CARRY OUT ALL NECESSARY PROCEDURES TO INSTALL THE AMENDED BUDGET AND OPERATE FINANCIAL OPERATIONS IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Amendment of Appropriations of General Funds Budget, Development Impact Fee Budget, and Water and Sewer Fund Budget. That certain General Fund appropriation accounts are **INCREASED** a net of \$105,000.00; that certain Development Impact Fee Fund appropriation accounts are **INCREASED** a net of \$31,080.00; that certain Water and Sewer Fund appropriation accounts are **INCREASED** a net of \$100,000.00; as shown in **Exhibit "A"**.

SECTION 2. Amendment of the Fiscal Year 2018 Budget and Capital Improvements Budget. Pursuant to Section 6.35 and 6.36 of the City Charter, the Mayor and Council hereby amends the Operating and Capital Improvements Budget of the City of Locust Grove, Georgia for the 2018 Fiscal Year, which begins January 1, 2018 and ends on December 31, 2018 as attached hereto and incorporated herein at **Exhibit "A"**.

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

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

SECTION 5. Authorization to City Manager and City Clerk. The City Manager as Budget Officer and City Clerk are hereby authorized to install the Budget and carry out all necessary procedures to operate financial operations of the City in accordance with the Code of Ordinances of the City of Locust Grove.

SECTION 6. Severability.

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

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

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

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

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

SO ORDAINED this 4th day of June, 2018.

ROBERT PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk
(Seal)

EXHIBIT "A"

**AMENDED FINAL OPERATING AND CAPITAL IMPROVEMENTS BUDGET
FOR THE CITY OF LOCUST GROVE, GEORGIA
FOR THE FISCAL YEAR 2018 – 1st Quarter**

All funds with exception of Hotel/Motel, Cemetery, SPLOST and Confiscated Asset funds.

DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	AmendmentQ1	Qtr 1 FY2018
INTANGIBLE TAX	(20,000.00)	(12,750.51)	(6,600.00)	63.8%	(7,249.49)		0.00	(20,000.00)
RAILROAD EQUIPMENT TAX	(750.00)	0.00	(247.50)	0.0%	(750.00)		0.00	(750.00)
REAL ESTATE TRANSFERS	(18,500.00)	(5,085.95)	(6,105.00)	27.5%	(13,414.05)		0.00	(18,500.00)
FRANCHISE TAX - ELECTRIC	(303,000.00)	(281,436.66)	(99,990.00)	92.9%	(21,563.34)		0.00	(303,000.00)
CAPITAL CREDIT REFUND	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
FRANCHISE TAX - TELECOMMUNICAT	(2,000.00)	0.00	(660.00)	0.0%	(2,000.00)		0.00	0.00
FRANCHISE TAX - CABLE TV	(70,000.00)	(18,564.84)	(23,100.00)	26.5%	(51,435.16)		0.00	(70,000.00)
FRANCHISE TAX - TELEPHONE	(20,000.00)	(4,740.92)	(6,600.00)	23.7%	(15,259.08)		0.00	(20,000.00)
FRANCHISE TAX - NATURAL GAS	(15,000.00)	(3,317.46)	(4,950.00)	22.1%	(11,682.54)		0.00	(15,000.00)
LOCAL OPTION SALES /USE TAX	(2,100,000.00)	(522,990.56)	(693,000.00)	24.9%	(1,577,009.44)		0.00	(2,100,000.00)
LOST TAVT	(75,000.00)	(35,397.72)	(24,750.00)	47.2%	(39,602.28)		0.00	(75,000.00)
AAVT - MOTOR VEHICLE	(1,000.00)	0.00	(330.00)	0.0%	(1,000.00)		0.00	(1,000.00)
LIQUOR TAX	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ALCOHOL TAX	(370,000.00)	(114,103.90)	(122,100.00)	30.8%	(255,896.10)		0.00	(370,000.00)
OCCUPATION TAXES	(225,000.00)	(155,730.89)	(74,250.00)	69.2%	(69,269.11)		0.00	(225,000.00)
REGULATORY FEES	(27,500.00)	(16,578.00)	(9,075.00)	60.3%	(10,922.00)		0.00	(27,500.00)
COIN OPERATED MACHINES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
INSURANCE PREMIUM TAX	(370,000.00)	0.00	(122,100.00)	0.0%	(370,000.00)		0.00	0.00
ALCOHOL BEV-BEER LICENSE	(17,500.00)	(1,500.00)	(5,775.00)	8.6%	(16,000.00)		0.00	(17,500.00)
ALCOHOL BEV WINE LICENSE	(15,000.00)	(1,500.00)	(4,950.00)	10.0%	(13,500.00)		0.00	(15,000.00)
ALCOHOL BEV - LIQUOR LICENSE	(40,500.00)	(2,500.00)	(13,365.00)	6.2%	(38,000.00)		0.00	(40,500.00)
GENERAL BUS LIC -INSURANCE	(15,500.00)	(12,500.00)	(5,115.00)	80.6%	(3,000.00)		0.00	(15,500.00)
BLDG PERMITS /INSPECTIONS -RES	(225,000.00)	(159,362.94)	(74,250.00)	70.8%	(65,637.06)	Rapid Growth	(85,000.00)	(310,000.00)
BLDG PERMIT/INSPECTIONS -COMM	(250,000.00)	(16,924.40)	(82,500.00)	6.8%	(233,075.60)		0.00	(250,000.00)
BUSINESS LICENSE PENALTY	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
GRANT BULLET PROOF VEST	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	0.00
GRANT / DONATIONS -COPS	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	0.00
DONATION-PLAYGROUND EQUIP	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	0.00
DONATIONS	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	0.00
CDBG GRANT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ZONING INSPECTION FEES	(30,000.00)	(24,435.75)	(9,900.00)	81.5%	(5,564.25)	Development	(20,000.00)	(50,000.00)
LAND DEVELOPMENT FEES	(45,000.00)	(10,800.00)	(14,850.00)	24.0%	(34,200.00)		0.00	(45,000.00)
SITE PLAN REVIEW FEES	(10,000.00)	(3,200.00)	(3,300.00)	32.0%	(6,800.00)		0.00	(10,000.00)
SOIL EROSION FEES	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	(500.00)
TREE REPLACEMENT REVENUE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
QUALIFYING FEE FOR ELECTION	(1,000.00)	0.00	(330.00)	0.0%	(1,000.00)		0.00	0.00
ACCIDENT REPORTS	(5,000.00)	(1,414.00)	(1,650.00)	28.3%	(3,586.00)		0.00	(5,000.00)
CRIMINAL HISTORY REPORTS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ADM CHARGE ON FINES	(17,500.00)	(5,258.12)	(5,775.00)	30.0%	(12,241.88)		0.00	(17,500.00)
ADM CHARGE FOR INCODE	(20,000.00)	(7,362.66)	(6,600.00)	36.8%	(12,637.34)		0.00	(20,000.00)
BACKGROUND CHECK FEES	(3,000.00)	(300.00)	(990.00)	10.0%	(2,700.00)		0.00	(3,000.00)
DONATIONS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
BAD CHECK FEES	(100.00)	0.00	(33.00)	0.0%	(100.00)		0.00	(100.00)

DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment01	Qtr_1FY2018
FINES & FORFEITURES	(725,000.00)	(249,410.47)	(239,250.00)	34.4%	(475,589.53)		0.00	(725,000.00)
BOND ACCOUNT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
INTEREST REVENUES	(5,000.00)	(1,530.98)	(1,650.00)	30.6%	(3,469.02)		0.00	(5,000.00)
RENTS & ROYALTIES	0.00	(18,000.00)	0.00	0.0%	18,000.00		0.00	(5,000.00)
SPECIAL EVENT PERMIT	(730.00)	0.00	(240.90)	0.0%	(730.00)		0.00	0.00
PAVILLION RENTAL	0.00	0.00	0.00	0.0%	0.00		0.00	(730.00)
HOUSE RENTAL -LOCUST ROAD	(15,000.00)	(5,084.65)	(4,950.00)	33.9%	(9,915.35)		0.00	0.00
INS REIMBURSE DAMAGE PROPERTY	(14,500.00)	0.00	(4,785.00)	0.0%	(14,500.00)		0.00	(15,000.00)
INS REIMBURSE WKS COMP	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	(14,500.00)
INS REIMBURSE FOR OVERPAYMENT	(500.00)	0.00	(165.00)	0.0%	(500.00)		0.00	(500.00)
LMIG PROGRAM	(100,000.00)	(90,618.61)	(33,000.00)	90.6%	(9,381.39)		0.00	(500.00)
MISCELLANEOUS REVENUE	(10,000.00)	(1,688.73)	(3,300.00)	16.9%	(8,311.27)		0.00	(10,000.00)
RETURN CHECK FEES	(100.00)	0.00	(33.00)	0.0%	(100.00)		0.00	(100.00)
REFUNDS POLICE DEPT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
REFUNDS PUBLIC WORKS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
REFUNDS ADMINISTRATIONS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
PRIOR YEAR REVENUE	(927,090.00)	(120,000.00)	(305,939.70)	12.9%	(807,090.00)		0.00	(927,090.00)
OPERATING TRANSFERS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
ADMIN FEE - WATER TRANSFER IN	(225,000.00)	0.00	(74,250.00)	0.0%	(225,000.00)		0.00	0.00
ADMIN FEE - SEWER TRANSFER IN	(200,000.00)	0.00	(66,000.00)	0.0%	(200,000.00)		0.00	(225,000.00)
ADMIN FEE - SANIT TRANSFER IN	(40,000.00)	0.00	(13,200.00)	0.0%	(40,000.00)		0.00	(200,000.00)
ADMIN FEE - STORM TRANSFER IN	(39,500.00)	0.00	(13,035.00)	0.0%	(39,500.00)		0.00	(40,000.00)
ADMIN FEE - H/M TRANSFER IN	(42,500.00)	0.00	(14,025.00)	0.0%	(42,500.00)		0.00	(39,500.00)
DEBT PROCEEDS	0.00	0.00	0.00	0.0%	0.00		0.00	(42,500.00)
Original Sources of Funds								
Totals	(6,660,770.00)	(1,904,088.72)	(2,198,054.10)	28.6%	(4,756,681.28)		(105,000.00)	(6,765,770.00)

Original Sources of Funds		Amendments		10tr 2018	
2017	2018	2017	2018	2017	2018
2,017.00	147,900.00	0.00	0.00	147,900.00	147,900.00
0.0%	1,259,250.00	0.00	12,300.00	1,271,550.00	1,271,550.00
1.0%	366,950.00	0.00	(2,500.00)	361,450.00	361,450.00
-1.5%	2,097,000.00	0.00	122,500.00	2,219,500.00	2,219,500.00
5.8%	2,048,600.00	0.00	5,330.00	2,051,930.00	2,051,930.00
0.2%	5,850.00	0.00	(880.00)	7,150.00	7,150.00
22.2%	175,500.00	0.00	(29,000.00)	146,500.00	146,500.00
-16.5%	557,540.00	0.00	2,250.00	559,790.00	559,790.00
0.4%	6,658,590.00	0.00	110,000.00	6,768,590.00	6,768,590.00
1.6%	105,000.00	0.00	0.00	105,000.00	105,000.00
Increase/(DEC)		(Surplus)/Deficit		0.00	

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerCom-33%	Balance	Notes	Amendment01	Qtr_1FY2018
100	5-1110-51.1150	MAYOR SALARY	10,800.00	4,500.00	3,600.00	41.7%	6,300.00		0.00	10,800.00
100	5-1110-51.1155	COUNCIL SALARY	50,400.00	21,000.00	16,800.00	41.7%	29,600.00		0.00	50,400.00
100	5-1110-51.2200	FICA (SOCIAL SECURITY)	900.00	369.75	300.00	41.1%	530.25		0.00	900.00
100	5-1110-51.2400	RETIREMENT	17,500.00	5,622.32	5,833.33	32.1%	11,877.68		0.00	17,500.00
100	5-1110-51.2750	UNEMPLOYMENT TAX - GEORGIA	650.00	97.92	216.67	15.1%	552.08		0.00	650.00
100	5-1110-52.1230	PROFESSIONAL SERVICES	1,500.00	-	500.00	0.0%	1,500.00		0.00	1,500.00
100	5-1110-52.3100	LEGAL	2,500.00	-	833.33	0.0%	2,500.00		0.00	2,500.00
100	5-1110-52.3200	RISK MANAGEMENT INSURANCE	13,000.00	-	4,333.33	0.0%	13,000.00		0.00	13,000.00
100	5-1110-52.3310	COMMUNICATIONS-CELL PHONES	500.00	159.48	166.67	31.9%	340.52		0.00	500.00
100	5-1110-52.3510	PUBLIC NOTICES	500.00	-	166.67	0.0%	500.00		0.00	500.00
100	5-1110-52.3500	TRAVEL MILEAGE REIMBURSEMENT	5,000.00	191.42	1,666.67	3.8%	4,808.58		0.00	5,000.00
100	5-1110-52.3510	CAR ALLOWANCE FOR MAYOR	-	-	1,666.67	3.8%	4,808.58		0.00	5,000.00
100	5-1110-52.3600	DUES & FEES	300.00	-	100.00	0.0%	300.00		0.00	300.00
100	5-1110-52.3700	EDUCATION & TRAINING	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-1110-52.3701	EDUCATION & TRAINING - MAYOR	5,000.00	372.63	1,666.67	7.5%	4,627.37		0.00	5,000.00
100	5-1110-52.3702	EDUCATION & TRAINING - TAYLOR	2,750.00	836.47	916.67	30.4%	1,913.53		0.00	2,750.00
100	5-1110-52.3703	EDUCATION & TRAINING - GREER	2,750.00	420.00	916.67	15.3%	2,330.00		0.00	2,750.00
100	5-1110-52.3704	EDUCATION & TRAINING - HAMMOCK	2,750.00	140.00	916.67	5.1%	2,610.00		0.00	2,750.00
100	5-1110-52.3705	EDUCATION & TRAINING - GARDNER	2,750.00	280.00	916.67	10.2%	2,470.00		0.00	2,750.00
100	5-1110-52.3706	EDUCATION & TRAINING - ASHE	2,750.00	280.00	916.67	10.2%	2,470.00		0.00	2,750.00
100	5-1110-52.3707	EDUCATION & TRAINING - BOONE	2,750.00	1,026.19	916.67	37.3%	1,723.81		0.00	2,750.00
100	5-1110-52.3708	RANDY GARDNER	-	178.17	0.00	0.0%	178.17		0.00	178.17
100	5-1110-52.3710	EDUCATION & TRAINING - NEWLY E	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100	5-1110-52.3750	MTGS & CONF (RETREATS/HLCMA)	20,000.00	-	6,666.67	0.0%	20,000.00		0.00	20,000.00
100	5-1110-53.1105	OFFICE SUPPLIES	250.00	14.95	83.33	6.0%	235.05		0.00	250.00
100	5-1110-53.1785	UNIFORMS	600.00	150.00	200.00	25.0%	450.00		0.00	600.00
100	5-1110-54.2450	COMPUTER MAINTENANCE	1,000.00	-	250.00	0.0%	1,000.00		0.00	1,000.00
Original Budget			147,900.00	35,639.30	49,216.67	24.1%	112,260.70		0.00	147,900.00
Total Elected Officials			147,900.00	35,639.30	49,216.67	24.1%	112,260.70		0.00	147,900.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment Q1	Qtr 1 FY2018
100 5-1510-51.1100	REGULAR EMPLOYEES	385,000.00	153,191.05	128,333.33	39.8%	231,808.95		11,800.00	396,800.00
100 5-1510-51.1300	OVERTIME	4,000.00	581.23	1,333.33	14.5%	3,418.77		0.00	4,000.00
100 5-1510-51.2100	GROUP INSURANCE	33,500.00	17,127.72	11,166.67	51.1%	16,372.28		0.00	33,500.00
100 5-1510-51.2200	FICA (SOCIAL SECURITY)	5,000.00	1,938.29	1,666.67	39.8%	3,061.71		0.00	5,000.00
100 5-1510-51.2400	RETIREMENT	27,500.00	9,353.51	9,166.67	34.0%	18,146.49		0.00	27,500.00
100 5-1510-51.2700	WORKER'S COMPENSATION	22,500.00	15,150.88	7,500.00	67.3%	7,349.12		0.00	22,500.00
100 5-1510-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500.00	534.07	833.33	21.4%	1,965.93		0.00	2,500.00
100 5-1510-52.1200	PROFESSIONAL	15,000.00	1,453.15	5,000.00	9.7%	13,546.84		0.00	15,000.00
100 5-1510-52.1220	AUDITING	30,000.00	5,946.56	10,000.00	0.0%	30,000.00		0.00	30,000.00
100 5-1510-52.1230	LEGAL	55,000.00	5,946.56	18,333.33	10.8%	49,053.44		0.00	55,000.00
100 5-1510-52.1400	DRUG & MEDICAL	500.00		166.67	0.0%	500.00		0.00	500.00
100 5-1510-52.2210	AUTO/TRUCK EXP	2,000.00	53.93	666.67	2.7%	1,946.07		0.00	2,000.00
100 5-1510-52.2211	AUTO GAS & FUEL	1,500.00	492.35	500.00	32.8%	1,007.65		0.00	1,500.00
100 5-1510-52.2212	CAR ALLOWANCE	4,800.00	1,000.00	1,600.00	20.8%	3,800.00		0.00	4,800.00
100 5-1510-52.2240	BUILDING & GROUNDS	35,000.00	13,755.35	11,666.67	39.3%	21,244.65		0.00	35,000.00
100 5-1510-52.2250	OTHER EQUIP. REPAIRS/MAINT	5,000.00	2,509.40	1,666.67	50.2%	2,490.60		0.00	5,000.00
100 5-1510-52.2320	RENTAL OF EQUIPMENT & VEHICLE	14,500.00		4,833.33	0.0%	14,500.00		0.00	14,500.00
100 5-1510-52.3100	RISK MANAGEMENT INSURANCE	20,000.00		6,666.67	0.0%	20,000.00		0.00	20,000.00
100 5-1510-52.3201	COMMUNICATIONS-CELL PHONES	1,300.00	309.74	433.33	23.8%	990.26		0.00	1,300.00
100 5-1510-52.3201	TELEPHONE	5,000.00	923.50	1,666.67	18.5%	4,076.50		0.00	5,000.00
100 5-1510-52.3205	INTERNET	40,000.00	12,954.85	13,333.33	32.4%	27,045.15		0.00	40,000.00
100 5-1510-52.3300	ADVERTISING	750.00		250.00	0.0%	750.00		0.00	750.00
100 5-1510-52.3310	PUBLIC NOTICES	3,000.00	156.00	1,000.00	5.2%	2,844.00		0.00	3,000.00
100 5-1510-52.3500	TRAVEL MILEAGE REIMBURSEMENT	2,500.00	296.39	833.33	11.9%	2,203.61		0.00	2,500.00
100 5-1510-52.3600	DUES & FEES	4,000.00	1,229.80	1,333.33	30.7%	2,770.20		0.00	4,000.00
100 5-1510-52.3700	EDUCATION & TRAINING	20,000.00	7,304.15	6,666.67	36.5%	12,695.85		0.00	20,000.00
100 5-1510-52.3750	MEETINGS & CONFERENCE	15,000.00	2,326.54	5,000.00	15.5%	12,673.46		0.00	15,000.00
100 5-1510-52.3855	CONTRACTS & SPONSORSHIPS	5,000.00	2,171.25	1,666.67	43.4%	2,828.75		0.00	5,000.00
100 5-1510-52.3970	POSTAGE	9,000.00	4,025.87	3,000.00	44.7%	4,974.13		0.00	9,000.00
100 5-1510-53.1105	OFFICE SUPPLIES	8,000.00	2,965.93	2,666.67	37.1%	5,034.07		0.00	8,000.00
100 5-1510-53.1107	BANK & CREDIT CARD CHARGES	11,000.00	5,261.21	3,666.67	47.8%	5,738.79		3,000.00	14,000.00
100 5-1510-53.1160	OPERATING EQUIPMENT	1,200.00		400.00	0.0%	1,200.00	Adj. for Dept. Costs	0.00	1,200.00
100 5-1510-53.1161	GIFTS & FLOWERS	1,500.00	977.34	500.00	65.2%	522.66	Abnormal Expense	1,500.00	3,000.00
100 5-1510-53.1165	DISASTER RELIEF SUPPLIES			0.00	0.0%	0.00		0.00	0.00
100 5-1510-53.1205	UTILITIES	35,000.00	9,442.69	11,666.67	27.0%	25,557.31		0.00	35,000.00
100 5-1510-53.1210	STORMWATER FEES	1,500.00		500.00	0.0%	1,500.00		0.00	1,500.00
100 5-1510-53.1700	OTHER SUPPLIES	5,500.00	1,077.52	1,833.33	19.6%	4,422.48		0.00	5,500.00
100 5-1510-53.1728	MAYORS MOTORCADE	1,200.00		400.00	0.0%	1,200.00		0.00	1,200.00
100 5-1510-53.1729	CITY EVENTS	7,500.00	250.00	2,500.00	3.3%	7,250.00		0.00	7,500.00
100 5-1510-53.1785	UNIFORMS	1,500.00	334.02	500.00	22.3%	1,165.98		0.00	1,500.00
100 5-1510-53.1790	ELECTION EXPENSE	6,000.00		2,000.00	0.0%	6,000.00		0.00	6,000.00
100 5-1510-53.1795	MISCELLANEOUS			0.00	0.0%	0.00		0.00	0.00
100 5-1510-54.1100	ACQUISITION OF PROPERTY	7,500.00		2,500.00	0.0%	7,500.00		0.00	7,500.00
100 5-1510-54.1310	ACQUISITIONS TO CITY HALL	150,000.00	25,000.00	50,000.00	16.7%	125,000.00		0.00	150,000.00
100 5-1510-54.2200	VEHICLES			0.00	0.0%	0.00		0.00	0.00
100 5-1510-54.2300	FURNITURE & FIXTURES	17,000.00		5,666.67	0.0%	17,000.00		0.00	17,000.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	AmendmentQ1	Qtr 1FY2018
100	5-1510-54.2400	COMPUTERS	10,000.00	-	3,333.33	0.0%	10,000.00		0.00	10,000.00
100	5-1510-54.2450	COMPUTER MAINTENANCE	190,000.00	47,500.48	63,333.33	25.0%	142,499.52	Pro Rata	(7,000.00)	188,000.00
100	5-1510-54.2500	EQUIPMENT	16,000.00	-	5,333.33	0.0%	16,000.00		0.00	16,000.00
100	5-1510-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-1510-57.9000	CONTINGENCIES	20,000.00	-	6,666.67	0.0%	20,000.00	Pro Rata	(2,000.00)	18,000.00
		Original Budget	1,259,250.00							
		Total Administration	1,259,250.00	347,594.78	419,750.00	27.6%	891,655.22		12,300.00	1,271,550.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment01	Qtr_1FY2018
100	5-2650-51.1100	REGULAR EMPLOYEES	76,000.00	16,755.86	25,333.33	22.0%	59,244.14		(2,500.00)	73,500.00
100	5-2650-51.1158	JUDGE SALARY	30,000.00	7,000.00	10,000.00	23.3%	23,000.00	Adj. for Expense		30,000.00
100	5-2650-51.1300	OVERTIME	750.00	16.58	250.00	2.2%	733.42			750.00
100	5-2650-51.2100	GROUP INSURANCE	8,000.00	2,460.56	2,666.67	30.8%	5,539.44			8,000.00
100	5-2650-51.2200	FICA (SOCIAL SECURITY)	600.00	210.29	200.00	35.0%	389.71			600.00
100	5-2650-51.2400	RETIREMENT	2,500.00	641.12	833.33	25.6%	1,858.88			2,500.00
100	5-2650-51.2500	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-51.2700	WORKER'S COMPENSATION	3,000.00	1,483.08	1,000.00	49.4%	1,516.92			3,000.00
100	5-2650-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	60.80	166.67	12.2%	439.20			500.00
100	5-2650-52.1230	LEGAL	7,500.00	50.00	2,500.00	0.7%	7,450.00			7,500.00
100	5-2650-52.1260	SOLICITOR	24,000.00	5,900.00	8,000.00	24.6%	18,100.00			24,000.00
100	5-2650-52.1261	PUBLIC DEFENDER	17,500.00	5,750.00	5,833.33	32.9%	11,750.00			17,500.00
100	5-2650-52.1400	DRUG & MEDICAL	200.00	-	66.67	0.0%	200.00			200.00
100	5-2650-52.2210	AUTO / TRUCK EXPENSE	500.00	-	166.67	0.0%	500.00			500.00
100	5-2650-52.2211	AUTO / TRUCK FUEL	500.00	-	166.67	0.0%	500.00			500.00
100	5-2650-52.2250	OTHER EQUIP. REPAIRS/MAINT	500.00	-	166.67	0.0%	500.00			500.00
100	5-2650-52.3100	RISK MANAGEMENT INSURANCE	2,500.00	-	833.33	0.0%	2,500.00			2,500.00
100	5-2650-52.3200	COMMUNICATIONS-CELL PHONES	750.00	87.48	250.00	11.7%	662.52			750.00
100	5-2650-52.3205	INTERNET	100.00	-	33.33	0.0%	100.00			100.00
100	5-2650-52.3310	PUBLIC NOTICES	100.00	-	33.33	0.0%	100.00			100.00
100	5-2650-52.3500	TRAVEL-MILEAGE REIMBURSEMENT	200.00	-	66.67	0.0%	200.00			200.00
100	5-2650-52.3600	DUES & FEES	400.00	-	133.33	0.0%	400.00			400.00
100	5-2650-52.3700	EDUCATION & TRAINING	3,000.00	3,227.89	1,000.00	107.6%	(227.89)	Adj. for Expense	500.00	3,500.00
100	5-2650-52.3970	POSTAGE	500.00	-	166.67	0.0%	500.00			500.00
100	5-2650-52.3995	COURT COST-SUBPOENAS	200.00	-	66.67	0.0%	200.00			200.00
100	5-2650-53.1105	OFFICE SUPPLIES	500.00	127.78	166.67	25.6%	372.22			500.00
100	5-2650-53.1107	BANK & CREDIT CARD CHARGES	500.00	-	166.67	0.0%	500.00			500.00
100	5-2650-53.1160	OPERATING EQUIPMENT COM SVC	250.00	-	83.33	0.0%	250.00			250.00
100	5-2650-53.1700	OTHER SUPPLIES	100.00	194.30	33.33	194.3%	(94.30)	Adj. for Expense	200.00	300.00
100	5-2650-53.1785	UNIFORMS	600.00	-	200.00	0.0%	600.00			600.00
100	5-2650-53.1786	BOOT ALLOWANCE	-	-	0.00	0.0%	0.00			0.00
100	5-2650-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2200	VEHICLES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2300	FURNITURE & FIXTURES	-	-	0.00	0.0%	0.00			0.00
100	5-2650-54.2400	COMPUTERS	1,200.00	-	0.00	0.0%	1,200.00			1,200.00
100	5-2650-54.2420	PAPERLESS COURT SYSTEM	12,000.00	-	4,000.00	0.0%	12,000.00	Adj. for Expense	0.00	12,000.00
100	5-2650-54.2450	COMPUTER MAINTENANCE	10,500.00	8,255.88	3,500.00	78.6%	2,244.12	Adj. for Expense	(4,000.00)	8,000.00
100	5-2650-54.2500	EQUIPMENT COMMUNITY SERV	1,000.00	-	333.33	0.0%	1,000.00	Adj. for Expense	4,000.00	14,500.00
100	5-2650-54.2550	EQUIPMENT - COURT	-	-	0.00	0.0%	0.00	Pro Rata	(200.00)	800.00
100	5-2650-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00			0.00
100	5-2650-57.2000	JAIL CONSTRUCTION	37,000.00	13,009.98	12,333.33	0.0%	0.00			0.00
100	5-2650-57.2100	GEORGIA CRIME VICTIMS	2,000.00	126.87	666.67	35.2%	23,950.02			0.00
100	5-2650-57.2110	VICTIMS ASSISTANCE FUND	18,000.00	6,565.23	6,000.00	6.3%	1,873.13			37,000.00
100	5-2650-57.2120	POLICE OFFICERS A & B FUND	20,000.00	7,349.33	6,666.67	36.5%	11,484.77			20,000.00
100	5-2650-57.2130	POLICE /PROSCUTOR TRAINING	31,000.00	11,439.18	10,333.33	36.9%	19,560.82			31,000.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment01	Qtr_1FY2018
100 5-2650-57 2150	SPINAL INJURY TRUST FUND	1,800.00	508.97	600.00	28.3%	1,290.03		0.00	1,800.00
100 5-2650-57 2160	GBI CRIME LAB	500.00	139.47	166.67	27.9%	360.53		0.00	500.00
100 5-2650-57 2170	INDIGENT DEFENSE -POTFIOF	35,000.00	12,935.08	11,666.67	37.0%	22,064.92		0.00	35,000.00
100 5-2650-57 2180	DRUG TREATMENT & EDUCATION	7,000.00	1,818.53	2,333.33	26.0%	5,181.47		0.00	7,000.00
100 5-2650-57 2190	DRIVERS ED & TRAINING FUND	4,700.00	1,699.80	1,566.67	36.2%	3,000.20		0.00	4,700.00
100 5-2650-57 9000	CONTINGENCIES	3,500.00		1,166.67	0.0%	3,500.00	Pro Rata	(500.00)	3,000.00
Original Budget		366,950.00							
Total Municipal Court		366,950.00	107,815.06	121,150.00	29.4%	255,634.94		(7,500.00)	361,450.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp3%	Balance	Notes	Amendment Q1	Qtr 1FY2018
100	5-3230-51.1100	REGULAR EMPLOYEES	1,196,000.00	384,139.32	398,666.67	32.1%	811,860.68		0.00	1,196,000.00
100	5-3230-51.1300	OVERTIME	30,000.00	10,621.80	10,000.00	35.4%	19,378.20		0.00	30,000.00
100	5-3230-51.2100	GROUP INSURANCE	140,000.00	56,083.07	46,666.67	40.0%	83,916.93		0.00	140,000.00
100	5-3230-51.2200	FICA (SOCIAL SECURITY)	15,500.00	4,839.22	5,166.67	31.2%	10,660.78		0.00	15,500.00
100	5-3230-51.2400	RETIREMENT	73,000.00	21,206.50	24,333.33	29.1%	51,793.50		0.00	73,000.00
100	5-3230-51.2500	TUITION REIMBURSEMENTS	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-3230-51.2700	WORKER'S COMPENSATION	50,000.00	35,564.04	16,666.67	71.1%	14,435.96		0.00	50,000.00
100	5-3230-51.2750	UNEMPLOYMENT TAX - GEORGIA	5,000.00	1,356.33	1,666.67	27.1%	3,643.67		0.00	5,000.00
100	5-3230-52.1230	LEGAL	5,000.00	3,452.50	1,666.67	69.1%	1,547.50		0.00	5,000.00
100	5-3230-52.1400	DRUG & MEDICAL	2,500.00	600.00	833.33	24.0%	1,900.00		0.00	2,500.00
100	5-3230-52.2210	AUTO/TRUCK EXPENSES	73,000.00	7,624.34	24,333.33	10.4%	65,375.66		0.00	73,000.00
100	5-3230-52.2211	AUTO GAS & FUEL	44,000.00	14,929.34	14,666.67	33.9%	29,070.66		0.00	44,000.00
100	5-3230-52.2740	BUILDING & GROUNDS	25,000.00	8,018.15	8,333.33	32.1%	16,981.85		0.00	25,000.00
100	5-3230-52.2250	OTHER EQUIP. REPAIRS/MAINT	4,000.00	1,249.52	1,333.33	31.2%	2,750.48		0.00	4,000.00
100	5-3230-52.3100	RISK MANAGEMENT INSURANCE	41,000.00	-	13,666.67	0.0%	41,000.00		0.00	41,000.00
100	5-3230-52.3200	COMMUNICATIONS-CELL PHONES	12,000.00	4,538.14	4,000.00	37.8%	7,461.86		0.00	12,000.00
100	5-3230-52.3201	TELEPHONE	6,000.00	554.04	2,000.00	9.2%	5,445.96		0.00	6,000.00
100	5-3230-52.3205	INTERNET	4,000.00	-	1,333.33	0.0%	4,000.00		0.00	4,000.00
100	5-3230-52.3300	ADVERTISING	200.00	145.00	66.67	72.5%	55.00		0.00	200.00
100	5-3230-52.3500	TRAVEL MILEAGE REIMBURSEMENT	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100	5-3230-52.3600	DUES & FEES	2,000.00	-	666.67	0.0%	2,000.00		0.00	2,000.00
100	5-3230-52.3700	EDUCATION & TRAINING	7,500.00	600.00	2,500.00	8.0%	6,900.00		0.00	7,500.00
100	5-3230-52.3750	MEETINGS & CONFERENCE	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100	5-3230-52.3850	CONTRACT LABOR	300.00	-	100.00	0.0%	300.00		0.00	300.00
100	5-3230-52.3950	TASK FORCE EXPENSES	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-3230-52.3970	POSTAGE	1,000.00	191.50	333.33	19.2%	808.50		0.00	1,000.00
100	5-3230-52.3980	INVESTIGATIONS	500.00	376.00	166.67	75.2%	124.00		0.00	500.00
100	5-3230-53.1105	OFFICE SUPPLIES	6,500.00	780.48	2,166.67	12.0%	5,719.52		0.00	6,500.00
100	5-3230-53.1107	BANK & CREDIT CARD CHARGES	25,000.00	5,473.99	8,333.33	21.9%	19,526.01	Pro Rata	(2,500.00)	22,500.00
100	5-3230-53.1160	OPERATING EQUIPMENT	45,000.00	1,029.32	15,000.00	2.3%	43,970.68	Pro Rata	(2,500.00)	42,500.00
100	5-3230-53.1165	K-9 EXPENSE	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-3230-53.1170	COPS EXPENSE	1,500.00	-	500.00	0.0%	1,500.00		0.00	1,500.00
100	5-3230-53.1205	UTILITIES	17,000.00	11,045.65	5,666.67	65.0%	5,954.35	Adj. for Expense	0.00	17,000.00
100	5-3230-53.1210	STORMWATER FEES	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100	5-3230-53.1700	OTHER SUPPLIES	10,000.00	1,211.95	3,333.33	12.1%	8,788.05		0.00	10,000.00
100	5-3230-53.1785	UNIFORMS	15,000.00	2,617.82	5,000.00	17.5%	12,382.18		0.00	15,000.00
100	5-3230-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-3230-54.1310	PUBLIC SAFETY BUILDING	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-3230-54.2200	VEHICLES	65,000.00	(2,450.00)	21,666.67	-3.8%	67,450.00	Upgrades	130,000.00	130,000.00
100	5-3230-54.2300	FURNITURE & FIXTURES	35,000.00	-	11,666.67	0.0%	35,000.00		0.00	35,000.00
100	5-3230-54.2400	COMPUTERS	4,000.00	-	1,333.33	0.0%	4,000.00		0.00	4,000.00
100	5-3230-54.2450	COMPUTER MAINTENANCE	45,000.00	36,011.39	15,000.00	80.0%	8,988.61		0.00	45,000.00
100	5-3230-54.2500	EQUIPMENT	67,500.00	11,608.38	22,500.00	17.2%	55,891.62		0.00	67,500.00
100	5-3230-55.2300	JUDGEMENTS	7,500.00	-	2,500.00	0.0%	7,500.00		0.00	7,500.00
100	5-3230-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00		0.00	0.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp3%	Balance	Notes	AmendmentQ1	Qtr - FY2018
100 5-3230-57.9000	CONTINGENCIES	12,500.00	-	4,166.67	0.0%	12,500.00	Pro Rata	(2,500.00)	10,000.00
100 5-3230-58.1204	PD INCODE SOFTWARE PRINCIPAL	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-3230-58.1205	LEASE BUILDING FOR SQUAD RM	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-3230-58.2204	PD INCODE SOFTWARE INTEREST	-	-	0.00	0.0%	0.00		0.00	0.00
Original Budget		2,097,000.00							
Total Police		2,097,000.00	623,362.79	699,000.00	29.7%	1,473,637.21		122,500.00	2,219,500.00

RUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp35%	Balance	Notes	Amendment Q1	Oct 1FY2018
100	5-4210-51.1100	REGULAR EMPLOYEES	350,500.00	136,716.48	116,833.33	39.0%	213,783.52		0.00	350,500.00
100	5-4210-51.1200	SEASONAL EMPLOYEES	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-51.1300	OVERTIME	7,500.00	4,820.29	2,500.00	64.3%	2,679.71		0.00	7,500.00
100	5-4210-51.2100	GROUP INSURANCE	55,000.00	25,945.77	18,333.33	47.2%	29,054.23		0.00	55,000.00
100	5-4210-51.2200	FICA (SOCIAL SECURITY)	5,000.00	1,707.83	1,666.67	34.2%	3,292.17		0.00	5,000.00
100	5-4210-51.2400	RETIREMENT	32,000.00	10,845.48	10,666.67	33.9%	21,154.52		0.00	32,000.00
100	5-4210-51.2700	WORKER'S COMPENSATION	25,000.00	14,830.80	8,333.33	59.3%	10,169.20		0.00	25,000.00
100	5-4210-51.2750	UNEMPLOYMENT TAX - GEORGIA	3,000.00	467.98	1,000.00	15.6%	2,532.02		0.00	3,000.00
100	5-4210-52.1200	PROFESSIONAL	2,500.00	-	833.33	0.0%	2,500.00		0.00	2,500.00
100	5-4210-52.1230	LEGAL	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-52.1250	ENGINEERING	55,000.00	-	18,333.33	0.0%	55,000.00		0.00	55,000.00
100	5-4210-52.1400	DRUG & MEDICAL	1,500.00	28.00	500.00	1.9%	1,472.00		0.00	1,500.00
100	5-4210-52.2210	AUTO/TRUCK EXPENSES	11,500.00	3,298.74	3,833.33	28.7%	8,201.26		0.00	11,500.00
100	5-4210-52.2211	AUTO GAS & FUEL	12,500.00	6,813.28	4,166.67	54.5%	5,686.72		0.00	12,500.00
100	5-4210-52.2240	BUILDING & GROUNDS	7,500.00	27,919.97	2,500.00	372.9%	(20,419.97)	Door Additions/Fungus	22,500.00	30,000.00
100	5-4210-52.2250	OTHER EQUIP. REPAIRS/MAINT	10,000.00	4,041.13	3,333.33	40.4%	5,958.87	Adj.	(2,500.00)	7,500.00
100	5-4210-52.2260	STREET MAINTENANCE & PAVING	50,000.00	31,756.58	16,666.67	63.5%	18,243.42		0.00	50,000.00
100	5-4210-52.2320	RENTAL OF EQUIPMENT & VEHICLE	2,500.00	4,330.50	833.33	173.2%	(1,830.50)	Adj. for Expense	2,000.00	4,500.00
100	5-4210-52.3200	RISK MANAGEMENT INSURANCE	22,500.00	1,327.35	7,500.00	0.0%	22,500.00		0.00	22,500.00
100	5-4210-52.3201	COMMUNICATIONS-CELL PHONES	4,200.00	286.76	1,400.00	31.6%	2,872.65		0.00	4,200.00
100	5-4210-52.3205	TELEPHONE	2,000.00	2,160.00	666.67	14.3%	1,713.24		0.00	2,000.00
100	5-4210-52.3310	INTERNET	5,000.00	250.00	1,666.67	43.2%	2,840.00		0.00	5,000.00
100	5-4210-52.3600	PUBLIC NOTICES	500.00	-	83.33	0.0%	250.00	Pro Rata	(170.00)	180.00
100	5-4210-52.3700	DUES & FEES	2,000.00	-	166.67	0.0%	500.00	Pro Rata	(108.00)	400.00
100	5-4210-52.3750	EDUCATION & TRAINING	2,000.00	-	666.67	0.0%	2,000.00	Pro Rata	(520.00)	1,500.00
100	5-4210-52.3855	MEETINGS & CONFERENCE	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-52.3940	CONTRACTS	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-52.3940	FREE MAINTENANCE	20,000.00	1,711.85	6,666.67	8.6%	18,288.15		0.00	20,000.00
100	5-4210-53.1105	OFFICE SUPPLIES	1,000.00	268.82	333.33	26.9%	731.18		0.00	1,000.00
100	5-4210-53.1160	OPERATING EQUIPMENT	12,000.00	6,447.21	4,000.00	53.7%	5,552.79	Pro Rata	(600.00)	500.00
100	5-4210-53.1205	UTILITIES	10,000.00	2,387.35	3,333.33	23.9%	7,612.65		0.00	12,000.00
100	5-4210-53.1210	STORMWATER FEES	1,600.00	1,059.88	533.33	66.2%	540.12	Pro Rata	(1,500.00)	8,500.00
100	5-4210-53.1225	STREET LIGHTS	125,000.00	32,629.12	41,666.67	26.1%	92,370.88	Pro Rata	(2,500.00)	1,600.00
100	5-4210-53.1700	OTHER SUPPLIES	18,000.00	2,356.88	6,000.00	13.1%	15,643.12	Pro Rata	(2,000.00)	122,500.00
100	5-4210-53.1720	CHRISTMAS DECORATIONS	15,000.00	-	5,000.00	0.0%	15,000.00		0.00	15,000.00
100	5-4210-53.1725	STREET SIGNS & MARKINGS	17,500.00	4,906.96	5,833.33	28.0%	12,593.04		0.00	17,500.00
100	5-4210-53.1775	REPAIR DAMAGE PROPERTY	1,250.00	-	416.67	0.0%	1,250.00		0.00	1,250.00
100	5-4210-53.1785	UNIFORMS	4,500.00	1,681.34	1,500.00	37.4%	2,818.66		0.00	4,500.00
100	5-4210-53.1786	BOOT ALLOWANCE	1,200.00	-	400.00	0.0%	1,200.00		0.00	1,200.00
100	5-4210-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-54.1401	BILL GRONR PKWY/SR 42 IMPROVE	1,100,000.00	-	366,666.67	0.0%	1,100,000.00		0.00	0.00
100	5-4210-54.2200	VEHICLES	27,500.00	-	9,166.67	0.0%	27,500.00		0.00	1,100,000.00
100	5-4210-54.2300	FURNITURE & FIXTURES	500.00	-	166.67	0.0%	500.00	Adj.	(2,500.00)	25,000.00
100	5-4210-54.2400	COMPUTER	100.00	-	33.33	0.0%	100.00		0.00	500.00
100	5-4210-54.2450	COMPUTER MAINTENANCE	1,500.00	1,058.65	500.00	70.6%	441.35		0.00	1,500.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp3%	Balance	Notes	Amendment Q1	Qtr_1FY 2018
100	5-4210-54.2500	EQUIPMENT	20,000.00	7,740.00	6,666.67	38.7%	12,260.00	Pro Rata	(5,000.00)	15,000.00
100	5-4210-54.2700	SECURITY SYSTEM	500.00	-	166.67	0.0%	500.00		0.00	500.00
100	5-4210-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-57.3100	CLAIMS	-	-	0.00	0.0%	0.00		0.00	0.00
100	5-4210-57.9000	CONTINGENCIES	4,000.00	-	1,333.33			Pro Rata	(2,000.00)	0.00
Original Budget			2,048,600.00							
Total Street Maintenance			2,048,600.00	339,545.00	512,150.00	16.6%	1,705,055.00			5,330.00
										2,051,930.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp35%	Balance	Notes	Amendment01	Qtr 1 FY 2018
100	5-4220-51.1100	REGULAR EMPLOYEES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.1300	OVERTIME	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2100	GROUP INSURANCE	-	15.40	-	0.0%	(15.40)		0.00	0.00
100	5-4220-51.2200	FICA (SOCIAL SECURITY)	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2400	RETIREMENT	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2500	TUITION REIMBURSEMENTS	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2700	WORKER'S COMPENSATION	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-51.2750	UNEMPLOYMENT TAX - GEORGIA	(50.00)	-	(16.67)	0.0%	(50.00)	Correction	50.00	0.00
100	5-4220-52.1400	DRUG & MEDICAL	(50.00)	-	(16.67)	0.0%	(50.00)	Correction	50.00	0.00
100	5-4220-52.2210	AUTO/TRUCK EXPENSES	-	344.50	-	0.0%	(344.50)	Adj. for Exp	500.00	500.00
100	5-4220-52.2211	AUTO GAS & FUEL	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.2240	BUILDING & GROUNDS	500.00	-	166.67	0.0%	500.00	Adj. Out	(500.00)	0.00
100	5-4220-52.2250	OTHER EQUIP. REPAIRS/MAINT	2,500.00	-	833.33	0.0%	2,500.00	Pro Rata	(500.00)	0.00
100	5-4220-52.3100	RISK MANAGEMENT INSURANCE	-	-	-	0.0%	0.00		(500.00)	2,000.00
100	5-4220-52.3200	COMMUNICATIONS-CELL PHONES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.3205	INTERNET	(50.00)	-	(16.67)	0.0%	(50.00)	Correction	50.00	0.00
100	5-4220-52.3600	DUES & FEES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-52.3700	EDUCATION & TRAINING	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-53.1160	OPERATING EQUIPMENT	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-53.1205	UTILITIES	500.00	-	166.67	0.0%	500.00	Pro Rata	(100.00)	0.00
100	5-4220-53.1700	OTHER SUPPLIES	2,500.00	777.09	833.33	31.1%	1,722.97		0.00	400.00
100	5-4220-53.1785	UNIFORMS	500.00	172.95	166.67	34.5%	327.05		0.00	2,500.00
100	5-4220-53.1786	BOOT ALLOWANCE	250.00	-	83.33	0.0%	250.00	Adj. Out	(250.00)	0.00
100	5-4220-53.1795	MISCELLANEOUS	(70.00)	-	(23.33)	0.0%	(70.00)	Correction	70.00	0.00
100	5-4220-54.2100	MACHINERY	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2200	VEHICLES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2300	FURNITURE & FIXTURES	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2400	COMPUTER	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2450	COMPUTER MAINTENANCE	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-54.2500	EQUIPMENT	-	-	-	0.0%	0.00		0.00	0.00
100	5-4220-56.1000	DEPRECIATION	500.00	-	166.67	0.0%	500.00		0.00	500.00
100	5-4220-57.9000	CONTINGENCIES	1,000.00	-	333.33	0.0%	1,000.00	Pro Rata	(250.00)	0.00
Original Budget:			5,850.00	-	-	-	-	-	-	-
Total Fleet Maintenance			5,850.00	1,309.88	2,676.67	22.4%	6,720.12		(880.00)	7,150.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp93%	Balance	Notes	Amendment01	Qbr_1FY2018
100	5-6220-52.2240	BUILDING & GROUNDS	25,000.00	1,690.00	8,333.33	6.8%	23,310.00		0.00	25,000.00
100	5-6220-52.3100	RISK MANAGEMENT INSURANCE	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100	5-6220-53.1205	UTILITIES	8,500.00	1,232.86	2,833.33	14.5%	7,267.14	Pro Rata	(2,000.00)	6,500.00
100	5-6220-53.1210	STORMWATER FEES	6,000.00	-	2,000.00	0.0%	6,000.00	Pro Rata	(2,000.00)	4,000.00
100	5-6220-53.1600	OPERATING SUPPLIES	2,500.00	-	833.33	0.0%	2,500.00		0.00	2,500.00
100	5-6220-53.1700	OTHER SUPPLIES	7,500.00	-	2,500.00	0.0%	7,500.00		0.00	7,500.00
100	5-6220-54.1300	BUILDINGS	125,000.00	-	41,666.67	0.0%	125,000.00	Pro Rata	(25,000.00)	100,000.00
Original Budget			175,500.00							
Total Parks and Rec			175,500.00	2,922.86	58,500.00	1.7%	172,577.14		(29,699.99)	146,500.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp3%	Balance	Notes	AmendmentsQ1	Qtr 1FY2018
100 5-7220-51.1100	REGULAR EMPLOYEES	263,000.00	76,088.51	87,666.67	28.9%	186,911.49		0.00	263,000.00
100 5-7220-51.1300	OVERTIME	1,000.00	20.76	333.33	2.1%	979.24	Pro Rata	1,750.00	750.00
100 5-7220-51.2100	GROUP INSURANCE	8,000.00	9,376.99	2,666.67	117.2%	(1,376.79)		0.00	8,000.00
100 5-7220-51.2200	FICA (SOCIAL SECURITY)	2,500.00	965.91	833.33	38.6%	1,594.09		0.00	2,500.00
100 5-7220-51.2400	RETIREMENT	12,500.00	3,647.40	4,166.67	29.2%	8,852.60		0.00	12,500.00
100 5-7220-51.2700	WORKER'S COMPENSATION	10,000.00	7,415.40	3,333.33	74.2%	2,584.60		0.00	10,000.00
100 5-7220-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,200.00	193.73	400.00	16.1%	1,006.27		0.00	1,200.00
100 5-7220-52.1200	PROFESSIONAL	10,000.00	6,252.47	3,333.33	62.5%	3,747.53		0.00	10,000.00
100 5-7220-52.1230	LEGAL	22,500.00	3,606.01	7,500.00	16.0%	18,893.99		0.00	22,500.00
100 5-7220-52.1250	ENGINEERING	5,500.00	-	1,833.33	0.0%	5,500.00		0.00	5,500.00
100 5-7220-52.1400	DRUG & MEDICAL	2,000.00	-	666.67	0.0%	2,000.00		0.00	2,000.00
100 5-7220-52.2210	AUTO/TRUCK EXPENSES	1,000.00	35.43	333.33	3.5%	964.57		0.00	1,000.00
100 5-7220-52.2211	AUTO GAS & FUEL	2,000.00	1,573.34	666.67	78.7%	426.66	Adj. for Expenses	1,500.00	3,500.00
100 5-7220-52.2250	OTHER EQUIP. REPAIRS/MAINT	4,500.00	2,014.70	1,500.00	44.8%	2,485.30		0.00	4,500.00
100 5-7220-52.3100	RISK MANAGEMENT INSURANCE	9,000.00	-	3,000.00	0.0%	9,000.00		0.00	9,000.00
100 5-7220-52.3200	COMMUNICATIONS-CELL PHONES	3,000.00	656.34	1,000.00	21.9%	2,343.66		0.00	3,000.00
100 5-7220-52.3201	TELEPHONE	2,000.00	-	666.67	0.0%	2,000.00		0.00	2,000.00
100 5-7220-52.3205	INTERNET	1,000.00	-	333.33	0.0%	1,000.00		0.00	1,000.00
100 5-7220-52.3310	PUBLIC NOTICES	2,500.00	1,405.20	833.33	56.2%	1,094.80		0.00	2,500.00
100 5-7220-52.3600	DUES & FEES	1,250.00	673.99	416.67	53.9%	576.01		0.00	1,250.00
100 5-7220-52.3700	EDUCATION & TRAINING	4,000.00	1,696.57	1,333.33	42.4%	2,303.43		0.00	4,000.00
100 5-7220-52.3850	CONTRACT LABOR	125,000.00	44,495.50	41,666.67	35.6%	80,504.50		0.00	125,000.00
100 5-7220-52.3900	ABATEMENT	15,000.00	-	5,000.00	0.0%	15,000.00		0.00	15,000.00
100 5-7220-52.3970	POSTAGE	500.00	12.90	166.67	2.6%	487.10		0.00	500.00
100 5-7220-53.1105	OFFICE SUPPLIES	4,000.00	2,456.26	1,333.33	61.4%	1,543.74		0.00	4,000.00
100 5-7220-53.1107	BANK & CREDIT CARD CHARGES	1,500.00	1,188.49	500.00	79.2%	311.51		1,000.00	2,500.00
100 5-7220-53.1160	OPERATING EQUIPMENT	1,000.00	-	333.33	0.0%	1,000.00	Adj. for Expenses	0.00	1,000.00
100 5-7220-53.1700	OTHER SUPPLIES	1,500.00	-	500.00	0.0%	1,500.00		0.00	1,500.00
100 5-7220-53.1785	UNIFORMS	1,350.00	73.46	450.00	5.4%	1,276.54		0.00	1,350.00
100 5-7220-53.1786	BOOT ALLOWANCE	240.00	-	80.00	0.0%	240.00		0.00	240.00
100 5-7220-53.1795	MISCELLANEOUS	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-7220-54.2200	VEHICLES	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-7220-54.2300	FURNITURE & FIXTURES	20,000.00	-	6,666.67	0.0%	20,000.00		0.00	20,000.00
100 5-7220-54.2400	COMPUTERS	3,000.00	-	1,000.00	0.0%	3,000.00		0.00	3,000.00
100 5-7220-54.2450	COMPUTER MAINTENANCE	9,000.00	3,447.10	3,000.00	38.3%	5,552.90		0.00	9,000.00
100 5-7220-54.2500	EQUIPMENT	5,000.00	-	1,666.67	0.0%	5,000.00		0.00	5,000.00
100 5-7220-56.1000	DEPRECIATION	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-9000-61.1100	CONTINGENCIES	2,000.00	-	666.67	0.0%	2,000.00		0.00	2,000.00
100 5-9000-61.1100	TRANSFER TO WATER/SEWER	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-9000-61.1100	TRANSFER TO WASTEWATER	15,350.00	3,450.00	3,450.00	0.0%	11,900.00	48	0.00	15,350.00
100 5-9000-61.1500	TRANSFERRED STEAM/WATER	-	-	0.00	0.0%	0.00		0.00	0.00
100 5-9000-99.2001	CAPITAL EXP. INTERESTS	-	-	0.00	0.0%	0.00		0.00	0.00
Original Budget		557,540.00							
Total Community Development		557,540.00	167,296.46	185,846.67	30.0%	390,243.54		2,250.00	559,790.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	AmendmentQ1	Qtr_1FY2018
350	3-0000-36.1000	INTEREST PD	(100.00)	(104.27)	(25.00)	104.3%	4.27		0.00	(100.00)
350	3-0000-36.1100	INTEREST PAID TO CDS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	3-0000-38.9900	PRIOR YEAR REVENUE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	3-1510-34.6950	ADMINISTRATIVE FEE	(8,000.00)	(2,687.08)	(2,000.00)	33.6%	(5,312.92)		0.00	(31,080.00)
350	3-1510-36.1000	ADMINISTRATIVE INTEREST	(10.00)	0.00	(2.50)	0.0%	(10.00)		0.00	(8,000.00)
350	3-2500-34.6954	CIE PREP FUND	(2,200.00)	(665.26)	(550.00)	30.2%	(1,534.74)		0.00	(10.00)
350	3-2500-36.1000	CIE INTEREST	(10.00)	0.00	(2.50)	0.0%	(10.00)		0.00	(2,200.00)
350	3-3230-34.6951	POLICE DEPARTMENT FUND	(30,000.00)	(3,771.46)	(7,500.00)	12.6%	(26,228.54)		0.00	(30,000.00)
350	3-3230-36.1000	POLICE DEPARTMENT INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	3-4210-36.1000	STREET/ROAD DEPT FUND	(52,500.00)	(10,391.20)	(13,125.00)	19.8%	(42,108.80)		0.00	(52,500.00)
350	3-4210-36.1100	STREET/ROAD DEPT INTEREST	(50.00)	0.00	(12.50)	0.0%	(50.00)		0.00	(50.00)
350	3-6220-34.6952	PARK/RECREATION FUND	(146,000.00)	(75,390.14)	(36,500.00)	51.6%	(70,609.86)		0.00	(146,000.00)
350	3-6220-36.1000	PARK/RECREATION INTEREST	(50.00)	0.00	(12.50)	0.0%	(50.00)		0.00	(50.00)
350	5-1510-52.1200	ADMIN PROFESSIONAL SERVICES	10,000.00	0.00	2,500.00	0.0%	10,000.00		0.00	0.00
350	5-1510-53.1107	ADMIN BANK CHARGES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	5-2500-52.1200	CIE PROFESSIONAL SERVICES	0.00	0.00	0.00	0.0%	0.00		0.00	10,000.00
350	5-3230-54.1302	POLICE DEPT BUILDING	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
350	5-4210-52.2260	STREET/ROAD PAVING & FIXTURES	15,000.00	0.00	3,750.00	0.0%	15,000.00		0.00	0.00
350	5-6220-52.1200	PARK/RECREATION PROF SVC	75,000.00	0.00	18,750.00	0.0%	75,000.00		0.00	15,000.00
350	5-6220-52.1250	PARK IMPROVEMENTS - TANGER	60,000.00	0.00	15,000.00	0.0%	60,000.00		0.00	75,000.00
350	5-6220-54.1300	BUILDINGS/COMMUNITY CENTER	0.00	0.00	0.00	0.0%	0.00	125th Park	60,000.00	60,000.00
350	5-6220-54.1302	PARK/RECREATION EQUIPMENT	78,920.00	0.00	0.00	0.0%	78,920.00		0.00	60,000.00
		Total Dev. Impact Fee Revenues	(238,920.00)	(99,909.41)	(59,730.00)	38.9%	(145,910.59)		(28,920.00)	50,000.00
		Total Dev. Impact Fees	298,920.00	0.00	59,730.00	0.0%	(59,730.00)		0.00	(270,000.00)
		IN Balance							0.00	270,000.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment01	Qtr_1FY2018
505	12.5308	2013 REFUNDING BONDS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	3-0000-38.9050	PRIOR YEAR REVENUE	(465,200.00)	0.00	(116,300.00)	0.0%	(465,200.00)	Balance Check	(15,000.00)	(480,200.00)
505	3-4330-34.4255	SEWER CHARGES	(1,395,000.00)	(430,351.15)	(348,750.00)	30.8%	(964,648.85)		0.00	(1,395,000.00)
505	3-4330-34.4256	SEWER LINE INSPECTIONS	(100.00)	0.00	(25.00)	0.0%	(100.00)		0.00	(100.00)
505	3-4330-34.6902	SEWER TAP FEES	(40,000.00)	(26,100.00)	(10,000.00)	65.3%	(13,900.00)	Growth	(20,000.00)	(60,000.00)
505	3-4330-34.6904	SEWER IMPACT FEES	(40,000.00)	(35,517.68)	(10,000.00)	88.8%	(4,482.32)	Growth	(35,000.00)	(75,000.00)
505	3-4330-34.6950	PENALTIES	(17,000.00)	(5,877.85)	(4,250.00)	34.6%	(11,122.15)		0.00	(17,000.00)
505	3-4330-34.6995	MISCELLANEOUS REV	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	3-4330-36.1000	INTEREST REVENUE	(500.00)	(173.63)	(125.00)	34.7%	(326.37)		0.00	0.00
505	3-4420-34.4210	WATER CHARGES	(1,425,000.00)	(481,261.56)	(356,250.00)	33.8%	(943,738.44)		0.00	(500.00)
505	3-4420-34.4215	WATER LINE INSP	(100.00)	0.00	(25.00)	0.0%	(100.00)		0.00	(100.00)
505	3-4420-34.4220	WATER METER REINSECTIONS	(250.00)	0.00	(62.50)	0.0%	(250.00)		0.00	(250.00)
505	3-4420-34.4425	METER MAINTENANCE FEE	(95,000.00)	(31,260.32)	(23,750.00)	32.9%	(63,739.68)		0.00	(95,000.00)
505	3-4420-34.6901	TAP FEES	(82,500.00)	(44,910.00)	(20,625.00)	54.4%	(37,590.00)		0.00	(82,500.00)
505	3-4420-34.6903	WATER IMPACT FEES	(70,000.00)	(43,538.62)	(17,500.00)	62.2%	(26,461.38)	Growth	(15,000.00)	(97,500.00)
505	3-4420-34.6950	PENALTIES	(20,000.00)	(7,638.54)	(5,000.00)	38.2%	(12,361.46)	Growth	(15,000.00)	(85,000.00)
505	3-4420-34.6963	RECONNECT FEES	(30,000.00)	(10,700.00)	(7,500.00)	35.7%	(19,300.00)		0.00	(30,000.00)
505	3-4420-34.6964	PHONE CC FEE	(5,500.00)	(2,015.00)	(1,375.00)	36.6%	(3,485.00)		0.00	(5,500.00)
505	3-4420-34.6995	MISCELLANEOUS	(500.00)	(207.00)	(125.00)	41.4%	(283.00)		0.00	(500.00)
505	3-4420-34.9300	BAD CHECK FEES	(2,190.00)	(735.00)	(547.50)	33.6%	(1,455.00)		0.00	(2,190.00)
505	3-4420-36.1000	INTEREST REVENUES	(500.00)	(151.27)	(125.00)	30.3%	(348.73)		0.00	(500.00)
505	3-4420-38.1000	RENTS & ROYALTIES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4930-51.1100	REGULAR EMPLOYEES	115,000.00	34,833.79	28,750.00	30.3%	80,166.21		0.00	115,000.00
505	5-4930-51.1300	OVERTIME	5,500.00	732.68	1,375.00	13.3%	4,767.32		0.00	5,500.00
505	5-4930-51.2100	GROUP INSURANCE	11,000.00	4,734.69	2,750.00	43.0%	6,265.31		0.00	11,000.00
505	5-4930-51.2200	FICA	3,000.00	433.64	750.00	14.5%	2,566.36		0.00	3,000.00
505	5-4930-51.2400	RETIREMENT	6,500.00	2,762.28	1,625.00	42.5%	3,737.72		0.00	6,500.00
505	5-4930-51.2700	WORKER'S COMPENSATION	6,100.00	2,996.16	1,525.00	49.1%	3,103.84		0.00	6,100.00
505	5-4930-52.1205	UNEMPLOYMENT TAX - GEORGIA	1,000.00	115.64	250.00	11.6%	884.36		0.00	1,000.00
505	5-4930-52.1205	PROFESSIONAL SERVICES	20,000.00	10,592.95	5,000.00	53.0%	9,407.05		0.00	20,000.00
505	5-4930-52.1210	ADMIN FEE - SEWER TRANSFER OUT	200,000.00	0.00	50,000.00	0.0%	200,000.00		0.00	200,000.00
505	5-4930-52.1230	LEGAL	500.00	0.00	125.00	0.0%	500.00		0.00	500.00
505	5-4930-52.1250	ENGINEERING	25,000.00	0.00	6,250.00	0.0%	25,000.00		0.00	25,000.00
505	5-4930-52.1400	DRUG & MEDICAL	1,200.00	0.00	300.00	0.0%	1,200.00		0.00	1,200.00
505	5-4930-52.2210	AUTO / TRUCK EXPENSES	5,000.00	0.00	1,250.00	0.0%	5,000.00		0.00	5,000.00
505	5-4930-52.2211	AUTO GAS & FUEL	6,500.00	942.02	1,625.00	14.5%	5,557.98		0.00	6,500.00
505	5-4930-52.2212	CAR ALLOWANCE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4930-52.2240	BUILDING & GROUNDS	7,200.00	761.57	1,800.00	10.6%	6,438.43		0.00	7,200.00
505	5-4930-52.2250	PLANT EQUIP REPAIRS/MAINT	50,000.00	18,978.51	12,500.00	38.0%	31,021.49		0.00	50,000.00
505	5-4930-52.2255	SEW COLLECTION EQUIP REPAIRS/M	100,000.00	20,677.93	25,000.00	20.7%	79,322.07		0.00	100,000.00
505	5-4930-52.2256	REPAIRS TO SEWER LINES	50,000.00	25.16	12,500.00	0.1%	49,974.84		0.00	50,000.00
505	5-4930-52.2330	EQUIPMENT LEASING	7,000.00	1,731.36	1,750.00	24.7%	5,268.64		0.00	7,000.00

Sewer - 4330
Water - 4420

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	Per Comp 33%	Balance	Notes	Amendment Q1	Qtr 1F72018
505	5-4330-52.3100	RISK MANAGEMENT INSURANCE	7,500.00	0.00	1,875.00	0.0%	7,500.00		0.00	7,500.00
505	5-4330-52.3200	COMMUNICATION CELL PHONES	2,000.00	588.01	500.00	29.4%	1,411.99		0.00	2,000.00
505	5-4330-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-52.3310	PUBLIC NOTICES	500.00	0.00	125.00	0.0%	500.00		0.00	0.00
505	5-4330-52.3600	DUES & FEES	1,500.00	990.85	375.00	66.1%	509.15		0.00	500.00
505	5-4330-52.3601	FINES AND PENALTIES	500.00	0.00	125.00	0.0%	500.00		0.00	1,500.00
505	5-4330-52.3700	EDUCATION & TRAINING	7,500.00	757.87	1,875.00	10.1%	6,742.13		0.00	500.00
505	5-4330-52.3857	WASTE WATER TESTS	15,000.00	3,032.94	3,750.00	20.2%	11,967.06		0.00	7,500.00
505	5-4330-52.3858	CHEMICALS WASTEWATER	60,000.00	18,999.97	15,000.00	31.7%	41,000.03		0.00	15,000.00
505	5-4330-52.3862	SLUDGE REMOVAL	33,000.00	6,721.92	8,250.00	20.4%	26,278.08		0.00	60,000.00
505	5-4330-52.3970	POSTAGE	6,500.00	262.47	1,625.00	4.0%	6,237.53		0.00	33,000.00
505	5-4330-53.1105	OFFICE SUPPLIES	2,000.00	175.43	500.00	8.8%	1,824.57		0.00	6,500.00
505	5-4330-53.1107	BANK & CREDIT CARD CHARGES	2,000.00	15.00	500.00	0.8%	1,985.00		0.00	2,000.00
505	5-4330-53.1160	OPERATING SUPPLIES	35,000.00	618.09	8,750.00	1.8%	34,381.91		0.00	2,000.00
505	5-4330-53.1161	LAB SUPPLIES	25,500.00	740.63	6,375.00	2.9%	24,759.37		0.00	35,000.00
505	5-4330-53.1205	UTILITIES	120,000.00	43,452.46	30,000.00	36.2%	76,547.54		0.00	25,500.00
505	5-4330-53.1210	STORMWATER FEES	2,000.00	0.00	500.00	0.0%	2,000.00		0.00	2,000.00
505	5-4330-53.1700	OTHER SUPPLIES	12,400.00	430.63	3,100.00	3.5%	11,969.37		0.00	2,000.00
505	5-4330-53.1785	UNIFORMS	2,500.00	722.33	625.00	28.9%	1,777.67		0.00	12,400.00
505	5-4330-53.1786	BOOT ALLOWANCE	480.00	0.00	120.00	0.0%	480.00		0.00	2,500.00
505	5-4330-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	480.00
505	5-4330-54.1202	ABANDON SKYLAND WPCP	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-54.1203	ABANDON WEST POND	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-54.1420	INDIAN CREEK WPCP	25,000.00	712.93	6,250.00	2.9%	24,287.07		0.00	0.00
505	5-4330-54.1421	CLUB DR LIFT STATION	437,600.00	0.00	109,400.00	0.0%	437,600.00		0.00	25,000.00
505	5-4330-54.1422	MARKET PLACE SEWER EXTENSION	0.00	0.00	0.00	0.0%	0.00		0.00	437,600.00
505	5-4330-54.2130	SCADA SYSTEM	30,000.00	0.00	7,500.00	0.0%	30,000.00		0.00	0.00
505	5-4330-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-54.2400	COMPUTERS	1,500.00	0.00	375.00	0.0%	1,500.00		0.00	30,000.00
505	5-4330-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-54.2500	EQUIPMENT	25,000.00	892.98	6,250.00	3.6%	24,107.02		0.00	1,500.00
505	5-4330-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-57.4000	BAD DEBT	0.00	0.00	0.00	0.0%	0.00		0.00	25,000.00
505	5-4330-57.9000	CONTINGENCIES	15,000.00	0.00	3,750.00	0.0%	15,000.00		0.00	0.00
505	5-4330-58.1201	GEFA LOAN #2000-L43WQ PRINCIPA	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-58.1202	GEFA LOAN 2003-L22WQ PRINCIPAL	0.00	0.00	0.00	0.0%	0.00		0.00	15,000.00
505	5-4330-58.1203	GEFA LOAN # 2005-L09WQ PRINCIP	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-58.1207	W&S BOND PRINCIPAL	351,000.00	123,500.01	87,750.00	35.2%	227,499.99		0.00	0.00
505	5-4330-58.2201	GEFA LOAN 2000-L43WQ INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4330-58.2202	GEFA LOAN 2003-L22WQ INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	351,000.00
505	5-4330-58.2203	GEFA LOAN 2005-L09WQ INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	0.00

Sewer - 4330
Water - 4420

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp35%	Balance	Notes	AmendmentQ1	Qtr 1 FY2018
505	5-4330-58.2207	W/S BOND INTEREST	140,000.00	26,297.92	35,000.00	18.8%	113,702.08		0.00	140,000.00
505	5-4420-51.1100	REGULAR EMPLOYEES	140,000.00	49,856.00	35,000.00	35.6%	90,144.00		0.00	140,000.00
505	5-4420-51.1300	OVERTIME	4,000.00	1,800.51	1,000.00	45.0%	2,199.49		0.00	4,000.00
505	5-4420-51.2100	GROUP INSURANCE	17,500.00	8,294.83	4,375.00	47.4%	9,205.17		0.00	17,500.00
505	5-4420-51.2200	FICA (SOCIAL SECURITY)	2,000.00	629.09	500.00	31.5%	1,370.91		0.00	2,000.00
505	5-4420-51.2400	RETIREMENT	8,000.00	2,766.52	2,000.00	34.6%	5,233.48		0.00	8,000.00
505	5-4420-51.2700	WORKER'S COMPENSATION	6,100.00	5,932.32	1,525.00	97.3%	167.68		0.00	6,100.00
505	5-4420-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000.00	206.44	250.00	20.6%	793.56		0.00	1,000.00
505	5-4420-52.1200	PROFESSIONAL	7,500.00	2,625.00	1,875.00	35.0%	4,875.00		0.00	7,500.00
505	5-4420-52.1210	ADMIN FEE - WATER TRANSFER OUT	225,000.00	0.00	56,250.00	0.0%	225,000.00		0.00	225,000.00
505	5-4420-52.1230	LEGAL	1,200.00	0.00	300.00	0.0%	1,200.00		0.00	1,200.00
505	5-4420-52.1250	ENGINEERING	5,000.00	0.00	1,250.00	0.0%	5,000.00		0.00	5,000.00
505	5-4420-52.1400	DRUG & MEDICAL	500.00	0.00	125.00	0.0%	500.00		0.00	500.00
505	5-4420-52.2210	AUTO / TRUCK EXPENSE	12,500.00	428.00	3,125.00	3.4%	12,072.00		0.00	12,500.00
505	5-4420-52.2211	AUTO GAS & FUEL	9,500.00	911.32	2,375.00	9.6%	8,588.68		0.00	9,500.00
505	5-4420-52.2240	BUILDING & GROUNDS	5,000.00	0.00	1,250.00	0.0%	5,000.00		0.00	5,000.00
505	5-4420-52.2250	TREATMENT - REPAIRS & MAINT.	30,000.00	729.98	7,500.00	2.4%	29,270.02		0.00	30,000.00
505	5-4420-52.2256	DISTRIBUTION REPAIR WATER LIN	58,750.00	14,789.41	14,687.50	25.2%	43,960.59		0.00	58,750.00
505	5-4420-52.2257	REPAIR / MAINTENANCE TANKS	56,500.00	0.00	14,125.00	0.0%	56,500.00		0.00	56,500.00
505	5-4420-52.2258	WELL REPAIRS	25,000.00	0.00	6,250.00	0.0%	25,000.00		0.00	25,000.00
505	5-4420-52.2320	RENTAL EQUIP / VEHICLE	1,500.00	887.15	375.00	59.1%	612.85		0.00	1,500.00
505	5-4420-52.3100	RISK MANAGEMENT INSURANCE	5,800.00	0.00	1,450.00	0.0%	5,800.00		0.00	5,800.00
505	5-4420-52.3200	COMMUNICATION CELL PHONES	800.00	349.92	200.00	43.7%	450.08		0.00	800.00
505	5-4420-52.3201	TELEPHONE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-52.3600	DUES & FEES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-52.3700	EDUCATION & TRAINING	2,000.00	1,340.85	500.00	67.0%	659.15		0.00	2,000.00
505	5-4420-52.3750	MEETINGS & CONFERENCES	5,000.00	0.00	1,250.00	0.0%	5,000.00		0.00	5,000.00
505	5-4420-52.3855	DRINKING WATER FEES CONTRACT	1,500.00	0.00	375.00	0.0%	1,500.00		0.00	1,500.00
505	5-4420-52.3856	WATER TESTING	25,000.00	0.00	6,250.00	0.0%	25,000.00		0.00	25,000.00
505	5-4420-52.3856	WATER TESTING	5,000.00	0.00	1,250.00	0.0%	5,000.00		0.00	5,000.00
505	5-4420-52.3859	CHEMICALS FOR WATER	55,000.00	0.00	13,750.00	0.0%	55,000.00		0.00	55,000.00
505	5-4420-52.3970	POSTAGE	7,500.00	196.86	1,875.00	2.6%	7,303.14		0.00	7,500.00
505	5-4420-53.1105	OFFICE SUPPLIES	1,000.00	312.79	250.00	31.3%	687.21		0.00	1,000.00
505	5-4420-53.1107	BANK & CREDIT CARD CHARGES	7,500.00	0.00	1,875.00	0.0%	7,500.00		0.00	7,500.00
505	5-4420-53.1160	OPERATING SUPPLIES	30,000.00	1,362.02	7,500.00	4.5%	28,637.98		0.00	30,000.00
505	5-4420-53.1205	UTILITIES	100,000.00	13,997.55	25,000.00	14.0%	86,002.45		0.00	100,000.00
505	5-4420-53.1210	STORM WATER FEES	1,200.00	0.00	300.00	0.0%	1,200.00		0.00	1,200.00
505	5-4420-53.1510	INV PCH WATER FOR RESALE	50,000.00	59,422.27	12,500.00	118.8%	(9,422.27)	Growth	100,000.00	1,200.00
505	5-4420-53.1785	UNIFORMS	1,000.00	574.58	250.00	57.5%	425.42		0.00	1,000.00
505	5-4420-53.1786	BOOT ALLOWANCE	360.00	0.00	90.00	0.0%	360.00		0.00	360.00
505	5-4420-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00

Sewer - 4330

Water - 4420

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment Q1	Qtr 1 FY2018
505	5-4420-54.1430	TEST WELLS	15,000.00	0.00	3,750.00	0.0%	15,000.00		0.00	15,000.00
505	5-4420-54.1440	WATER TANK DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-54.1442	WELL DEVELOPMENT	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-54.1445	WATER SYSTEM IMPROVEMENTS	22,950.00	0.00	5,737.50	0.0%	22,950.00		0.00	0.00
505	5-4420-54.2110	NEW METER INSTALLATIONS	365,000.00	33,974.80	91,250.00	9.3%	331,025.20		0.00	22,950.00
505	5-4420-54.2120	RADIO READ SYSTEM	15,000.00	0.00	3,750.00	0.0%	15,000.00		0.00	365,000.00
505	5-4420-54.2130	SCADA SYSTEM	27,500.00	870.00	6,875.00	3.2%	26,630.00		0.00	15,000.00
505	5-4420-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00		0.00	27,500.00
505	5-4420-54.2400	COMPUTERS	1,200.00	0.00	300.00	0.0%	1,200.00		0.00	0.00
505	5-4420-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00		0.00	1,200.00
505	5-4420-54.2500	EQUIPMENT	45,000.00	0.00	11,250.00	0.0%	45,000.00		0.00	0.00
505	5-4420-56.1000	DEPRECIATION	0.00	0.00	0.00	0.0%	0.00		0.00	45,000.00
505	5-4420-56.1100	AMORTIZATION EXPENSE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-57.4000	BAD DEBITS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-57.9000	CONTINGENCIES	15,000.00	0.00	3,750.00	0.0%	15,000.00		0.00	0.00
505	5-4420-58.1204	GEFA LOAN 98-L31WS PRINCIPAL	0.00	0.00	0.00	0.0%	0.00		0.00	15,000.00
505	5-4420-58.1205	GEFA LOAN 2000-E96WS PRINCIPAL	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-58.1206	GEFA LOAN 2005-L16WS PRINCIPAL	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-58.1208	W/S BOND PRINCIPAL	220,000.00	66,500.01	55,000.00	30.2%	153,499.99		0.00	0.00
505	5-4420-58.2204	GEFA LOAN 98-L31WQ INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	220,000.00
505	5-4420-58.2205	GEFA LOAN 2000-E96WS INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-58.2206	GEFA LOAN 2005-L16WS INTEREST	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
505	5-4420-58.2208	W/S BOND INTEREST	66,000.00	14,160.38	16,500.00	21.5%	51,839.62		0.00	0.00
506	3-4330-34.6904	SEWER IMPACT FEES	0.00	(21,432.53)	0.00	0.0%	21,432.53		0.00	66,000.00
506	3-4420-34.6903	WATER IMPACT FEES	0.00	(33,181.81)	0.00	0.0%	33,181.81		0.00	0.00

Original Combined Budget		2,888,870.00	-30%	1,258,803.92
Sanitary Sewer		1,416,730.00	11.2%	826,460.83
Water		1,824,160.00	19.3%	1,472,973.86
Combined		3,240,950.00	15.7%	2,731,777.78
Rev - SS		(2,039,225.00)		
Balance Check				0.00
Sanitary Sewer				0.00
Water				100,000.00
Combined				100,000.00
				3,789,340.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	AmendmentQ1	Qtr_JFY2018
540 3-0000-34.A101	RESIDENTIAL SANITATION	(373,900.00)	(122,107.50)	(93,475.00)	32.7%	(251,792.50)		0.00	(373,900.00)
540 3-0000-34.A102	COMMERCIAL SANITATION	(22,100.00)	(3,132.00)	(5,525.00)	14.2%	(18,958.00)		0.00	(22,100.00)
540 3-0000-34.A103	CHIPPING FEES	(4,650.00)	0.00	(1,162.50)	0.0%	(4,650.00)		0.00	(4,650.00)
540 3-0000-34.A150	COLLECTION SITE FEES	(18,500.00)	(2,550.00)	(4,625.00)	13.8%	(15,950.00)		0.00	(18,500.00)
540 3-0000-34.A160	RECYCLE PROCEEDS	0.00	(929.45)	0.00	0.0%	929.45		0.00	0.00
540 3-0000-34.A190	SANITATION OTHER CHARGES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 3-0000-38.9050	PRIOR YEAR REVENUE	(28,500.00)	0.00	(7,125.00)	0.0%	(28,500.00)		0.00	0.00
540 3-0000-39.1100	OPERATING TRANSFER	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 3-0000-64.6950	SANITATION PENALTIES	(4,900.00)	(1,831.54)	(1,225.00)	37.4%	(3,068.46)		0.00	(4,900.00)
540 5-0000-51.1100	REGULAR EMPLOYEES	65,000.00	5,772.10	16,250.00	8.9%	59,227.90	Adj. for Expense	(25,000.00)	40,000.00
540 5-0000-51.1900	OVERTIME	500.00	0.00	125.00	0.0%	500.00		0.00	500.00
540 5-0000-51.2100	GROUP INSURANCE	5,000.00	217.33	1,250.00	4.3%	4,782.67		0.00	5,000.00
540 5-0000-51.2200	FICA (SOCIAL SECURITY)	700.00	81.37	175.00	11.6%	618.63		0.00	700.00
540 5-0000-51.2400	RETIREMENT	3,000.00	641.12	750.00	21.4%	2,358.88		0.00	3,000.00
540 5-0000-51.2700	WORKER'S COMPENSATION	2,050.00	1,489.08	512.50	72.3%	566.92		0.00	2,050.00
540 5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	32.98	125.00	6.6%	467.02		0.00	500.00
540 5-0000-52.1210	ADMIN FEE - SANIT TRANSFER OUT	40,000.00	0.00	10,000.00	0.0%	40,000.00		0.00	40,000.00
540 5-0000-52.1400	DRUG & MEDICAL	200.00	0.00	50.00	0.0%	200.00		0.00	200.00
540 5-0000-52.2210	AUTO/TRUCK EXPENSES	5,000.00	450.00	1,250.00	9.0%	4,550.00		0.00	5,000.00
540 5-0000-52.2211	AUTO GAS & FUEL	4,000.00	0.00	1,000.00	0.0%	4,000.00		0.00	4,000.00
540 5-0000-52.2240	BUILDING & GROUNDS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	1,000.00	8.07	250.00	0.8%	991.93		0.00	1,000.00
540 5-0000-52.3100	RISK MANAGEMENT INSURANCE	3,000.00	0.00	750.00	0.0%	3,000.00		0.00	3,000.00
540 5-0000-52.3200	COMMUNICATION CELL PHONE	500.00	87.48	125.00	17.5%	412.52		0.00	500.00
540 5-0000-52.3205	INTERNET	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 5-0000-52.3600	DUES & FEES	100.00	0.00	25.00	0.0%	100.00		0.00	100.00
540 5-0000-52.3700	EDUCATION & TRAINING	100.00	0.00	25.00	0.0%	100.00		0.00	100.00
540 5-0000-52.3860	SANITATION CONTRACT	275,000.00	100,093.35	68,750.00	36.4%	174,906.65		0.00	275,000.00
540 5-0000-52.3861	TIPPING FEE FOR LANDFILL	500.00	0.00	125.00	0.0%	500.00		0.00	500.00
540 5-0000-52.3862	ROLLOFF COLLECTIONS	40,000.00	9,994.39	10,000.00	25.0%	30,005.61		0.00	40,000.00
540 5-0000-52.3868	TIME DISPOSAL FEE	500.00	328.00	125.00	65.6%	172.00		0.00	500.00
540 5-0000-53.1160	OPERATING EQUIPMENT	500.00	0.00	0.00	0.0%	500.00		0.00	500.00
540 5-0000-53.1205	UTILITIES	1,200.00	0.00	125.00	0.0%	500.00		0.00	500.00
540 5-0000-53.1700	OTHER SUPPLIES	500.00	316.99	300.00	26.4%	883.01		0.00	500.00
540 5-0000-53.1785	UNIFORMS	1,000.00	0.00	125.00	0.0%	500.00		0.00	1,200.00
540 5-0000-53.1786	BOOT ALLOWANCE	200.00	485.48	250.00	48.5%	514.52		0.00	500.00
540 5-0000-53.1795	MISCELLANEOUS	0.00	0.00	50.00	0.0%	200.00		0.00	1,000.00
540 5-0000-54.2200	VEHICLES	0.00	5.51	0.00	0.0%	(5.51)		0.00	200.00
540 5-0000-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
540 5-0000-54.2500	EQUIPMENT	2,500.00	0.00	625.00	0.0%	2,500.00		0.00	0.00
540 5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00		0.00	2,500.00

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp39%	Balance	Notes	Amendment Q1	Qtr. 1FY2018
	Original Budget	330,350.00							
IN Balance	Total Sanitation	(452,550.00)	(121,872.51)	(113,137.50)	26.9%	(204,727.49)		(25,000.00)	(25,000.00)

FUND ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	Amendment Q1	Qtr_1FY2018
570 3-0000-34.4261	STORM UTILITY FEE	(237,600.00)	(9,762.09)	(59,400.00)	4.1%	(227,837.91)		0.00	0.00
570 3-0000-38.9050	PRIOR YEAR REVENUE	(55,050.00)	0.00	(13,762.50)	0.0%	(55,050.00)		0.00	(237,600.00)
570 3-0000-39.1100	OPERATING TRANSFER	0.00	0.00	0.00	0.0%	0.00		0.00	(55,050.00)
570 5-0000-51.1100	REGULAR EMPLOYEES	85,500.00	9,419.27	21,375.00	11.0%	76,080.73		0.00	0.00
570 5-0000-51.1300	OVERTIME	1,000.00	89.03	250.00	8.9%	910.97		0.00	85,500.00
570 5-0000-51.2100	GROUP INSURANCE	9,000.00	1,779.98	2,250.00	19.8%	7,220.02		0.00	1,000.00
570 5-0000-51.2200	FICA (SOCIAL SECURITY)	800.00	116.12	200.00	14.5%	683.88		0.00	9,000.00
570 5-0000-51.2400	RETIREMENT	7,500.00	1,716.17	1,875.00	22.9%	5,783.83		0.00	800.00
570 5-0000-51.2500	TUITION REIMBURSEMENTS	0.00	0.00	0.00	0.0%	0.00		0.00	7,500.00
570 5-0000-51.2700	WORKER'S COMPENSATION	4,050.00	2,966.16	1,012.50	73.2%	1,083.84		0.00	0.00
570 5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500.00	169.78	125.00	34.0%	330.22		0.00	4,050.00
570 5-0000-52.1200	PROFESSIONAL	25,000.00	0.00	6,250.00	0.0%	25,000.00		0.00	500.00
570 5-0000-52.1210	ADMIN FEE - STORM TRANSFER OUT	40,000.00	0.00	10,000.00	0.0%	40,000.00		0.00	25,000.00
570 5-0000-52.1230	LEGAL	250.00	0.00	62.50	0.0%	250.00		0.00	40,000.00
570 5-0000-52.1280	FLOODPLAIN MAPPING	500.00	0.00	125.00	0.0%	500.00		0.00	250.00
570 5-0000-52.1400	DRUG & MEDICAL	250.00	0.00	62.50	0.0%	250.00		0.00	500.00
570 5-0000-52.2210	AUTO/TRUCK EXPENSES	500.00	0.00	125.00	0.0%	500.00		0.00	250.00
570 5-0000-52.2211	AUTO GAS & FUEL	4,000.00	1,310.00	125.00	26.2%	(810.00)	Adj. for Exp.	1,500.00	250.00
570 5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	8,950.00	3,088.69	1,000.00	77.2%	911.31		0.00	2,000.00
570 5-0000-52.3100	RISK MANAGEMENT INSURANCE	3,700.00	3,063.39	2,237.50	34.2%	5,886.51		0.00	4,000.00
570 5-0000-52.3200	COMMUNICATION CELL PHONES	4,200.00	222.24	925.00	0.0%	3,700.00		0.00	8,950.00
570 5-0000-52.3205	INTERNET	0.00	0.00	1,050.00	5.3%	3,977.76	Pro Rata	0.00	3,700.00
570 5-0000-52.3310	PUBLIC NOTICES	0.00	0.00	0.00	0.0%	0.00		(1,500.00)	2,700.00
570 5-0000-52.3600	DUES & FEES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
570 5-0000-52.3700	EDUCATION & TRAINING	2,000.00	296.73	0.00	0.0%	0.00		0.00	0.00
570 5-0000-52.3751	PUBLIC OUTREACH	9,000.00	0.00	500.00	14.8%	1,703.27		0.00	0.00
570 5-0000-52.3855	CONTRACTS	30,000.00	4,023.32	2,250.00	0.0%	9,000.00		0.00	2,000.00
570 5-0000-52.3970	POSTAGE	0.00	0.00	7,500.00	13.4%	25,976.68		0.00	9,000.00
570 5-0000-53.1105	OFFICE SUPPLIES	0.00	98.83	0.00	0.0%	0.00		0.00	30,000.00
570 5-0000-53.1160	OPERATING EQUIPMENT	1,000.00	0.00	250.00	0.0%	(98.83)		0.00	0.00
570 5-0000-53.1200	FEE FOR COLLECTING TAX	2,750.00	0.00	687.50	0.0%	1,000.00		0.00	0.00
570 5-0000-53.1700	OTHER SUPPLIES	0.00	2,071.80	0.00	0.0%	2,750.00		0.00	1,000.00
570 5-0000-53.1785	UNIFORMS	1,200.00	802.52	300.00	66.9%	(2,071.80)		0.00	2,750.00
570 5-0000-53.1786	BOOT ALLOWANCE	0.00	0.00	0.00	0.0%	397.48		0.00	0.00
570 5-0000-53.1795	MISCELLANEOUS	0.00	0.00	0.00	0.0%	0.00		0.00	1,200.00
570 5-0000-54.2200	VEHICLES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00

FUND	ACCOUNT	DESCRIPTION	BUDGET (Original)	YTD	Thru April	PerComp33%	Balance	Notes	AmendmentQ1	Qtr_IFY2018
570	5-0000-54.2250	CAPITAL LEASE/BOBCAT W/DH80	26,000.00	0.00	6,500.00	0.0%	26,000.00		0.00	26,000.00
570	5-0000-54.2300	FURNITURE / FIXTURES	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
570	5-0000-54.2400	COMPUTERS	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
570	5-0000-54.2450	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00
570	5-0000-54.2500	EQUIPMENT	25,000.00	0.00	6,250.00	0.0%	25,000.00		0.00	0.00
570	5-0000-56.1000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.0%	0.00		0.00	25,000.00
570	5-0000-57.1000	INTEREST EXPENSE	0.00	0.00	0.00	0.0%	0.00		0.00	0.00

Original Budget 288,000.00 (96,950.00)

IN Balance									0.00	(112,300.00)
			13,956.50	(73,162.50)	-4.8%	(21,471.94)				



Community Development Department

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

Item Coversheet

Item: Final plat review –
Al-Jannah at Locust Grove Station – revision

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: April 16, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Request: Renew expired final plat and eliminate rear alleys in a platted R-3-zoned subdivision

Project History:

- Subdivision was developed as part of the Locust Grove Station Planned Development.
- Jeff Carreker/Carreker Development, Inc. platted and recorded the property on July 24, 2007
- There are seventy-four (74) single-family residences in the subdivision.
- Revisions to the City's R-3 Ordinance permits the removal of alleyways as they are no longer a desirable feature in today's housing market.

Project Data:

- **Location = Tanger Boulevard, between Carleton Cove and Brookdale subdivisions.**
- **Overall Project Acreage = 17.41**
- **Overall Lot Count = TBD**
- **Minimum Lot Size = 5,500 sq. ft. for legal non-conforming lots**
- **Minimum Lot Width = 50' for legal non-conforming lots**
- **Minimum House Size = 2,000 sq. ft. (two story); 1,650 sq. ft. (one story)**
- **Setbacks:**
 - **Front = 25'**
 - **Side = 7.5'**
 - **Rear = 20'**

Recommendation:

Staff recommends approval of the revised final plat.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A REVISED FINAL PLAT OF AL-JENNAH AT LOCUST GROVE STATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, the Locust Grove Community Development Department received a revised subdivision plat prepared for Ray C. Johnson, Jr., for property located on Tanger Boulevard in Land Lots 133 and 155 of the 2nd District, Locust Grove, Georgia; and,

WHEREAS, the property is collectively known as Al-Jannah at Locust Grove Station; and,

WHEREAS, the property was platted and recorded in the Henry County Superior Court on July 24, 2007 in Plat Book 48, Pages 10-13; and,

WHEREAS, the current owner (hereinafter the "Owner") of the property is identified as Ray C. Johnson, Jr., 135 Turner Drive, McDonough, GA 30252 ("Exhibit A"); and,

WHEREAS, the revised final plat was prepared April 16, 2018, by Tim L. Miller (GA RLS #3150) of Sibley-Miller Surveying & Planning, Inc. ("Exhibit B"); and,

WHEREAS, the revised final plat illustrates the Owner's intent to remove the rear alleyway serving lots 56 through 74 both in its physical existence and as it exists as an easement; and,

WHEREAS, the revised final plat illustrates the connection of Al-Jannah Boulevard and Higgins Road; and,

WHEREAS, the Locust Grove City Council reviewed the revised final plat, and the lots contained therein, during a Workshop Meeting on May 21, 2018, and found it to be in accordance with the City's with zoning and subdivision ordinances; and,

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

SECTION 1 – The City of Locust Grove hereby accepts the revised final plat known as Al-Jannah at Locust Grove Station as shown on the plat signed and sealed on April 16, 2018 by Tim L. Miller, GA RLS #3150.

SECTION 2 – The Mayor and Community Development Director are authorized to sign the plat for recording.

SECTION 3 – That this Ordinance shall be effective immediately.

SO ORDAINED by the Council of the City this 4th day of June 2018.

CITY OF LOCUST GROVE, GEORGIA

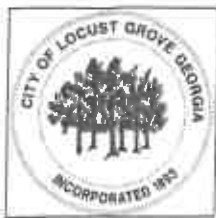
ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

"EXHIBIT A"



Final Subdivision Plat Application and Developer Checklist

Date: 5-10-2018

Name of Development: Al-Jannah at Locust Grove Station Unit POD SF-6 Phase

Location: Tanger Blvd. Land Lot 133, & 155 District 2nd.

No. of acres 17.41 No. of lots 19

Developer Ray C. Johnson Jr. Company Name

Address: 135 Turner Dr. City McDonough State Ga Zip 30252

Phone 770-633-2449 Pager/Cellular 770-633-2449 Fax

Engineer/Surveyor: Sibley-Miller Surveying & Planning

Address: 2060 Hwy 42 N City McDonough State Ga Zip 30253

Phone 770-320-7555 Pager/Cellular Fax 770-320-7333

24Hour Contact Ray Johnson Phone 770-633-2449

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

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

If you have any questions regarding this application, please feel free to contact Tim Young at (770) 692-2321

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

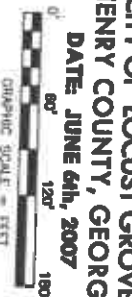
"EXHIBIT B"

NO.	DATE	BY	REVISIONS
1	4/11/11	ALJENNAN	REVISED FINAL PLAT
2			
3			

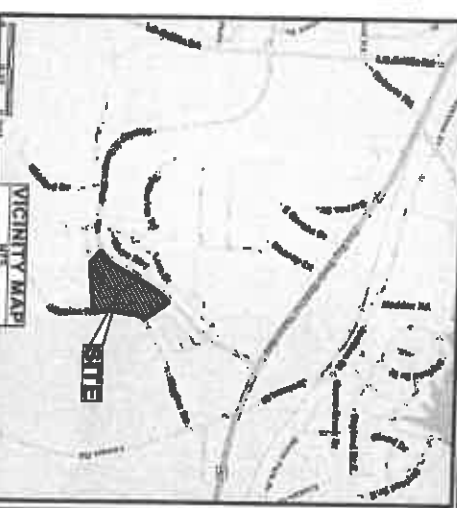
REVISED FINAL PLAT OF:
AL-JENNAN @
LOCUST GROVE STATION
 LOTS 56-74

LAND LOT 133 & 155 2ND. DISTRICT
 CITY OF LOCUST GROVE
 HENRY COUNTY, GEORGIA
 DATE: JUNE 6th, 2007

OWNER/PLANNING FIRM:
 AL-JENNAN & ASSOCIATES
 123 TOWN SQUARE
 ATLANTA, GA 30303, USA
 PHONE: (770) 633-3446
 FAX: (770) 633-3446
PROJECT CONTRACT:
 AL-JENNAN & ASSOCIATES
 PHONE: (770) 633-3446



PREPARED FOR PERMIT:
 1. LOCUST GROVE PLANNING FIRM
 2. HENRY COUNTY PERMITTING DEPARTMENT
 3. HENRY COUNTY PLANNING DEPARTMENT
 4. HENRY COUNTY ENGINEERING DEPARTMENT



GENERAL NOTES:
 1. HENRY COUNTY MAP NO. 131A
 ALL LOCUS 1
 2. LOT 133 & 155 2ND DISTRICT
 3. CITY OF LOCUST GROVE
 4. HENRY COUNTY, GEORGIA
 5. ALL OTHER SPACES ARE TO BE USED FOR PUBLIC USE
 6. ALL OTHER SPACES ARE TO BE USED FOR PUBLIC USE
 7. ALL OTHER SPACES ARE TO BE USED FOR PUBLIC USE

CERTIFICATION OF CORRECTNESS AND LEGALITY:
 I, HENRY COUNTY PLANNING FIRM, IN THE COUNTY OF HENRY COUNTY, GEORGIA, HAVE EXAMINED THE PLAT OF SUBDIVISION AND FIND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA. I HEREBY CERTIFY THAT ALL THE INFORMATION AND DATA ON THIS PLAT IS TRUE AND CORRECT AND THAT I HAVE BEEN AWARE OF ALL THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA.
 DATE: _____
 NAME: _____

CERTIFICATION OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA AND THAT I HAVE BEEN AWARE OF ALL THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA.
 DATE: _____
 NAME: _____

NOTICE:
 THE PLAT IS APPROVED FOR RECORDING UNDER SECTION 37-2-1 OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA.
 APPROVED FOR RECORDING:
 CITY OF LOCUST GROVE

SIBLEY-MILLER SURVEYING & PLANNING INC.
 2052 HWY. 42 NORTH
 MADISONVILLE, GA 31233
 PHONE: (770) 520-7555
 FAX: (770) 520-7333
 WWW: sibley-miller.com

DIVULGEMENT NOTICE:
 1. ZONING: R-3 (RESIDENTIAL)
 2. TOTAL AREA: 14.18 AC.
 3. LOT AREA: 1.12 AC.
 4. LOT AREA: 1.12 AC.
 5. LOT AREA: 1.12 AC.
 6. LOT AREA: 1.12 AC.
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 15. LOT AREA: 1.12 AC.
 16. LOT AREA: 1.12 AC.
 17. LOT AREA: 1.12 AC.
 18. LOT AREA: 1.12 AC.

COUNTY NOTES:
 1. A 10 FOOT STORM SEWER AND SANITARY SEWER DISCHARGE DITCH ALONG THE PROPERTY LINE AND ADJACENT TO THE PROPERTY LINE SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
 2. ALL STORM DRAINAGE SHALL BE DISCHARGED TO THE PUBLIC STORM DRAINAGE SYSTEM.
 3. THE CITY OF LOCUST GROVE RESERVES THE RIGHT TO RELOCATE OR ALTER ANY STORM DRAINAGE SYSTEM AT ANY TIME.
 4. ALL STORM DRAINAGE SHALL BE CONSTRUCTED TO THE PUBLIC STORM DRAINAGE SYSTEM.
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FLOOD STATEMENTS:
 AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
 - FLOOD HAZARD ZONE: UNDESIGNATED
 - FLOOD HAZARD ZONE: UNDESIGNATED
 - FLOOD HAZARD ZONE: UNDESIGNATED

PLANNING FIRM NOTES:
 THE PLAT IS APPROVED FOR RECORDING UNDER SECTION 37-2-1 OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE CITY OF LOCUST GROVE AND THE REQUIREMENTS OF THE STATE OF GEORGIA.
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SIBLEY-MILLER SURVEYING & PLANNING INC.
 2052 HWY. 42 NORTH
 MADISONVILLE, GA 31233
 PHONE: (770) 520-7555
 FAX: (770) 520-7333
 WWW: sibley-miller.com

PROPOSED ROW/UTILITY/RIGHT-OF-WAY CONDITIONS:
 1. THE PROPOSED ROW/UTILITY/RIGHT-OF-WAY IS TO BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
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TANGER BOULEVARD

(100' RW)

REVISIONS FOR CLAR OF THE SURVEYOR COUNTY

NO.	DATE	DESCRIPTION
1	11/17/18	ISSUE FOR PERMITS
2	11/17/18	ISSUE FOR PERMITS
3	11/17/18	ISSUE FOR PERMITS
4	11/17/18	ISSUE FOR PERMITS
5	11/17/18	ISSUE FOR PERMITS
6	11/17/18	ISSUE FOR PERMITS
7	11/17/18	ISSUE FOR PERMITS
8	11/17/18	ISSUE FOR PERMITS
9	11/17/18	ISSUE FOR PERMITS
10	11/17/18	ISSUE FOR PERMITS

SIBLEY-MILLER

SURVEYING & PLANNING INC.

3003 HWY. 42 NORTH
 SUITE 100
 FARGO, ND 58103
 PHONE: (701) 280-7283
 FAX: (701) 280-7283
 www.sibley-miller.com

TOPOGRAHICAL SURVEYS
 LAND SURVEYING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN
 CIVIL ENGINEERING



OPEN SPACE
 0.81 AC.
 25,794 SQ. FT.

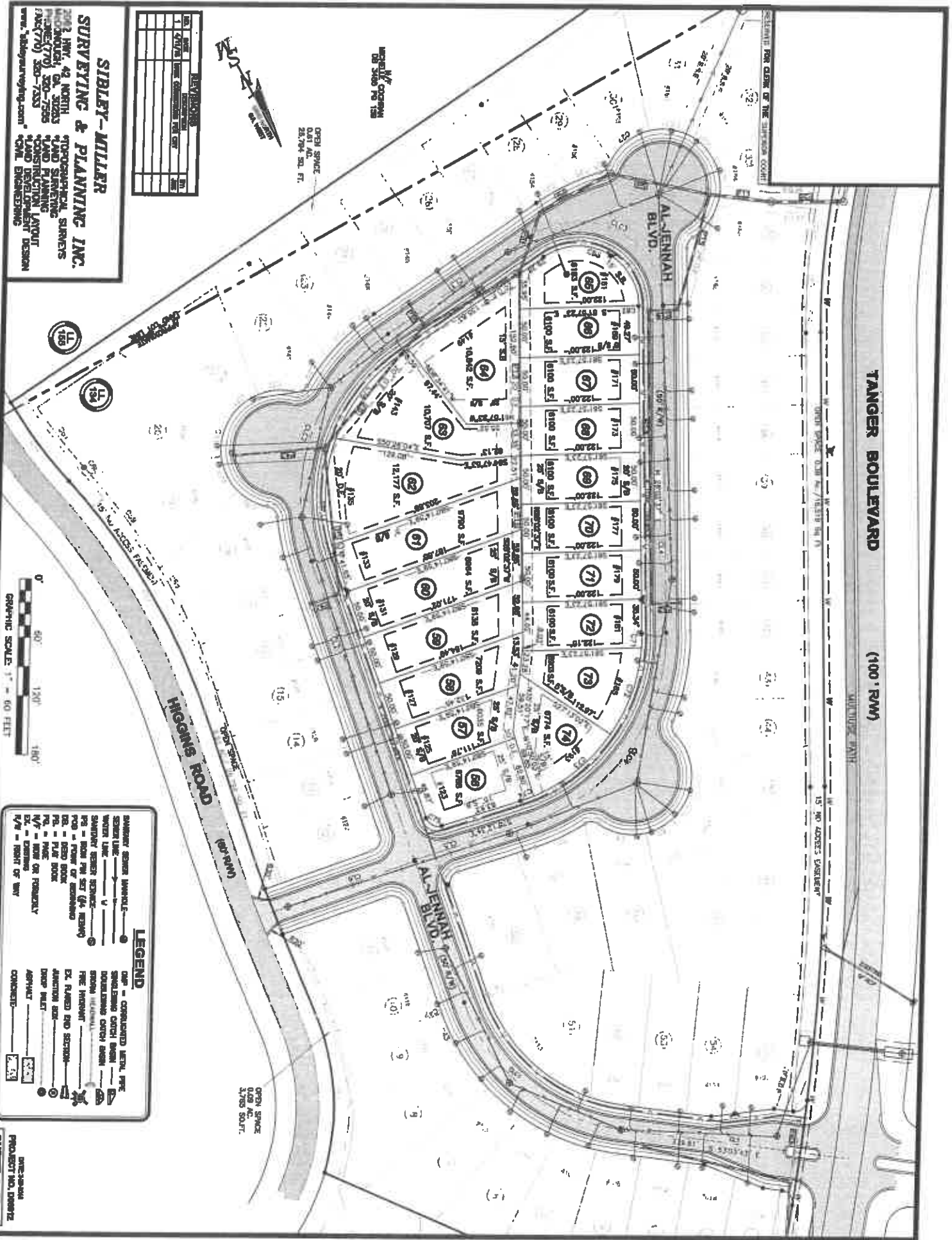
OPEN SPACE
 0.81 AC.
 25,794 SQ. FT.

OPEN SPACE
 1.788 AC.
 37,800 SQ. FT.



HIGGINS ROAD

AL-JENNAH BLVD.



LEGEND

- SHANNON SENIOR HIGHWAY
- SENTINEL LINE
- WATER LINE
- SHANNON SENIOR SERVICE
- POB - FROM P.W. SET (4" BEARING)
- POB - FROM OLD RECORDS
- POB - FROM BOOK
- POB - FROM FIELD BOOK
- POB - FROM PHOTOGRAPHY
- POB - FROM SURVEY
- POB - RIGHT OF WAY
- POB - CORNERED METAL PIPE
- POB - DOUBLE END CORNER BUSH
- POB - DOUBLE END CORNER BUSH
- POB - FIRE HYDRANT
- POB - FURNACE AND SECTION
- POB - DRAIN PILE
- POB - APPROVAL
- POB - CONCRETE

PROPERTY LINE CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	134.00°	14.00'	14.00'	N 57° 44' 44" E
C2	175.00°	18.37'	18.37'	N 41° 15' 53" E
C3	175.00°	102.00'	100.81'	N 82° 27' 00" E
C4	175.00°	14.13'	14.13'	S 40° 51' 53" E
C5	175.00°	18.98'	18.98'	S 46° 13' 48" E
C6	175.00°	8.55'	8.55'	S 31° 07' 03" W
C7	175.00°	113.18'	109.32'	S 10° 47' 08" W
C8	175.00°	108.00'	106.03'	S 16° 51' 41" W
C9	225.44°	22.40'	22.10'	N 17° 37' 53" E
C10	83.00°	0.33'	0.33'	N 77° 42' 44" E
C11	83.00°	134.74'	110.40'	N 17° 37' 53" W

PIPE CHART

PRECJ	SIZE	TYPE	LENGTH	UP	DOWN	SW/EA	SW/EA
P4	18"	ACCP	30'	SW/EA	SW/EA	SW/EA	SW/EA
P5	18"	ACCP	133'	SW/EA	SW/EA	SW/EA	SW/EA
P6	30"	ACCP	180'	SW/EA	SW/EA	SW/EA	SW/EA
P7	24"	ACCP	110'	SW/EA	SW/EA	SW/EA	SW/EA
P8	30"	ACCP	85'	SW/EA	SW/EA	SW/EA	SW/EA
P9	30"	ACCP	82'	SW/EA	SW/EA	SW/EA	SW/EA
P10	30"	ACCP	105'	SW/EA	SW/EA	SW/EA	SW/EA
P11	30"	ACCP	64'	SW/EA	SW/EA	SW/EA	SW/EA
P12	24"	ACCP	160'	SW/EA	SW/EA	SW/EA	SW/EA
P13	18"	ACCP	200'	SW/EA	SW/EA	SW/EA	SW/EA
P14	24"	ACCP	30'	SW/EA	SW/EA	SW/EA	SW/EA
P15	18"	ACCP	210'	SW/EA	SW/EA	SW/EA	SW/EA
P16	18"	ACCP	150'	SW/EA	SW/EA	SW/EA	SW/EA
P17	18"	ACCP	140'	SW/EA	SW/EA	SW/EA	SW/EA
P18	18"	ACCP	30'	SW/EA	SW/EA	SW/EA	SW/EA
P19	18"	ACCP	82'	SW/EA	SW/EA	SW/EA	SW/EA
P20	18"	ACCP	30'	SW/EA	SW/EA	SW/EA	SW/EA
P21	18"	ACCP	94'	SW/EA	SW/EA	SW/EA	SW/EA
P22	18"	ACCP	45'	SW/EA	SW/EA	SW/EA	SW/EA
P23	24"	ACCP	150'	SW/EA	SW/EA	SW/EA	SW/EA
P24	30"	ACCP	101'	SW/EA	SW/EA	SW/EA	SW/EA
P25	30"	ACCP	80'	SW/EA	SW/EA	SW/EA	SW/EA
P26	30"	ACCP	70'	SW/EA	SW/EA	SW/EA	SW/EA

CENTRIAL CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	134.00°	14.00'	14.00'	N 57° 44' 44" E
C2	175.00°	18.37'	18.37'	N 41° 15' 53" E
C3	175.00°	102.00'	100.81'	N 82° 27' 00" E
C4	175.00°	14.13'	14.13'	S 40° 51' 53" E
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C7	175.00°	113.18'	109.32'	S 10° 47' 08" W
C8	175.00°	108.00'	106.03'	S 16° 51' 41" W
C9	225.44°	22.40'	22.10'	N 17° 37' 53" E

CENTRIAL LINE DATA

LINE	BEARING	DISTANCE
L1	S 83° 05' 45" E	230.81'
L2	S 09° 48' 01" W	490.84'
L3	S 04° 50' 11" W	173.80'
L4	N 28° 02' 37" E	334.61'
L5	S 70° 12' 39" E	120.00'
L6	S 07° 14' 59" E	174.50'

DATE	3/28/18
DRAWN BY	JMS
CHECKED BY	JMS
SCALE	1" = 80'
SHEET	3 OF 3

REVISED FINAL SUBDIVISION PLAT

**AL-JENNAH @ LOCUST GROVE STATION
 LOTS 56-74, POD-FS6
 LAND LOTS 133 & 155, 2nd. DIST.
 HENRY COUNTY, GEORGIA**

SIBLEY-MILLER

SURVEYING & PLANNING INC.

2080 HWY. 42 NORTH
 MCDONOUGH, GA. 30283
 PHONE: (770) 320-7535
 FAX: (770) 320-7333
 www.sibleysurveying.com

*TOPOGRAPHICAL SURVEYS
 *LAND SURVEYING
 *LAND PLANNING
 *CONSTRUCTION LAYOUT
 *LAND DEVELOPMENT DESIGN
 *CIVIL ENGINEERING



PROJECT NO: D09012
 AL-JENNAH @ LOCUST GROVE STATION
 LOTS 56-74, POD-FS6
 DRAWN BY: JMS
 SCALE: 1" = 80'
 DATE: 3/28/18
 SHEET 3 OF 3



Community Development Department

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

Item Coversheet

Item: A special event permit request to hold a casino night fundraiser on September 22, 2018.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: April 17, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Staff received a request for a Special Events Permit from Katie Tucker, Executive Director of the Flint Circuit Council on Family Violence on behalf of Haven House for a Casino Night Fundraiser to be held at the Locust Grove Event Center on September 22, 2018.

- Music and entertainment
 - until 11PM
- No food is to be sold without obtaining proper permits from the Health Dept.

- Event location(s)
 - **Locust Grove Event Center**
280 Mose Brown Drive
Locust Grove, GA 30248
- The duration of the event (including set up and break down)
 - **Saturday, September 22, 2018 from 3pm until midnight.**
- Contact information for the person who will be onsite during the event
 - **Katie Tucker – 678-938-3814**
- Which merchants will have booths at the event?
 - **To be determined**
- Permission from property owner?
 - **Yes, written permission has been granted by the Henry County Parks and Recreation Department.**

Comments:

- The Applicant made arrangements with the Henry County Sheriff's Department to provide a uniformed deputy for the duration of the event.
- A uniformed deputy will be posted at the entry/exit area at all times.
- The Flint Circuit Council on Family (d/b/a Haven House) has a license to sell alcoholic beverages from the Georgia Department of Revenue. This license is effective for September 22, 2018 only.
- 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 Applicant must apply for and receive an Alcoholic Beverage Caterers License from the City prior to 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.

Recommendation:

I MOVE TO (approve/deny/table) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR THE HAVEN HOUSE CASINO NIGHT FUNDRAISER ON SEPTEMBER 22, 2018 PROVIDED THE APPLICANT APPLY FOR AND RECEIVE AN *ALCOHOLIC BEVERAGE CATERERS LICENSE* FROM THE CITY PRIOR TO THE EVENT.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Katie Tucker, Executive Director	Submittal Date: April 17, 2018
Organization: Flint Circuit Council on Family Violence	Event Date(s)*: September 22, 2018
Type of Event: Fundraiser	Event Time(s): 7:00 pm – 11:00 pm

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

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

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

Applicant's local address:	PO Box 1150 McDonough, GA 30253
Location of the Event:	Locust Grove Event Center 280 Mose Brown Drive Locust Grove, GA 30248
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Katie Tucker 678-938-3814
Description of the nature of the special event:	Casino Night Fundraiser for local nonprofit agency
Identify sponsors and/or merchants participating in the event.	Sponsors not yet identified
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	Food will not be sold
Duration of the event (including setup and take down)	3:00 pm – 12:00 am (event is 7:00-11:00)
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	DJ

Additional required information:

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

Signature: Date: 4.17.2018



Henry County Parks and Recreation
Tim Coley, Director



To Whom It May Concern:

Re: Special Permit Application

This will confirm that the Haven House will be holding their annual event at the Locust Grove Event Center 280 Mose Brown Drive Locust Grove, GA 30248 on Saturday, September 22, 2018. They intend to serve beer and wine at this event through a licensed bartender. Haven House has met the entire special permit requirements by the City of Locust Grove for liquor consumption for this event.

Should you require additional information, please contact the undersigned at 770-288-7300. Once this application has been processed, a representative from the Haven House will pick it up.

Thank you very much for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Tim Coley".

Tim Coley, Director

USA
Georgia

DRIVER'S LICENSE



DL NO 06268822 DOB 07/26/1980
CLASS C EXP 07/26/2021
**MARY KATHLEEN
TUCKER**

10 AMBERWOOD CT
MCDONOUGH, GA 30288-3871
HENRY

Restrictions A End NONE
Iss. 07/13/2013

Sex F Eyes GR
Hgt 5'-08" Wgt 150

DD: 16781384010048061



BONDR ♡

Internal Revenue Service
District Director

NOV 11 1999

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: November 5, 1999

Flint Circuit Council on Family Violence, Inc.
P. O. Box 1241
McDonough, GA 30253

Person to Contact:
Susan E. Renier 31-07244
Customer Service Specialist
Telephone Number:
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
58-1851426

Dear Sir or Madam:

We have received your correspondence of September 9, 1999, along with the copy of your Certificate of Name Change Amendment. This amendment was filed with the State of Georgia on July 22, 1998, indicating that your name has been changed from Association for Prevention of Domestic Violence, Inc. to the name shown above.

Our records indicate that a determination letter issued in April 1990 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Flint Circuit Council on Family Violence, Inc.
58-1851426

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



C. Ashley Bullard
District Director

This license must be posted in a conspicuous place at the location and available for immediate inspection at all times that the location is open.

For changes to your license:

- Ownership - you must reapply at <https://gtc.dor.ga.gov>.
- Mailing address - update at <https://gtc.dor.ga.gov>.

To ensure you have your license please reapply by November 1 of each year.

Monthly returns and/or reports are required for some licences. For more information on filing requirements, required signs, or to view applicable laws and regulations, visit <http://dor.georgia.gov/> and click the Alcohol & Tobacco tab, or call the South Metro Regional Office at (404) 724-7200.

Georgia Department of Revenue

(Cut here before displaying)

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-Sep-2018

LICENSE EXPIRES 22-Sep-2018

BOND EXPIRES

STATE TAXPAYER IDENTIFIER
20255305356

LICENSE NUMBER
0089982

DATE ISSUED
09-Apr-2018

LICENSE FEE
\$25.00

LOCAL LICENSE ISSUED BY

THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL
FLINT CIRCUIT COUNCIL ON FAMILY : Special Event Non Profit - Beer and Wine

DBA
HAVEN HOUSE

AT THE FOLLOWING LOCATION
280 MOSE BROWN LOCUST GROVE GA 30248-3038

COUNTY
HENRY

FLINT CIRCUIT COUNCIL ON FAMILY VIOLENCE INC
PO BOX 1150
MCDONOUGH GA 30253-1150

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 T. Riley
COMMISSIONER, Georgia Dept of Revenue



Community Development Department

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

Item Coversheet

Item: Request for a special event permit for a 5K BENEFIT RUN "THE CHASE" on February 9, 2019

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: March 7, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Staff received a request for a Special Events Permit from Tim Cannady of Get, Set, Grow LLC for a 5K Benefit Run "THE CHASE" for the Maddox Family on February 9, 2019. The race will begin at 8:00 AM. The applicant has answered the following questions:

- The duration of the event (including set up and break down)
 - Set up will begin @ 5am and should be wrapped up and cleaned up by 11am.
- Contact information for the non-profit beneficiary including proof of non-profit status
 - N/A

- Contact information for the person who will be onsite on race day.
 - **Tim Cannady – 770-519-2264**

- Which merchants will have booths at the event?
 - **None**

- Permission from the City of Locust Grove?
 - **Pending**

- An approved race route from Locust Grove PD
 - **Same route that was run in February 2018**

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR A 5K BENEFIT RUN “THE CHASE” FOR THE MADDOX FAMILY ON FEBRUARY 9, 2019.

"The Chase - 5K"

Distance: 3.10 mi
Elevation Gain: 122 ft
Elevation Max: 869 ft

Notes





SPECIAL EVENTS PERMIT APPLICATION

Applicant: <u>Tim Cannady</u>	Submittal Date: <u>3/7/2018</u>
Organization: <u>Get Set Grow, LLC</u>	Event Date(s)*: <u>Feb 9, 2019</u>
Type of Event: <u>5K</u>	Event Time(s): <u>8am</u>

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

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

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

Applicant's local address:	<u>P.O. Box 60, Locust Grove, GA 30248</u>
Applicant's e-mail address:	<u>Tim @ Get Set Grow.com</u>
Location of the Event:	<u>LGPD</u>
Name and telephone number of onsite contact who will be onsite for the duration of the event.	<u>Tim Cannady</u> <u>770-519-2264</u>
Description of the nature of the special event:	<u>5K "The Chase"</u>
Identify sponsors and/or merchants participating in the event.	
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	
Duration of the event (including setup and take down)	<u>5am-11am</u>
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	<u>MC and music</u>

Additional required information:

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

Signature: Tim Cannady

Date: 3/7/2018



Community Development Department

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

Item Coversheet

Item: Request for a special event permit from the RAINBOW GIRLS to set up a tent to sell sparklers at Wal-Mart

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: March 31, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Applicant:

Rainbow Girls
c/o David Midgorden – TNT Fireworks
1450 Flo Zechman Dr.
Hinesville, GA 31313

Staff received a request for a Special Events Permit from David Midgorden of TNT Fireworks on behalf of the Rainbow Girls for a fundraiser to sell sparklers from a tent in the Walmart parking lot from June 23, 2018 through July 5, 2018 and December 26, 2018 through December 31, 2018.

- Music and entertainment
 - None
- Food and drink prepared and consumed on-site
 - None
- Event location(s)
 - **Wal-Mart at Market Place. 4949 Bill Gardner Parkway**
Parking lot only
- The duration of the event (including set up and break down)
 - **June 23 – July 5, 2018 – 10 am -10 pm**
 - **December 26-31, 2018 – 10 am -10 pm**
- Contact information for the person who will be onsite during the event
 - **Michelle Pyrtle 770-560-5981**
- Which merchants will have booths at the event?
 - **None other than TNT Fireworks**
- Permission from property owner at 4949 Bill Gardner Parkway:
 - **Yes, written permission from the property owner and store manager has been provided for the July 4th sales. A second letter of written permission for the December sales will be provided prior to the event.**

Comments:

A temporary Certificate of Occupancy for the tent from the Henry County Fire Department will be required prior to the start of the special event.

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE REQUEST FOR A SPECIAL EVENT PERMIT FOR THE SALE OF SPARKLERS BY THE RAINBOW GIRLS WITH THE FOLLOWING CONDITION:

A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE TENT SHALL BE ISSUED PRIOR TO THE START OF THIS SPECIAL EVENT.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: David Midgorden	Submittal Date: March 31, 2018
Organization: Rainbow Girls	Event Date(s)*: June 23-July 5th - Dec 26 - Dec 31, 2018
Type of Event: fund raiser- sale of consumer fireworks	Event Time(s): 10-10

*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:	1450 Flo Zechman Dr. Hinesville, GA 31313
Applicant's e-mail address:	midgordend@tntfireworks.com
Location of the Event:	4949 Bill Gardner Rd, Locust Grove, GA
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Michelle Pyrtle 770-560-5981
Description of the nature of the special event:	Sale of Consumer legal fireworks
Identify sponsors and/or merchants participating in the event.	TNT fireworks- fund raiser for Rainbow girls
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	fireworks
Duration of the event (including setup and take down)	From June 23 rd - July 5 th - Dec. 26 - Dec 31, 2018
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	none

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: David Midgorden Date: 3-5-18



Independent Sales Organization (ISO) Access Letter

TNT Fireworks to scope parking lot space and sell fireworks

To: American Promotional Events, Inc. D.B.A. TNT Fireworks

From: Walmart Services

Date: 01/02/17

RE: TNT Fireworks to scope parking lot space and sell fireworks

Dear Valued ISO,

Thank you for your continued support and collaboration. Upon arrival at the store where the event/promotion will occur, this access Letter ("Letter") should be provided to store management. This letter shall serve as proof that you are authorized to enter the store and complete the parking lot scoping and execution of a temporary firework stand as a promotion/event for the time period specified below. You are also authorized and required to obtain the proper permitting as required by the local city, county, and/or state. Only your employees (collectively "Representatives") may perform the promotion on your behalf. Your Representatives must produce credentials to store management showing that the Representative has been authorized by you to perform the promotion on your behalf.

Scoping Timeline: Scope work may happen anytime from January 01, 2017 -- July 31, 2018

Sales Timeline: Parking lot sales may happen anytime from June 15, 2017 -- July 31, 2018

Store Associate Management Responsibilities:

- 1) Allow and agree upon space with TNT Fireworks to sell fireworks on the parking lot during the Independence Day season
- 2) Customers and employees of TNT Fireworks may have access to restrooms in Walmart facilities
- 3) For other questions call Walmart Field Support at 1-700-Walmart
- 4) Keep a copy of this LOA for your records

This particular program does **NOT** violate the Walmart Corporate Solicitation Policy.

Best regards,


Jesse Daniels
Manager II, WM Services


Arne Johnson
Director, Walmart Services

Internal Revenue Service

Date: January 25, 2007

INTERNATIONAL ORDER OF THE RAINBOW GIRLS
SUPREME ASSEMBLY
PO BOX 1868
MCALESTER OK 74502

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Paul Perry 31-07423
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
73-0474600
Group Exemption Number:
5329

Dear Sir or Madam:

This is in response to your request of January 25, 2007, regarding your organization's tax-exempt status.

In August 1928 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

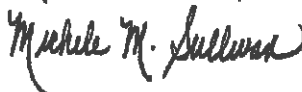
Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Based on the information supplied, we recognized the subordinates named on the list your organization submitted as exempt from federal income tax under section 501(c)(3) of the Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1



License Number: 2018-93

Effective Date: 01/31/2018

Consumer Fireworks Distribution License

The following Branch Store, as defined in NFPA 1124, 2006, is authorized to sell Retail fireworks in accordance with the Rules and Regulations of the Safety Fire Commissioner, Chapter 120-3-22 and O.C.G.A. Section 25-10-5 under the license of its main office as also defined in NFPA 1124, 2006, shown below.

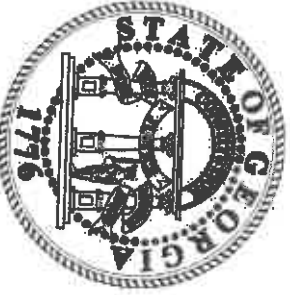
License Holder:

WALMART #0003
30983 HWY 441 SOUTH
COMMERCE, GA 30529

Store Name:

WALMART #5709
4949 BILL GARDNER PKWY
LOCUST GROVE, GA 30248

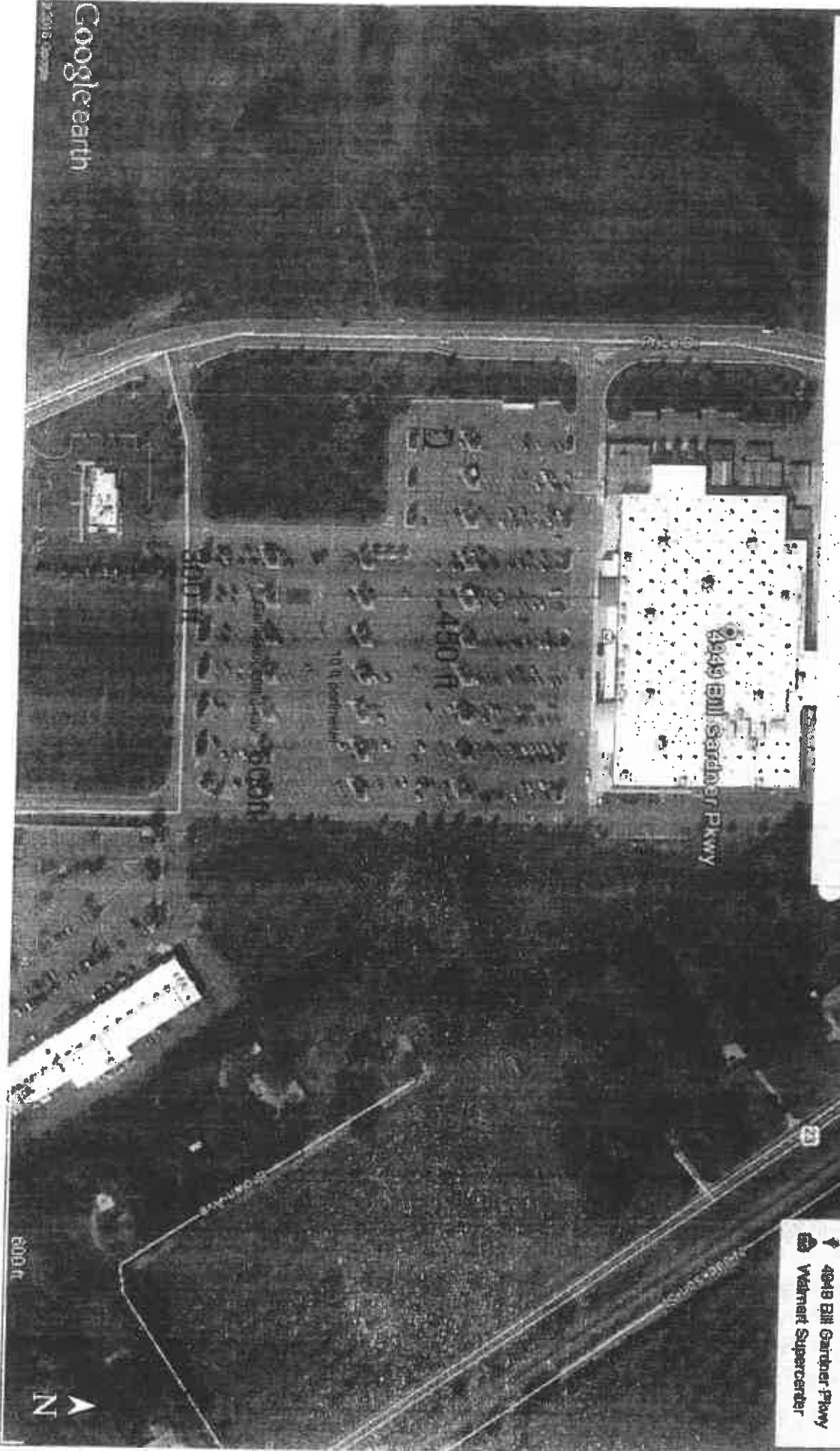
This certificate is dependent on the status of the main office license. Provided that license remains in good standing, this certificate will expire on January 31, 2019



No more than 1000 lbs of fireworks are allowed in this location at any given time.

M. Dwayne Garriss
State Fire Marshal

WAL-MART #6709 - 4949 BILL GARDNER PKWY - LOCUST GROVE



Legend

- ↓ 4949 Bill Gardner Pkwy
- 🏬 Walmart Supercenter

Google earth

© 2018 Google



E-VERIFY AFFIDAVIT

Locust Grove, GA

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

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

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

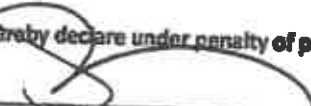
If the employer selected 1(a) please fill out Section 2 below.

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

494508
4-1-17

Federal Work Authorization User Identification Number
Date of Authorization

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




 Signature of Authorized Officer or Agent

David M. Gordon


 Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

4 DAY OF April 20 18



 NOTARY PUBLIC 6/8/2018
 My Commission Expires: _____





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

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

 I am a United States citizen.

OR

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

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

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

1420 Beckman Dr Milledgeville, GA

Address of applicant named above

Telephone Number 912-271-8772

Rainbow GIRLS

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

Category of Public Benefit

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

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

4 DAY OF April 2018
Kathryn S Roos
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/2/2021

[Signature]
Signature of Applicant
David Midgorden
Printed Name

Date

*Alien Registration Number for Non-citizens

KATHRYN S ROOS
Notary Public
Fulton County
State of Georgia
My Commission Expires



CERTIFICATE OF LIABILITY INSURANCE

11/1/2018

DATE (MM/DD/YYYY)

3/5/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies
3280 Peachtree Road NE, Suite #250
Atlanta GA 30305
(404) 460-3600

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURED 1359629 American Promotional Events, Inc.
DBA TNT Fireworks, Inc.
P.O. Box 1318
4511 Helton Drive
Florence AL 35630

INSURER(S) AFFORDING COVERAGE **NAIC #**
INSURER A: Everest Indemnity Insurance Company 10851
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 12284330 **REVISION NUMBER:** XXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR (LT)	TYPE OF INSURANCE	ADDL. SUBR. INSD. WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y N	ST8GL00242-171	11/1/2017	11/1/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION <input type="checkbox"/>		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
 Additional Insured: FGA5709; Property located at parking lot at 4949 Bill Gardner Parkway, Locust Grove, GA 30248; Rainbow Girls #77; Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER
12284330
 Walmart Stores, Inc.
 702 SW 8th Street
 Bentonville AR 72716

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

USA Georgia

DRIVER'S LICENSE



DL NO. 052988482

CLASS C

DOB 10/08/1978
EXP 10/08/2020

DAVID WILLIAM
MIDGORDEN

1466 FLO ZECHMAN DR
HINESVILLE, GA 31053-9102
LIBERTY

Restrictions A Exp NONE

Iss 11/04/2015

Sex M Eyes BLU

Hgt 5'07" Wgt 195 lb

ID 1-252248846450042130

URGENT MEDICAL INFORMATION ON REVERSE

FORM 1018



Community Development Department

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

Item Coversheet

Item: A review of the architectural plans submitted for the proposed *Fairfield Inn & Suites* located at 690 Market Place Boulevard.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: May 3, 2018

Workshop Date: May 21, 2018

Regular Meeting Date: June 4, 2018

Discussion:

Fred Kapadia, the owner ("Applicant"), submitted color building elevation renderings of the proposed *Fairfield Inn & Suites* located at 690 Market Place Boulevard. This project has received a land disturbance permit and has building plans under review.

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

The Applicant proposes a brand-new 111-room hotel that is approximately four (4) stories tall with a rectangular footprint.

Front Façade (south elevation)

The front of the building features stacked and offset parapet columns behind a center-loaded entrance/lobby with a covered portico large enough to permit vehicles to park underneath its horizontally-curved roof. The bulk of the front façade consists of EFIS painted in four (4) colors: green with dark horizontal accents, brown with vertical and horizontal mullions, light brown with darker brown horizontal accents and gray/white along the center with vertical and horizontal mullions.

Window fenestrations are spaced in twelve (12) vertically-aligned columns. These windows prevent any large expanses of wall area as does the horizontally-aligned mullions in the EFIS along the individual floors.

Left and Right Facades (east and west elevations)

The side facades consist of a partial continuation of the design theme found on the front and rear façades, parapet columns and a single column of vertically-aligned windows. The decorative EFIS color scheme is continued.

Rear Façade (north elevation)

This elevation will consist of design components and colors that are similar to the front elevation. An outdoor pool with a detached pool house is the main feature of the rear elevation.

Comments:

Staff has included two photos of this design. Coloring can be changed, if desired.

Recommendation:

Approval

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THE PROJECT KNOWN AS *FAIRFIELD INN AND SUITES* BY TA DESIGN GROUP, INC., IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

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

WHEREAS, Fred Kapadia (“Applicant”) submitted Exterior Elevation Plans (“Proposed plans”) on May 3, 2018, entitled “Fairfield Inn and Suites” attached as **Exhibit “A”**; and;

WHEREAS, the Board reviewed the proposed plans during a workshop meeting held on May 21, 2018; and,

WHEREAS, the amended proposed plans were found to be generally consistent with the purpose and intent of Chapter 15.44 with placement of certain conditions contained herein, and;

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

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

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

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

THIS RESOLUTION adopted this 4th day of June 2018.

ROBERT S. PRICE, MAYOR

ATTEST:

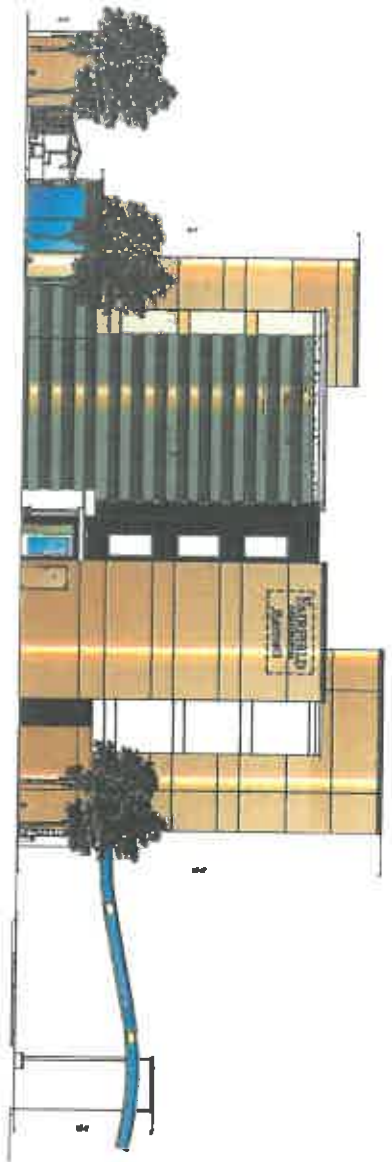
MISTY SPURLING, CITY CLERK

(seal)

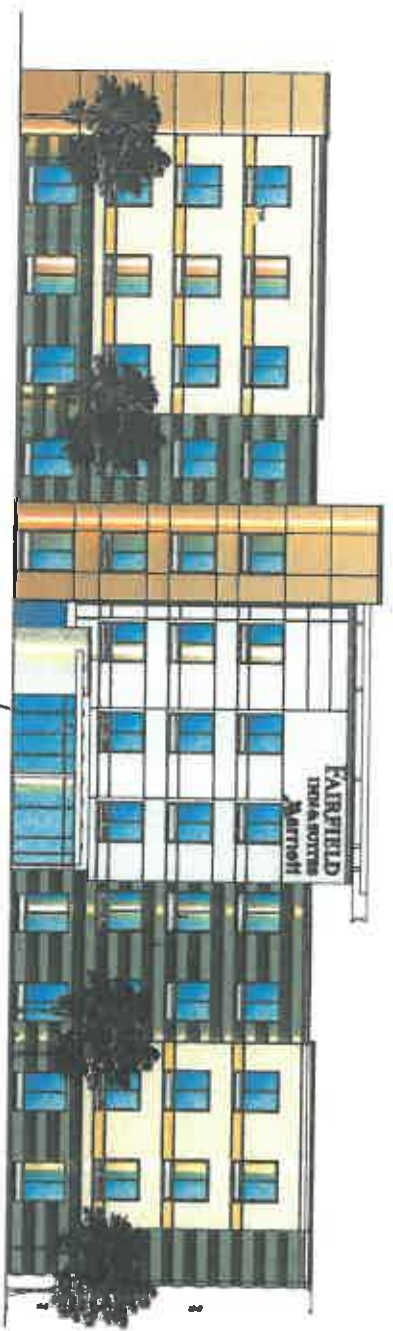
EXHIBIT "A"

**ARCHITECTURAL PLANS FOR "FAIRFIELD INN AND SUITES" BY TA DESIGN
GROUP, INC.**





2 SIDE ELEVATION WEST - OUTDOOR POOL



1 FRONT ELEVATION

POSSIBLE COORDINATING
SIGNED SIGNAGE

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

CRITICAL NOTES

1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES.

EXTERIOR FINISHES

1	CONCRETE
2	BRICK
3	GLAZED CERAMIC TILE
4	UNGLAZED CERAMIC TILE
5	SMOOTH STUCCO
6	TEXTURED STUCCO
7	PAINT
8	WOOD
9	ALUMINUM
10	GLASS
11	STEEL
12	COPPER
13	ZINC
14	LEAD
15	ASBESTOS
16	OTHER



Locust Grove Police Comparison Sheet

Apr-18	Apr-17
Traffic Stops	Traffic Stops
225	470
Citations	Citations
171	430
Warnings	Warnings
184	291
Dispatched Calls	Dispatched Calls
804	885
Self Initiated Calls	Self Initiated Calls
913	1465
Total Miles	Total Miles
15,418	19,975
Arrests	Arrests
47	31
Accident Reports	Accident Reports
53	64
Reports	Reports
\$140.00	185
Total fines	Total fines
\$55,730.75	\$47,187.00
Paid to Court	Paid to Court
\$52,199.75	\$75,290.50
Left on Probation	Left on Probation
\$28,174.00	\$30,461.00
Refunds	Refunds
\$2,228.00	\$6,249.00
Total Collected	Total Collected
\$52,857.75	\$75,865.50