

CITY OF LOCUST GROVE

WORKSHOP MEETING AGENDA

MONDAY, JUNE 15, 2020 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION Chief Jesse Patton

PLEDGE OF ALLEGIANCE..... Councilman Shearouse

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS None

PUBLIC HEARING ITEMS..... 1 Item

1. Hearing to approve a modification to zoning conditions request for 381 and 343 Davis Lake Road, LL 217 of the 2nd District, Henry County, Georgia

NEW BUSINESS/ACTION ITEMS..... 2 Items

2. Resolution to approve the plat/right-of-way map for the Peeksville Road Extension (Motion Required)
3. Special Event Request for a peaceful protest march (Motion Required)

CITY OPERATIONS REPORTS / WORKSHOP DISCUSSION ITEMS (No Actions Needed unless added to New Business)

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

Public Safety Operations (Monthly Update Report)..... Chief Jesse Patton

Public Works Operations (Monthly Update Report) Director Jack Rose

Administration (Monthly Update Report)..... Bert Foster, Assistant City Manager

Community Development Operations (Monthly Update Report)... Daunté Gibbs, Community Development Director

- "Project Red" Industrial project landscape/tree replacement plan located at 381 and 343 Davis Lake Road

ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only, Approve at next regular meeting) None

CITY MANAGER'S COMMENTS (Update of Activities)..... Tim Young

- Personnel Policy – Smoking in City Buildings/Vehicles (Discussion Item)

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – If needed, for property acquisition, personnel, and/or litigation

ADJOURN -

ADA Compliance: Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons.

Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk via e-mail at mcourtina@locustgrove-ga.gov with potential for FB Live comments towards the end.

POSTED AT CITY HALL– June 10, 2020 at 16:30



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: An Ordinance to approve a modification to zoning conditions request for 381 and 343 Davis Lake Road.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: May 26, 2020 – signs placed on property
May 27, 2020 – display ad in newspaper

Budget Item: No

Date Received: March 13, 2020

Workshop Date: June 15, 2020 – rescheduled from April 20th, 2020 council meeting per GA Gov. Exec. Order due COVID-19, All public hearings were STAYED

Regular Meeting Date: July 6, 2020

Discussion:

According to the applicant's letter of intent, dated March 16th, 2020, they are acquiring 80.456 acres of land along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway. The applicant, GBLG Development, LLC, initially planned to develop the site as an industrial warehouse facility consisting of one building, approximately 1,251,250 square feet. However, the applicant has since revised their proposed site plan. According to the applicants revised site plan, dated April 4, 2020, three smaller industrial warehouses are being proposed. The proposed three buildings will be approximately 205,200 s.f. (with additional space for expansion of 102,600), 234,000 s.f., and 678,500 s.f., respectively, totaling 1,220,300 s.f. of aggregate industrial warehouse space along with appropriate truck docks, trailer storage, and employee parking will be required as part of the development review and permitting process.

The request is to modify zoning condition number 6 and 7 of ordinance number 07-09-082 by removing them altogether as conditions of zoning and will not affect the remaining applicable zoning conditions from ordinance numbers 07-09-082 and 07-09-81. The removal of those zoning conditions will eliminate the potential creation of a legal non-conforming use within the M-1 zoning district (single-family dwelling) as well as conforming to all structures within the 70-foot front setback of the proposed industrial development. Finally, it will prevent unnecessary infrastructural relocation expenses. Any “grandfathered properties” or properties having vested rights as a legal non-conforming lot of record or legal non-conforming use lose those rights if the legal nonconforming use discontinues. Taking into consideration how the immediate area has developed over the last decade and continues to develop, it is highly unlikely that subject property’s single-family residence could continue to successfully operate in the M-1 (Light Manufacturing) zoning district. Furthermore, the reconstruction of Colvin Drive and subsequent utility construction would require at least partial to complete removal of the structure.

Particular to Condition #6 (Home), the intent of placing a condition of zoning on the subject property to incorporate the historic single-family home into the development as an M-1 (Light Manufacturing) zoned property was originally a “Placeholder” to keep the historic home eligible for a possible future historic preservation district boundaries as part of an ad-hoc study by staff in late 2006. Instead, the initial local historic district (HPDO) was created in 2011 and subsequently expanded in 2019 to incorporate only a small number of commercial properties in the downtown area miles away from this subject tract. Further, an additional historic preservation effort begun in 2013 and lasting several years, the 2016 GA DNR National Registry of Historic Places did not include the subject property into the National Historic District area, favoring a more compact and contiguous area closer the downtown commercial and historic residential core.

These items together more than explain the need for the removal of Condition 6 with no rational nexus for its continued application to the site.

Removal of Condition #7 (buffer) no longer applies to this parcel, as there are no longer dissimilar zoning categories (both are M-1) and therefore not requiring a buffer between like and similar uses. Such requirement now falls on the more recent tract rezoned to the south of this subject tract.

A copy of the revised conceptual site plan is included in this report as Attachment “B” illustrating the intent of the applicant’s request, along with a condensed version of the 2016 Locust Grove Historic District Listing documents with approved boundary, as well as minutes from the original rezoning in August – September 2007.

Recommendation

Staff recommends APPROVAL of the applicant’s request.

ORDINANCE NO. _____

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

**AN ORDINANCE FOR THE PURPOSE OF MODIFYING A REZONING CONDITION
ON APPROXIMATELY 80.456 +/- ACRES LOCATED IN LAND LOT 217 OF THE 2ND
DISTRICT, PARCELS 128-2005000 AND 128-02005001, WITHIN THE CITY OF
LOCUST GROVE, GEORGIA**

WHEREAS, GBLG Development, LLC of Indianapolis Indiana, (hereinafter referred to as "Applicant") requests modification of conditions of rezoning of property located at 381 and 343 Davis Lake Road, in Land Lot 217 of the 2nd District and consisting of approximately 80.456 +/- acres, hereinafter referred to as the "Property" and is illustrated in **Exhibit A** attached hereto and incorporated herein by reference; and,

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

WHEREAS, the applicant requests that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") modify zoning condition number 6 and 7 [ordinance number 07-09-082] by removing them altogether as conditions of zoning; and,

WHEREAS, the applicants request will not affect the remaining applicable zoning conditions [ordinance number 07-09-082 and 07-09-81]; and,

WHEREAS, the removal of the requested zoning conditions will eliminate the possible creation of a legal non-conforming use within the M-1 zoning district; and,

WHEREAS, the Applicant has proposed three buildings approximately 205,200 s.f. (with additional expansion of 102,600 s.f.), 234,000 s.f., and 678,500 s.f., respectively, totaling 1,220,300 s.f. of aggregate industrial warehouse space; and

WHEREAS, the three proposed buildings are attached hereto and incorporated herein as **Exhibit B**.

WHEREAS, said request has been reviewed by the Mayor and City Council at a Public Hearing, on June 15, 2020 as well as by the City Community Development Director; and,

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

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

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

1.

- () That the Applicant's request in said application is hereby **APPROVED**;
- () That the Applicant's request in said application is hereby **DENIED**.

2.

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

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

3.

That, if the rezoning condition modification is granted, said modification of the Property shall become effective immediately upon adoption of this Ordinance.

SO ORDAINED by the Council of this City this 6th day of July 2020.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

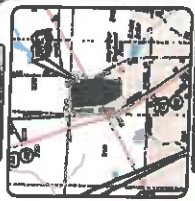
(Seal)

APPROVED AS TO FORM:

City Attorney

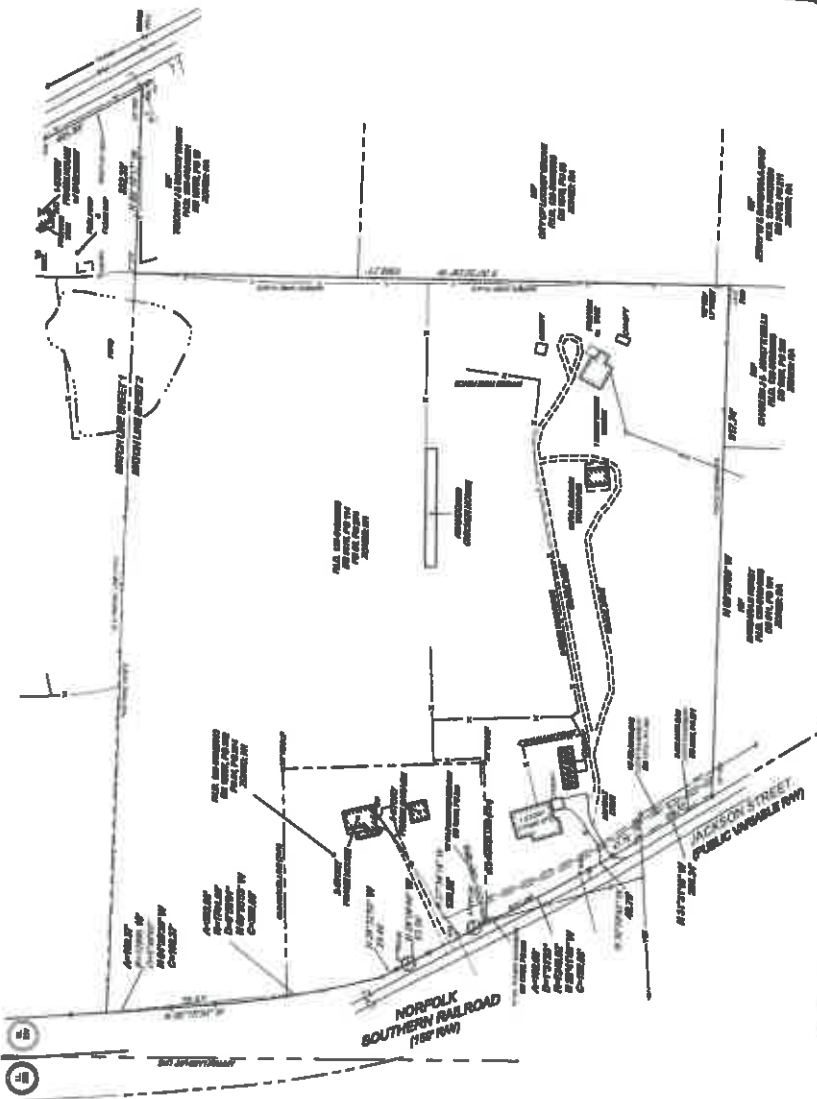
EXHIBIT "A"

LEGAL DESCRIPTION/PLAT OF PROPERTY



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS THROUGHOUT THE PROJECT.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE STATE OF MISSISSIPPI'S REGULATIONS.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS THROUGHOUT THE PROJECT.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE STATE OF MISSISSIPPI'S REGULATIONS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS THROUGHOUT THE PROJECT.



811
Call before you dig.

FOR ALL CONSTRUCTION - CALL 811 AT LEAST 48 HRS. PRIOR TO THE START OF WORK. THIS SERVICE IS FREE. CALL 811 AT LEAST 48 HRS. PRIOR TO THE START OF WORK. THIS SERVICE IS FREE.



ADDITIONAL PROPERTY INFORMATION:

PROPERTY ADDRESS: [REDACTED]

OWNER: [REDACTED]

DATE: [REDACTED]

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE STATE OF MISSISSIPPI'S REGULATIONS.
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CONSTRUCTION PLAN

CONSTRUCTION PLAN

CONSTRUCTION PLAN

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

REVISIONS:

REVISIONS

REVISIONS





Legend

- Parcels
- Roads
- Locust Grove Zoning**
- <all other values>
- <blank>
- Active Adult Res.
- Neighborhood Comm.
- General Comm.
- Heavy Comm.
- Light Mfg.
- General Industrial
- Office/Institutional
- Planned Development
- Single-Family Residential R-1
- Single-Family Res 2
- Med-High SF R-3
- Res. Agricultural
- Residential Duplex
- Multifamily Residential
- Res. Mfg. Home
- Trans./Comm./Utili

Parcel ID	128-02005001	Class	R	Owner	GARDNER JOHN R	Land Value:	\$26,800								
Property Address	343 DAVIS LAKE RD	Acres	2	Address	343 DAVIS LAKE RD	Building Value:	\$181,100	Last 2 Sales Date	7/1/2001	Price	\$0	Reason	n/a	Qual	U
District	City/LocustGrove				LOCUST GROVE GA 30248	Misc Value:	\$300	6/22/2001	\$0	n/a	U				
						Total Value:	\$208,200								

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.

Date created: 6/8/2020

Last Data Uploaded: 6/5/2020 10:25:48 PM

Developed by



Overview



Legend

- Parcels
- Roads**
- Locust Grove Zoning**
- <all other values>
- <blank>
- Active Adult Res.
- Neighborhood Comm.
- General Comm.
- Heavy Comm.
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- Res. Mfg. Home
- Trans./Comm./Utili

Parcel ID 128-02005000	Class R	Owner JOHN R GARDNER IRREV TRUST &	Land Value: \$225,000			
Property Address 381 DAVIS LAKE RD	Acreage 39.53	Address TRUST & CHARLES W GARDNER IRREV TRUST/TRUSTEE J GARDNER	Building Value: \$202,800	Last 2 Sales Date	Price	Reason
District City/LocustGrove		343 DAVIS LAKE RD	Misc Value: \$40,100	12/19/2011	\$0	FAMILY/GIFT U
		LOCUST GROVE GA 30248	Total Value: \$467,900	12/18/2011	\$0	FAMILY/GIFT U

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EXHIBIT "B"

**STAFF REPORT (WITH CONCEPTUAL SITE PLAN
AND SUPPORTING DOCUMENTATION)**



Property Information

Tax ID	128-2005000 & 128-02005001
Location/address	Land Lots 217 of the 2 nd District / 381 and 343 Davis Lake Road
Parcel Size	80.456 +/- acres
Current Zoning	M-1 (Light Manufacturing)
Request	Modification to Zoning Conditions
Proposed Use	Warehousing/Distribution
Existing Land Use	Vacant & Existing Single-family dwelling
Future Land Use	Industrial
Recommendation	Approval of Modification

Summary

The subject properties were rezoned from RA to M-1 by the Locust Grove City Council on September 4, 2007 with the following conditions (the conditions being modified are in **bold**):

Ordinance #: 07-09-081

1. That all elevations be comprised of "tilt-up" concrete, brick, stone, and glass as approved by the City Council or other approved Architectural Review Board per Chapter 15.44 of the Code.
2. That a traffic study be submitted prior to development plans showing the impact of the proposed development on Colvin Drive, Davis Lake Road, and Highway 42. Coordination shall be done between city staff, GaDOT and HC-DOT in regards to the approved methodology and shall follow general civil engineering practice and all guidance with AASHTO and ITE as applicable. Particular interest will be the impact on turning movements at Colvin Drive at Highway 42, including need for additional turning lanes, particularly a left-turning lane into Colvin Drive from Highway 42.
3. At a minimum, Colvin Drive shall be improved from Davis Lake Road to Highway 42 with right-of-way width of eighty feet (80') along with improvements to pavement depth and base to meet the construction standards for an industrial street per prevailing street standards at the time of development.
4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.



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4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.
6. **The historic home on the site shall be incorporated into the overall site development.**
7. **That a buffer of no less than seventy-five feet (75') be preserved or enhanced on the southern property line, including preservation of the pond shared on this property and the neighboring southern property(ies). Prevailing tree cover and topography shall be preserved where practical and shall be reviewed and approved by City Council prior to release of the development plans for construction.**

According to the applicant's letter of intent, dated March 16th, 2020, they are acquiring 80.456 acres of land along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway. The applicant, GBLG Development, LLC, initially planned to develop the site as an industrial warehouse facility consisting of one building, approximately 1,251,250 square feet. However, the applicant has since revised their proposed site plan. According to the applicants revised site plan, dated April 4, 2020, three smaller industrial warehouses are being proposed. The proposed three buildings will be approximately 205,200 s.f. (with additional space for expansion of 102,600), 234,000 s.f., and 678,500 s.f., respectively, totaling 1,220,300 s.f. of aggregate industrial warehouse space along with appropriate truck docks, trailer storage, and employee parking will be required as part of the development review and permitting process.

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FILE: MC-20-03-01

MODIFICATION TO ZONING CONDITIONS

decade and continues to develop, it is highly unlikely that subject property's single-family residence could continue to successfully operate in the M-1 (Light Manufacturing) zoning district. Furthermore, the reconstruction of Colvin Drive and subsequent utility construction would require at least partial to complete removal of the structure.

Particular to Condition 6, the intent of placing a condition of zoning on the subject property to incorporate the historic single-family home into the development as an M-1 (Light Manufacturing) zoned property was originally a "Placeholder" to keep the historic home eligible for a possible future historic preservation district boundaries as part of an ad-hoc study by staff in late 2006. Instead, the initial local historic district (HPDO) was created in 2011 and subsequently expanded in 2019 to incorporate only a small number of commercial properties in the downtown area miles away from this subject tract. Further, an additional historic preservation effort begun in 2013 and lasting several years, the 2016 GA DNR National Registry of Historic Places did not include the subject property into the National Historic District area, favoring a more compact and contiguous area closer the downtown commercial and historic residential core.

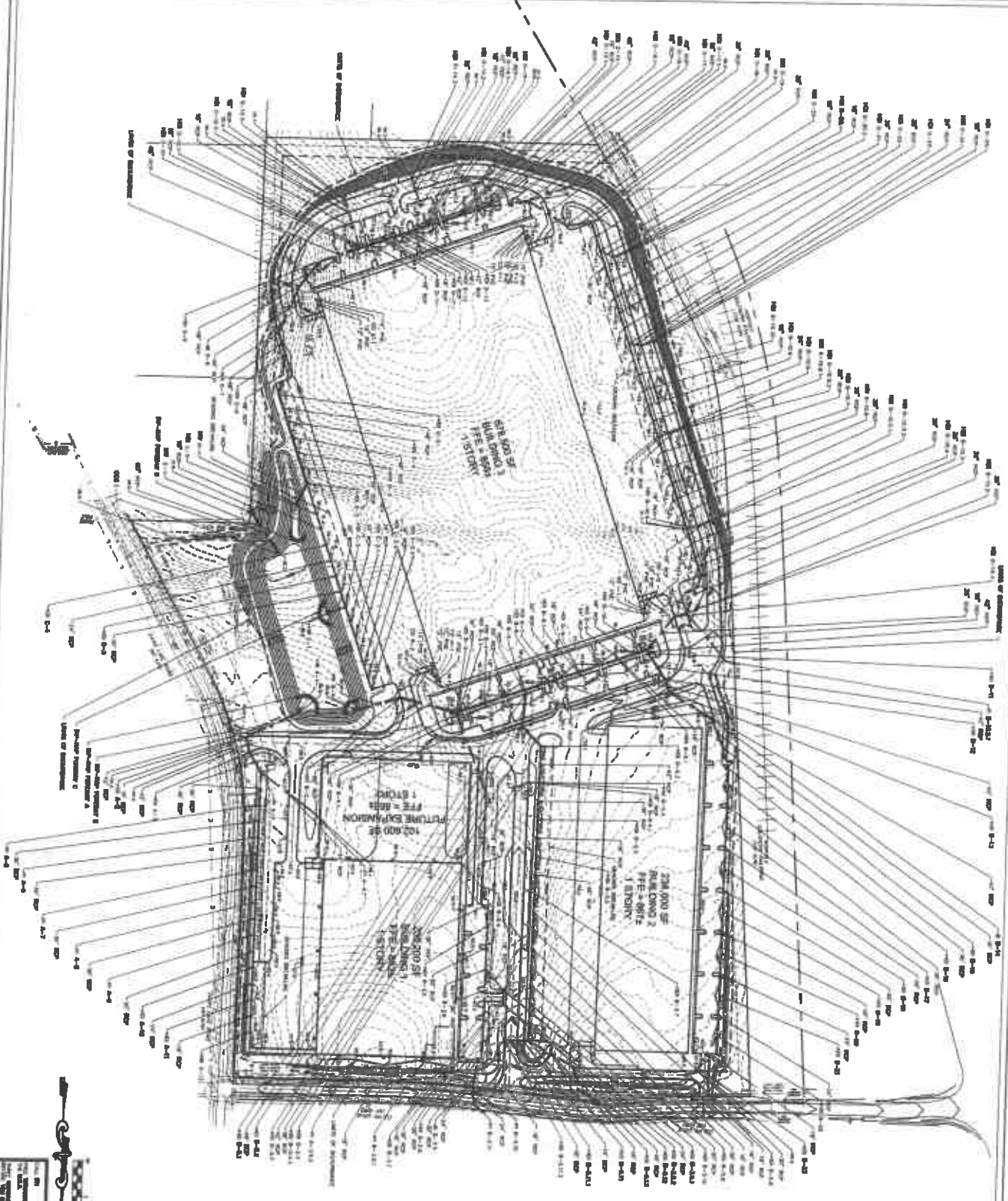
These items together more than explain the need for the removal of Condition 6 with no rational nexus for its continued application to the site.

Removal of Condition #7 (buffer) no longer applies to this parcel, as there are no longer dissimilar zoning categories (both are M-1) and therefore not requiring a buffer between like and similar uses. Such requirement now falls on the more recent tract rezoned to the south of this subject tract.

A copy of the revised conceptual site plan is included in this report as Attachment "B" illustrating the intent of the applicant's request, along with a condensed version of the 2016 Locust Grove Historic District Listing documents with approved boundary, as well as minutes from the original rezoning in August – September 2007.

Recommendation

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



DATE: 04/28/09
 DRAWN BY: J. SANDERS
 CHECKED BY: W. GARDNER
 PROJECT MANAGER: W. GARDNER

C4.0

PROJECT NO.
 19-095

GRADING PLAN	
SCALE:	1" = 30'
DATE:	04/28/09
PROJECT NO.:	19-095
PROJECT MANAGER:	W. GARDNER
DRAWN BY:	J. SANDERS
CHECKED BY:	W. GARDNER

PROJECT:
GARDNER COMMERCE CENTER
 LAND LOT 217 & 232
 2ND DISTRICT
 LOCUST GROVE, GEORGIA



City of Locust Grove
Council Workshop

Minutes

August 27, 2007

The Locust Grove City Council met for the workshop meeting on August 27, 2007. Mayor Lindsey and Council Members: W. Henley, F. Ward, W. L. Carter, K Boone, V. Doerr, and W. M. Roberts were present.

Mayor Lindsey called the meeting to order at 7:00 p.m.

Councilman Wilson Henley led the Pledge of Allegiance.

PUBLIC COMMENTS:

The Mayor asked for Mr. Jeff Mills to begin his presentation. No public comments were made.

PRESENTATION

Mr. Jeff Mills, Chairman of the Locust Grove Historic Preservation Committee was present to give the council a progress report on the committee and explain the six step process the committee needed to complete to achieve their goal. Step 1 & 2 are the ordinance to establish the Historic Preservation Committee and to appoint the members. There is one vacancy on the committee and he asked for the council to consider filling this position. Step 3 is to conduct a Historic Study to establish properties with historic qualities and to map out a historic district for the city. Step 4 is to nominate an area to be historically protected. Step 5 is for the Council to approve the area and Step 6 is for the committee to begin work in that area. Mr. Mills stated that the committee had elected their officers and some have received training. He would like permission to move forward and select a company to perform a survey to establish a legally historical & credible district. The committee has interviewed 3 companies that provide this service and Mid South Associates agreed to perform this service for \$18,000.00. The price is based on the activities the company has planned to do for this survey and all activities are built in the cost. Copies of the proposal would be provided to the council to review. A discussion took place and different options were discussed. This item would be placed on the agenda for council consideration on September 4, 2007.

PUBLIC HEARINGS

1. REZONING REQUEST FROM JOHN R. GARDNER FOR 2 ACRES LOCATED ON DAVIS LAKE ROAD- TO CHANGE THE PRESENT ZONING OF RA TO M2.
2. REZONING REQUEST FROM WILLIAM & HAZEL GARDNER FOR 49.2 ACRES LOCATED ON DAVIS LAKE ROAD - TO CHANGE THE PRESENT ZONING OF RA TO M2.

Mr. Tim Young stated that these two items would be combined for the purpose of this public hearing because the properties are adjacent and are requesting the change in zoning for the same purpose. The purpose of this request is to market the combine tracts for development of an industrial / warehouse facility or business park. The development would be subject to the conditions listed in Exhibit D. There would also be limited development area of the land in the Tussahaw Watershed Protection District. Water services for this area would be provided by Henry County Water & Sewer and The City of Locust Grove would provide the sewer service. There are some areas of concern with this request. The future land use plan calls for medium

density residential in this area. The infrastructure, buffers, reconstruction needed for the heavy traffic this zoning would create for this area needs to be looked at. Staff recommends the zoning of M1 instead of M2 for this area because the uses in M1 are more suited for this area. Mr. Young read the conditions listed in Exhibit D and a discussion took place. The council expressed concerns over the impact this rezoning would have on the city existing water supply and the potential contamination that may occur. Mr. Young stated a natural buffer could be used on the south part of the property and restrictions could be placed on detention ponds and the use of underground tanks. The Mayor opened the hearing for public comment on the rezoning request from John R Gardner's 2 acres on Davis Lake Road. No Comments were made. The Mayor closed the hearing for public comments. The Mayor opened the hearing for public comment on the rezoning request from William & Hazel Gardner's property located on Davis Lake Road. Mrs. Tara Brown, a resident that lives near the property asked where the proposed location of the detention pond was to be built. Mr. Young stated on the south side of the property. No other comments were made and the Mayor closed the hearing to public comments. These two items would appear on the agenda for September 4, 2007 for the council's consideration.

3. SIGN ORDINANCE FOR THE REVISION OF CHAPTER 15.24.

Mr. Young stated that staff was still working on the elements of this revision and there would be no need for a public hearing at this time.

4. AMENDMENT TO THE ZONING ORDINANCE --"OUTDOOR STORAGE AND DISPLAY" SECTION 17.04-133

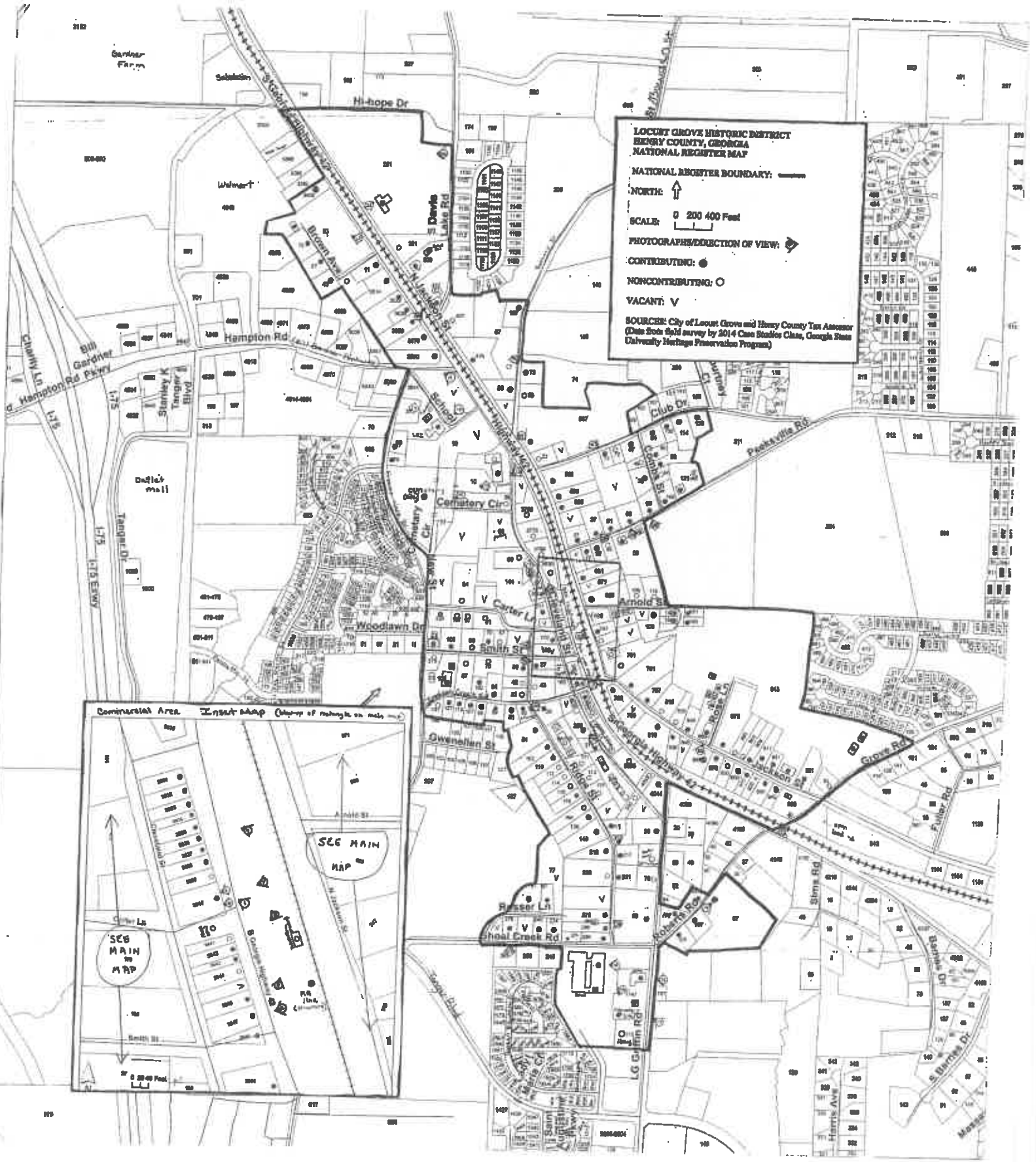
The purpose of this amendment to repeal section 17.04.133 "Reserved" and to amend Section 17.04.133 Section 3-7-105 Commercial Outdoor Display & Storage Activity and to establish definitions for outdoor display and storage, districts where this practice is permitted and to regulate outdoor display of merchandise outside of the fenced area and not under roof. This amendment will allow exemptions to the downtown area for the purposes clearly defined with limitations. This will also exempt typical practices of outdoor display and provide consideration for special events. Councilman Boone asked if this would include sidewalk displays. Mr. Young stated that it would. The Mayor opened the hearing for public comment. No comments were made. The Mayor closed the hearing. This item would be placed on the agenda for the council's consideration on September 4, 2007.

• ADMINISTRATION DEPARTMENT

Mrs. Theresa Breedlove gave the report for the administration department. Mrs. Breedlove thanked the Mayor and Council for their support during her time of illness and stated she appreciated all the things they did for her during her absence. She stated that this week would be qualifying week for the candidates who will be running for office in the next election. Qualifying began at 8:30 A.M. Monday morning and will continue until Friday at 4:30 p.m. The city had four people to pick up packets and one person to qualify on the first day. Mrs. Breedlove stated that she would be working on the financial statements and the goal was to catch up by the end of September. She had met with Argus Benefits for the renewal of the Risk Management & Liability Insurance for the city. The increase in the premium was less than \$4000.00. The city has kept their losses down and the increase was due to the increase in property and vehicles. Mrs. Breedlove provided the council with a report on the collection site fees the city has collected since the fee was instated. The report showed a comparison of the fees collected to the expenses paid. The city has cut the amount of loss for this service considerably. She asked if the council had any questions. No questions were asked.

UNFINISHED BUSINESS

1. **TRANSMITTAL RESOLUTION FOR THE STWP/CIE** - Councilwoman Doerr made a motion to transmit update for the Short Term Work Program. Councilwoman Ward 2nd the motion. Motion passed.
2. **REZONING REQUEST - JOHN GARDNER - 2 ACRES ON DAVIS LAKE ROAD - FROM RA TO M2** - Tim Young updated the council the council and stated a public hearing had already been held for the rezoning request. Staff recommends rezoning from RA to M1 and not M2. Councilman Carter asked Randy Gardner if he knew what company might be going there and Mr. Gardner replied no. Mr. Rick Tomlin with Bryant Real Estate was present to answer questions from the council. Mr. Tomlin can not state who might be going there however he feels the property would be beneficial for the construction building material stores such as lumber or concrete because of the railway. He also feels this type store would open up for more employment opportunities. Mr. Tim Young informed the council that rezoning to M2 allows for too many uses. Mayor Lindsey thanked Mr. Tomlin for his comments. Councilwoman Doerr made a motion to deny the request from RA to M2 and approve the rezoning from RA to M1 with conditions listed in Exhibit "D". Councilman Henley 2nd the motion. A roll call vote was taken: Councilman Henley - yes, Councilwoman Ward - no, Councilman Carter - no, Councilwoman Doerr - yes, Councilman Roberts - yes. Motion passed with a vote of 3 - yes to 2 - no.
3. **REZONING REQUEST - WILLIAM & HAZEL GARDNER - 49 ACRES ON DAVIS LAKE ROAD - FROM RA TO M2** - Councilman Henley made a motion to deny M2 rezoning request and approve M1 with stipulations listed in Exhibit "D". Councilman Roberts 2nd the motion. A roll call vote was taken: Councilman Roberts - yes, Councilwoman Doerr - yes, Councilman Carter - no, Councilwoman Ward - no, Councilman Henley - yes. Motion passed with a vote of 3 - yes to 2 - no.
4. **AMENDMENT TO ZONING ORDINANCE - OUTDOOR STORAGE & DISPLAYS - SECTION 17.04.133** - Councilwoman Doerr made a motion to approve. Councilwoman Ward 2nd the motion. Motion passed.
5. **ARCHITECTURAL REVIEW - GROVE POINTE RETAIL OFFICE ON TANGER BLVD.** Councilman Carter made a motion to approve. Councilwoman Doerr 2nd the motion. Motion passed.
6. **GEORGIA POWER FRANCHISE AGREEMENT** - Councilwoman Ward made a motion to adopt franchise agreement. Councilwoman Doerr 2nd the motion. Motion passed.
7. **GMA RETIREMENT BENEFIT PLAN AMENDMENT** - Councilman Henley made a motion to adopt. Councilman Carter 2nd the motion. Motion passed.



LOCUST GROVE HISTORIC DISTRICT
HENRY COUNTY, GEORGIA
NATIONAL REGISTER MAP

NATIONAL REGISTER BOUNDARY: ———

NORTH: ↑

SCALE: 0 200 400 Feet

PHOTOGRAPH/DIRECTION OF VIEW: ↗

CONTRIBUTING: ●

NONCONTRIBUTING: ○

VACANT: V

SOURCE: City of Locust Grove and Henry County Tax Assessor
 (Data from field survey by 2014 Case Studies Class, Georgia State
 University Heritage Preservation Program)

Commercial Area Inset Map (Outline of rough layout on main map)

SEE MAIN MAP

SEE MAIN MAP

0 200 Feet



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

**Locust Grove Historic District Listed in the National Register of
Historic Places**

ATLANTA (August 1, 2016) – The Locust Grove Historic District, located within the city limits of Locust Grove (Henry County), has been listed in the National Register of Historic Places. The district is roughly centered on State Route 42 and the railroad corridor between Hi-Hope Drive and Grove Road. The nomination was sponsored by the City of Locust Grove.

The Locust Grove Historic District is a relatively intact railroad community located in southern Henry County, about 35 miles south of Atlanta. The town of Locust Grove was settled as a rural frontier village prior to the 1850s. Following the arrival of the East Tennessee, Virginia & Georgia Railroad in 1882, the small town began to prosper as a center of commerce for the surrounding agricultural-based economy, which relied on the distribution of cotton, peaches, and other farm produce.

Locust Grove includes commercial and residential areas that are primarily oriented alongside or near the railroad corridor, which bisects the district. Commercial buildings are concentrated on one side of a two-block area along State Route 42, parallel to Cleveland Street and the railroad line. Several warehouses are located on secondary streets. Residential areas extend outward in several directions. Larger lots tend to be on the periphery, where they reflect residual agricultural uses.

Historic houses in the district represent common late 19th to early 20th century types and styles, with a few mid-20th century examples also present. Some houses feature Victorian-era details or pared-down classical details; but many buildings in the district have little ornamentation. Community landmark buildings include the Locust Grove Institute Academic Building (1905, now city offices), Locust Grove Baptist Church (1907), Shoal Creek Baptist Church (re-built, 1964), Locust Grove Elementary School (1955), and the Locust Grove Woman's Club (founded 1914, building constructed 1955). The district also includes two historic cemeteries. The areas outside of the district are characterized by a mix of agricultural fields, remnants of pecan orchards, new residential subdivisions, and a large outlet mall.

The National Register of Historic Places is our country's official list of historic buildings, structures, sites, objects, and districts worthy of preservation. The National Register provides formal recognition of a property's architectural, historical, or archaeological significance. It also identifies historic properties for planning purposes, and insures that these properties will be considered in the planning of state or federally assisted projects. National Register listing encourages preservation of historic properties through public awareness, federal and state tax incentives, and grants. Listing in

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Locust Grove Historic District

other names/site number N/A

2. Location

street & number Centered along S.R. 42 between Hi-Hope Drive and Grove Road

city or town Locust Grove

state Georgia

code GA

county Henry

code 151

zip code 30248

not for publication

vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

William R. Hoyer

William R. Hoyer

31 May 2016

Signature of certifying official/Title Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Locust Grove Historic District
 Name of Property

Henry County, Georgia
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
 (Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
157	76	buildings
2	2	sites
1	1	structures
0	1	objects
160	80	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

1 (Locust Grove Institute Academic Building)

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling, secondary structure
- COMMERCE/TRADE: business, financial institution, specialty store, restaurant, department store, warehouse
- SOCIAL: meeting hall, clubhouse
- GOVERNMENT: city hall, post office
- EDUCATION: school
- RELIGION: religious facility, church, school
- FUNERARY: cemetery
- AGRICULTURE/SUBSISTANCE: storage, agricultural field, agricultural outbuilding
- TRANSPORTATION: rail-related
- INDUSTRY/PROCESSING/EXTRACTION: communications facility

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling, secondary structure
- COMMERCE/TRADE: business, specialty store, restaurant, warehouse
- SOCIAL: meeting hall, clubhouse
- GOVERNMENT: city hall
- EDUCATION: school
- RELIGION: religious facility
- FUNERARY: cemetery
- AGRICULTURE/SUBSISTANCE: storage, agricultural field, agricultural outbuilding
- TRANSPORTATION: rail-related
- LANDSCAPE: plaza, street furniture/object

Locust Grove Historic District
Name of Property

Henry County, Georgia
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival, Classical Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

MODERN MOVEMENT: International Style

OTHER: Single Pen House, Hall-Parlor House,

Central Hallway, I-House, Queen Anne Cottage,

Gabled Wing Cottage, Georgian Cottage,

New South Cottage, Pyramidal Cottage,

American Small House, Ranch House

Materials

(Enter categories from instructions.)

foundation: BRICK, STONE, CONCRETE

walls: WOOD: weatherboard

BRICK

roof: ASPHALT

other: METAL: cast iron (storefront elements)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Locust Grove Historic District is a relatively intact railroad community located in southern Henry County, about 35 miles south of Atlanta. It includes both commercial and residential areas that are primarily oriented alongside or near the railroad corridor, which bisects the district in a north/northwest to southeast direction. The terrain is mostly flat with gently rolling hills. Commercial buildings are concentrated on one side of a two-block area along Highway 42, parallel to Cleveland Street and the railroad line. This area is characterized by one- and two-story masonry buildings dating to the late 19th and early 20th centuries. Most storefronts are plain in design with little detailing. They are attached in rows that directly abut the sidewalk. Several warehouses are located on secondary streets. Residential areas extend outward in several directions, with informal landscaping on varied lot sizes. Larger lots tend to be on the periphery where they reflect residual agricultural uses. The historic houses represent common late 19th to early 20th-century types and styles, with a few mid-20th-century examples. Some have Victorian-era details or pared-down classical details, but many have little ornamentation. Community landmark buildings include the Locust Grove Institute Academic Building (1905, now city offices), Locust Grove Baptist Church (1907), the former Locust Grove Methodist Episcopal Church (1907), Shoal Creek Baptist Church (re-built c.1964), Locust Grove Elementary School (1955), and the Locust Grove Woman's Club (founded 1914, building constructed 1955). There are two historic cemeteries. The areas outside of the district are characterized by a mix of agricultural fields, remnants of pecan orchards, new residential subdivisions, and a large outlet mall.

Locust Grove Historic District
Name of Property

Henry County, Georgia
County and State

Weingroff, Richard F. "From Names to Numbers: The Origins of the U.S. Numbered Highway System." U.S. Department of Transportation, Federal Highway Administration. Accessed April 2014.
<http://www.fhwa.dot.gov/infrastructure/numbers.cfm>

Whitehead, Wiley S. "Locust Grove, Trade Center of Henry County." *The Atlanta Constitution* (1881-1945). July 13, 1919. ProQuest. Web. Accessed January 30, 2014.

Williams, (Miss) Clifford and (Mrs.) J.C. Arnall. *History of Locust Grove, Georgia*. Locust Grove: City of Locust Grove, 1948.

Wright, Wade H. *History of the Georgia Power Company 1855-1956*. Atlanta: Georgia Power Company, 1957.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register*
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

***Locust Grove Institute Academic Building**

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acres of Property approximately 310 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 33.359577 | Longitude: -84.118833 |
| 2. Latitude: 33.359738 | Longitude: -84.114716 |
| 3. Latitude: 33.355132 | Longitude: -84.111387 |
| 4. Latitude: 33.350646 | Longitude: -84.106041 |
| 5. Latitude: 33.347507 | Longitude: -84.102584 |
| 6. Latitude: 33.344423 | Longitude: -84.099607 |
| 7. Latitude: 33.342173 | Longitude: -84.103501 |
| 8. Latitude: 33.336812 | Longitude: -84.108289 |

Locust Grove Historic District
Name of Property

Henry County, Georgia
County and State

9. Latitude: 33.339403 Longitude: -84.111688
10. Latitude: 33.344875 Longitude: -84.114169
11. Latitude: 33.356987 Longitude: -84.119251

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is indicated with a heavy black line on the attached National Register map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the intact and contiguous historic properties in the town of Locust Grove, roughly encompassing the pre-1965 city limits. Historic commercial and residential areas were included, but large areas of agricultural land outside the more densely concentrated core were not included. This farmland was historically more rural in character and outside the city limits during the period of significance. New subdivisions and shopping centers were also excluded.

11. Form Prepared By

name/title Denise P. Messick, National Register Historian
organization Historic Preservation Division, GA Dept. of Natural Resources date May 2016
street & number 2610 Georgia Highway 155, SW telephone 77-389-7844
city or town Stockbridge state GA zip code 30281
e-mail denise.messick@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional Items:** (Check with the SHPO or FPO for any additional items.)

Locust Grove Historic District
Name of Property

Henry County, Georgia
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Locust Grove Historic District

City or Vicinity: Locust Grove

County: Henry

State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: November 3, 2014

Description of Photograph(s) and number:

- 1 of 39. 3831-3840 Highway 42 (US 23); photographer facing northwest.
- 2 of 39. 3846-3848 Highway 42; photographer facing west/southwest.
- 3 of 39. 3918 Highway 42; photographer facing west/northwest.
- 4 of 39. Train viewing platform between Highway 42 and railroad tracks; photographer facing northeast.
- 5 of 39. Cast iron column on 3840 Highway 42; photographer facing west/southwest.
- 6 of 39. Tile outside entry of 3840 Highway 42; photographer facing west/southwest.
- 7 of 39. Façade of 3840 Highway 42; photographer facing west/southwest.
- 8 of 39. 3841-3844 Highway 42; photographer facing southwest.
- 9 of 39. 3831-3836 Highway 42; photographer facing northwest.
- 10 of 38. Former Locust Grove Institute Academic Building (now city hall); photographer facing southwest.
- 11 of 39. 3590 Highway 42; photographer facing northwest.
- 12 of 39. Locust Grove Baptist Church; photographer facing west/southwest.
- 13 of 39. City Cemetery; photographer facing west.
- 14 of 39. City Cemetery; photographer facing west/southwest.
- 15 of 39. Shoal Creek Baptist Church; photographer facing west.
- 16 of 39. Shoal Creek Cemetery; photographer facing southwest.
- 17 of 39. Shoal Creek Cemetery; photographer facing northwest.
- 18 of 39. Locust Grove Elementary School; photographer facing west.
- 19 of 39. 87 Roberts Road; photographer facing northeast.

Locust Grove Historic District

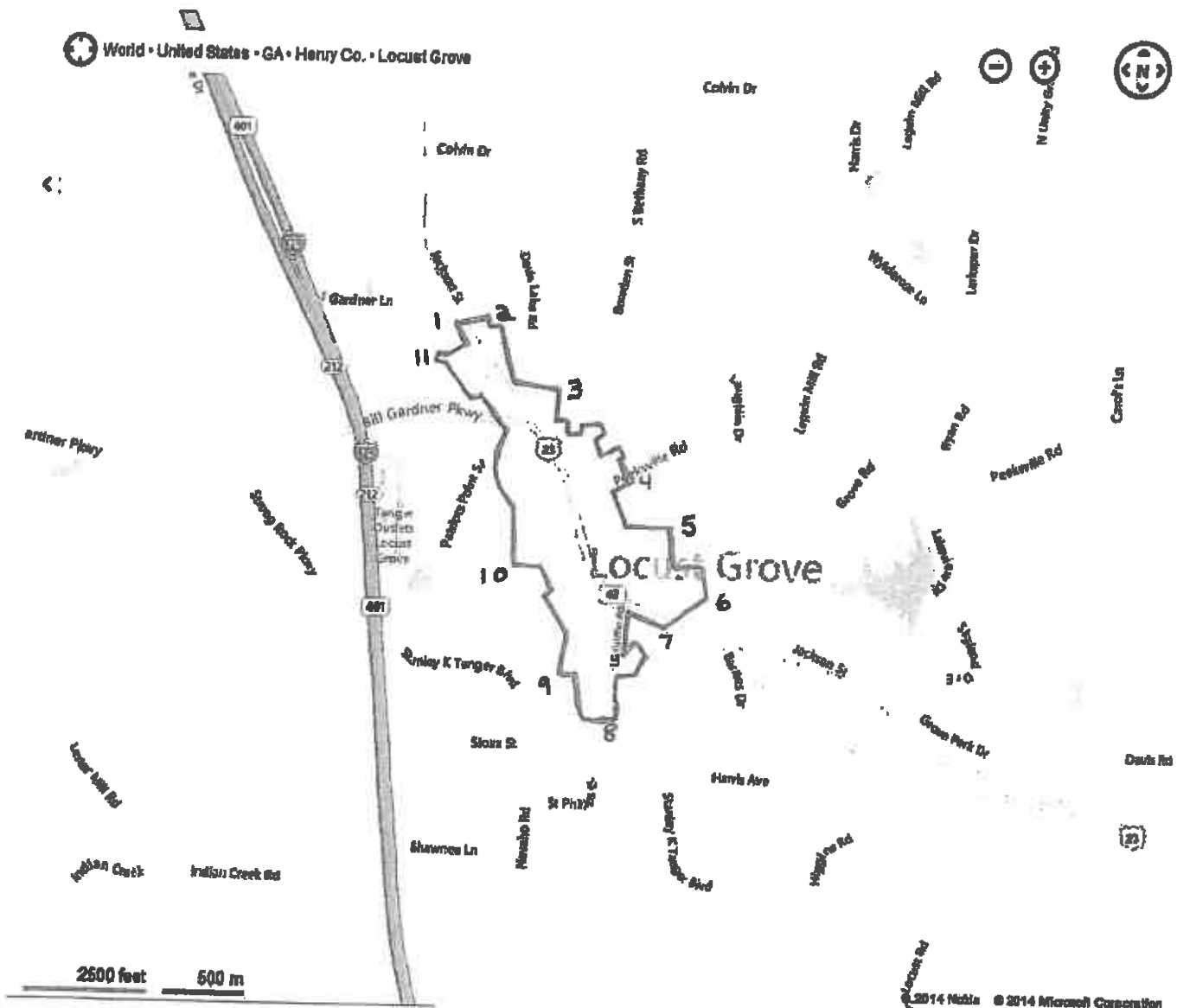
Name of Property

Henry County, Georgia
County and State

- 20 of 39. Former Locust Grove Methodist Episcopal Church, 60 Ridge Street; photographer facing west/southwest.
- 21 of 39. Field in front of Brown Avenue; photographer facing northwest.
- 22 of 39. 281 North Jackson Street; photographer facing east/northeast.
- 23 of 39. 377 North Jackson Street; photographer facing northeast.
- 24 of 39. 70 Bethany Street; photographer facing southeast.
- 25 of 39. 527 North Jackson Street; photographer facing southeast.
- 26 of 39. Field at South Davis Lake Road; photographer facing west.
- 27 of 39. Woman's Club, 74 Club Drive; photographer facing southeast.
- 28 of 39. 95 Peeksville Road; photographer facing north/northwest.
- 29 of 39. 63 Peeksville Road; photographer facing north/northwest.
- 30 of 39. 37 Peeksville Road; photographer facing northwest.
- 31 of 39. 747 Highway 42; photographer facing northeast.
- 32 of 39. 863 Jackson Street; photographer facing north/northeast.
- 33 of 39. 960 Highway 42; photographer facing north.
- 34 of 39. 122 Cleveland Street; photographer facing west.
- 35 of 39. Rear of 170 Cleveland Street; photographer facing northeast.
- 36 of 39. 276 Ridge Street; photographer facing northwest.
- 37 of 39. 276 Shoal Creek Road; photographer facing north.
- 38 of 39. 27 Ridge Street; photographer facing east.
- 39 of 39. 250 Cleveland Street; photographer facing north/northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Locust Grove Historic District
Henry County, Georgia

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 33.359577 | Longitude: -84.118833 |
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| 11. Latitude: 33.356987 | Longitude: -84.119251 |



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March 16, 2020

Letter of Intent

Applicant/Developer: GBLG Development, LLC
One American Square, Suite 2900
Indianapolis, IN 46282

Property: 381 and 343 Davis Lake Rd– Locust Grove, GA

Proposed Use:

GBLG Development has agreed to acquire approximately 80.456 acres along the south side of Colvin Dr, west of Davis Lake Rd, and east of the existing Southern Railroad Company's existing railway, subject to zoning and variance approvals, stormwater management issues and financing. GBLG Development plans to use the site for one industrial warehouse facility. The planned construction would consist of one building with appropriate truck docks, trailer storage, and employee parking, as well as two driveways connecting onto Colvin. GBLG Development does not currently have agreements in place to acquire nor does it plan to develop any land north of Colvin Drive, as contemplated in the DRI. This request is looking to update zoning conditions, including the removal of conditions 6 and 7 from ordinance 07-09-082 associated with the 51.313-acre parcels that form a portion of the assemblage described by the site plan to ensure both 381 and 343 Davis Lake Road can be optimized for the highest and best use.

Acreage: 80.456 acres

Impacted Acreage: 51.313 acres

Existing Zoning: Light Manufacturing (M-1)

Number of Buildings Proposed: One (1)

Possible Building Size: 1,251,250 s.f.

Request for Zoning Map Amendment

Name of Applicant GBLG Development, LLC Phone: 763-331-8857 Date: 03/13/2020
 Address Applicant: One American Square, Suite 2900 Cell # _____
 City: Indianapolis State: IN Zip: 46282 E-mail: _____
 Name of Agent Zachary Zweifler Phone: 763-331-8857 Date: 03/13/2020
 Address Agent: One American Square, Suite 2900 Cell # 516-509-4143
 City: Indianapolis State: IN Zip: 46282 E-mail: _____

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from Light Manufacturing (M-1) to Light Manufacturing (M-1)
(Current Zoning) (Requested Zoning)

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

For the Purpose of updating zoning conditions, including the removal of conditions 6 and 7 from ordinance 07-09-082 associated with the 51.313-acre parcels that form a
(Type of Development) portion of the assemblage described by the site plan to ensure both 381 and 343 Davis Lake Road can be optimized for the highest and best use.

Address of Property: 381 and 343 Davis Lake Rd

Nearest Intersection to the property: Colvin Drive & Davis Lake Rd

Size of Tract: 51.313 acre(s), Land Lot Number(s): 217 District(s): 2nd

Gross Density: 13,987 SF/AC units-per-acre Net Density: 14,146 SF/AC units-per-acre

Property Tax Parcel Number: 128-02005000 and 128-02005001 (Required)

Witness' Signature

Nathaniel A. Winter
 Printed Name of Witness

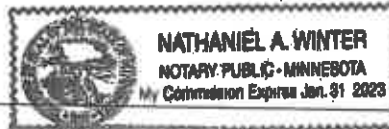
Notary

(For Office Use Only)

Signature of Owner/s

Zachary Zweifler of GBLG Development, LLC
 Printed Name of Owner/s

Signature of Agent



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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form


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

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

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

We certify that the foregoing information is true and correct, this 18 day of March, 2020.

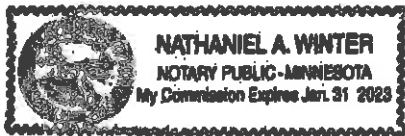
Zachary Zweifler
 Applicant's Name - Printed


 Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16 day of March, 2020.




 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.

AUTHORIZATION OF PROPERTY OWNERSHIP

**Subject: City of Locust Grove - Zoning Application Letter of Ownership
E&A Project No.: 19-095**

I authorize the person and/or entity named below to act as applicant in pursuit of a rezoning, conditional use, variance or annexation of this property.

Name of Applicant(s): GBLG Development, LLC

**Name of Agent(s): Zachary Zweifler of
GBLG Development, LLC**

**Address: One American Square, Suite 2900
Indianapolis, IN 46282**

Telephone Number: (763) 331-8857

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Henry County, Georgia.

Name of Owner(s): John Gardner

**Property Address: 343 Davis Lake Rd
Locust Grove, GA 30248**

Property Tax Parcel ID: 128-02085001

By:

John R. Gardner

Printed:

JOHN R. GARDNER

AUTHORIZATION OF PROPERTY OWNERSHIP

**Subject: City of Locust Grove – Zoning Application Letter of Ownership
E&A Project No.: 19-095**

I authorize the person and/or entity named below to act as applicant in pursuit of a rezoning, conditional use, variance or annexation of this property.

Name of Applicant(s): GBLG Development, LLC

Name of Agent(s): Zachary Zweifler of
GBLG Development, LLC

Address: One American Square, Suite 2900
Indianapolis, IN 46282

Telephone Number: (763) 331-8857

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Henry County, Georgia.

Name of Owner(s): John R Gardner & Charles W Gardner
Irrevocable Trust

Property Address: 381 Davis Lake Rd
Locust Grove, GA 30248

Property Tax Parcel ID: 128-02005000

By:



Printed:

JOHN R. GARDNER

City Water and Sewer Service Capacity Form:

Please fill out the necessary items above for determination of available capacity for water and sewer service.

Applicant: Zachary Zweifler of GBLG Development, LLC

Address/Location of Request: 343 and 381 Davis Lake Rd

Type of Project:

Commercial

Residential

Mixed Use

For residential or mixed-use residential, number of lots or units: _____

For commercial, amount of square feet: 1,251,250 SF

Estimated water usage: 16,250 GPD (GALLONS)

Estimated sewer usage: 16,250 GPD (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary?

REZONING ORDINANCE 07-09-081

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

AN ORDINANCE FOR THE PURPOSE OF REZONING 2 ACRES LOCATED IN LAND LOT 217 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, John R. Gardner (hereinafter referred to as "Applicant") requests rezoning of a tract of land located in Land Lot 217 of the 2nd District and consisting of 2 acres within the city limits, 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 an application, 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 RA (residential-agricultural) to M-2 (heavy manufacturing district); and,

WHEREAS, said request has been reviewed by the City Council at a Public Hearing held on August 27, 2007 as well as by the city community development director; and,

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

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

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

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

1.

- (X) That the Applicant's request in said application for rezoning from RA to M-2 is hereby DENIED.**
- (X) That the Property is hereby rezoned from RA to M-1 in accordance with the Zoning Ordinance of the City;**
- () That the Applicant's request in said application is hereby DENIED.**

2.

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

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

3.

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

4.

That, if rezoning is granted, said rezoning of the Property shall become effective the first day of the month following the date hereof.

SO ORDAINED by the Council of the City this __4th__ day of September, 2007.

ATTEST:


THERESA BREEDLOVE, CITY CLERK


LORENE LINDSEY, MAYOR

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT

EXHIBIT "B"

REZONING EVALUATION REPORT:



REZONING

FILE: RZ 07-08-01

August 27, 2007

RA TO M-2

Property Information	
Tax ID	128-02005001
Location/address	Land Lot 217 of 2 nd District
Parcel Size	2.0 acres
Current Zoning	RA (residential-agricultural)
Request	M-2 (heavy manufacturing district)
Proposed Use	Warehouse
Existing Land Use	Residential and pasture
Future Land Use	Medium Density Residential
Recommendation	Disapprove M-2, Approve M-1/or other ?

Summary

John R. Gardner requests rezoning of approximately 2 acres from RA to M-2 for development of an industrial/warehouse facility. The property is located near the intersection of Davis Lake Road and Colvin Drive, specifically the SW quadrant. The tract is currently used at the Gardners' family residence and pasture land.

The attached sketch plat shows a single building with up to 682,500 square feet, with associated parking for employees and trucks. Access is shown only along Colvin Drive, with not proposed access to Davis Lake Road. This implies that the proposed use is distribution/warehousing, which is a permitted use in the M-1 district as well as M-2. The M-2 use would allow for other intensive uses that generate "externalities" such as odor, dust, etc. (concrete/asphalt plants, for example). In conversation with the applicants, the request for M-2 was deemed more valuable in that one of the permitted uses would be a "truck terminal". This is perhaps due to the availability of a railroad siding similar to Smead. This use, however, would not be good for this area, and staff strongly recommends that M-1 be the most intensive use if rezoned as such.

The tract would be served by city sewer via a required extension from the Public Works relocation site at Moss Brown Drive of roughly 3,145 feet of gravity sanitary sewer line. This area is served currently by the Henry County Water and Sewerage Authority for drinking water via a looped 8-inch line from Highway 42 down Colvin and Davis Lake Roads.

The site has a land use designation for Medium Density Residential. This is an issue, as there is not a good, solid "transition point" between the industrial area along Highway 42 and this particular area, other than the railroad, which has been used as that break in the past. Continuing the industrial land use on the eastern side could present problems without establishing a clear area where that use



REZONING

FILE: RZ 07-08-01

August 27, 2007

RA TO M-2

would be appropriate. Certainly increased setbacks and structural buffers could be tools for transition, especially along Davis Lake Road to "build" that transition point in this general vicinity.

In terms of the requested use for M-2, staff would disagree with that intensity level, and strongly recommends that a designation of M-1 be the highest intensity of use due to the watershed implications. Additionally, the infrastructure in the area needs to be improved, namely Colvin Drive to accommodate truck traffic, as the road appears to be constructed to only residential purposes as part of the county's original push to pave dirt/unimproved roads throughout the county. As shown on the site plan, Colvin Drive has a ROW of only 60 feet. The minimum requirement for a commercial/industrial subdivision is 80 feet. Such deficiencies would need to be corrected as part of the overall development if approved for rezoning.

Staff is not supportive of a request for M-2, primarily for the fact that the tract lies within the watershed area and for the fact that there is no other M-2 property in the immediate vicinity. There are certain merits for rezoning. Certainly the land use plan or Medium Density Residential would work, but may not be best suited for this particular location in relation to existing industry. Use of M-1 should accommodate their desires for distribution and light manufacturing, but there must be care to transition this use to the rural and low-density residential to the east. Finally, certain improvements must be put into place prior to development, most notably sanitary sewer and road improvements to Colvin Drive. More specifically, Colvin Drive would need a minimum of 80 feet in width for ROW, along with reconstruction of this stretch from Highway 42, including possible improvements to that intersection to account for increased truck turning movements.

Service Delivery / Infrastructure

Water and Sewer: Water is available via the Henry County Water and Sewerage Authority. Sanitary sewer is available, although via a 3,145-foot extension to the nearest connection point. Effluent will flow to the Indian Creek Wastewater Plant downstream at the Butts County line.

Police Services: The site lies within the existing city limit and is on an existing patrol route and should have little additional need for patrols initially. Future development of the site will require more patrols for crime prevention and traffic control. This development will pay the majority of its impact fees for capital expenditures associated with police protection if such use is approved by rezoning action.

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

Transportation Impacts: The construction of a 682,500 square foot facility will generate 82 trips per average day, which is not a tremendous figure with a "High Cube" warehousing use. For general warehousing, that figure could increase to as much as 3,300 trips per average day. The likelihood is that the actual rate will be considerably higher than 82 trips, but far less than the general warehousing figure.

Impact. The impact of the proposal can be substantial. As stated previously, the roadway is not designed for industrial traffic, but mainly for a residential collector in a rural area. As such, Colvin Drive will need to be improved to industrial needs, with an 80-foot ROW and increase pavement



REZONING

FILE: RZ 07-08-01

August 27, 2007

RA TO M-2

depth, including any need for railroad signalization/crossing upgrades. The impact fee for high-cube warehousing is quite low, so ensuring that transportation items are in place for this type of construction is paramount if approved, as the proposed upgrade of Colvin in our Impact Fee Methodology Report is not a general impact-fee eligible project.

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: Any development of this tract, as proposed, could substantially affect the character of the area. The development could have some sort of "transition element" through structural and landscaped buffers to reduce the overall impact and establish a defined transitional zone for this section of the city.
 - (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 is not consistent with the prevailing zoning scheme, although M-1 or lower intensive use could be more beneficial and conforming.
 - (3) Consistency with the Land Use Plan. Discussion: The site is not consistent with the current Future Land Use Policy (any approval would require amendment of same as part of overall adoption of the joint city-county plan).
 - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems. Discussion: Impacts here are mainly water and sewer, and will require additional extensions or improvements to accommodate this and future extensions.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes. Discussion: The requested change will substantially impact Colvin Drive, and, potentially Davis Lake Road (although there is no direct access to the road). Improvements to Colvin Drive are required for industrial use of the property. Access management should be considered for this site, as well as proper site design during the development process.
 - (6) The impact upon adjacent property owners should the request be approved. Discussion: The greatest impact will be increased truck traffic, although this is a small stretch of Colvin Drive. Improvements to Colvin at Highway 42 should be considered in addition to the overall reconstruction and upgrade to accommodate more truck



REZONING

FILE: RZ 07-08-01

August 27, 2007

RA TO M-2

movements, as there are already concerns with the existing use of Coivin Drive by Smead. Particular is the turning radii at this intersection and acceptable sight distance, up to the need for a left-turning lane.

- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site could be used for large-tract residential or for agricultural purposes. Without sanitary sewer, a small residential subdivision could be developed with "dry sewer" installed for eventual connection. Large-lot development; however, typically would be in the "estate" home class, which would be difficult adjacent to the railroad and existing industry. Medium-density could be more amenable to this site, although constrained by the same aspects of the general area. Development of the area for an institutional-type use (school, church, or park) would be more compatible.
- (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 has gentle slopes and is conducive to all types of development. Care should be taken for the pond area on the site and for proper stormwater controls for watershed district regulations.
- (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: There are certain merits to a request to rezone the tract. The applicant's request for M-2 is too intensive a use for this general area, both in relation to the prevailing zoning scheme and with the future land use goals and objectives. A substitute for M-1 or some less intensive district (with conditions for transportation and buffers) would be better suited in this instance.



North Side of property. Railroad and Smead to middle Right of picture.



Historic Home on Property, near former peach orchard.

Legend

2007 PARCELS

Highways

Streets

October 2006 Limits

August_latest_zoning

Zoning

Active Adult Residential (AAR)

Residential-Agricultural (R-A)

Single-family Residential (R-2)

Single-family Residential (R-3)

Two-family Residential (R-D)

Residential-Multifamily (RM)

Manufacture Home Dist. (RMH)

Office/Institutional (O-I)

Neighborhood Commercial (C-1)

General Commercial (C-2)

Heavy Commercial (C-3)

Light Industrial (M-1)

Heavy Industrial (M-2)

Planned Unit Development (PUD)

Streets/ROW

SITE



1 inch equals 1,000 feet

Community Development Department
August 21, 2007
Source Data: Henry County GIS Division

Legend

2007 PARCELS

Highways

Streets

October 2006 Limits

Feb 2006 FLU

Future

CBD

Low-Density Res (0-2 du/acre)

Medium-Density Res (2-4 du/acre)

High Density Res (4+ du/acre)

Office/Institutional

Mixed Historic Neighborhood

Mixed Use Neighborhood

Neighborhood Commercial Node

Community Commercial Node

Regional Commercial Node

Service Commercial Node

Mixed-Use District

Industrial

Open Space

Public/Institutional

Trans/Comm/Utilities

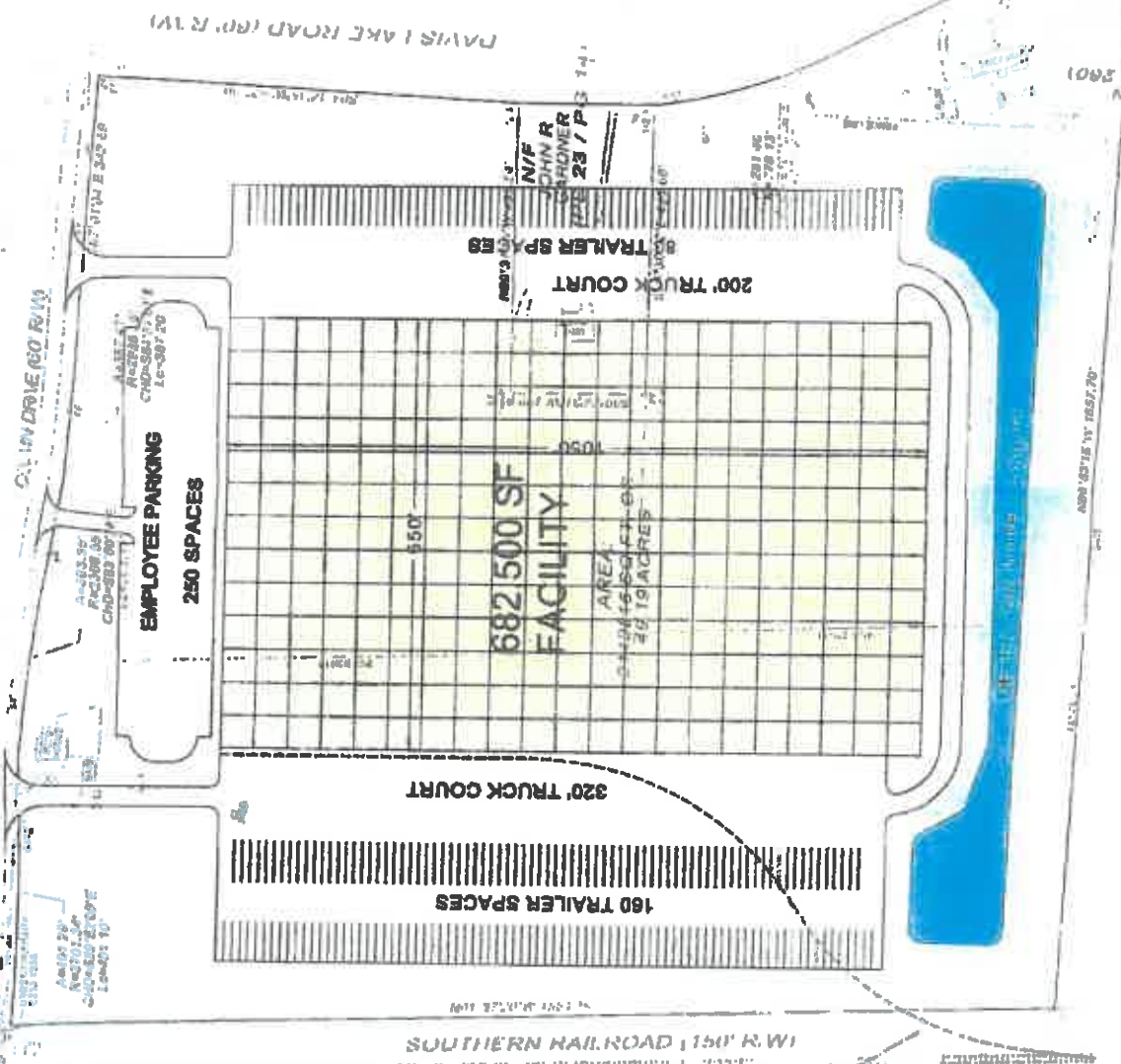
SITE



1 inch equals 1,000 feet

Community Development Department
August 21, 2007
Source Data: Henry County GIS Division

GARDNER BUSINESS PARK - LOCUST GROVE, GA



SCALE: 1" = 200'

N/F JOHN R. GARDNER

N.F. EDWARD ZIMADLIK (DB 7165 / PG 116)

N/F REG MEYERSEN B 2783 / PG 2001

EXHIBIT "C"

PUBLIC NOTICE OF REZONING REQUEST

Exhibit "D"

CONDITIONS OF ZONING MAP AMENDMENT

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

1. That all elevations be comprised of "tilt-up" concrete, brick, stone, and glass as approved by the City Council or other approved Architectural Review Board per Chapter 15.44 of the Code.
2. That a traffic study be submitted prior to development plans showing the impact of the proposed development on Colvin Drive, Davis Lake Road, and Highway 42. Coordination shall be done between city staff, GaDOT and HC-DOT in regards to the approved methodology and shall follow general civil engineering practice and all guidance with AASHTO and ITE as applicable. Particular interest will be the impact on turning movements at Colvin Drive at Highway 42, including need for additional turning lanes, particularly a left-turning lane into Colvin Drive from Highway 42.
3. At a minimum, Colvin Drive shall be improved from Davis Lake Road to Highway 42 with right-of-way width of eighty feet (80') along with improvements to pavement depth and base to meet the construction standards for an industrial street per prevailing street standards at the time of development.
4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of the Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.

REZONING ORDINANCE 07-09-082

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

AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 49.2 ACRES LOCATED IN LAND LOT 217 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, William and Hazel Gardner (hereinafter referred to as "Applicants") request rezoning of a tract of land located in Land Lot 217 of the 2nd District and consisting of approximately 49.2 acres within the city limits, 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 Applicants have submitted an application, included in the Rezoning Evaluation Report (hereinafter referred to as "Report") attached hereto and incorporated herein by reference as Exhibit "B"; and,

WHEREAS, the Applicants are requesting that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone said Property from RA (residential-agricultural) to M-2 (heavy manufacturing district); and,

WHEREAS, said request has been reviewed by the City Council at a Public Hearing held on August 27, 2007 as well as by the city community development director; and,

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

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

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

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

1.

- (X) That the Applicants' request in said application for rezoning from RA to M-2 is hereby DENIED.**
- (X) That the Property is hereby rezoned from RA to M-1? in accordance with the Zoning Ordinance of the City;**
- () That the Applicants' 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.
- () The terms of Development Agreement attached hereto as Exhibit "D" and incorporated herein by reference.
- () If no Exhibit "D" is attached hereto, then the property is zoned without conditions.

3.

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

4.

That, if rezoning is granted, said rezoning of the Property shall become effective the first day of the month following the date hereof.

SO ORDAINED by the Council of the City this 4th day of September, 2007.

ATTEST:


THERESA BREEDLOVE, CITY CLERK


LORENE LINDSEY, MAYOR

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT

After recording, return to:
MR. AND MRS. WILLIAM M. GARDNER
381 Davis Lane Road
Locust Grove, GA 30248

STATE OF GEORGIA
COUNTY OF HENRY

PT-61 676-2006-012055

WARRANTY DEED

THIS INDENTURE is made as of the 19th day of September, 2006 between WILLIAM M. GARDNER (hereinafter referred to as "Grantor") and WILLIAM M. GARDNER and HAZEL H. GARDNER (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH


GRANTOR, in consideration of the sum of Zero and No/100 Dollars (\$0.00) and love and affection, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Henry County, Georgia (herein referred to as the "Land") as more particularly described in Exhibit A attached hereto and incorporated herein by reference.


TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**.


AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

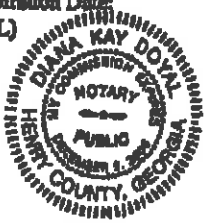
Preparer has not performed a title examination or confirmed the legal description, and as such makes no representation with regard to the same.

EXECUTED under seal as of the date above.


Signed, sealed and delivered
in the presence of:

Official Witness

GRANTOR:
 (SEAL)
WILLIAM M. GARDNER


Notary Public
Commission Expiration Date:
(NOTARY SEAL)



DOC# 049046
FILED IN OFFICE
10/04/2006 01:51 PM
BK:9619 PG:270-271
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

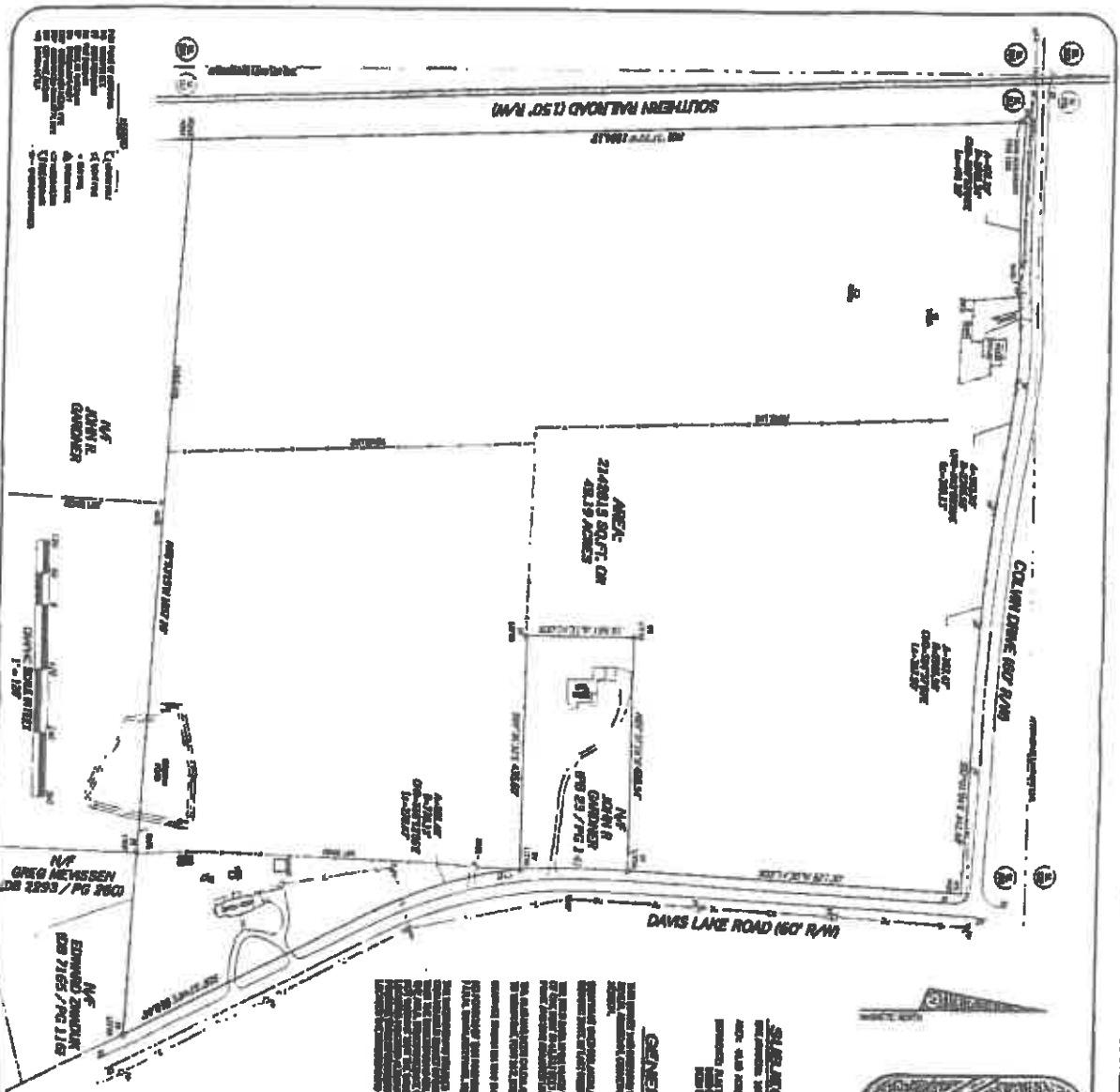

REAL ESTATE TRANSFER TAX
PAID: \$0.00

BOOK PAGE
009619 0271**EXHIBIT A**

All that tract or parcel of land containing 43 acres, more or less, lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia, and bounded as follows: On the North by public road known as Colvin Drive; on East by Davis Lake Road; on South by property now or formerly owned by James P. Brown, Sr.; and on the West by right of way of Southern Railway Company.

LESS AND EXCEPT THE FOLLOWING:

All that tract or parcel of land, with house and all improvements located thereon, lying and being in Land Lot 217 of the 2nd District of Henry County, Georgia, containing 2.00 acres of land as shown on plat of survey made for John R. Gardner and Michele B. Gardner prepared by Joe Rowen, Jr., Registered Land Surveyor No. 2404, dated November 9, 1993, recorded in Plat Book 23, page 14, Henry County Records. The description of said property as contained on said plat is hereby incorporated herein and made a part hereof by reference.



SUBJECT PROPERTY
 THE PROPERTY DESCRIBED IN THIS SURVEY IS THE PROPERTY OF ALVIN R. GARDNER, AS SHOWN ON THE PLAT ATTACHED TO THIS SURVEY. THE PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN AS SHOWN ON THE PLAT ATTACHED TO THIS SURVEY.



GENERAL NOTES
 THIS SURVEY WAS PREPARED BY A LICENSED SURVEYOR AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODESY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.



A BOUNDARY SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Laurel Grove, Georgia 30246
 tel 678.565.4440 @ 678.565.4497
 fax pointtopointsurvey.com

A BOUNDARY SURVEY PREPARED FOR:
BILL GARDNER

DATE	REVISIONS

EXHIBIT "B"

REZONING EVALUATION REPORT:



REZONING

FILE: RZ 07-08-02

August 27, 2007

RA TO M-2

Property Information	
Tax ID	128-020050000
Location/address	Land Lot 217 of 2 nd District
Parcel Size	49.2 acres
Current Zoning	RA (residential-agricultural)
Request	M-2 (heavy manufacturing district)
Proposed Use	Warehouse
Existing Land Use	Residential and pasture
Future Land Use	Medium Density Residential
Recommendation	Disapprove M-2, Approve M-1/or other ?

Summary

William and Hazel Gardner request rezoning of approximately 49.2 acres from RA to M-2 for development of an industrial/warehouse facility. The property is located at the intersection of Davis Lake Road and Colvin Drive, specifically the SW quadrant. The tract borders the Norfolk-Southern Railroad at the Smead manufacturing facility.

The tract is currently used at the Gardners' residence, an additional rental house; pasture land, and property most recently used as a peach orchard. An additional tract owned by John Gardner is also requesting the similar zoning to make the entire site square.

The attached sketch plat shows a single building with up to 682,500 square feet, with associated parking for employees and trucks. Access is shown only along Colvin Drive, with not proposed access to Davis Lake Road. This implies that the proposed use is distribution/warehousing, which is a permitted use in the M-1 district as well as M-2. The M-2 use would allow for other intensive uses that generate "externalities" such as odor, dust, etc. (concrete/asphalt plants, for example). In conversation with the applicants, the request for M-2 was deemed more valuable in that one of the permitted uses would be a "truck terminal". This is perhaps due to the availability of a railroad siding similar to Smead. This use, however, would not be good for this area, and staff strongly recommends that M-1 be the most intensive use if rezoned as such.

The tract would be served by city sewer via a required extension from the Public Works relocation site at Mose Brown Drive of roughly 3,145 feet of gravity sanitary sewer line. This area is served currently by the Henry County Water and Sewerage Authority for drinking water via a looped 8-inch line from Highway 42 down Colvin and Davis Lake Roads.



REZONING

FILE: RZ 07-08-02

August 27, 2007

RA TO M-2

The site has a land use designation for Medium Density Residential. This is an issue, as there is not a good, solid "transition point" between the industrial area along Highway 42 and this particular area, other than the railroad, which has been used as that break in the past. Continuing the industrial land use on the eastern side could present problems without establishing a clear area where that use would be appropriate. Certainly increased setbacks and structural buffers could be tools for transition, especially along Davis Lake Road to "build" that transition point in this general vicinity.

In terms of the requested use for M-2, staff would disagree with that intensity level, and strongly recommends that a designation of M-1 be the highest intensity of use due to the watershed implications. Additionally, the infrastructure in the area needs to be improved, namely Colvin Drive to accommodate truck traffic, as the road appears to be constructed to only residential purposes as part of the county's original push to pave dirt/unimproved roads throughout the county. As shown on the site plan, Colvin Drive has a ROW of only 60 feet. The minimum requirement for a commercial/industrial subdivision is 80 feet. Such deficiencies would need to be corrected as part of the overall development if approved for rezoning.

Staff is not supportive of a request for M-2, primarily for the fact that the tract lies within the watershed area and for the fact that there is no other M-2 property in the immediate vicinity. There are certain merits for rezoning. Certainly the land use plan or Medium Density Residential would work, but may not be best suited for this particular location in relation to existing industry. Use of M-1 should accommodate their desires for distribution and light manufacturing, but there must be care to transition this use to the rural and low-density residential to the east. Finally, certain improvements must be put into place prior to development, most notably sanitary sewer and road improvements to Colvin Drive. More specifically, Colvin Drive would need a minimum of 80 feet in width for ROW, along with reconstruction of this stretch from Highway 42, including possible improvements to that intersection to account for increased truck turning movements.

Service Delivery / Infrastructure

Water and Sewer: Water is available via the Henry County Water and Sewerage Authority. Sanitary sewer is available, although via a 3,145-foot extension to the nearest connection point. Effluent will flow to the Indian Creek Wastewater Plant downstream at the Butts County line.

Police Services: The site lies within the existing city limit and is on an existing patrol route and should have little additional need for patrols initially. Future development of the site will require more patrols for crime prevention and traffic control. This development will pay the majority of its impact fees for capital expenditures associated with police protection if such use is approved by rezoning action.

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

Transportation Impacts: The construction of a 682,500 square foot facility will generate 82 trips per average day, which is not a tremendous figure with a "High Cube" warehousing use. For general warehousing, that figure could increase to as much as 3,300 trips per average day. The likelihood is that the actual rate will be considerably higher than 82 trips, but far less than the general warehousing figure.



REZONING

FILE: RZ 07-08-02

August 27, 2007

RA TO M-2

Impact. The impact of the proposal can be substantial. As stated previously, the roadway is not designed for industrial traffic, but mainly for a residential collector in a rural area. As such, Colvin Drive will need to be improved to industrial needs, with an 80-foot ROW and increase pavement depth, including any need for railroad signalization/crossing upgrades. The impact fee for high-cube warehousing is quite low, so ensuring that transportation items are in place for this type of construction is paramount if approved, as the proposed upgrade of Colvin in our Impact Fee Methodology Report is not a general impact-fee eligible project.

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: Any development of this tract, as proposed, could substantially affect the character of the area. The development could have some sort of "transition element" through structural and landscaped buffers to reduce the overall impact and establish a defined transitional zone for this section of the city.
 - (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 is not consistent with the prevailing zoning scheme, although M-1 or lower intensive use could be more beneficial and conforming.
 - (3) Consistency with the Land Use Plan. Discussion: The site is not consistent with the current Future Land Use Policy (any approval would require amendment of same as part of overall adoption of the joint city-county plan).
 - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems. Discussion: Impacts here are mainly water and sewer, and will require additional extensions or improvements to accommodate this and future extensions.
 - (5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes. Discussion: The requested change will substantially impact Colvin Drive, and, potentially Davis Lake Road (although there is no direct access to the road). Improvements to Colvin Drive are required for industrial use of the property. Access management should be considered for this site, as well as proper site design during the development process.



REZONING

FILE: RZ 07-08-02

August 27, 2007

RA TO M-2

- (6) **The impact upon adjacent property owners should the request be approved.**
Discussion: The greatest impact will be increased truck traffic, although this is a small stretch of Colvin Drive. Improvements to Colvin at Highway 42 should be considered in addition to the overall reconstruction and upgrade to accommodate more truck movements, as there are already concerns with the existing use of Colvin Drive by Smead. Particular is the turning radii at this intersection and acceptable sight distance, up to the need for a left-turning lane.
- (7) **The ability of the subject land to be developed as it is presently zoned.**
Discussion: Currently, the site could be used for large-tract residential or for agricultural purposes. Without sanitary sewer, a small residential subdivision could be developed with "dry sewer" installed for eventual connection. Large-lot development; however, typically would be in the "estate" home class, which would be difficult adjacent to the railroad and existing industry. Medium-density could be more amenable to this site, although constrained by the same aspects of the general area. Development of the area for an institutional-type use (school, church, or park) would be more compatible.
- (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 has gentle slopes and is conducive to all types of development. Care should be taken for the pond area on the site and for proper stormwater controls for watershed district regulations.
- (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: There are certain merits to a request to rezone the tract. The applicant's request for M-2 is too intensive a use for this general area, both in relation to the prevailing zoning scheme and with the future land use goals and objectives. A substitute for M-1 or some less intensive district (with conditions for transportation and buffers) would be better suited in this instance.

Pictures of site for RZ 07-08-01 and RZ 07-08-02



Looking SE from Smead to western side of Tracts.



Property, east side, J. Gardner Residence in foreground

Legend

2007 PARCELS

Highways

Streets

October2008_Limits

August_latest_zoning

Zoning

- Active Adult Residential (AAR)
- Residential-Agricultural (R-A)
- Single-family Residential (R-2)
- Single-family Residential (R-3)
- Two-family Residential (R-D)
- Residential-Multifamily (RM)
- Manufacture Home Dist (RMH)
- Office/Institutional (O-1)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Commercial (C-3)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Planned Unit Development (PUD)

Streets/ROW

SITE



1 inch equals 1,000 feet

Community Development Department
August 21, 2007
Source Date: Henry County GIS Division

Legend

2007 PARCELS

Highways

Streets

October 2006 Limits

Feb 2006 FLU

Future

CBD

Low-Density Res (0-2 du/acre)

Medium-Density Res (2-4 du/acre)

High Density Res (4+ du/acre)

Office/Institutional

Mixed Historic Neighborhood

Mixed Use Neighborhood

Neighborhood Commercial Node

Community Commercial Node

Regional Commercial Node

Service Commercial Node

Mixed-Use District

Industrial

Open Space

Public/Institutional

Trans/Commy/Utilities

SITE

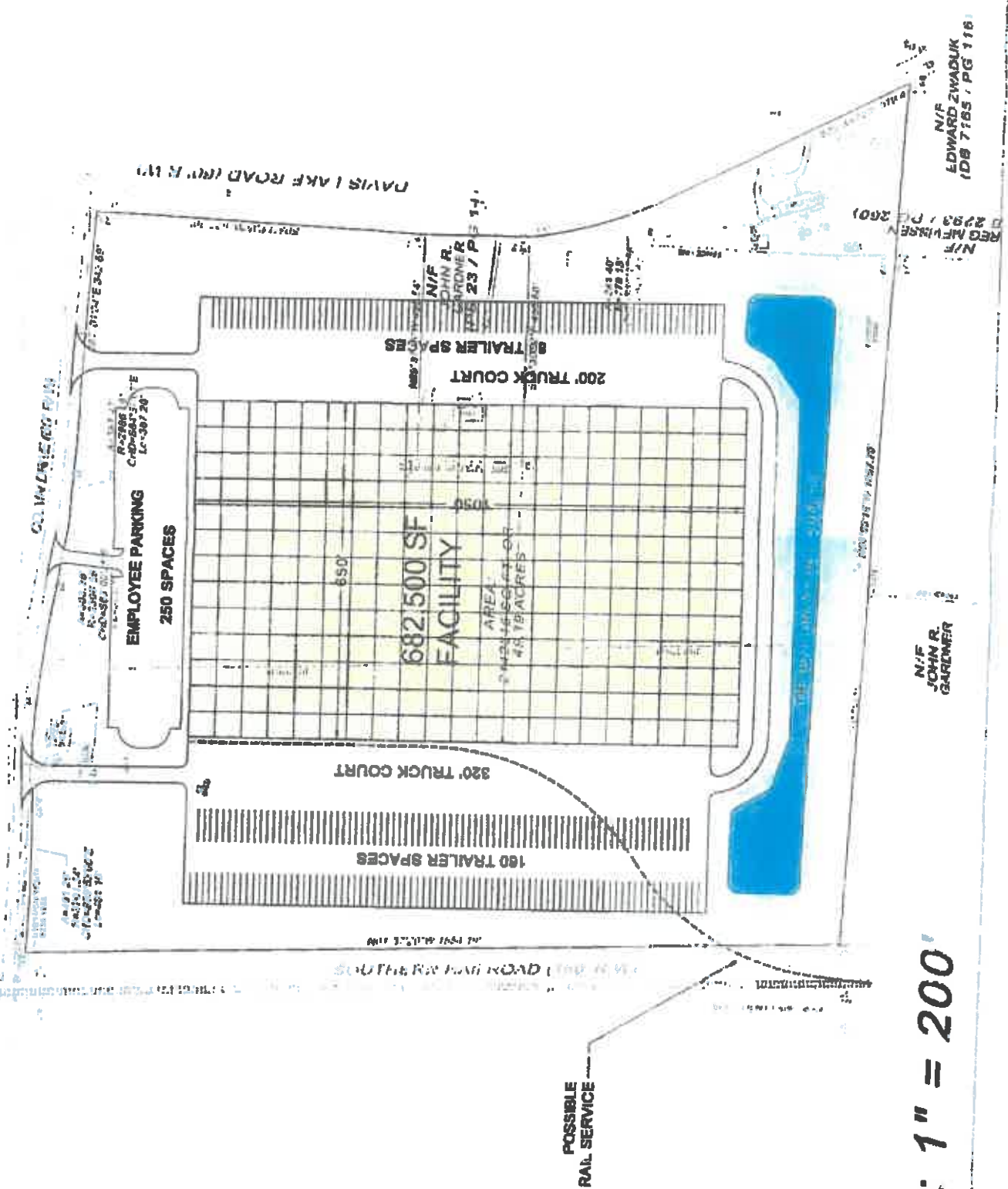


1 inch equals 1,000 feet

Community Development Department
August 21, 2007

Source Data: Henry County GIS Division

GARDNER BUSINESS PARK - LOCUST GROVE, GA



SCALE: 1" = 200'

POSSIBLE
RAIL SERVICE

Request for Zoning Map Amendment

Name of Applicant William & Hazel Gardner Phone: 770-957-4330 Date: 7/16/07 (MCA)
Address Applicant: 381 Davis Lake Road Fax Pager/Cell #
City: Locust Grove State: GA Zip: 30248 E-mail:
Name of Agent Phone: Date:
Address Agent: Fax Pager/Cell #
City: State: Zip: E-mail:

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

Concept Plan Review [] Conditional Use [] Conditional Exception [] Modifications to Zoning Conditions []

Variance [] Rezoning [x]

Request from RA (Current Zoning) to M2 (Requested Zoning)

For the Purpose of

(Type of Development)

Address of Property: Davis Lake Road and Colvin Drive

Nearest intersection to the property: Davis Lake/Colvin Drive

Size of Tract: 49.19 acre(s), Land Lot Number(s): District(s):

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

Property Tax Parcel Number: 128 - 020 - 050 - 000 (Required)

Witness Signature

Thomas R. Bryant III
Printed Name of Witness

William M. Gardner
Signature of Applicant

William M. + HAZEL H. GARDNER
Printed Name of Owner/s

Signature of Agent

(For Office Use Only) UNITARY JURIS. FULTON COUNTY, GEORGIA

Total Amount Paid \$2,000.00 Cash Check # 1313 Received by: (FEES ARE NON-REFUNDABLE)

Application checked by: Date: 7/16/07 Map Number(s): 28-0200500

Pre-application meeting: Date:

Public Hearing Date: AUGUST 27, 2007

Council Decision: Ordinance:

Date Mapped in GIS: Date:

Applicant Campaign Disclosure Form

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

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the 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 _____ day of _____, 2007.

William M. Gardner
 Applicant's Name - Printed

William M. Gardner
 Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of July, 2007.

Madeline K. Aborn
 Notary Public

Notary Public, FULTON COUNTY, GEORGIA
 MY COMMISSION EXPIRES SEPTEMBER 11, 2007

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

July 15, 2007


City Council
City of Locust Grove
3644 Highway 42 South
Locust Grove, GA 30248

RE: Letter of Ownership for 49.19 acres located at 343 Davis Lake Road Locust Grove, GA 30248

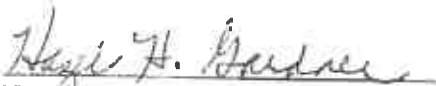
Dear City Council Members,

This letter serves as verification that I am aware of and approve of the zoning of the above stated property from RA to M2 and that I am the registered owner of said property. If you have any questions or need anything further please do not hesitate to call.

Best Regards,



William H. Gardner



Hazel H. Gardner

381 Davis Lake Road
Locust Grove, GA 30248
770-957-4330
gardnerpeach@bellsouth.net

July 15, 2007

City Council
City of Locust Grove
3644 Highway 42 South
Locust Grove, GA 30248

RE: Letter of Intent for 49.19 acres located at the southwest corner of Colvin Drive and Davis Lake Road in Locust Grove, GA 30248

Dear City Council Members,

This letter serves as an indication of our intent to rezone the property for an industrial use to be developed for a rail served manufacturing, warehousing, logistical and/or distribution facility at some later date. This property can accommodate anywhere between 600,000 to 800,000 square feet of industrial space. If you have any questions or need anything further do not hesitate to call.

Best Regards,



William H. Gardner



Hazel H. Gardner

381 Davis Lake Road
Locust Grove, GA 30248
770-957-4330
gardnerpeach@bellsouth.net

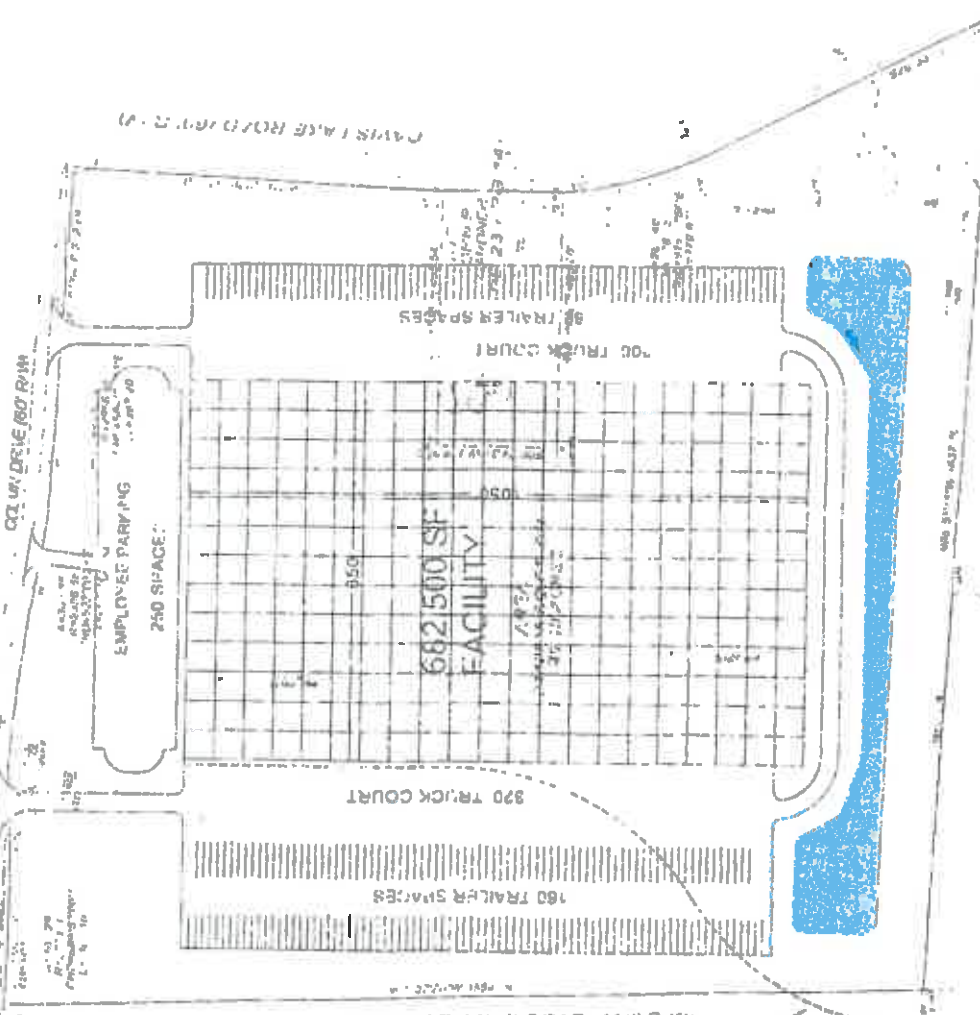


N/E
EDWARD ZYADLIK
1257-66, PG 1-6.

N/S
REG MEISSNER
E 2237

N/E
JOHN R
GARDNER

SCALE: 1" = 200'



POSSIBLE
RAIL SERVICE

UNIVERSITY OF MISSISSIPPI

EXHIBIT "C"

PUBLIC NOTICE OF REZONING REQUEST

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

William and Hazel Gardner submitted a rezoning request number RZ 07-08-02 for 49.2 +/- acres located in Land Lot 217 of the 2nd District of Locust Grove, being more particularly identified as tax parcel 128-02005000 (hereinafter the "Property").


3.

On the 10th day of August at approximately 2:29 PM, I Mr. Timothy R. Young, posted a total of two (2) sign notifications on the Property advertising a public hearing on the above request to be heard by the Locust Grove City Council on the 27th day of August, 2007, at 7 p.m. at City Hall, 3644 Highway 42, Locust Grove, Georgia 30248-0900. A photograph of same is attached hereto as Exhibit "A" and incorporated herein by reference. FURTHER AFFIANT SAYETH NOT.

This 24th day of August 2007.


Affiant

Sworn and subscribed before me
this 24th day August, 2007.

 (seal)

Notary Public
Notary Public, Henry County, Georgia
My Commission Expires Aug. 21, 2009

Public Hearing

Notice

City of Locust Grove

City Council - City Hall

3644 Highway 42

Locust Grove, GA 30248

Rezoning Conditional Use
Variance Appeal

FROM:RA TO:M-2

Use/Section:

DATE:August 27, 2007

TIME: 7:00 PM

For information, Call: (770) 692-2321

1433 AUGUST 20 2007

Public Hearing

Notice

City of Locust Grove

City Council - City Hall

2644 Highway 42

Locust Grove, GA 30248

Rezoning & Conditional Use
Variance/ Appeal

FROM: RA TO: M-2

User/Section:

DATE: August 27, 2007

TIME: 3:30 PM
For information, call: 770-597-2551

14029 AUG/19/2007

**Public Hearing Notice – Rezoning,
Ordinance Amendments
City of Locust Grove
August 27, 2007
7:00 PM
Locust Grove City Hall
3644 Highway 42 South
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04.314 of the Code of Ordinances of the City of Locust Grove, Georgia, that the Locust Grove City Council on Monday, August 27, 2007 at 7:00 PM will conduct a public hearing for the purpose of the following:

Rezoning

RZ 07-08-01 John R. Gardner of Locust Grove, Georgia seeks rezoning for approximately 2 acres of land located in Land Lot 217 of the 2nd District. The property is located more specifically at 343 Davis Lake Road, near the SW quadrant of the intersection of Colvin Drive and Davis Lake Road. The property is currently zoned RA (residential-agricultural) within the limited development area of the Tussahaw Watershed Protection District, and the request is for rezoning to M-2 (heavy manufacturing district).

RZ 07-08-02 William and Hazel Gardner of Locust Grove, Georgia seek rezoning for approximately 49.2 acres of land located in Land Lot 217 of the 2nd District. The property is located more specifically at 381 Davis Lake Road, at the SW quadrant of the intersection of Colvin Drive and Davis Lake Road. The property is currently zoned RA (residential-agricultural) within the limited development area of the Tussahaw Watershed Protection District, and the request is for rezoning to M-2 (heavy manufacturing district).

Ordinance

ORD 07-08-01 Amendment to Chapter 15.24 “Sign Regulations” and amendment to Chapter 17.04 “Zoning Code Adopted” of the Code of Ordinances of the City of Locust Grove to amend definitions, to modify language on the application and permit process, to establish overlay zones for signage, to establish semi-permanent sign regulations, to modify height and area requirements to various zoning districts within new sign overlay zones, to modify regulations to “flashing signs”, to modify construction standards and “Fall Zone” distance requirements, and to provide for flexibility in “Planned Center” signage through a “Master Sign Plan” review process.

ORD 07-08-02 Amendment to Chapter 17.04 “Zoning Code Adopted” of the Code of Ordinances of the City of Locust Grove to amend Section 3-7-105 “Commercial outside

storage activity" of the Henry County Code adopted by reference, to regulate both outdoor display and outdoor storage within the City of Locust Grove.

The hearing will be held in the Locust Grove City Hall, located at 3644 Highway 42 South.

Tim Young, AICP
Community Development Director
City of Locust Grove

Please run as a Legal Ad for Friday, August 3, 2007. I will need a certification of publication on this.

Delivered by: electronic e-mail to legalshh@henryherald.com and dhgraphics@henryherald.com

Received by: _____

Date: 7/25/2007 10:26:10 AM

Exhibit "D"

CONDITIONS OF ZONING MAP AMENDMENT

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

1. That all elevations be comprised of "tilt-up" concrete, brick, stone, and glass as approved by the City Council or other approved Architectural Review Board per Chapter 15.44 of the Code.
2. That a traffic study be submitted prior to development plans showing the impact of the proposed development on Colvin Drive, Davis Lake Road, and Highway 42. Coordination shall be done between city staff, GaDOT and HC-DOT in regards to the approved methodology and shall follow general civil engineering practice and all guidance with AASHTO and ITE as applicable. Particular interest will be the impact on turning movements at Colvin Drive at Highway 42, including need for additional turning lanes, particularly a left-turning lane into Colvin Drive from Highway 42.
3. At a minimum, Colvin Drive shall be improved from Davis Lake Road to Highway 42 with right-of-way width of eighty feet (80') along with improvements to pavement depth and base to meet the construction standards for an industrial street per prevailing street standards at the time of development.
4. That an earthen berm of a minimum of eight feet (8') be constructed along Davis Lake Road with additional landscaping to provide transition of industrial use along the west side of the Norfolk-Southern Railroad and other land uses east of Davis Lake Road.
5. All necessary water and sewer improvements as required by the City of Locust Grove and/or the Henry County Water and Sewerage Authority shall be installed as part of the development of the tract.
6. The historic home on the site shall be incorporated into the overall site development.
7. That a buffer of no less than seventy-five feet (75') be preserved or enhanced on the southern property line, including preservation of the pond shared on this property and the neighboring southern property(ies). Prevailing tree cover and topography shall be preserved where practical and shall be reviewed and approved by City Council prior to release of the development plans for construction.

EXHIBIT "C"

COPIES OF PUBLIC NOTICE AND PUBLIC HEARING SIGN

Albany Herald
www.albanyherald.com
Gwinnett Daily Post
www.gwinnettdailypost.com
Rockdale Citizen
www.rockdalecitizen.com
Newton Citizen
www.newtoncitizen.com



Clayton News Daily
www.news-daily.com
Henry Daily Herald
www.henryherald.com
Jackson
Progress-Argus
www.myjpa.com

Jonesboro Group (Gray Publishing)
P.O. Box 603
Lawrenceville, GA 30046

05/18/20

Phone: (770) 478-5753

Fax: (770) 339-8082

Account: 132100	Date: 05/18/20
Name:	Start Date: 05/27/20
Company: CITY OF LOCUST GROVE/ DISPLAY	Class: Public Hearing/Notice
Address: P O BOX 900 LOCUST GROVE, GA 30248	Ad ID: 642884
Telephone: (770) 957-5043	P.O.
E-mail: mtishaw@locustgrove-ga.gov	Words: 181
	Lines: 62
	Ad Taker: Jacqueline Torree
	E-mail: jtorree@news-daily.com
	Phone:
	Extension:

PUBLIC HEARING NOTICE
CITY OF LOCUST GROVE
JUNE 16, 2020
6:00 PM
LOCUST GROVE PUBLIC
SAFETY BLDG DRG
3640 HIGHWAY 42 SOUTH
LOCUST GROVE, GA
30248

Notice is hereby given as required by Chapter 86 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, June 15, 2020 at 6:00 PM, will conduct public hearings for the purpose of the following:

MODIFICATION TO ZONING CONDITIONS
MC-20-09-01 Public Development, LLC, of Indianapolis, Indiana requests a modification to zoning conditions for property located at 381 and 349 Davis Lake Road in Land Lot 217 of the 2nd district. The property consists of 51.3 +/- acres and the request is for the amendment of zoning conditions, including the removal of zoning conditions number 6 and 7, from ordinance number 07-09-062.

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

Dauid Gibbs
Community Development
Director - City of Locust
Grove
828-842884, 527

Gross: \$20.00

Paid Amount: \$0.00

Amount Due: \$20.00

Package or Publication	Start	Stop	Inserts
Legal Wednesday Henry; Henry Daily Herald, Henry Internet	05/27/20	05/27/20	2

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

GBLG Development, LLC, of Indianapolis, Indiana requests a modification to zoning conditions for property located at 381 and 343 Davis Lake Road in Land Lot 217 of the 2nd district. The property consists of 51.3 +/- acres and the request is for the amendment of zoning conditions, including the removal of zoning conditions number 6 and 7, from ordinance number 07-09-082

3.

On the 26th day of May 2020, I, Richard Cook, posted double-sided sign notifications on the properties advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 15th day of June, 2020 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Double-sided sign posted at 9:10 AM at 381 Davis Lake Road on 5/26/2020.
- 2) Double sided sign posted at 9:13 AM at 343 Davis Lake Road on 5/26/2020.

FURTHER AFFIANT SAYETH NOT.

This 28th day of May 2020.

Richard M. Cook

Affiant

Sworn and subscribed before me
this 28th day of May

2020

Marissa Moore

(seal)

Notary Public



Exhibit "A"

PUBLIC

City of Locust Grove

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

MODIFICATION TO ZONING CONDITIONS

DATE: JUNE 15, 2020

TIME: 6:00 PM

NOTICE

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

05 26 2020 09 10

381

05 26 2020 09 10



05 26 2020 09 10

PUBLIC

City of Locust Grove

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

**MODIFICATION
TO ZONING
CONDITIONS**

**DATE: JUNE 15, 2020
TIME: 6:00 PM**

NOTICE

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

05 26 2020 09 12

PUBLIC

City of Locust Grove

City Council Meeting
Public Works Department
Add Highway
Locust Grove, GA

**MODIFICATION
TO ZONING
CONDITIONS**

05.26.2020 09:13



05 26 2020 09 13

EXHIBIT "D"
CONDITIONS



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 approve the plat/right-of-way map for the Peeksville Extension project

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes – Capital Projects

Date Received: June 1, 2020

Workshop Date: June 15, 2020 – R/W plat approval
January 21, 2020 – Approval to forward project to GDOT
November 1, 2016 – Council Retreat

Regular Meeting Date: N/A

Discussion:

A resolution approving the right-of-way map for the Peeksville Road Extension in order to determine which property rights may need to be acquired in order to proceed with the project.

Recommendation:

Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE PLAT/RIGHT-OF-WAY MAP SHOWING THE PROPERTY INTERESTS THAT MAY NEED TO BE ACQUIRED FOR THE CONSTRUCTION OF PEEKSVILLE ROAD EXTENSION AND FOR OTHER PURPOSES

WHEREAS, the City of Locust Grove (the “City”) has determined that it is in the best interests of the public to extend Peeksville Road from its current terminus with Highway 42 so that it will connect to Cleveland Street;

WHEREAS, the City previously adopted Resolution No. 19-02-028 on February 11, 2019, approving and designating the location of this new roadway to be known as the Peeksville Road Extension;

WHEREAS, the City also previously adopted Resolution No. 20-01-012 on January 21, 2020, approving the design and construction plans for Peeksville Road Extension;

WHEREAS, the City’s engineering and surveying firm has provided an updated plat or right-of-way map showing the specific property interests that may need to be acquired for the construction of Peeksville Road Extension based on the plans approved through Resolution No. 20-02-012;

WHEREAS, a true and correct copy of that plat or right-of-way map is incorporated herein by reference and made a part hereof, marked Exhibit “A”;

WHEREAS, the Mayor and Council, along with staff, have reviewed this plat or right-of-way map;

WHEREAS, the City now desires to formally approve the plat or right-of-way map;

WHEREAS, the City is authorized by the Georgia Constitution and state law to perform this undertaking.

**NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED,
THE FOLLOWING RESOLUTION IS HEREBY ADOPTED:**

1.

THAT the above preamble is incorporated here.

2.

THAT the City's Mayor and Council hereby approve the plat or right-of-way map for the proposed Peeksville Road Extension showing the property rights that may need to be acquired in connection therewith. See Exhibit "A."

3.

THAT the City's employees, agents, or both, are hereby authorized and specifically directed to take all actions necessary or convenient to effectuate the purposes of this Resolution.

4.

THAT to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

5.

THAT all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

6.

THAT this Resolution shall take effect immediately upon adoption.

SO RESOLVED, this _____ day of _____, 2020.

(Signature Page Follows)

ROBERT PRICE, Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

(Seal)



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 peaceful protest.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: June 9, 2020 via Locust Grove Police Department

Workshop Date: N/A

Regular Meeting Date: June 15, 2020

Discussion:

Ms. Arriana Gomez contacted the Locust Grove Police Department on June 8th, 2020 regarding a special event permit to host a peaceful protest. The event will be held on Saturday, June 20, 2020 beginning at 7:00 PM and conclude at 9:00 PM. The City of Locust Grove Police Department will provide a Police Escort and will also coordinate the route.

- Contact information for the person.
Arriana Gomez, (404) 357-3456
- An approved route from Locust Grove PD
 - Yes, the standard parade route starting at the United States Postal Service parking lot [Locust Grove Elem. as an overflow location if needed], concluding at Locust Grove City Hall.

Recommendation:

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



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: An ordinance pertaining to the landscape/tree replacement plan submitted as part of the "Project Red" industrial project located at 381 and 343 Davis Lake Road.

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 26, 2020

Workshop Date: June 15, 2020

Regular Meeting Date: July 6, 2020

Discussion:

GBLG Development, LLC of Indianapolis, Indiana, is developing an industrial project on 80.456 +/- acres of land located along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway, in Land Lot 217 of the 2nd District, Locust Grove, Georgia. The City Municipal code requires applicants for developments as such to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. The proposed plan incorporates approximately 73.24 acres of net area subject to tree density and a preliminary landscape plan entitled "Project Red" prepared for GBLG Development, LLC, dated May 15, 2020, by Curt Aldridge Jackson, Georgia Registered Landscape Architect (#LA001787) of Eberly & Associates has been submitted to the Community Development Department for review. Given the phased development plans of the subject property, the submitted tree protection and landscaping plan illustrates

approximately 20% less than the typical landscaping requirements, which is within the context of what the City Council has approved for previous large scale industrial developments as such.

Recommendation

Staff recommends APPROVAL, authorizing the Director of Community Development to have final approval of the landscape and tree protection plan after all review processes are complete and before any permits are issued with following four (4) conditions:

1. All landscaping shall be maintained along the frontage of Colvin Drive and Davis Lake Road.
2. The required buffers shall be undisturbed; however, if the buffer is inadequate, additional planting shall be required to screen the development from residential uses.
3. A detailed landscaping plan shall be submitted. The Director of Community Development shall have final approval of the plan prior to the issuance of any permits.
4. Landscaping shall exceed the minimum requirements of the ordinance by including heavy landscaping throughout the entire site.

ORDINANCE NO. _____

AN ORINANCE TO AUTHORIZE THE APPROVAL OF A LANDSCAPE AND TREE REPLACEMENT PLAN FOR "PROJECT RED"; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, GBLG Development, LLC of Indianapolis, Indiana, (the "Applicant") is developing an industrial project on 80.456 +/- acres of land located along the south side of Colvin Drive, west of Davis Lake Road, and east of the existing Southern Railroad Company's existing railway, in Land Lot 217 of the 2nd District, Locust Grove, Georgia (the "Property"); and,

WHEREAS, the Locust Grove Mayor and City Council (the "Council") approved *Ordinance No. 07-09-082 and 07-09-081* on September 4, 2007, which rezoned the subject properties to M-1 (light manufacturing) with conditions contained in Exhibit "B" of said ordinances; and,

WHEREAS, the City Municipal code requires the Applicant to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting; and,

WHEREAS, the Locust Grove Community Development Department (the "Staff") received a preliminary landscape plan entitled *Project Red* prepared for GBLG Development, LLC, dated May 15, 2020, by Curt Aldridge Jackson, Georgia Registered Landscape Architect (#LA001787) of Eberly & Associates (the "Plan") which is attached hereto as **Exhibit A**; and,

WHEREAS, the Plan incorporates approximately 73.24 acres of net area subject to tree density and attached hereto; and,

WHEREAS, the Plan has been reviewed by Staff who have concluded the plantings are congruent with sound planting practices for long-term sustainability and water resource management as recommended by the Georgia Cooperative Extension; and,

WHEREAS, the Locust Grove City Council reviewed the Plan, during a Workshop Meeting on June 15, 2020; 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 landscape and tree replacement plan entitled *Project Red – Locust Grove, GA*, dated May 15, 2020.

SECTION 2 – The Property is subject to the conditions contained in **Exhibit B** attached hereto and incorporated herein by reference.

SECTION 3 – That this Resolution shall be effective immediately.

SO RESOLVED this 6th day of July 2020.

ROBERT S. PRICE, Mayor

ATTEST:

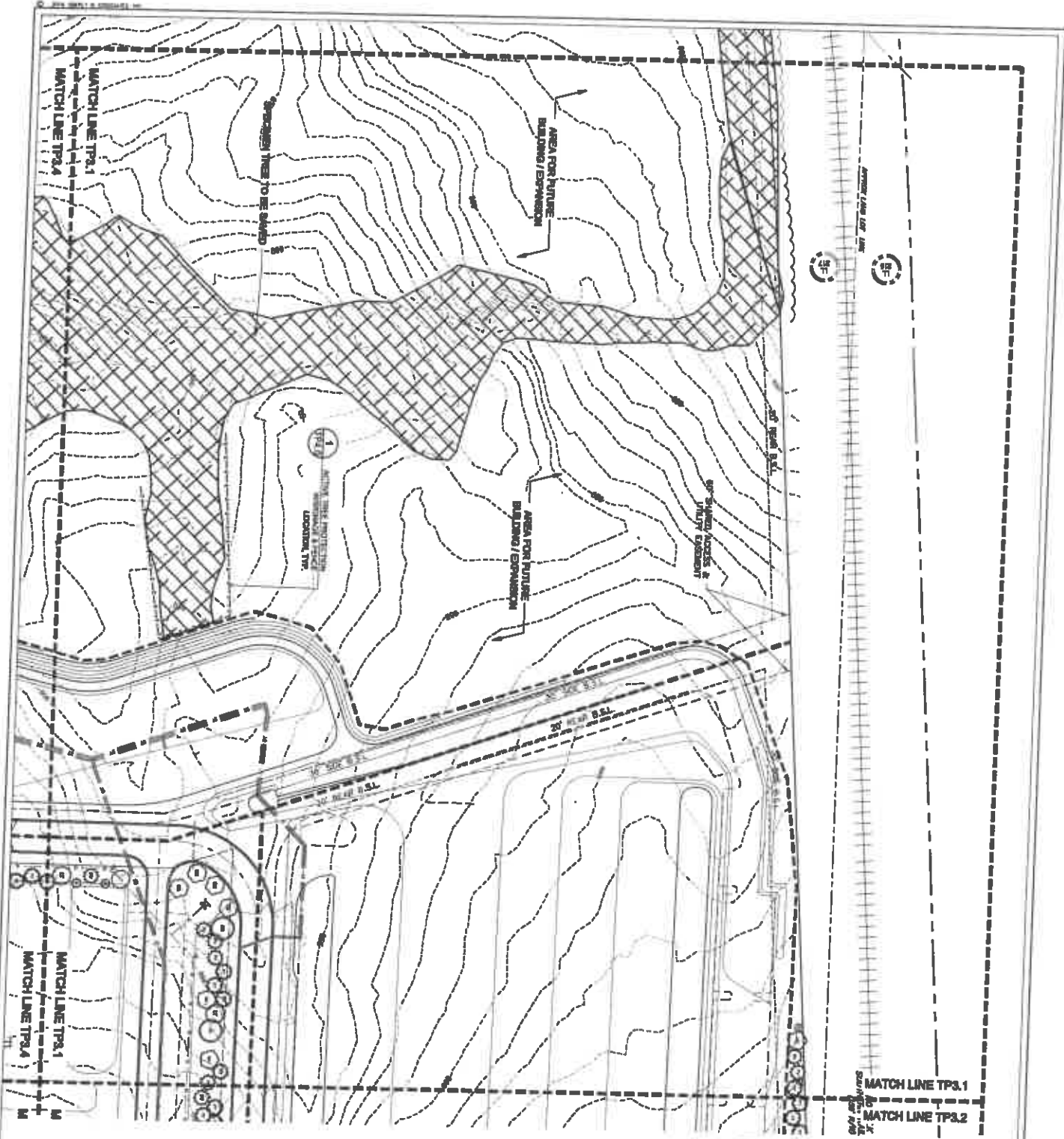
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

"EXHIBIT A"



TREE LEGEND

EXISTING TREE AREA
(TO REMAIN)

PLANT SCHEDULE

NO.	SYMBOL	PLANT SPECIES	QUANTITY	REMARKS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NO.
19-095

SHEET NO.
TP3.1

TREE REPLACEMENT PLAN

SCALE: 1" = 10'
 DATE: 08/28/20
 DRAWN BY: V. CHEN
 PROJECT MANAGER: V. CHEN
 SCALE CHECK:

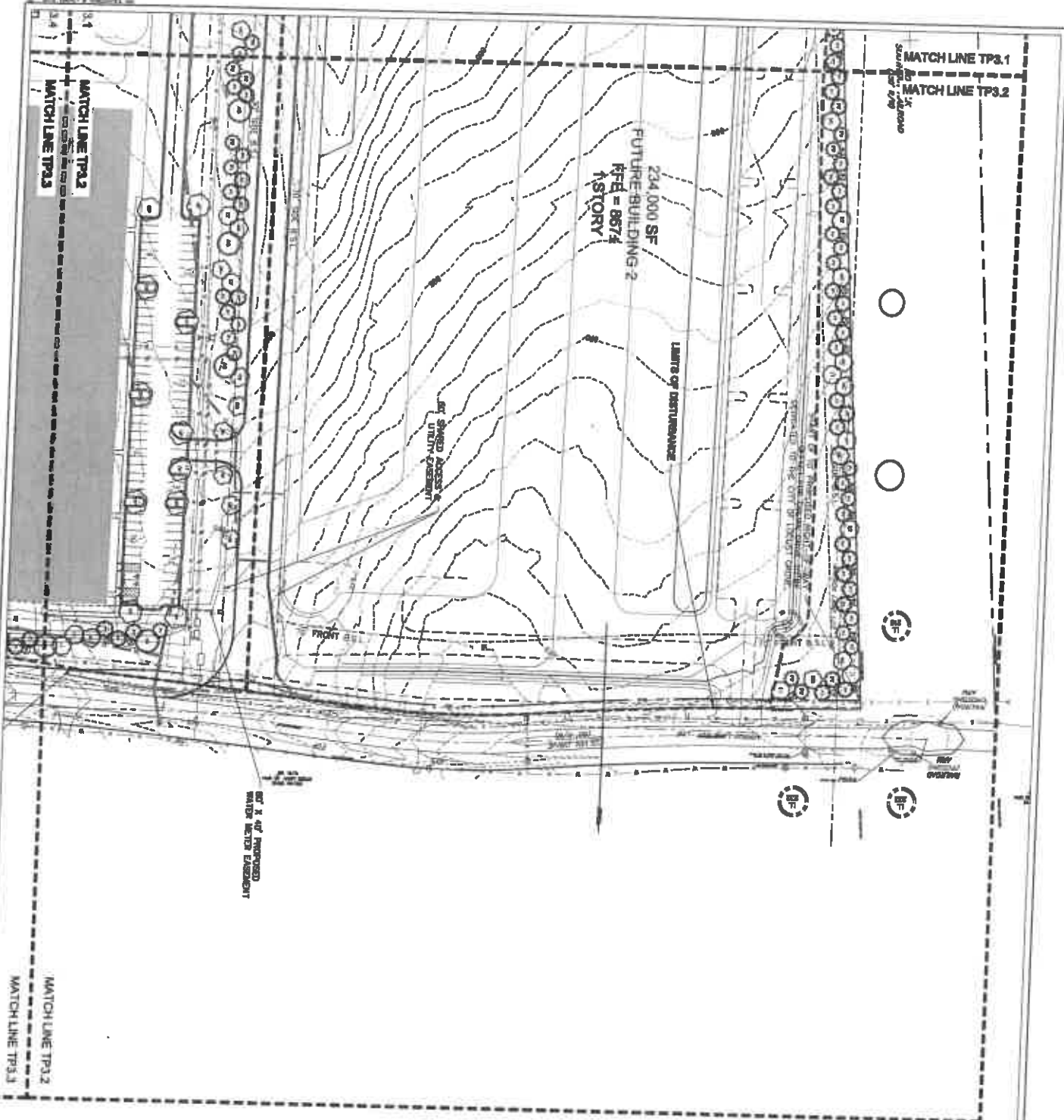
NO.	DATE	DESCRIPTION

PROJECT:
PROJECT RED
 LAND LOT 817 & 822
 END DISTRICT
 LOCUST GROVE, GEORGIA



LANDSCAPE ARCHITECT
 STATE OF GEORGIA
 No. 11327
 V. CHEN





MATCH LINE TP3.1
MATCH LINE TP3.2

MATCH LINE TP3.2
MATCH LINE TP3.3

MATCH LINE TP3.2
MATCH LINE TP3.3

PLANT SCHEDULE

NO.	DESCRIPTION	QUANTITY	REMARKS
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TREE LEGEND

EXISTING TREE AREA
(TO REMAIN)



TREE REPLACEMENT PLAN

DATE: 08/28/20

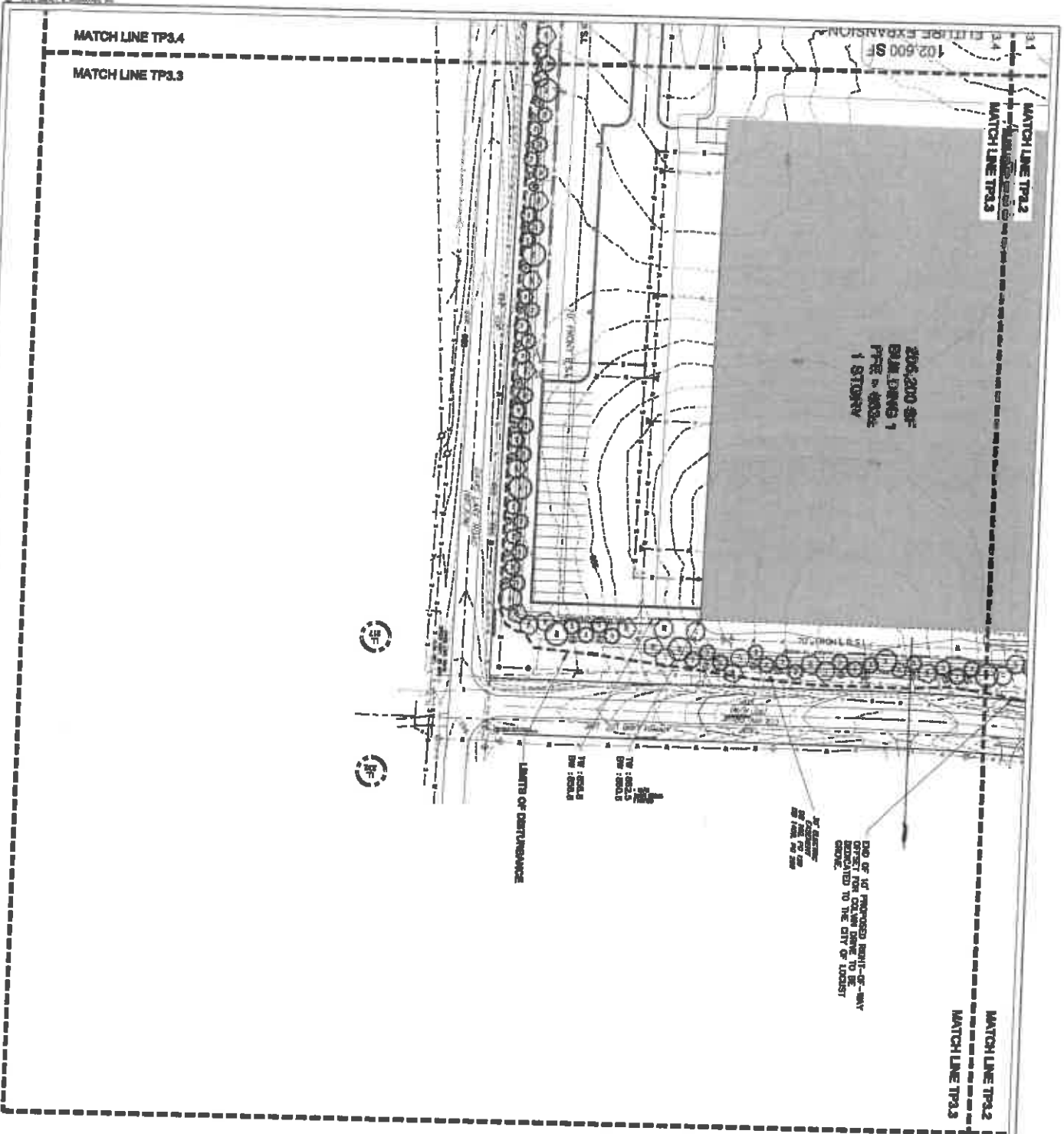
PROJECT MANAGER: K. ...

PROJECT: PROJECT RED

LAND LOT 217 & 232
2ND DISTRICT
LOCUST GROVE, GEORGIA



TP3.2
19-095



TREE LEGEND

- (Symbol: Circle with cross-hatch) EXISTING TREE AREA (TO REMAIN)

NO.	DESCRIPTION	DATE	BY
1			
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7			
8			
9			
10			

TP3.3

19-096

TREE REPLACEMENT PLAN

DATE:	05/18/20
PROJECT NO.:	19-096
PROJECT MANAGER:	K. [Name]
DATE CHECKED:	5/18/20

PROJECT: **PROJECT RED**
 LAND LOT 217 & 222
 2ND DISTRICT
 LOCUST GROVE, GEORGIA



PERMITS

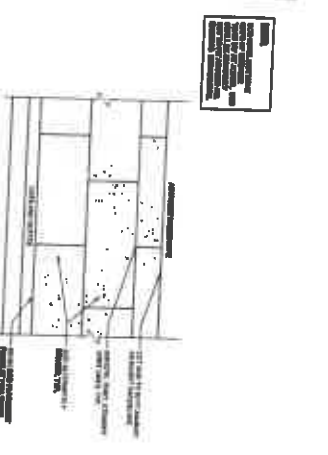
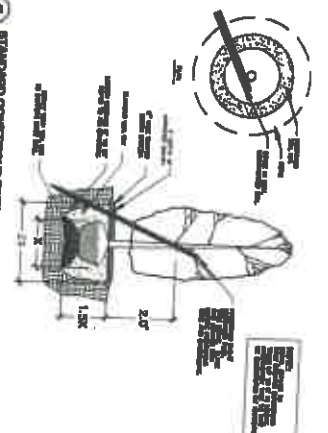
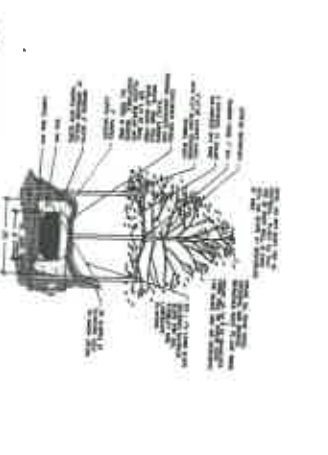
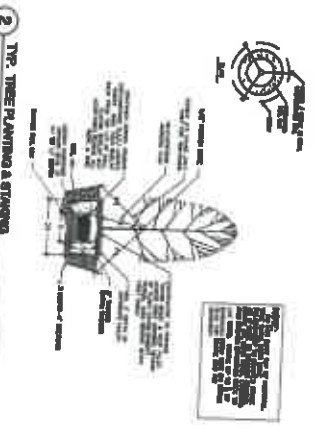
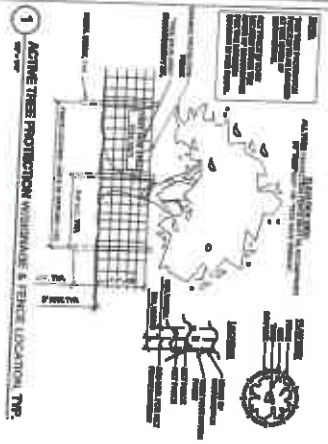
FOR THE CITY OF LOCUST GROVE, GEORGIA

APPROVED FOR THE CITY OF LOCUST GROVE:

DATE: 5/18/20

BY: [Signature]

PROJECT MANAGER: [Name]



Tree Quantity

Code	Quantity	Notes
AS	1	ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION
TS	1	TREE PLANTING & STAKING
TS-S	1	TREE PLANTING ON SLOPES
MT	1	MULTIPLE TREE PLANTING (2 INCHES)
SC	1	STANDARD CONSPICUOUS TREE
FP	1	FLAG POLE PLACEMENT

Code	Qty	Height	Notes
AS	1	7.5	ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION
TS	1	37	TREE PLANTING & STAKING
TS-S	1	37	TREE PLANTING ON SLOPES
MT	1	37	MULTIPLE TREE PLANTING (2 INCHES)
SC	1	37	STANDARD CONSPICUOUS TREE
FP	1	37	FLAG POLE PLACEMENT

GENERAL NOTES

1. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
2. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
3. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
4. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
5. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
6. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
7. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
8. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
9. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.
10. All trees shall be planted in accordance with the Georgia Department of Transportation (DOT) Tree Protection Manual.

PLANTING LOT TREE REQUIREMENT

Tree / S Service	Quantity
ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION	1
TREE PLANTING & STAKING	1
TREE PLANTING ON SLOPES	1
MULTIPLE TREE PLANTING (2 INCHES)	1
STANDARD CONSPICUOUS TREE	1
FLAG POLE PLACEMENT	1

Tree / S Service	Quantity
ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION	1
TREE PLANTING & STAKING	1
TREE PLANTING ON SLOPES	1
MULTIPLE TREE PLANTING (2 INCHES)	1
STANDARD CONSPICUOUS TREE	1
FLAG POLE PLACEMENT	1

Tree / S Service	Quantity
ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION	1
TREE PLANTING & STAKING	1
TREE PLANTING ON SLOPES	1
MULTIPLE TREE PLANTING (2 INCHES)	1
STANDARD CONSPICUOUS TREE	1
FLAG POLE PLACEMENT	1

SCHEDULE & DETAILS

Item	Quantity	Notes
ASHLE TREE PROTECTION REQUIREMENTS & FEEDER LOCATION	1	
TREE PLANTING & STAKING	1	
TREE PLANTING ON SLOPES	1	
MULTIPLE TREE PLANTING (2 INCHES)	1	
STANDARD CONSPICUOUS TREE	1	
FLAG POLE PLACEMENT	1	

PROJECT INFORMATION

PROJECT NO.	19-095
DATE	04/18/20
DRAWN BY	J. SMITH
PROJECT MANAGER	J. SMITH
SCALE	AS SHOWN

PROJECT RED
 LAND LOT 817 & 882
 END DISTRICT
 LOCUST GROVE, GEORGIA



TP4.0

19-095

“EXHIBIT B”

- 1. All landscaping shall be maintained along the frontage of Colvin Drive and Davis Lake Road.**
- 2. The required buffers shall be undisturbed; however, if the buffer is inadequate, additional planting shall be required to screen the development from residential uses.**
- 3. A detailed landscaping plan shall be submitted. The Community Development Department shall have final approval of the plan prior to the issuance of any permits.**
- 4. Landscaping shall exceed the minimum requirements of the ordinance by including heavy landscaping throughout the entire site.**



Administration Department
P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Personnel Policy – Smoking in City Buildings/Vehicles

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: June 10, 2020

Workshop Date: June 15, 2020

Regular Meeting Date July 6, 2020

Discussion:

Attached is a proposed draft of amendment to our Smoking/Vaping policy as written from our City Attorney's office. We stepped up regulations on smoking in mid-2010's due to potential abuse of time, appearance, and health concerns. This new amendment will curtail these activities in their entirety (at least on city property/time) and hopefully promote more to cease smoking and improve health outcomes overall.

Recommendation:

Discussion prior to July 6, 2020 Regular Meeting...

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF LOCUST GROVE PERSONNEL POLICY; TO AMEND NO. 602 ENTITLED "TOBACCO USE AND NICOTINE VAPOR POLICY"; TO PROVIDE FOR CODIFICATION IN THE CITY OF LOCUST GROVE PERSONNEL POLICY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Locust Grove, Georgia ("City") approved Personnel Policy Manual for use in guiding employees and managers with the structure to recruit, train, retain and discipline employees as part of the carrying out necessary job duties; and,

WHEREAS, the City of Locust Grove, Georgia ("City") approved Section Number 602 for regulations on smoking and smokeless tobacco use; and,

WHEREAS, pursuant to the Section 3.51 of the charter of the City of Locust Grove, Georgia, the Mayor and City Council hereby amend the Personnel Policy to provide for these additional regulations.

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Amendment of the Tobacco Use and Nicotine Vapor Policy No. 602.03.01 and 602.03.7. The City of Locust Grove Personnel Policy is hereby striking No. 602.03.01 entitled "Smoking and Smokeless Tobacco Prohibited" in its entirety and replacing in lieu of a new Section No. 602.03.01 and striking No. 602.03.7 entitled "Disciplinary Action" in its entirety and replacing in lieu of a new Section 602.03.7 as attached as Exhibit "A" incorporated herein.

SECTION 2. The City Clerk is hereby directed to record this Ordinance in the official minutes of the City.

SECTION 3. The Personnel Policy adopted and dated July 12, 2004 is hereby re-adopted in its entirety except as amended as the Personnel Policy of the City of Locust Grove.

SECTION 4.

- 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. It is hereby further declared to be the intention of the City Council that, to the greatest extend 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 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 ____ day of _____, 2020.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED BY CITY ATTORNEY:

Andrew J. (Andy) Welch, III

EXHIBIT "A"

602.03.1 *Smoking and Smokeless Tobacco Prohibited*

Unless otherwise provided in this policy, smoking and the use of tobacco products, e-cigarette, vape pen or any other "vapor products" as defined by O.C.G.A. § 16-12-170 is prohibited in all City owned buildings, vehicles, parks and grounds or other facilities as well as off-premises while wearing a City Uniform. This no-smoking policy applies to all City employees as well as to citizens, customers, visitors, and other individuals while inside any City of Locust Grove building or facility.

602.03.7 *Disciplinary Action*

Employees who violate this policy will be subject to disciplinary action as follows:

- 1st offense – Maximum of five (5) days suspension without pay;
- 2nd offense – Maximum of ten (10) days suspension without pay; and
- 3rd offense – Termination.