

# CITY OF LOCUST GROVE

REGULAR MEETING AGENDA  
MONDAY, JULY 6, 2020 – 6:00 P.M.  
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.  
LOCUST GROVE, GA 30248

**CALL TO ORDER** ..... Mayor Robert Price

**INVOCATION** ..... Community Development Director Daunte' Gibbs

**PLEDGE OF ALLEGIANCE** ..... Councilman Breedlove

**APPROVAL OF THE AGENDA** ..... Mayor Robert Price (Motion Required)

**PUBLIC COMMENTS** ..... Register with Clerk Before Meeting

**PUBLIC HEARING ITEMS** ..... None

**APPROVAL OF THE MINUTES** ..... 2 Items

1. June 1, 2020 Regular Meeting Minutes (Motion Required)
2. June 15, 2020 Workshop Meeting Minutes (Motion Required)

**ACCEPTANCE OF THE FINANCIAL STATEMENT** ..... 1 Item

3. May 2020 Financial Statement (Motion Required)

**UNFINISHED BUSINESS/ACTION ITEMS** ..... 3 Items

4. Ordinance to approve a modification to zoning conditions request for 381 and 343 Davis Lake Road, LL 217 of the 2<sup>nd</sup> District, Henry County, Georgia (Motion Required)
5. 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 (Motion Required)
6. Ordinance to amend the City of Locust Grove Personnel Policy for "Tobacco Use and Nicotine Vapor Policy" (Motion Required)

**NEW BUSINESS/DISCUSSION ITEM** ..... 1 Item

7. Resolution to award bid for Davis Lake Sewer Extension – Project 182205 (Motion Required)

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

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

**EXECUTIVE SESSION – (IF NEEDED)**

**ADJOURN**

**POSTED AT CITY HALL – July 1, 2020 at 16:30**

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

**City of Locust Grove  
Council Meeting Minutes  
Monday, June 1, 2020  
3640 Highway 42 – Public Safety Building  
Locust Grove, GA 30248  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price - Mayor	Tim Young – City Manager
Rod Shearouse – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Randy Gardner – Councilman	Jennifer Adkins – Assistant City Clerk
Rudy Breedlove – Councilman	Jack Rose – Public Works Director
Carlos Greer–Councilman/Mayor Pro Tem	Daunte’ Gibbs- Community Development Director
Keith Boone – Councilman	Anna Ogg – Main Street Director
	Jesse Patton – Police Chief
	Andy Welch - Attorney

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

Invocation given by City Manager Tim Young

Councilman Gardner led the Pledge of Allegiance.

**APPROVAL OF AGENDA –**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the June 1, 2020 meeting agenda.

RESULT	APPROVED AGENDA
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS – NONE**

**PUBLIC HEARING ITEMS – NONE**

**APPROVAL OF THE MINUTES**

**1. MAY 4, 2020- REGULAR MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the May 4, 2020 regular meeting minutes.

RESULT	APPROVED MAY 4, 2020 REGULAR MEETING MINUTES
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MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

**2. MAY 18, 2020- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the May 18, 2020 workshop meeting minutes.

RESULT	APPROVED MAY 18, 2020 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT –**

**3. APRIL 2020 - Financial Statement –**

Mayor Price asked for a motion. Councilman Gardner made the motion to approve the April 2020 Financial Statement

RESULT	APPROVED APRIL 2020 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GARDNER
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**UNFINISHED BUSINESS/ACTION ITEMS – NONE**

**NEW BUSINESS/ACTION ITEMS –**

**4. Ordinance to amend Fiscal Year 2020 for 1<sup>st</sup> Quarter –**

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution #20-06-030.

RESULT	APPROVED ORDINANCE #20-06-030
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**5. Resolution to approve the (MOU) Memorandum of Understanding with GA Department of Community Affairs –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #20-06-031.

RESULT	APPROVED RESOLUTION #20-06-031
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

**CITY MANAGER’S COMMENTS –**

City Manager Tim Young said we officially opened today with full staff and a Bailiff working daily monitoring the entrance of City Hall for screening. Mr. Young gave an update we are working on transportation projects, Tanger Park, and will be having more meetings scheduled for other upcoming ARC projects. Nothing further.

Councilman Boone made a comment he has seen mobile COVID testing locations in other jurisdictions free of charge and asked if Locust Grove would be considered for a testing site. Mr. Young replied we have requested they do other locations around the county. At one point, they were trying to place a location at Strong Rock; however, they needed a covered area. The turnout as that amount should warrant further testing in other areas. Discussion took place and nothing further.

Councilman Greer asked if we were still streaming the meeting on Facebook Live and Mr. Young replied no. Councilman Greer said he felt like those people who are not comfortable coming to the meeting could still benefit from live streaming. Discussion took place and Mrs. Ogg confirmed we had 13 people view the meeting live last meeting. Mr. Young said we were in the process of upgrading our video before COVID-19; however, was put on hold during that time due to compromised immunity of the technician. We hope to get that process finished soon so we can present the meetings professionally with better visual and sound quality versus from a laptop camera. Discussion took place and nothing further.

Attorney Andy Welch suggested we do a test run on the current camera system in place before making further decisions on alternative cameras. After the contractor returns to finalize the upgrade we will plan for a future meeting for testing. Nothing further.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT –**

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:19 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, June 15, 2020  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Anna W. Ogg – Main Street Manager
Carlos Greer – Councilman	Daunté Gibbs – Community Development Director
	Matthew Long – Police Captain
	Andy Welch - Attorney
	<b>Staff Not Present:</b>
	Jesse Patton – Police Chief

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

Invocation given by Mayor Price

Councilman Shearouse led the Pledge of Allegiance.

**APPROVAL OF AGENDA –**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the June 15, 2020 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS – NONE**

**PUBLIC HEARING ITEMS –**

- Hearing to approve a modification to zoning conditions request for 381 and 343 Davis Lake Road, LL 217 of the 2<sup>nd</sup> district, Henry County, Georgia –**

*Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation, or vote, or otherwise take part in the decision-making process for public hearing item one. Councilman Gardner exited the meeting.*

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a request from GBLG Development, LLC to modify zoning conditions placed on the subject properties in 2007. The applicant is requesting that zoning conditions number six (6) and seven (7) from ordinance number 07-09-082 be removed altogether as conditions of zoning for the subject properties. Mr. Gibbs read aloud the following zoning conditions:

***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 the City Council prior to the release of the development plans for construction.***

Mr. Gibbs said the removal of these zoning conditions will eliminate the potential creation of a legal non-conforming use with the M-1 zoning district as well as conforming to all structures within the 70-foot front setback of the proposed industrial development. Removing said zoning conditions will also prevent unnecessary infrastructural relocation expenses. Mr. Gibbs said this is a public hearing if any questions and no action will be taken tonight. Nothing further.

Mayor Price said this is a public hearing and opened for public comments.

Mrs. Lindsay Brackett, resident at 55 Bowden Street stepped forward to comment. Mrs. Brackett said she weighs the pros and cons of any situation and feels that is necessary with this request. She said she recognizes the pros of this request; however, she questioned what are the cons? Mrs. Brackett asked if this removal of conditions is assuming the land is zoned M-1? The land was zoned M-1 in 2007; however, she thought the property was rezoned another time and asked if the property is zoned M-1. Mr. Young replied the property remains zoned M-1 because a property cannot be reverted automatically and must be rezoned by an act of the council. Attorney Andy Welch said City Council can recommend an amendment for rezoning of property; however, there would be record if Council voted for an amendment and there is no record.

Mrs. Brackett said three smaller industrial warehouses are being proposed with additional space for potential expansion. Mrs. Brackett asked if a traffic study accounted for a future expansion. Mr. Young replied yes, that is included as part of the DRI as originally proposed.

Mrs. Brackett said according to the paperwork the subject property was not included into the National Historic District and asked if there are intentions of protecting the historic character of the homes in that area. Mrs. Ogg asked Mrs. Brackett if she is referring to the protected district and Mrs. Brackett replied she is referring to where she lives. Mrs. Ogg said there are no plans to expand our regulated district into residential area. Discussion took place. Mr. Young said that [her] property lies within the Mixed Historic Area, and that any new development should keep with existing conditions of maintaining the historic character of the homes. Mrs. Brackett asked if one of the three buildings would be a tire plant and Mr. Young replied one is proposed to be a distribution facility that will have tires reconditioned and distributed. Discussion took place on concern of potential odors or smells that might deter the purchasing of homes nearby. Mr. Gibbs replied he is not sure of an odor because the business is not established, and discussion took place.

Mrs. Brackett said when the property was rezoned in 2007, Mr. Young said a natural buffer could be used on the property. Mrs. Brackett also mentioned concerns of detention ponds and discussion took place on the potential for impact on the nearby city spring site. Mrs. Brackett asked if there has been any outreach to the residents this would affect.

Mrs. Jennifer Rivera, resident at 273 Davis Lake Road, stepped forward to make a comment. Mrs. Rivera said no one has contacted them. Mrs. Rivera said she and her family moved in their home six years ago and just recently installed a pool and have concerns of detention pond and possible smell. Nothing further.

Mrs. Brackett asked Council if they have any comments that would change residents' minds from being opposed to this request.

Attorney Andy Welch made a comment to Mrs. Brackett this is not a dialogue back and forth. This is a public hearing for you or anyone to have the opportunity to make comments before Council. Council is not obligated to respond to questions being asked, they are only here to listen and if they so choose, they can answer questions after the public hearing is closed and opened to them for comments.

Mrs. Brackett replied she misunderstood the procedures and now has a better understanding.

Mrs. Brackett discussed concerns including the future of the property north of Colvin Drive and the increase in overall traffic and construction traffic. Mrs. Brackett asked if there is a plan if the project becomes uncomfortable for her family and others. Nothing further.

Mr. Michael Brackett stepped forward to comment. Mr. Brackett referenced condition #7 related to the 75' buffer. Mr. Brackett suggested staff and Council visit Action Tire in Forest Park to give an idea of this development in terms of noise, smell, and atmosphere. Mr. Brackett said maybe the developer could be encouraged to reconsider the buffer versus removing the buffer. Nothing further.

Mr. Johnny Rivera, resident at 273 Davis Lake Road, stepped forward to comment. Mr. Rivera asked if this will be a 24-hour operation. Mr. Gibbs replied he does not have that information at this time. Mr. Rivera asked if a buffer will and Mr. Gibbs replied the code requires a buffer between industrial and residential property and discussion took place. Nothing further.

Mr. Barry Harkness, resident at 1101 Abundance Dr., stepped forward to comment. Mr. Harkness asked what end of Davis Lake the warehouses will be located. Mr. Young replied Davis Lake and Colvin Drive. Mr. Harkness said he is not opposed to the request because the job opportunities will increase. Mr. Harkness asked when this request was received by staff. Mr. Gibbs replied staff received the request in March; however, because of the COVID-19 regulations, the process was delayed. Discussion took place and nothing further.

No further comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer asked if GBLG Development already owns the property and Mr. Gibbs replied they plan to acquire the property. Mr. Zachary Zweifler, agent representing GBLG Development stepped forward to answer questions. Mr. Zweifler replied GBLG does not own the property; however, are currently under contract to purchase subject property. Councilman Greer asked if GBLG is under contract to purchase the Brown property as well and Mr. Zweifler replied yes. Councilman Greer asked

Mr. Zweifler to confirm what "GBLG" stands for. Mr. Zweifler replied, "Great Buildings Locust Grove". Councilman Greer commented he is confused because GBLG's initial intention was developing the Brown property which has been confirmed is not final, and now currently under contract to purchase the subject property. Councilman Greer said he feels like this property is being acquired to avoid some conditions in place. Mr. Zweifler replied the master plan is for both properties [Brown property and subject property] to become one development. Discussion took place. Councilman Greer asked Mr. Zweifler if he is aware a buffer is required. Mr. Zweifler replied yes, and discussion took place. Nothing further.

Councilman Breedlove asked if the purchase of the property is contingent upon this meeting and Mr. Zweifler replied yes.

Councilman Boone asked if the property will be fenced and Mr. Zweifler replied not around the entire property and discussion took place. Councilman Boone said he would not want to experience bad odors near his property and said he is not opposed to growth; however, does not want to approve bad growth. Mr. Young replied M-1 zoning allows for the type of development that is being presented and discussion took place. Councilman Boone asked what the delay is on the purchase of the Brown property. Mr. Zweifler replied this will be one business park and for the entire project to work effectively it makes sense to have one zoning. This establishment will be 80 percent warehouse and office space; not a manufacturing facility.

Councilman Breedlove asked what type of process this will be, and Mr. Zweifler said this is a repair process in that the old groove is removed and replaced with new groove. Discussion took place on visiting the property and operation.

Councilman Greer said there will be a need for road reconstruction and repairs as part of this project and asked Mr. Zweifler if GBLG will incur some of the costs. Mr. Zweifler replied yes, the plans are to rebuild Colvin Drive from SR 42 to Davis Lake Road and contribute to any future work at Bill Gardner Parkway and Highway 42 as well. Nothing further.

Attorney Andy Welch asked Mr. Gibbs to clarify this is only for modification of the two specified conditions to zoning. Mr. Gibbs replied yes, this request is for modification of zoning conditions, this is not a request to rezone the property and it is within Councils authority to modify if deemed appropriate. Attorney Andy Welch clarified the applicant has to comply with the DRI and the traffic study has to be updated accordingly. Discussion took place. Nothing further.

No further comments and Councilman Gardner returned to meeting.

Mr. Gibbs made a comment related to concerns mentioned on odors that may occur related to the development of the subject property. Mr. Gibbs said any zoning district is likely to produce bad odors and sometimes can be unavoidable. Our regulations have parameters and guidelines that if not met would not be approved. Councilman Breedlove asked what the stipulations are if they do not comply. Attorney Andy Welch replied there are Code Enforcement provisions to enforce and other procedures that could lead to legal action.

Councilman Greer made a comment if we are continuing the discussion Councilman Gardner needs to exit the meeting.

Councilman Gardner exited the meeting.



Mr. Gibbs said the applicant is requesting two conditions be removed and discussion took place. Mr. Young replied the conditions were added 13 years ago and were deemed appropriate for the zoning of the subject property at that time due to the lack of confirmed historic district information and surrounding zoning at the time. Nothing further.

Councilman Gardner returned to the meeting.

**NEW BUSINESS/ACTION ITEMS –**

**2. Resolution to approve the plat/right-of-way map for the Peeksville Road Extension –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#20-06-032**

RESULT	APPROVED RESOLUTION #20-06-032
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**3. Special Event Request for a peaceful protest march –**

Ariana Gomez, resident at 172 Lantana Drive, and Maggie Clark, resident at 202 Coyote Trail, stepped forward to discuss the reason for their request.

Ms. Gomez led discussion they would like to start the route at the train platform and end at City Hall from 2pm – 4pm and do not expect no more than 60 people. Ms. Gomez said their goal is to talk about ways to educate the community on what we are facing around the world and show more solidarity in Locust Grove. Mayor Price asked if he could have a guest preacher come speak and Ms. Gomez replied yes.

Councilman Greer asked what is being protested. Ms. Gomez replied they are protesting Black Lives Matter, but more importantly how and what we can change to make a difference. Discussion took place about where staging will take place and Ms. Gomez said she would like to meet at the City Hall lawn.

Councilman Shearouse asked if they have done a protest march before and Ms. Gomez replied, “yes in Clayton County and Fayetteville”. Councilman Shearouse asked how they are advertising and if they are a part of the #blacklivesmatter organization. Ms. Gomez replied they are advertising on their personal Facebook pages and word of mouth and said they are not associated with the BLM organization. Ms. Gomez said they are in favor that all lives matter; however, are emphasizing on the current events.

Councilman Greer made a comment to clarify that the #blacklivesmattermovement and #blacklivesmatter are two different organizations. Councilman Greer said the original #blacklivesmatter purpose was to bring awareness and discussion took place on the disruptive acts that have risen from the movement which now has gained a bad reputation. We need to be conscious of the difference between both organizations because the news [media] will misconstrue things and unless a person educates themselves first it is easy to make the wrong assumptions. Discussion took place and Councilman Greer spoke about concerns he has with the events that are related to racism and the unfortunate actions that are taking place as a result.

Councilman Boone made a comment in support of Councilman Greer's thoughts; however, he said the hashtag #blacklivesmatter could somewhat make a white person feel as if their lives do not matter because the emphasis is being focused on black lives. Councilman Boone said he feels that all lives matter and discussion took place.

Councilman Greer followed up to Councilman Boone's thoughts and said he agrees all lives matter and said he also understands the message protestors are trying to make is for black people to be treated equally. Nothing further.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

### **CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

\*Captain Long and Community Development Director Daunte' Gibbs requested to meet with the applicants to finalize details for the special event outside of the meeting; therefore, Mayor Price rearranged the order of the report updates to allow Captain Long and Mr. Gibbs their updates first.

### **PUBLIC SAFETY OPERATIONS—CAPTAIN MATTHEW LONG FOR CHIEF JESSE PATTON**

Captain Long gave an update and reviewed the monthly report. Total collections for May 2020 were \$22,489.00. Officer Shumate is still out from complications with his leg and not sure when he will be returning. We extended an offer to a candidate for employment pending his prescreen results. We are hoping he will start this Friday. There was an incident on Jackson Street last week and a suspect was taken into custody by the Henry County Sheriffs office for a warrant for aggravated assault on law enforcement. The suspect had overdosed upon entering, but not deceased and transported to the hospital. Nothing further

### **COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

Community Development Director Daunté Gibbs gave an update his department has issued 645 permits including 78 new house permits for 2020. We have issued 165 COs [134 residential and 31 commercial permits] and 271 Business Licenses issued for 2020. Mr. Gibbs said building and land disturbance activity is ongoing in various locations and new house construction continues in various subdivisions. Starbucks is approaching their final CO. Nothing further.

- **“Project Red” industrial project landscape/tree replacement plan located at 381 and 343 Davis Lake Road –**

Mr. Gibbs continued with discussion the City Municipal code requires applicants to submit a stand-alone landscape plan for review by City Council. This is for discussion only and will be revisited at the July 6, 2020 Council meeting for action. Mr. Gibbs said staff recommends approval with the following 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 Community Development Director 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.*

Councilman Boone asked if the ordinance requires a certain type of tree; specifically, Leland Cypress, and Mr. Gibbs replied yes, it can be specific to require that type.

Councilman Shearouse asked if this plan benefits the neighbors who will be close to this development and Mr. Gibbs replied this is specific to "Project Red"; however, does address buffer requirements between the commercial and residential boundaries which will provide barriers. Nothing further.

City Manager Tim Young said there were previous concerns that the Rivera's mentioned and suggested Daunte' arrange to meet with them to answer those questions. Mr. Gibbs said he will coordinate with the Rivera's to schedule a meeting. Nothing further.

### **MAIN STREET OPERATIONS –ANNA W. OGG**

Mrs. Ogg gave an update the downtown has new banner frames purchased by Main Street, Inc. and the HPC granted a COA to Bart Hammock. The Catfish Rodeo is scheduled for July 18, 2020 from 8am – Noon with a cookout to follow. There will be a limit of five "take home" fish and the age limit are ages up to 13 years old. Mr. Ross McQueen has started playing bluegrass music in downtown and all the downtown businesses are open. Further, the City purchased three additional billboard spaces located at Hudson Bridge Road, Jodeco Road, and Jonesboro Road to assist with increasing hotel occupancy and support of our local businesses. Nothing further.

### **PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose stepped forward and gave an update public works is continuing with normal daily maintenance and upkeep including leak repairs and grass cutting. Mr. Rose reviewed the monthly report and gave an update on the Line F sewer extension. Nothing further.

Mr. Michael Brackett mentioned a light on Jackson Street and suggested it be relocated. Nothing further.

### **ADMINISTRATION – BERT FOSTER**

Assistant City Manager Bert Foster gave an update the Tanger Park project has been released to Magnum Contracting. The extra lane between Bill Gardner and Peeksville Road still in process and scheduled to have a final field plan review in March 2021. Mr. Foster said changes were made to the final design of the Bill Gardner Parkway modification and the signal at Market Place and Highway 42 is in process. Nothing further.

### **ARCHITECTURAL REVIEW BOARD (ARB) – NONE**

### **CITY MANAGER'S COMMENTS –**

Mr. Young said we previously had a discussion on possibly providing aid to qualified businesses that suffered from the Covid-19 closures; however, after further review by the City Attorney, the City will be

redirecting some funds to what they are intended for. Tanger Outlet is operating at one hundred percent and sales have increased. Further, Mr. Young said the County is requesting a meeting on June 30, 2020 at 6:00 p.m. with the cities to discuss possible projects for inclusion on a referendum for a T-SPLOST (Transportation Special Purpose Local Option Sales Tax) to be held on November 3, 2020. They are asking each municipality to identify potential projects to accompany the referendum. Mr. Young said we are hopefully nearing completion of our annual audit which is now due by September 30 versus June 30 because of the extension offered related to COVID-19. Mr. Young said we will be reopening the City parks this week as well. Nothing further.

Councilman Greer made a comment if the County does not negotiate in the City's favor on SDS [Service Delivery Strategy] he will not be in support of a T-SPLOST. Nothing further.

Mr. Young also gave an update on the mobile Covid-19 testing site and said we are requesting one in the Hampton/Locust Grove area.

Attorney Andy Welch said the cases have declined at Piedmont Henry Hospital and discussed how we as a community can continue with assisting in that decline by maintaining our distance and limiting exposure.

- **Personnel Policy – Smoking in City buildings/vehicles – Discussion Only**

Mr. Young continued with discussion on an amendment proposing more stringent changes to the Smoking/Vaping policy to eliminate activity on city property/time.

Councilman Shearouse referenced Section 602.03.1 and said the language could come across confusing because this is a personnel policy; however, this addresses public use as well. Discussion took place.

Discussion took place with concerns not allowing smoking on city property.

Councilman Breedlove made a comment he feels like an area should be designated for employees to partake. Councilman Greer agreed with not allowing in city vehicles or city property; however, agrees they do need an area designated.

Councilman Shearouse asked if appearance is the concern and Mr. Young replied yes, and to establish a healthier environment.

Councilman Breedlove said he does not agree because smoking is not illegal and said he thinks the City is opening a box that does not need opening.

Councilman Boone asked how new hires will be handled if they use tobacco. Mr. Young replied they would know up front this is a tobacco free workplace and could make their decision to quit or not.

Attorney Andy Welch said banning the use of tobacco is not illegal; however, Council has valid questions and is your final decision. Councilman Greer said why we cannot enforce the current policy and guidelines and follow procedures for disciplinary action if employees neglect instead of creating a new policy. Nothing further.

### **MAYOR'S COMMENTS-**

Attorney Andy Welch thanked the Ms. Gomez and Ms. Clark for their efforts and willingness to reach out to the community and said the discussion that took place is the dialogue we should be having

everywhere. Mr. Welch said thank you to Councilman Greer for his heartfelt statement and thoughts and other comments and questions received from other Council members. Nothing further.

Councilman Greer said he received a letter that addressed the current events happening around us and asked what we are doing at a City. Councilman Greer said he is hopeful that discussions like what took place tonight will continue going forward so that people will know we are concerned. Nothing further.

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:22 PM.

Notes taken by:

Misty Spurling, City Clerk



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

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**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 20<sup>th</sup>, 2020 council meeting per GA Gov. Exec. Order due COVID-19, All public hearings were STAYED

**Regular Meeting Date:** July 6, 2020

### Discussion:

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According to the applicant's letter of intent, dated March 16<sup>th</sup>, 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 2<sup>ND</sup>  
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 2<sup>nd</sup> 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., 234,000 s.f., and 678,500 s.f., respectively, totaling 1,117,700 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, 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 6<sup>th</sup> day of July 2020.

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

**ATTEST:**

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**MISTY SPURLING, City Clerk**

**(Seal)**

**APPROVED AS TO FORM:**

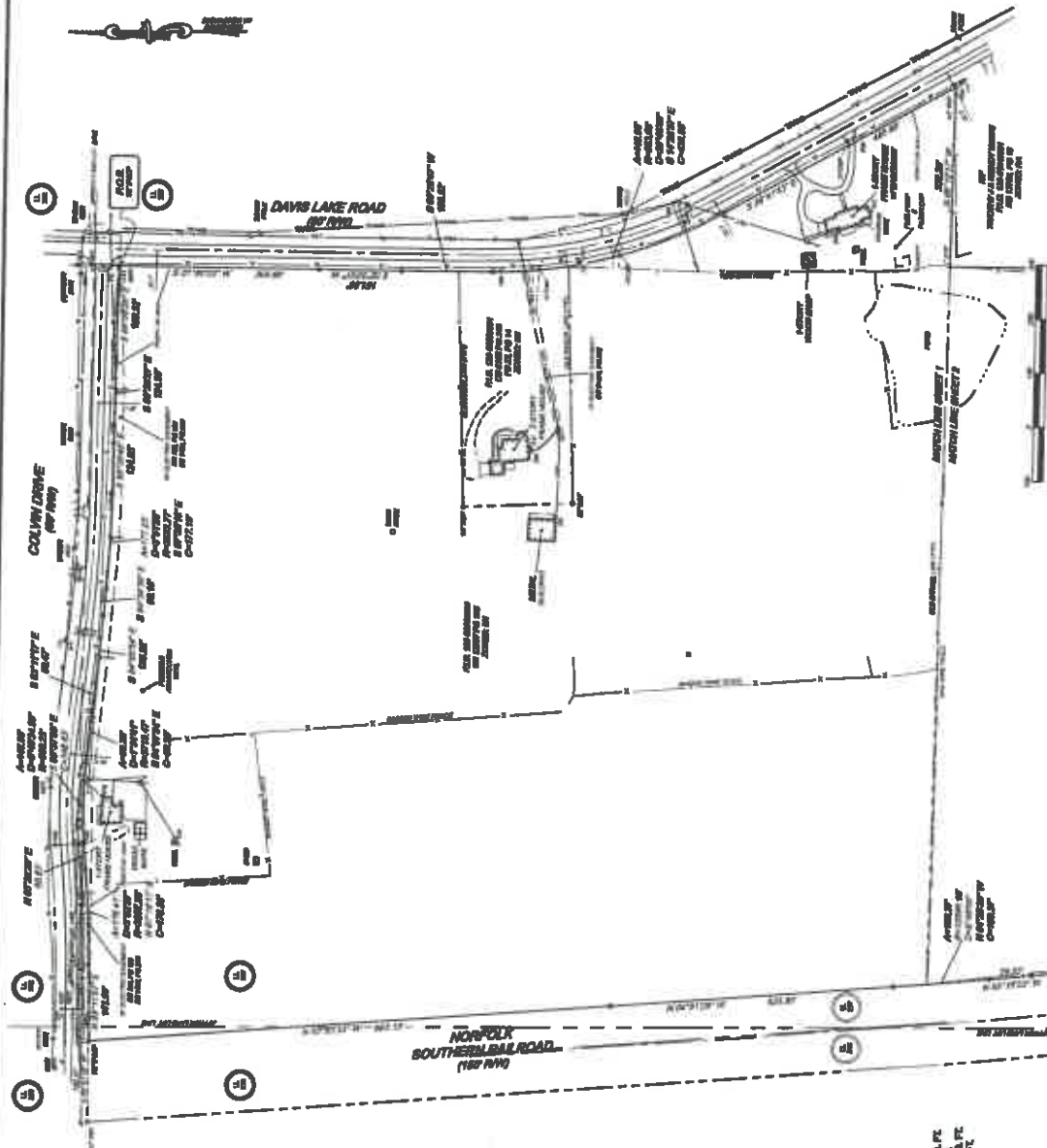
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**City Attorney  
(Seal)**

**EXHIBIT "A"**



- 1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF METRO ENGINEERING & CONSULTANTS, INC. (METRO) AND IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS INFORMATION FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF METRO IS STRICTLY PROHIBITED.
- 2. METRO AND ITS CONSULTANTS ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THIS DOCUMENT, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION.
- 3. THE INFORMATION CONTAINED HEREIN IS BASED ON THE DATA AND INFORMATION PROVIDED BY THE CLIENT AND OTHER SOURCES. METRO AND ITS CONSULTANTS MAKE NO WARRANTY AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THIS INFORMATION.
- 4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT.
- 5. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE PROJECT CAUSED BY FORCE MAJEURE EVENTS, INCLUDING BUT NOT LIMITED TO, NATURAL DISASTERS, PANDemics, OR GOVERNMENT ACTIONS.
- 6. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES TO THE PROJECT SCOPE, SCHEDULE, OR BUDGET CAUSED BY CLIENT ACTIONS OR OMISSIONS.
- 7. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY LEGAL ACTIONS OR CLAIMS ARISING FROM THE USE OF THIS INFORMATION.
- 8. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF THE USE OF THIS INFORMATION.
- 9. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.
- 10. METRO AND ITS CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURIES OR DEATHS ARISING FROM THE USE OF THIS INFORMATION.



**PROJECT INFORMATION**  
 PROJECT NO.: 2019-001  
 PROJECT NAME: [REDACTED]  
 CLIENT: [REDACTED]  
 DATE: [REDACTED]

**DESIGNER INFORMATION**  
 METRO ENGINEERING & CONSULTANTS, INC.  
 1000 [REDACTED] AVENUE  
 SUITE [REDACTED]  
 [REDACTED], VA [REDACTED]

**APPROVED FOR:**  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

**DATE:** [REDACTED]  
**SCALE:** [REDACTED]  
**PROJECT LOCATION:** [REDACTED]

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
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 17. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.  
 18. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 19. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.  
 20. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.



**811 Call before you dig**  
 CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG.  
 VISIT WWW.811VA.COM FOR MORE INFORMATION.



**REVISIONS:**  
 NO. 1: [REDACTED]  
 NO. 2: [REDACTED]  
 NO. 3: [REDACTED]  
 NO. 4: [REDACTED]  
 NO. 5: [REDACTED]  
 NO. 6: [REDACTED]  
 NO. 7: [REDACTED]  
 NO. 8: [REDACTED]  
 NO. 9: [REDACTED]  
 NO. 10: [REDACTED]

NO.	DATE	DESCRIPTION

**CONSULTANT SEAL**  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]





**Overview**



**Legend**

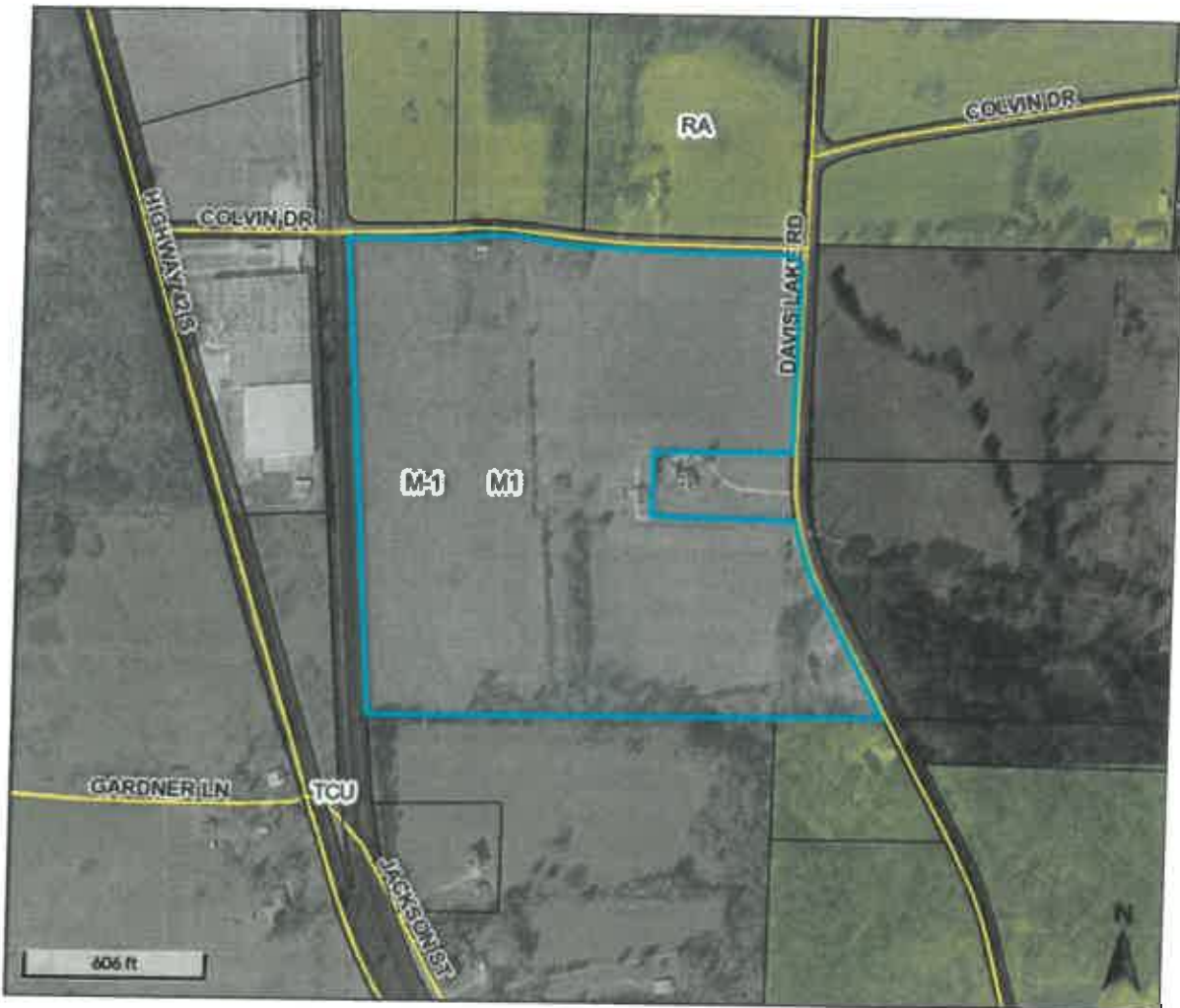
-  Parcels
-  Roads
- Locust Grove Zoning**
-  <all other values>
-  <blank>
-  Active Adult Res.
-  Neighborhood Comm.
-  General Comm.
-  Heavy Comm.
-  Light Mfg.
-  General Industrial
-  Office/Institutions
-  Planned Development
-  Single-Family Residential R-1
-  Single-Family Res 2
-  Med-High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

<b>Parcel ID</b>	128-02005001	<b>Class</b>	R	<b>Owner</b>	GARDNER JOHN R	<b>Land Value:</b>	\$26,800	<b>Last 2 Sales</b>							
<b>Property Address</b>	343 DAVIS LAKE RD	<b>Acreage</b>	2	<b>Address</b>	343 DAVIS LAKE RD	<b>Building Value:</b>	\$181,100	<b>Date</b>	7/1/2001	<b>Price</b>	\$0	<b>Reason</b>	n/a	<b>Qual</b>	U
<b>District</b>	City/LocustGrove				LOCUST GROVE GA 30248	<b>Misc Value:</b>	\$300	<b>Date</b>	6/22/2001	<b>Price</b>	\$0	<b>Reason</b>	n/a	<b>Qual</b>	U
						<b>Total Value:</b>	\$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 Updated: 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.
- Light Mfg.
- General Industrial
- Office/Institutional
- Planned Development
- Single-Family Residential R-1
- Single-Family Res 2
- Med-High SFR-3
- Res. Agricultural
- Residential Duplex
- Multifamily Residential
- Res. Mfg. Home
- Trans./Comm./Utili

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

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**EXHIBIT "B"**  
**STAFF REPORT (CONCEPTUAL SITE PLAN INCLUDED)**





# STAFF REPORT

June 15, 2020

FILE: MC-20-03-01

MODIFICATION TO ZONING CONDITIONS

## Property Information

Tax ID	128-2005000 & 128-02005001
Location/address	Land Lots 217 of the 2 <sup>nd</sup> 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.

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



# STAFF REPORT

June 15, 2020

FILE: MC-20-03-01

MODIFICATION TO ZONING CONDITIONS

Ordinance #: 07-09-082

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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 16<sup>th</sup>, 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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*Preserving the Past... .... Planning the Future*



# STAFF REPORT

June 15, 2020

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.

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> the motion. Motion passed.
5. ARCHITECTURAL REVIEW - GROVE POINTE RETAIL OFFICE ON TANGER BLVD. Councilman Carter made a motion to approve. Councilwoman Doerr 2<sup>nd</sup> the motion. Motion passed.
6. GEORGIA POWER FRANCHISE AGREEMENT - Councilwoman Ward made a motion to adopt franchise agreement. Councilwoman Doerr 2<sup>nd</sup> the motion. Motion passed.
7. GMA RETIREMENT BENEFIT PLAN AMENDMENT - Councilman Henley made a motion to adopt. Councilman Carter 2<sup>nd</sup> the motion. Motion passed.

TP1.0

19-095

DATE	11/19/19
BY	WJL
PROJECT NUMBER	19-095
PROJECT NAME	GOOGLE COMMERCE CENTER

PROJECT RED  
LAND LOT 217 & 238  
2ND DISTRICT  
LOCUST GROVE, GEORGIA



**TRAFFIC**

TRAFFIC CONTROL MEASURES SHALL BE PROVIDED TO MAINTAIN THE SAFETY OF ALL TRAVELERS THROUGH THE PROJECT AREA.

TRAFFIC CONTROL MEASURES SHALL BE PROVIDED TO MAINTAIN THE SAFETY OF ALL TRAVELERS THROUGH THE PROJECT AREA.

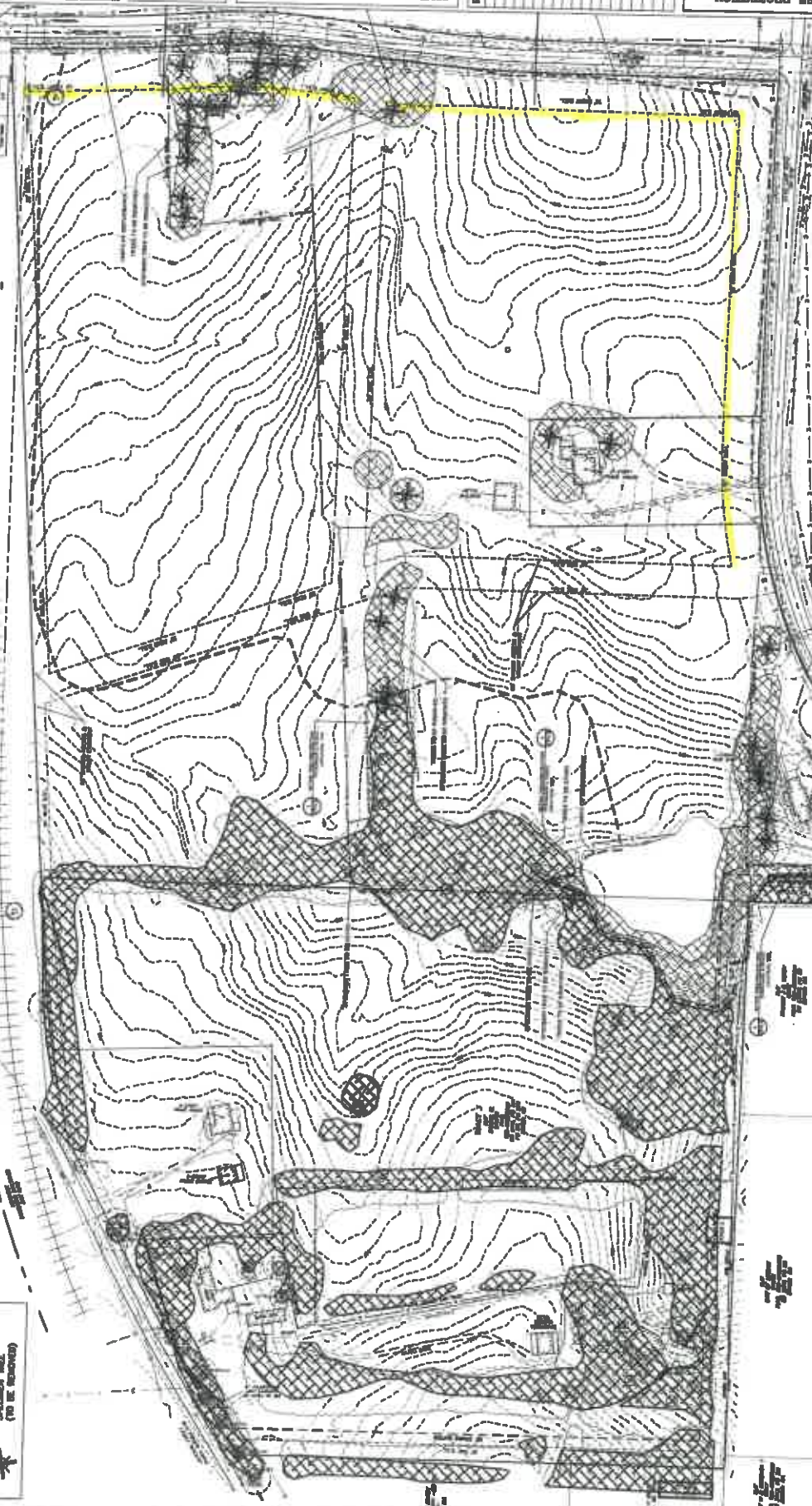
**GRAPHIC SCALE**

1" = 100'

**GRAPHIC NORTH**

0°

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/19/19
2	REVISED PER COMMENTS	12/10/19
3	REVISED PER COMMENTS	01/15/20
4	REVISED PER COMMENTS	02/10/20
5	REVISED PER COMMENTS	03/10/20
6	REVISED PER COMMENTS	04/10/20
7	REVISED PER COMMENTS	05/10/20



NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/19/19	ISSUED FOR PERMIT	WJL	WJL
2	12/10/19	REVISED PER COMMENTS	WJL	WJL
3	01/15/20	REVISED PER COMMENTS	WJL	WJL
4	02/10/20	REVISED PER COMMENTS	WJL	WJL
5	03/10/20	REVISED PER COMMENTS	WJL	WJL
6	04/10/20	REVISED PER COMMENTS	WJL	WJL
7	05/10/20	REVISED PER COMMENTS	WJL	WJL

**TREE LEGEND**

- EXISTING TREE AREA (TO REMAIN)
- TREE AREA TO BE REMOVED
- SPERMATOPHYTES (TO REMAIN)
- SPERMATOPHYTES (TO BE REMOVED)

**EXISTING TREE SYMBOLS**

- Symbol for existing tree
- Symbol for tree to be removed
- Symbol for spERMATOPHYTES to remain
- Symbol for spERMATOPHYTES to be removed

Garner Farm

Walmer

Hi-hope Dr

**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

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

Hampton Rd Pkwy  
175  
175  
175

outlet  
mail

Cemetery Cir

Woodlawn Dr

Carter Ln

Arnold St

Guerran St

Russell Ln

Shoal Creek Rd

175  
175  
175

Commercial Area. *Inset map (Group of buildings on main map)*

SEE MAIN MAP

SEE MAIN MAP

0 200 Feet

079

077

080

140

140

140

140

140



## **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

W R H William R. Hover 31 May 2016  
Signature of certifying official 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  
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**5. Classification**

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

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- 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

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

- LATE VICTORIAN: Queen Anne
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
Colonial Revival, Classical Revival
- LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> to early 20<sup>th</sup>-century types and styles, with a few mid-20<sup>th</sup>-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.

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### Narrative Description

*Note: The following section was written by Kerri Chandler, Robert Corona, John-Joseph Jackson, Lisette van Loempot, Jessica McCarron, Carla Penque, Amber Rose, Danielle Ross, Clint Tankersley, and Christie Thiem (under the direction of Professor Richard Laub of Georgia State University, Atlanta) in April 2014 as part of the "Historic District Information Form" for the proposed Locust Grove Historic District (document on file at the Georgia Historic Preservation Division, Stockbridge, GA). It was edited by Historic Preservation Division staff.*

### SUMMARY

Located in the Piedmont region of Georgia approximately 35 miles south of downtown Atlanta, Locust Grove is composed of an intact historic commercial district with adjacent residential areas that developed during the late 19<sup>th</sup> century through the mid-20<sup>th</sup> centuries. Situated on a slight rise, Locust Grove was reputedly named for a grove of locust trees once located in the center of town. The town is in an agricultural area and it grew around the railroad tracks that bisect the city northwest to southeast. Georgia State Route 42 (Highway 42) runs parallel to the railroad line on the west side of the tracks, while Jackson Street runs parallel to the railroad on the east side. The district encompasses approximately 310 acres that roughly correspond to the city limits as they existed in 1965, which extend along the railroad line on both sides.

Locust Grove is characterized by a mainly flat terrain with small rolling hills, mature trees, and several roads that follow the natural topography of the land. The lot sizes vary, growing larger as they move further from the central commercial district. Patterns of land subdivision tend to be irregular. Many residences have expansive front lawns and feature gravel or cement driveways (photograph 22). Remnants of pecan groves mark the landscape as well as open fields (some formerly agricultural), orchards, and drainage gullies. Landscape features include mature pecan, pine, and oak trees, as well as various hedgerows; and while there are several lots without structures, most are filled with residences and outbuildings dating from the 1880s to the 1960s.

The majority of historic commercial development is located along Highway 42 with contributing buildings that consist mainly of late 19<sup>th</sup> to early 20<sup>th</sup>-century, attached, one-story, commercial buildings (photographs 1, 2, 8, and 9). Most feature brick facades with storefronts and cornices; some of the storefronts have been altered, though most alterations took place within the period of significance. A few warehouses are also found near the commercial buildings (photographs 35 and 39). Community landmark buildings include the former Locust Grove Institute Academic Building (1905, now city offices, photograph 10), Locust Grove Baptist Church (1907, photograph 12), the former Locust Grove Methodist Episcopal Church (1907, photograph 20), Shoal Creek Baptist Church (re-built c.1964, photograph 15), Locust Grove Elementary School (1955, photograph 18), and the Locust Grove Woman's Club (founded 1914, building constructed 1955, photograph 27). There are two historic cemeteries located next to churches (photographs 13, 14, and 16).

Much of the concentrated residential section is in the southern half of the district, although there are few clear patterns and development is scattered. Many of the houses are situated at least 30 feet from the road. The character changes to a more rural feel as the curvilinear streets meander out of the central commercial district. A few barns and other outbuildings remain on some of the larger lots, though most agricultural activity has ceased. The city of Locust Grove continued to develop with the addition of several new subdivisions into the 1990s and beyond, as well as large-scale retail establishments just outside the district boundaries. Since the newer development is mostly outside the historic core, it does not impact the integrity of the district.

### HISTORIC TRANSPORTATION ROUTES

The primary transportation methods used within the Locust Grove Historic District were the railroad and the automobile. The tracks of the former East Tennessee, Virginia, and Georgia Railroad are now primarily operated by Norfolk Southern and CSX railroads. Historically, the train depot was located just east of the tracks in the center of the district. Today, the depot is no longer extant, but there is a newly constructed, non-

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contributing, train-viewing platform in its place, completed in January 2014 (photograph 4). The tracks, laid in the 1880s, are at-grade with the surrounding streets and are surrounded by rocks and gravel (photograph 33). Georgia Highway 42 is to the east and Jackson Street is to the west of the railroad tracks.

Highway 42 is the main thoroughfare that connects Locust Grove to McDonough, Georgia to the north and Jackson, Georgia to the south. The state route is a heavily travelled, two-lane road going both north and south, with only one traffic light at the intersection of Bill Gardner Parkway. It is paved and does not have sidewalks running alongside it, except in the downtown commercial strip. The downtown sidewalks are partially elevated so that pedestrians and storefronts are out of the way of traffic (photograph 2).

Peeksville Road is another heavily travelled road that runs east of the railroad tracks away from the center of the district. It is a two-lane road that runs from the downtown commercial center to the residential area east of the tracks. The road is paved with asphalt, lined with residences on either side, and there are no sidewalks. A drainage ditch runs on either side of the road which creates a slope in the topography of the yards that front the road.

Jackson Street runs parallel to the railroad tracks in the district and is lined with residential housing to the east. There are no sidewalks along Jackson and the automobile traffic is at a minimum. Historically, Jackson Street accessed a small group of early 20th-century commercial buildings on the east side of the tracks, but today the only historic commercial building is a former barbershop/juke joint.

Indian Creek Road is in the southwest quadrant of the district. The road is not heavily travelled, but serves as an access road to several local streets. Indian Creek Road is a two-lane road and does not have sidewalks. Bill Gardner Parkway (formerly Hampton Road) runs east-west and feeds traffic from Interstate 75 into the district. Bill Gardner is a four-lane, heavily travelled asphalt road that ends at Highway 42 and the railroad tracks. There are sidewalks that abut the parkway on either side of the street.

The street patterns of the district are predominately curvilinear with a small grid-like area immediately west of the commercial district. The curvilinear roads are a result of the placement of the railroad tracks that diagonally curve throughout the downtown area. Due to the location and positioning of the tracks, the earliest developed lots are often irregular shapes.

## LANDSCAPE CHARACTERISTICS

Pecan groves (or sometimes just remnants) are located in various areas throughout the city limits of Locust Grove with the most predominant ones being located on Jackson Street, Club Drive, and the neighboring roads. Additional groves can be found in several areas in the northernmost edges of the town, side by side with a short-variety of peach trees. Some of the larger groves are outside the district, since the district boundaries were drawn to exclude areas that are primarily agricultural.

Several street corners and other public areas are large, grassy, open fields (photographs 21 and 26). Many of these plots were historically used for farming but are no longer used for this purpose. Many of these areas are now graded. Wooded areas are still a prominent feature in many of the residential areas. Trees serve as a buffer for many houses on main roads such as Highway 42 and the pattern is replicated in residential areas on Jackson Street and Rose Lane. The most common trees seen in the area are oak, pine, and pecan. In many of these same areas mature shrubbery is also present, defining lines of sight and contributing to the overall streetscapes.

The main commercial area runs on the west side of the tracks for about two blocks roughly from 3831 to 3948 Highway 42. Buildings in this strip abut the sidewalk and are equidistant to the road. A few small trees, benches, and street lamps are the result of recent streetscape projects. Streetscapes on the rest of Highway 42 to the north and south of the downtown area feature free-standing buildings placed further back from the

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street with sidewalks in some areas. Residential area streetscapes vary, but large front yards with houses separated from the streets by trees or tall shrubbery are the most common. Some older residential areas, such as Jackson Street, feature small stretches of sidewalks that were never connected to one another. Sidewalks are uncommon in most areas outside the downtown commercial area.

There is a small park on the corner of Cleveland Avenue and Indian Creek Road at 186 Indian Creek Road (a noncontributing site). The park serves as a community green space with benches. The other noncontributing site is a small plaza (Mayor's Walk Park) between 3840 and 3841 Highway 42 in the commercial area (where an alley once existed). There is a historic cemetery (a contributing site) to the west of the Locust Grove First Baptist Church at 10 Cleveland Street. The cemetery sits on a hilly topography and has graves that date to the late 19<sup>th</sup> century onward, as both a church cemetery and a city cemetery. An African-American cemetery (a contributing site) is located adjacent to Shoal Creek Baptist Church. This cemetery has expanded since the demolition of Shoal Creek School, previously located at the front of Shoal Creek Baptist Church, between the 1930s and 1940s.<sup>1</sup>

### LAYOUT AND DISTINCTIVE AREAS OF THE DISTRICT

The oldest residential area is to the east of the railroad and runs along Jackson Street and Peeksville Road, and is bordered to the north by Club Drive and to the south by Grove Road. This residential area is cohesive with few commercial businesses, except for 747 Jackson Street, 749 Jackson Street, and 751 Jackson Street, the latter two of which are non-contributing. The date of construction for the single-family residences along these corridors date from the late 19<sup>th</sup> century to the early 20<sup>th</sup> century, with the earliest house believed to be at 900 Jackson Street. The houses that were built along Jackson Street and Peeksville Road corresponded with the laying of railroad tracks through the downtown area in the 1880s. The lots along Peeksville Road and Jackson Street vary in size. Many of the lots located on Jackson Street are narrow and deep, while lots on Peeksville Road tend to be shallower, but wider. This corridor displays a range of house types and styles. The Queen Anne cottage and the gabled wing cottage (some with hipped roof variants) tend to be the most consistent house types found in the southeast quadrant. Most residences along Club Drive are post-World War II ranch houses. There are no sidewalks or streetlights in this section. The setbacks of each property vary.

Another distinctive area of the district is the southwest quadrant of the district bounded by Bill Gardner Parkway (Hampton Road) to the north, Shoal Creek Baptist Church at 1747 L.G. Griffin Road to the south, Cleveland Street to the east, and the district boundary to the west. There are no sidewalks or streetlights in the southwest area of the district. This portion includes a historic African American neighborhood south of Indian Creek Road, particularly along Ridge Street. The houses south of Indian Creek Road are single-family residences from various time periods which sit on lots of varying sizes. Common types include gabled wing cottages and Queen Anne houses; there is also an intact single-pen house as well as a saddlebag house. There are several industrial buildings and former cotton warehouses in this corridor. Shoal Creek Baptist Church, re-designed in 1964, occupies the southern tip of the district and has a cemetery on its grounds. To the west is Locust Grove Elementary School (built in 1955 as an African-American "equalization school"), which still functions as a school. It has a large parking lot facing L.G. Griffin Road and is set back far from the road. The school does not have sidewalks on L.G. Griffin Road or on Shoal Creek Road, but there is a walkway on campus.

Smith Street and Carter Lane are all laid out in a grid-like pattern and represent later development with the expansion of the downtown area during the years after World War II. The Locust Grove Methodist Episcopal Church (1907), currently known as Christian Growth Center, sits on the corner of Ridge Street and Indian Creek Road at 60 Ridge Street. North of this area, there are more civic buildings laid out in irregular lot sizes. The police station and fire station are found at 35, 69, and 79 Frances Ward Drive. Frances Ward Drive also

<sup>1</sup> Donetta Brown Interview.

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serves as a boundary to the new housing development that was built around the 1994 Tanger Outlet Mall to the west. The former Locust Grove Institute (now city hall) and the First Baptist Church and cemetery (also the city cemetery) are located on large lots between Bill Gardner Parkway and Cemetery Circle.

The Locust Grove Institute (LGI) is on the corner of Highway 42 and Bill Gardner Parkway at 3644 Highway 42. The former school comprises the entire corner and is accessible via Bill Gardner Parkway or by Highway 42. It currently serves as Locust Grove City Hall and was listed in the National Register of Historic Places in 1986. There are long driveways leading up to the former school, but no sidewalks. The lot for the former school is an irregular shape, with the intrusion of the lot for the fire station from Frances Ward Drive to the west.

The north portion of the district near Brown Avenue and Highway 42 consists primarily of houses that were constructed during the post-World War II development period between 1945 and 1960. There are also a few houses in this area that were built prior to 1930. There is a large residential lot at 281 Jackson Street with much unfarmed open land, one house, and at least two outbuildings (photograph 22). This area has less of a residential feel due to open spaces and heavier traffic on Highway 42, but there are areas with sidewalks in front of the houses. There is no lighting along the streets in the north area.

The narrow commercial corridor lies in the center of the district. It runs along the west side of Highway 42 and borders the east side of Cleveland Street, running parallel along the west side of the active railroad tracks. The commercial buildings date to the late 19th and early 20th centuries. A majority of these are connected as a commercial row with shared walls. Most commercial lots on Highway 42 are very small at 15-by-90 feet, with a couple of exceptions for larger buildings. All of the commercial buildings along Highway 42 can also be accessed from the rear at Cleveland Street, which has a mixture of commercial and industrial buildings. Vehicular access to the commercial district is available through street-side parking, parking lots to the rear of the commercial row along Cleveland Street, and parking across Highway 42 along the railroad and the train-viewing platform accessed by crosswalk.

Although the busy roadway of Highway 42 inhibits pedestrian traffic, visitors have access to the main commercial district through sidewalks and raised walkways. The raised walkway is a feature created by the lowering and paving of Highway 42 in the late 1930s (photographs 2 and 8). The commercial row is set back from the street and abuts the sidewalk. The sidewalk has brick pavers and street furniture, including street lamps, benches, and trash receptacles, which are new aspects of 21<sup>st</sup> century efforts by the city to improve the commercial district's streetscape. The landscaping does not attempt to replicate the historic landscaping of the commercial area. The commercial area was once connected to the railroad by a gradual unpaved grade that led down to the tracks. This grade was leveled during the lowering and paving of Highway 42 in the late 1930s so that the southern end of the commercial area is now several feet above the paved road. The northern portion of the commercial area remains flush with Highway 42 (photograph 9). A concrete and brick walkway has been laid out in front of the multiple retail buildings to create space between the storefronts and the street. Towards the southern end of the commercial area, the walkway begins to rise above street level in order to stay flush with the storefront entrances. This elevated walkway is reinforced by a brick retaining wall and metal guardrails have been installed for pedestrian safety. Green space that was not present historically was also incorporated into the commercial area during the modern landscaping efforts. These areas include the Mayor's Walk Park, which creates a break in the multiple retail buildings where an alleyway once existed.

Further south on Highway 42, between L.G. Griffin Road and Indian Creek Road, the sidewalks narrow and the street is not as walkable for pedestrians. There is a small noncontributing strip mall at the south end of the commercial area, south of Indian Creek Road.



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## ARCHITECTURAL CHARACTERISTICS OF THE DISTRICT

The predominant architectural types and styles vary according to the time of development of the sub-areas of the district. As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991), a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types. Many houses in Georgia have little or no architectural style and are characterized only by their type.

The range and variety of architectural types and styles found within the residential districts of Locust Grove display the developmental growth of the city. Examples of popular architectural styles date from the 1880s to the end of the historic district's period of significance in 1966. Types range from the modest single pen, to the asymmetrical massing of the Queen Anne house, to the horizontal massing of the ranch house. The majority of Locust Grove's earlier residences are wood-framed houses with brick pier foundations. Residences of the mid-20<sup>th</sup> century are often brick with concrete foundations. The following descriptions of Locust Grove's architectural types are derived from publications of the Georgia Department of Natural Resources Historic Preservation Division, specifically *Georgia's Living Places: Historic Houses in Their Landscaped Settings*.

### House Types in Locust Grove

Single pen houses are small one-room houses that are typically square or rectangular with a single entrance and an exterior chimney to the side of the house. Single pen residences were seen mainly in rural areas of Georgia between 1850 and 1900. Single pen houses were often expanded as additions were made to the one-room house. Locust Grove's historic district has one remaining wood-framed single pen residence located at 87 Roberts Road (photograph 19).

Hall-parlor houses consist of two unequal rooms with an entry into the larger of the rooms. These houses are typically gabled and are heated by one or two exterior end-chimneys. This house type was popular in Georgia from the late 19<sup>th</sup> century into the first three decades of the 20<sup>th</sup> century and was often constructed for industrial and agricultural workers. Only a few hall-parlor houses are located in Locust Grove, including 910 Jackson Street and 150 Arnold Street, both built in 1920. Another is located at 107 Bowden Street.

Central hallway houses are two rooms wide and one room deep with a central hall or passageway dividing the rooms. They typically have a side-gabled roof with exterior chimneys located at the ends of the house. Only two have been identified in Locust Grove, including one at 276 Cleveland Street built in 1930.

An I-house is one room deep, two rooms wide, and two stories tall with a central hallway with a staircase between the two rooms. These houses typically have a side-gabled roof with exterior chimneys on both ends. This construction type was popular in Georgia between the 1840s and 1890s. Only one example of an I-house exists in Locust Grove. The I-house located at 114 Club Drive was constructed in 1900, later incorporating multiple rear additions.

The gabled wing cottage was a popular house type in Georgia between the 1880s and 1910s and is frequently seen in the residential districts of Locust Grove. The gabled wing cottage is a one-story house that creates a distinctive "L" or "T" shape with a front-facing and side-facing gable. This type is typically wood-frame construction and often incorporates various stylistic elements. Gabled wing cottages are concentrated along Jackson Street and Ridge Street, and were built between 1875 and 1930. Some examples include 878 Jackson Street, 900 Jackson Street, 27 Ridge Street (photograph 38), and 52 Ridge Street. Many of Locust Grove's residential areas include a uniquely modified version of the house type in which the roof is hipped rather than gabled. A few examples of this variation include 110 Ridge Street, 286 Ridge Street (photograph

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36), and 296 Ridge Street. A two-story version, a gabled wing house, is found at 527 Jackson Street (photograph 25).

The Georgian cottage is a one-story house type that was built for a long period of time in Georgia. The floor plan consists of a central hallway with a pair of rooms on either side. The configuration is square or nearly square and the roof is often hipped. The chimney location is the most identifying characteristic, as they are usually symmetrically placed between each pair of rooms. The floor plan can be incorporated into a two-story building, becoming a Georgian house. Only a few examples of Georgian cottages and Georgian houses are found in Locust Grove, dating between 1887 and 1910. Examples are at 569 Jackson Street, 661 Jackson Street, and 960 Jackson Street.

Queen Anne cottages were popular one-story residences in both urban and rural areas in Georgia. Queen Anne houses are two-story Queen Anne cottages with identical characteristics except for the height. General characteristics of Queen Anne types are an asymmetrical floor plan with central massing and projecting front and side gables. The roofs are often pyramidal or hipped or complex with chimneys located to the interior. The Queen Anne cottage and house types in Locust Grove date from between 1893 and 1925 and are concentrated in the older parts of the district. They are among the most abundant house types in the district. Some examples of Queen Anne cottages in Locust Grove include 70 Bowden Street (photograph 24), 38 Combs Street, 781 Jackson Street, 810 Jackson Street, 863 Jackson Street (photograph 32), 32 Peeksville Road, 105 Peeksville Road, and 102 Ridge Street. Queen Anne houses in Locust Grove include 3590 Highway 42 (photograph 11), 377 North Jackson Street (photograph 23), 435 Jackson Street, and 63 Peeksville Road (photograph 29).

The New South cottage was a popular house type built between the 1890s and 1920s during a period of great economic growth in the South. It resembles a Queen Anne cottage but is distinguished by its emphasis on symmetry and a central hallway. The New South cottage also has a central massing with either a hipped or pyramidal roof with interior chimneys. The central hall is flanked on either side by pairs of rooms with one side of the house projecting forward; it often includes two front-facing gables or a front-facing gable and a gable that faces the back of the house. There are only a couple of examples of New South cottages in Locust Grove, dating between 1925 and 1930: 917 Jackson Street and 95 Peeksville Road (photograph 28).

The bungalow house type features a long, irregular floor plan, but is rectangular in shape with the narrow side of the house typically facing the street. Low-pitched roofs with wide overhangs and integrated porches are common. The bungalow peaked in popularity between 1900 and the 1930s but does not appear very often in Locust Grove. Locust Grove's bungalows fall between the 1920s and 1940s and include 37 Peeksville Road (photograph 30).

The American Small House began to make its way into Georgia's residential architectural types by the 1930s. The houses are compact single-story residences with four or five rooms. After World War II, small frame and brick American Small Houses introduced a forward facing gable and a small covered porch. Roofs are typically gabled with no eaves but are occasionally hipped. Common exterior materials are wood weatherboard or asbestos shingles. Locust Grove has only one American Small House located at 57 Brown Avenue.

Ranch houses became popular nationally and in Georgia after World War II. They have a low profile, asymmetrical facade, a horizontal orientation, minimal ornamentation, and often an attached carport. Ranch houses are abundant in Locust Grove and are often found in areas of newer development dating from the 1950s to the 1970s. Some examples include 93 Brown Avenue, 74 Club Drive, 3528 Highway 42, 81 Indian Creek Road, 107 Indian Creek Road, 127 Indian Creek Road, 943 Jackson Street, 107 Roberts Road, 125 Roberts Road, 88 Smith Street, 106 Smith Street, 116 Smith Street, and 276 Shoal Creek Road (photograph 37).

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### House Styles in Locust Grove

The residential areas of Locust Grove also feature several architectural styles popular from the late 19<sup>th</sup> century into the first decades of the 20<sup>th</sup> century. Typical of rural areas, many residences lack any particular academic style and those that do not, maintain simplistic and modest versions of popular academic styles. Descriptions of Locust Grove's architectural styles are derived from Virginia and Lee McAlester's *A Field Guide to American Houses*<sup>2</sup> and the Georgia Department of Natural Resources Historic Preservation Division's *Georgia's Living Places: Historic Houses in Their Landscaped Settings*.

Queen Anne style houses feature an irregular plan and an irregular massing of building and roof forms, usually featuring a dominant, front-facing gable. Queen Anne-style houses have one or more porches, that usually wrap-around, with turned or decorative posts. Decorative detailing, bay windows, varying window sizes and shapes, and patterning with shingles to avoid a smooth-walled appearance are common features of the Queen Anne style. Locust Grove houses adorned in the Queen Anne style are most often found on the Queen Anne cottage and house types. Examples include 435 Jackson Street, 931 Jackson Street, 32 Peeksville Road, and 63 Peeksville Road (photograph 29), which feature elements of the Queen Anne style, including shingled facades and trim along wraparound porches.

The Folk Victorian style was very popular in Georgia and borrowed stylistic elements from the Queen Anne and Italianate styles that were transferred to more traditional house forms. The Folk Victorian style is usually found in the form of decorative elements applied to a gabled-wing or central hallway house, which is the case in Locust Grove. These decorative details include turned or jigsaw woodwork such as brackets, spindle work, and porch posts located on porches, gables, and around window and door openings. Examples of the Folk Victorian style in Locust Grove can be seen at 845 Jackson Street and 858 Jackson Street.

Craftsman style houses are characterized by exposed structural elements such as ridge beams, truss work, rafter tails, and knee braces. The main body of a Craftsman-style house is typically wood framed and sometimes uses shingles or brick. Stone, brick, or concrete block is used for Craftsman foundations. An excellent example of the Craftsman style in Locust Grove is the bungalow at 37 Peeksville Road (photograph 30).

### Building Types in the Commercial Area

Descriptions of Locust Grove's commercial architectural types are derived from Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture*.<sup>3</sup> The city's commercial area developed in tandem with the railroad and the agricultural industries that thrived in Locust Grove. Most of the buildings in the commercial district date to between 1900 and 1945 and are one-story commercial block buildings. The exceptions are a single two-story commercial block building on the west side of the tracks (photograph 7) and a wood-framed barber shop/"juke joint" (photograph 31) on Jackson Street on the east side of the tracks in what was once a small African-American commercial district.

The central commercial area consists of approximately 20 buildings constructed primarily of brick and concrete block that border the west side of Highway 42 opposite the railroad line. The majority of the buildings are constructed in rows with common walls between each property, a building type known as multiple retail (photographs 1, 2, 8, and 9). Brick is the most common building material. Ornamentation is limited to simple detailing, corbeled brickwork, and rusticated concrete block. Facades are commonly divided into two parts: the ground-level storefront with a single entrance and display windows, and the upper façade, usually a simple

<sup>2</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*. New York: Knopf, 1994.

<sup>3</sup> Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*. Lanham, MD: Altamira Press, 1987.

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cornice. Architectural features on several buildings include recessed entrances (photograph 5), flat arches, and cast-iron columns (photograph 6).

One-part commercial blocks can be free standing or built alongside similar commercial buildings. These attached versions are known as multiple retail (see photograph 9). They are one story in height, consisting of a storefront and an upper wall between the storefront and the roofline with a flat or sloping roof with parapets. Locust Grove's historic storefronts are designed to display merchandise and to light the interior, with large display windows. Entrances often have glass and wood doors, either recessed or flush with the sidewalk. Upper façades often have a full-width rectangular panel, historically the location for signage. These panels, as well as the cornice at the roofline, may have decorative detailing such as brick corbelling (photograph 2).

Locust Grove has a single two-part commercial block located amongst the one-part commercial blocks at 3840 Highway 42 (photograph 7). A two-part commercial block is distinguished by its division of the façade into two distinct sections: the ground floor and one or more upper floors. The ground floor is similar to the one-part commercial block, containing a storefront, while the upper facade features regularly spaced windows that often indicate office space. The cornice at the roofline of the building may have decorative detailing such as brick corbelling. The example in Locust Grove is two stories in height. It previously had retail establishments on the first floor, which is currently a restaurant.

Adjacent to Locust Grove's historic commercial area are a few historic industrial and warehouse buildings. Several are on Cleveland Street. These warehouses are brick with flat, sloped, or low-pitched gabled roofs. Some have small, evenly spaced, multi-pane windows. The warehouses, like the strip of historic multiple retail buildings, were constructed on the west side of the railroad tracks in order to accommodate the Locust Grove commercial area and to have easy access to the railroad. Examples include the warehouses at 3940 Highway 42 and 230 Cleveland Street, both built in 1912 and located just south of the commercial strip. The warehouse constructed at 250 Cleveland Street was built in 1951 (photograph 39) and the warehouse located to the west directly behind the commercial strip at 170 Cleveland Street was constructed in 1906 (photograph 35).

Other notable non-residential buildings include the former post office (1963), constructed in the International style and now used as a music store (photograph 3). The c.1940 telephone exchange building is a small front-gabled brick building with minimal fenestration (photograph 34).

## COMMUNITY LANDMARK BUILDINGS, STRUCTURES, AND SITES

### The Railroad

The railroad line that runs through Locust Grove was constructed in 1882 as a part of the East Tennessee, Virginia, and Georgia Railroad (ETV&G). It is a contributing structure to the district, since it still follows its historic path directly through downtown Locust Grove, adjacent to both commercial and residential areas (photographs 4 and 33). The tracks are slightly elevated, and all crossings are at grade.

### Locust Grove Institute (LGI) Academic Building

The former Locust Grove Institute Academic Building (completed 1905, listed in the National Register in 1986) is what remains of a former educational institution that was very important to the town's history, often serving as the economic and cultural center of the town. It is now part of a municipal complex (photograph 10). In 1894 the Baptist-affiliated school was initially housed in a large wooden building for the first few years of operation. The preparatory school soon expanded by adding two large dormitories, a two-story brick administration and classroom building, and several smaller support buildings. The large administration building is the only portion of the school that survives to the present day. It was one of the last buildings designed by James W. Golucke, a Georgia architect known for his courthouses and educational facilities. The building has

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elements of classical styles, including Neoclassical Revival. The symmetrical façade features a central entrance bay with a white wooden portico. Tall brick pilasters are set at regular intervals on the front of the building. Windows are accented by stone lintels. A wooden cupola replicates architectural details from the rest of the building, such as dentils, as well as the LGI symbol. This cupola was replaced in the 1980s after the original one fell off the building and was destroyed. The building remains nearly unchanged from its original form, except for the one-story addition to the rear, added in 1951-1952, and the changing of window frames from wood to metal in the 1970s. The interior retains a largely unchanged second-story auditorium from the period of construction.

Barber shop/"Juke Joint"

Located at 747 Jackson Street (photograph 31), directly across the train tracks from the historic downtown business district, this currently vacant building is the last remnant of a northern pocket of the historic African-American district that once thrived in the area. The small building sits alone along the road with a vast field behind it, which once was occupied by several buildings, identified by members of the community as being single-pen or shotgun houses. This remaining building served as the *de facto* community center and meeting place for the African-American community and, according to reports, it shifted functions depending on the time of day. It was used at various times as a barbershop and entertainment venue (juke joint). The vernacular building is a front-gabled wood-framed building with a shed-roofed front porch. It has a stepped metal parapet that once displayed signage. This contributing building is a rare surviving remnant of African-American commerce in the district.

Shoal Creek Baptist Church and Cemetery

Shoal Creek Baptist Church was founded in 1866 and the present building is located at the south end of the district (photograph 15). The church has served as a pillar in the surrounding African-American community, as well as a meeting place for social events, Sunday school, and church services. The building was altered to its present appearance in 1964, and expanded in the 1970s to include a rear annex (seen in photograph 17). It is a simple front-gabled building that has had brick veneer added to the exterior. It includes a gabled entry portico, stained glass windows, and a narrow steeple on the ridge line. The premises also include a small concrete block building that may have been a Masonic lodge. Shoal Creek Baptist Church has an adjoining cemetery that has expanded over the years. The cemetery has a variety of early markers (including many from the 19<sup>th</sup> century) with a design that reflects rural African-American cemeteries (photographs 16 and 17).

Locust Grove Elementary School (originally Shoal Creek School)

Locust Grove Elementary School, built in 1955 as Shoal Creek School, is located on the corner of Shoal Creek Road and L.G. Griffin Road on the south end of the district (photograph 18). It was initially constructed as one of hundreds of "equalization" schools built across the South in the 1950s in an effort to maintain educational facilities that were separate from white students (see a more complete discussion in the history section below). Locust Grove Elementary is one of three equalization schools that are still extant in Henry County. It is still being used as an educational facility for all students. The single-story brick building is typical of many 1950s International Style schools with a horizontal appearance, large banks of windows, minimalistic ornamentation, and flat metal awnings and coverings over walkways. The playground that once entertained children during recess is now the Shoal Creek Baptist Church parking lot.<sup>4</sup>

Locust Grove Baptist Church

Built in 1917, this large brick church was built in the Neoclassical Revival style (photograph 12). The building features a hipped roof, a wide cornice, dentils, and other classical details. Perhaps one of the most unusual

<sup>4</sup>Donetta Brown interview.

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features is the use of the longer side of the rectangular building as the main entrance. It has no steeple or bell tower. The entry portico with pediment features four Doric columns in front of three wood-and-glass double entry doors. There are stained-glass windows on all sides. Window openings have rounded arches with keystones above. As the church grew in size, an additional building was constructed on the property to serve as a community center (noncontributing). Additional growth of the congregation necessitated a move to another location in 2008. The historic building was then used as event space, but the need for interior renovations has left the majority of the building largely unused for the past several years.

Locust Grove Cemetery

After land deeds were formalized in 1878, the Locust Grove Cemetery came to serve as a final resting place for several generations of residents (photographs 13 and 14). Originally serving the congregation of Locust Grove Baptist Church, this public cemetery currently contains over 1,600 graves on several acres. The cemetery is on a gently rolling, open expanse of land which features many large family lots as well as smaller individual lots. Vegetation is relatively sparse. Headstones and personalized ornamentation of all kinds can be seen throughout the cemetery, reflecting the time periods of the burials, as well as the individual character of each person or family. Gravestones range from simple slabs to ornately carved monuments.

Locust Grove Methodist Episcopal Church (now Christian Growth Center)

Originally serving as the Locust Grove Methodist Episcopal Church (1907), the building sits on the corner of Ridge Street and Indian Creek Road with little setback from the road (photograph 20). It has been known as the Christian Growth Center since 1977.<sup>5</sup> The white-painted brick building has usual massing and form, including a curved projection next to an entry into a two-story bell tower.

**NONCONTRIBUTING RESOURCES**

Opened in January 2014, the train viewing platform located downtown caters to avid train enthusiasts and serves as a reminder to the public that this mode of transportation is the reason behind Locust Grove's existence (photograph 4). Located on the site of the town's former train station, it was intended to promote the town's history. The open platform with a roof is considered a noncontributing structure.

Another recent addition to downtown is Mayor's Park, which runs between two of the groups of historic businesses on Highway 42. Previously an alley or small side street, the small plaza was elevated and turned into a pedestrian connection to parking lots behind the historic shopping district and the main walk of the downtown area. It is considered a noncontributing site. Another small park at 186 Cleveland Street is also a noncontributing site.

A 1990s fountain by the Locust Grove Institute is considered a noncontributing object.

In general, other noncontributing properties within the district fall into two categories: buildings constructed after 1968, and therefore outside the period of significance, and buildings modified beyond reasonable recognition of their original appearance so that they have lost historic integrity. However, the majority of properties are contributing to the district, because they are within the period of significance and retain the required integrity.

<sup>5</sup> Christian Growth Center. "About The Church," Accessed April 2014. [http://christian-growth-center.com/site/ms.asp?sec\\_id=180012960](http://christian-growth-center.com/site/ms.asp?sec_id=180012960)

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1882-1966

**Significant Dates**

1882 - railroad tracks completed through town

1893 - Incorporation of Locust Grove

1905 - Locust Grove Institute building completed

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Golucke, James W. (architect)

**Period of Significance (Justification)**

The period of significance begins with the arrival of the East Tennessee, Virginia & Georgia Railroad in 1882, because the railroad line is the reason for the town's prosperity, as well as its earliest documented extant resource. The end of the period of significance in 1966 represents the time when almost all of the lots within the historic city limits were built out.

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**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)**

The Locust Grove Historic District is significant under Criteria A and C at the local level for its role as a commercial center in southern Henry County between the late 19<sup>th</sup> and mid-20<sup>th</sup> centuries. The town of Locust Grove was settled as a rural frontier village prior to the 1850s. After the arrival of the East Tennessee, Virginia & Georgia Railroad in 1882, the small town began to prosper as the center of commerce for the surrounding agricultural-based economy. Locust Grove was first incorporated in 1893. Its early economy relied on the distribution of cotton, peaches, and other farm produce. The district is significant in architecture for its small representative collection of commercial, religious, and institutional buildings commonly found in Georgia towns, and also for its good examples of several residential types and styles popular between the 1880s and 1960s. House types represented include single pen, hall-parlor, central hall, New South cottage, gabled wing cottage, Queen Anne cottage, pyramidal cottage, bungalow, American Small House, ranch house, and gabled wing house, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Stylistic influences include Queen Anne, Folk Victorian, and Craftsman. The district is also significant in commerce because its central business district was a primary location for the buying and selling of goods and services for the southern portion of Henry County. The district is significant in community planning and development because its plan is a good example of a railroad strip-type town, as defined in *Georgia Community Development and Morphology of Community Types* (Roth, 1989), a statewide context. The primary orientation of the town is toward the railroad, which influenced subsequent street patterns and business locations.

**Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)**

The history and growth of Locust Grove is closely tied to the construction of a railroad line, as was common with many small Georgia towns. The area had been sparsely settled before the 1850s. It experienced little growth after the Civil War, and remained a rural settlement until the East Tennessee, Virginia & Georgia Railroad constructed a line between Rome, Atlanta, and Macon (a distance of 158 miles) during the early 1880s. The tracks were completed through Locust Grove in 1882. Locust Grove prospered with a transportation- and farm-based economy that distributed local peaches, pecans, and other produce. Raw cotton was brought from the region by train to Locust Grove, where it was processed by a cotton gin and shipped out to be used for textiles. Farmers also packed the produce from their fields and orchards for distribution by rail. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Locust Grove was a thriving town with a variety of stores, offices, residences, warehouses, and churches. The Great Depression and boll weevil infestation had a negative impact on the region in the late 1920s and 1930s. The return of veterans and the post-WWII economy brought some renewed prosperity in the 1950s and the town is currently an ex-urban community for the greater Atlanta metropolitan area.

The Locust Grove Historic District is significant in the area of architecture for its good collection of commercial industrial, and residential buildings, as well as churches and schools, dating from the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century. These represent examples of many of the common types and styles of buildings historically constructed in Georgia. Commercial buildings in the district are a varied collection of small attached and freestanding buildings of masonry construction with common setbacks along the sidewalk. Most date from between 1900 and 1930, and are aligned along the western side of the railroad tracks. The brick commercial buildings possess storefronts that include such character-defining features as large display



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windows, recessed entrances, transoms, brick parapets and pilasters, segmental-arched windows, and corbeled brickwork on the cornices. As is typical in many small towns, the details tend to be simple variations of predominant architectural trends. Several facades are made of rusticated concrete block. Cast iron elements, such as columns and pilasters, are seen on a few commercial buildings. All commercial buildings are one story, except for one excellent example of a large two-story commercial building that was constructed in 1906 in the center of the business district. On the east side of the tracks is a rare surviving example of a small vernacular wooden building used for multiple purposes, such as a barbershop and "juke joint," by the African American community. It retains its false front (parapet made of seamed metal), wood siding, and front porch.

Several good examples of warehouses are also seen in the district, mostly on secondary streets and to the west of the business strip. A former cotton warehouse constructed in 1912 is an excellent example of a typical brick industrial building with minimal detailing.

Residential buildings include good examples of several types, such as central hallway, hall-parlor, New South cottage, gabled wing cottage, Queen Anne cottage, pyramidal cottage, Georgian cottage, bungalow, Queen Anne house, gabled wing house, American Small House, and ranch house, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Stylistic influences include Queen Anne, Folk Victorian, Craftsman, and Colonial Revival, although there are few high-style examples. There is a small concentration of African-American domestic architecture on the south side of the district. One extremely rare example of an intact single-pen house still stands in Locust Grove. Most houses in the district have good-to-excellent integrity with few additions and only minor alterations.

The Locust Grove Historic District also contains architecturally significant community landmark buildings including the former Locust Grove Institute Academic Building (1905, listed on the National Register in 1986), First Baptist Church of Locust Grove (1916), and the former Locust Grove Methodist Episcopal Church (1907). The architect for the Locust Grove Institute was James W. Golucke (1857-1907) of Golucke and Stewart, who designed many courthouses and county jails in Georgia. Best known for his public buildings, Golucke usually designed monumental brick buildings using either the Romanesque Revival style or classical styles. The Locust Grove Institute is an excellent example of classical symmetry and understated classical details on an institutional building. The Locust Grove First Baptist Church is a large Neoclassical Revival-style building with an unusual orientation for a church; the longer facade is the main entrance. The former U.S. Post Office on Highway 42 (now a retail store) was constructed in 1963 and is Locust Grove's only commercial building in the International Style. Locust Grove Elementary School (1955) was also constructed in the International Style, though subsequent alterations have impacted this design in some sections of the building.

The district is significant in the area of commerce as the center of commercial enterprises in the surrounding area from the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries. The historic business district along Highway 42 and the railroad line reflects Locust Grove's role as a center of commerce for many of the surrounding farms and unincorporated communities. The business district (near where the railroad depot formerly stood) was historically the primary location for the trading, buying and selling of goods, services, and commodities on a local basis. The historic commercial buildings are representative of the types of commerce that contributed to the town's economy after the East Tennessee, Virginia & Georgia Railroad came through Locust Grove in 1882. The district's commercial buildings are typical of the mercantile, professional, and banking businesses commonly found in Georgia's small railroad towns. These buildings contained grocers, pharmacies, general merchants, professional offices, and banking institutions. In the only two-story example, there were ground-floor retail spaces with the upstairs reserved for professional offices and living areas. Warehouses also contributed to Locust Grove's role as a packing and distribution point for local commodities such as peaches and pecans, as well as places where small cotton gins processed local cotton for distribution to a wider market.

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The Locust Grove Historic District is significant in the area of community planning and development for its intact town plan, and as a good example of a railroad strip-type town in Georgia. Historian Darlene Roth evaluated several types of towns in the statewide context, *Georgia Community Development and Morphology of Community Types* (1989). Locust Grove fits the description of a "railroad strip" town where the tracks run through the middle of town and the main street and associated commercial development parallel the tracks and are oriented toward them. According to Roth, this is the most common form of railroad town found in Georgia. Locust Grove experienced its first major growth from the railroad, followed by a steady outward expansion. Though a small settlement had existed for several decades, the town did not prosper until after the East Tennessee, Virginia & Georgia Railroad arrived in 1882. Locust Grove was first incorporated in 1893. The railroad tracks from Rome to Macon, through Atlanta and Locust Grove, were an important freight and passenger route, making the railroad vital to the town's agricultural-based economy. While the rail line was re-organized and merged several times, it continued passenger service through Locust Grove until the late 1950s. Within the historic district, Locust Grove has retained the core of the basic street pattern that it has had since the 1880s. Locust Grove's early main street (Highway 42) runs parallel to the railroad with most commercial development on the west side of the railroad, where a depot once also stood. Residential areas extend in all directions, although they also generally follow the railroad path. On the outskirts are larger lots with remnants of farms and orchards. This historic layout is still clearly evident in the Locust Grove Historic District.

**Developmental history/additional historic context information (if appropriate)**

*Note: The following section was written by Kerri Chandler, Robert Corona, John-Joseph Jackson, Lisette van Leemput, Jessica McCarron, Carla Penque, Amber Rose, Danielle Ross, Clint Tankersley, and Christie Thiem (under the direction of Professor Richard Laub of Georgia State University, Atlanta) in April 2014 as part of the "Historic District Information Form" for the proposed Locust Grove Historic District (document on file at the Georgia Historic Preservation Division, Stockbridge, GA). It was edited by Historic Preservation Division staff.*

**1820s-1880s**

Locust Grove, which is part of Henry County, is located on what was once Creek Indian territory. (Henry County was once a much larger county, incorporating much of present-day DeKalb and Fulton counties.) The unincorporated Locust Grove community began in the early 1820s as a rural frontier village dependent on an agricultural economy. The town acquired the land through a treaty with the Creek Indians, signed January 8, 1821. This land was surveyed into 202½-acre land lots and drawn by lottery, with a grant fee of \$19.00 per land lot. It is believed that the town name originated from a grove of flowering locust trees surrounding the home of William Carroll, who owned a store and established the first post office.

By the 1850s, the village grew to include a tavern, store, blacksmith shop, shoe shop, school, and churches. In 1870, the first store was built on Main Street, which is now Highway 42. None of these early buildings survived. The oldest existing commercial and residential buildings in Locust Grove date from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Some of the early settlers of Locust Grove included Archibald Brown, Sarah and W.H. Castellaw, Alexander Cleveland, Thomas Colvin, George P. Combs, Samuel Gardner, and Thomas Price. These individuals share a lineage with many of the current residents of the town.<sup>6</sup>

<sup>6</sup>Rainer, *Henry County, Georgia: The Mother of Counties*, 1, 11, 90-91.

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An important source of information about the early residents of the town comes from the Locust Grove Cemetery and the records of the adjacent Locust Grove Baptist Church. (This cemetery has sections that have functioned at various times as a city cemetery and a church cemetery.) According to excerpts from the church minutes, as noted in *History of First Baptist Church, Locust Grove, Georgia - Keeping House for God*, Indian Creek church was constituted in 1825 by members of the Baptist order in the fork of Towaliga and Indian Creek. In 1862, the church congregation moved to a site just north of the present Locust Grove Cemetery during the pastorate of Reverend Kimball. On February 2, 1878, an indenture was made between Archibald Brown and members of Indian Creek Church in which Brown deeded two acres of land to be used as a place of worship. In April of 1878, William H. Smith gave Indian Creek Church another three acres of land in the northeast corner and three-fourths of an acre for church burial purposes.<sup>7</sup>

John L. Gardner, who owned the land west along the new railroad on Cleveland Street, along with his two older brothers Manny and Samuel G. Gardner, and their father, Samuel W. Gardner, operated a store in the commercial strip that was built in the 1880s along the new railroad on Cleveland Street. In 1890, they expanded their business holdings to include Gardner's Hardware Store. John inherited the store and under his ownership it prospered. After his wife died, Manny Gardner slept in the upstairs of this store as the night watchman. John Gardner also owned the property across the tracks where Otis Upchurch and Purnie lived. He planted the pecan trees that remain there today. On that same property was a factory that built coffins --- Holsombach Furniture and Undertaking Company.<sup>8</sup> John Gardner kept a hearse and horses in a barn behind the store so that when a person would pass away, he would sell a lot from the cemetery section of his land and provide the coffin and hearse service.

#### 1880s - 1920s

The Locust Grove community experienced limited growth until the rail line connecting Rome and Macon, Georgia, was completed in 1882. On June 2, 1882, the *Henry County Weekly* reported the train arrival, which was met by approximately 400 spectators. Railroad management camped in town and made announcements of passenger service that would begin soon.<sup>9</sup> The event was a result of a quickly evolving regional railroad system. The East Tennessee Virginia & Georgia Railroad had originated in Tennessee in 1869 and was the product of the consolidation of the East Tennessee and Georgia Railroad with the East Tennessee and Virginia Railroad.<sup>10</sup> In 1880-1881, the ETV&G purchased the Georgia Southern Railroad, extending it from Dalton, Georgia to Selma, Alabama. In 1881 it bought the Macon and Brunswick Railroad, a 174-mile road between Macon and Brunswick. To connect these widely separated lines, ETV&G built its "Atlanta Division" from Rome to Atlanta to Macon, a distance of 158 miles, completed in 1882.<sup>11</sup> This is the route that went through Locust Grove. By 1894, ETV&G merged with Richmond and Danville Railroad to form Southern Railway. Southern Railway ultimately became what is now Norfolk Southern Railway.

This rail line filled a gap between Macon and Rome via Atlanta. It resulted in the establishment of numerous railroad towns, including Locust Grove, which was chartered on December 20, 1893. The original city limits extended one quarter mile in every direction from the train depot in the center of town. The city consisted of one mayor and five council members. The first mayor was M. P. Sowell. The first appointed city council

<sup>7</sup> Author unknown, *Locust Grove Cemetery History*, 2011.

<sup>8</sup> (Miss) Clifford Williams & (Mrs.) J.C. Arnall, *History of Locust Grove, Georgia*. Locust Grove: City of Locust Grove, 1948.

<sup>9</sup> Rainer, *Henry County Georgia: The Mother of Counties*, 91.

<sup>10</sup> Storey, "East Tennessee, Virginia, and Georgia Railroad History." Rail Georgia.

<sup>11</sup> Storey, "East Tennessee, Virginia, and Georgia Railroad History." Rail Georgia.

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members were G.P. Combs, C.M. Mahone, J.L. Gardner, R. C. Brown and W.H. Peek. The first city clerk was C. W. Williams.<sup>12</sup>

Before the railroad arrived in town, Archibald Brown had already helped the town to develop a small commercial area in 1870; he ran a general store, a blacksmith shop, a wood shop, and a shoe shop just east of the present downtown area. (These buildings are not extant.) However, after the coming of the railroad in 1882, more stores and warehouses began to spring up along the strip of area that lay west of the new railroad line. J. B. Dickson was the first person to build a store (non-extant) on what was then Main Street but today is known as Highway 42. The first cotton warehouse was built by George Schaeffer in 1882, which later became the Merchants and Planters Warehouse. In 1883, Archibald Brown built a concrete storehouse on Main Street with a blacksmith shop on the rear of the lot. He also built a public gin using a new 10-horsepower steam engine. Despite the fact that the store suffered fire damage twice, the walls of the building remained standing and it later housed the Leslie-George Pharmacy. (Arch Brown lived in a house one-half mile east of town, which was remodeled to become the home of Dr. E. G. Colvin.<sup>13</sup>)

Locust Grove's three cotton gins, several warehouses, stores, and residences were built west of the railroad and commercial downtown area. The main residential and commercial areas are still presently divided by the railroad. The commercial center emerged as a secondary trade area, as the Locust Grove train stop was between the Henry County seat of McDonough and the Butts County seat of Jackson. Locust Grove was a major rail distribution center for peaches, cotton, and other agricultural products.<sup>14</sup>

Harrison Speer, a local entrepreneur, kept a store in his residence, and he was also the first to operate a public gin, which was powered by horses. Bill Colvin and R. F. Smith operated the first steam gin in 1874.<sup>15</sup> In 1889, Sylvanus Baxter Kimball, with local capital, organized and erected the Farmers Cotton Oil Company. Mr. Kimball was a long time member of the Henry County Board of Education and the Locust Grove Baptist Church.<sup>16</sup> The Farmers Cotton Oil Company was sold to the Southern Cotton Oil Company and later operated by the Henry County Gin Company.<sup>17</sup> Cottonseed oil was produced in cottonseed oil mills, and it was an important commodity for the purpose of illumination and as a substitute for olive oil. In 1880 there were no cotton seed oil mills in Georgia, however, by 1890 there were 17 cotton seed oil mills producing products valued at \$1,670,196 in annual revenue. One of these notable mills listed in the computation of economic statistics for the time period is Farmers Cotton Oil Mfg. Co., Locust Grove; it was owned and operated by A.G. Combs.<sup>18</sup>

A milestone development in this era was the establishment of one of Locust Grove's most distinguished landmarks, the Locust Grove Institute (LGI). It was established by the Providence Indian Creek Baptist Church, later known as the Locust Grove First Baptist Church. The first building opened on November 1, 1894, with only 13 students and two instructors. In a year it grew to 85 students. LGI continued to grow rapidly and several houses in the community were used as dormitories to house students, including the Combs-McKnight-

<sup>12</sup>Mills, "Historic District Recommendation Report," 3.

<sup>13</sup>Williams & Arnall. *History of Locust Grove, Georgia*.

<sup>14</sup>Mills, "Historic District Recommendation Report," 3.

<sup>15</sup>Griffin, "History of Locust Grove."

<sup>16</sup>Rainer, *Henry County Georgia: The Mother of Counties*, 228.

<sup>17</sup>*Ibid.*

<sup>18</sup>Obediah B. Stevens, Georgia. Dept. of Agriculture, Robert F. Wright. *Georgia, Historical and Industrial*, (Atlanta, GA: Franklin Printing, 1901), 349-351.

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Morfoot House. Classes at LGI were only offered to white students, as was typical of this era of racial segregation.<sup>19</sup>

The Locust Grove Institute served an important purpose by providing college preparatory classes and was one of the first schools in Georgia to be accredited by the Association of Schools and Colleges of the Southern States. The curriculum stressed learning in all facets of life, but its primary goal was building character. The academic building that is still standing was constructed in 1904-1905 for a total cost of \$14,000.<sup>20</sup> The architect/engineer who oversaw construction of the building was James W. Golucke. Golucke's career as an architect began in the mid-1890s and lasted until his untimely death in 1907. He designed at least 27 courthouses in Georgia and four in Alabama, and was considered a genius in his field.<sup>21</sup> The original 1894 building was destroyed by fire in 1906. The institute was repurposed as a military training program academy in 1918. A notable graduate was Dwight Laing Rogers, a Democrat who served in the Florida House of Representatives from 1930-1938 and represented Florida as member of the U.S. House from 1945 until his death in 1954.

Fires occurred frequently in Locust Grove in this period. During this late 1800 to early 1900 period there were 33 fires in the town. Some of the properties destroyed included the gin house of the Southern Cotton Oil Company, a former Methodist church used as a home by Tom Barnett, and the African-American Merchants and Planters Warehouse. Other notable fire tragedies include the gin owned by A.G. Combs, Hiram Colvin's house, and R. C. Brown's home and store (which was burned twice), the Bank of Locust Grove, and the aforementioned Locust Grove Institute wooden building, along with the adjacent boys' dormitory.<sup>22</sup>

Another notable building that caught fire was the Locust Grove Hotel on June 13, 1904. The hotel began operation in the 1890s, when it was then originally called the Mitchell House. Dr. and Mrs. T. J. Mitchell opened the hotel and ran it for the next four years. They rented the house from Bill Combs but moved back to their home in four years. Mr. and Mrs. Willis Moore were the second tenants to live in the hotel in 1900. The building was rebuilt at an unknown time, after which Mr. and Mrs. T.J. Upchurch lived there. Mr. Upchurch died March 1, 1918 and Mrs. Upchurch and her daughter Mrs. Dobson ran the hotel briefly. Several others ran it in the following years until the building became a private residence through sometime in the 1940s; it is no longer extant.<sup>23</sup>

Despite some of the early fires that plagued Locust Grove, the city continued to grow and by 1900, it had a population of 254.<sup>24</sup> During the early 1900s, there were 18 houses occupied by white residents.<sup>25</sup> One notable house is the home of R. C. Brown built c.1912 (still extant). An early photo of R.C. Brown's house on what would later become Highway 42 shows a water tower and the smokestack of the local cotton gin in the background. Growers harvested and ginned cotton locally. Cotton was generally the cash crop for farmers in the Locust Grove area and agriculture continued to be a main economic driver until the decline of 1966. The building that housed the cotton gin also had a steam engine to operate the gin. R.C. Brown ran the gin located at 120 Cleveland Street, but contrary to the photo caption, he did not run a lumber business. The Browns, who had been in the area since its early settlement, were a successful family. Brown was one of three gin

<sup>19</sup>Mills, "Historic District Recommendation Report," 4.

<sup>20</sup>*Ibid.*

<sup>21</sup>Caldwell, *The Courthouse And The Depot*, 577.

<sup>22</sup>Williams & Arnall. *History of Locust Grove, Georgia*.

<sup>23</sup>*Ibid.*

<sup>24</sup>U.S. Census Bureau, Thirteenth Census of the United States, 1910 Population by counties and minor civil divisions, 1910, 1900, 1890. (Washington: Govt. Print. Off., 1912), 79.

<sup>25</sup>*Ibid.*

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operators in Locust Grove. Southern Cotton operated a gin on Jackson Street and the third was run by Hugh Price at 250 Cleveland Street.<sup>26</sup>

The first telephone arrived in Locust Grove on March 27, 1908; it was installed by McDonough Telephone Company. The phone line ran from Stockbridge to Jackson and consisted of a simple pay station and one phone. It had been installed in the store of M.P. Sowell, which by the 1940s was the residence of J.C. Madden.<sup>27</sup> Later, the town council, which consisted of Mayor H.H. Brown and clerk C.H. Castellaw, allowed the switching of the telephone service from McDonough Telephone Company to Southern Bell Telephone Company. The company then erected, ran, and maintained a public telephone and telegraph until 1940 when it began the community dial system. The phone exchange building that originally housed the community dial system still exists at 120 Highway 42.<sup>28</sup>

J.T. Davis, affectionately called "Uncle Johnnie" by locals, often generously supplied water. He had an abundant spring on his farm. During droughts, people came to this spring even from adjoining counties to haul water in barrels. He had technical engineering training and he had an ambitious vision: he wanted to use the roadways and streets to pipe water to town. With no modern machinery to dig ditches, he used a mule, a small plow, pick, and shovel to lay the pipe. Soon water in an abundant supply was brought to town by this one pipe. Although the exact date of the construction of this single pipe into town is unknown, it was prior to 1910.<sup>29</sup> In February 1910, permission was given to J.T. Davis to lay additional pipelines for water in the town of Locust Grove, with certain limitations and regulations. A tank was built near the cemetery to supply the town with water. Davis built watering troughs at convenient places for horses and mules. Six hydrants were installed and bathrooms were added to many houses.<sup>30</sup>

Soon after, in June 1914, a committee was formed to install gaslights in various parts of town. E.S. Combs ran a line from his home to the main business street. Gas alone was used until June 1918, at which time the committee added six oil lamps to light the street. They looked like lanterns on posts and were not very bright. E.S. Combs hired J.H. Knott to climb a stepladder early every evening to light every street lamp at a salary of \$30 per month.<sup>31</sup>

Historically, the African-American community of Locust Grove made the Shoal Creek area their home; this area is delineated by Smith Street, Cleveland Street, L.G. Griffin Road, Shoal Creek Road, and Indian Creek Road. The early African-American community was built around the Shoal Creek Baptist Church, which was founded in 1866, but moved to its present site at 176 L. G. Griffin Road in the 1890s. The church served as the heart of the African-American community for decades. A wooden building was constructed c.1900 to hold services for worshipers.<sup>32</sup> The sanctuary was extensively changed in the early 1960s; it was bricked and an addition was added to the front.<sup>33</sup> The adjacent Shoal Creek cemetery is indicative of a long lineage of African-American history with several grave markers indicating that a number of the buried were likely born into slavery. Another area with a concentration of African-American residents is Flatbush. This area is located to

<sup>26</sup>Warren Holder Interview. Locust Grove, Georgia. February 18, 2014.

<sup>27</sup>Williams & Arnall, *History of Locust Grove, Georgia*, 6.

<sup>28</sup>*Ibid.*, 4.

<sup>29</sup>*Ibid.*

<sup>30</sup>*Ibid.*

<sup>31</sup>*Ibid.*

<sup>32</sup>Virgil Sims, "Shoal Creek Baptist Church History, 1866-1970," Georgia Baptist History Depository, Special Collections, Jack Tarver Library, Mercer University, Macon, Georgia - Reel 633.

<sup>33</sup>Georgia State University Preservation Planning Class, "Locust Grove Design Guidelines," 28.

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the east of the commercial downtown section and the railroad tracks, and is situated at Jackson Street and Arnold Street.<sup>34</sup>

The first organized women's clubs in Georgia were called civic leagues and civic clubs.<sup>35</sup> Before and during World War I, civic club activities were patriotic; later their interests turned to social and literary pursuits. What is now the Locust Grove Woman's Club began in 1914 when a joint meeting of the Baptist and Methodist Missionary societies organized a women's civic league called the Locust Grove Civic League for the purpose of "civic improvement." In 1917 it became a member of the General Federations of Women's Clubs and the Georgia Federation of Women's Clubs, and changed its name to the Locust Grove Woman's Club. One of its first projects was a clean-up day for the town. During World War I, the club made bandages for wounded soldiers, among other activities. The club met in the local elementary school for its first few decades. Mrs. Claude Gray was first president and served until the civic league became the Locust Grove Woman's Club in 1917. Mrs. John Gardner became president and was succeeded by Mrs. John S. Brown.<sup>36</sup> There were 62 members by 1921. The Locust Grove Woman's Club has been active continuously since its organization.

### 1920s-1945

In 1900, Locust Grove had a population of 254 and by 1920, it had increased to 539.<sup>37</sup> The city limits by this time were extended so that they began at the Southern Railroad depot located along Main Street, which is now Highway 42, just north of Smith Street, and stretched about three-fourths of a mile north to Brown Avenue and three-fourths of a mile south to Sims Road. Also, the boundary of the city expanded about one-half mile east to what is today Louise Way and one-fourth mile west to the end of Smith Street.<sup>38</sup> Industry and commerce were thriving in the city of Locust Grove by the 1920s. Along with economic and population growth, the city expanded its public services.

Examples of the advancement of public services were the installation of water utilities and electricity. The first water pipeline was commissioned by John Williams, the manager of Southern Cotton Oil mill, and it ran from Davis Springs to the Southern Cotton Oil mill. However, the date of this achievement is unknown. The feat was apparently accomplished by plowing a ditch with a mule and pumping the water into a large well. Previously J.T. Davis had utilized the spring on his farm to lay down pipe that would enable water to flow to the city. Davis later sold his spring and farmland in 1932 to M.M. Brown who then ran Locust Grove's first public waterworks until 1946. Afterwards the spring, along with one acre of farm land, was ceded to the city. J.B. McCary Engineering Company was given a contract in March 14, 1946 to build a more modern water system for the city, utilizing the existing spring on the farm.<sup>39</sup>

In December 1927, talks were underway with the State Highway Board of Georgia, the city of Locust Grove, and Henry County about the possible construction of a highway through downtown Locust Grove, which was agreed upon by all three parties. The laying of the pavement for State Route (Highway) 42 began at the city of McDonough to the north and stopped at the Locust Grove city limits. In the process of the paving of Highway 42, much of the city came together to spare the trees that had been planted by J.R. Williams and were in the path of the project. In 1939 a permit was given by R.H. Brown, the city mayor, and council, authorizing the

<sup>34</sup> Virgil, "Shoal Creek Baptist Church History, 1866-1970."

<sup>35</sup> Rainer, *Henry County Georgia: The Mother of Counties*, 309.

<sup>36</sup> *Ibid.*

<sup>37</sup> U.S. Census Bureau, *Thirteenth Census of the United States*, 79.

<sup>38</sup> Williams & Arnall, *History of Locust Grove*, 2-3.

<sup>39</sup> *Ibid.*, 7-8.

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further necessary right-of-way for construction through Locust Grove to the Towaliga River. Highway 42 was completed in that same year from McDonough to the Towaliga River, which is a branch of the Ocmulgee River located southeast of the city near Forsyth; this helped improve travel between Locust Grove and Griffin (the county seat of nearby Spalding County).<sup>40</sup>

Dr. Claude Gray ran the Locust Grove Institute until 1928 when he was replaced by W.W. Williams, who then served the school until it closed in 1930. The school's property was then given back to the Locust Grove Baptist Church, while the boys and girls dormitories were sold and the main building soon became the Locust Grove Public School. (The dormitories are no longer extant, but the main building is currently used as city hall.) Both the Great Depression and the introduction of public schools in Henry County led to the demise of LGI in May of 1930. The school remained empty until 1936 when the academic building became a public elementary school for the city.<sup>41</sup>

An important event occurred during this era for the African-American community in Locust Grove. During the 1930s, Reverend Martin Luther King, Sr., father of civil rights icon Martin Luther King, Jr., ministered Shoal Creek Baptist Church for two years.<sup>42</sup> Parishioners of Shoal Creek Baptist Church are very proud of their church's association with Reverend King.

A school built in the 1930s as a Rosenwald School, also played a significant role in the history of African Americans in Locust Grove. Although it is outside of the district, the historic Unity Grove School still exists; it is located about three-and-a-half miles northwest of the city, nestled in the woods at LeGuin Mill Road, in the southern part of Henry County. The two-room, wood-framed schoolhouse was an educational venue for local African-American children from the early 1930s to approximately 1954. One of the teachers at Unity Grove, James Weldon Johnson, was an early pioneer for African Americans: a scholar, songwriter, politician, diplomat, author, educator, and lawyer, and the first African American to be admitted to the Florida bar after Reconstruction. James Weldon Johnson was a leader in the NAACP and his association with the Unity Grove School is a source of local pride.<sup>43</sup>

A notable member of the Locust Grove Woman's Club was Bernice Gardner Brown, who died in 2008. Mrs. Brown was born on May 17, 1916 in Locust Grove to Lula Elizabeth Gaillard and Samuel Howell Gardner. As a member of the Locust Grove First Baptist Church since 1929, she served in many of the church's activities. She received her teaching certificate from Georgia State College for Women in Milledgeville, and received her teacher's degree from Bessie Tift College in Forsyth and her Master's Degree from the University of Georgia. She served as president of the Locust Grove Woman's Club from 1942 to 1943, 1946 to 1948, and 1972 to 1976. She was honored as Locust Grove Historian and Citizen of the Year and she was a member of the Retired Teachers' Association, Bridge Club, Delta Kappa Gamma, and Hospital Auxiliary. She was also the first teacher in Henry County for Special Education. She was instrumental in the efforts that led to the Locust Grove Institute Academic Building's nomination to the National Register and in the conservation treatment of damage that had occurred to its cupola.<sup>44</sup>

<sup>40</sup>Williams & Arnall, *History of Locust Grove, Georgia*, 4.

<sup>41</sup>Mills, "Locust Grove Historic District Recommendation Report," 4.

<sup>42</sup>Roark, "MLK Legacy includes Henry County." *The Henry County Times*.

<sup>43</sup>Robinson, "Historic School to be Studied for Preservation," *The Henry County Times*.

<sup>44</sup>*Atlanta Journal-Constitution*, "Bernice Brown Obituary." Accessed March 28, 2014, <http://www.legacy.com/obituaries/atlanta/obituary.aspx?n=bernice-brown&pid=17100662&fhid=5071>.



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1945-Present

In 1948, the city of Locust Grove was still a small bustling agriculture and railroad town; it had 28 businesses in operation, 26 were white-owned and two were owned by African Americans. Several had existed since the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. An important employer of Locust Grove residents was Robertson Furniture, which was established in August 31, 1946. They produced an upholstered line of chrome furniture for doctors, hotels, and lawyers' offices.<sup>45</sup>

The number of businesses in Locust Grove by the 1940s demonstrated that the city was not only a thriving commercial town but that it was also moving away from an agricultural economy towards a retail economy. From the 1920s onwards, the various uses that the stores underwent signified the transition occurring in the town as it continued to develop and expand its boundaries.

The only two known African-American businesses during 1948 were located on Jackson Street across the railroad tracks from the commercial strip and the train depot (non-extant). Of these buildings, only one remains: it is referred to by locals as the "Juke Joint," and is located at 747 Jackson Street. According to Locust Grove resident Donetta Brown, Tom Watkins owned this business, and used it as a barbershop. Tom Watkins was also the owner and driver of a bus that transported students to and from the Shoal Creek School.<sup>46</sup>

A modern, International Style, "equalization school" for African-American children was built next to Shoal Creek Baptist Church around 1954, for grades one through nine, to replace the Unity Grove Rosenwald School. It was called Shoal Creek School. It was initially constructed as one of hundreds of schools built across the South in the 1950s as "equalization" schools in an effort to maintain educational facilities that were separate from white students. Funding for equalization schools was established through a program implemented by Governor Talmadge called "Minimum Foundation Program for Education".<sup>47</sup> These schools served as sources of pride for the African-American community because they were seen as their own. Many of the teachers held some of the highest-paying jobs for African Americans in rural communities.<sup>48</sup> There were over 500 equalization schools built for African Americans across the state of Georgia. By 1970, education had been desegregated across the state and many of the modern schools were closed and left vacant only after a few years of use. Today the building is still in use as Locust Grove Elementary School.

While there were separate residential and commercial areas, in a small town like Locust Grove, some aspects of segregation may have been less visible than in the city, where there are more facilities to segregate. This perspective was shared by James Rosser, an African American man born in Locust Grove in 1943. He stated that there were indeed segregated shops and other facilities, but while he worked at a construction company, he had not experienced problems obtaining contracts to work, despite being African American.<sup>49</sup>

In 1953, Locust Grove became part of the Georgia Power "Better Home Towns" program. More than 60 Georgia towns in Georgia adopted the program when it started in 1944. This program was the product of

<sup>45</sup> Larry Adams, "Robertson's Furniture Recipe for Success". *Wood and Wood Types*. August 1, 1997.

<sup>46</sup> Donetta Brown interview.

<sup>47</sup> Steven Moffson. "Equalization Schools in Georgia's African-American Communities, 1951-1970." Historic Preservation Division, Georgia Department of Natural Resources. 2010.  
[http://www.georgiashpo.org/sites/uploads/hpd/pdf/Equalization\\_Schools\\_in\\_Georgia.pdf](http://www.georgiashpo.org/sites/uploads/hpd/pdf/Equalization_Schools_in_Georgia.pdf)

<sup>48</sup> *Ibid*.

<sup>49</sup> James Rosser interview, Locust Grove, Georgia. February 18, 2014.

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Charles A. Collier, who was vice president in charge of sales at the Georgia Power Company.<sup>50</sup> He was concerned about the lack of industrial progress and run-down conditions of smaller towns in Georgia. He claimed there were two reasons for the malfunctioning of small towns. One was that the land had lost its fertility because of single-crop agriculture and the other was the lack of value added through manufacturing in the small towns.<sup>51</sup> The program assisted towns through local committees that worked to identify local improvement requirements, increase employment, and make the towns more attractive to businesses, industries, and residents. The program was so popular that by 1948, the company decided to turn it into a contest where a town could become a "champion." In 1953, Locust Grove competed and was awarded a "Certificate of Achievement," which had no further prize attached.<sup>52</sup> The details of what Locust Grove achieved in 1953 to merit this recognition are unknown.

In 1955 a new clubhouse was built for the Locust Grove Woman's Club. It was on land donated by Bryant and Lucille Hubbard on what is now Club Drive. Through the years the club worked on city beautification projects, organized a Halloween party fundraiser, contributed to the Tallulah Falls School, and bought books for the local elementary school.

Another development that had a high impact on the commercial face of the town was the construction of Interstate 75, which opened west of Locust Grove on October 15, 1969. In the 1950s, the interstate program was started under President Eisenhower. This particular plan for I-75 was announced in 1962, and construction had finished seven years later.<sup>53</sup> According to Robert Price, who became mayor in 2012, the interstate changed the face of Locust Grove.<sup>54</sup> Because the town was now more accessible, it brought in more residents. In addition, the construction of the interstate caused a decrease in farmland. This catalyzed a change in the local economy, shifting from agriculture to commerce. This movement went hand-in-hand with the postwar deindustrialization, after which the national economy as a whole changed from a dependency on the primary and secondary sectors (agriculture and industry) to tertiary sector dominance. The commercialization process had already started by 1969, when the interstate attracted several roadside restaurants and motels.<sup>55</sup>

As a response to this rapid development and change in economy, Mayor Charles P. McCarter set up a "Comprehensive Community Sketch Plan" in 1973, discussing future growth and developing new industries.<sup>56</sup> Farmland in Henry County in general had dropped from 177,093 acres to 107,507 between the 1940s and 1960s and had often made way for the timber industry, which catered to the local Robertson Furniture Company and the Penn Pulpwood Company in McDonough.<sup>57</sup>

Interestingly, the railroads that had made Locust Grove were now seen as a hindrance to further growth. Concerns arose regarding the development of the central business district because the downtown was bisected by the railroad tracks. The report encouraged mixed-use development of commercial and light industrial developments in the CBD.<sup>58</sup>

<sup>50</sup> Wade H Wright. *History of the Georgia Power Company 1855-1956*. Atlanta: Georgia Power Company, 1957.

<sup>51</sup> *Ibid.*

<sup>52</sup> "State Winners Named in Champion Town Contest," *Snap Shots*, November 1953.

<sup>53</sup> Reaves, *Historic Henry County*, 33.

<sup>54</sup> Robert Price interview, Locust Grove, Georgia. February 18, 2014.

<sup>55</sup> Reaves, *Historic Henry County*, 33.

<sup>56</sup> Barry D. Greenhouse, "A Comprehensive Community Sketch Plan for the City of Locust Grove, Georgia," Department of Community Development, State of Georgia, 1973.

<sup>57</sup> *Ibid.*

<sup>58</sup> *Ibid.*

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Due to this growth and increased attention, Locust Grove became aware of the importance of its historic resources. In 1983, the municipality purchased the Locust Grove Institute, which had served as a public elementary school since 1936. There were already small changes made to the building in the 1950s. A one-story brick addition was made in 1951-1952 to the rear of the historic school building for a lunchroom. At the same time, the main stairway was changed and fire escapes were added. The octagonal cupola above the portico was struck by lightning in the 1970s and had to be removed and re-constructed. In addition, the wood-framed windows were replaced by metal-framed ones. After numerous renovations and the rehabilitation of the structure, the interior was modified to house various city government offices, presently known as the Locust Grove Municipal Complex (city hall). The Locust Grove Institute Academic Building was listed in the National Register of Historic Places on September 4, 1986. The diversity of functions of the building during its existence, ranging from educational to religious and now civic, made clear the local significance of the building. Substantial parts of the institute, such as the auditorium, retain much of their historic character, allowing the building to serve a vital role in the interpretation of Locust Grove's past.

As the timber industry waned and the Atlanta metropolitan area grew rapidly in the 1990s, Locust Grove became a "bedroom community," where the vast majority of its residents worked in or near Atlanta.<sup>59</sup> Like most towns on the periphery of the Atlanta metropolitan area, Locust Grove began to experience suburban-scale development in the late 1990s that continued into the first decade of the 21<sup>st</sup> century. The town boundaries grew more than 400% between 2000 and 2011: from 2.2 square miles to nearly 11 square miles.<sup>60</sup> Accordingly, the city's population doubled in that same period; from only 2,322 in 2000 to nearly 5,657 in 2012. As a result, Locust Grove has begun a transition from a rural bedroom community to an expanding suburban city. This also brought along an influx of younger people.<sup>61</sup> The growth of Locust Grove is welcomed by most of the residents, as the population growth brings in more job opportunities and city improvements.<sup>62</sup>

Locust Grove currently offers a growing selection of retail, dining, lodging, and business opportunities. One major addition was the Tanger Outlet Mall, which also serves as the western boundary of the historic area of town. The mall has been located in Locust Grove since 1994, when it was only the second outlet center opened by the company in the state. A first expansion to the outlet added 48,000 square feet of additional retail space and with recent expansion activity that began in 2011, it will continue to play a role in attracting visitors and opening job opportunities.<sup>63</sup>

Locust Grove still appreciates its railway heritage. Approximately 55 trains pass through Locust Grove daily<sup>64</sup> (none of them stop) and the establishment of the train-viewing platform enhanced this local feature. Construction of the platform began in 2012 to draw in more visitors downtown. In addition, it taps into the popularity of train spotting, a hobby that attracts visitors from all over the country. The platform was opened during a ceremony on January 31, 2014.<sup>65</sup> Norfolk Southern and CSX currently operate the railroad going through Locust Grove.<sup>66</sup>

<sup>59</sup> City of Locust Grove, "Our Town," Accessed March 1, 2014. [http://www.locustgrove-ga.gov/our\\_town.php](http://www.locustgrove-ga.gov/our_town.php).

<sup>60</sup> *Ibid.*

<sup>61</sup> US Census Bureau, "Profile of General Population and Housing Characteristics: Locust Grove 2010". 2012. Accessed March 1, 2014, [http://factfinder2.census.gov/rest/dnldController/deliver?\\_ts=412175692227](http://factfinder2.census.gov/rest/dnldController/deliver?_ts=412175692227).

<sup>62</sup> Bernon Ash interview, Locust Grove, Georgia, February 18, 2014.

<sup>63</sup> Bonnie Hammock interview, Locust Grove, Georgia, February 18, 2014.

<sup>64</sup> Elaine Rackley, "Locust Grove Gets Train Viewing Platform". *Henry Herald*. June 14, 2012.

<sup>65</sup> Locust Grove Main Street, "Train Platform," Accessed March 2014. [http://locustgrovemainstreet.com/train\\_platform.php](http://locustgrovemainstreet.com/train_platform.php).

<sup>66</sup> "Norfolk Southern Railway". Railga.com. Accessed March 2014, <http://railga.com/ns.html>.

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Name of Property

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**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**

**Acreage 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

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**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

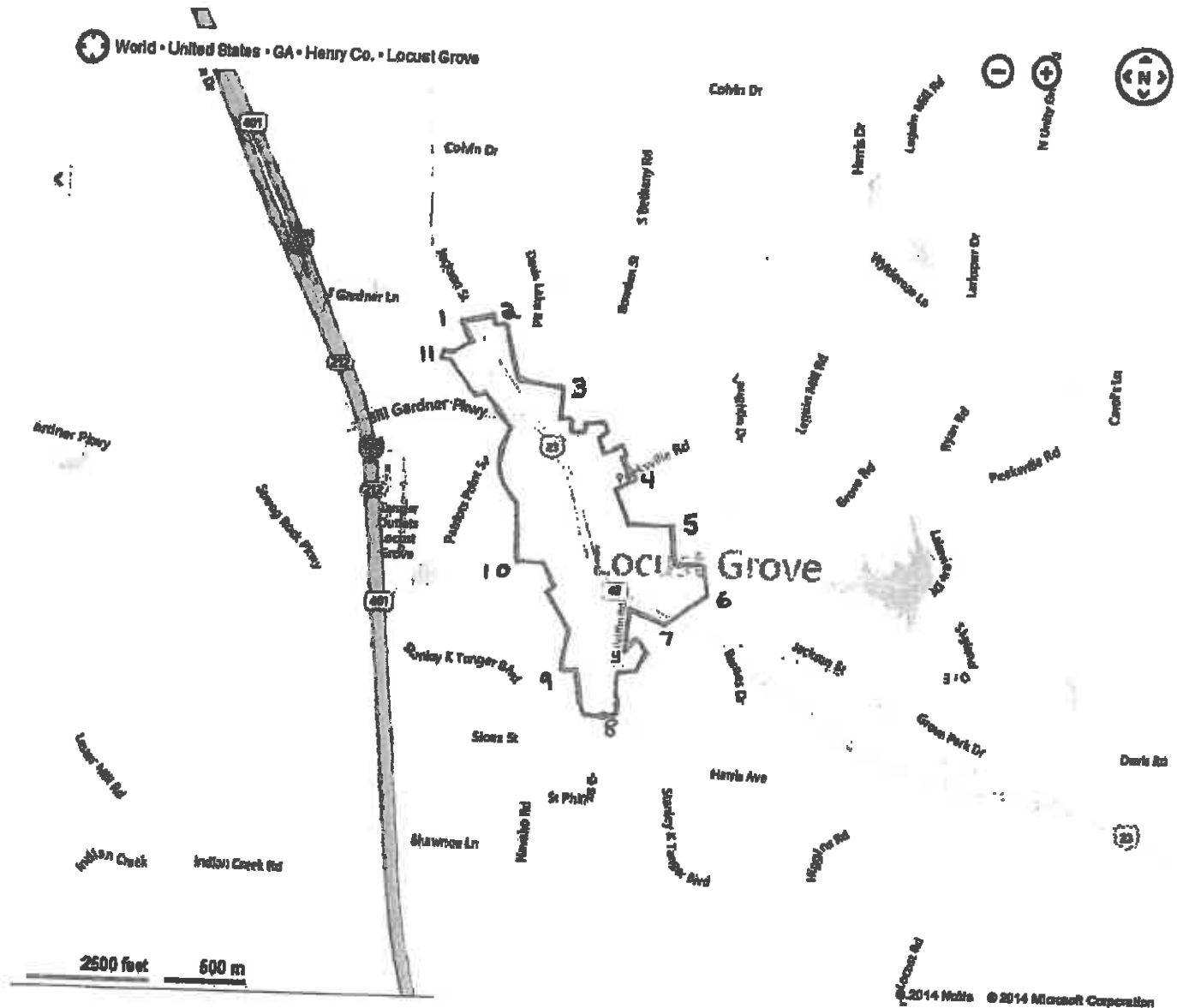
Name of Property

Henry County, Georgia  
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- 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 |
| 2. Latitude: 33.359738  | Longitude: -84.114716 |
| 3. Latitude: 33.355132  | Longitude: -84.111397 |
| 4. Latitude: 33.350646  | Longitude: -84.106041 |
| 5. Latitude: 33.347607  | Longitude: -84.102584 |
| 6. Latitude: 33.344423  | Longitude: -84.099607 |
| 7. Latitude: 33.342173  | Longitude: -84.103501 |
| 8. Latitude: 33.336812  | Longitude: -84.108289 |
| 9. Latitude: 33.339403  | Longitude: -84.111688 |
| 10. Latitude: 33.344875 | Longitude: -84.114169 |
| 11. Latitude: 33.356987 | Longitude: -84.119251 |



16000451\_photo\_001



16000451\_photo\_002



16000451\_photo\_003



16000451\_photo\_004



16000451\_photo\_005



16000451\_photo\_006



16000451\_photo\_007



16000451\_photo\_008



16000451\_photo\_009



16000451\_photo\_010



16000451\_photo\_011



16000451\_photo\_012



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16000451\_photo\_014



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16000451\_photo\_035



16000451\_photo\_036



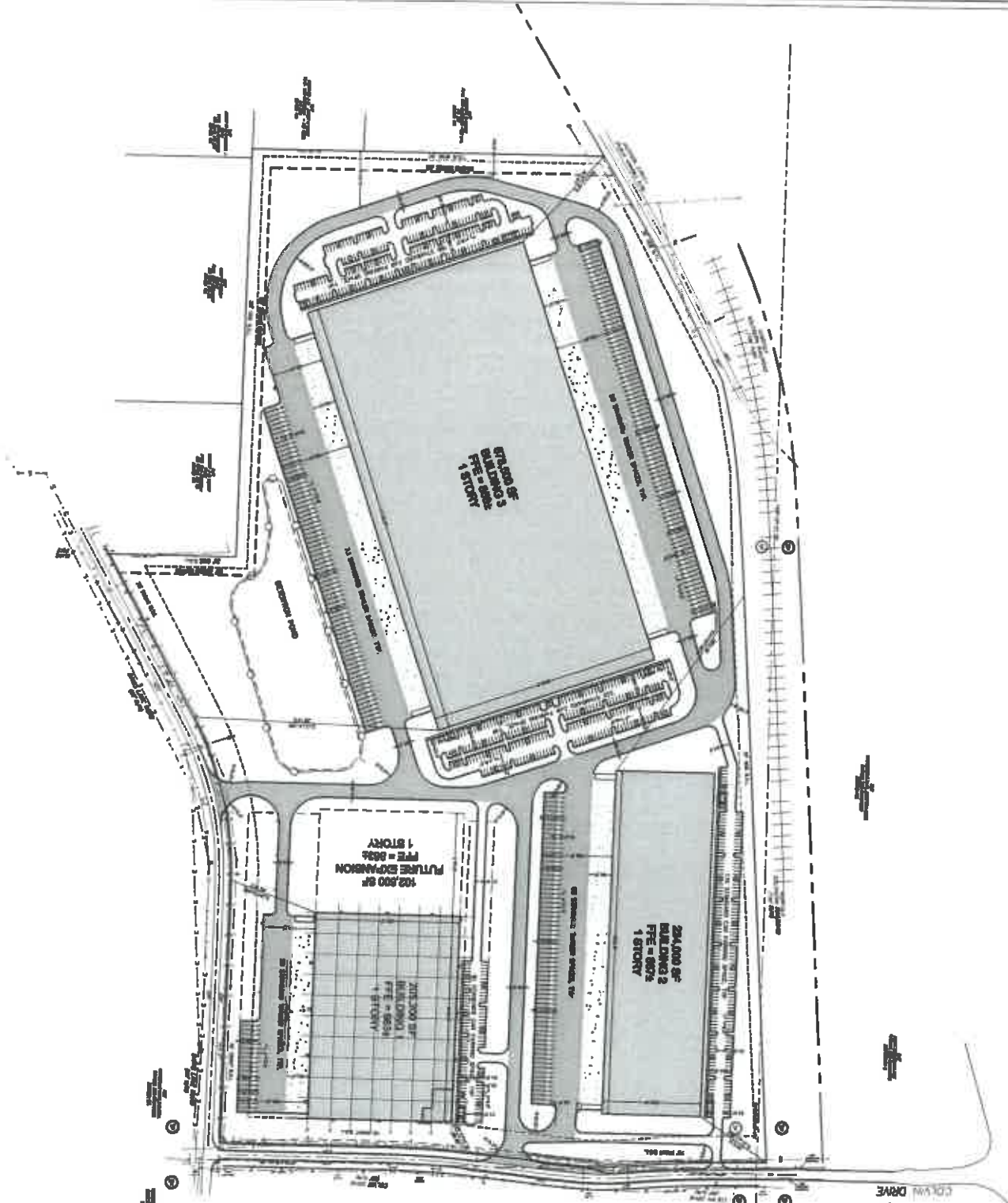
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16000451\_photo\_038



16000451\_photo\_039



GRAPHIC SCALE  
1" = 100'

**LEGEND**

- LA. DRIVEWAY
- CONCRETE DRIVEWAY
- AS. DRIVEWAY
- CONCRETE SPA

C3.0

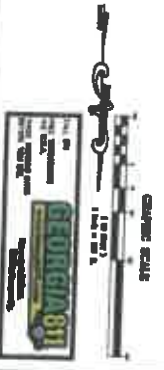
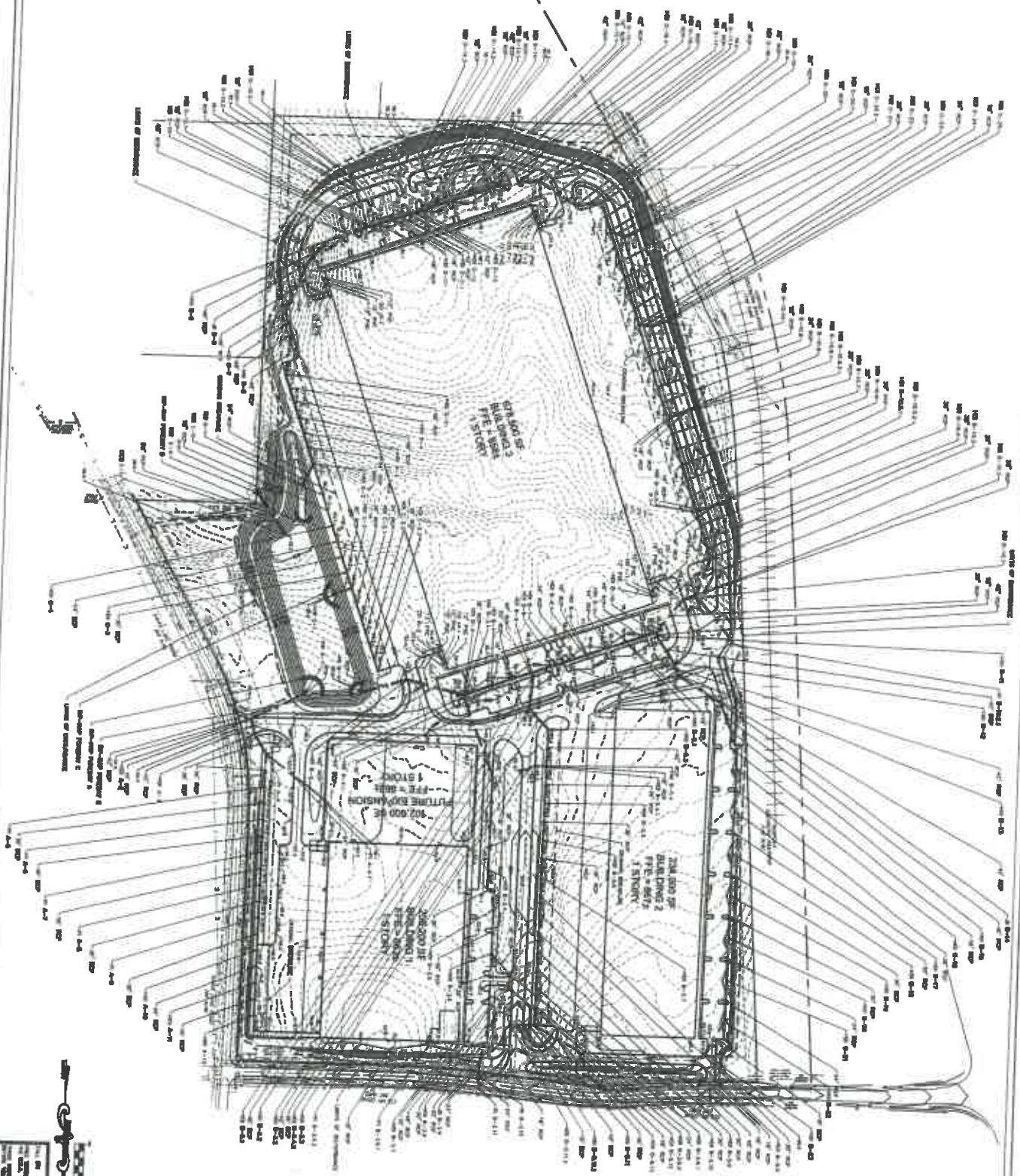
19-096

**LAYOUT & STAKING PLAN**

SCALE:	1" = 100'
DATE:	04/29/04
PROJECT NO.:	19-096
PROJECT NAME:	GARDNER COMMERCE CENTER
DRAWN BY:	J. [unclear]
CHECKED BY:	[unclear]


**PROJECT:**  
**GARDNER COMMERCE CENTER**  
 LAND LOT 217 & 228  
 2ND DISTRICT  
 LOCUST GROVE, GEORGIA





DATE	DESCRIPTION



**PROJECT:**  
**GARDNER COMMERCE CENTER**  
 LAND LOT 217 & 233  
 2ND DISTRICT  
 LOCUST GROVE, GEORGIA

**GRADING PLAN**

SCALE	1" = 10'
DATE	04/29/20
DRAWN BY	J. B. [unreadable]
PROJECT MANAGER	V. [unreadable]
04/29/20	V. [unreadable]

PROJECT NO.  
**19-095**

SHEET NO.  
**C4.0**



VICINITY MAP  
NOT TO SCALE

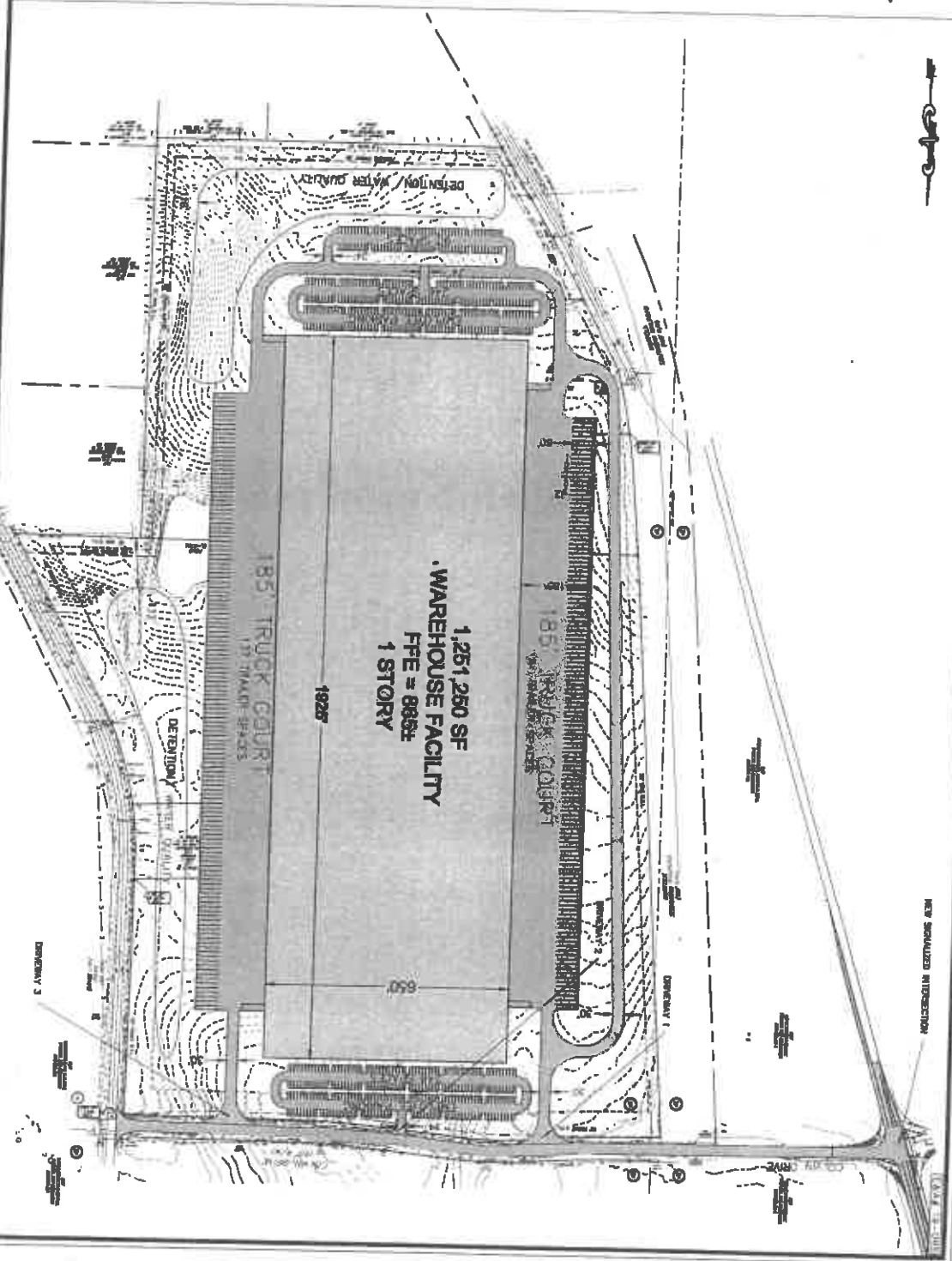
**PROJECT INFORMATION**

ADDRESS:	TOTAL:	498,400 AC
IMPACTED HIGHWAYS:		491,240 AC
INDUSTRIES:	STEEL	COALM ENERGY
	INDUSTRIAL	LOCKPORT ENERGY
	MANUFACTURING	181-00000000
TOTAL:	IMPROVED DRIVE:	90,200
	IMPROVED SIDEWALK:	41,200
	ASBESTOS:	10,000 SF/AC
REVENUES:	REVENUE 1:	1,000,000 SF
PROPERTY:	PLANTING SPACES:	604
	TRUCKING SPACES (FUNCTIONS):	604
	TRUCKING SPACES:	500
ADDITIONAL:	TRUCKING SPACES:	10,000 SF
	TRUCKING SPACES:	10,000 SF

- ADDITIONAL NOTES:**
- 1. SEE ALL NOTES ON ALL SHEETS OF THIS PROJECT.
  - 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2003 EDITION, AS AMENDED.
  - 3. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 4. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 5. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 6. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 7. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 8. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 9. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 10. ALL UTILITIES SHALL BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.



**DESIGNER:**  
BENTLEY SYSTEMS, INC.  
2000 BENTLEY CENTER DRIVE  
SOUTH BEND, IN 46708  
PH: (317) 486-7000  
WWW.BENTLEY.COM



RECORDING SITE PLAN  
**GARDNER COMMERCE CENTER**  
**CITY OF LOCUST GROVE, HENRY COUNTY, GA**  
 SEPTEMBER 3, 2010

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09/03/10
2	ISSUED FOR PERMITS	09/03/10
3	ISSUED FOR PERMITS	09/03/10
4	ISSUED FOR PERMITS	09/03/10
5	ISSUED FOR PERMITS	09/03/10
6	ISSUED FOR PERMITS	09/03/10
7	ISSUED FOR PERMITS	09/03/10
8	ISSUED FOR PERMITS	09/03/10
9	ISSUED FOR PERMITS	09/03/10
10	ISSUED FOR PERMITS	09/03/10

**BSA**



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)

[Signature]  
Witness Signature



[Signature]  
Signature of Owner/s

Nathaniel A. Winter  
Printed Name of Witness

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

[Signature]  
Notary

[Signature]  
Signature of Agent

(For Office Use Only)

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

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

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

Public Hearing Date: \_\_\_\_\_

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

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

## Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
 Yes \_\_\_\_\_ No   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 16 day of March, 2020.

Zachary Zweifler  
 Applicant's Name - Printed

[Signature]  
 Signature of Applicant

\_\_\_\_\_  
 Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
 Signature of Applicant's Attorney, if applicable

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



[Signature]  
 Notary Public

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

**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:** 128-02005001

**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 2<sup>ND</sup> 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 \_\_4<sup>th</sup>\_\_ 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

<b>Property Information</b>	
<b>Tax ID</b>	128-02005001
<b>Location/address</b>	Land Lot 217 of 2 <sup>nd</sup> District
<b>Parcel Size</b>	2.0 acres
<b>Current Zoning</b>	RA (residential-agricultural)
<b>Request</b>	M-2 (heavy manufacturing district)
<b>Proposed Use</b>	Warehouse
<b>Existing Land Use</b>	Residential and pasture
<b>Future Land Use</b>	Medium Density Residential
<b>Recommendation</b>	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 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.

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 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.



**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

October2006\_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 2008 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

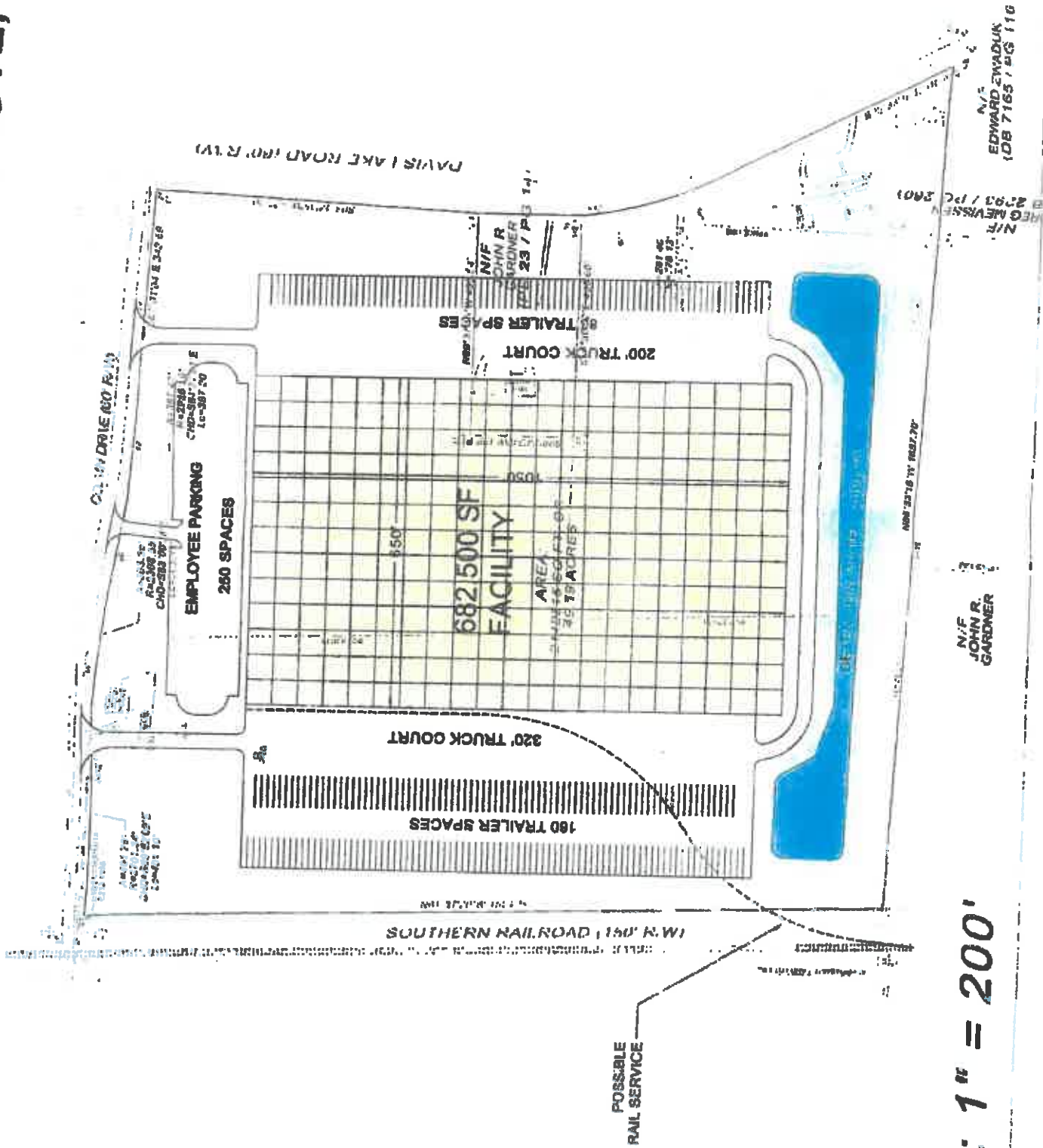


Community Development Department

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 SWADLOK  
(DB 7165 / PG 116)

N/F  
REG MESSERS  
B 2793 / 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 2<sup>ND</sup> 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 \_\_4<sup>th</sup>\_\_ 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 Lake Road  
Locust Grove, GA 30248

STATE OF GEORGIA  
COUNTY OF HENRY

PT-61 076-200 6-012055

WARRANTY DEED

THIS INDENTURE is made as of the 19<sup>th</sup> 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 FREE 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.

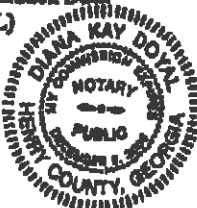
EXECUTED under seal as of the date above.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

Commission Expiration Date:  
(NOTARY SEAL)



GRANTOR:  
*[Signature]* (SEAL)  
WILLIAM M. GARDNER

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

*[Signature]*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

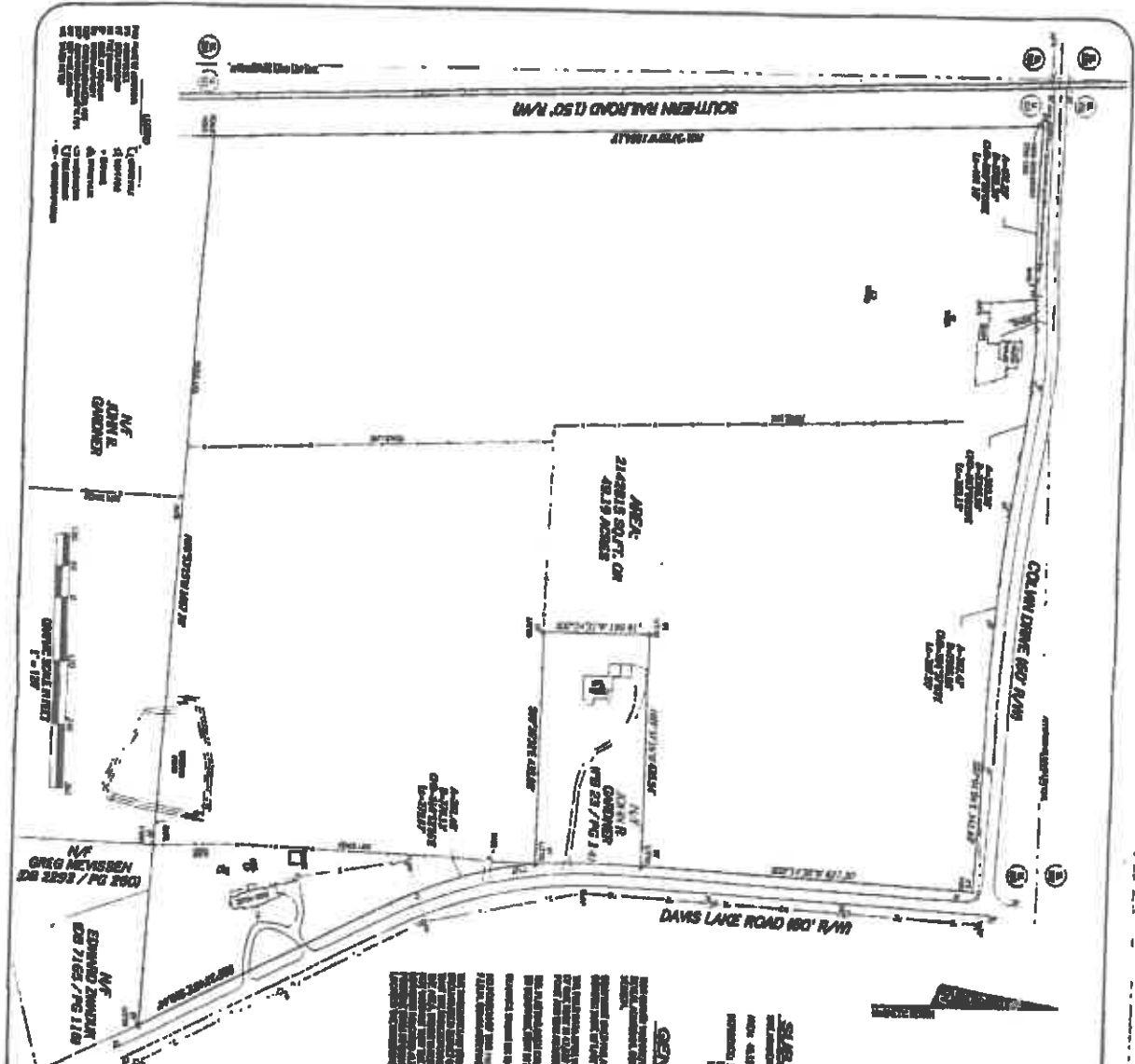


BOOK PAGE  
009619 0271**EXHIBIT A**

All that tract or parcel of land containing 43 acres, more or less, lying and being in Land Lot 217 of the 2<sup>nd</sup> District of Henry County, Georgia, and bounded as follows: On the North by public road known as Calvin 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 2<sup>nd</sup> 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 Rowan, 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.

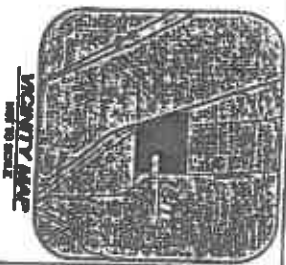


1. The survey was made by the use of a total station and a GPS receiver. The accuracy of the survey is as follows:  
 2. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 3. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 4. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 5. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.

**GENERAL NOTES**

1. The survey was made by the use of a total station and a GPS receiver. The accuracy of the survey is as follows:  
 2. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 3. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 4. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.  
 5. The survey was made in accordance with the Georgia Surveying and Mapping Act of 1997.

**SUBJECT PROPERTY**  
 21.02 AC. OR 481.8 ACRES  
 ABE C. GARDNER  
 22.25 AC. OR 200'  
 GREG MEYERSEN  
 21.02 AC. OR 481.8 ACRES  
 ABE C. GARDNER



A BOUNDARY SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 810 Jackson Street  
 Locust Grove, Georgia 30248  
 tel 678.568.4440 @ 678.565.4497  
 web postpointsurvey.com

A BOUNDARY SURVEY PREPARED FOR:  
**BILL GARDNER**

DATE	BLK. & ACRES

**EXHIBIT "B"**

**REZONING EVALUATION REPORT:**



# REZONING

FILE: RZ 07-08-02

August 27, 2007

RA TO M-2

<b>Property Information</b>	
<b>Tax ID</b>	128-020050000
<b>Location/address</b>	Land Lot 217 of 2 <sup>nd</sup> District
<b>Parcel Size</b>	49.2 acres
<b>Current Zoning</b>	RA (residential-agricultural)
<b>Request</b>	M-2 (heavy manufacturing district)
<b>Proposed Use</b>	Warehouse
<b>Existing Land Use</b>	Residential and pasture
<b>Future Land Use</b>	Medium Density Residential
<b>Recommendation</b>	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 Data: Henry County GIS Division

**Legend**

2007 PARCELS

Highways

Streets

October 2006 Limits

Feb 2006 FFLU

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

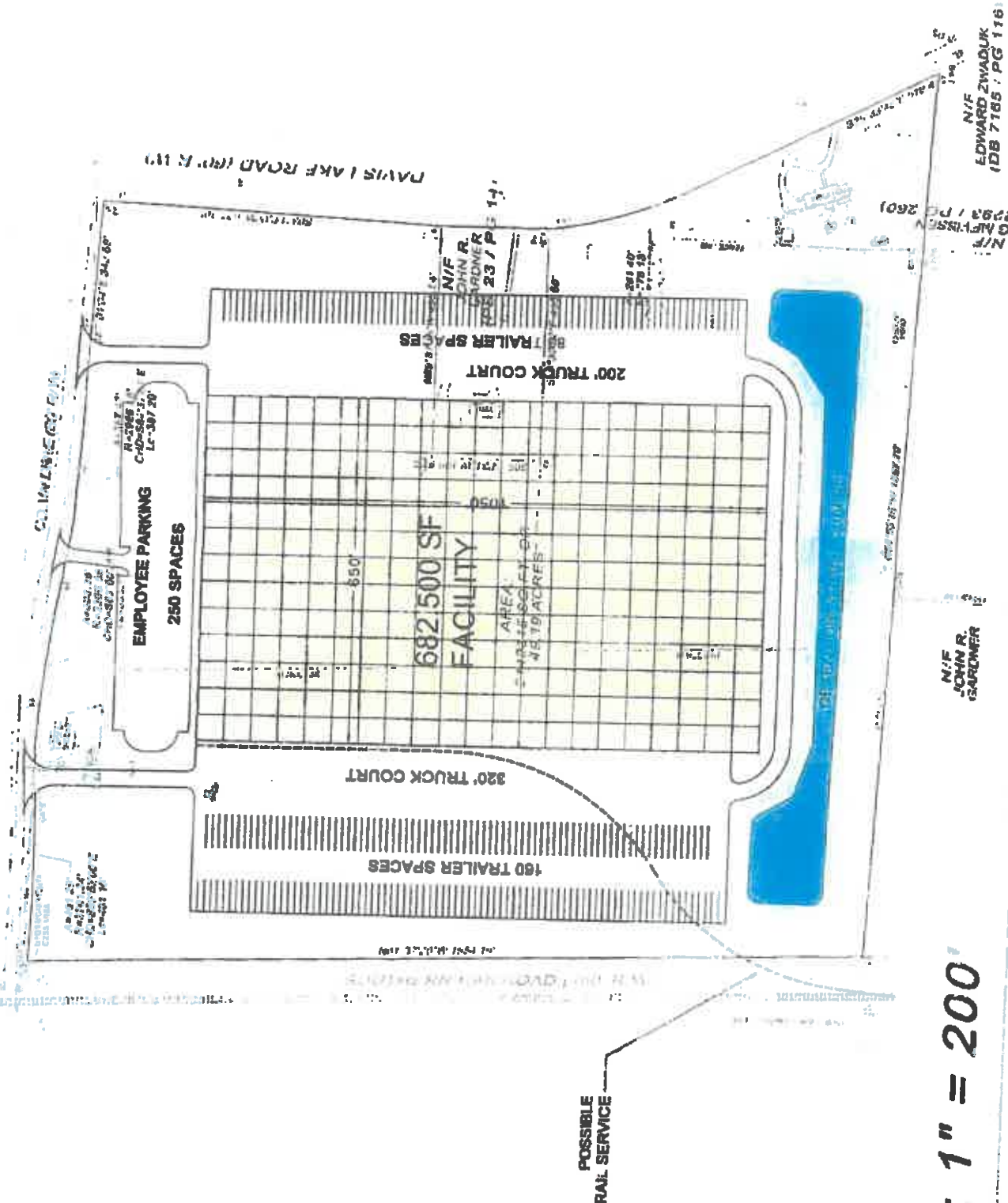
**SITE**

1 inch equals 1,000 feet



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

# GARDNER BUSINESS PARK - LOCUS GROVE, GA



SCALE: 1" = 200'

POSSIBLE  
RAIL SERVICE

N/E  
JOHN R.  
GARDNER

N/E  
EDWARD ZIWADUK  
(DB 7165 / PG 116)

N/E  
MATTIUSSEN  
# 2293 / PG 2601

# Request for Zoning Map Amendment

Name of Applicant William & Hazel Gardner Phone: 770-957-4330 Date: 7/16/07 <sup>(MFG)</sup>  
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

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

Name of Witness Thomas R. Bryant III

Signature of Agent William M. + Hazel H. Gardner

Signature of Owner William M. + Hazel H. Gardner

Printed Name of Owner's William M. + Hazel H. Gardner

Signature of Agent

(For Office Use Only) **MUNICIPALITY PUBLIC, FULTON COUNTY, GEORGIA**

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

Application checked by: [Signature] Date: 7/16/07 Map Number(s): 28-02005000

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

Public Hearing Date: AUGUST 27, 2007

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

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

## Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?  
 Yes \_\_\_ No 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 16<sup>th</sup> day of July, 2007.

*Madeline K. Abou*  
 Notary Public

NOTARY PUBLIC, FULTON COUNTY, GEORGIA  
 MY COMMISSION EXPIRES SEPTEMBER 11, 2007

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

July 15, 2007

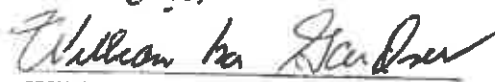
City Council  
City of Locust Grove  
3644 Highway 42 South  
Locust Grove, GA 30248

**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

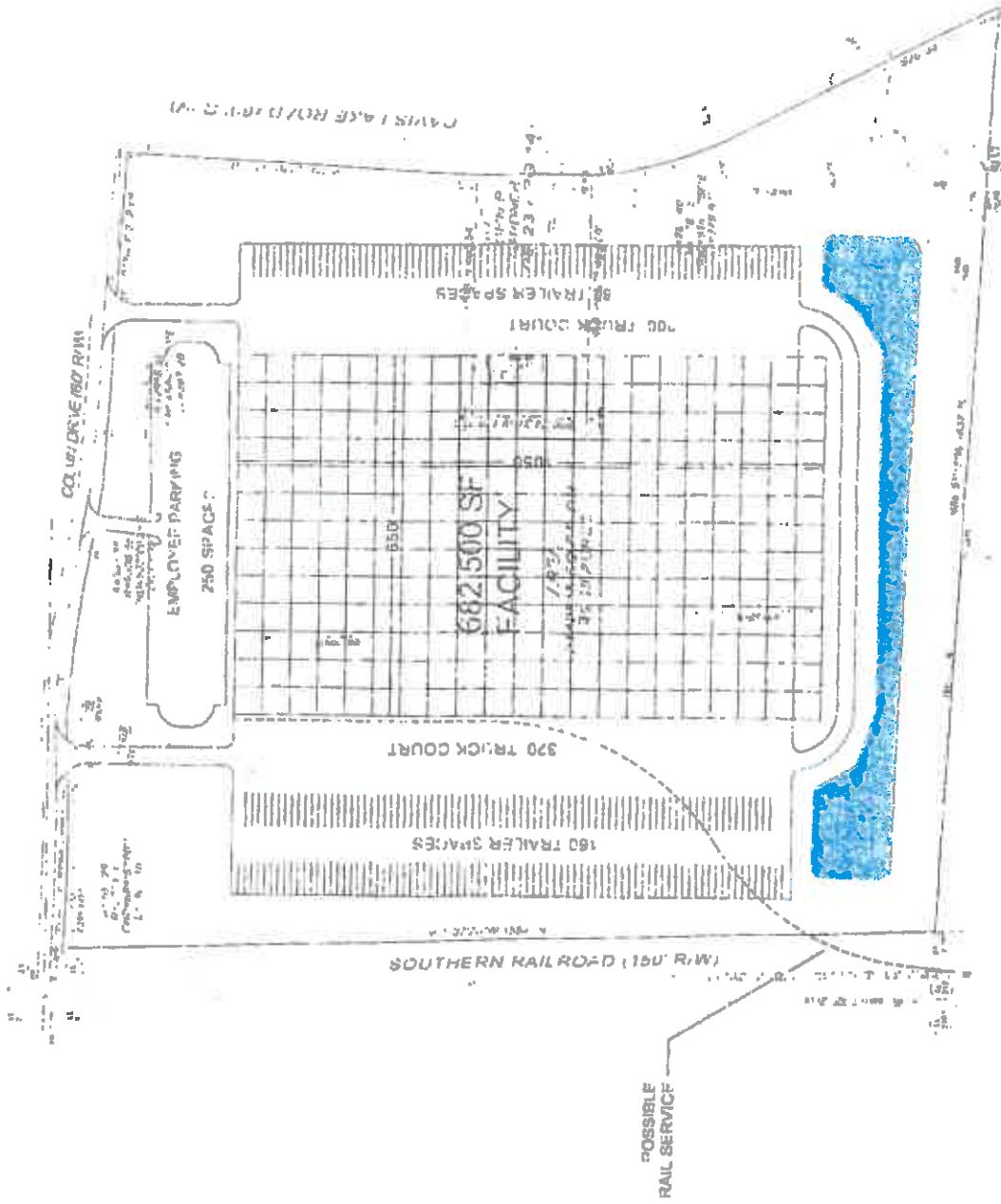


Hazel H. Gardner

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



UNIVERSITY MICROFILMS



N/E  
EDWARD ZIMADUK  
(05 7-85, PG 1-6)

N/E  
JOHN R  
GARDNER

SCALE: 1" = 200'



**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 2<sup>nd</sup> District of Locust Grove, being more particularly identified as tax parcel 128-02005000 (hereinafter the "Property").


3.

On the 10<sup>th</sup> 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 27<sup>th</sup> 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 24<sup>th</sup> day of August 2007.

  
Affiant

Sworn and subscribed before me  
this 24<sup>th</sup> 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 of Conditional Use  
Variance or Appeal

FROM:RA TO:M-2

Use/Section:

DATE:August 27, 2007

TIME: 7:00 PM  
For information, Call: (770) 692-2321

1423 AUGUST 5/2007

**Public Hearing**

**N**

**Notice**

**City of Locust Grove**  
City Council - City Hall

1644 Highway 42  
Locust Grove, GA 30226

Rezoning & Conditional Use  
Variance: Appeal

FROM: RA TO: M-2

Use/Section:

DATE: August 27, 2007

TIME: 7:00 PM  
For information, call: 770-692-2251

1428 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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](mailto:legalshh@henryherald.com) and [dhgraphics@henryherald.com](mailto: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**



Albany Herald  
www.albanyherald.com  
Gwinnett Daily Post  
www.gwinnettdailypost.com  
Rookdale Citizen  
www.rookdalecitizen.com  
Newton Citizen  
www.newtoncitizen.com



Clayton News Daily  
www.news-daily.com  
Henry Daily Herald  
www.henryherald.com  
Jackson  
Progress-Argus  
www.mypa.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: 52
	Ad Taker: Jacqueline Torres
	E-mail: jtorres@news-daily.com
	Phone:
	Extension:

**PUBLIC HEARING NOTICE**  
CITY OF LOCUST GROVE  
JUNE 16, 2020  
6:00 PM  
LOCUST GROVE PUBLIC  
SAFETY BUILDING  
3648 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**  
**188 ISDN**  
MC-88-81-81 LLC Development, LLC, of Indianapolis, Indiana requests a modification to zoning conditions for property located at 361 and 343 Gwyn 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 07-88-062.

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

Daunté Gibbs  
Community Development  
Director - City of Locust Grove  
828-642884, 5/27

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 26<sup>th</sup> 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 15<sup>th</sup> 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 28<sup>th</sup> day of May 2020.

*Richard M. Cook*  
\_\_\_\_\_  
**Affiant**

Sworn and subscribed before me  
this 28<sup>th</sup> day of May, 2020.  
*Marjorie M. Cook*  
\_\_\_\_\_  
**Notary Public** (local)



**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](http://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](http://www.locustgrove-ga.gov)

05 26 2020 09 12



**PUBLIC**

**City of Locust Grove**

City Council Meeting  
Public Safety Building  
3010 Millstone  
Locust Grove, GA

05

**MODIFICATION  
TO ZONING  
CONDITIONS**

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:** 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 2<sup>nd</sup> 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 6<sup>th</sup> day of July 2020.

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

**ATTEST:**

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

**(Seal)**

**APPROVED AS TO FORM:**

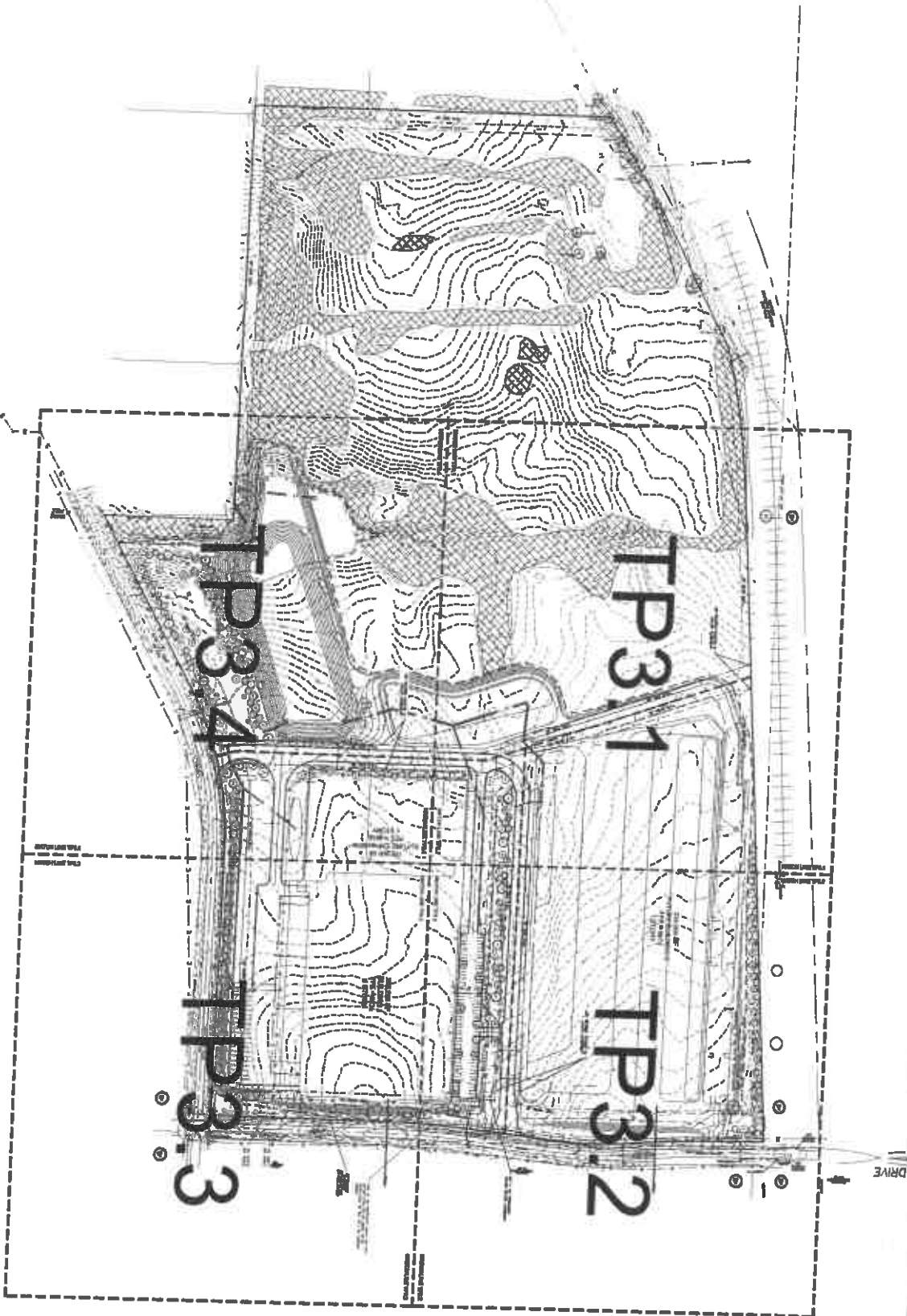
\_\_\_\_\_  
**City Attorney**

**"EXHIBIT A"**



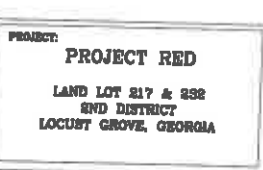


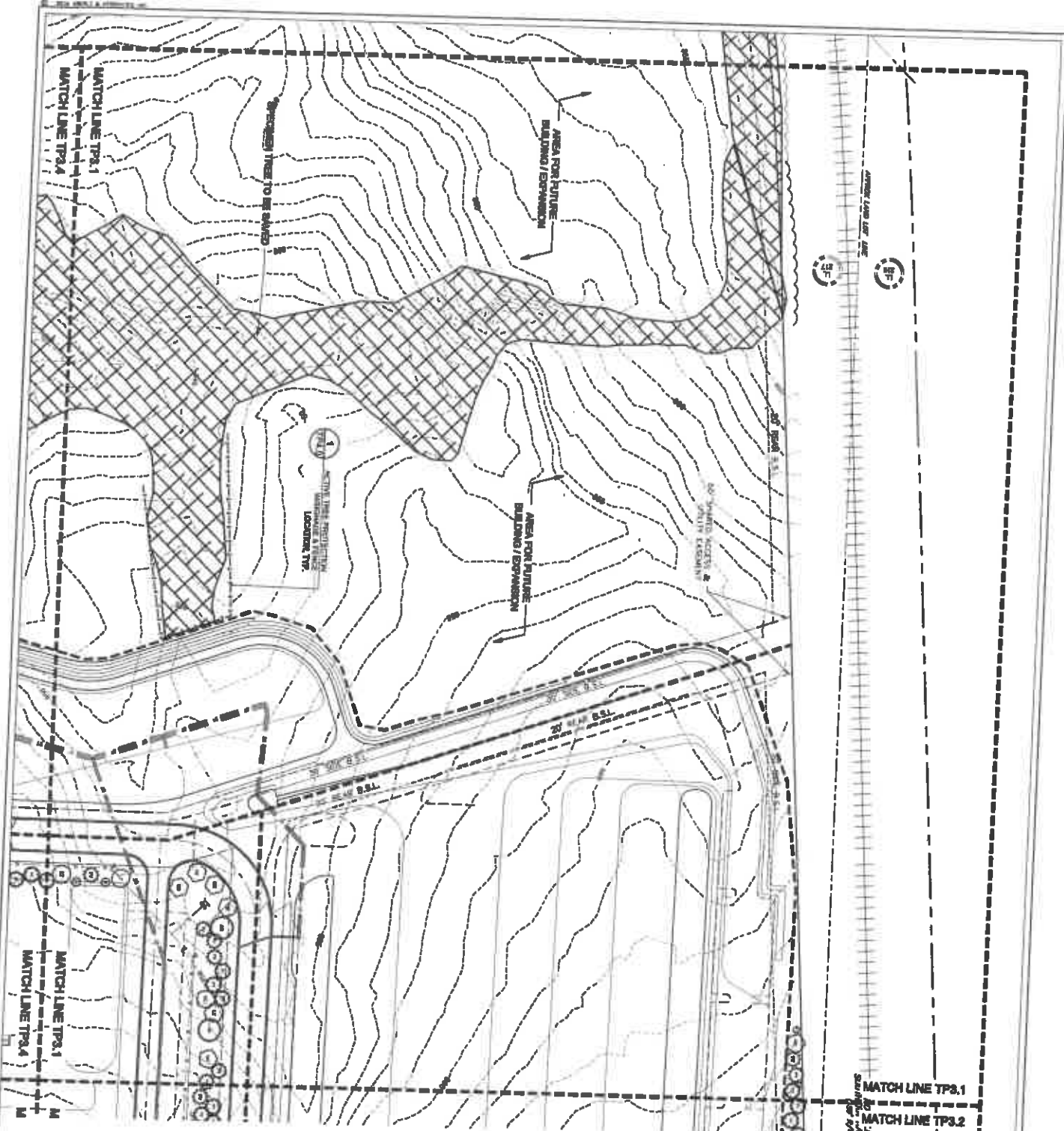




<b>TP3.0</b>	PROJECT NO.	19-095
	<b>OVERALL TREE REPLACEMENT PLAN</b>	
	SCALE	1" = 100'
	DATE	05/15/20
	PROJECT MANAGER	V. GREEN

PROJECT	PROJECT RED
LAND LOT	LAND LOT 217 & 232
DISTRICT	8ND DISTRICT
LOCATION	LOCUST GROVE, GEORGIA





**TREE LEGEND**

 EXISTING TREE AREA (TO REMAIN)

NO.	DESCRIPTION	DATE	BY	CHECKED
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

TP3.1

18-086

**TREE REPLACEMENT PLAN**

DATE: 06/20/20

PROJECT: PROJECT RED

PROJECT MANAGER: J. GIBSON

SCALE: AS SHOWN

**PROJECT RED**

LAND LOT 217 & 222  
8ND DISTRICT  
LOCUST GROVE, GEORGIA



**PERMITS REQUIRED**

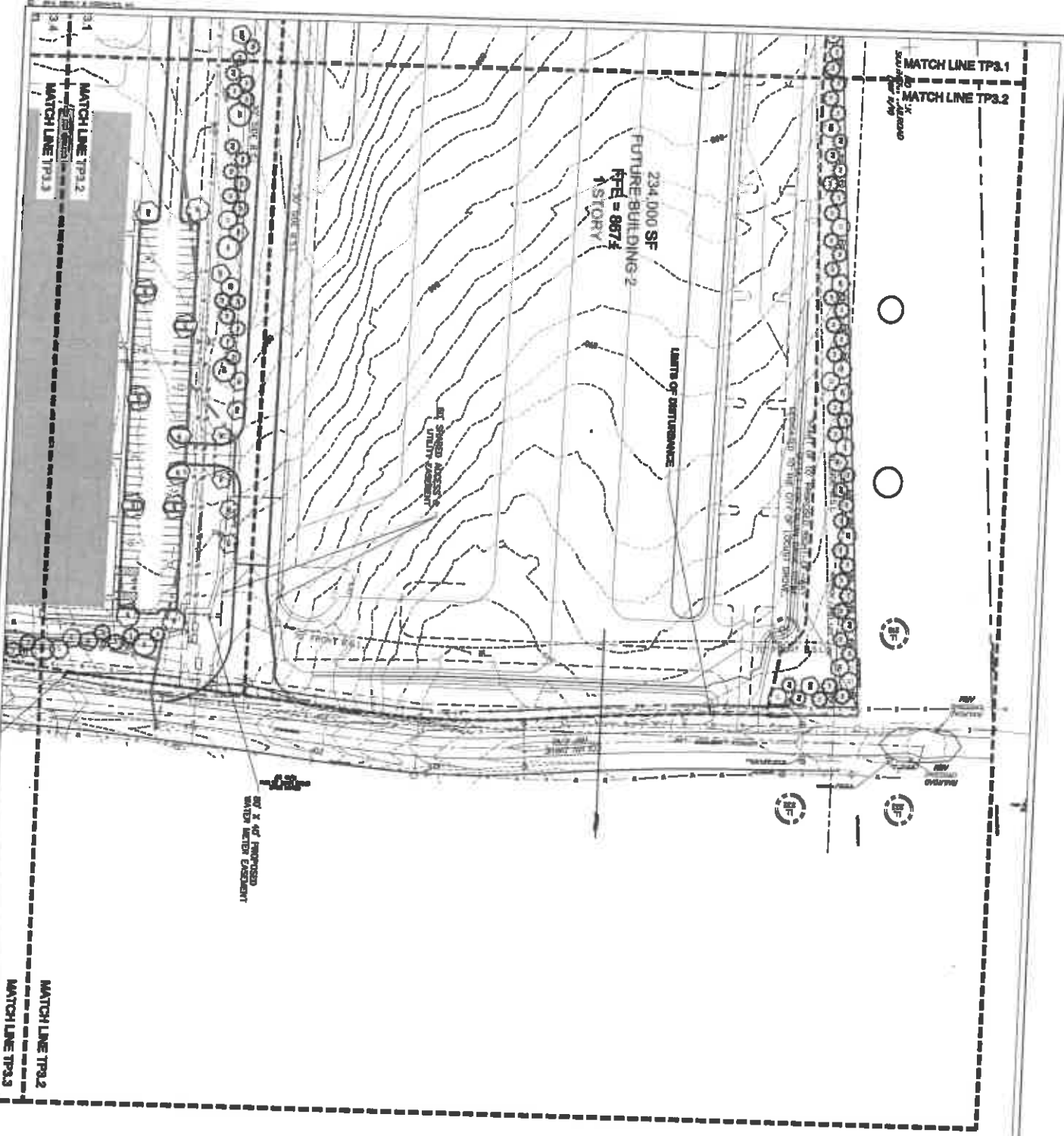
1. TREE REMOVAL PERMIT

2. TREE PROTECTION PERMIT

3. LAND DISTURBANCE PERMIT

4. WETLANDS PERMIT





PLANT SCHEDULE	1	2	3	4	5	6	7	8	9	10
1. <i>Quercus sp.</i>										
2. <i>Liquidambar styraciflua</i>										
3. <i>Platanus sp.</i>										
4. <i>Fraxinus sp.</i>										
5. <i>Alnus sp.</i>										
6. <i>Cornus sp.</i>										
7. <i>Hamamelis sp.</i>										
8. <i>Salix sp.</i>										
9. <i>Thuja sp.</i>										
10. <i>Juniperus sp.</i>										

**TREE LEGEND**

EXISTING TREE AREA (TO REMAIN)



PROJECT NO: <b>TP3.2</b>	SHEET NO: <b>19-085</b>	<b>TREE REPLACEMENT PLAN</b>	DATE: 05.15.20	DRAWN BY: S. GREEN	PROJECT MANAGER: S. GREEN	SCALE: N.T.S.	PROJECT: <b>PROJECT RED</b> LAND LOT 217 & 232 END DISTRICT LOCUST GROVE, GEORGIA		
	© \PROJECTS\2019\19-085 Scanned - Gardner Commerce Center\BLO Landscape\B6 Tree Protection\19-085 TP.dwg May 15, 2020								









**"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. We currently have twelve (12) employees paying the upcharge on our insurance, which is just below 20% of the employee base. Note that the language has been revised somewhat to remove the off-premise restriction while in uniform.

#### Recommendation:

---

**Recommend Approve/Disapprove the Ordinance to revise the Personnel Policy pertaining to smoking and tobacco use.**

**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 extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise

unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION 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:

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



## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

---

**Item:** Bid Award Resolution – Davis Lake Extension

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** Yes, Fund 505/506 Capital Reserve

**Date Received:** July 1, 2020

**Workshop Date:** NA

**Regular Meeting Date** July 6, 2020

#### Discussion:

---

We received six (6) bids regarding this project out of eleven (11) plan holders. Several of the 11 chose not to bid due to actually having TOO much work to perform in a timely manner. Our estimated budget for this was a range of \$835,000 to \$885,000; however, we were surprised that the majority of the bids were considerably below that range. In the end, the likely lowest bidder (Mid-South Builders, Inc. from Lithonia, GA) is the preferred to award. This line will be paid for initially by the current balance of our Tap Fees/Impact Fees assessed by new development for system improvements; however, there will be connection fees to this line that should repay that fund in an amount larger than this investment. Plus, this will serve the former Smead property, which will benefit greatly for higher-end users with sanitary sewer in place.

#### Recommendation:

---

**APPROVE RESOLUTION TO ACCEPT THE BID FOR THE LOCUST GROVE SEWERAGE SYSTEM IMPROVEMENTS – DAVIS LAKE EXTENSION PROJECT NO. 182205 BY MID-SOUTH BUILDERS, INC. IN THE AMOUNT OF \$696,000.00.**

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

**RESOLUTION TO ACCEPT THE BID FOR THE LOCUST GROVE SEWERAGE SYSTEM IMPROVEMENTS – DAVIS LAKE EXTENSION PROJECT NO. 182205 (“IMPROVEMENT”); TO AUTHORIZE THE MAYOR AND CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WITNESSETH:**

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

**WHEREAS**, the City sought bids for this Improvement beginning May 31, 2010 to June 30, 2020; and,

**WHEREAS**, bids were received and opened at 2:00 PM on June 30, 2020 by the City for the Improvement in City Hall; and,

**WHEREAS**, the lowest responsible bidder is Mid-South Builders, Inc. of Lithonia, Georgia; per the Tabulation Sheet from the City Engineer attached hereto and incorporated herein as Exhibit “A” and,

**WHEREAS**, the low bidder, Mid-South Builders, Inc. appears to be the necessary financial and technical ability to complete the project; and,

**WHEREAS**, the Mayor and Council have determined that the need for a new extension of sanitary sewer to serve new and existing development in the northeastern quadrants of the city with adequate sanitary sewage facilities is in the best interests of the city for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

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

1. **Acceptance of Bid.** The Mayor and the City Council hereby makes contract bid award to Mid-South Builders, Inc. in the amount of \$696,000.00 as described in the attached Exhibit "A".
2. **Approval of Execution.** The Mayor and City Manger are hereby authorized to execute all necessary documentation to effectuate this Resolution.
3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Ordinance, subject to approval as to form by the City Attorney.
4. **Compliance.** The Parties shall ensure that the contract and performance of same comply with House Bill 87 enacted in 2011 by the Georgia General Assembly.
5. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
6. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
7. **Effective Date.** This Ordinance shall take effect immediately.

THIS RESOLUTION adopted this 6<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
Robert Price, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Misty Spurling, City Clerk  
(seal)

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



**EXHIBIT A**

**BID CALCULATION SHEET FOR SEWERAGE SYSTEM IMPROVEMENTS – DAVIS  
LAKE SEWER LINE EXTENSION PROJECT NO. 182205**



**BID OPENING FOR THE  
CITY OF LOCUST GROVE, GEORGIA  
SEWERAGE SYSTEM IMPROVEMENTS - DAVIS LAKE SEWER EXTENSION  
PROJECT NO. 182203  
BID DATE: TUESDAY, JUNE 30, 2020 at 2:00 P.M.**

CONTRACTOR	Bid Bond	Total Amount Bid	A-1
1. Coggins Construction Company, LLC Thomaston, Georgia			
2. Gordy Construction Company Fortson, Georgia	1090	\$ 7107,559	\$ 9670
3. LCS & Associates, LLC Carrollton, Georgia	104	\$ 744,411	\$ 47,850
4. McLeRoy Equipment, Inc. Zebulon, Georgia	108		
5. Mid-South Builders, Inc. Lithonia, Georgia	106	\$ 646,670	\$ 210,000
6. Pyles Plumbing & Utility Contractors, Inc. Macon, Georgia			
7. RDJE, Inc. Newnan, Georgia	106	\$ 922,124	\$ 105,000
8. Site Engineering, Inc. Atlanta, Georgia	1004	\$ 1,280,193	\$ 210,000
9. Strack, Inc. Fairburn, Georgia			

Unleaded  
Grading  
Fairburn

1040 700,000.26 10,098.60



**BID OPENING FOR THE  
CITY OF LOCUST GROVE, GEORGIA  
SEWERAGE SYSTEM IMPROVEMENTS - DAVIS LAKE SEWER EXTENSION  
PROJECT NO. 182265  
BID DATE: TUESDAY, JUNE 30, 2020 at 2:00 P.M.**

CONTRACTOR	Bid Bond	Total Amount Bid	A-1
10. The Rance Group, Inc. Atlanta, Georgia			
11. <input checked="" type="checkbox"/> United Grading and Excavating, Inc. Fairburn, Georgia	1090	700,000.26	100,098.60
12.			
11.			

