

# CITY OF LOCUST GROVE

## REGULAR MEETING AGENDA

MONDAY, APRIL 5, 2021 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

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

**ADMINISTRATION OF OATH**..... Attorney Warren Tillery

- Councilman Vincent Williams

**INVOCATION**..... City Manager Tim Young

**PLEDGE OF ALLEGIANCE**..... Councilman Greer

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

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

- Introduction of new hire – Officer Markus Hutcherson
- Proclamation – Child Abuse Prevention Month – April

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

**APPROVAL OF THE MINUTES**..... 4 Items

1. March 1, 2021 Regular Meeting Minutes (Motion Required)
2. March 1, 2021 Executive Session Meeting Minutes (Motion Required)
3. March 15, 2021 Workshop Meeting Minutes (Motion Required)
4. March 15, 2021 Executive Session Meeting Minutes (Motion Required)

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

5. December 2020 - Financial Statement
6. January 2021 - Financial Statement

**UNFINISHED BUSINESS/ACTION ITEMS** ..... 1 Item

7. Ordinance for rezoning 1.96 +/- acres from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at the northwest corner of Indian Creek Road and Tanger Boulevard, LL 168 of the 2<sup>nd</sup> district (Motion Required)

**NEW BUSINESS/ACTION/DISCUSSION ITEM**..... 2 Items

8. Memorandum of Understanding (MOU) for the Bethlehem Road Interchange – GDOT (Revised) (Motion Required)
9. Resolution to authorize the park at 601 Tanger Boulevard to be named “Chase Maddox Park” in memory of Officer Chase Maddox (Motion Required)

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

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

**EXECUTIVE SESSION – (IF NEEDED)**

**ADJOURN**

**POSTED AT CITY HALL –March 31, 2021 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.

**DRAFT**

**City of Locust Grove  
Council Meeting Minutes  
Public Safety Building – Courtroom Chamber  
3640 Highway 42 S. – Locust Grove, GA 30248  
Monday, March 1, 2021  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove - Councilman	Matthew Long - Police Captain
	Anna W. Ogg – Main Street Director
	Jack Rose – Public Works Director
	Andy Welch - Attorney

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

Invocation given by Community Development Director Daunte’ Gibbs

Councilman Shearouse led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the March 1, 2021 meeting agenda.

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

**PUBLIC COMMENTS** –

Community Development Director Daunte’ Gibbs stepped forward and asked Ms. Gewel Richardson to step forward. Mr. Gibbs introduced Ms. Richardson to the Community Development department. Mr. Gibbs said Ms. Richardson brings an array of skill sets and experience to the department and added he served as her mentor when she was interning with Henry County.

Ms. Richardson said she is happy to be here and looks forward to working with everyone.

**PUBLIC HEARING ITEMS** – NONE

**APPROVAL OF THE MINUTES** -

**1. FEBRUARY 1, 2021- REGULAR MEETING MINUTES** –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the February 1, 2021 regular meeting minutes.

RESULT	APPROVED FEBRUARY 1, 2021 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**2. FEBRUARY 22, 2021- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the February 22, 2021 workshop meeting minutes.

RESULT	APPROVED FEBRUARY 22, 2021 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT – FY CLOSEOUT - NONE**

**UNFINISHED BUSINESS/ACTION ITEMS –**

**3. Ordinance for annexation of 211.97 +/- acres located at 245 and 375 Locust Road (Parcel IDs: 147-01012008 & 147-01025009) in LL 132, 133, and 156 of the 2<sup>nd</sup> districts**

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

RESULT	REQUEST DENIED
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION DENIED – TWO IN FAVOR (TAYLOR, SHEAROUSE) AND THREE OPPOSED (BOONE, BREEDLOVE, GREER)

Councilman Greer made a comment the gentleman (Mr. George Harvey) spoke at the previous workshop meeting in February and said there were no intentions of future development for this property; however, Councilman Greer said he feels misled by his statement.

Attorney Andy Welch replied this property is currently zoned RA and Council will govern the property of whatever that may be if annexed into the City.

Councilman Breedlove asked how long the applicant must re-apply for annexation if the request is denied. Attorney Andy Welch replied he will confirm but said he thinks it is one year. Also, If Council denies annexation the rezoning will automatically be denied. Nothing further.

**4. Ordinance for rezoning of 211.97 +/- acres located at 245 and 375 Locust Road (Parcel IDs: 147-01012008 & 147-01025009) in LL 132, 133, and 156 of the 2<sup>nd</sup> districts from RA (County) to RA (City) -**

Attorney Andy Welch said Council has no legal authority to approve or not being the request for annexation [item #3] was denied. No discussion or action taken and nothing further.

**5. Resolution to appoint Stephanie Epps to the (DDA) Downtown Development Authority -**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution **#21-03-016**.

RESULT	APPROVED RESOLUTION #21-03-016
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**6. Memorandum of Agreement (MOA) with GA Department of Community Affairs, Historic Preservation Division regarding the 2021 Locust Grove Historic Resource Survey-**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving MOA agreement **#21-03-017**

RESULT	APPROVED MOA #21-03-017
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**7. Ordinance to renew the City’s service contract with ICC Inspection Service (Ronnie Glaze) for building and trade inspections and plan reviews –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#21-03-018**.

RESULT	APPROVED ORDINANCE #21-03-018
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

**8. Ordinance to renew the City’s service contract with Whitley Engineering, Inc. (Mark Whitley) for Erosion Control plan reviews and inspections –**

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving ordinance **#21-03-019**.

RESULT	APPROVED ORDINANCE #21-03-019
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

**9. Resolution of the City of Locust Grove to support the continued membership in the I-75 Central Corridor Coalition, Inc. for 2021 –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution **#21-03-020**.

RESULT	APPROVED RESOLUTION #21-03-020
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**NEW BUSINESS/ACTION ITEMS –**

**CITY MANAGER’S COMMENTS –**

Mr. Young stepped forward with an update the Locust Grove Senior Center is now set up as a Covid-19 site and anyone can contact the appointment line at 762-888-8180 Monday-Friday 8am-5pm. Also, those who may qualify for mega site destination (Delta Museum or Macon Farmers Market) or visit myvaccinegeorgia.com. Further, Mr. Young said there will be road work on Jackson Street off Peeksville Road to replace the fire hydrant and valve on Wednesday, March 3, 2021 from 9am-1pm. We are looking at dates in April for a short retreat and Mr. Young discussed T-SPLOST, Stimulus funding, land use and zoning framework and 2021 budget.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – PERSONNEL**

Mayor Price asked for a motion to enter executive session for the purpose of personnel. Councilman Greer made the motion with second by Councilman Shearouse. All in favor and motion carried. Council entered executive session at 6:15 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:09 PM. Councilman Shearouse made the motion with second by Councilman Breedlove. All in favor and motion carried.

**ADJOURNMENT –**

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:09 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, March 15, 2021**  
**6:00 PM**



<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove - Councilman	Matthew Long - Captain
	Jack Rose – Public Works Director
	Anna W. Ogg – Main Street Manager
	Warren Tillery – SWWW
	Brooke White - SWWW

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

Invocation given Assistant City Manager Bert Foster.

Councilman Breedlove led the Pledge of Allegiance.

**APPROVAL OF AGENDA –**

Mayor Price asked for a motion to amend and add item three to the agenda. Councilman Greer made the motion to amend.

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

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the March 15, 2021 meeting agenda as amended.

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

**PUBLIC COMMENTS –**

**Introduction of new hire – Officer Coleen Pitts**

Captain Matthew Long asked Officer Coleen Pitts to step forward. Captain Long introduced Officer Pitts to Council and Officer Pitts thanked everyone for the opportunity to work for Locust Grove. Nothing further.

### **PUBLIC HEARING ITEMS –**

**1. Hearing for rezoning 1.96 +/- acres from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at the northwest corner of Indian Creek Road and Tanger Boulevard, LL 168 of the 2<sup>nd</sup> district.**

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a request from Mike Ford, agent for Mehulkumar Gajjar, for rezoning property from RA (Residential Agricultural) to C-1 (Neighborhood Commercial). The applicant intends to build a convenience store consisting of 4,500 square feet including four pump locations and an additional 1,500 square feet of retail space adjoining the store. Discussion took place and staff is recommending approval with conditions. Mr. Gibbs read the conditions aloud.

Mayor Price opened for public comments for anyone opposed.

Lynn Thompson of 185 Indian Creek Road stepped forward to comment. Ms. Thompson said the surrounding area does not need another convenience store. The road cannot handle more traffic and is likely to increase congestion and crime. Ms. Thompson said she is opposed and is asking Council to not approve the request. Nothing further.

Emma Jean Stewart stepped forward to comment. Ms. Stewart said there is so much traffic in this area already and a convenience store will increase the traffic even more. Ms. Stewart said she has property zoned C-2 across from the subject property; however, was denied approval for a convenience store. Ms. Stewart asked if a privacy fence will be required and asked if she could see the proposed plan. A copy of the plan was shown to Ms. Stewart and discussion took place about lighting and privacy fence. Mr. Gibbs said the light fixtures are designed so the light reflects downwards instead of shining out. Mr. Young said the design review will require a photometric plan. Discussion took place about C-2 and C-1 zoning regulations related to the restriction she mentioned, and Mr. Young said C-2 zoning allows C-1; however, we will research and follow-up with Ms. Stewart. Ms. Stewart asked Council not to approve this request. Nothing further.

Mayor Price asked for comments from anyone not opposed.

Mr. Mike Ford, agent for Mehulkumar Gajjar (Applicant) stepped forward to comment. Mr. Ford said every municipality has individual requirements and his team collaborates with a design company so they can implement all the requirements in the plan up front. Mr. Ford said there are no variances and the future use for the retail space is for a Dry-Cleaning service. Discussion took place.

Councilman Greer asked if the plan requires a decel lane and Mr. Ford replied he is not sure if the County requires. Councilman Greer asked if there are legal justifications where this request can be denied. Mr. Gibbs replied the recommendation by staff is determined according to the policy. Further, Mr. Gibbs said based on the information from the Comprehensive Land Use plan the C-1 (Neighborhood Commercial) supports what the applicant is requesting.

Councilman Taylor asked if there is another structure like this locally or in Georgia. Mr. Ford said there is one located in Stockbridge, GA and discussion took place.

Councilman Shearouse asked if any data was reviewed to know if a convenience store is capable of being successful in this location. Mr. Ford said he is representing the client and the client in this case, requests data from the fuel company. Councilman Shearouse asked why to rezone a residential property if there is commercial property already across the road. Mr. Ford replied the client prefers things to go geographically and part of their liking. Nothing further.

Councilman Boone said the accel/decel lanes are very important to have in a location like this; however, the plan does not reflect having those lanes. Discussion took place. Councilman Boone discussed buffer requirement and vegetation. Mr. Ford said this property is heavily dense and the required buffers shall be undisturbed. Councilman Boone asked about the amount and type of plant materials listed. Mr. Gibbs said the additional plant materials listed are only if the required buffer is inadequate, the additional planting would be required to fill in unnecessary gaps. Mr. Young said there is a 10-foot retaining wall shown on the plan and discussion took place on its location on the site plan.

Attorney Warren Tillery stepped forward and asked Mr. Ford what client is he representing? Mr. Ford replied Dimple Patel. Attorney Warren Tillery asked if Mr. Patel owns the property and Mr. Ford replied no it is contingent upon him trying to purchase.

Mr. Gibbs made a comment for clarification although staff is recommending approval; staff still wants the best option for this situation. Mr. Tillery added that basis for considering a zoning map amendment has criteria for evaluation on the merits of the request, to which Mr. Young noted that these criteria points are located in the evaluation report.

Councilman Greer asked how likely is the property to be developed RA (Residential Agricultural)? Mr. Gibbs replied based on the ARC (Atlanta Regional Commission) standards; Mr. Gibbs said the likeliness in his opinion would be 50/50.

Councilman Shearouse referenced page 205; [the last sentence of the Livable Centers Initiative] asking would a gas station compete with the historic nature of the area. Discussion took place.

Mr. Young explained this would create newly generated traffic versus captured traffic. Discussion took place and Mr. Young said we need to be looking ahead about ten years and asking if a gas station will be needed then in light of electric vehicles by 2030. Mr. Gibbs said the projection is commercial development. Nothing further.

Mayor Price closed the public hearing.

## **NEW BUSINESS/ACTION ITEMS –**

### **2. Resolution to sign a Memorandum of Understanding (MOU) between the Georgia Department of Transportation and the City of Locust Grove for preliminary engineering on Project number PI No.**

Attorney Warren Tillery led discussion this will be a two-part resolution with ultimately one MOU to help with the flow of traffic in Locust Grove.

- **Resolution of the City of Locust Grove to accept the MOU with GDOT for scoping/preliminary engineering project #0017770 along SR 42 between CS634/MLK JR BLVD. TO CS680 MARKET PLACE BOULEVARD –**



Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#21-03-021**.

RESULT	APPROVED RESOLUTION #21-03-021
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR

- **Resolution of the City of Locust Grove to accept the MOU with GDOT for scoping/preliminary engineering project #0017770 along SR 42 between CS634/MLK JR BLVD. TO COLVIN ROAD.**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#21-03-022**.

RESULT	APPROVED RESOLUTION #21-03-022
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR

**ADD ITEM -**

- 3. Resolution to authorize acceptance of a temporary construction easement for the purpose of constructing public right-of-way on the JB White property –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#21-03-023**.

RESULT	APPROVED RESOLUTION #21-03-023
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

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

Mrs. Ogg gave an update the materials were sent to HPD for the historic survey. The Henry County CVB donated a squirrel feeder that is hand painted by a local artist to resemble the look of a picnic table. The idea is for visitors to engage on social media and take pictures with the squirrels. Mrs. Ogg said she and Mr. Foster are working on finalizing the playground equipment at Tanger Park. Further, Mrs. Ogg said she is preparing for Easter; however, in a different format from previous years. DDA did meet last month and HPC and Main Street, Inc. did not meet. Nothing further.

**PUBLIC SAFETY OPERATIONS – CAPTAIN LONG**

Captain Long gave an update and reviewed the monthly report. Total collections for February 2021 were \$37,041.00 with 17 investigations as assigned by staff member. Nothing further.

**PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose gave an update we are working on several projects and continuing with general maintenance. Nothing further.

Councilman Greer asked if the sewer repairs at Lear Drive in Indian Grove are the city's responsibility? Mr. Rose said the streets in the subdivision have existed since 2004; therefore, the infrastructure is very old and has been sitting a while. Councilman Greer said he thought the new developer would assume the responsibility of repairs. Mr. Rose said a maintenance bond would cover that but not in this circumstance because of the age and the damage is from the sewer line to our lateral. Mr. Young said the subdivision bonds last three years now but at the time of this establishment it was two years. Mr. Young said we may need to have the old lots reinspected prior to development. Nothing further.

**ADMINISTRATION – BERT FOSTER**

Mr. Foster gave an update we are completing one of two sets of construction easements tonight for the Peeksville Road Extension. Tanger Park site work is 99% complete and completed a small punch list for finalizing. GDOT released responses to the questions from the public open house on the MMIP commercial lane project from I-475 to Highway 155. Further, Mr. Foster said staff signed a modified letter to begin the revised concept on the scatter garden to incorporate into the Veterans Memorial and should have information at the April workshop meeting. Nothing further.

**COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

Community Development Director Daunté Gibbs gave an update his department has issued a total 445 permits including 75 new house permits for 2021. We have issued 77 COs [48 residential and 29 commercial permits] with 138 business licenses issued for 2021. Nothing further.

**ARCHITECTURAL REVIEW BOARD (ARB) – NONE****CITY MANAGER'S COMMENTS –**

Mr. Young gave an update we have ordered supplies for the Dog Park at the new Tanger Park location. We are working on scheduling a small retreat to meet locally in April and will have an update with information soon. Mr. Young mentioned he sent information about the American Rescue Act. The city is expecting to receive about \$2.6 million; however, there will be stipulations. We have seen an increase in Hotel/Motel collections and TAVT, and we are continuing to work on preparing for year-end close out with minor adjustments. Nothing further.

**MAYOR'S COMMENTS – NONE****EXECUTIVE SESSION – PERSONNEL**

Mayor Price asked for a motion to enter executive session for the purpose of personnel. Councilman Shearouse made the motion with second by Councilman Boone. All in favor and motion carried. Council entered executive session at 7:16 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:49 PM. Councilman Greer made the motion with second by Councilman Shearouse. All in favor and motion carried.

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:49 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 for rezoning of 1.96 +/- acres and 1.91 +/- acres located at the Northwest Corner of Indian Creek Road (Parcel IDs: 129-01046001) in Land Lots 168 of the 2<sup>nd</sup> District.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** February 24, 2021

**Budget Item:** No

**Date Received:** January 29, 2021

**Application Accepted:** February 4, 2021

**Workshop Date:** March 15, 2021

**Regular Meeting Date:** April 5, 2021

### Discussion:

Mike Ford, agent for Mehulkumar Gajjar, of Locust Grove, GA (the "Applicant"), requests rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at the Northwest Corner of Indian Creek Road (Parcel IDs: 129-01046001) in Land Lots 168 of the 2<sup>nd</sup> District. The applicant intends to build a Convenience Store with building front facing Indian Creek Road and has buffers, fencing, sidewalk connectivity and lighting restrictions to minimize impacts with the surrounding areas.

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**Recommendation:**

**Staff recommends approval of the applicant's request with the following conditions:**

1. All building exteriors shall be constructed of brick, glass, stone, or any combination thereof.
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. The following number of plant materials shall be required in planted buffers:
  - a. One canopy tree
  - b. One evergreen
  - c. One understory tree
  - d. Five shrubs
3. In addition to the required buffers, a minimum 6' vinyl fence, consistent with the exterior color décor of the development, shall be installed along all property lines abutting residential uses.
4. All gas pumps constructed on the property shall be covered by a canopy and shall have consistent character and design detail that reflects the overall architectural design of the project.
5. Sidewalks shall be installed along the frontage of the subject property on Indian Creek Road matching the width of the existing sidewalk along the frontage of the subject property on Tanger Boulevard.
6. The 5' sidewalk along the frontage of the proposed building shall be extended to connect to the sidewalk along Tanger Boulevard.
7. Decorative downcast Pedestrian lighting shall be installed on Tanger Boulevard and Indian Creek Road along the subject property sidewalks.

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

**AN ORDINANCE TO REZONE 1.96 +/- ACRES FROM RA (RESIDENTIAL AGRICULTURAL) TO C-1 (NEIGHBORHOOD COMMERCIAL) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF INDIAN CREEK ROAD AND TANGER BOULEVARD; LOCATED IN LAND LOT 168 OF THE 2<sup>ND</sup> DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA**

**WHEREAS**, Mike Ford, agent for Mehulkmar Gajjar, of Locust Grove, GA (hereinafter referred to as "Applicant"), requests rezoning for 1.96 +/- acres located at the Northwest Corner of Indian Creek Road and Tanger Boulevard in Land Lot 168 of the 2<sup>nd</sup> District (hereinafter referred to as the "Property") and described in **Exhibit A** attached hereto and incorporated herein by reference; and,

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

**WHEREAS**, the Applicant requests the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone the subject property from RA (Residential Agricultural) to C-1 (Neighborhood Commercial); and,

**WHEREAS**, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on March 15, 2021; and,

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

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

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

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

1.

- That the Property is hereby rezoned from RA to C-1 in accordance with the Zoning Ordinance of the City
- The Applicant's request in said application is hereby **DENIED**.

2.

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

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

3.

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

4.

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

**SO ORDAINED** by the Council of the City this 5<sup>th</sup> day of April 2021.

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

**ATTEST:**

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

(Seal)

**APPROVED AS TO FORM:**

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



**EXHIBIT "A"**

## Request for Zoning Map Amendment

Name of Applicant MEHULKAR GAJAR Phone: 404-403-8157 Date: 01/28/2021  
 Address Applicant: 1094 EAGLES Brook Drive Cell # \_\_\_\_\_  
 City: Lacrosse Grove State: GA Zip: 30240 E-mail: M.gajjar04@gmail.com  
 Name of Agent Mike Ford Phone: 770-892-2056 Date: 01/28/2021  
 Address Agent: 405 Gora Rd. Cell # 770-224-0157  
 City: Forest Park State: GA Zip: 30055 E-mail: mford@generalcouncil.com

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

- Concept Plan Review  
  Conditional Use  
  Conditional Exception  
  Modifications to Zoning Conditions  
  Variance  
  Rezoning  
  DRI Review/Concurrent  
  Amendment to the Future Land Use Plan

Request from AR RA to C-2  
(Current Zoning) (Requested Zoning)

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

For the Purpose of C-2 Store  
(Type of Development)

Address of Property: Northwest Corner of Indian Creek Rd. & Tanger Blvd.

Nearest intersection to the property: Indian Creek Rd. @ Tanger Blvd.

Size of Tract: 1.96 acre(s), Land Lot Number(s): 168 District(s): 2nd

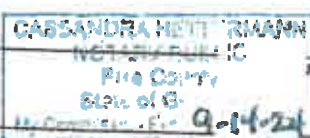
Gross Density: \_\_\_\_\_ units per acre Net Density: \_\_\_\_\_ units per acre

Property Tax Parcel Number: 129-02016001 (Required)

Ashley Nix  
Witness Signature

[Signature] Dimple Patel  
Signature of Owners

Ashley Nix  
Printed Name of Witness



MEHULKAR GAJAR Dimple Patel  
Printed Name of Owners

[Signature]  
Notary

[Signature] Michael A Ford  
Signature of Agent

(For Office Use Only)

Total Amount Paid \$ 848.00 Cash  Check # 1036 Received by: R.F. (FEES ARE NON-REFUNDABLE)

Application checked by: O. Hilda Date: 2/2/2021 Map Number(s): 129

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

Public Hearing Date: 3/15/2021

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 \_\_\_\_\_

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 29 day of Jan, 2021.

*MENULUMAL GASTAL*

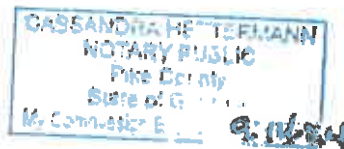
Dimple Patel  
 Applicant's Name - Printed

*[Signature]*  
 Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of Jan, 2021



*[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.

January 29, 2021

Mehulkumar Gajjar  
1094 Eagles Brooke Drive  
Locust Grove, Georgia 30248

Daunte Gibbs  
Community Development Director  
City of Locust Grove  
P.O. Box 900  
Locust Grove, Georgia

Re: *Letter of Intent for Rezoning of Property*  
*Parcel 129-01046001*

Dear Mr. Gibbs:

Please accept this letter as our Letter of Intent involving the rezoning of approximately 2 acres of property located at the intersection of Tanger Boulevard and Indian Creek Road. We are requesting a rezoning from AR to C1 to develop a Convenient Store with one additional tenant space. The property is currently zoned AR with a future land use designation of neighborhood business.

We appreciate the City's consideration of this request. Please contact me at your convenience if you need additional information.

Sincerely,



Mehulkumar Gajjar

01/29/2021

To Whom it may Concern:

Concerning Parcel # 129-01046001 Has been requested to obtain C-1 zoning for this parcel

Owner B. L. Mitchell

*B. L. Mitchell*

1/29/2021 12:24 PM EST

**SUBJECT PROPERTY**

OWNER: BL MITCHELL, JR.  
 PARCEL ID: 124-00-00001  
 ZONED: RA  
 AREA: 65870 SQFT. OR 1.500 ACRES  
 REFERENCE: DB 16341 PG 21, PB 31 PG 280

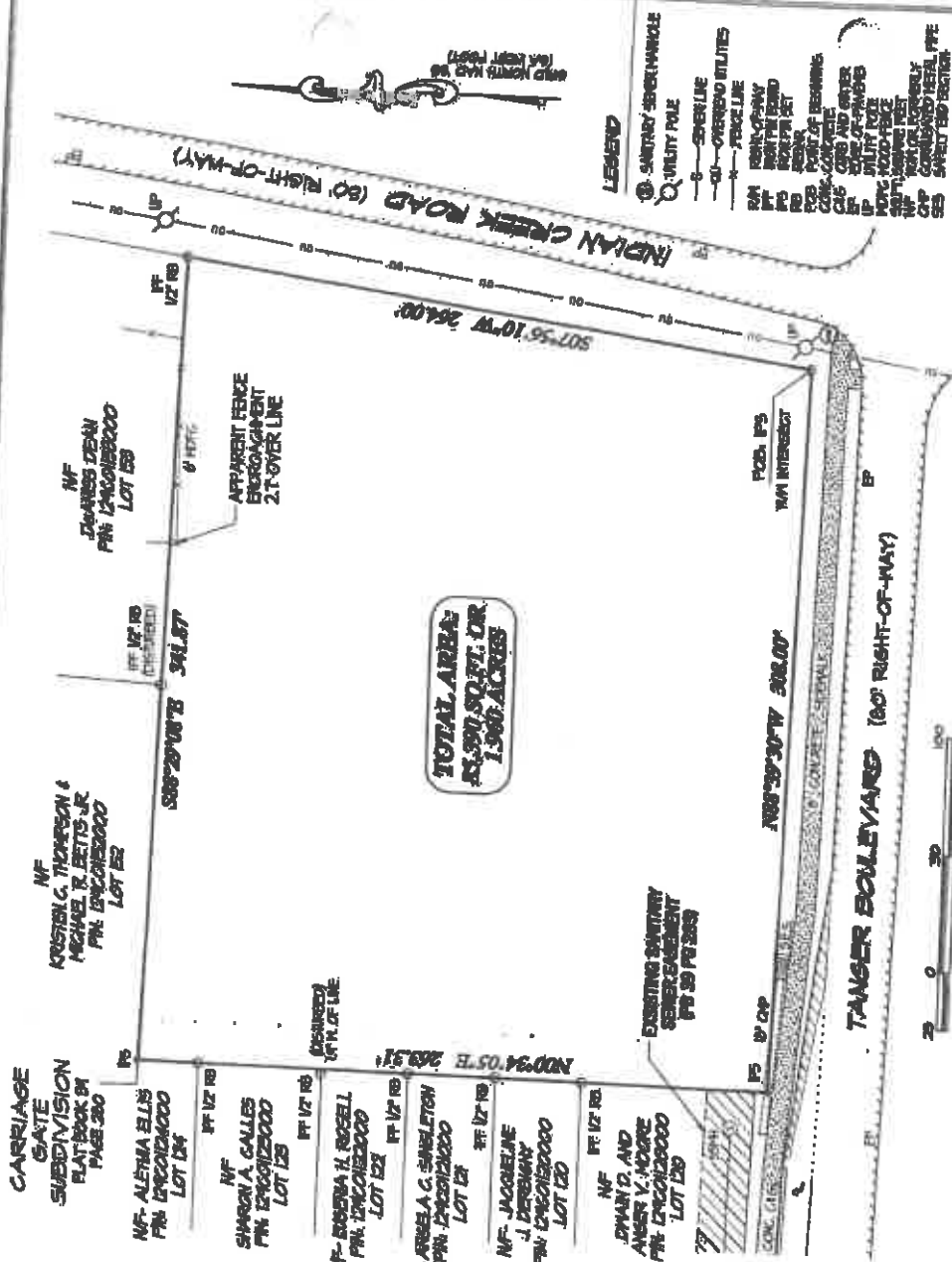
**GENERAL NOTES**

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONSTRAINTS, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREIN.  
 RECORD BOUNDARY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM DEED BOOK 16341 PG 21 AND PLAT BOOK 51 PG 280.  
 SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MEASUREMENTS TOPCON 615-405 (DATE OF LAST FIELD VISIT: 01-28-21).  
 THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF LESS THAN ONE PER-ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.  
 THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 25,000 FEET.  
 BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH GEORGIA FEET FEET AND HED.  
 NO PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD AREA PER FURK COMMUNITY PANEL NO. 16342ZED DATED OCTOBER 6, 2006.

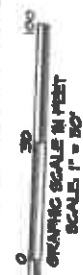
**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 54-2-41, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO IS LICENSED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR REGULATION OF SURVEYING, IN ACCORDANCE WITH THE STANDARDS, RULES, AND REGULATIONS OF THE PROFESSIONAL ENGINEERS AND SURVEYORS BOARD OF THE STATE OF GEORGIA. THE SURVEYOR HAS SET FORTH IN THIS PLAT AS TO HIS BEST KNOWLEDGE AND BELIEF THE STANDARDS, RULES, AND REGULATIONS OF THE PROFESSIONAL ENGINEERS AND SURVEYORS BOARD OF THE STATE OF GEORGIA, SECTION 54-2-41, HAVE BEEN FULLY COMPLIED WITH.

By: STEVE J. REEVES, R.L.S. 16783 DATE: \_\_\_\_\_



**TOTAL AREA:  
 81,350 SQ. FT. OR  
 1.868 ACRES**

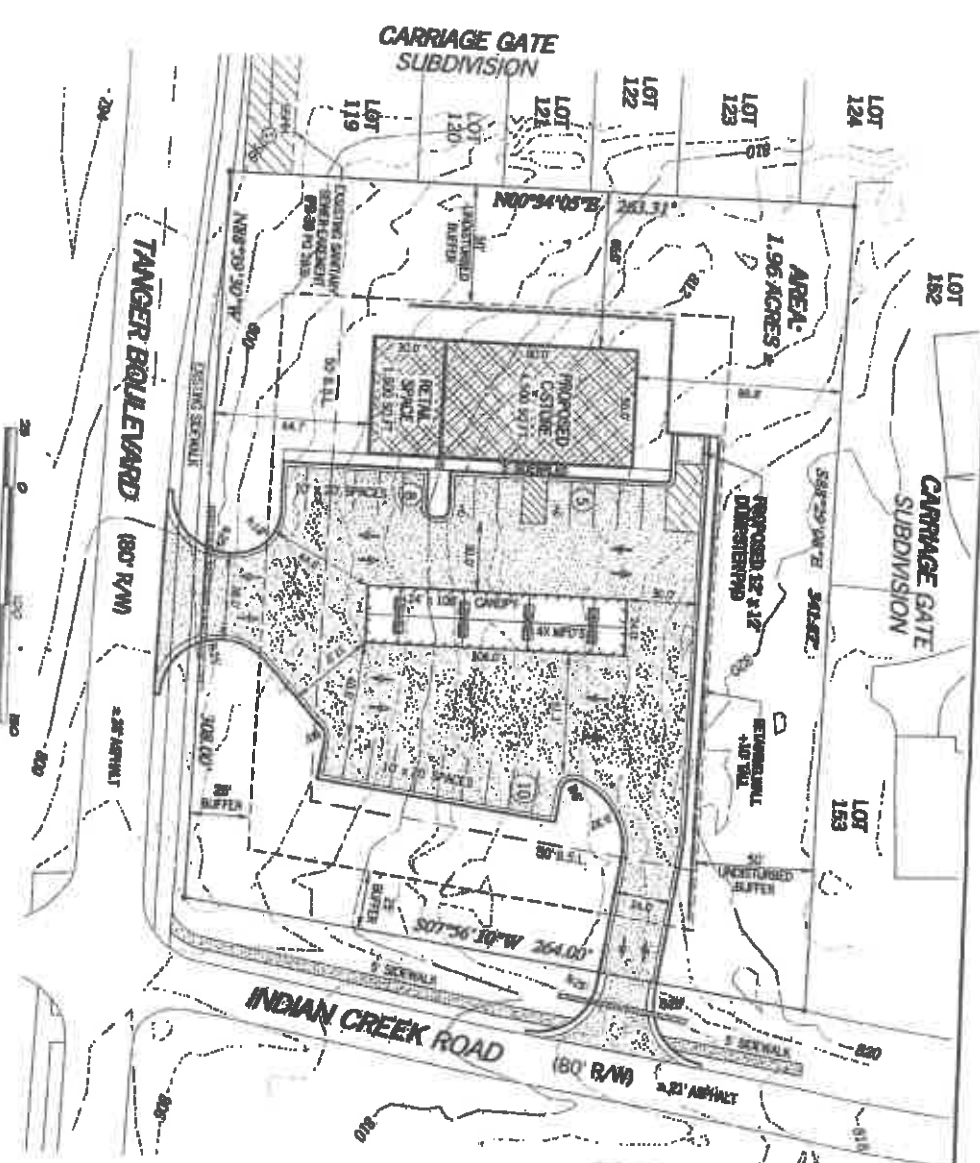


CITY	REV	600
LOUISVILLE	DISTRICT	2ND
LANDLOT	SCALE	1" = 30'
DATE OF DRAWING	COUNTY	HENRY
	DATE OF DRAWING	01/28/2021
	SHEET	1 OF 1

PLAT OF SURVEY PREPARED FOR:  
**TANGER BOULEVARD  
 C-STORE**

PREPARED BY:  
**S.J. Reeves & Associates, Inc.**  
 P.O. BOX 699 • 1441 HIGHWAY 19 N • ZEBULON, GA 30258  
 770-364-3209 • [Steve.Reeves@sjra.com](mailto:Steve.Reeves@sjra.com)  
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN.

#	DATE	DESC.	BY
0	01/28/21	1ST SUBMIT	



**SETBACK REQUIREMENTS:**

FRONT LOT AREA: 10,000 SQ. FT.  
 FR. LOT WIDTH: 60 FEET  
 FR. FRONT YARD: 50 FEET FROM RIGHT-OF-WAY LINE  
 FR. SIDE YARD: 10 FEET FROM RIGHT-OF-WAY LINE  
 FR. REAR YARD: 20 FEET FROM RIGHT-OF-WAY LINE  
 FR. REAR YARD: 20 FEET FROM REAR LOT LINE

**PARKING REQUIREMENTS:**

- 2 SPACES PER 640 SQ. FT. PLUS 3 SPACES FOR EACH SERVICE BAY OR EACH FACILITY, PLUS 1 SPACE FOR EACH ATTENDANT.

- 1 SPACE PER 100 SQ. FT. OF RETAIL SPACE (REQUIRED)  
 5 X 10 SPACES - 10 SPACES  
 3 ATTENDANTS - 3 SPACES  
 1000 SQ. FT. RETAIL SPACE - 10 SPACES  
 TOTAL REQUIRED: 25 SPACES  
 PROVIDED:  
 21 SPACES + 2 ADA SPACES  
 23 SPACES TOTAL

#	DATE	DESC.
0	12/28/20	PREPARED BY:
1	01/14/21	FOR LAYOUT TO FACE DRAW
2	01/14/21	FOR COMMENTS
3	01/28/21	ADD BOUNDARY SURVEY INFO

**S.J. Reeves & Associates, Inc.**  
 P.O. BOX 688 • 11491 HIGHWAY 14 N • ZEBULON, GA 30285  
 TEL: 770-964-8205 • FAX: 770-964-8206 • WWW.SJREEVES.COM  
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

**TANGER BOULEVARD  
 C-STORE**

CITY	REV
LOUIS GROVE	000
168	2ND
SCALE 1" = 50'	COUNTY HENRY
DATE OF DRAWING 12/28/2020	

SHEET 1 OF 1

## **TANGER BOULEVARD C-STORE**

### *Parcel Description*

All that tract or parcel of land lying and being in Land Lot 68 of the 2nd District, City of Locust Grove, Henry County, Georgia and being more particularly described as follows:

**BEGINNING** at an iron pin set at the intersection of the northern right-of-way line of Tanger Boulevard (80 foot-wide right-of-way) and the western right-of-way line of Indian Grove Road (80 foot-wide right-of-way), Thence running along said northern right-of-way line of Tanger Boulevard North  $88^{\circ}39'30''$  West, 308.00 feet to a point; Thence leaving said right-of-way line and running along a line common with now or formerly Carriage Gate Subdivision, North  $00^{\circ}34'05''$  East, 263.31 feet to a point; Thence, continuing on a common line with said subdivision, South  $82^{\circ}29'08''$  East, 341.87 feet to a point on said western right-of-way line of Indian Grove Road; Thence running along said right-of-way line, South  $07^{\circ}56'10''$  West, 264.00 feet to an iron pin set and the true **POINT OF BEGINNING**.

Said tract contains 1.960 Acres (85,390 square feet), more or less, as shown on a plat of survey prepared for "Tanger Boulevard C-Store" by S.J. Reeves & Associates (RLS#2765), dated January 26, 2021.



**EXHIBIT "B"**



# REZONING EVALUATION REPORT

March 15, 2021

FILE: RZ-21-02-01

REZONING RA TO C-1

## Property Information

Tax ID	129-01046001
Location/address	Land Lot 168 of the 2 <sup>nd</sup> District Northwest Corner of Indian Creek Road & Tanger Blvd.
Parcel Size	1.96 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to C-1 (Neighborhood Commercial)
Proposed Use	Convenience Store
Existing Land Use	Vacant
Future Land Use	Neighborhood Commercial
Recommendation	Approval

## Summary

Mike Ford, agent for Mehulkumar Gajjar, of Locust Grove, GA (the "Applicant"), requests rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at the Northwest Corner of Indian Creek Road and Tanger Blvd. (Parcel 129-01046001) in land lot 168 of the 2nd District. The applicant intends to build a Convenience Store.

The subject property is currently vacant, undeveloped, and abuts a Residential Multi-family Townhome subdivision to the west. According to the applicant's site plan, a 4,500 sq. ft. convenience store along with 4 pump stations and a 1,500 sq. ft. retail space is proposed.

### Future Land Use

The subject property is contained within an area identified on the Future Land Use Map as Neighborhood Commercial.

### Concurrent Conditional Use request

There is no concurrent Conditional Use application needed.

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



# REZONING EVALUATION REPORT

March 15, 2021

FILE: RZ-21-02-01

REZONING RA TO C-1

## Livable Centers Initiative (LCI) Overlay

The subject property is also located in the City of Locust Grove Livable Centers Initiative (LCI) Emerging South District. The objective of this district is to encourage residential developments consisting of a variety of housing options and multi-modal connectivity options. This area provides various connectivity options to areas of active and passive recreation and links the Gateway District and the Historic District; therefore, any uses that compete with uses in these adjoining districts are discouraged.

## Development of Regional Impact (DRI)

The subject property does not trigger the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI).

## Service Delivery / Infrastructure

**Water and Sewer:** A city water and sewer capacity form, received January 29, 2021, confirms that water is available to the subject property from the right-of-way of Indian Creek Road. However, sewer is not available and would require an extension, at the developer's expense, of the sewer line located near the entrance of Carriage Gate subdivision on Tanger Blvd.

**Land Use:** The site must comply with the requirements set forth in the City's C-1 (Neighborhood Commercial) zoning district as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, if applicable to the site.

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

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

**Transportation Impact:** This 1.96 +/- acre tract will contain a convenience store with 4 fuel pump stations. The Institute of Transportation Engineers Trip Generation Manual, 7th Edition assigns a rate of 542.60 weekday trips per vehicle fueling position.

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# REZONING EVALUATION REPORT

March 15, 2021

FILE: RZ-21-02-01

REZONING RA TO C-1

Indian Creek Road and Tanger Boulevard are classified as a Rural Local Road and Minor Arterial Roadway, respectively. Rural local roads provide a lower level of service primarily as access to land with little to no through movement. Minor arterials provide a high level of service at high to moderate speeds with some degree of access control.

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

## Criteria for Evaluation of Rezoning Request

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

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
- (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community. The main impact here will be transitioning vacant property to a Convenience Store. Traffic volumes will increase; however, the increase in volume can be absorbed into the existing transportation network as detailed in the *Transportation Impact* above.
  - (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. The request will allow a more intense zoning use (C-1) that will be consistent with the future land use designation of the subject property.
  - (3) Consistency with the Land Use Plan. The Applicant's request is consistent with the Neighborhood Commercial future land use designation.
  - (4) The potential impact of the proposed amendment on City infrastructure including water and sewerage systems. There will be an impact on infrastructure in the area. These impacts are anticipated by and can be

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# REZONING EVALUATION REPORT

March 15, 2021

FILE: RZ-21-02-01

REZONING RA TO C-1

mitigated through improvements made via the collection of impact fees. Each unit will pay approximately \$28,803.63 per unit.

- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The development will have an impact on the surrounding area in terms of traffic; however, Tanger Boulevard has enough capacity to absorb the increase. Sidewalks will be required that tie into the existing, larger network to promote non-vehicular mobility.
- (6) **The impact upon adjacent property owners should the request be approved.** Impacts to adjacent property owners will include increases in traffic. As such, this development would be relatively consistent in impact or slightly better given the ability to establish buffers, landscaping, and better connectivity.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Developing the subject property as it is currently zoned does not provide the highest and best use for the land. The highest and best use of the subject land is a commercial use.
- (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.** There are no known physical conditions or limitations that could preclude the use of the site; however, the developer will be required to protect and buffer any and all streams and other environmentally sensitive areas that may be located on the subject property in accordance with the City's Watershed Protection and Stream Buffer Ordinances.
- (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.** The merits of the requested change are consistent with the goals of the Locust Grove Town Center LCI to provide a service to surrounding residents, particularly for areas lying in the Emerging South District. There is no technical conflict with the LCI from what is being proposed.

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# REZONING EVALUATION REPORT

FILE: RZ-21-02-01

March 15, 2021



REZONING RA TO C-1

## Recommendations

Staff recommends APPROVAL of the applicants rezoning request with the following conditions:

1. All building exteriors shall be constructed of brick, glass, stone, or any combination thereof.
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. The following number of plant materials shall be required in planted buffers:
  - a. One canopy tree
  - b. One evergreen
  - c. One understory tree
  - d. Five shrubs
3. In addition to the required buffers, a minimum 6' vinyl fence, consistent with the exterior color décor of the development, shall be installed along all property lines abutting residential uses.
4. All gas pumps constructed on the property shall be covered by a canopy and shall have consistent character and design detail that reflects the overall architectural design of the project.
5. Sidewalks shall be installed along the frontage of the subject property on Indian Creek Road matching the width of the existing sidewalk along the frontage of the subject property on Tanger Boulevard.
6. The 5' sidewalk along the frontage of the proposed building shall be extended to connect to the sidewalk along Tanger Boulevard.
7. Decorative downcast Pedestrian lighting shall be installed on Tanger Boulevard and Indian Creek Road along the subject property sidewalks.



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

<b>Parcel ID</b>	129-01046001	<b>Class</b>	R	<b>Owner</b>	MITCHELL JR B L	<b>Land Value:</b>	\$56,100
<b>Property Address</b>		<b>Acreage</b>	1.96	<b>Address</b>	325 SATIE CREEK WAY	<b>Building Value:</b>	\$0
<b>District</b>	City/LocustGrove				MCDONOUGH GA 30253	<b>Misc Value:</b>	\$0
						<b>Total Value:</b>	\$56,100
						<b>Last 2 Sales</b>	
						<b>Date</b>	<b>Price</b>
						4/3/2019	\$10,000
						3/18/2019	\$30,000
							<b>Reason</b>
							FAMILY/GIFT U
							FAMILY/GIFT U
							<b>Qual</b>

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.

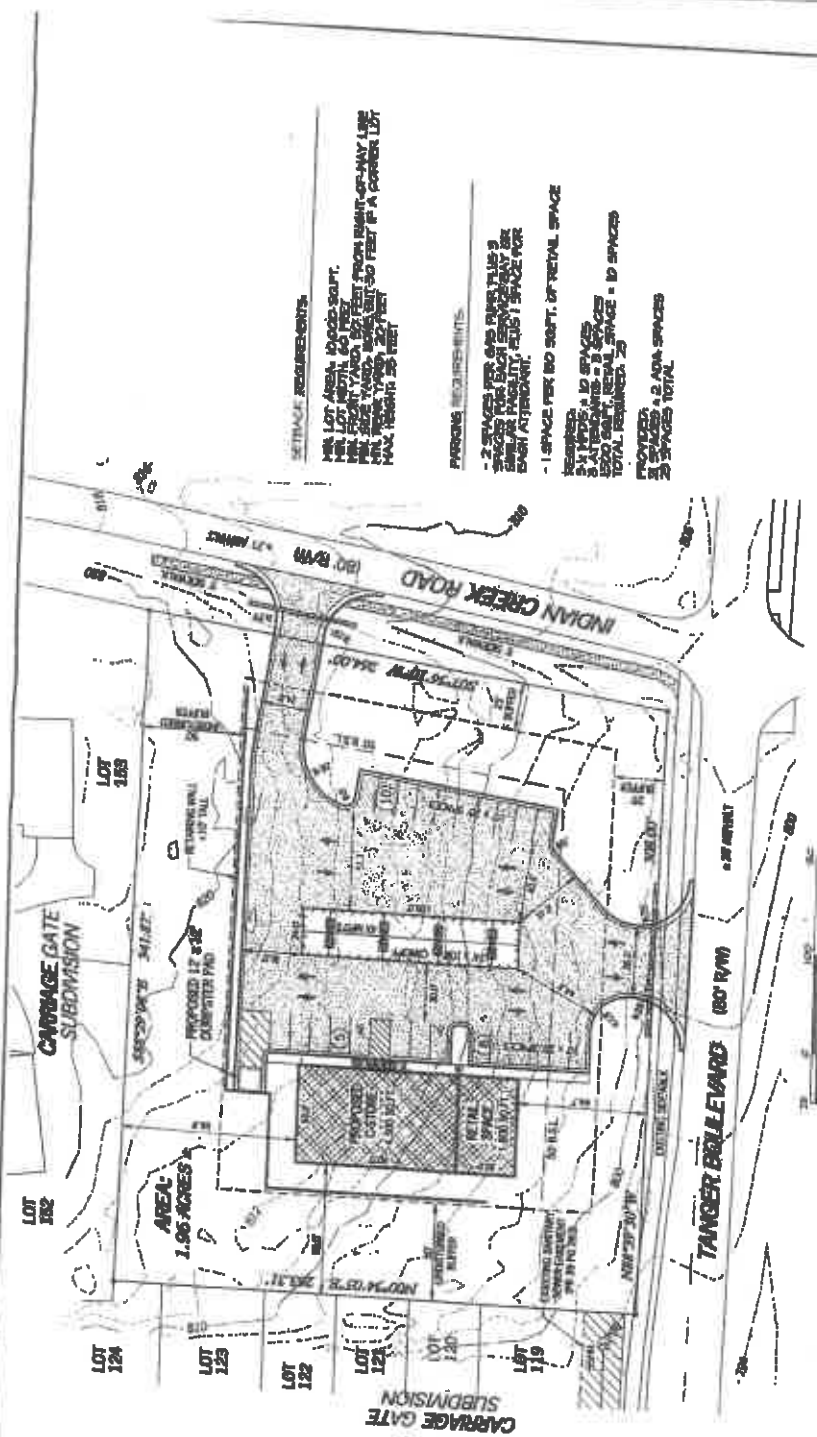
This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.



● Represents Existing Commercial Properties  
In Proximity To Subject Property.

nearmap





**SETBACK REQUIREMENTS:**  
 MIN LOT AREA - 10,000 SQ. FT.  
 MIN LOT WIDTH - 60 FEET  
 MIN FRONT YARD SETBACK FROM RIGHT-OF-WAY LINE - 10 FEET  
 MIN SIDE YARD SETBACK FROM ADJACENT LOT - 5 FEET  
 MAX HEIGHT - 25 FEET

**PARKING REQUIREMENTS:**  
 - 2 SPACES PER 600 RUM PLUS 3 SPACES PER EACH SERVICE BAY EACH APPROXIMATELY  
 - 1 SPACE PER 100 SQ. FT. OF RETAIL SPACE  
 REQUIRED:  
 241 RUMS = 10 SPACES  
 3 SERVICE BAYS = 9 SPACES  
 TOTAL RETAIL SPACE = 10 SPACES  
 PROVIDED:  
 10 SPACES  
 2 SERVICE BAYS  
 25 SPACES TOTAL

CITY	INDIAN	TRV
LOCALITY	INDIAN	TRV
LANDLOT	183	2ND
SCALE	1" = 50'	COUNTY
DATE OF DRAWING	12/18/2000	HENRY

**CONCEPTUAL PLAN FOR  
 TANGER BOULEVARD  
 C-STORE**

**PREPARED BY:**  
**S.J. reeves & associates, Inc.**  
 P.O. BOX 689 • 1101 Highway 19 N • ZEPHURUS, GA 30084  
 (770) 294-4141 • FAX (770) 294-4142 • E-MAIL: sjr@sjra.com  
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

#	DATE	DESC.
0	12/18/00	BY SUBMIT
1	01/12/01	REVISE LAYOUT TO FACE BAY
2	01/12/01	PER COMMENTS
3	01/12/01	ADD SERVICE BAY BY W/O

DATE	12/18/2000
BY	INDIAN TRV
SCALE	1" = 50'
DATE OF DRAWING	12/18/2000

**EXHIBIT "C"**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: 27784

Name and File No.: PUBLIC HEARING 3/15/2021  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
02/24/2021

*Robert D. McCray*

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

*Tina Pethel*

By Tina Pethel  
SCNI Controller

Sworn and subscribed to me 02/24/2021



*Dawn Ward*

Notary Public

My commission expires 03/04/2022

Ad text :     **Public Hearing Notice**  
                  **City of Locust Grove**  
                  **March 15, 2021**  
                  **6:00 PM**  
                  **Locust Grove Public Safety**  
                  **Building**  
                  **3640 Highway 42 South**  
                  **Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, March 15, 2021 at 6:00 PM, will conduct public hearings for the purpose of the following:

**REZONING**

**RZ-21-02-01 Mehulkmar Gajjar of Locust Grove, GA has submitted application requesting rezoning of 1.96 +/- acres located at the Northwest corner of Indian Creek Road and Tanger Boulevard from RA (Residential Agricultural) to C-1 (Neighborhood Commercial); Parcel 29-01046001 in Land Lot 168 of the 2nd District. The applicant intends to build a Convenience Store on the subject property.**

**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**  
**27784-2/24/2021**

**AFFIDAVIT OF SIGN POSTING**

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

1.

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

2.

Mehulkmar Gajjar of Locust Grove, GA has submitted an application requesting rezoning of 1.96 +/- acres located at the Northwest corner of Indian Creek Road and Tanger Boulevard from RA (Residential Agricultural) to C-1 (Neighborhood Commercial); Parcel 29-01046001 in Land Lot 168 of the 2nd District. The applicant intends to build a Convenience Store development on the subject property.

3.

On the 22<sup>nd</sup> day of February 2021, I, Brian Fornal, posted double-sided sign notifications on the property 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 March 2021 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 8:53 AM on Indian Creek Road on the property located at the Northwest corner of Indian Creek Road and Tanger Boulevard on 2/22/2021.
- 2) Double-sided sign posted at 8:55 AM on Tanger Boulevard on the property located at the Northwest corner of Indian Creek Road and Tanger Boulevard on 2/22/2021.

FURTHER AFFIANT SAYETH NOT.

This 24<sup>th</sup> day of February 2021.

  
Affiant

Sworn and subscribed before me  
this 24<sup>th</sup> day of February

Manya Moore  
Notary Public





**PUBLIC NOTICE**  
REWORKING  
[Illegible text]  
**NOTICE**

**STOP**

**ROAD CLOSED**





## **EXHIBIT "D"**

### **CONDITIONS**

#### **Conditions for consideration**

**Staff recommends approval of the applicants rezoning request with the following conditions:**

1. All building exteriors shall be constructed of brick, glass, stone, or any combination thereof.
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. The following number of plant materials shall be required in planted buffers:
  - a. One canopy tree
  - b. One evergreen
  - c. One understory tree
  - d. Five shrubs
3. In addition to the required buffers, a minimum 6' vinyl fence, consistent with the exterior color décor of the development, shall be installed along all property lines abutting residential uses.
4. All gas pumps constructed on the property shall be covered by a canopy and shall have consistent character and design detail that reflects the overall architectural design of the project.
5. Sidewalks shall be installed along the frontage of the subject property on Indian Creek Road matching the width of the existing sidewalk along the frontage of the subject property on Tanger Boulevard.
6. The 5' sidewalk along the frontage of the proposed building shall be extended to connect to the sidewalk along Tanger Boulevard.
7. Decorative downcast Pedestrian lighting shall be installed on Tanger Boulevard and Indian Creek Road along the subject property sidewalks.



## Administration Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

### Item Coversheet

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**Item:** MOU for Bethlehem Road Interchange – GDOT (Revised)

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** N/A

**Budget Item:** Yes, General, various other enterprise / special funds as needed.

**Date Received:** January 26, 2021 (from GDOT) – March 31, 2021 (Revised)

**Workshop Date:** N/A

**Regular Meeting Date:** February 1, 2021 – Revised on April 5, 2021

#### Discussion:

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Attached is a Memorandum of Understanding with GDOT for contribution towards the Bethlehem Road Interchange Project to facilitate Design and other Construction to move at a streamlined speed and allow its opening far earlier than originally estimated. It is anticipated this will be part of the overall Commercial Vehicle Lanes Project and will allow for simultaneous open-to-traffic dates in or around 2027 (substantial completion) with 2028 full operations.

This is understood to be additive to the Henry County SPLOST IV commitment of the remainder of the \$5 million earmarked by the voters of that SPLOST-IV for this critical interchange to function as needed relief from the Highway 155 Interchange and our own Bill Gardner Interchange. It is no small feat that this project is moving forward, and we wish to continue working with GDOT in many other projects in the future. *This is a revision due to a template change within the GDOT system.*

#### Recommendation:

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**APPROVE RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE MOU BETWEEN THE CITY AND THE GEORGIA DEPARTMENT OF TRANSPORTATION ON PROJECT #0017182 BETHLEHEM ROAD.**

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

**A RESOLUTION OF THE CITY OF LOCUST GROVE TO ACCEPT THE (REVISED) MEMORANDUM OF UNDERSTANDING WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR THE BETHLEHEM ROAD INTERCHANGE PROJECT #0017182 FOR CERTAIN DESIGN AND CONSTRUCTION COSTS; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

**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 Georgia Department of Transportation (“GDOT”) is organized by the State of Georgia for the planning, designing, construction and maintenance of roads and bridges throughout the State; and,

**WHEREAS**, GDOT is working on Project #0017182 for the design and construction of an interchange at Interstate 75 (“I-75”) and Bethlehem Road (“Project”) with general purpose entrance and exit lanes that are connected with the Commercial Vehicle Lanes (“CVL”) MMIP program of GDOT; and,

**WHEREAS**, the is aware that the Project has a direct connection to the I-75 Commercial Vehicle Lanes (“CVL”) Project P.I. 0014203, which is part of the GDOT Major Mobility Investment Program (“MMIP”); and,

**WHEREAS**, the City and GDOT are both aware that the Henry County Board of Commissioners is expected to commit the full remaining \$5 million in SPLOST IV for completion of Preliminary Engineering Design and Rights-of-Way acquisition under a separate MOU with GDOT; and,

**WHEREAS**, the City is aware that this Project is critical in the mobility of vehicles and freight within the southern portion of Henry County, including relief for the Bill Gardner Interchange and the heavily-congested State Route 155 Interchange; and,

**WHEREAS**, the City is making a substantial commitment in this MOU to advance the Project towards an early construction and assist the mobility of all in Henry County and in particular those in and around the City of Locust Grove; and,

**WHEREAS**, the MOU has been reviewed for acceptance at a public meeting held by the City Council on February 1, 2021 and April 5, 2021; and,

**WHEREAS**, the Mayor and Council believe that acceptance of the MOU with GDOT to advance this Project in the best interest of the County and the City, and their citizens;

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

1. **Acceptance of the Memorandum of Understanding.** The Mayor, by and with the advice and consent of the City Council, hereby accepts the (revised) MOU as attached hereto and incorporated herein as **Exhibit “A”**.
2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

**THIS RESOLUTION** adopted this 5<sup>th</sup> day of April, 2021.

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

ATTEST:

APPROVED AS TO FORM:

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

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

**EXHIBIT A**

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LOCUST GROVE**

**AND THE GEORGIA DEPARTMENT OF TRANSPORTATION**

**ON PROJECT #0017182**



**MEMORANDUM OF UNDERSTANDING**  
**By and Between**  
**GEORGIA DEPARTMENT OF TRANSPORTATION**  
**And**  
**CITY OF LOCUST GROVE**  
**Regarding**

**PI #0017182, CONSTRUCTION OF BETHLEHEM ROAD INTERCHANGE**  
**(HENRY COUNTY)**

**THIS MEMORANDUM OF UNDERSTANDING** (“MOU”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, (the “Effective Date”), by and between the Georgia Department of Transportation (“GDOT”), a department within the executive branch of government of the State of Georgia, whose address is 600 W. Peachtree Street, NW, Atlanta, Georgia 30308, and the City of Locust Grove (“LOCAL GOVERNMENT”), a body corporate and politic of the State of Georgia, whose address is 3644 Hwy 42, Locust Grove, Georgia 30248, hereinafter sometimes collectively referred to as the “Party” or “Parties.”

**WHEREAS**, the LOCAL GOVERNMENT has expressed to GDOT a desire to participate in the funding of the preliminary engineering and right of way costs of the new general-purpose ramps from I-75 to and from Bethlehem Road, PI #0017182, (hereinafter referred to as the “PROJECT”); and

**WHEREAS**, the PROJECT has a direct connection to the I-75 Commercial Vehicle Lanes (“CVL”) Project, P.I. 0014203, which is part of the GDOT Major Mobility Investment Program (“MMIP”); and

**WHEREAS**, the LOCAL GOVERNMENT has represented to GDOT that it has committed funding toward the preliminary engineering and right of way costs of the PROJECT in the amount of One Million Dollars (\$1,000,000.00), and GDOT has relied upon such representation; and

**WHEREAS**, GDOT has commenced the conceptual design for the PROJECT in conjunction with the environmental process; and

**WHEREAS**, the GDOT procurement for the PROJECT will commence with the issuance of the Request for Qualifications with a view to ultimately selecting a team to implement the design and construction of the PROJECT; and

**WHEREAS**, the Parties understand and agree that if necessary they will enter into an intergovernmental agreement finalizing their respective rights, responsibilities and obligations concerning the PROJECT (the “Project IGA”), and that time is of the essence.

**NOW THEREFORE**, GDOT and the LOCAL GOVERNMENT, governmental entities of the State of Georgia, pursuant to the provisions of Article IX, Section III, Paragraph I(a) of the Constitution of 1983, are authorized to enter into this MOU, and in consideration of the mutual promises made and of the benefits to flow from one to the other, GDOT and the LOCAL GOVERNMENT hereby agree as follows:

The above “Whereas” clauses are hereby incorporated by reference as though fully set forth herein.

**A. GDOT Responsibilities:**

GDOT agrees to:

1. Through the procurement process, select a team whose responsibilities will include the final design and construction activities of the PROJECT.
2. Provide to each proposer for the PROJECT as part of the reference information documents the conceptual designs for the construction of the new general-purpose ramps from I-75 to and from Bethlehem Road.
3. Complete the procurement process and let the contract as soon as practicable but within five (5) years from the effective date of this MOU. Time is of the essence.

**B. LOCAL GOVERNMENT Responsibilities:**

LOCAL GOVERNMENT agrees to:

1. Acknowledge that the final PROJECT design will be the sole responsibility of the selected design build team.
2. Contribute funding to the preliminary engineering and right of way costs of the PROJECT in the amount of One Million Dollars (\$1,000,000.00).
3. In the event any enhancements and/or features within the PROJECT limits are desired by LOCAL GOVERNMENT and approved by GDOT during the course of the PROJECT, after LOCAL GOVERNMENT and GDOT have entered into this MOU, the LOCAL GOVERNMENT shall be responsible for all costs associated with such enhancements and/or features. The LOCAL GOVERNMENT further understands and agrees that the contribution of One Million Dollars (\$1,000,000.00) that is the subject of this MOU is dedicated to the preliminary engineering and right of way costs of the PROJECT and will not be used towards any such enhancements and/or features. The LOCAL GOVERNMENT shall bear the costs associated with the enhancements and/or features that are outside the scope of the PROJECT, in addition to its initial funding commitment to the PROJECT as stipulated in this MOU. Any enhancements and/or features mutually agreed upon and associated costs shall be memorialized in the Project IGA or in an amendment to this MOU.

- C. **Effective Date and Term.** The MOU shall become effective upon its execution by the Parties and shall continue for ten (10) years from the Effective Date.
- D. **Funding.** The LOCAL GOVERNMENT shall remit payment to GDOT in an amount not to exceed One Million Dollars (\$1,000,000) no later than May 31, 2021.
- E. **Termination.** Either Party may terminate this MOU for cause or upon the mutual consent of the Parties with 30 days written notice.
- F. **Amendments.** This MOU may not be amended except by mutual consent in writing by the Parties.
- G. **Assignment.** This MOU shall not be assigned by any party to any other person or entity whatsoever unless agreed to by the Parties.

- H. **Notices.** Any notices, requests, demands and other communications which may be required hereunder shall be in writing and shall either be e-mailed, mailed or transmitted by either first class United States certified mail, return receipt requested; delivery by carrier or personally delivered to the appropriate party; or e-mail transmission, immediately followed by a telephone call to confirm delivery to:

Georgia Department of Transportation  
600 W. Peachtree Street, NW  
Atlanta, Georgia 30308  
ATTN: Chief Engineer

with a copy to:

Georgia Department of Transportation  
600 W. Peachtree Street, NW  
Atlanta, Georgia 30308  
ATTN: General Counsel

City of Locust Grove  
3644 Hwy 42  
Locust Grove, Georgia 30248  
ATTN: Mayor Robert Price

The date on which such notice is delivered will be deemed the date thereof. Either party may from time to time, by five (5) days' prior notice to the other party in writing, specify a different address to which notices will be sent. Rejection or refusal to accept a notice or inability to deliver a notice because of a changed address of which no notice was given will be deemed a delivery of the notice on the date when postmarked.

- I. **Interpretation.** The Parties stipulate that for good business reasons, each party has determined to negotiate, and each party has had significant voice in the preparation of this MOU. Should any provision of this MOU require judicial interpretation, it is agreed that the Court interpreting or construing it shall not construe the MOU more strictly against either party because it drafted a particular provision, or the provision was for the party's benefit, or the party enjoyed a superior bargaining position.
- J. **No Third-Party Beneficiaries.** Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this MOU.
- K. **Risk Allocation.** Each party shall conduct its own functions under this MOU in accord with state law at its sole cost, risk and responsibility.
- L. **Severability.** If any provision of this MOU is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
- M. **Execution Counterparts.** This MOU may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.



- N. **Captions.** The captions or headings in this MOU are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this MOU.
- O. **Governing Law.** This MOU is made and entered into in Fulton County, Georgia, and shall be governed and construed under the laws of the State of Georgia. The sole and exclusive venue for the enforcement of this MOU, or any right or obligation hereunder, by either Party shall be the Superior Court of Fulton County, Georgia.
- P. **Authority/Signature.** The individual signing this MOU on behalf of each Party represents that (s)he has the actual authority to sign this MOU on behalf of such Party, and to bind such Party to the terms and conditions of this MOU.
- Q. **Complete Agreement.** This MOU constitutes the entire understanding between the Parties with respect to the subject matter; all prior agreements, representations, statements, negotiations and undertakings are superseded hereby.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the Parties hereto.

IN WITNESS WHEREOF, said Parties have hereunto set their hand and affixed their seals the day and year above first written.

**GEORGIA DEPARTMENT OF  
TRANSPORTATION**

**CITY OF LOCUST GROVE**

BY: \_\_\_\_\_ (Seal)  
Commissioner

BY: \_\_\_\_\_ (Seal)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

This Agreement approved by City of  
Locust Grove, the \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

ATTEST:

\_\_\_\_\_  
Treasurer

ATTEST:

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FEIN: \_\_\_\_\_



## Administration Department

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

### Item Coversheet

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#### **A RESOLUTION TO AUTHORIZE THE PARK AT 601 TANGER BLVD TO BE NAMED “CHASE MADDOX PARK” IN MEMORY OF OFFICER CHASE MADDOX.**

Action Item:  Yes  No

Executive Session Item:  Yes  No

Budget Item: **General Fund**

Date Received: **NA**

Workshop Date: **TBD**

Regular Meeting Date: **April 5, 2021**

#### **Discussion:**

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This Resolution is to name the new city park, currently referenced as Tanger Park, at 601 Tanger Boulevard, as “CHASE MADDOX PARK” in memory of Officer Chase Maddox, a Locust Grove Police Officer who was killed in the line duty February 9, 2018. This would supplement the latest marker erected on Tanger Boulevard across from Grace Baptist Church.

#### **Recommendation:**

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**APPROVAL**

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

**A RESOLUTION OF THE MAYOR AND LOCUST GROVE CITY COUNCIL AUTHORIZING TANGER PARK TO BE NOW KNOWN AS CHASE MADDOX PARK IN MEMORY OF LOCUST GROVE POLICE OFFICER CHASE LEE MADDOX**

**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**, Locust Grove Police Officer Chase Maddox was shot and killed in the line of duty while assisting in the arrest of a wanted suspect on February 9, 2018 in Locust Grove, GA; and

**WHEREAS**, On February 9, 2018, Officer Maddox did selflessly give his life to save many lives on this day; and

**WHEREAS**, Officer Maddox began his law enforcement career with the Locust Grove Police Department on June 17, 2013; and

**WHEREAS**, Officer Maddox proudly wore badge # 216 and faithfully served the Locust Grove Police Department for four and a half years; and

**WHEREAS**, Officer Maddox always gave above and beyond for the citizens of Locust Grove, and the Mayor and Council of the City of Locust Grove desire recognition for him;

**WHEREAS**, the City has recently completed work on a public park, located at 601 Tanger Boulevard, that is scheduled for opening in the near future; and

**WHEREAS**, this new public park is currently known as “Tanger Park”; and

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

1. **Naming of City park in honor of Chase Maddox.** The Mayor and Council of the City of Locust Grove hereby resolves that the new city park located at 601 Tanger Boulevard (currently known as “Tanger Park”) shall be named CHASE MADDOX PARK in remembrance of Officer Chase Lee Maddox and the ultimate sacrifice paid while in the line of duty.
2. **Approval of Execution.** The Mayor is authorized to execute any and all documents which may be necessary to effectuate this Resolution.

3. **City Clerk.** The City Clerk is authorized to execute, attest to, and seal any other documents which may be necessary to effectuate this resolution.
4. **City Manager.** The City Manager or his designee is authorized to carry out the necessary arrangements that are required per this Resolution.
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 resolution shall take effect immediately.

**RESOLUTION adopted this 5<sup>th</sup> day of April, 2021.**

**THE CITY OF LOCUST GROVE, GEORGIA**

**BY:** \_\_\_\_\_  
Robert Price, Mayor

**ATTEST:**

\_\_\_\_\_  
Misty Spurling, City Clerk

[SEAL]

**APPROVED AS TO FORM:**

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