



Community Development Department

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

Item Coversheet

Item: An ordinance for rezoning of 17.78 +/- acres located at 209 Bowden Street (Parcel ID: 128-02017000) in Land Lots 199 of the 2nd District.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: April 28, 2021

Budget Item: No

Date Received: April 1, 2021

Workshop Date: May 17, 2021

Regular Meeting Date: June 7, 2021

Discussion:

Carol Maker, agent for Sunrise Builders, Inc, of Jonesboro, GA (the "Applicant"), requests a rezoning from RA (Residential Agricultural) to R-3 (Med-High Single-Family Residential) for property located at 209 Bowden Street (Parcel 128-02017000) in land lot 199 of the 2nd District. The applicant intends to develop a single-family residential subdivision.

The subject property has an existing single-family dwelling and abuts an R-3 Single-Family Residential subdivision to its west. According to the applicant's site plan, a 40-lot subdivision with open space and 12,000 sq. ft. minimum lot size is proposed.

Recommendation:

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

- 1. The owner/developer shall install marginal access drives for lots 37-40 along Bowden Street, as to minimize curb cuts.**

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 17.78 +/- ACRES FROM RA (RESIDENTIAL AGRICULTURAL) TO R-3 (MED-HIGH RESIDENTIAL) FOR PROPERTY LOCATED AT 209 BOWDEN STREET; LOCATED IN LAND LOT 199 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Carol Maker, agent for Sunrise Builders, Inc, of Jonesboro, GA (hereinafter referred to as "Applicant"), requests rezoning for 17.78 +/- acres located at 209 Bowden Street in Land Lot 199 of the 2nd 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 R-3 (Medium -High Single Family Residential); and,

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on May 17, 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 R-3 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 7th day of June 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: Sunrise Builders, Inc Phone: 770-2102277 Date: 3-26-21

Address Applicant: 301 Highway 138 Cell # 770-318-8614
 City: Jonesboro State: GA Zip: 30238 E-mail: _____

Name of Agent: Carol Maker Phone: 770-210-2277 Date: 3-26-21

Address Agent: 301 Highway 138 Cell # 770-545-9331
 City: Jonesboro State: GA Zip: 30238 E-mail: c.maker@sphinxreality.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 RA (Current Zoning) to R3 (Requested Zoning)

Request from N/A (Current Land Use Designation) to N/A (Requested Land Use Designation)

For the Purpose of (Type of Development) Residential

Address of Property: 209 Bowden Street

Nearest intersection to the property: N Jackson Street

Size of Tract: 17.78 acre(s), Land Lot Number(s): 199 District(s): 2nd

Gross Density: 2.22 units per acre Net Density: 3.19 units per acre

Property Tax Parcel Number: 128-02017000 (Required)

Witness Signature: _____ Signature of Owner's Applicant: _____ (Prs.)

Printed Name of Witness: Marwan Houssein Printed Name of Owner's Applicant: Sunrise Builders, M. Amercani

Notary Signature: _____ Signature of Agent: Carol Maker



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 20__.

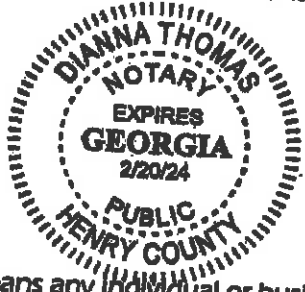
Sunrise Builders, Inc
 Applicant's Name - Printed

[Signature]
 Signature of Applicant M. Amerani

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 01 day of April, 2021.



[Signature]
 Notary Public

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

March 26, 2021

To Whom it May Concern:

We, the below Sellers, agree and understand that Sunrise Builders, Inc. is rezoning the property known as: 17.78 acres, Parcel Id # 128-02017000, from RA to R3.

Seller:

DocuSigned by:

Peggy Barnes Gau

Peggy Barnes Gau

Mailing Address:

40 Dove Court
McDonough, Ga. 30252

pegau111@charter.net

3/26/2021

Date

Seller:

DocuSigned by:

James Paschal Barnes

James Paschal Barnes

Mailing Address:

2045 Sweet Briar Lane
Jacksonville, Fl. 32217

go_dawgs48@att.net

3/26/2021

Date

Seller:

DocuSigned by:

Paula Barnes Engeman

Paula Barnes Engeman

Mailing Address:

710 Laura Court
McDonough, Ga. 30252

rengeman@bellsouth.net

3/29/2021

Date

Seller:

DocuSigned by:

Pamela Barnes Vining

Pamela Barnes Vining

Mailing Address:

270 McGarity Drive
McDonough, Ga. 30252

pamvining@charter.net

3/26/2021

Date

Certificate Of Completion

Envelope Id: 13F331E27F6F498ABFC87DABE8C152A0
Subject: Please DocuSign: Letter to address rezoning.docx
Source Envelope:
Document Pages: 1
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Cassandra Faulkner
6981 Tan Berk Ct
6981 Tan Berk Ct
Riverdale, GA 30286
cfaas35@aol.com
IP Address: 108.215.120.48

Record Tracking

Status: Original
3/26/2021 12:13:31 PM

Holder: Cassandra Faulkner
cfaas35@aol.com

Location: DocuSign

Signer Events

James Paschal Barnes
jp_dawgs48@att.net
Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
James Paschal Barnes
20210326170421...

Signature Adoption: Drawn on Device
Using IP Address: 108.249.146.106
Signed using mobile

Timestamp

Sent: 3/26/2021 12:16:35 PM
Viewed: 3/26/2021 2:22:54 PM
Signed: 3/26/2021 2:24:23 PM

Electronic Record and Signature Disclosure:
Accepted: 3/26/2021 2:22:54 PM
ID: 588a6bc0-cded-422a-8291-cb1c8facfb11

Pamela Barnes Vining
pamvining@charter.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Pamela Barnes Vining
20210326143421...

Signature Adoption: Pre-selected Style
Using IP Address: 174.130.63.145
Signed using mobile

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Viewed: 3/26/2021 12:33:14 PM
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Electronic Record and Signature Disclosure:
Accepted: 3/26/2021 12:33:14 PM
ID: 312acc3-ecf9-4968-845a-818c49ce676f

Paula Barnes Engeman
pbarne@bellsouth.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Paula Barnes Engeman
202103261437...

Signature Adoption: Pre-selected Style
Using IP Address: 174.228.138.69
Signed using mobile

Sent: 3/26/2021 12:16:35 PM
Viewed: 3/26/2021 5:59:36 PM
Signed: 3/28/2021 7:13:42 AM

Electronic Record and Signature Disclosure:
Accepted: 3/26/2021 5:59:36 PM
ID: aab138d1-79fb-429a-a003-d9baf0cc540d

Peggy Barnes Gau
pgau1111@charter.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Peggy Barnes Gau
202103261437...

Signature Adoption: Drawn on Device
Using IP Address: 71.86.99.68
Signed using mobile

Sent: 3/26/2021 12:16:36 PM
Viewed: 3/26/2021 12:27:24 PM
Signed: 3/26/2021 12:30:39 PM

Electronic Record and Signature Disclosure:

Signer Events **Signature** **Timestamp**

Accepted: 3/26/2021 12:27:24 PM
ID: 26c12001-0619-4646-aa70-b0b60856b155

In Person Signer Events **Signature** **Timestamp**

Early Delivery Events **Status** **Timestamp**

Agent Delivery Events **Status** **Timestamp**

Intermediate Delivery Events **Status** **Timestamp**

Certified Delivery Events **Status** **Timestamp**

Carbon Copy Events **Status** **Timestamp**

Witness Events **Signature** **Timestamp**

Notary Events **Signature** **Timestamp**

Envelope Summary Events **Status** **Timestamp**

Envelope Sent	Hashed/Encrypted	3/26/2021 12:16:36 PM
Certified Delivered	Security Checked	3/26/2021 12:27:24 PM
Signing Complete	Security Checked	3/26/2021 12:30:39 PM
Completed	Security Checked	3/29/2021 7:13:42 AM

Payment Events **Status** **Timestamp**

Electronic Record and Signature Disclosures **Timestamp**

Purchase & Sale Agreement

Offer Date: 3/2/2021

1) Purchase Price

The undersigned Purchaser agrees to buy, and the undersigned Seller(s) agrees to sell all that tract or parcel of land lying and in Land Lot 199 of the 2nd District, Henry County Georgia, with the parcel containing approximately 17.78 acres, identified as Parcel # 128-02017000, also referred to as Deed Book 7309 Page 169, identified on Exhibit "A" and incorporated herein by reference (the "Property"). The purchase price ("Purchase Price") of said Property shall be [REDACTED]

[REDACTED]. This transaction contains the "Property" which includes all usable ground, unusable ground, dwellings, buildings, licenses, pre-paid fees, mineral rights, easements, and any other items of value contained within the boundaries of the property being sold and transferred from the Seller(s) to the Purchaser. The Seller(s) will transfer all rights Seller(s) has at closing and have no further claims to the subject property being transferred to the Purchaser after closing unless otherwise specified in writing and agreed to by all parties to this transaction. The Purchase Price shall be paid by Purchaser to Seller(s) at Closing, on the Closing Date by wire transfer or certified funds.

2) Earnest Money

The undersigned Purchaser will pay to Miller Law/Burgess Title & Escrow, LLC, (hereinafter referred to as Escrow Agent) Five Thousand and 00/100 U.S. Dollars (\$5,000) (the "Earnest Money"), by check no later 5:00 o'clock pm on the 3rd business day following acceptance by all parties. The Earnest Money is to be promptly deposited in Escrow Agent's escrow/trust account by no later than the third business day after receipt of said Earnest Money. It is to be applied as part payment of Purchase Price of said Property at the time this sale is consummated. Parties to this Agreement understand and acknowledge that disbursement of earnest monies held by Escrow Agent, can occur only at Closing; upon written agreement signed by Purchaser and Seller(s); upon court order; or as otherwise set out herein. If any dispute arises between Purchaser and Seller(s) as to the final disposition of all/or part of the Earnest Money, Escrow Agent may, but is not required to, notify Purchaser and Seller(s) in writing that Escrow Agent is unable to resolve such dispute and may, but is not required to, interplead all or any disputed part of the earnest money into court. Purchaser and Seller(s) agree that if Escrow Agent interpleads said disputed earnest money into court and makes no claim thereto on its own behalf, they shall thereafter make no claim against Escrow Agent for said disputed Earnest Money and shall not seek damages from Escrow Agent by reason thereof. The Earnest Money shall be fully refundable to Purchaser during the term of the Inspection Period, but upon expiration of the Inspection Period shall become nonrefundable to Purchaser and shall become the property of Seller(s) but shall be applied as partial payment of the Purchase Price at a subsequent Closing of the purchase and sale.

3) Title

Seller(s) warrants that it presently has title to said Property, and at the time of Closing, it agrees to convey good and marketable title to said Property to Purchaser by limited warranty deed subject only to (1) zoning ordinances affecting said Property, (2) all matters of record, (3) taxes and assessments for the year of closing and subsequent years, and (4) all matters which would be disclosed by an accurate and complete survey and inspection of the Property ("Permitted Exceptions").

The Purchaser shall move promptly and in good faith after acceptance of this Agreement to examine title and to furnish Seller(s) with a written statement of objections affecting the marketability of said title ("Title Objections") prior to the expiration of the Inspection Period. Seller(s) shall have until Closing to notify Purchaser which, if any, Title Objections Seller(s) will satisfy by Closing. If Seller(s) fails to commit to satisfy any Title Objections within such period, Seller(s) shall be deemed to have elected not to satisfy the same, in which event Purchaser may, as its sole remedy, choose to (i) rescind this Agreement and receive a return of all Earnest Money, or (ii) close and receive the deed required herein from Seller(s) irrespective of such Title Objections without reduction of the Purchase Price. Marketable title as used herein shall mean title which title insurance company licensed to do business in the State of Georgia will insure at its regular rates, subject only to the Permitted Exceptions.

4) Authority

Seller(s) agrees, represents and warrants that to the best of Seller(s) actual knowledge: (1) Seller(s) has the full right and authority to enter into this Agreement and to consummate the sale of the Property as set forth herein; (2) Seller(s) has not received any notice and has no knowledge that the Property is or will be affected by any special assessments, condemnation, eminent domain, change in grade of public streets or similar proceedings; and (3) the Property has never been used for the storage or dumping of hazardous waste substances. Seller(s) shall deliver to Purchaser at Closing an affidavit certifying (1) that Seller(s) is not a foreign person within the meaning of sections 1445 of the Internal Revenue Code; (2) the information required for Internal Revenue Service Form 1099; and (3) as to such other matters as may be reasonable required by the title company for issuance of its title insurance policy subject only to the Permitted Exceptions.

5) Damage to Property

The Seller(s) warrants that at closing the Property will be in the same condition as it is on the acceptance date, normal wear and tear accepted. However, should the Property be destroyed or substantially damaged such that the value of such damage exceeds \$200,000, either physically or through condemnation before Closing, then at the election of the Purchaser (1) Purchaser may terminate this Agreement or (2) Purchaser may consummate this Agreement and receive such insurance proceeds or condemnation awards (if any) which are paid.

6) Assignment

The rights and duties of both Purchaser and Seller(s) Pursuant to this Agreement are transferable and or assignable either completely or in part. No assignment shall relieve Seller(s) or Purchaser of its obligations and liabilities under this Agreement.

7) Inspection

Purchaser, its agents, or representatives, at Purchaser's expense and before Closing shall have the right to enter upon the Property for inspecting, examining, testing, and surveying the Property. Purchaser assumes all responsibility for the acts of Purchaser, its agents, and representatives as provided by this paragraph. Purchaser shall indemnify and hold Seller(s) (and any officers and partners of Seller(s)) harmless from all claims and liabilities, and shall repair any damage to the Property, arising out of, such entry or inspection of the Property which obligations shall survive the rescission, cancellation, termination or consummation of this Agreement and the Closing. Purchaser shall have Forty-five (45) calendar days from the Effective Date as inspection period (the "Inspection Period"). Purchaser shall have until the last day of the Inspection Period to decide in its sole and absolute discretion that the Property is satisfactory for Purchaser's acquisition. If Purchaser determines that the Property is not satisfactory, then Purchaser may void this Agreement by written notice to Seller(s) and Escrow Agent Prior to the end of the Inspection Period and Escrow Agent shall refund the Earnest Money to Purchaser.

8) Closing

The Closing Date ("Closing Date") shall not be later than Twenty (20) days after Rezoning Approval. The Closing (the "Closing") shall be held by escrow through the offices of Escrow Agent on a date designated by Purchaser to Seller(s) at least five (5) days prior to the Closing Date. Purchaser shall enclose with such notice of Closing, copies of all closing documents prepared by Purchaser's attorney. Purchaser shall take possession of the Property on the Closing Date. Seller(s) shall pay the State of Georgia property transfer tax. Real estate taxes (based upon the most recent assessment for the Property) shall be prorated as of the Closing Date for the calendar year in which the sale is closed. Purchaser shall be responsible for the cost of Purchaser's title commitment, title premium and endorsement, the Survey, and other due diligence expenses. Each party shall be responsible for its own attorney's fees. Purchaser is responsible for their own closing costs.

All parties agree that such documentation as is reasonably necessary to carry out the obligations of this Agreement shall be produced, executed and/or delivered by such parties at time required to fulfill the terms and conditions of this Agreement.

9) Brokerage

There are no brokerage commissions due in connection with this Agreement or Closing hereunder. Seller(s) and Purchaser agree to indemnify and hold the other harmless from any claims, demands, cost, liability, and damages (including, without limitations, attorneys' fees, and court costs) which may be incurred or made against the indemnified party as a result of any broker's commission or finder's fee by a third party not identified in this Agreement, which was engaged by or makes a claim through the indemnifying party in connection with the sale of the Property.

10) Survival of Agreement

Any conditions or stipulations not fulfilled at time of Closing shall survive the Closing, execution, and delivery of the warranty deed until said conditions or stipulation are fulfilled.

All parties to this Agreement acknowledge that in the event of a dispute arising after execution of this Agreement there is a voluntary "Binding Arbitration Procedure" available to the parties to this Agreement in accordance with the Official Code of Georgia 90.C.G.A. Section 9-9-1 et seq., provided all parties to this Agreement concur in writing to abide by same.

11) Miscellaneous

This Agreement shall inure to the benefit of, and be binding upon, the parties hereto, their heirs, successors, administrators, executors, and assigns.

This Agreement shall be construed and interpreted under the laws of the state where the Property is located, without giving effect to principles of conflicts of law.

Time of the Essence: Time is of the essence of this Agreement.

Counterparts: This Agreement may be executed in several counterparts, each of which shall constitute an executed original hereof.

12) Instructions to Closing Attorney

Closing attorney is instructed to : (a) obtain and distribute to and from the appropriate parties such certification, affidavits, and statements as are required in order to meet the requirements of Internal Revenue Code Section 1445 (Foreign/Non-Foreign Seller(s)), or in the alternative to disburse and hold the sales proceeds in such a manner as may require to comply with Internal Revenue Code Section 1445; (b) file with the Internal Revenue Service the IRA Form 1099-S documenting this transaction, and comply with any other reporting requirements related thereto; and (c) unless otherwise provided herein, apply earnest money as a credit towards the sales price.

13) Terminology and Captions

All pronouns, singular or plural, masculine, feminine or neuter, shall mean and include the person, entity, firm, or corporation to which they relate as the context may require. Wherever the context may require, the singular shall mean and include the plural and plural shall mean and include the singular. The term "agreement" as used herein as well as the "herein", "hereof", "hereinafter", and the like mean this Agreement in its entirety and all exhibits, amendments and addenda attached hereto and made a part hereof. The captions and paragraph headings hereof are for reference and convenience only and do not enter or become a part of the context.

14) Condition of Property

Purchaser takes the Property "AS IS" and "WHERE IS". Purchaser shall rely solely on its own title examination and inspection of the property and not on any warranties or representations from Seller(s). In addition, Purchaser acknowledges that Seller(s) has made no representations or warranties of any kind or character, express or implied, with respect to the Property including, without limitation any warranties or representations as to habitability, merchantability, fitness for a particular purpose, title, zoning, tax consequences, physical or environmental condition, utilities, operating history or projections, valuation governmental approvals, the compliance of the Property with governmental laws, the truth, accuracy, or completeness of any materials, data or information provided by or on behalf of Seller(s) to Purchaser, or any other matter or

thing regarding the Property. All warranties with respect to the Property are hereby disclaimed by Seller(s) and expressly waived by Purchaser. Purchaser has not relied and will not rely on and Seller(s) is not liable for or bound by, any express or implied warranties, guaranties, statements, representations or information pertaining to the property or relating thereto made or furnished by Seller(s), any party acting or purporting to act for Seller(s), or any real estate broker or agent representing or purporting to represent Seller(s), to whomsoever made or given, directly or indirectly, verbally or in writing. Purchaser shall have no right or causes of action against Seller(s) to assert same in any controversy, claim, demand, or litigation arising from or in connection with Property, and hereby waives any such right or cause of action. This Section 14 shall survive Closing.

15) Default

In the event the purchase and sale of the Property pursuant to this Agreement is not closed and consummated through default by Purchaser, then the Earnest Money shall be delivered to Seller(s), as the full and liquidated damages for such default of Purchaser and as the sole remedy of Seller(s) for any such default by Purchaser, it being acknowledged and agreed that Seller(s)'s actual damages would be difficult (if not impossible) to ascertain and thereupon neither of the parties hereto shall have any rights, duties, obligations or liabilities hereunder whatsoever. In the purchase and sale of the Property pursuant to this Agreement is not closed and consummated through default by Seller(s), Purchaser may terminate this Agreement and receive a refund of the Earnest Money or may pursue an action against Seller(s) for specific performance, provided such action shall be filed within thirty (30) days of the alleged default or forever barred. The terms of this Paragraph shall survive the termination of this Agreement notwithstanding anything contained in this Agreement to the contrary.

16) Entire Agreement

This Agreement constitutes the sole and entire agreement between the parties hereto and no modifications of the Agreement shall be binding unless signed by all the parties to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto.

17) Notices

Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given on the earlier of the first business day after the date notice is delivered to the address of the other party as stated below, or two days after notice is mailed by United States mail, certified mail; return receipt requested, to such address. The addresses for notices are as set forth on the following signature pages; however, either party may, by written notice, change its address for the purpose of future notices.

18) Time Limit of Offer

This offer is open for acceptance until 5:00 P.M. on 3/12/2021.

19) Acceptance

This Agreement shall become binding when the last party signs below (the "Effective Date").

20) Signatures

All parties agree to accept faxed copies, email copies or electronically signed copies as original signatures.

21) Special Stipulations

1. All parties agree that contract is subject to Locust Grove approving the rezoning to R3.
2. Seller(s) agrees to sign all documents required to obtain rezoning. Purchaser is responsible for all costs pertaining to the rezoning.
3. Within five (5) days of acceptance of said agreement Seller(s) will provide any documents, if available, pertaining to said property to include but not limited to the following: survey, rock study, etc.
4. All parties agree that there is a house on this property that is leased. The lease is up May 31, 2021, Sellers agree that they will not renew the lease.

Purchaser:



Mahmoud Amerani

2-9-21
Date

Mailing Address:
301 Hwy. 138 W.
Jonesboro, Ga. 30238

SELLER(S) SIGNATURES ON FOLLOWING PAGES

Seller:

DocuSigned by:

Peggy Barrios Gau

3/9/2021

Date

Mailing Address:

40 Dove Court
McDonough, Ga. 30252
mgau1111@charter.net

Seller:

DocuSigned by:

James Paschal Barnes

3/9/2021

Date

Mailing Address:

2045 Sweet Briar Lane
Jacksonville, Fl. 32217
go_dawfs48@att.net

Seller:

DocuSigned by:

Paola Barnes Engeman

Paola Barnes Engeman

3/9/2021

Date

Mailing Address:

710 Laura Court

McDonough, Ga. 30252

rengeman@bellsouth.net

Seller:

DocuSigned by:

Pamela Barnes Vining

Pamela Barnes Vining

3/9/2021

Date

Mailing Address:

270 McGarity Drive

McDonough, Ga. 30252

pamvining@charter.net

Certificate Of Completion

Envelope Id: DDFB317420C846878B0BBA3CC1D4BAC5
Subject: Offer-209 Bowden St.
Source Envelope:
Document Pages: 9
Certificate Pages: 6
AutoNav: Enabled
Envelope Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Cassandra Faulkner
6981 Tan Bark Ct
6981 Tan Bark Ct
Riverdale, GA 30296
cfae35@aol.com
IP Address: 108.216.120.48

Record Tracking

Status: Original
3/9/2021 6:57:07 AM

Holder: Cassandra Faulkner
cfae35@aol.com

Location: DocuSign

Signer Events

James Paschal Barnes
jp_dawgs48@aol.net
Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
James Paschal Barnes
02542079777644

Timestamp

Sent: 3/9/2021 9:16:42 AM
Viewed: 3/9/2021 9:53:22 AM
Signed: 3/9/2021 4:21:12 PM

Signature Adoption: Drawn on Device
Using IP Address: 108.248.148.108
Signed using mobile

Electronic Record and Signature Disclosure:
Accepted: 3/9/2021 9:53:22 AM
ID: 42c35e9a-7471-41ba-8ee6-90c97244dcb7

Pamela Barnes Vining
pamvining@charter.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Pamela Barnes Vining
8478322844421

Sent: 3/9/2021 9:15:43 AM
Viewed: 3/9/2021 9:51:47 AM
Signed: 3/9/2021 4:07:18 PM

Signature Adoption: Pre-selected Style
Using IP Address: 47.4.248.199

Electronic Record and Signature Disclosure:
Accepted: 3/9/2021 9:51:47 AM
ID: d78c2a3d-e305-4574-bfa2-024aaff273ef

Paula Barnes Engeman
rengeman@bellsouth.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Paula Barnes Engeman
800287322844421

Sent: 3/9/2021 9:16:43 AM
Viewed: 3/9/2021 4:15:00 PM
Signed: 3/9/2021 4:18:11 PM

Signature Adoption: Pre-selected Style
Using IP Address: 35.129.168.129

Electronic Record and Signature Disclosure:
Accepted: 3/9/2021 4:15:00 PM
ID: 16654519-4743-4859-b451-128cac8080ec

Peggy Barnes Gau
rgau1111@charter.net
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Peggy Barnes Gau
220287322844421

Sent: 3/9/2021 9:16:42 AM
Viewed: 3/9/2021 9:30:55 AM
Signed: 3/9/2021 4:11:11 PM

Signature Adoption: Drawn on Device
Using IP Address: 71.88.99.88
Signed using mobile

Electronic Record and Signature Disclosure:

Signer Events

Accepted: 3/9/2021 9:30:55 AM
ID: 34e23581-cc7e-4c5e-8a37-8a2ded352407

Signature

Timestamp

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Carol Maker

cmaker@sphiroreality.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign



Sent: 3/9/2021 9:15:43 AM

Viewed: 3/9/2021 9:27:34 AM

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

3/9/2021 9:15:43 AM

Certified Delivered

Security Checked

3/9/2021 9:30:55 AM

Signing Complete

Security Checked

3/9/2021 4:11:11 PM

Completed

Security Checked

3/9/2021 4:21:12 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Cassandra Faulkner (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact Cassandra Faulkner:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: fcass35@aol.com

To advise Cassandra Faulkner of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at fcass35@aol.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from Cassandra Faulkner

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to fcass35@aol.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Cassandra Faulkner

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to fcass35@aol.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to

other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Cassandra Faulkner as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Cassandra Faulkner during the course of my relationship with you.

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: Sunrise Builders

Address/Location of Request: 209 Bowden Street Locust Grove

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: 40

For commercial, amount of square feet: N/A

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (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

SUNRISE BUILDERS INC.
301 HWY. 198 W., STE. A
JONESBORO, GA 30232-2171
PH. 770-210-9277

20115

04-17-012

04/12/2021

AMERICAN BANK

PAY TO THE ORDER OF
CITY OF LOCUST GROVE

\$ 1,639.00

One Thousand Six Hundred Thirty-Nine and 00/100

DOLLARS

CITY OF LOCUST GROVE
Community Development Department
PO BOX 800
LOCUST GROVE, GA 30248



[Handwritten Signature]

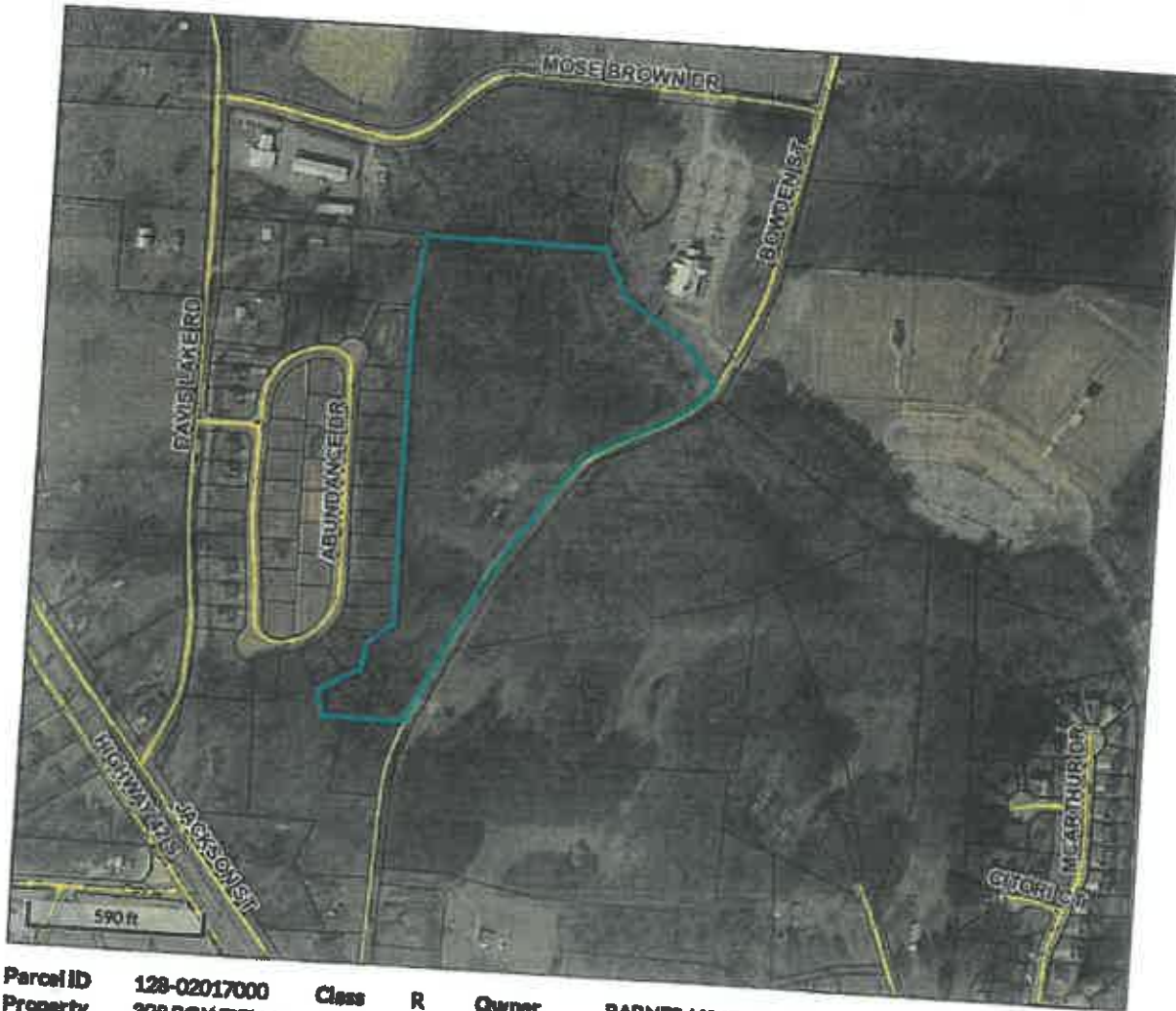
AUTHORIZED SIGNATURE

MEMO

⑆020115⑆ ⑆061201754⑆ 020001820⑆

Security Features included
Details on Back

Exhibit "A"



Overview



Legend

-  Parcels
-  Roads

Parcel ID	128-02017000	Class	R	Owner	BARNES JAMES PASCHAL & ETAL	Land Value:	\$172,500
Property Address	209 BOWDEN ST	Acres	17.78	Address	710 LAURA COURT MCDONOUGH GA 30252	Building Value:	\$65,800
District	City/LocustGrove					Misc Value:	\$4,000
						Total Value:	\$242,300

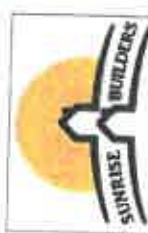
Last 2 Sales			
Date	Price	Reason	Qual
7/6/2004	\$0	n/a	U
9/1/1982	\$0	n/a	U

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.

Date created: 3/3/2021
 Last Data Updated: 3/3/2021 2:33:10 AM
 Developed by 

GENERAL NOTES

1. Developer: Sunrise Builders Inc/ Mahmoud Amerant; 301 Highway 138 W, Jonesboro, Georgia 30238
2. Site Area: +/-18,000 acres or 754,504 sf.
3. Location: 200 Bowden Street, Locust Grove (city), Henry County, Georgia
4. Tax Parcel ID#(s): 125-02017000
5. Easement: RA, Residential Agriculture
6. Prop. Zoning: R2, Medium-High Density, Single-Family Residential District
7. Min. Lot Width = 400. Min. Lot Area = 12,000 sq. ft. Subsector: 400 (Front) 1000 (Side) 300 (Rear)
8. Prop. Open Space/Comm Area = +/-3.53 acres (74-20,177 sq. ft.)
9. Gross Density (DPS) = 403 (18,000 = 2.22)
10. Net Density (DPS) = 401 (18,000 = 2.22)
11. Allowable Max Density (DPS) = 43,888 (18,000 = 2.43)
12. Portable Water & Sanitary Sewer services will be provided by City of Locust Grove.
13. Electricity services provided by Georgia Power.
14. Telephone services provided by AT&T.
15. All homes are to be constructed as per City of Locust Grove standards and regulations.
16. Proposed development will consist of underground utilities, five (5) foot sidewalks and mail boxes.
17. This conceptual layout was prepared without benefit of a site report, which may reveal additional conveniences, assessments or rights-of-way not shown herein.
18. All linear dimensions shown on preliminary plat shall be horizontal.
19. Flood Plain Note: This site is located within a Zone A, AE or X as defined by F.I.P.M. Community Panel Number 15161C02700, dated October 6, 2010, for Locust Grove, Henry County, Georgia. Flood Plain Area depicted is approximately 1.50 acres.
20. Note: Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after development.
21. Note: The subject property is within 200' of Waters of the State requiring State and City Stream Buffers.
22. There are wetlands located on this site.
23. Boundary and topographical data used for this Conceptual Layout was obtained from Sweeney & Associates.
24. Pursuant to Rule #180-5.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" means to declare a professional opinion regarding those facts or findings and does not constitute a warranty or guarantee, either expressed or implied.



Dawson Creek S/D
 Single-Family Residential Development
 Land: 187,168 of the X308 District
 City of Locust Grove, Henry County, Georgia

DATE: February 26, 2011
 SCALE: 1" = 60'
 PROJECT NUMBER: 101110000

Dawson Engineering Consultants
 101 Highway 138 W - Jonesboro, Georgia 30238
 770.210.2277 (p) - mhobson@dawsoneng.com (e)



EXHIBIT "B"



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-04-01

REZONING RA TO R-3

Property Information

Tax ID	128-02017000
Location/address	Land Lot 199 of the 2 nd District 209 Bowden Street
Parcel Size	18.009 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to R-3 (Med-High Single Family Residential)
Proposed Use	Residential
Existing Land Use	Single Family Residential
Future Land Use	Neighborhood Commercial
Recommendation	Approval with conditions

Summary

Carol Maker, agent for Sunrise Builders, Inc, of Jonesboro, GA (the "Applicant"), requests rezoning from RA (Residential Agricultural) to R-3 (Med-High Single-Family Residential) for property located at 209 Bowden Street (Parcel 128-02017000) in land lot 199 of the 2nd District. The applicant intends to develop a single-family residential subdivision.

The subject property is currently developed with a single-family residence and abuts an R-3 Single-Family Residential subdivision to the east. According to the applicant's site plan, a 40-lot subdivision with open space and 12,000 sq. ft. minimum lot size is proposed.

Future Land Use

The subject property is within an area identified on the Future Land Use Map as Mixed Historic Neighborhood. This classification area is primarily east of the railroad along Highway 42 and SW of the Central Business District. This area is reserved for the preservation of the existing historic residential buildings that may be transformed into professional offices, tourist-related uses, upscale dining facilities, or personal services establishments. The focus is along the Jackson Street Corridor and may have residential uses with densities up to 2.5 dwelling units per acre. All existing

Preserving the Past... .. Planning the Future



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-04-01

REZONING RA TO R-3

structures should be preserved, and all new construction should be of similar architectural style. Typical zoning district(s) under the current ordinance would be R-2 and R-3 residential districts, OI (office and institutional), and/or Conditional Uses as appropriate for tourist-related, personal services, and other facilities.

Concurrent Conditional Use request

There is no concurrent Conditional Use application needed.

Livable Centers Initiative (LCI) Overlay

The subject property is not located within the boundaries of the City of Locust Grove Livable Centers Initiative (LCI) Emerging South District.

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: According to the City of Locust Grove Public Works Department, water and sewer capacity are available to serve the subject property.

Land Use: The site must comply with the requirements set forth in the City's R-3 (Med-High Single-Family Residential) 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.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-04-01

REZONING RA TO R-3

Transportation Impact: This 18.009 +/- acres tract will contain a med-high single-family residential subdivision. The Institute of Transportation Engineers Trip Generation Manual, 7th Edition assigns a rate of 9.57-weekday trips per dwelling unit with an average total of 400 trips daily.

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 residential agricultural (R-A) zoned property to a medium-high single-family residential (R-3), having a higher density. The Future Land Use Map identifies the subject property as Mixed Historic Neighborhood. Even though the transition of the subject property is to higher density, technically, the adopted policies by the City of Locust Grove support the proposed development.
 - (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 (R-3) 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 Mixed Historic Neighborhood future land use designation.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-04-01

REZONING RA TO R-3

- (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. The City will collect Development Impact Fees and Water & Sewer Impact fees on a per lot basis to mitigate these impacts. Site-specific impacts will be addressed during the review phase through coordination between the City and Developer.
- (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, Bowden Street has enough capacity to absorb the increase. Sidewalks will be required 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.

Direction	Zoning	Current Land Use	Future Land Use
North	RA	City Property	Professional/ Institutional
East	RA	Single-Family Residential & City Property	Low Density Residential
South	RA	Single-Family Residential	Mixed Historic Neighborhood
West	R-3	Single-Family Residential	Medium Density Residential

- (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 higher residential density due to the presence of sanitary sewer in the area.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-04-01

REZONING RA TO R-3

- (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 Comprehensive Plan 2040. There is no technical conflict with the Comprehensive Plan 2040 from what is being proposed.

Recommendations

Taking into consideration the updated R-3 zoning ordinance and the improved standards now required by the ordinance, Staff recommends APPROVAL of the applicant's rezoning request with the following condition:

1. The owner/developer shall install marginal access drives for lots 37-40 along Bowden Street, as to minimize curb cuts.



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 SF R-3
- Res. Agricultural
- Residential Duplex
- Multifamily Residential
- Res. Mfg. Home
- Trans./Comm./Utili

Parcel ID	128-02017000	Class	R	Owner	BARNES JAMES PASCHAL & ETAL	Land Value:	\$183,100				
Property Address	209 BOWDEN ST	Acreeage	17.78	Address	710 LAURA COURT	Building Value:	\$81,400	Last 2 Sales			
District	City/LocustGrove				MCDONOUGH GA 30252	Misc Value:	\$3,900	Date	Price	Reason	Qual
						Total Value:	\$268,400	7/6/2004	\$0	n/a	U
								9/1/1982	\$0	n/a	U

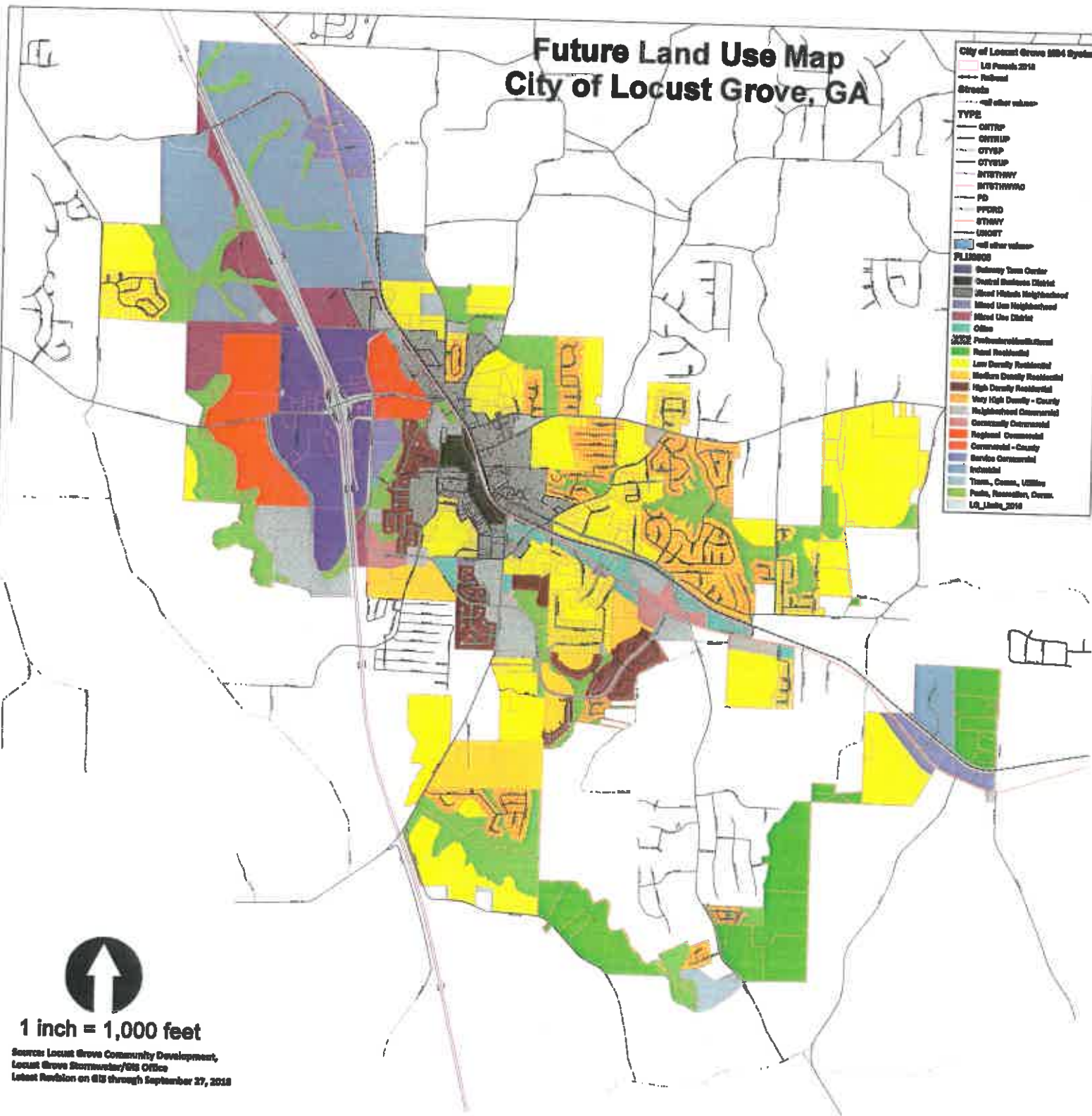
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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



Future Land Use Map City of Locust Grove, GA

- City of Locust Grove 2014 System
- LO Plans: 2014
- Railroad
- Streets
- all other values
- TYPE**
- CMTDP
- CMTUP
- CTVSP
- CTVUP
- STVTHWY
- STVTHWAO
- PD
- PFORD
- STVHWY
- UGHT
- all other values
- PLANNED**
- Railway Term Center
- Central Business District
- Mixed Medium Neighborhood
- Mixed Use Neighborhood
- Mixed Use District
- Other
- 2032**
- Professional/Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density - County
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Commercial - County
- Service Commercial
- Industrial
- Town, Comm., Utility
- Parks, Recreation, Green
- LO_Plan: 2014



1 inch = 1,000 feet

Source: Locust Grove Community Development,
Locust Grove Stormwater/GIS Office
Latest Revision on GIS through September 27, 2018

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.: 34415

Name and File No.: PUBLIC HEARING 5/17/21
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
04/28/2021.

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 04/28/2021



Dawn Ward

Notary Public

My commission expires 03/04/2022

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.

The Galloway Law Group, LLC has submitted an application requesting annexation of 156.82 +/- acres and 39.08 +/- acres of property located north of Bethlehem Road between Interstate 75 and State Route 42 (Parcel IDs: 110-01023000 and 110-01019002) in Land Lots 246, 250, and 251 of the 2nd and 7th Districts. The properties are zoned RA (Residential Agricultural), having a future land use designation of Industrial, and will remain so if incorporated into the City.

3.

Sunrise Builders, Inc. has submitted an application requesting rezoning of 17.78 +/- acres located at 209 Bowden Street in Land Lot 199 of the 2nd District (Parcel ID: 128-02017000) from RA (Residential Agricultural) to R-3 (Med. High Single Family Residential). The applicant is proposing a new single-family residential subdivision.

4.

AHAD Properties LLC of Yorba Linda, CA, has submitted an application requesting rezoning of 37.953 +/- acres located at 300-590 Market Place Boulevard from C-2 (General Commercial) to RM-1 (Multi-family Residential); Parcel 112-01013000 in Land Lot 201 of the 2nd District. The applicant intends to build a Multi-family Residential development.


5.

On the 27th day of April 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 17th day of May 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) A double-sided sign was posted at 9:10 a.m. on 300 – 500 Marketplace Blvd on 4/27/2021.
- 2) A double-sided sign was posted at 9:19 a.m. on 209 Bowden Street on 4/27/2021.
- 3) Double-sided signs were posted at 9:00 a.m. on Hwy 42 North of the City by Harris Drive on 4/27/2021.

FURTHER AFFIANT SAYETH NOT.

This 29th day of April 2021.


Affiant

Sworn and subscribed before me
this 29th day of April

Markey Moore
Notary Public

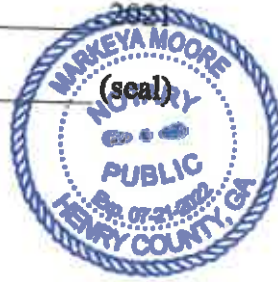


Exhibit "A"

Sign Posted – April 27, 2021 9:19 a.m. 209 Bowden Street



EXHIBIT "D"

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

- 1. The owner/developer shall install marginal access drives for lots 37-40 along Bowden Street, as to minimize curb cuts.**



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: An Ordinance to amend Section 17.04.060(B)(9), entitled Multi-family residence district, of City of Locust Grove Code of Ordinances.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: April 28, 2021

Budget Item: No

Date Received: March 21, 2021

Workshop Date: May 17, 2021

Regular Meeting Date: June 7, 2021

Discussion:

Jacob Lang of Lang Commercial Real Estate, has submitted a text amendment request on behalf of AHAD Properties of Yorba Linda, CA. The application requests a text amendment to the City of Locust Grove Zoning Ordinance Section 17.04.060(B)(9) by adding the provision of 12 to 20 du/acre for Multi-family developments located in the Gateway Town Center future land use. This amendment will remove conflicting regulations and provide the needed zoning ordinance clarity to compliment the Comprehensive Land Use Plan's intent for the Gateway Town Center future land use category.

The Gateway Town Center future land use category is the City's mixed use future land use designation, defined as follows:

"This classification includes those properties along the Bill Gardner Parkway at the I-75 interchange corridor. This classification includes a substantial mixture of significant

revenue producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed-use overlay districts for vertical integration of residential and commercial.”

In addition to the Land Use changes that the City Council has adopted from 2016 to the present, this amendment will further address the need for the City Zoning Ordinance to be updated as to compliment the City’s Comprehensive Land Use Plan. This will be a positive step in the direction of the collective goal to update the city land use ordinances to be more uniform, consistent, and up to date.

The City of Locust Grove continues to experience a 9+/-% growth rate. At the current growth rate, the City of Locust Grove is the fastest growing city in Henry County, Georgia. Therefore, updating our Zoning Ordinance to be cohesive with our Comprehensive Land Use Plan will aide in achieving a more efficient ordinance to administer citywide.

Recommendation:

Staff recommends approval of the applicant’s request to amend the City of Locust Grove Zoning Ordinance Section 17.04.060(B)(9) by adding the provision of 12 – 20 dwelling units per acre (du/acre) for Multi-family developments located in the Gateway Town Center future land use category as follows:

17.04.060 (B)(9):

9. Increased Density Provisions.

- a. Apartment developers may request an increase in density up to eight apartment dwelling units per usable acre.
 1. For multi-family developments located within the Gateway Town Center Future Land use category, developers may request an increase in density up to twenty (20) dwelling units per acre (du/acre) meeting the following enhanced site design standards:
 1. All building exteriors shall be constructed of brick, glass, stone, or any combination thereof. Vinyl is only permitted in the soffits and facia.
 2. Multi-family developments shall be comprised of a single multi-story building, not exceeding 5 stories, having private secured entry serviced by a multi-level parking deck and service elevator.
 3. Access to the development shall be gated.

- 4. Alternative green infrastructural design shall be incorporated into the design of the development, minimizing impervious surface.**
- 5. Enhanced landscaping shall be incorporated into the design of the development along walking trails and sidewalks.**
- 6. Pedestrian lighting shall be required along walking trails and sidewalks.**
- 7. Non-vehicular transportation options (pedestrian and bicycle friendly routes) shall be incorporated into the design of the development.**
- 8. Prior to the issuance of any permits, a site plan complying with the enhanced development standards shall be submitted to the Community Development Department for review and approval.**

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17, SECTION 17.04.060, MULTI-FAMILY RESIDENCE DISTRICT, OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO PROVIDE FOR CONDITIONAL USES FOR SENIOR ADULT HOUSING AND AGE TARGETED AND CONTINUUM OF CARE DEVELOPMENTS; TO AMEND FOR REFERENCE CERTAIN DEVELOPMENT STANDARDS; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Paragraph C of Section 17.04.060 entitled “Multi-family residence district” is hereby amended as follows:

17.04.060 (B)(9):

9. Increased Density Provisions.

- a. Apartment developers may request an increase in density up to eight apartment dwelling units per usable acre.
 - i. For multi-family developments located within the Gateway Town Center Future Land use category, developers may request an increase in density up to twenty (20) dwelling units per acre (du/acre) meeting the following enhanced site design standards:
 1. All building exteriors shall be constructed of brick, glass, stone, or any combination thereof. Vinyl is only permitted in the soffits and fascia.
 2. Multi-family developments shall be comprised of a single multi-story building, not exceeding 5 stories, having private secured entry serviced by a multi-level parking deck and service elevator.
 3. Access to the development shall be gated.
 4. Alternative green infrastructural design shall be incorporated into the design of the development, minimizing impervious surface.
 5. Enhanced landscaping shall be incorporated into the design of the development along walking trails and sidewalks.
 6. Pedestrian lighting shall be required along walking trails and sidewalks.
 7. Non-vehicular transportation options (pedestrian and bicycle friendly routes) shall be incorporated into the design of the development.

8. Prior to the issuance of any permits, a site plan complying with the enhanced development standards shall be submitted to the Community Development Department for review and approval.

SECTION 2. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 3. Severability.

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

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

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

SECTION 4. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. 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 7th day of June 2021.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk
(Seal)

APPROVED AS TO FORM:

City Attorney

March 22, 2021

**City of Locust Grove
Mr. Daunte Gibbs, Director
Community Development
P.O. Box 900
Locust Grove, GA 30248**

Re: Text Amendment Request

Mr. Gibbs,

Lang Real Estate requests a text amendment to the zoning ordinance of Locust Grove as it pertains to multifamily districts.

We ask that Section 17.04.060 be amended to allow a dwelling unit density of up to 20 units per acre on property zoned Multifamily Residential District – Apartments – RM1 located in the Gateway Town Center as depicted on the official Future Land Use Map of Locust Grove. This request is consistent with recommendations found in the Locust Grove Town Center Livable Center's Initiative Plan and is in accordance with the mixed-use gateway town center policy guide.

Please let me know how to facility this request.

Sincerely,

Jacob E Lang

**President
Lang Commercial Real Estate**

Request for Zoning Map Amendment

Name of Applicant: AHAD Properties LLC Phone: 714.578.8088 (Rahim) Date: January 28, 2021

Address Applicant: P.O. Box 768 Cell # _____

City: Yorba Linda State: CA Zip: 92686-0768 E-mail: shabediar@gmail.com

Name of Agent: Rahim Shabedia Phone: 714.578.8088 (Rahim) Date: January 28, 2021

Address Agent: 1838 Union Spring Road Cell # 912.688.8438 (Jacob Lang)

City: Springfield State: GA Zip: 31329 E-mail: jacob@langora.com (Jacob Lang)

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 DRP Review/Concurrent Amendment to the Future Land Use Plan

Request from: C-2 (General Commercial) to Multifamily Residential
(Current Zoning) (Requested Zoning)

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

For the Purpose of: Master planned development of commercial, institutional, office, and multifamily parcels
(Type of Development)

Address of Property: 300-800 Market Place Boulevard, Locust Grove, Georgia 30548

Nearest Intersection to the property: Marketplace Boulevard and Bill Gardner Parkway

Size of Tract: 29.91 acre(s). Land Lot Number(s): 201 District(s): 2nd

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

Property Tax Parcel Number: 112-01013000 (Required)

Bevan Pomyak
Witness Signature

Rahim Shabedia
Signature of Owner/s

BEVAN POMYAK
Printed Name of Witness

Rahim Shabedia, Manager
Printed Name of Owner/s

Notary _____
Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

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

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

We certify that the foregoing information is true and correct, this 28th day of JAN 2021

Rehm Sabedia, Manager
 Applicant's Name - Printed

Rehm Sabedia
 Signature of Applicant

Jacob E. Lang
 Jacob E. Lang 2021.04.05
 14:01:12-04'00'

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____ 20____.

(Please refer to the attachment)

 Notary Public

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1169

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange }

On 01/28/2021 before me, Jose Monterosa, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rahim Sabadia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hier/their authorized capacity(ies), and that by his/hier/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Request for Zoning Map Amendment

Document Date: 1/28/21 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rahim Sabadia

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney In Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney In Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

LEGEND

- MULTIFAMILY (29.91 AC)
 - 540 UNITS (MAX)
 - ~1600 UNITS / AC
 - 3-4 STORY BUILDINGS
- COMMERCIAL / RETAIL / OFFICE / STORAGE (8.04 AC)
 - 20,000 SF RETAIL / 115 PARKING SPACES
 - 5,000 SF QUICK SERVICE RESTAURANT / ~50 PARKING SPACES
 - 175,000 SF STORAGE
 - 0.571 PAR

CLIENT

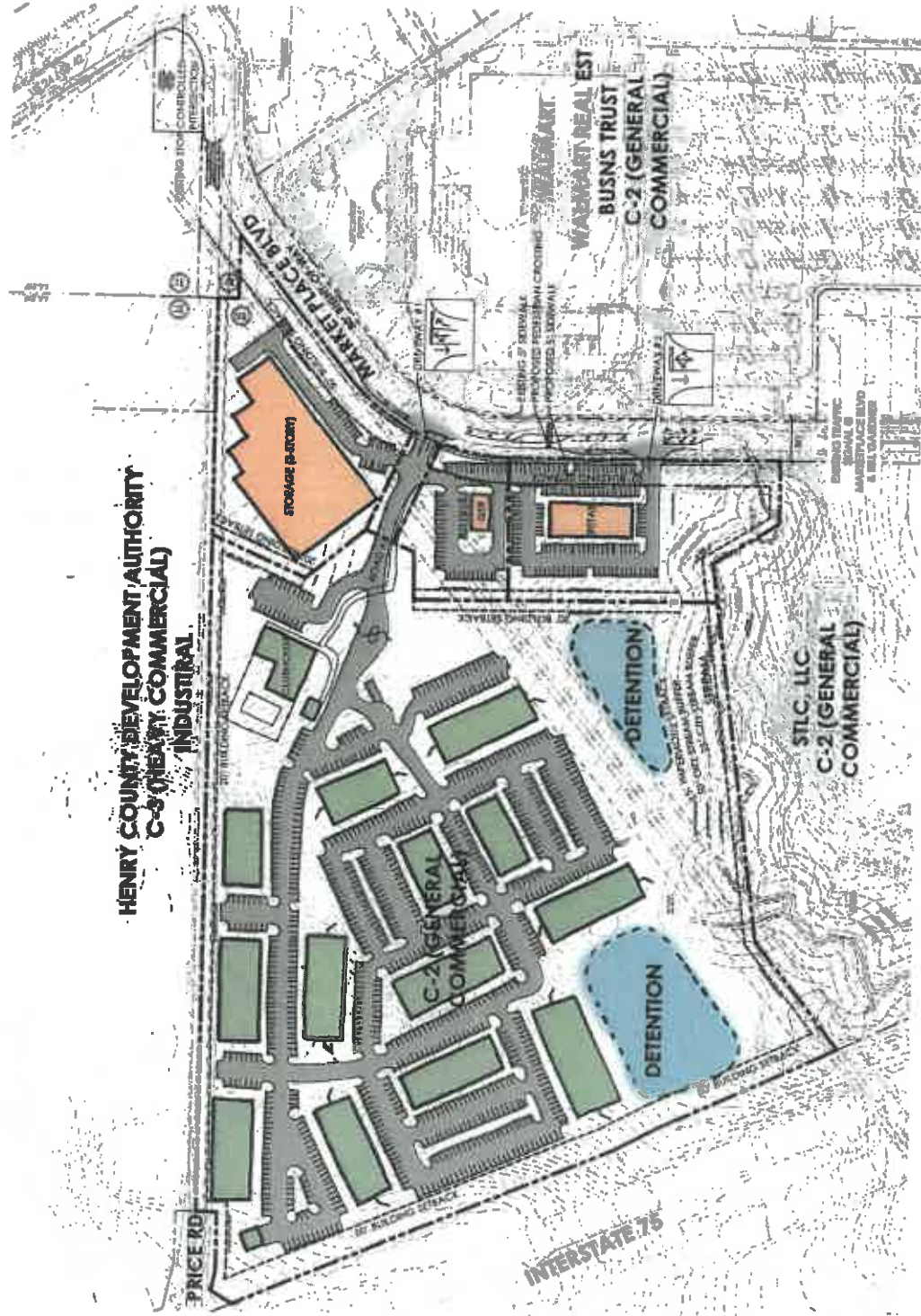
AVAD PROPERTIES
 C/O LANG REAL ESTATE SERVICES
 PO BOX 780
 YORBA LINDA, CALIFORNIA 92685
 JACOB LANG

CONTACTS

STEPHAN BER
 FORESITE GROUP, LLC
 5740 DAVENPORT CT, SUITE 100
 PEACHTREE CORNERS, GA 30092
 DAVID STONECILL PE

TRABER CONSULTANTS
 ICT TECHNOLOGIES, INC
 2140 SATELLITE BLVD, SUITE 100
 DULUTH, GA 30097
 ANDREW ANTHELBER, PE FICE

LOCATION MAP



300 MARKETPLACE BLVD - LOCUST GROVE, GA

SITE PLAN - DRI NO. 3252 300 MARKETPLACE



Community Development Department

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

Item Coversheet

Item: An ordinance for rezoning of 37.953 +/- acres located at 300-590 Market Place Blvd (Parcel ID: 112-01013000) in Land Lots 201 of the 2nd District.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: April 28, 2021

Budget Item: No

Date Received: February 1, 2021

Workshop Date: May 17, 2021

Regular Meeting Date: June 7, 2021

Discussion:

AHAD Properties LLC of Yorba Linda, CA GA (the "Applicant"), requests rezoning from C-2 (General Commercial) to RM-1 (Multifamily Residential) for property located at 300-590 Market Place Boulevard. (Parcel 112-01013000) in Land Lot 201 of the 2nd District. The applicant intends to build a Multi-Family Residential development.

The property lies within an area referenced by the Comprehensive Plan as a Mixed-Use District which designates this area, as well as the surrounding areas, for a mixture of commercial, office, residential and/or industrial uses near the I-75 interchange. The subject property is currently vacant, undeveloped, and abuts an Interstate 75 to the west

and General Commercial to the east. According to the applicant's site plan, 540 multi-family units are proposed.

Recommendation:

Staff recommends that the applicant revise their conceptual site plan to meet the development standards of Section 17.04.060(B)(9)(i)(1-8), as amended, in time for the June 7th, 2021 regular meeting; upon receipt of the revised site plan, staff recommends that the following conditions be considered as part of any approval granted by the City Council:

1. All recommended improvements per DRI #3252 and the GRTA Notice of Decision (dated May 14, 2021) shall be the responsibility of the owner/developer.
2. The owner/developer shall provide pedestrian connectivity between all buildings and uses.
3. The owner/developer shall provide sidewalks with pedestrian lighting along all development frontage of Market Place Boulevard.
4. The owner/developer shall coordinate with the City of Locust Grove to identify the appropriate location(s) for a pedestrian crossing at or between the DRI's two driveways the eastside of Marketplace Boulevard.
5. Two exit lanes (shared left-turn/through lane, separate right-turn lane) shall be installed at Road A / Driveway 1 per GRTA NOD.
6. The owner/developer shall install a southbound right-turn deceleration lane along Market Place Blvd.
7. The owner/developer shall restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane.
8. The owner/developer shall install a southbound right-turn deceleration lane along Market Place Blvd.
9. The owner/developer shall add a right-turn signal overlap phase for the southbound Market Place Blvd approach and maintain the traffic signal split-phasing for the north and south approaches.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 37.953 +/- ACRES FROM C-2 (GENERAL COMMERCIAL) TO RM-1 (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 300-590 MARKET PLACE BLVD.; IN LAND LOT 201 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, AHAD Properties LLC of Yorba Linda, CA (hereinafter referred to as "Applicant"), requests rezoning for 37.953 +/- acres located at 300-590 Market Place Blvd. in Land Lot 201 of the 2nd 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 C-2 (General Commercial) to RM-1 (Multifamily Residential); and,

WHEREAS, the request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during a public hearing held on May 17, 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 C-2 to RM-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 7th day of June 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: AHAD Properties LLC **Phone:** 714.575.8088 (Rahim) **Date:** January 28, 2021
Address Applicant: P.O. Box 788 **Cell #** _____
City: Yorba Linda **State:** CA **Zip:** 92685-0788 **E-mail:** Sabediar@gmail.com
Name of Agent: Rahim Sabedia **Phone:** 714.575.8088 (Rahim) **Date:** January 28, 2021
Address Agent: 1883 Union Spring Road **Cell #** 912.665.2438 (Jacob Lang)
City: Springfield **State:** GA **Zip:** 31129 **E-mail:** Jacob@langore.com (Jacob Lang)

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 C-2 (General Commercial) **to** PD (Planned Development)
(Current Zoning) (Requested Zoning)

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

For the Purpose of Master planned development of commercial, institutional, office, and multifamily parcels
(Type of Development)

Address of Property: 300-890 Market Place Boulevard, Locust Grove, Georgia 30248

Nearest Intersection to the property: Marketplace Boulevard and Bill Gardner Parkway

Size of Tract: 37.853 **acre(s), Land Lot Number(s):** 201 **District(s):** 2nd

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

Property Tax Parcel Number: 37.863 (Required)

Bevan Poyak
Witness Signature

Rahim Sabedia
Signature of Owner/s

BEVAN POYAK
Printed Name of Witness

Rahim Sabedia, Manager
Printed Name of Owner/s

Notary

Signature of Agent

(For Office Use Only)

Total Amount Paid: _____ **Cash** **Check #** _____ **Received by:** _____ FEES ARE NON-REFUNDABLE

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

Pre-application meeting: _____ **Date:** _____

Public Hearing Date: _____

Council Decision: _____ **Ordinance:** _____

Date Mapped in GIS: _____ **Date:** _____

Applicant Campaign Disclosure Form

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

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

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

We certify that the foregoing information is true and correct, this 26th day of JAN 2021

Rahim Sabedia, Manager

Applicant's Name - Printed

Rahim Sabedia
 Signature of Applicant

Jacob E. Lang
 2021.02.01
 14:08:35-05'00'

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____ 20__.

(Please refer to the attachment)

 Notary Public

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }
On 01/28/2021 before me, Jose Monterosa, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Rahim Sabadia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Request for Zoning Map Amendment

Document Date: 1/28/21 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rahim Sabadia

- Corporate Officer - Title(s): _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer - Title(s): _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

April 5, 2021

**City of Locust Grove
Mr. Daunte Gibbs, Director
Community Development
P.O. Box 900
Locust Grove, GA 30248**

Re: Letter of Intent - Rezoning Application – AHAD Properties LLC – +/- 29.95 Acres

Mr. Gibbs,

Please accept this letter of intent prepared on behalf of AHAD Properties LLC. AHAD Properties requests a zoning map be amended to reflect a zoning change for a portion of parcel 112-01013000. The current zoning is Commercial 2 (C2). The requested zoning is Multifamily Residential (MF). This request is consistent with recommendations found in the Locust Grove Town Center Livable Center's Initiative Plan and is in accordance with the mixed-use gateway town center policy guide.

This action will catalyze development of the Gateway District while correctly creating a transition from light industrial uses to the city center.

On behalf of AHAD Properties, thank you for consideration of this request.

Sincerely,



Jacob E Lang

**President
Lang Commercial Real Estate**



February 1, 2021

City of Locust Grove
Mr. Daunte Gibbs, Director
Community Development
P.O. Box 900
Locust Grove, GA 30248

Re: Letter of Intent - Rezoning Application – AHAD Properties LLC – +/- 37.95 Acres

Mr. Gibbs,

Please accept this letter of intent prepared on behalf of AHAD Properties LLC. AHAD Properties requests a zoning map be amended to reflect a zoning change for parcel 112-01013000. The current zoning is Commercial 2 (C2). The requested zoning is Planned Development (PD). This request is consistent with recommendations found in the Locust Grove Town Center Livable Center's Initiative Plan and is in accordance with the mixed-use gateway town center policy guide.

The uses proposed for the PD are those uses typically found in the City's current C-2 and MF-1 zoning. AHAD Properties proposes a maximum residential unit density of 20 units per acre or 540 units. The remaining acreage will be reserved for complementing commercial and institutional uses, not to exceed 100,000 square feet of retail or retail equivalent trip demand.

This action creates a more cohesive development plan for this parcel while simultaneously affording specialty developers to carefully navigate the parcel's unique physical constraints. This will catalyze development of the Gateway District while correctly creating a transition from light industrial uses to the city center.

On behalf of AHAD Properties, thank you for consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob E. Lang", is written over a light blue circular stamp.

Jacob E Lang

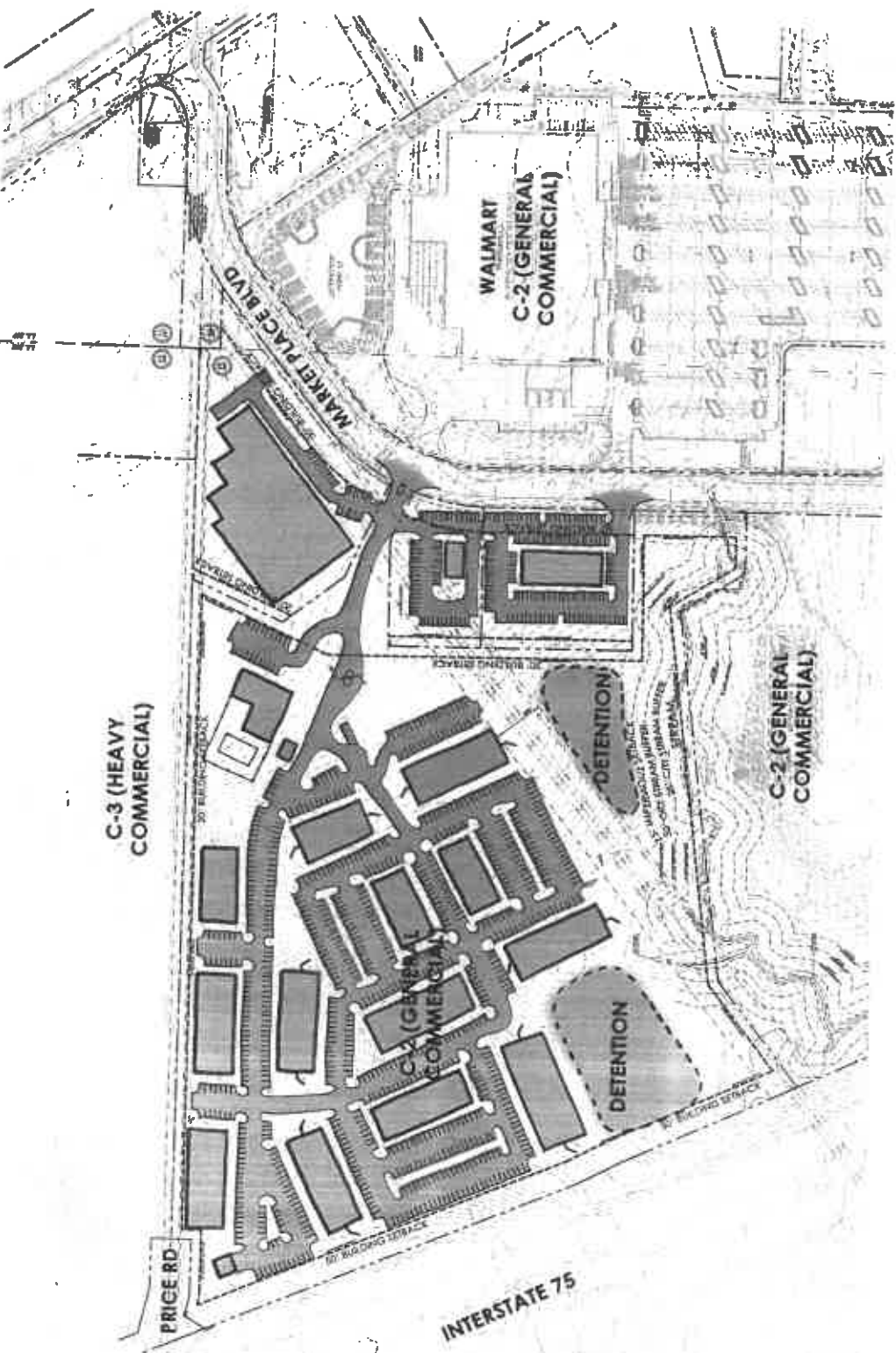
President
Lang Commercial Real Estate

EXHIBIT A

**LEGAL DESCRIPTION OF THE PROPERTY WHERE GENERAL SEWER LINE
BASEMENT IS LOCATED**

All that tract or parcel of Land lying and being in Land Lot 200 and 201 of the 2nd District of Henry County, Georgia, being more particularly described as follows: Tract 4 (37.9526 Acres), Outlot 4 (1.6894 acres) together with any right title, and interest and rights of access in and to the property described as "Future Public Road" all as shown and described on that Subdivision Plat of Market Place at Locust Grove, recorded at Plat Book 51, pages 48 through 53, Henry County, Georgia records, said plat being incorporated herein and made a part hereof.

DB 12693 Page 270 et. seq.



LEGEND

-  MULTI-FAMILY (31.26 AC)
-  COMMERCIAL / RETAIL / OFFICE / STORAGE (6.69 AC)

MULTI-FAMILY - LOCUST GROVE, GA
CONCEPT

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: AHAD PROPERTIES LLC

Address/Location of Request: 300-590 MARKETPLACE BLVD

Type of Project:

Commercial

Residential

Mixed Use

For residential or mixed-use residential, number of lots or units: 540 Units

For commercial, amount of square feet: 100,000 square feet (Retail Equivalent)*

Retail was used to calculate traffic trips & utility demand. Specific uses, once defined will be added or deducted from trips and water as need. Example, Climate Control Storage may be 200,000 SF but only equivalent to 15,000 SF of retail trip generation and utility demand.

Estimated water usage: 154,980 (GALLONS)

Estimated sewer usage: 154,980 (GALLONS)

Jacob E, Lang
2021.02.01
14:05:38-05'00'

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

VOLUME

Market Pl Blvd/Price Dr S/O US 23/SR 42

Day: Wednesday
Date: 3/3/2021

City: Locust Grove
Project #: GA21_180055_001

DAILY TOTALS												NB		SB		EB		WB		Total	
												3,256		4,475		0		0		7,731	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL										
00:00	8	4			12	12:00	58	62			120										
00:15	6	3			9	12:15	43	63			106										
00:30	3	6			9	12:30	56	69			125										
00:45	2	19	3	16	5	12:45	48	205	67	261	115	466									
01:00	4	4			8	13:00	53	80			133										
01:15	3	2			5	13:15	57	76			133										
01:30	2	2			4	13:30	49	81			130										
01:45	0	9	5	13	5	13:45	58	217	100	337	158	534									
02:00	5	0			5	14:00	54	94			148										
02:15	6	5			11	14:15	56	73			129										
02:30	2	67			69	14:30	51	73			124										
02:45	6	19	15	87	21	14:45	66	227	68	308	134	535									
03:00	1	6			7	15:00	63	81			144										
03:15	1	4			5	15:15	56	103			159										
03:30	6	9			15	15:30	57	144			201										
03:45	12	20	4	23	16	15:45	61	237	103	431	164	668									
04:00	10	4			14	16:00	64	100			164										
04:15	17	6			23	16:15	50	76			126										
04:30	35	8			43	16:30	54	100			154										
04:45	56	118	6	24	62	16:45	60	228	104	380	164	608									
05:00	23	12			25	17:00	66	93			159										
05:15	10	8			18	17:15	65	113			178										
05:30	19	21			40	17:30	76	107			183										
05:45	31	73	17	58	48	17:45	55	263	92	405	148	668									
06:00	23	16			39	18:00	72	79			151										
06:15	19	24			43	18:15	69	87			156										
06:30	27	31			58	18:30	60	79			139										
06:45	39	108	38	109	77	18:45	52	253	69	314	121	567									
07:00	31	60			91	19:00	46	51			97										
07:15	23	82			105	19:15	39	37			76										
07:30	34	129			163	19:30	43	97			80										
07:45	53	141	102	373	155	19:45	26	154	32	157	58	311									
08:00	41	77			118	20:00	35	19			54										
08:15	44	46			90	20:15	30	22			52										
08:30	26	39			65	20:30	27	24			51										
08:45	36	147	38	200	74	20:45	19	111	20	85	39	198									
09:00	26	47			73	21:00	27	24			51										
09:15	40	44			84	21:15	32	14			46										
09:30	26	57			83	21:30	19	15			34										
09:45	37	129	61	209	98	21:45	20	98	12	65	31	163									
10:00	33	65			98	22:00	23	7			30										
10:15	45	58			103	22:15	11	7			18										
10:30	38	66			104	22:30	18	12			30										
10:45	47	158	66	255	108	22:45	16	68	12	38	28	106									
11:00	45	100			145	23:00	10	5			15										
11:15	70	60			130	23:15	7	10			17										
11:30	58	63			121	23:30	7	9			16										
11:45	55	228	76	299	131	23:45	2	26	4	28	6	54									
TOTALS	1169	1666			2835	TOTALS	2087	2809			4896										
SPLIT %	41.2%	58.8%			36.7%	SPLIT %	42.6%	57.4%			63.8%										

DAILY TOTALS												NB		SB		EB		WB		Total	
												3,256		4,475		0		0		7,731	
AM Peak Hour	11:15	07:15				07:15	PM Peak Hour	17:30	15:15			15:15									
AM Pk Volume	241	990			541	PM Pk Volume	278	450			688										
Pk Hr Factor	0.861	0.756			0.830	Pk Hr Factor	0.899	0.781			0.836										
7 - 9 Volume	288	573			861	4 - 6 Volume	491	785			1278										
7 - 9 Peak Hour	07:30	07:15			07:15	4 - 6 Peak Hour	16:45	16:45			16:45										
7 - 9 Pk Volume	172	990			541	4 - 6 Pk Volume	267	417			684										
Pk Hr Factor	0.811	0.756			0.830	Pk Hr Factor	0.878	0.923			0.934										

Project ID: 21-10004-001
 Location: Walnut PI Blvd/Pyon Dr & Walnut Center Dry (West)
 City: Loveland Grove
 Day: Wednesday
 Date: 3/23/21

PEAK HOURS

AM

Start Time	Walnut PI Blvd/Pyon Dr Northbound						Walnut Center Dry (South) Eastbound						Walnut Center Dry (South) Westbound					
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right	
	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:20 AM	0	34	3	0	37	0	118	0	0	127	0	0	0	0	0	0	0	0
7:35 AM	0	80	3	0	83	13	94	0	0	107	0	0	0	0	0	0	0	0
8:00 AM	0	40	0	0	40	14	60	0	0	74	0	0	0	0	0	0	0	0
Total Volume	0	141	24	0	165	44	252	0	0	304	0	0	0	0	0	0	0	0
% App. Total	0.0	85.5	14.5	0.0	100	11.2	88.8	0.0	0.0	100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PHF	0	127	24	0	151	44	201	0	0	278	0	0	0	0	0	0	0	0
Cars, PI, Vans	0.0	89.1	100.0	0.0	91.5	100.0	94.5	0.0	0.0	95.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Heavy Trucks	0	14	0	0	14	0	19	0	0	16	0	0	0	0	0	0	0	0
Winery trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PM

Start Time	Walnut PI Blvd/Pyon Dr Northbound						Walnut Center Dry (South) Eastbound						Walnut Center Dry (South) Westbound					
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right	
	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF
4:45 PM	0	43	24	0	67	28	79	0	0	107	0	0	0	0	0	0	0	0
5:00 PM	0	47	22	0	69	20	73	0	0	103	0	0	0	0	0	0	0	0
5:15 PM	0	43	22	0	65	20	80	0	0	109	0	0	0	0	0	0	0	0
5:30 PM	0	50	27	0	77	21	85	0	0	114	0	0	0	0	0	0	0	0
Total Volume	0	183	95	0	278	89	333	0	0	418	0	0	0	0	0	0	0	0
% App. Total	0.0	85.8	34.2	0.0	100	21.4	78.6	0.0	0.0	100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PHF	0	151	65	0	216	89	318	0	0	302	0	0	0	0	0	0	0	0
Cars, PI, Vans	0.0	89.9	100.0	0.0	92.5	100.0	98.0	0.0	0.0	97.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Heavy Trucks	0	2	0	0	2	0	10	0	0	10	0	0	0	0	0	0	0	0
Winery trucks	0.0	1.1	0.0	0.0	0.7	0.0	3.1	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0

AM

Start Time	Walnut PI Blvd/Pyon Dr Northbound						Walnut Center Dry (South) Eastbound						Walnut Center Dry (South) Westbound					
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right	
	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF
7:15 AM	0	17	0	0	17	8	78	0	0	86	0	0	0	0	0	0	0	0
7:20 AM	0	34	3	0	37	0	118	0	0	127	0	0	0	0	0	0	0	0
7:35 AM	0	80	3	0	83	13	94	0	0	107	0	0	0	0	0	0	0	0
8:00 AM	0	40	0	0	40	14	60	0	0	74	0	0	0	0	0	0	0	0
Total Volume	0	141	24	0	165	44	252	0	0	304	0	0	0	0	0	0	0	0
% App. Total	0.0	85.5	14.5	0.0	100	11.2	88.8	0.0	0.0	100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PHF	0	127	24	0	151	44	201	0	0	278	0	0	0	0	0	0	0	0
Cars, PI, Vans	0.0	89.1	100.0	0.0	91.5	100.0	94.5	0.0	0.0	95.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Heavy Trucks	0	14	0	0	14	0	19	0	0	16	0	0	0	0	0	0	0	0
Winery trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PM

Start Time	Walnut PI Blvd/Pyon Dr Northbound						Walnut Center Dry (South) Eastbound						Walnut Center Dry (South) Westbound					
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right	
	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF	Vol	PHF
4:45 PM	0	43	24	0	67	28	79	0	0	107	0	0	0	0	0	0	0	0
5:00 PM	0	47	22	0	69	20	73	0	0	103	0	0	0	0	0	0	0	0
5:15 PM	0	43	22	0	65	20	80	0	0	109	0	0	0	0	0	0	0	0
5:30 PM	0	50	27	0	77	21	85	0	0	114	0	0	0	0	0	0	0	0
Total Volume	0	183	95	0	278	89	333	0	0	418	0	0	0	0	0	0	0	0
% App. Total	0.0	85.8	34.2	0.0	100	21.4	78.6	0.0	0.0	100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PHF	0	151	65	0	216	89	318	0	0	302	0	0	0	0	0	0	0	0
Cars, PI, Vans	0.0	89.9	100.0	0.0	92.5	100.0	98.0	0.0	0.0	97.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Heavy Trucks	0	2	0	0	2	0	10	0	0	10	0	0	0	0	0	0	0	0
Winery trucks	0.0	1.1	0.0	0.0	0.7	0.0	3.1	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0



STAFF REPORT AND RECOMMENDATIONS

May 4, 2021

Christopher Tomlinson
Georgia Regional Transportation Authority
245 Peachtree Center Avenue, NE, Ste. 2200
Atlanta, Georgia 30303-1426

RE: Staff Report and Recommendations – 300 Market Place Blvd (DRI #3252)

GRTA staff has reviewed 300 Market Place Blvd (DRI #3252) Review Package and provides this Staff Report and Recommendations pursuant to Section 2-302 of the *Procedures and Principles for GRTA Development of Regional Impact Review ("P&P")*.

PROJECT SUMMARY

Name and Number of DRI:	300 Market Place Blvd (DRI #3252)
Jurisdiction:	City of Locust Grove
Local Development Approval Sought:	Rezoning Application
Location:	The proposed site is located west of Market Place Boulevard along I-75.
Uses and Intensities of Use:	The project proposes 540 apartment units, 20,000 SF of retail, 175,000 SF of mini-storage, and 5,000 SF of fast food.
Project Phasing & Build-Out Schedule:	2023
Net Trip Generation (AM / PM/ Daily):	564 / 431 / 6,123
Notice of Decision Due:	May 14, 2021
STAFF RECOMMENDATION:	Approval with Conditions

TECHNICAL ANALYSIS SUMMARY

GRTA staff issued the Technical Analysis Transmittal dated April 24, 2021. Please see the Technical Analysis Transmittal for a technical summary and analysis of the Transportation Impact Study and Site Plan.

RECOMMENDATIONS

GRTA staff recommends that 300 Market Place Blvd (DRI #3252) be **APPROVED with conditions** based on the information provided by the Applicant, GDOT, ARC and Local Government, and the analysis and conclusions provided in this report. Specific recommendations are provided below pursuant to Section 2-302.B., P&P.

Proposed Improvements for GRTA Notice of Decision:

Section 1:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along all development frontage of Market Place Boulevard.
- Coordinate with the City of Locust Grove to identify the appropriate location(s) for a pedestrian crossing at or between the DRI's two driveways.

Market Place Blvd at Road A / Proposed Driveway 1

- Provide two exit lanes (shared left-turn/through lane, separate right-turn lane) at Road A / Driveway 1
- Install a southbound right-turn deceleration lane along Market Place Blvd
- Restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane

Market Place Blvd at Driveway 2

- Install a southbound right-turn deceleration lane along Market Place Blvd
- Restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane

Section 2 (advisory):

Market Place Blvd at SR 42

- Continue advancing the traffic signal installation plans for the intersection.

Bill Gardner Pwky at SR 42

- Continue advancing improvement plans for the intersection.

Bill Gardner Pkwy at Tanger Blvd/Market Place Blvd

- Add a right-turn signal overlap phase for the southbound Market Place Blvd approach. Maintain the traffic signal split-phasing for the north and south approaches.
- Along Bill Gardner Parkway, install a second eastbound left-turn lane (dual left-turns) and a second receiving lane along northbound Market Place Blvd. *[Feasibility and advisory status of this condition to be discussed at the Staff Recommendations meeting]*

At this time, the Executive Director's decision is scheduled for issuance by May 14, 2021. If you have questions, please contact me directly at 404-893-6171.

GRTA Review by:
Andrew Spiliotis
Transportation Planner

cc:

Jon West, DCA
Zane Grennell, DCA
Andrew Smith, ARC
Marqutrice Mangum, ARC
Aries Little, ARC
Annie Gillespie, GRTA
Parker Martin, GRTA
Cain Williamson, GRTA/ATL
Richard Hathcock, GRTA/ATL
Daunte Gibbs, City of Locust Grove
Tim Young, City of Locust Grove
Bert Foster, City of Locust Grove
Gewel Richardson, City of Locust Grove
Toussaint Kirk, Henry County
David Simmons, Henry County

Stacey Jordan-Rudeseal, Henry County
Yaritza Nieves, Henry County
Sam Baker, Henry County
Josh Gomez, GDOT
Stanford Taylor, GDOT
Tyler Peek, GDOT
Kevin Khoo, GDOT
Donald Wilkerson, GDOT
Daniel Trevorrow, GDOT
Andrew Antweller, KCI
Daniel Swope, KCI
Jacob Lang, Lang CRE
Mark Solarski, Lang CRE
Stevie Berryman, Foresite Group



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: MAY 4, 2021

ARC REVIEW CODE: R2104141

TO: Mayor Robert Price
ATTN TO: Gewel Richardson, Planner II
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact (DRI) Review

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies - and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: 300 Marketplace DRI #3252

Submitting Local Government: City of Locust Grove

Review Type: Development of Regional Impact

Date Opened: Apr 14 2021

Date Closed: May 4, 2021

Description: A Development of Regional Impact (DRI) review of a proposal to build a mixed-use project at 300-590 Market Place Boulevard in the City of Locust Grove. The project proposes 540 residential units, 20,000 SF of retail space, 175,000 SF of self-storage, and 5,000 SF of fast-food restaurant. The nearest state route is US 23/SR 42 and the site is just north of the I-75 Interchange at Bill Gardner Parkway. The local trigger is a rezoning. Expected buildout is 2023.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments.

This DRI appears to manifest some aspects of regional policy, including providing new multifamily housing options for the area in a location that is theoretically accessible to some nearby businesses and services without vehicle trips. Better pedestrian infrastructure is needed both on and around the DRI to facilitate this. In its current form, the project does not appear compatible with some of the goals identified in the local comprehensive plan. These differences are detailed further below.

The 2018 "Imagine Henry" joint comprehensive plan shows the Future Land Use for this site as part of the Gateway Town Center surrounding the I-75 interchange at Bill Gardner Parkway, defined as the following:

"This classification includes a substantial mixture of significant revenue-producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.

The existing development in the surrounding area provides a mix of revenue-producing uses, services, and jobs, but the prevailing urban design of the area is almost entirely auto-oriented and it will be difficult in the near term to satisfy the City's stated goals of providing more non-vehicular options. The proposed DRI offers higher-density multifamily residential options, at 18 units per acre. The site plan as proposed separates the uses, although it is being reviewed as a mixed-use development. The self-storage facility is a profitable use that is in high demand, but offers little in terms of activation and employment for the development and surrounding area.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all streets, paths, entrances, and parking areas. Here is a list of pedestrian concerns identified both in the submitted traffic study and by ARC staff:

- The retail and quick-serve restaurant (likely with drive-through service) are surrounded by surface parking. Pedestrians living inside the development will need to cross the driveway entrance for this restaurant to reach Market Place Boulevard. This could lead to numerous and constant conflicts, depending on the popularity of the tenant.
- The DRI will build sidewalks on its frontage on Market Place Boulevard, but there are no other sidewalks on the remainder of the western side of the street between Bill Gardner and SR 42.
- A pedestrian crossing is needed in the vicinity of the DRI to allow residents to safely cross Market Place Boulevard to reach the sidewalk on the eastern side, as well as the Walmart and other businesses. Based on discussion at the pre-review/methodology meeting and as detailed in the traffic study, the applicant proposes coordinating with the City and County to locate an enhanced pedestrian facility at or around mid-block between the
- The submitted site plan does not show pedestrian facilities and connections among uses within the site. These will likely be required under standard GRTA conditions.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in park/green spaces, parking areas and along internal roadways, and as part of any improvements to site

frontages. Additional comments from ARC's Natural Resources Group are attached. They note that the entire site falls within the Indian Creek and Towalga River Water Supply Watersheds and will be subject to relevant state and local laws. They also note that the submitted site plan does not currently show a blue line stream that is shown on USGS maps. This concern was echoed in the attached comment from Spalding County.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT

ARC RESEARCH & ANALYTICS

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF McDONOUGH

BUTTS COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY

ARC AGING & HEALTH RESOURCES

GEORGIA DEPARTMENT OF TRANSPORTATION

CITY OF HAMPTON

THREE RIVERS REGIONAL COMMISSION

ARC NATURAL RESOURCES

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

HENRY COUNTY

SPALDING COUNTY

GRTA/SRTA

If you have any questions regarding this review, please contact Greg Gluffrida at (470) 378-1531 or ggluffrida@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

Greg Giuffrida

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, April 27, 2021 11:46 AM
To: Greg Giuffrida
Subject: RE: ARC DRI Review Notification: 300 Marketplace DRI 3252
Attachments: ARC Preliminary Report - 300 Marketplace DRI 3252.pdf

Greg,

The proposed mixed-use project at 300-590 Market Place Boulevard in the City of Locust Grove includes 540 residential units, 20,000 SF of retail space, 175,000 SF of self-storage, and 5,000 SF of fast-food restaurant. It is located more than 9 miles from any civil airport and outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood
Airport Safety Data Program Manager



Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30303
404.660.3394 cell
404.532.0082 office

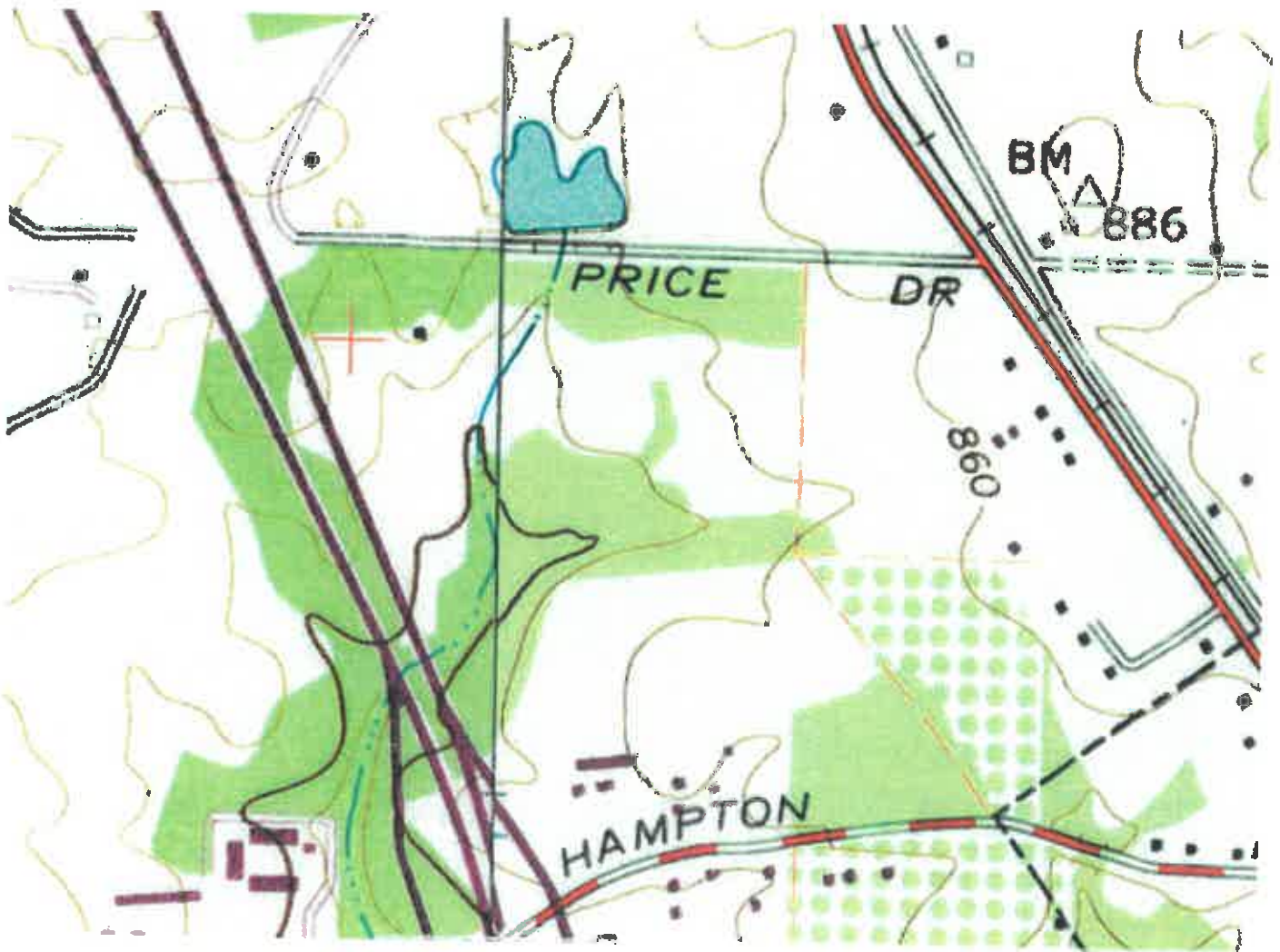
From: Greg Giuffrida <GGiuffrida@atlantaregional.org>
Sent: Wednesday, April 14, 2021 10:36 PM
To: David Simmons - Henry County (dsimmons@co.henry.ga.us) <dsimmons@co.henry.ga.us>; 'clawson@buttscounty.org' <clawson@buttscounty.org>; Kim Dutton - Three Rivers Regional Commission (ksdutton@threeriversrc.com) <ksdutton@threeriversrc.com>; Jeannle Brantley - Three Rivers Regional Commission (jbrantley@threeriversrc.com) <jbrantley@threeriversrc.com>; dbell@spaldingcounty.com; Andrew Antweiler - KCI Technologies (Andrew.Antweiler@kci.com) <Andrew.Antweiler@kci.com>; BFoster@locustgrove-ga.gov; dgibbs@locustgrove-ga.gov; Gewel Richardson - City of Locust Grove (grichardson@locustgrove-ga.gov) <grichardson@locustgrove-ga.gov>; jacob@langcre.com; Stacey Jordan-Rudeseal - Henry County Planning & Zoning (sjordan@co.henry.ga.us) <sjordan@co.henry.ga.us>; Tim Young <tyoung@locustgrove-ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Andrew Spillotis <aspillotis@srta.ga.gov>; Comer, Carol <cocomer@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; chuck.mueller@dnr.state.ga.us; Woods, Chris N. <cwoods@dot.ga.gov>; Kassa, Habte <hkassa@dot.ga.gov>;

Greg Giuffrida

From: Deborah Bell <dbell@spaldingcounty.com>
Sent: Wednesday, April 28, 2021 4:54 PM
To: Greg Giuffrida
Subject: RE: ARC DRI Review Notification: 300 Marketplace DRI 3252

Greg,

The site plan appears to disregard the presence of a stream that bisects the property. If this project is within the water supply protected watershed, the stream may have enhanced buffer requirements per Rule 391-3-16.



Deborah L. Bell, PLA
Director, Community Development

Ga. Lic. #LA001375
ISA Certified Arborist #SO-5333A

Office: 770-467-4220

300 MARKETPLACE DRI
City of Locust Grove
Natural Resources Group Review Comments

April 13, 2021

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Water Supply Watershed Protection

The proposed project property is located entirely within both the Indian Creek and Towaliga River Water Supply Watersheds. Both are small (less than 100 square mile) public water supply watersheds as defined by the Georgia DNR Part 5 Minimum Planning Criteria. They are both public water supply sources for the Henry County.

Locust Grove has a protection ordinance for water supply watersheds in the City, including Indian Creek and Towaliga River. All development in these watersheds, including this project, is subject to all applicable requirements of that ordinance as specified in the Locust Grove City Code.

Stream Buffer Protection

The USGS coverage for the project area shows a blue line stream running from the pond across Price Road from the project across the property to its western edge. This stream is not shown on the submitted site plan and the e submitted site plan does not show this stream, which appears to run through the General Commercial portion of the project. However, the site plan shows an unmapped stream along the southern edge of the property with the city's 50-foot buffer and 75-foot impervious setback shown as well as the 25-foot State Erosion and Sedimentation Act buffer. No intrusions into those buffers is shown.

If the mapped stream exists and meets the requirements for the City and State buffers, any development over the stream or in its buffers will require variances. Any unmapped streams on the property may also be subject to the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. All waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #3252
DRI Title 300 MARKET PLACE
County Henry County
City (if applicable) Locust Grove
Address / Location 300-590 Market Place Blvd.

Proposed Development Type:

The develop proposes 540 residential units, 20,000 SF of retail space, 175,000 SF of mini storage, and 5,000 SF of fast-food restaurant.
Build Out : 2023

Review Process EXPEDITED
 NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Arles Little
Copied [Click here to enter text.](#)
Date April 12, 2021

TRAFFIC STUDY

Prepared by KCI Technologies, Inc.
Date April 8, 2021

REGIONAL TRANSPORTATION PLAN PROJECTS

01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

The traffic analysis includes a list of programmed projects in Appendix D.

NO *(provide comments below)*

REGIONAL NETWORKS

02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

NO

YES *(Identify the roadways and existing/proposed access points)*

The proposed access points are located on Market Place Blvd., which connects to US 23/ SR 42 and Bill Gardner Parkway.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

NO

YES (*Identify the roadways and existing/proposed access points*)

US 23/SR 20 is designated as a Regional Truck Route.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

NOT APPLICABLE (*nearest station more than one mile away*)

RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance*

Within or adjacent to the development site (0.10 mile or less)

0.10 to 0.50 mile

0.50 to 1.00 mile

Walking Access*

Sidewalks and crosswalks provide sufficient connectivity

Sidewalk and crosswalk network is incomplete

Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

- Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- Low volume and/or low speed streets provide connectivity
- Route follows high volume and/or high speed streets
- Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

- Fixed route transit agency bus service available to rail station
- Private shuttle or circulator available to rail station
- No services available to rail station
- Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

*** Following the most direct feasible walking or bicycling route to the nearest point on the development site**

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- NOT APPLICABLE (rail service already exists)**
- NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)**
- NO (no plans exist to provide rail service in the general vicinity)**
- YES (provide additional information on the timeframe of the expansion project below)**
 - CST planned within TIP period**
 - CST planned within first portion of long range period**
 - CST planned near end of plan horizon**

[Click here to provide comments.](#)

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

- NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)
- SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) [Click here to enter name of operator\(s\).](#)

Bus Route(s) [Click here to enter bus route number\(s\).](#)

- Distance*
- Within or adjacent to the development site (0.10 mile or less)
 - 0.10 to 0.50 mile
 - 0.50 to 1.00 mile

- Walking Access*
- Sidewalks and crosswalks provide sufficient connectivity
 - Sidewalk and crosswalk network is incomplete
 - Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

- Bicycling Access*
- Dedicated paths, lanes or cycle tracks provide sufficient connectivity
 - Low volume and/or low speed streets provide sufficient connectivity
 - Route uses high volume and/or high speed streets
 - Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

Henry County has a demand-response transit system.

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

- NO
- YES

Henry County has a demand-response transit system.

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

- NOT APPLICABLE (nearest path or trail more than one mile away)
- YES (provide additional information below)

Name of facility

[Click here to provide name of facility.](#)

Distance

- Within or adjacent to development site (0.10 mile or less)
- 0.15 to 0.50 mile
- 0.50 to 1.00 mile

Walking Access*

- Sidewalks and crosswalks provide connectivity
- Sidewalk and crosswalk network is incomplete
- Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access*

- Dedicated lanes or cycle tracks provide connectivity

- Low volume and/or low speed streets provide connectivity
- Route uses high volume and/or high speed streets
- Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- YES (*connections to adjacent parcels are planned as part of the development*)
- YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- OTHER (*Please explain*)

The proposed development access points will be aligned with the Walmart shopping center on Market Place Blvd.

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- YES (*sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network*)
- PARTIAL (*some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct*)
- NO (*walking and bicycling facilities within the site are limited or nonexistent*)
- NOT APPLICABLE (*the nature of the development does not lend itself to internal walking and bicycling trips*)
- OTHER (*Please explain*)

Currently, there is only a 5' sidewalk on the eastern side of Market Place Blvd. The traffic report did not clearly define pedestrian and bicycle accommodations within the development; however, it is proposed to improve the pedestrian crossing on Market Place Blvd.

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- YES (connections to adjacent parcels are planned as part of the development)
- YES (stub outs will make future connections possible when adjacent parcels redevelop)
- NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

The traffic analysis proposes to improve pedestrian crossing on Market Place Blvd.

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

UNKNOWN *(additional study is necessary)*

YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*

NO *(see comments below)*

Click here to enter text.

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*

YES *(see comments below)*

Click here to enter text.

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

The proposer should clarify pedestrian and bicycle accommodations within the development and clarify the connection with the proposed Market Place Blvd. crossing.

LEGEND

- MULTIFAMILY (20,911 AC)
 - 540 UNITS (MAX)
 - ~18.66 UNITS / AC
 - 3-4 STORY BUILDINGS
- COMMERCIAL / RETAIL / OFFICE / STORAGE (BL04 AC)
 - 20,000 SF RETAIL / 1115 PARKING SPACES
 - 5,000 SF QUICK SERVICE RESTAURANT / ~50 PARKING SPACES
 - 175,000 SF STORAGE
 - 0.571 FAR

CLIENT

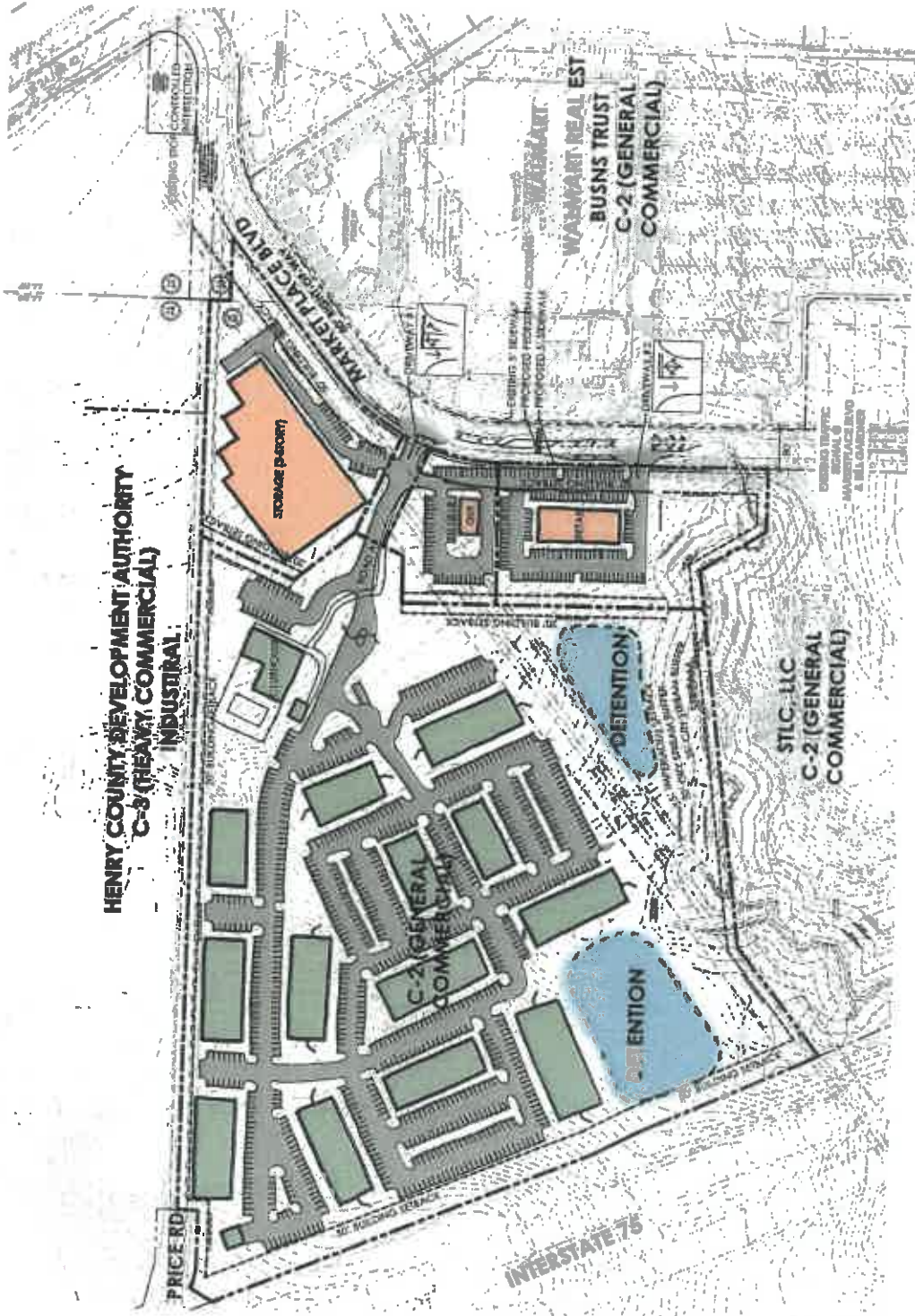
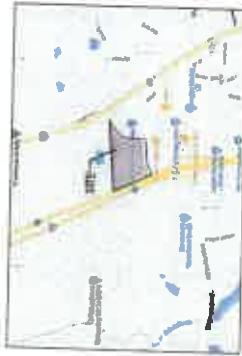
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 C/O LANGO REAL ESTATE SERVICES
 PO BOX 788
 YORBA LINDA, CALIFORNIA 92688
 JACOB LANG

CONTACTS

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 FORESITE GROUP, LLC
 3740 DAVENPORT CT, SUITE 100
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 DAVID STONECROFT, PE

TRAEFC CONSULTANT
 ICI TECHNOLOGIES, INC
 2160 SATELLITE BLVD, SUITE 150
 DULUTH, GA 30097
 ANDREW ANTWELER, PE P/ICE

LOCATION MAP



300 MARKETPLACE BLVD - LOCUST GROVE, GA

SITE PLAN - DRI NO. 3252 300 MARKETPLACE

EXHIBIT "B"



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

Property Information

Tax ID	112-01013000
Location/address	Land Lot 201 of the 2 nd District 300-590 Market Place Blvd.
Parcel Size	37.95 +/- acres
Current Zoning	C-2 (General Commercial)
Request	Rezoning to RM-1 (Multi-Family Residential District)
Proposed Use	Multi-Family Residential Development
Existing Land Use	Vacant
Future Land Use	Gateway Town Center
Recommendation	Approval

Summary

AHAD Properties LLC of Yorba Linda, CA GA (the "Applicant"), requests rezoning from C-2 (General Commercial) to RM-1 (Multifamily Residential) for property located on Market Place Boulevard. (Parcel 112-01013000) in Land Lot 201 of the 2nd District. The applicant intends to build a Multi-Family Residential development.

The property lies within an area referenced by the Comprehensive Plan as a Mixed-Use District, which designates this area and surrounding areas for a mixture of commercial, office, residential and/or industrial uses near the I-75 interchange. The subject property is currently vacant, undeveloped, and abuts Interstate 75 to the west and General Commercial to the east. According to the applicant's site plan, 540 multi-family units are proposed.

Future Land Use

The subject property is contained within an area identified on the Future Land Use Map as Gateway Town Center. The Gateway Town Center future land use category is the City's mixed use future land use designation, defined as follows:

"This classification includes those properties along the Bill Gardner Parkway at the I-75 interchange corridor. This classification includes a substantial mixture of significant

Preserving the Past... .. Planning the Future



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

revenue producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed-use overlay districts for vertical integration of residential and commercial.”

Concurrent Conditional Use request

There is no concurrent Conditional Use application needed.

Development of Regional Impact (DRI)

The subject property does trigger the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI) and has subsequently completed the required review process. The Atlanta Regional Commission (ARC) Regional Review Finding is as follows:

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments. This DRI appears to manifest some aspects of regional policy, including providing new multifamily housing options for the area in a location that is theoretically accessible to some nearby businesses and services without vehicle trips. Better pedestrian infrastructure is needed both on and around the DRI to facilitate this. In its current form, the project does not appear compatible with some of the goals identified in the local comprehensive plan. These differences are detailed further below.

The 2018 “Imagine Henry” joint comprehensive plan shows the Future Land Use for this site as part of the Gateway Town Center surrounding the I-75 interchange at Bill Gardner Parkway, defined as the following:

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REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

“This classification includes a substantial mixture of significant revenue-producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.

The existing development in the surrounding area provides a mix of revenue-producing uses, services, and jobs, but the prevailing urban design of the area is almost entirely auto-oriented and it will be difficult in the near term to satisfy the City’s stated goals of providing more non-vehicular options. The proposed DRI offers higher-density multifamily residential options, at 18 units per acre. The site plan as proposed separates the uses, although it is being reviewed as a mixed-use development. The self-storage facility is a profitable use that is in high demand, but offers little in terms of activation and employment for the development and surrounding area. Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all streets, paths, entrances, and parking areas. Here is a list of pedestrian concerns identified both in the submitted traffic study and by ARC staff:

- The retail and quick-serve restaurant (likely with drive-through service) are surrounded by surface parking. Pedestrians living inside the development will need to cross the driveway entrance for this restaurant to reach Market Place Boulevard. This could lead to numerous and constant conflicts, depending on the popularity of the tenant.
- The DRI will build sidewalks on its frontage on Market Place Boulevard, but there are no other sidewalks on the remainder of the western side of the street between Bill Gardner and SR 42.
- A pedestrian crossing is needed in the vicinity of the DRI to allow residents to safely cross Market Place Boulevard to reach the sidewalk on the eastern side, as well as the Walmart and other businesses. Based on discussion at the pre-review/methodology meeting and as detailed in the traffic study, the applicant proposes coordinating with the City and County to locate an enhanced pedestrian facility at or around

Preserving the Past... .. Planning the Future



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

mid-block.

- The submitted site plan does not show pedestrian facilities and connections among uses within the site. These will likely be required under standard GRTA conditions.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in park/green spaces, parking areas and along internal roadways, and as part of any improvements to site frontages. Additional comments from ARC's Natural Resources Group are attached. They note that the entire site falls within the Indian Creek and Towaliga River Water Supply Watersheds and will be subject to relevant state and local laws. They also note that the submitted site plan does not currently show a blue line stream that is shown on USGS maps. This concern was echoed in the attached comment from Spalding County.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

The proposed mixed-use project at 300-590 Market Place Boulevard in the City of Locust Grove includes 540 residential units, 20,000 SF of retail space, 175,000 SF of self-storage, and 5,000 SF of fast-food restaurant. It is located more than 9 miles from any civil airport and outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport. If any construction equipment or construction exceeds 200' above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeReq>

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REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

uiredToolForm). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

The site plan appears to disregard the presence of a stream that bisects the property. If this project is within the water supply protected watershed, the stream may have enhanced buffer requirements per Rule 391-3-16.

Water Supply Watershed Protection

The proposed project property is located entirely within both the Indian Creek and Towaliga River Water Supply Watersheds. Both are small (less than 100 square mile) public water supply watersheds as defined by the Georgia DNR Part 5 Minimum Planning Criteria. They are both public water supply sources for the Henry County. Locust Grove has a protection ordinance for water supply watersheds in the City, including Indian Creek and Towaliga River. All development in these watersheds, including this project, is subject to all applicable requirements of that ordinance as specified in the Locust Grove City Code.

Stream Buffer Protection

The USGS coverage for the project area shows a blue line stream running from the pond across Price Road from the project across the property to its western edge. This stream is not shown on the submitted site plan and the e submitted site plan does not show this stream, which appears to run through the General Commercial portion of the project. However, the site plan shows an unmapped stream along the southern edge of the property with the city's 50-foot buffer and 75-foot impervious setback shown as well as the 25-foot State Erosion and Sedimentation Act buffer. No intrusions into those buffers is shown. If the mapped stream exists and meets the requirements for the City and State buffers, any development over the stream or in its buffers will require variances. Any unmapped streams on the property may also be subject to the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. All waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

GRTA Staff Recommendation: Approval with Conditions.

GRTA staff recommends that 300 Market Place Blvd (DRI #3252) be APPROVED with conditions based on the information provided by the Applicant, GDOT, ARC and Local Government, and the analysis and conclusions provided in this report. Specific recommendations are provided below pursuant to Section 2-302.B., P&P.

Proposed Improvements for GRTA Notice of Decision:

Section 1:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along all development frontage of Market Place Boulevard.
- Coordinate with the City of Locust Grove to identify the appropriate location(s) for a pedestrian crossing at or between the DRI's two driveways.

Market Place Blvd at Road A / Proposed Driveway 1

- Provide two exit lanes (shared left-turn/through lane, separate right-turn lane) at Road A / Driveway 1
- Install a southbound right-turn deceleration lane along Market Place Blvd
- Restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane

Market Place Blvd at Driveway 2

- Install a southbound right-turn deceleration lane along Market Place Blvd

Preserving the Past... .. Planning the Future



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

- Restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane

Section 2 (advisory):

Market Place Blvd at SR 42

- Continue advancing the traffic signal installation plans for the intersection. Bill Gardner Pwky at SR 42
- Continue advancing improvement plans for the intersection.

Bill Gardner Pkwy at Tanger Blvd/Market Place Blvd

- Add a right-turn signal overlap phase for the southbound Market Place Blvd approach. Maintain the traffic signal split-phasing for the north and south approaches.
- Along Bill Gardner Parkway, install a second eastbound left-turn lane (dual left-turns) and a second receiving lane along northbound Market Place Blvd.

Service Delivery / Infrastructure

Water and Sewer: City water and sewer water is available to the subject property according to the City of Locust Grove Public Works Department.

Land Use: The site must comply with the requirements set forth in the City's RM-1 (Multifamily Residential) 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 37.953 +/- acre tract will contain a Multifamily Residential development with 540 units. The Institute of Transportation Engineers Trip Generation Manual, 10th Edition assigns 4,042 daily trips two-ways.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

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 Multifamily Residential development. 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 (RM-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 Gateway Town Center 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 mitigated through improvements made via the collection of impact fees.
 - (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, Marketplace Blvd has enough capacity to absorb the increase. Sidewalks will be required that tie into the existing, larger network to promote non-vehicular mobility.



REZONING EVALUATION REPORT

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FILE: RZ-21-02-02

REZONING C-2 TO RM-1

- (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.** The subject property can be developed under its current zoning of C-2 (General Commercial) and potentially achieve a highest and best 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 Comprehensive Plan 2040. There is no technical conflict with the Comprehensive Plan 2040 from what is being proposed.



REZONING EVALUATION REPORT

May 17, 2021

FILE: RZ-21-02-02

REZONING C-2 TO RM-1

Recommendations

Staff recommends that the applicant revise their conceptual site plan to meet the development standards of Section 17.04.060(B)(9)(i)(1-8), as amended, in time for the June 7th, 2021 regular meeting; upon receipt of the revised site plan, staff recommends that the following conditions be considered as part of any approval granted the City Council:

1. All recommended improvements per DRI #3252 and the GRTA Notice of Decision (dated May 14, 2021) shall be the responsibility of the owner/developer.
2. The owner/developer shall provide pedestrian connectivity between all buildings and uses.
3. The owner/developer shall provide sidewalks with pedestrian lighting along all development frontage of Market Place Boulevard.
4. The owner/developer shall coordinate with the City of Locust Grove to identify the appropriate location(s) for a pedestrian crossing at or between the DRI's two driveways the eastside of Marketplace Boulevard.
5. Two exit lanes (shared left-turn/through lane, separate right-turn lane) shall be installed at Road A / Driveway 1 per GRTA NOD.
6. The owner/developer shall install a southbound right-turn deceleration lane along Market Place Blvd.
7. The owner/developer shall restripe the existing hatched center lane along Market Place Blvd to provide a dedicated northbound left-turn lane.
8. The owner/developer shall install a southbound right-turn deceleration lane along Market Place Blvd.
9. The owner/developer shall add a right-turn signal overlap phase for the southbound Market Place Blvd approach and maintain the traffic signal split-phasing for the north and south approaches.



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

Parcel ID	112-01013000	Class	C	Owner	AHAD	Land Value:	\$1,999,200				
Property Address	300-590 MARKET PLACE BLVD	Acres	37.953	Address	PROPERTIES LLC	Building Value:	\$0	Last 2 Sales			
District	City/Locust Grove				P.O. BOX 788	Misc Value:	\$0	Date	Price	Reason	Qual
					YORBALINDA CA	Total Value:	\$1,999,200	8/16/2012	\$0	DUND	U
					92885-0788			12/13/2005	\$8,818,110	n/a	U

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.

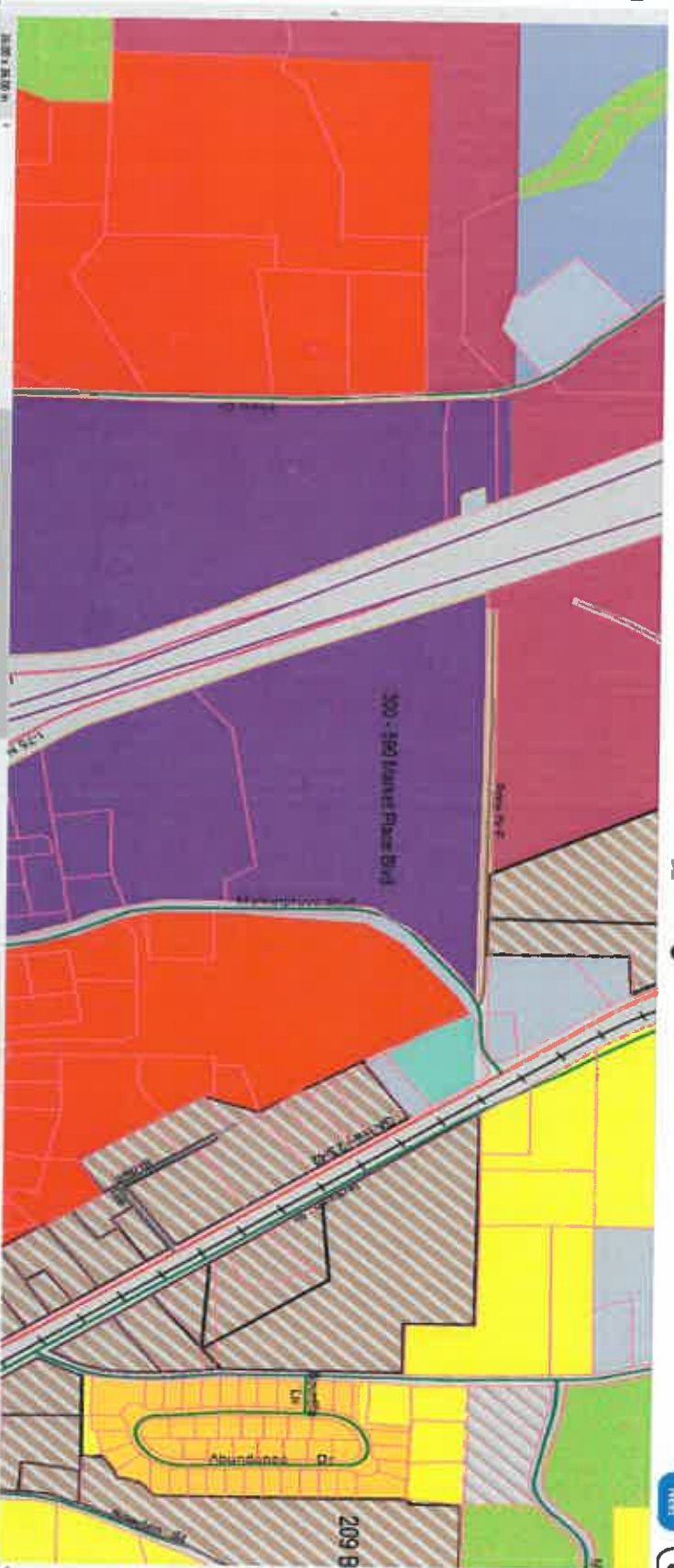
This zoning map is subject to change at any time. The official version of the Zoning map resides within the City of Locust Grove Community Development Department. Please contact the City of Locust Grove Community Development Department at 770-957-5043 to verify current zoning.



File & Sign

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X ✓ O - K S

Next Close

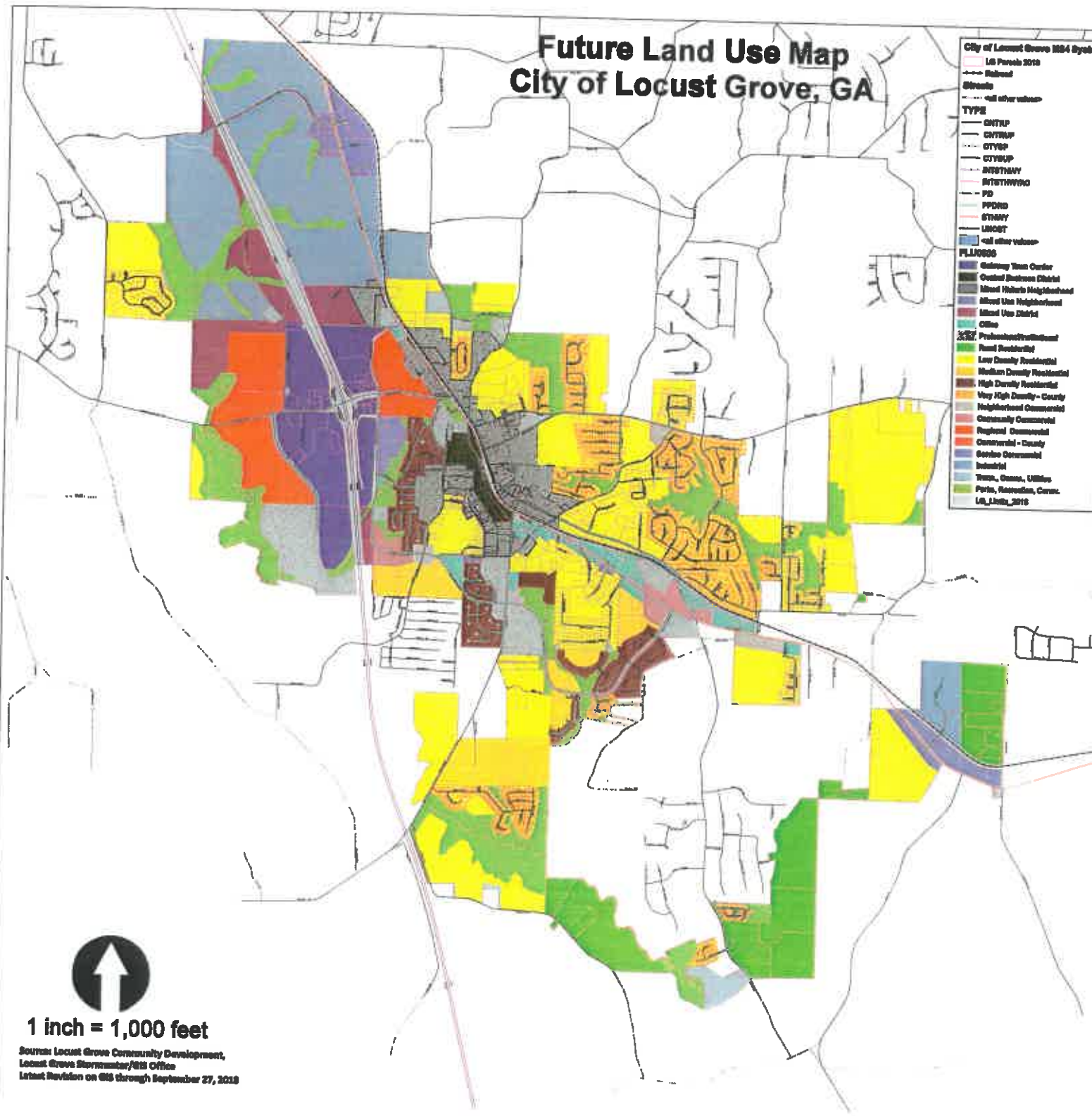


Type here to search



Future Land Use Map City of Locust Grove, GA

- City of Locust Grove IS4 System
- LG Parcel 2018
 - Rebound
 - Streets
 - all other water
- TYPE**
- GHTRP
 - CHTRP
 - CVTRP
 - CTVRP
 - MTSTWHP
 - BTSTWHP
 - PD
 - FWWD
 - STWHP
 - LRGHT
 - all other water
- PL/USES**
- Galaxy Teen Center
 - Central Business District
 - Mixed Neighborhood
 - Mixed Use Neighborhood
 - Mixed Use District
 - Office
 - Professional/Institutional
 - Road Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Very High Density - County
 - Neighborhood Commercial
 - Community Commercial
 - Roughland Commercial
 - Commercial - County
 - Service Commercial
 - Industrial
 - Trails, Canals, Utilities
 - Parks, Recreation, Corral
 - LG_LandU_2018



1 inch = 1,000 feet

Source: Locust Grove Community Development,
Locust Grove Stormwater/GIS Office
Latest Revision on GIS through September 27, 2018

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.: 34415

Name and File No.: PUBLIC HEARING 5/17/21
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
04/28/2021

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 04/28/2021



Dawn Ward

Notary Public

My commission expires 03/04/2022

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.

The Galloway Law Group, LLC has submitted an application requesting annexation of 156.82 +/- acres and 39.08 +/- acres of property located north of Bethlehem Road between Interstate 75 and State Route 42 (Parcel IDs: 110-01023000 and 110-01019002) in Land Lots 246, 250, and 251 of the 2nd and 7th Districts. The properties are zoned RA (Residential Agricultural), having a future land use designation of Industrial, and will remain so if incorporated into the City.

3.

Sunrise Builders, Inc. has submitted an application requesting rezoning of 17.78 +/- acres located at 209 Bowden Street in Land Lot 199 of the 2nd District (Parcel ID: 128-02017000) from RA (Residential Agricultural) to R-3 (Med. High Single Family Residential). The applicant is proposing a new single-family residential subdivision.

4.

AHAD Properties LLC of Yorba Linda, CA, has submitted an application requesting rezoning of 37.953 +/- acres located at 300-590 Market Place Boulevard from C-2 (General Commercial) to RM-1 (Multi-family Residential); Parcel 112-01013000 in Land Lot 201 of the 2nd District. The applicant intends to build a Multi-family Residential development.

5.

On the 27th day of April 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 17th day of May 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) A double-sided sign was posted at 9:10 a.m. on 300 – 500 Marketplace Blvd on 4/27/2021.
- 2) A double-sided sign was posted at 9:19 a.m. on 209 Bowden Street on 4/27/2021.
- 3) Double-sided signs were posted at 9:00 a.m. on Hwy 42 North of the City by Harris Drive on 4/27/2021.

FURTHER AFFIANT SAYETH NOT.

This 29th day of April 2021.


Affiant

Sworn and subscribed before me
this 29th day of April

Markey Moore

Notary Public



Exhibit "A"

Sign Posted – April 27, 2021 9:10 a.m. On Market Place Blvd.



EXHIBIT "D"

Staff recommends that the applicant revise their conceptual site plan to meet the development standards of Section 17.04.060(B)(9)(i)(1-8), as amended, in time for the June 7th, 2021 regular meeting; upon receipt of the revised site plan, staff recommends that the following conditions be considered as part of any approval granted by the City Council:

1. All recommended improvements per DRI #3252 and the GRTA Notice of Decision (dated May 14, 2021) shall be the responsibility of the owner/developer.
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