

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – Courtroom Chamber
 3640 Highway 42 S. – Locust Grove, GA 30248
 Monday, August 2, 2021
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Vincent Williams – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunte’ Gibbs – Community Development Director
Rudy Breedlove – Councilman	Derrick Austin - Police Chief
	Andy Welch - Attorney
	Staff not Present:
Members Present via Teleconference:	Jack Rose – Public Works Director
Keith Boone – Councilman	Anna W. Ogg – Main Street Director

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

Invocation given by Chief Derrick Austin

Councilman Williams led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the August 2, 2021 meeting agenda.

RESULT	APPROVED AGENDA
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

Chief Austin stepped forward and asked Officer Hurst to step forward. Chief Austin said Officer Hurst was scheduled to be introduced at a previous meeting; however, work related items took precedence. Chief Austin introduced Officer Hurst, and Mayor Price welcomed her to the department. Officer Hurst thanked everyone for the opportunity. Nothing further.

Chief Austin asked Detective Crowell to step forward. Chief Austin said he wanted to recognize Detective Crowell for his involvement with a murder case on July 4th and commend him for the long hours he dedicated to this case until the suspect was in custody. Detective Crowell worked diligently for three to four days without much rest and Chief Austin thanked Detective Crowell for a job well done. Nothing further.

- **Pinning ceremony for Sergeant promotions: Sgt. Honea, Sgt Jones, Sgt. McElhenney, Sgt. Yarian -**

Chief Austin asked the designated Sergeants and their families to come forward. Chief Austin introduced each Sergeant and announced each Sergeant’s tenure with the City of Locust Grove [Sgt. Honea: 3 years, Sgt. Jones: 2 years, Sgt. McElhenney:3 ½ years, and Sgt. Yarian: 5 years]. Each Sergeant was joined by family members who assisted with pinning of new badges. Nothing further.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. JULY 6, 2021- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the July 6, 2021, regular meeting minutes.

RESULT	APPROVED JULY 6, 2021 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JULY 6, 2021 – EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the July 6, 2021, executive session meeting minutes.

RESULT	APPROVED JULY 6, 2021 EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. JULY 19, 2021- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the July 19, 2021 workshop meeting minutes.

RESULT	APPROVED JULY 19, 2021 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. JULY 2021 FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the July 2021 Financial Statement.

RESULT	APPROVED JULY 2021 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

5. Resolution to create a streetlight district in Grove Village subdivision -

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #21-08-054.

RESULT	APPROVED RESOLUTION #21-08-054
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS –

6. Special Event permit request for Cricket Wireless to hold a Back-to-School event on August 14, 2021 –

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Ordinance to amend Chapter 701 of the Personnel Policy “The Pay Plan” and approve the positions and salary schedule –

City Manager Tim Young stepped forward and led discussion this reflects changes related to personnel staffing and mobility among existing employees. The positions of Fire Marshal, Mechanic, and Development Inspector are the positions in which we are looking to move forward with. We may contract the Fire Marshal out if we don’t receive any qualified applicants.

Councilman Greer mad a comment he is not comfortable with approving tonight because he feels like this needs further discussion prior to approving. Councilman Greer made a motion to table this item until the next meeting. Discussion took place and Mr. Young asked what is in question? Councilman Greer said there has been no discussion about a Fire Marshal and said he has other questions about the Development Inspector.

Councilman Williams said he agrees with Councilman Greer. Mr. Young requested action be taken tonight on the Development Inspector position so that we can proceed with posting advertisement tomorrow? Mr. Young said we want to give notice to our current inspectors, Whitley Engineering

due to performance issues. Councilman Greer said he thought Mr. Glaze done inspections for the city. Mr. Young clarified Ronnie Glaze (ICC, Inspections) does our building inspections and Whitley Engineering does the grading inspections and discussion took place.

Attorney Andy Welch made a comment there is currently a motion to table this item by Councilman Greer; however, no one has second the motion. Discussion took place about only acting on the Development Inspector position tonight and table the other positions until next meeting [August 16, 2021]? Mr. Welch replied if Council chooses. Councilman Williams second the motion and all in favor.

Councilman Shearouse made a motion to amend for discussion on the Development Inspector position. Councilman Williams second the motion and all in favor.

Attorney Andy Welch said there can be a more thorough discussion about the other positions at the next August 16th workshop meeting to allow time for questions and discussion. Mr. Welch said the building inspector inspects buildings to ensure all hard building codes are met. The Development inspector inspects all the groundwork. Mr. Young said the development inspector should be doing four inspections per hour for small lots or at least 30 inspections per day. Discussion took place.

Councilman Williams discussed the paygrade level and degree required and said he thinks starting someone at the midpoint would be sufficient because experience is important.

Mr. Foster stepped forward to elaborate on the process and said the city is a local issuing authority by the EPD and discussion took place. Mr. Gibbs said, normally one inspector for a single zone would suffice. We likely will only get two to three applicants who qualify because those who have the experience are retiring.

Mayor Price asked for a motion. Councilman Williams made a motion to amend and only activate the Development Inspector position for hire by approving ordinance #21-08-055.

RESULT	APPROVED ORDINANCE WITH AMENDMENT #21-08-055
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Greer asked for more clarity on how the Development Inspector position already exists. Mr. Young said the position has been contracted out thus far; therefore, the position already exists in Community Development; however, the position is not activated. Attorney Andy Welch clarified the position exists but is currently an unfilled position. Nothing further.

CITY MANAGER’S COMMENTS –

- **Operations update with latest COVID surge and upcoming calendar items / GMA Convention**

Mr. Young stepped forward and said we have two employees from Public Works out with positive COVID tests. We are encouraging all employees to wear masks and get tested. We posted a reminder on social media regarding COVID updates and received a multitude of negative comments. Further, the GMA conference in Savannah is coming up this weekend through Monday.

- **Truck traffic / truck turn restrictions on Colvin, Davis Lake and Jackson Street**

Mr. Young said we are working on an ordinance to define a truck route and signs have been posted on Davis Lake and we will be adding speed humps soon. Discussion took place and nothing further.

Mr. Young said the meeting tonight is being recorded as a test to make sure the recording device is working properly. Discussion took place on the Infrastructure Bill update and Mr. Young said we are upgrading to Incode 10 and will soon be transitioning Incode to the cloud, SaaS hosting and possibly Azure.

MAYOR’S COMMENTS –

Attorney Andy Welch made a comment the County approved a resolution authorizing T-SPLOST and included the ability for bonding for the city. Mr. Welch said the City of Locust Grove is the only city who has that authority. The bond rating is under one percent and being such a low rate, the cost of construction will be at a very low interest rate which will increase the value of the \$7.2 million dollars. Discussion took place and Mr. Welch said the bond and T-SPLOST will be on the November ballot.

Councilman Greer asked if someone could reach out to the election officials about voting locations. Mr. Young said he already reached out to Ameika Pitts with the county and is in process.

Attorney Andy Welch said voting location instructions are part of the SDS agreement and we are implementing those instructions for resolve by this coming election cycle. Nothing further.

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:48 PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, August 16, 2021
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunte’ Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Vincent Williams - Councilman	Brandon Morris - Lieutenant
Carlos Greer – Councilman	Anna W. Ogg – Main Street Manager
	Andy Welch - Attorney
	Staff Not Present:
	Derrick Austin – Police Chief (COVID)
	Bert Foster – Assistant City Manager (COVID)

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

Invocation given by Mayor Robert Price.

Councilman Shearouse led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the August 16, 2021, meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Authorization to transmit an annual update of the CIE (Capital Improvement Element) for the City of Locust Grove to the Atlanta Regional Commission –**

Community Development Director Daunte’ Gibbs stepped forward. Mr. Gibbs led discussion this is the annual update which is required to retain local government status keeping the city eligible for State and Federal funds. Nothing further.

Mayor Price said this is a public hearing and asked for public comments for anyone opposed and there were no comments. Mayor Price asked for public comments for anyone in favor and there were no comments. Mayor Price closed public hearing.

2. Modification of zoning conditions for Oak Ridge Meadows POD E (a.k.a. Locust Grove Station POD E) located north of Locust Grove Griffin Road –

Mr. Gibbs led discussion this is a request from Pulte Group of Alpharetta, GA for a modification to zoning conditions of 119.85 +/- acres to allow for an aged-targeted community. City Council adopted the Henry County/Cities Comprehensive Land Use Plan 2040 in 2018. According to the Comprehensive Land Use Plan 2040 (page 77), at least 86% of housing structures are single family residences. The applicant is seeking to remove the age restricted provision and discussion took place. Mr. Gibbs said in keeping with the city's policy guide, staff objectively recommends approval; however, in keeping with the intent of the PR-5 zoning ordinance, staff recommends denial. Mr. Gibbs said Mr. Rick Martin is present to answer any questions.

Mayor Price said this is a public hearing and opened to public comments. Mayor Price asked for comments from anyone in favor of the request to step forward.

Mr. Rick Martin: land acquisitions manager with Pulte Group stepped forward to comment. Mr. Martin reviewed the history and longevity of the company and continued with a presentation on the overhead screen. Mr. Martin said he is requesting for modification from age restricted to age targeted because people under age 55 would not qualify to purchase a home in this community. Discussion took place regarding amenities with a pool and playground shown along with aspects that age targeting will be designed towards those seeking something they would not be allowed to have in their nearby Sun City Peachtree. Mayor Price reminded Mr. Martin of the time limit allowed for comments and Mr. Martin closed discussion.

Mayor Price asked for public comments from anyone opposed to this request and there were no comments.

Mayor Price asked Council for any questions or comments.

Councilman Greer asked why is the applicant requesting age targeted? Mr. Gibbs replied the applicant is requesting for age targeted because the zoning conditions currently allow for age restricted. Councilman Greer asked if this is specified in the PR-5 ordinance and Mr. Gibbs said the PR-5 is active adult community. Councilman Greer asked Mr. Martin why is it necessary for age targeted? Mr. Martin said they would like to cater to people younger than 55 years of age because the average buyers do not cater to the 55 and older market.

Attorney Andy Welch asked Mr. Gibbs to explain the 8/20 restriction. Mr. Gibbs said this means 80 percent of the community would be age 55 and older, and 20 percent would be under age 55. Discussion took place. Attorney Andy Welch asked how many homes would be in this development. Mr. Gibbs replied 365 homes and 80 percent of those are age restricted. Attorney Andy Welch said Mr. Martin did not give accurate information and discussion took place.

Attorney Andy Welch said Council approved rezoning of this property in 2018 at the request of the applicant to the new PR-5 zoning ordinance. The lots went from 55 ft. wide to 62 ft. wide and the ordinance allows the applicant to propose to Council what they would like to do with the property. Discussion took place. Attorney Andy Welch said it is at Council's discretion to approve or not and nothing further.

Councilman Shearouse asked Mr. Martin if age targeted is open to any age and Mr. Martin replied yes. Discussion took place about lot size. Nothing further.

3. Rezoning of 2.85 +/- acres located at 170 Pine Grove Road (Parcel ID: 127-02019004) in land lot 232 of the 2nd district –

Mr. Gibbs led discussion the applicant; Scannell Properties, is requesting a rezoning of 2.85 +/- acres from R-3 (Med-High Single Family) to M-1 (Light Industrial). The applicant is wanting to build a 1.3 million sq. ft. warehouse accompanied by car parking and truck courts.

Mayor Price said this is a public hearing and opened to comments for anyone in favor of this request.

Mr. William Greer with Scannell Properties, stepped forward to comment. Mr. Greer said they are trying to incorporate this last piece of property because they did not have everything lined up to do so at the last rezoning. No further discussion.

Mayor Price asked for comments from anyone opposed to the request and no further comments.

Mayor Price asked for comments from Council.

Councilman Greer confirmed if the property owners were present tonight and the homeowners confirmed they were present. Councilman Greer asked the homeowners if they were happy with this request, and the homeowners replied “Yes, they are satisfied.” Nothing further.

Mayor Price closed the public hearing.

4. Amendment of Chapter 17, zoning ordinance, adding Table 17.04.01, *Principal Uses allowed in each zoning district* coupled with NAICS (North American Industry Classification Systems) codes –

Mr. Gibbs led discussion in continuing the need to update our zoning ordinance, staff has initiated this zoning ordinance amendment to add the new comprehensive Land Use Table for principal uses allowed in each zoning district incorporating the NAICS codes. Discussion took place.

Councilman Williams asked if this is updating of codes and Mr. Gibbs said this is updating of principal uses and this is the first time for this type of Table in Locust Grove. Discussion took place. Mr. Gibbs asked Council to review the Land Use Table between now and September 7th when the item will be brought back for adoption. Nothing further.

Mayor Price said this is a public hearing and opened to public comments for anyone who is in favor of the request. There were no public comments.

Mayor Price asked for public comments for anyone opposed to the request and there were no comments.

Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Boone asked how comparable this amendment is to what is in place now. Mr. Gibbs said there are uses we have incorporated; however, does not meet permitted uses but are in use.

OLD BUSINESS/ACTION ITEMS –

5. Resolution to transmit an annual update of the CIE (Capital Improvement Element) for the City of Locust Grove to the Atlanta Regional Commission –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution **#21-08-052.**

RESULT	APPROVED RESOLUTION #21-07-052
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

6. Resolution for IGA on LG-Griffin Road resurfacing –

City Manager Tim Young stepped forward and led discussion this is one of the projects the County left open for bid. It would be more expensive to only do a portion; therefore, the County is doing the entire section and as soon as we approve, they can begin.

Councilman Breedlove asked what the total invoice is, and Mr. Young said he is not sure; however, he thinks it is around \$600,000, with our portion being less than half. Councilman Breedlove asked if half of the road is the city and Mr. Young said less than half the road is the cities portion.

Councilman Boone asked when this project will begin, and Mr. Young replied within two weeks but not sure of a completion date.

Attorney Andy Welch said when the SDS was in negotiation, Hampton asked for more collaboration between the county and the cities and Tim suggested discussing openly and requesting joint paving to save money.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#21-08-053.**

RESULT	APPROVED RESOLUTION #21-08-053
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

7. Special Event permit for the Haven House 5K road race from September 25, 2021 to December 18, 2021 –

City Manager Tim Young said this to approve the change of date.

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE

VOTE	MOTION CARRIED - ALL IN FAVOR
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8. Ordinance to amend the Police SOP section P-005 – Patrol Operations –

Mr. Young requested this item be deferred until September 7, 2021 meeting being Chief Austin is not present and the Attorney needs to modify as well.

Mayor Price asked for a motion. Councilman Greer made the motion to defer the request until September 7, 2021.

RESULT	ITEM DEFERRED TO SEPTEMBER 7,2021
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS – ANNA W. OGG

Mrs. Ogg gave an update we will have a few new tenants downtown in the upcoming months. Southern Farmhouse Décor is relocating from McDonough to downtown Locust Grove. Looks Hair Salon is expanding in 2022 and every tax parcel will be occupied in our tax district. We are looking to do a drive-in Halloween movie as an alternative to Groovin’ in the Grove this year. Locust Grove Main Street is awarding a \$2,000 façade grant to Planters Walk Antiques on Wednesday at 11:30am and the HPC had no COA applications this month. Stephanie Epps is attending online DDA training this week. Further, Mrs. Ogg said Yoga in the Park continues downtown every Saturday along with Bluegrass music at the Train Viewing Platform. We started accepting Christmas vendor applications, and our Scarecrow Village will be coming up in downtown soon. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN (Absent due to COVID)

Mayor Robert Price stated Chief Austin is not present as he is out sick, and Lieutenant Brandon Morris is present in the Chief’s absence. Lieutenant Morris had no report.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said operations are going as normal and thanks to everyone for the get well wishes. Nothing further.

ADMINISTRATION – BERT FOSTER (Absent due to COVID)

- **Resolution to create a streetlight district in Bunn Farms, Phase I, subdivision**

Mr. Young stepped forward to discuss in Bert’s absence. Mr. Young said this is for Bunn Farms which includes 127 lots and will show on the resident’s tax bill and the city is reimbursed.

Councilman Taylor asked what the status of the signal at Market Place and Mr. Young said we are still working on that with Norfolk Southern.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

- **Ordinance to approve the preliminary plat for South Unity Grove Road subdivision, located on 490 South Unity Grove Road –**

Mr. Gibbs said the general concept is 26 single-family residential lots with the minimum house size 1,700 sq. ft. for single-story and 2,200 sq. ft. for two-story and the proposed lot size of 18,000 sq.ft. Mr. Gibbs said staff recommends approval. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

9. **Architectural plans submitted for Chick-fil-A, located at 1005 Bandy Parkway –**

Mr. Gibbs said Chick-fil-A has submitted architectural renderings for the proposed Chick-fil-A. The concept is to construct a single-story rectangular building with double drive thru and outdoor seating. We are waiting for the applicant to choose a contractor, and this will be brought back at the September 7, 2021, meeting for action. Nothing further.

10. **Architectural plans submitted for Locust Grove Phase II Building 3, located on Colvin Drive**

Mr. Gibbs said Atlas Collaborative of Peachtree Corners, Georgia submitted architectural plans for Locust Grove Phase II, building 3. The applicant is proposing a 677,977(+/-) sq. ft. building for a proposed warehouse building. This will be brought back for action at the September 7, 2021, meeting. Nothing further.

Councilman Greer asked if this plan will eventually have three buildings and how many will each employ and Mr. Gibbs replied yes, but not sure how many will employ. Discussion took place. Mr. Young said building three is in the process with the development authority. Discussion took place Love's warehouse employs about 100 people. Nothing further.

CITY MANAGER'S COMMENTS –

- **Pay Plan. 701 of Personnel Policy/New/Active positions –**

We recently activated the position for a Development Inspector and now we are bringing back other positions such as Fire Marshal and Mechanic for discussion.

Councilman Boone asked if the Fire Marshal was approved at the last meeting. Mr. Young replied, no, only the Development Inspector was approved. Councilman Boone asked when the need for a Fire Marshal was ever discussed, and Mr. Young said we have had continuing delays with the county Fire Marshal. Mr. Gibbs said the issue now is lingering red lines (items they find) and ordinances they try to implement that are not required. This delays our process for issuing permits and we need the position to increase our efficiency and effectiveness.

Councilman Boone asked if we could resolve these issues with the county? Councilman Boone said we are having issues and paying them for this service. Councilman Boone said he was not aware of the issues we were having, and this should have been reviewed with the county prior to approving the SDS. Further, Councilman Boone said we have had a need for an additional Code Enforcement officer for two years and that has not happened and asked if the position has been advertised? Mr. Young said the Code Enforcement position has not been advertised and discussion took place.

Councilman Boone said Pay Grade 71 seems high to pay someone in addition to benefites as well for Fire Marshal. Nothing further.

Councilman Greer asked if other cities have their own Fire Marshal? Mr. Young replied yes, not sure if full time or part time [contracted] positions. Councilman Greer asked how long we anticipate the need for this position if development decreases. Mr. Young replied, if a recession, we would have to review our situation to see if we have to do layoffs. Mr. Young said if growth slows down nationwide, we should still benefit because we have an affordable market for development.

Attorney Andy Welch asked what the Fire Marshal does beyond just doing plan reviews and discussion took place. Mr. Young said the Fire Marshal does annual inspections as well. Mr. Gibbs said for each permit the Fire Marshal must go on site and complete inspections. Our rate of growth is 8.5 percent and has been consistent for the last two to three years.

Councilman Greer asked why the Fire Marshal would report to the Assistant City Manager and not to the Community Development Director? Mr. Young replied that is an error and will be corrected. Nothing further.

- **Traffic Management along Davis Lake Road –**

Mr. Young said signage has been added at Davis Lake Road and speed humps will soon be installed. Councilman Breedlove suggests adding a speed hump on both ends of Colvin Road. Discussion took place and Mr. Young said we are adding on both sides of Davis Lake Road. Nothing further.

- **Census 2020 Data presentation –**

Mr. Young said this is an update following an email I sent with the total Census figures. The final 2020 count is 8,947 for Locust Grove which is a growth of 65 percent in this decade. Mr. Young reviewed the data for surrounding cities. We grew 132 percent in the prior decade and this data can be reviewed on the city’s website as well.

Further, Mr. Young gave an update he proposed suggestions for the voting precincts to Ameika Pitts for 2022. The idea is to use the railroad as a dividing point [East side, 4,105 population and west side, 4,904 population). Discussion took place. Mr. Young said we will be switching Incode to the cloud and upgrading to Incode 10 at the same time. We will eventually be upgrading everything to the cloud using Microsoft [Azure]. Nothing further.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:52 PM.

Notes taken by:

Misty Spurling, City Clerk



Community Development Department

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

Item Coversheet

Item: An Ordinance to modify zoning conditions for Oak Ridge Meadows POD E (a.k.a. Locust Grove Station POD E) located North of Locust Grove Griffin Road (Parcel IDs: 130-01017000).

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: June 30, 2021

Budget Item: No

Date Received: June 1, 2020

Workshop Date: August 16, 2021

Regular Meeting Date: September 7, 2021

Discussion:

Pulte Group of Alpharetta, GA requests a modification to zoning conditions for property located on Locust Grove Griffin Road within Oak Ridge Meadows (a.k.a. Locust Grove Station) Planned Development POD E (Parcel ID: 130-01017000) in Land Lot 135+ of the 2nd District. The property consists of 119.85 +/- acres and the request is to modify zoning conditions that are a part of the approved project narrative to allow for the development of an aged-targeted community.

Recommendation

Taking into consideration the Henry County/Joint Cities Comprehensive Land Use Plan 2040, which is the city's constitutional policy guide adopted by the City Council in 2018, an issue that is strongly suggested to be addressed over the next seven years is a lack of housing options. According to Plan 2040, at least 86% (page 77, Henry County/Joint Cities Comprehensive Plan 2040) of housing structures are single family residences. The need for housing choices for all

life stages is insufficient. If the city continues its support of diverse growth and remains attractive to a variety of generations, Age Targeted developments would fall within the suggested growth direction. Based on the city's policy guide, the applicant's request to allow an Age Targeted development instead of an Age Restricted development along with changes to roof pitch and house square footage remain within the context of housing choices for a variety of generations. If solely based on the city's policy guide, staff objectively recommends **Approval** of the applicant's request. Nevertheless, in keeping with the intent of the PR-5 zoning ordinance and understood rationale and dialogue from the City Council at the adoption of the PR-5 zoning ordinance, staff recommends **Denial** of the applicant's request.

Please note that a denial of the applicant's request would not be to the detriment of the City's Policy Guide nor the intent of the PR-5 zoning district and approved project narrative nor be in conflict to what the City Council has already approved within the last three years. Given that the applicant is requesting a change to the conditions and project narrative approved by the Locust Grove City Council, **the decision to approve or deny the applicant's request rests with the City Council. [emphasis added]**



STAFF REPORT

July 19, 2020

FILE: MC-21-06-01

MODIFICATION TO ZONING CONDITIONS

Property Information

Tax ID	130-01017000
Location/address	Land Lot 135+ of the 2 nd District / North on Locust Grove Griffin Road
Parcel Size	119.85 +/- acres
Current Zoning	PR-5 (Urban Infill/Active Adult Planned Residential)
Request	Modification to Zoning Conditions
Proposed Use	Aged-Targeted Single-Family Community
Existing Land Use	Vacant
Future Land Use	Medium Density Residential
Recommendation	See page 6

Summary

The subject properties were rezoned from R-2 to PR-5 by the Locust Grove City Council on March 5, 2018, with the following conditions and project narrative:

Ordinance #: 18-03-014

1. Illustrate a 50' buffer with a fence along the Durrance property (130-01015001) and across the Williams Way prescriptive R/W as shown for the McIntyre property.
2. Edit the narrative to identify eighty percent (80%) of the lots in the subdivision as age-restricted in accordance with state and federal laws and shall be reflected as such on the final plat. The remaining twenty percent (20%) shall be age-targeted lots and reflected as such on the final plat.
3. All lots reflect a minimum lot width of 62' on Development Plan.
4. Add statement to the Landscaping section of the Project Narrative detailing the development is to be "maintenance free".

PR5: Project Written Narrative (Pod E)

Site Description

The 119.85 acre property is located along the east side of Locust Grove Griffin Road; approximately 0.25 mile north of the Locust Grove Griffin Road bridge which traverses I-75. The property consists of Parcel No. 130-01017000. The site is currently undeveloped, and is wooded with pine and hardwood trees. The terrain is mild with gentle slopes, streams and wetland areas.



STAFF REPORT

July 19, 2020

FILE: MC-21-06-01

MODIFICATION TO ZONING CONDITIONS

The property is bordered on the south by Grove Village subdivision, and on the east and north by small lot conservation zoned properties. This property is currently zoned CRSO and this application is requesting a rezoning to PR-5 Active Adult Planned Residential District.

Proposed Development

The proposed neighborhood is intended to be "Age-Restricted" with no less than 80% of the approved homes to be for owners 55 and older. The proposed community is designed to attract active adults by providing beautiful homes and amenities suited for the active adult lifestyle. The proposed neighborhood will feature centralized park areas with amenities, interconnected streets with a centralized mail facility for natural community interaction, street trees, landscaped entries, and sidewalks throughout. The homes are designed with main floor living with first floor owner suites and two (2) car garages. The neighborhood will include 62' wide lots with private HOA.

Land Use

The proposed neighborhood is consistent with the City of Locust Grove Future Land Use Map, adopted May 2, 2016, in terms of residential use. However, the Future Land Use Map anticipates a lower residential density than what is proposed. The proposed residential development is consistent with zoning previously approved by the City of Locust Grove.

Built Environment

Amenities:

It is anticipated that approximately 30% of the site will be preserved as open space and recreation areas. The amenities will include one (1) centrally located active park approximately five (5) acres in size that will include a covered pavilion with benches and trash receptacles, paved walkways, community lawn area, tree save area, fire pit with seating area, centralized mail facility, and on-street parking. A second park, also centrally located, will remain passive with a tree save area, protected stream with buffers, and benches in a small seating area along its street frontage. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein;

Upon completion and issuance of COs for 50% of the total homes, the centralized mail facility, on street parking, and community lawn area shall be constructed. The remaining described amenities shall be fully constructed prior to CO's issuance for 80% of the total homes. The developer and/or their designee shall provide the City of Locust Grove a sworn certificate for the completion of the remaining amenities described above.

Pedestrian Facilities:

The community will have four (4) feet wide sidewalks along both sides of the streets within the development. No commercial development or commercially zoned property is located within one-quarter mile of the community, therefore no multi-use path will be provided.



Landscaping:

The project will provide landscaping in adherence with the City of Locust Grove Landscaping Ordinance (Ord. No. 03-08-04 C).

Signage:

Subdivision entrance signage will be constructed and finished with materials consistent with the residential architectural style within the community. The actual sign monument shall be submitted to the City of Locust Grove in accordance with the City of Locust Grove sign permit application.

Buffers:

The site will provide a fifty (50) foot vegetative buffer along the west, north, and east property boundaries. The portion of the property adjacent to Parcel No. 130-01016005 (N/F LLWellyn G & Richard McIntyre) will have a five (5) foot tall opaque fence in addition to the vegetative buffer.

The buffer along the southern boundary varies in width with ten (10) feet as a minimum. Grove Village subdivision abuts the property on its southern boundary and includes an existing 50 (fifty) feet of vegetative buffer. The buffer combined between the developments is sixty (60) feet at its most narrow point.

Nothing in this narrative prohibits the Applicant from seeking a modification to this narrative or a variance from strict compliance with zoning and development regulations at some future date.

PR5: DEVELOPMENT REGULATIONS (Pod E)

Zoning Classification: PR-5 Urban Infill/Active Adult Planned Residential District

Development Plan

Total area = 119.85 acres (*gross acreage*)

Total units = 362 lots

Gross density = 3.0 du/ac

Net acreage = +/- 92.63 nua (*gross acres less 18.95 acres R/W, 5.27 acres Floodplain, approx. 3.0 acres Detention*)*

Net density = +/- 3.9 du/nua

Open space = +/- 34.94 acres (29.2% site is open space)

Specific amenities = Age Targeted (see narrative)

*Stormwater facility acreage to be finalized in conjunction with plan approval and issuance of land disturbance permit.

Development Standards:

Min. Lot Size: 6,600 sf

Min. Lot Width: 62'

Min. Front Setback: 25'

Min. Side Setback: 0-10' (*min. 10' between bldgs.*)

Min. Rear Setback: 20'

Max. Building Height: 40'



Min. Heated Floor Area: Single story @ 1,750 sf / Multi-story @ 2,200 sf
Parking: Two (2) car garage with paved entry (max. 55% of front façade coverage by garage)
On-street Parking: permitted (11.5' width measured from face of curb and 20' length)
Public Right-of-way: 50' width
Roadway: 26' width @ (2)11' lanes w/ 24" curb and gutter
Sidewalks: 4' wide both sides of internal streets
Streetlights: Required; typical residential street standard for City of Locust Grove

Architectural Standards:

Residential Facades, Roof Design. Residential facades.

Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoining unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7: 12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.

According to the applicant's letter of intent, dated May 25th, 2021, they are requesting modification to the approved conditions incorporated into the project narrative, as required by ordinance for the PR-5 zoning district. The following modifications are being requested:

I. Existing Approved:

Proposed Development

The proposed neighborhood is intended to be "Age-Restricted" with no less than 80% of the approved homes to be for owners 55 and older. The proposed community is designed to attract active adults by providing beautiful homes and amenities suited for the active adult lifestyle. The proposed neighborhood will feature centralized park areas with amenities, interconnected streets with a centralized mail facility for natural community interaction, street trees, landscaped entries, and sidewalks throughout. The homes are designed with main floor living with first floor owner suites and two (2) car garages. The neighborhood will include 62' wide lots with private HOA.

Requested Change:

Proposed Development



Delete the sentence: “The proposed neighborhood is intended to be “Age-Restricted” with *no less than 80%* of the approved homes to be for owners 55 and older.”

And substitute in its place: “The proposed neighborhood shall be “Age-Targeted” with a blend of home styles catering to all ages offering both ranch and two-story homes.”

Supporting Narrative:

- a. Many communities are opting to be age-targeted rather than age-restricted to promote a general environment that is more open to all ages.
- b. The community rules will not prohibit children living in the neighborhood or adults under the age of 55 from buying in the neighborhood as some age-restricted communities do.
- c. 60% of households in Locust Grove are over 45 years of age. Imposing a 55+ restriction would cut out empty nesting households between 45-54. This age bracket alone accounts for 22% of Locust Grove’s households.

II. Existing Approved:

Architectural Standards:

Residential Facades, Roof Design. Residential facades. Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoining unless otherwise approved by the Architectural Review Board, where stucco is hard coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7: 12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.

Requested Change:

Architectural Standards:

Delete the phrase in the third to last line: “7:12”

And substitute in its place: “5:12”

III. Existing Approved:

Development Standards:

Min. Lot Size: 6,600 sf

Min. Lot Width: 62’

Min. Front Setback: 25’

Min. Side Setback: 0-10’ (min. 10’ between bldgs.)



STAFF REPORT

July 19, 2020

FILE: MC-21-06-01

MODIFICATION TO ZONING CONDITIONS

Min. Rear Setback: 20'
Max. Building Height: 40'
Min. Heated Floor Area: Single story @ 1,750 sf / Multi-story @ 2,200 sf

Parking: Two (2) car garages with paved entry (max. 55% of front façade coverage by garage)
On-street Parking: permitted (11.5' width measured from face of curb and 20' length)
Public Right-of-way: 50' width
Roadway: 26' width @ (2)11' lanes w/ 24" curb and gutter
Sidewalks: 4' wide both sides of internal streets
Streetlights: Required; typical residential street standard for City of Locust Grove

Requested Change:

Development Standards:

Delete the phrase in the seventh line: "1,750 sf / multi-story @ 2,200 sf"

And substitute in its place: "1500 sf / multi-story @ 2,000sf"

Supporting Narrative:

- a. Modifying the minimum sq. ft. of single-story homes from 1,750 sq. ft. to 1,500 sq. ft. and minimum sq. ft. of two-story homes from 2,200 sq. ft. to 2,000 sq. ft. to better meet the wants and needs of the age-targeted buyer for smaller home sizes especially for single adults seeking to downsize to a smaller home style and to maintain less space.
- b. In the last 6 months, 51% of resales (179 out of 349) in Locust Grove were classified as 1 or 1.5 story homes, signaling the demand for downsizing. Homes classified as true ranch homes in Locust Grove had an average square footage below 1,750 at ~1,650 sq. ft.

Included in this report as Attachment "B" are the proposed floorplans as followed:

- a. Dunlin – 1,510 sq. ft.
- b. Ibis – 1,775 sq. ft.
- c. Hillstar – 1,775 sq. ft.
- d. Osprey – 2,083 sq. ft.
- e. Rosella – 2,322 sq. ft.
- f. Whimbrel – 2,674 sq. ft.

Recommendation

Taking into consideration the Henry County/Joint Cities Comprehensive Land Use Plan 2040, which is the city's constitutional policy guide adopted by the City Council in 2018, an issue that is strongly suggested to be addressed over the next seven years is a lack of housing options. According to Plan 2040, at least 86% (page 77, Henry County/Joint Cities Comprehensive Plan 2040) of housing structures are single family residences. The need for housing choices for all life stages is insufficient. If the city continues its support of diverse growth and remains attractive to a variety of generations, Age Targeted developments would fall within the suggested growth direction. Based on the city's policy guide, the applicant's request to allow an Age Targeted development instead of an Age Restricted development along with changes to roof pitch and house square footage remain within the context of housing choices for a variety of generations. If solely based on the city's policy guide, staff objectively recommends



STAFF REPORT

July 19, 2020

FILE: MC-21-06-01

MODIFICATION TO ZONING CONDITIONS

Approval of the applicant's request. Nevertheless, in keeping with the intent of the PR-5 zoning ordinance and understood rationale and dialogue from the City Council at the adoption of the PR-5 zoning ordinance, staff recommends **Denial** of the applicant's request.

Please note that a denial of the applicant's request would not be to the detriment of the City's Policy Guide nor the intent of the PR-5 zoning district and approved project narrative nor be in conflict to what the City Council has already approved within the last three years. Given that the applicant is requesting a change to the conditions and project narrative approved by the Locust Grove City Council, **the decision to approve or deny the applicant's request rests with the City Council. [emphasis added]**

ORDINANCE NO. _____

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

**AN ORDINANCE FOR THE PURPOSE OF MODIFYING REZONING CONDITIONS
FOR 119.85 +/- ACRES LOCATED IN LAND LOT 135+ OF THE 2nd DISTRICT,
PARCEL 130-01017000, WITHIN THE CITY OF LOCUST GROVE, GEORGIA**

WHEREAS, Pulte Group of Alpharetta, GA (hereinafter referred to as “Applicant”) requests modification to conditions of rezoning for property located North of Locust Grove Griffin Road, in Land Lot 135+ of the 2nd District, consisting of approximately 119.85 +/- acres (hereinafter referred to as “Property”) and is illustrated in **Exhibit A** attached hereto and incorporated herein by reference; and,

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

WHEREAS, the applicant requests that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as “City”) modify zoning conditions incorporated into the project narrative to allow an Age Targeted development instead of an Age Restricted development along with changes to roof pitch and house square footage; and,

WHEREAS, the Applicant has proposed six floorplans with a mixture of single-story (minimum 1,500 sq. ft.) and two-story (minimum 2,000 sq. ft.) homes; and,

WHEREAS, the six proposed floorplans are attached hereto and incorporated herein in **Exhibit B**; and,

WHEREAS, said request has been reviewed by the Mayor and City Council at a Public Hearing, on August 16, 2021, as well as by the City Community Development Department; and,

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

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

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

1.

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

2.

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

SO ORDAINED by the Council of this City this 7th day of September 2021.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney
(Seal)

EXHIBIT "A"

EXHIBIT "B"
STAFF REPORT

EXHIBIT "C"
COPIES OF PUBLIC NOTICE AND PUBLIC HEARING

EXHIBIT "D"
CONDITIONS



Community Development Department

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

Item Coversheet

Item: An ordinance for rezoning of 2.85 +/- acres located at 170 Pine Grove Road (Parcel ID: 127-02019004) in Land Lots 232 of the 2nd District.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 28, 2021

Budget Item: No

Date Received: July 1, 2021

Workshop Date: August 16, 2021

Regular Meeting Date: September 7, 2021

Discussion:

Scannell Properties of Indianapolis, IN is requesting a rezoning of 2.85 +/- acres from R-3 (Med-High Single Family) to M-1 (Light Industrial); Parcel ID: 127-02019004 in Land Lot 232 of the 2nd District. The applicant intends to add the subject property to several lots recently rezoned to M-1 on May 3, 2021 in order to build a 1.3 million sq. ft. warehouse accompanied by car parking and truck courts.

Recommendation:

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

1. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.
6. The Applicant is **strongly encouraged** to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.
7. All recommended improvements from the revised GRTA Notice of Decision applicable to the subject property shall be the responsibility of the owner/developer.



REZONING EVALUATION REPORT

FILE: RZ-21-07-01

August 16, 2021

REZONING R-3 TO M-1

Property Information

Tax ID	127-02019004
Location/address	170 Pine Grove Road Land Lot 232 of the 2 nd District
Parcel Size	2.85 +/- acres
Current Zoning	R-3 (Med-High Single-Family Residential)
Request	Rezoning to M-1 (light manufacturing)
Proposed Use	Warehouse/ distribution facilities
Existing Land Use	Single-family dwellings with detached accessory structures
Future Land Use	Industrial
Recommendation	Approval with Conditions

Summary

Leo Leighton, agent for Scannell Properties, LLC, of Indianapolis, IN (the “Applicant”), requests rezoning from R-3 (med-high single-family residential) to M-1 (light manufacturing) for property located at 170 Pine Grove Road (Parcel ID: 127-02019004) Land Lot 232 of the 2nd District. The property consist of approximately 2.48 +/- acres and the request is for combination of this property with additional tracts already zoned for an industrial/distribution facility.

The property is currently used for residential with a variety of accessory structures are scattered throughout. According to the Letter of Intent, the Applicant seeks to rezone the property to M-1 (light manufacturing) to combine with the 95.48 acres rezoned in May 2021 to build a 1.3 million sq. ft. warehouse accompanied by car parking and truck courts with appropriate truck docks, trailer storage, and employee parking as well as a sufficient driveway access into the site a square footage of approximately 1,364,400 sf.



REZONING EVALUATION REPORT

FILE: RZ-21-07-01

August 16, 2021

REZONING R-3 TO M-1

Service Delivery / Infrastructure

Water and Sewer: Water and sewer service is available via existing water lines and a proposed sewer line extension in this area.

Water service – Final determination of the water provider will be made by location and agreement from 2014 although typically the sewer provider determines the ultimate water billing agent. There is interconnection between HCWA and the City located along Davis Lake Road. Any upgrades to the service lines to serve the development shall be the responsibility of the developer.

Sewer Service – The City is currently designing a new Davis Lake Interceptor that will bring sanitary sewer service in the vicinity of the property to serve the former Smead property, for which there are limited users without sanitary sewer service. There will be adequate capacity to handle the proposed industrial facilities. Easements should be provided for the city in order to install sanitary sewer in addition to the connection fees as part of service.

Land Use: The site must be in compliance with the requirements set forth in the City's M-1 (Light Manufacturing) zoning district as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, as applicable to the site.

Financial Impacts:

The property tax collections are potentially significant due to the property requested industrial zoning and proposed use; however, there will be variable sales tax collections due to the nature of the business conducted (warehousing and distribution). Employee figures will not be known until a tenant moves into the facility. Fees for water and sewer services, development and building inspections and reviews, occupational tax and impact fees will be collected and should be substantial (approximately \$300,000).

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

FILE: RZ-21-07-01

August 16, 2021

REZONING R-3 TO M-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 an agricultural property to an industrial use. The Future Land Use Map has identified adjacent tracts to the property for industrial uses as well as a recent rezoning of neighboring properties from R-3 to M-1.
 - (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 higher, more permissive zoning use (M-1) that will be more consistent with the current zoning and land use of the surrounding properties.
 - (3) **Consistency with the Land Use Plan.** The Applicant request is consistent with the Future Land Use Map with a designation of industrial.
 - (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** There will be no additional impact on infrastructure in the area.
 - (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Given the recent improvements and signalization at the Hwy. 42 and Colvin drive, infrastructural impact should be minimum, especially with the additional improvements anticipated with this development.



REZONING EVALUATION REPORT

FILE: RZ-21-07-01

August 16, 2021

REZONING R-3 TO M-1

- (6) **The impact upon adjacent property owners should the request be approved.** The table immediately below details the zoning, current land use and future land use of the adjacent parcels.

Direction	Zoning	Current Land Use	Future Land Use
North	RA	Single-family dwelling (Within the County)	Industrial
East	M-1	Single-family dwelling/vacant tract	Industrial
South	M-1	Industrial Buildings	Industrial
West	M-1	Industrial Buildings	Industrial

Impacts to adjacent properties on the north and east will be minimal buffered by an earthen berm and landscaping.

- (7) **The ability of the subject land to be developed as it is presently zoned.** Developing the property as it is currently zoned does not provide the highest and best use for the land. The property is adjacent to land zoned for industrial use and will have access to public sewer. Given the plan to bring sanitary sewer to the area, makes large lot, low-density residential developments impractical from a financial standpoint. The realities of current economic trends make large-scale horizontal commercial zoning unfavorable as retail transitions to smaller footprint and online retailing. The other option would be large-scale multifamily dwelling, but the impact on the site and the surrounding area would be far greater and is not supported by demand in the area, nor is it a stated goal of the City's comprehensive plan.
- (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 request align with the Future Land Use Plan's purpose of analyzing land-use decisions based on how they relate to growth, economic development and the prioritization of capital improvements on local and regional levels. This project, as a whole, will bring employment, an expansion of the tax base and capital improvements to Locust Grove and Henry County.



**REZONING
EVALUATION REPORT**
FILE: RZ-21-07-01

August 16, 2021

REZONING R-3 TO M-1

Recommendations

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

1. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.
6. The Applicant is **strongly encouraged** to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.
7. All recommended improvements from the revised GRTA Notice of Decision applicable to the subject property shall be the responsibility of the owner/developer.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 2.85 +/- ACRES FROM R-3 (MED-HIGH SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT MANUFACTURING) LOCATED AT 170 PINE GROVE ROAD IN LAND LOT 232 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, Leo Leighton, agent for Scannell Properties, LLC, of Indianapolis, IN (hereinafter referred to as “Applicant”), requests rezoning for 2.85 +/- acres from R-3 (Medium-High Single Family Residential) to M-1 (Light Manufacturing) for property located on 170 Pine Grove Road (Parcel: 127-02019004) in Land Lot 232 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 submitted an application on July 1, 2021, 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 that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as “City”) rezone the subject property from R-3 (Medium-High Single Family Residential) to M-1 (Light Manufacturing); 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 August 16, 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 R-3 to M-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 September 2021.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

EXHIBIT "B"
STAFF REPORT

EXHIBIT "C"
COPIES OF PUBLIC NOTICE AND PUBLIC HEARING

EXHIBIT “D”

CONDITIONS

Conditions for consideration

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

1. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.
6. The Applicant is **strongly encouraged** to consider becoming member of a Community Improvement District to be formed along the I-75 Corridor between Bethlehem Road and Bill Gardner Parkway in order to provide for additional transportation and other related improvements along this corridor, including, but not limited to, the new Bethlehem Road Interchange at I-75, improvements to SR 42 as well as intersection improvements at the Bill Gardner Interchange.
7. All recommended improvements from the revised GRTA Notice of Decision applicable to the subject property shall be the responsibility of the owner/developer.



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 Chapter 17, Zoning Ordinance, of the City of Locust Grove Municipal Code, adding Table 17.04.041, *Principal Uses Allowed in Each Zoning District* coupled with NAICS (North American Industry Classification System) codes.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: June 10, 2021

Workshop Date: August 16, 2021

Regular Meeting Date: September 7, 2021

Discussion:

Continuing the needed update of the City of Locust Grove Zoning Ordinance, staff has initiated this zoning ordinance amendment to add the new comprehensive Land Use Table for Principal Uses allowed in each Zoning District, incorporating the North American Industry Classification System (NAICS) codes. On November 2, 2020, the City Council approved an amendment to the Zoning Ordinance that only included the RA (Residential Agricultural), M-1 (Light Manufacturing), and M-2 (Heavy Manufacturing) zoning districts, as a partial adoption of the above referenced land use table. This Zoning Ordinance amendment includes a completed comprehensive land use table of allowable Principal Uses with corresponding NAICS codes for each zoning

district Citywide. All existing allowed principal uses will be replaced by this new comprehensive land use table.

Recommendation:

Staff recommends APPROVAL.



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Item Coversheet

Item: A Resolution to create a streetlight district in Bunn Farms, Phase 1, a residential subdivision

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: August 5, 2021

Workshop Date: August 16, 2021

Regular Meeting Date: September 7, 2021

Discussion:

Staff received a petition to create a streetlight district in Bunn Farms, Phase 1, a residential subdivision.

- Number of Lots: 127
- Number of Lights: 27 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: 10 @ \$11.75 and 17 @ \$9.75
- Cost per Month: \$283.25
- Cost per Year: \$3,399.00
- Administrative Cost: 15% of annual cost = \$509.85
- Pro Rata Cost per Lot: $\$3,399 + \$509.85 / 127 \text{ lots} = \underline{\underline{\$30.78 \text{ per year}}}$

Comments:

The City's Street Light Tax District Ordinance permits the Council to create streetlight districts by resolution. The City will pay the electricity usage fees on the lights each month then be reimbursed annually for these fees by way of a pro rata cost that is added to each property tax statement. This pro rata cost includes each lot's share of the electricity usage fees and administrative costs.

Recommendation:

Approval of the Resolution to create a new streetlight district in Bunn Farms, Phase 1.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A REQUEST TO CREATE A STREET LIGHT TAX DISTRICT IN BUNN FARMS, PHASE 1 SUBDIVISION IN ACCORDANCE WITH CHAPTER 3.10 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) adopted Article II, Chapter 3.10 (“Chapter”) entitled “Street Light Tax Districts”; and,

WHEREAS, the purpose of the Chapter is to provide the City with a procedure for the installation, maintenance and operation of street lights in certain public rights-of-way in the City of Locust Grove and for the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove; and,

WHEREAS, Michael H. Elliott, Jr, authorized agent for LGI Homes, who is the property owner (“Owner”) submitted an *Application for Special Tax District – Street Lighting* and a *Petition for Special Tax District – Street Lighting* (“Application”) attached as **Exhibit “A”** for the subdivision known as Bunn Farms, Phase 1, (the “Subdivision”); and,

WHEREAS, the Application indicates support from one-hundred percent (100%) of the property owners in the Subdivision in accordance with the Chapter; and,

WHEREAS, the Owner submitted a copy of the *Central Georgia Electric Membership Corporation Underground Wiring / Outdoor Lighting Agreement for the Subdivision* (“Request”) outlining the costs, quantities, locations, terms and conditions associated with the Request attached as **Exhibit “B”**; and,

WHEREAS, the City agrees to pay the monthly streetlight fee of \$283.25 (\$3,399 annually) to Central Georgia EMC in accordance with the Request and to be reimbursed for such payments by way of assessments imposed upon all property owners within this subdivision in the amount of \$30.78 (includes a 15% administrative fee) per lot annually; and,

WHEREAS, the Mayor and City Council (“Council”) reviewed the Application and Request during a workshop meeting held on August 16, 2021; and,

WHEREAS, the Request was found to be generally consistent with the purpose and intent of the Chapter; and,

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

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

1. **Finding.** That the Council hereby finds that the Application submitted by the Owners generally conforms to the requirements of Chapter 3.10 of City of Locust Grove Code.
2. **Public Purpose.** The Council finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Authority.** That the Council hereby authorizes the Mayor, or his designee, to execute the *Central Georgia Underground Wiring / Outdoor Lighting Agreement* for the Subdivision and any other documents necessary to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All Council resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 7th day of September 2021.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

Application for Special Tax District – Street Lighting
Petition for Special Tax District – Street Lighting

Application For Special Tax District - Street Lighting

We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the Bunn Farms, Phase One (Subdivision) in Land Lot(s) 190, and 191 of the 2nd Land District at South Ola Road (road), do hereby petition the Mayor and City Council of the City of Locust Grove "City" for the placement of streetlights through our subdivision or street(s).

Each of us do hereby pledge and consent to levying of a lien by the City against property we own for the purpose of payment for the cost of maintenance and operation of the streetlights. There are 127 (number) lots currently existing in the Special Tax District Bunn Farms, Phase One (Subdivision), and each owner as shown on the tax records has affirmatively signed this petition or their indication for disapproval is noted herein. The petition represents 127 (number) affirmative votes, representing 100 % of this district to be affected in this request. Your signature on this petition indicates that you have read and fully understand all information contained with Chapter 3.10 of the Code of Ordinances of the City of Locust Grove.

Personally appeared before me, a Notary Public, the undersigned affiance, who says on oath that Michael H. Elliott, Jr. (name) is one of the subscribing witnesses to the within instrument; and, that each said witnesses saw the execution and delivery of the same by each grantor therein for the purpose set forth; and, that each of said witnesses signed the same as supported. Sworn to and subscribed to me, this 5th day of August, 2021.

MHE
SUBSCRIBING WITNESS

[Signature]
NOTARY PUBLIC



PLEASE INDICATE WHICH UTILITY COMPANY SERVICES YOUR PROPOSED STREET LIGHT DISTRICT:

- GEORGIA POWER CENTRAL GEORGIA OTHER _____
- NEW STREETLIGHT DISTRICT ADDING STREETLIGHTS TO EXISTING DISTRICT

EXHIBIT "B"

*Central Georgia Electric Membership Corporation
Underground Wiring / Outdoor Lighting Agreement*

CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION
923 SOUTH MULBERRY STREET
JACKSON, GEORGIA 30233

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: LOCUST GROVE CITY OF Acct. No.: 12223-035 Loc. No.: 101203701
(Print Name as Listed on Bill Card)

Address: BUNN FARMS STREETLIGHTS

I (we) hereby apply for a lease of outdoor lighting equipment to Central Georgia EMC under the terms and conditions set forth below:

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity 10 Rate 12 Class 5 Cost Per Month \$ 11.75 each Total Cost \$ 117.50 per month Description: COLONIAL LED
Quantity 17 Rate 13 Class 5 Cost Per Month \$ 9.75 each Total Cost \$ 165.75 per month Description: COLONIAL LED DISC
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: ___
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: ___

TOTAL COST PER MONTH \$ 283.25

Total CIAC (Contribution in Aid of Construction) = \$ 0.00

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.
4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.
5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.
6. I (we) will pay in advance a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.
7. All lighting equipment, wiring, etc. will be furnished by the Corporation.
8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.
9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.
10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.
11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.
12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

13. This agreement shall become effective on the date of service is first delivered and shall remain in effect for 5 years and thereafter until terminated by either party's giving three month notice.

14. This agreement shall be binding upon the successors, legal representative, and assigns of the respective parties hereto.

15. The Corporation reserves the right to shield the light or relocate the pole and light if objected by the adjacent landowners.

16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from the easement over the lands of the lessee adjacent to the easement and lying between public and private roads and easements.

Signature: _____

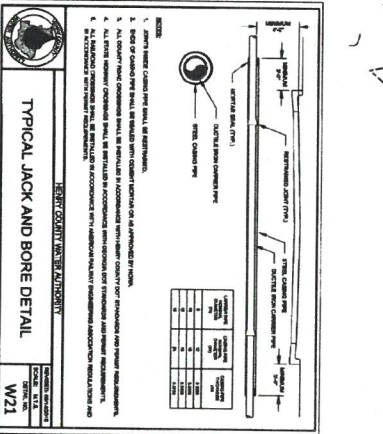
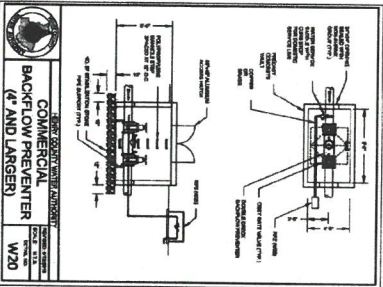
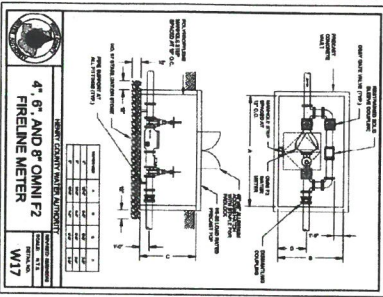
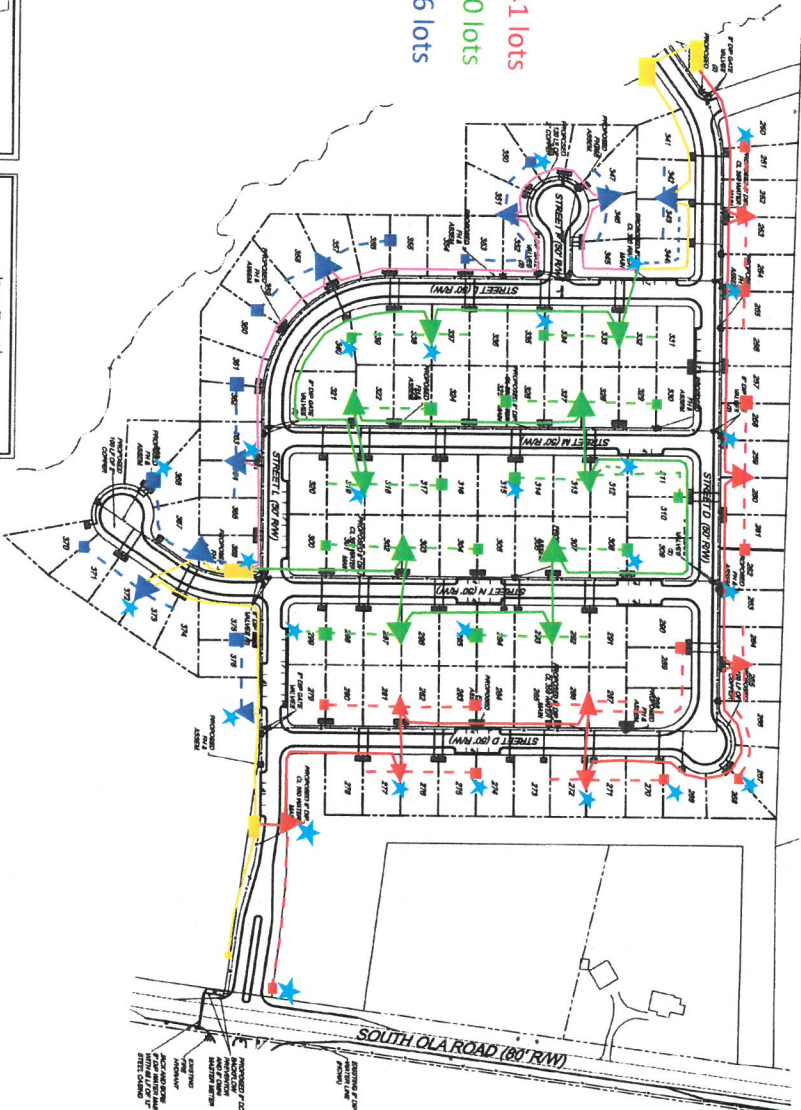
Print Name: _____

Title: _____

Date: _____

24 HOUR CONTACT:
PATRICK BELLEFEUR
678-353-9629

A=41 lots
B=50 lots
C=36 lots



WATER DISTRIBUTION NOTES:

1. ALL WATER MAINS INSTALLED WITHIN THE CITY OF LOCUST GROVE JURISDICTION SHALL BE DIPPED PER THE AUTHORITY'S SPECIFICATIONS.
2. WATER LINE TO BE CONSTRUCTED 2' TO 6' BACK OF CURB AND AT A TYPICAL AND MINIMUM DEPTH OF 4'.
3. ALL SERVICE TUBING SHALL BE TYPE 'KC' SOFT ANNEALED COPPER TUBING (1" FOR DOUBLE SERVICE AND SINGLE SERVICE).
4. REFER TO WATER DETAIL SHEET AND CITY OF LOCUST GROVE WATER AUTHORITY SPECS. FOR ADDITIONAL DETAILS AND SPECS.
5. THE CITY OF LOCUST GROVE WATER AUTHORITY WILL SET ALL METERS.
6. STANDARD HOUSE SERVICE IS 3/4".
7. ALL GATE VALVES ARE TO BE INSTALLED OUTSIDE OF PAVEMENT AND CURB.
8. TEMPORARY WATER MAIN ENDS SHALL BE EQUIPPED WITH RESTRAINTS TO PREVENT LOSS OF WATER SERVICE THROUGH SERVICE AND ANCHOR COLLARS SHALL NOT BE USED AT THESE LOCATIONS.
9. VALVES NEAR TEES AND/OR CROSSERS SHALL BE RESTRAINED TO TEES OR CROSS BY THREADED RODS OR ANCHORING PIPERITTINGS.
10. LENGTHS OF WATER MAIN SHOWN ARE BETWEEN TEES, CROSSERS AND CHANGES IN PIPE SIZES.
11. CONTRACTOR WILL MAKE ALL SERVICE TAPS AND INSTALL ALL SERVICE TUBING AND METER BOXES.
12. PRE-CONSTRUCTION MEETING REQUIRED WITH THE CITY OF LOCUST GROVE PRIOR TO WATERLINE CONSTRUCTION.
13. CURB AND GUTTER IS TO BE INSTALLED PRIOR TO WATERLINE CONSTRUCTION.
14. DEVELOPERS CONTRACTOR SHALL BE STATE LICENSED & APPROVED BY CITY OF LOCUST GROVE WATER AUTHORITY.
15. WATER MAINS SHALL HAVE A 10-FOOT HORIZONTAL SEPARATION AND MINIMUM OF 18" INCH VERTICAL SEPARATION FROM ANY SEWER.
16. WATER MAINS AND SERVICE LINES TO FIRE HYDRANTS SHALL BE A MINIMUM SUITABLE SOIL COVER OF FOUR FEET.
17. PRESSURE AND LEAK TEST WILL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD OBR. TEST PRESSURE WILL BE 1.3 TIMES THE WORKING PRESSURE, BUT NOT LESS THAN 150 PSI. WHICHEVER IS GREATER.
18. WATER DISTRIBUTION PIPING AND PIPING AFFECTED DURING CONSTRUCTION SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C891.

WATER QUANTITIES:

- FIRE HYDRANTS - 46 EACH
- 8" DIP - 21,326 LF
- 12" STEEL CASING: 135 LF
- 8" GATE VALVE - 47

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOCUST GROVE STANDARD SPECIFICATIONS FOR WATER AND SEWER.

IF YOU DIG

Georgia 811
Call before you dig.
www.georgia811.com



DATE	REVISIONS
10-17-2017	CITY OF LOCUST GROVE COMMENTS
08-24-2017	CITY OF LOCUST GROVE COMMENTS

DATE	BY	DESCRIPTION
10-17-2017	PK	ISSUED FOR PERMIT
08-24-2017	PK	ISSUED FOR PERMIT



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS, ENGINEERS, PHOTOGRAMMETRISTS
1450 LAKE ROBBINS DR., SUITE 430
THE WOODLANDS, TEXAS 77380
Phone: 770-501-0777 Fax: 770-709-0766
www.metro-engineering.com

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LOCUST GROVE, GEORGIA 30248
FOR
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THE WOODLANDS, TEXAS 77380

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