



WORKSHOP MEETING AGENDA

Monday July 18, 2022 – 6:00 P.M.
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Community Development Director Daunté Gibbs

PLEDGE OF ALLEGIANCE..... Councilman Keith Boone

APPROVAL OF THE AGENDA (Action Needed)

PUBLIC COMMENTS/PRESENTATIONS None

PUBLIC HEARING ITEMS 4 Items

1. An ordinance for rezoning of 30 +/- acres (Parcel IDs: 129-01058004; 129-01058006) in Land Lot185 of the 2nd District located on Stanley K. Tanger Blvd south of Tanger Dr. to develop a multifamily residential community
2. Preliminary concept plan review feedback discussion of 50.16+/- acres located on Price Drive in Land Lot 201 of the 2nd district that has requested rezoning from C-2 (General Commercial) to PD (Planned Development) for a proposed mixed-use development
3. An ordinance to repeal the PR-4 (Planned Residential District) zoning district in its entirety
4. An ordinance to repeal the PR-5 (Urban Infill/Active Adult Planned Residential District) zoning district in its entirety

NEW BUSINESS/ACTION ITEMS..... 1 Item

5. Ordinance to set the millage rate for the City for the 2022 tax year; roll back tax millage for the 2022 tax year

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

Main Street Operations (Monthly Update Report) Colleen Watts, Main Street Manager

Public Safety Operations (Monthly Update Report)..... Chief Derrick Austin

- Special Event request for the City of Locust Grove Police Chief in partnership with Band of Blue to host a motorcycle ride on August 6, 2022 to support families of fallen officers. (Action Required)

Public Works Operations (Monthly Update Report)..... Director Jack Rose

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

- Discussion on the final draft of the Henry County Comprehensive Transportation Plan (CTP)
- Discussion on the final draft of the Henry County Master Trails Plan
- Update of the 17.04.090 Residential Growth Regulation ordinance revision

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

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

Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk via e-mail at mspurling@locustgrove-ga.gov or in person at the physical meeting.

POSTED AT CITY HALL – July 13, 2022 at 16:30 updated July 14, 2022 at 11:37



LOCUST GROVE EST. 1893

WORKSHOP MEETING AGENDA

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Public Safety Building - 3640 Highway 42 S.
Locust Grove, GA 30248
(Continued from previous page)

ARCHITECTURAL REVIEW BOARD (ARB) (Review and Comment Portion Only)None

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

- FY 2022 Operating and Capital Improvements Budget – Midyear Adjustment for FY 23 Budget Preparation

MAYOR'S COMMENTS Mayor Robert Price

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

ADJOURN –

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

Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk via e-mail at mspurling@locustgrove-ga.gov or in person at the physical meeting.

POSTED AT CITY HALL – July 13, 2022 at 16:30 updated July 14, 2022 at 11:37



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 30 +/- acres (Parcel IDs: 129-01058004; 129-01058006) in Land Lot 185 of the 2nd District located on Stanley K. Tanger Blvd.

Action Item:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Public Hearing Item:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Executive Session Item:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Advertised Date:	N/A			
Budget Item:	N/A			
Date Received:	June 7, 2022			
Workshop Date:	July 18, 2022			
Regular Meeting Date:	August 1, 2022			

Discussion:

RangeWater Real Estate of Atlanta, GA requests rezoning of 30 +/- acres located on Stanley K. Tanger Boulevard in Land Lot 185 of the 2nd District from C-2 (General Commercial) to RM-1 (Multi-Family Residential District - Apartments) for the purpose of developing a Multifamily Residential Community.

The subject property consists of portions of two separate tax parcels including Parcel IDs 129-01058004 and 129-01058006 (the "Property"). The Property is adjacent to the Locust Grove Village shopping center on Bill Gardner Parkway and across from the Tanger Outlets facing Interstate 75. The Property is undeveloped and vacant land, identified on the City's Official Zoning Map as C-2 (General Commercial).

The applicant, RangeWater Real Estate, is requesting a zoning map amendment to rezone the subject property to RM-1 (Multi-Family Residential District-Apartments) to create a new, high-quality multifamily community for current and future Locust Grove residents. The applicant

seeks to develop a 300-unit multifamily community, containing a density consistent with the RM-1 density allowances. The proposed design is an attractive multifamily residential community featuring units with superior building materials, distinct interior finishes, and upgraded appliance packages. The proposed community includes a variety of different building elevations with cohesive architectural styles.

Recommendation:

To remain consistent with the Locust Grove LCI Plan and the merits of the recent ordinance revisions to RM (RM-1 Multiple Family Apartments), staff recommends approval of the applicant's request to rezone the subject property from C-2 to RM(RM-1) with the following conditions:

1. The illustrative architectural renderings of elevations of the multifamily unit types shall form the basis of the future building permitting and reference in the ARB architectural review process and shall only be deviated from in a material amount by the ARB.
2. Amenities shall be reviewed as part of the ARB review process to be consistent with the RM Ordinance, the attached Site Plan, and the goals and objectives of the LCI Plan.
3. Additional Right-of-Way shall be set aside and dedicated to the City as part of the LCI Plan's Long-Term Transportation project #16 (Tanger Drive Extension) along the entire frontage of the project where it abuts the Ingles Shopping Center.
4. Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, the owner/developer shall construct acceptable segments, as determined by the City Manager a portion of an East-West, public connector road built to the City of Locust Grove's residential roadway standards and dedicate fifty (50) feet of right-of-way associated with said connector road to provide a direct connection as part of the LCI Long-Term Transportation Plan Item #16 – Tanger Drive Extension.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 30 +/- ACRES FROM C-2 (GENERAL COMMERCIAL) TO RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT-APARTMENTS) FOR PROPERTY LOCATED ON THE EAST SIDE OF STANLEY K. TANGER BOULEVARD, SOUTH OF BILL GARDNER PARKWAY; PARCELS 129-01058004 & 129-01058006 IN LAND LOT 185 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, RangeWater Real Estate of Atlanta, GA (hereinafter referred to as “Applicant”), requests rezoning for 30 +/- acres located on Stanley K. Tanger Boulevard (Parcels 129-01058004 & 129-01058006) in Land Lot 185 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 (Multi-Family Residential District-Apartments); 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 July 18, 2022; 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.

- (X) 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:

- (X) 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 1st day of August 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Applicant: RangeWater Real Estate
c/o Julie Sellers

Owner: Nacoochee Corporation & The
Hanover 2021 Dynasty Trust w/ Ray
Simmons Trustee

Request for Zoning Map Amendment

Name of Applicant RangeWater Real Estate c/o Julie Sellers Phone: 404-665-1224 Date: _____
 Address Applicant: 1776 Peachtree St. NW Ste. 415-S Cell # _____
 City: Atlanta State: GA Zip: 30309 E-mail: jsellers@dillardsellers.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from C-2 (Current Zoning) to RM-1 (Requested Zoning)

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

For the Purpose of Multifamily Residential Community
(Type of Development)

Address of Property: Stanley K. Tanger Boulevard

Nearest intersection to the property: Bill Gardner Parkway at Tanger Boulevard

Size of Tract: +/- 25 acre(s), Land Lot Number(s): 185, District(s): 2nd

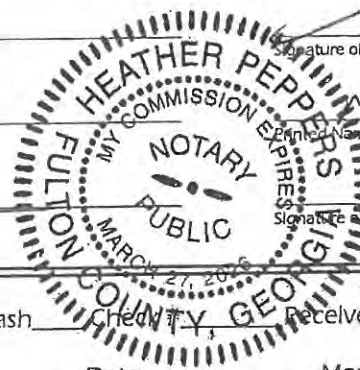
Gross Density: (max) 12 units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 129-01058004
129-01058006 (Required)

[Signature] Witness' Signature
[Signature] Signature of Owner/s

Gary LeClair Printed Name of Witness
[Signature] Printed Name of Owner/s

[Signature] Notary
[Signature] Signature of Agent



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ 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__.

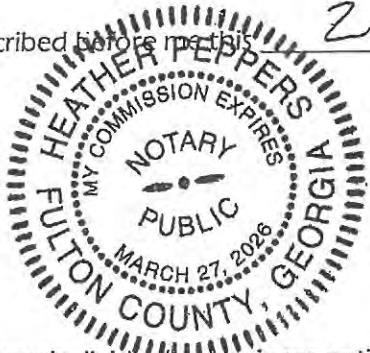
Michael Blair
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2 day of June, 2022



[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.

Applicant: RangeWater Real Estate
c/o Julie Sellers

Owner: Nacoochee Corporation & The
Hanover 2021 Dynasty Trust w/ Ray
Simmons Trustee

Request for Zoning Map Amendment

Name of Applicant RangeWater Real Estate c/o Julie Sellers Phone: 404-665-1224 Date: _____
 Address Applicant: 1776 Peachtree St. NW Ste. 415-5 Cell # _____
 City: Atlanta State: GA Zip: 30309 E-mail: jsellers@dillardsellers.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from C-2 (Current Zoning) to RM-1 (Requested Zoning)

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

For the Purpose of Multifamily Residential Community
(Type of Development)

Address of Property: Stanley K. Tanger Boulevard

Nearest intersection to the property: Bill Gardner Parkway at Tanger Boulevard

Size of Tract: +/- 25 acre(s), Land Lot Number(s): 185, District(s): 2nd

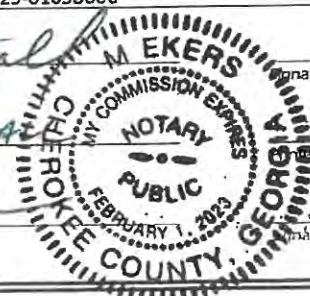
Gross Density: 12 units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 129-01058004 (Required)
129-01058006

Witness Signature: Joel Smith Signature of Owner/s: [Handwritten Signature]

Printed Name of Witness: JOEL SMITH Printed Name of Owner/s: NACOOCHEE CORP

Notary Signature: [Handwritten Signature] Signature of Agent: _____



[For Office Use Only]

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Owner Disclosure Form

Owner: Nacoochee Corporation & The Hanover 2021 Dynasty Trust w/ Ray Simmons Trustee

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 1st day of June, 2022

NACOOCHEE CORPORATION
Applicant's Name - Printed

[Handwritten Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2022

[Handwritten Signature]
Notary Public



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

2 Applicant also submits a disclosure form on behalf of the listed Owner of the subject property.

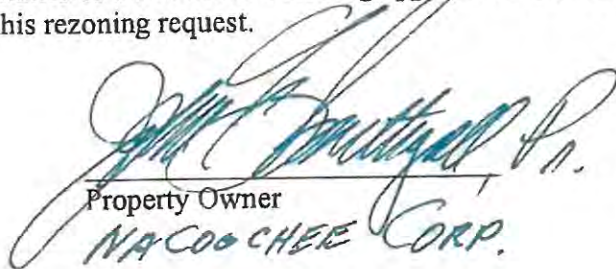
**City of Locust Grove
Property Owner Authorization**

Subject Property: +/- 30 acres on Stanley K. Tanger Boulevard (Parcel Nos. 129-01058004
129-01058006)

Property Owner: Nacoochee Corporation & The Hanover 2021 Dynasty Trust w/ Ray
Simmons Trustee

Applicant: RangeWater Real Estate c/o Julie Sellers

I hereby swear that I am the owner of the above listed property, which is the subject
matter of the attached rezoning application. I hereby authorize the Applicant to file and pursue
this rezoning request.


Property Owner
NACOOCHEE CORP.

Date 6/1/2022

Applicant: RangeWater Real Estate
c/o Julie Sellers

Owner: Nacoochee Corporation & The
Hanover 2021 Dynasty Trust w/ Ray
Simmons Trustee

Request for Zoning Map Amendment

Name of Applicant RangeWater Real Estate c/o Julie Sellers Phone: 404-665-1224 Date: _____

Address Applicant: 1776 Peachtree St. NW Ste. 415-S Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: jsellers@dillardsellers.com

Name of Agent _____ Phone: _____ Date: _____

Address Agent: _____ Cell # _____

City: _____ State: _____ Zip: _____ E-mail: _____

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

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

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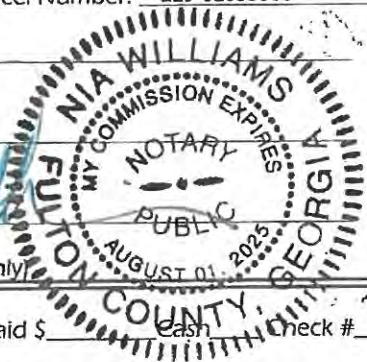
Property Tax Parcel Number: 129-01058004
129-01058006 (Required)

Witness Signature

Printed Name of Witness

Notary

(For Office Use Only)



Signature of Owner/s

Printed Name of Owner/s

Signature of Agent

Julie Sellers + Brandon Russell, Attorneys For Applicant

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 6 day of Jun, 2022

Applicant's Name - Printed

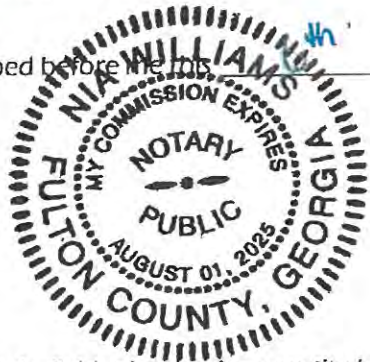
Signature of Applicant

R. Bando Reed with Julie Sellers
Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____

day of June, 2022.



[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.

LETTER OF INTENT

Locust Grove, GA

Zoning Map Amendment Application

Applicant:

RangeWater Real Estate
c/o Julie Sellers

Property:

+/- 25 acres on Stanley K. Tanger Boulevard
Locust Grove, GA 30248

Tax Parcel ID Nos.:

Subject Property & Acreage across Two Parcels
Parcel ID 129-01058004
Parcel ID 129-01058006

Submitted for Applicant by:

Julie Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1242
jsellers@dillardsellers.com

I. INTRODUCTION

The subject property is approximately +/- 25 acres of land located along Stanley K. Tanger Boulevard in Locust Grove and identified as portions of two separate tax parcels including Parcel IDs 129-01058004 and 129-01058006 (the "Property"). The Property is adjacent to the Locust Grove Village shopping center on Bill Gardner Parkway and across from the Tanger Outlets facing Interstate 75. The Property is undeveloped and vacant land, identified on the City's Zoning Map with the C-2 (General Commercial) zoning district designation.

The Applicant, RangeWater Real Estate, respectfully requests a zoning map amendment to rezone the Property to RM-1 (Multi-Family Residential District-Apartments) to create a new, high-quality multifamily community for current and future Locust Grove residents. Applicant seeks to develop a 300-unit multifamily community, containing a density consistent with the RM-1 density allowances. Designed as an attractive residential community, Applicant's multifamily neighborhood features units with superior building materials, distinct interior finishes, and upgraded appliance packages. The community includes a variety of different building elevations with cohesive architectural styles. Applicant's progressive and design-forward approach creates a welcoming neighborhood with unique visual interest. The community provides ample parking for residents and guests while incorporating enclosed garages for select apartment units. Applicant's proposed development plan envisions an inviting, community living experience featuring a community clubhouse with resident lounge, fitness center, and co-working space along with other amenities such as a pool, dog park, community lawns, ample greenspace with nature trail, and private internal sidewalks. Additionally, community residents will appreciate and enjoy the community's proximity to the adjacent, offsite retail opportunities including the grocery store, restaurants, and shops.

By introducing this development to the vacant and undeveloped site, Applicant seeks to transform the Property and surrounding Tanger Boulevard-Bill Gardner Parkway area into a true mixed-use environment by incorporating residential uses adjacent to the existing shopping center and across from the retail outlet center. Given the concentration of commercial uses in the area, new residential uses will help upgrade a commercial corridor into a more modern mixed-use neighborhood and activity center. The proximity to the commercial options coupled with the convenience of access to Interstate 75 make this property ideally situated for a residential development. Applicant's development reimages the Tanger Boulevard-Bill Gardner Parkway corridor and city gateway by introducing an attractive residential component to the current commercial landscape.

Locust Grove has a definite need for more high-quality housing options to serve current and future residents. As cited in the Image Henry 2040 Comprehensive Plan Update, Henry County and its municipalities including Locust Grove face the distinct challenge and goal of providing housing options beyond just single-family homes (Image Henry 2040, pg. 77). The Applicant's requested rezoning and residential community accomplish this goal and deliver on the City's desired policies to achieve a diverse supply of "Missing Middle" housing. Additionally, the Tanger Boulevard-Bill Gardner Parkway corridor is an active and important gateway that should demand attention and reflect the lifestyle opportunities available in the City.

The Applicant's requested rezoning and residential community enhances the corridor and delivers a desired high-quality housing product with mixed use integration needed in the area.

Applicant's requested rezoning of the Property should be approved as the multifamily community will greatly benefit and promote the public health and general welfare by providing high-quality, architecturally unique housing integrated into an attractive mixed-use setting. The current commercial zoning is not viable considering the Property's large size, exhausted commercial buildout on surrounding properties, and current commercial trends opposed to big-box retail development. Applicant's requested rezoning and multifamily community are consistent with the stated goals in the City's Comprehensive Plan. Applicant's multifamily neighborhood will contribute to the variety of residential options in the market, promote a mixed-use corridor environment, and enhance a vacant site located in an area of the City ripe for transformation. For all of these reasons and satisfaction of the zoning criteria below, Applicant respectfully requests that a rezoning of the Property to RM-1 be approved by the City Council.

II. ZONING CRITERIA AND WRITTEN ANALYSIS

The Applicant satisfies all criteria for zoning map amendment approval as set forth in the Zoning Ordinance of Locust Grove, Georgia ("Zoning Ordinance"), Section 17.04.313 and Section 17.04.315.

- 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.**

Applicant's proposed rezoning to RM-1 and multifamily community will have a positive impact on the Property, surrounding parcels, the Tanger Boulevard-Bill Gardner Parkway corridor, and the City of Locust Grove. Applicant's requested rezoning of the Property will greatly benefit and promote the public health, general welfare, and viability of surrounding commercial properties, property owners and city residents by providing high-quality housing and multifamily neighborhood integrated into an attractive mixed-use setting.

- 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.**

Applicant's requested rezoning to RM-1 will achieve the purpose, intent, and vision of the City's zoning program for the surrounding area and the future land use goals established in the Imagine Henry 2040 plan. Applicant's requested rezoning and multifamily community will contribute to and enhance the commercial uses and commercial zoning in the surrounding area by creating a new mixed-use character for the corridor. Additionally, Applicant's request is consistent with the Property's future land use designation as "mixed use neighborhood" by incorporating multi-family residential with existing commercial uses to establish a regional mixed-use setting.

3) Consistency with the land use plan.

Applicant's requested rezoning is consistent with intent and vision of the City's comprehensive plan and future land use map. The Applicant's residential community accomplishes the City's goal to deliver a diverse supply of "Missing Middle" housing and provide a mixture of housing options for current and future city residents (Imagine Henry 2040, pg. 77). Additionally as stated above, Applicant's multifamily neighborhood is consistent with the Property's future land use designation by incorporating multi-family residential with existing commercial uses to create a regional mixed-use setting.

4) The potential impact of the proposed amendment on county infrastructure including water and sewerage systems.

Applicant anticipates minimal impact on city or county infrastructure such as water or sewer service systems. As included in the submitted application package, Applicant provided a letter from the Locust Grove Community Development Department attesting to water and sewer service availability for the Property. Applicant will work with staff to address any concerns that are identified.

5) The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

Applicant anticipates minimal impact on adjacent thoroughfares, traffic volumes, and circulation for pedestrians and vehicles. Traffic generated by Applicant's community is consistent with increased traffic generated by similar new developments in surrounding markets. Applicant's development and site design provides safe vehicle and pedestrian traffic flow to and from the Property. Applicant will work with staff to address any concerns that are identified.

6) The impact upon adjacent property owners should the request be approved.

Applicant's rezoning and multifamily community will contribute to and enhance the commercial uses on the surrounding properties by creating a new mixed-use character for the corridor. Applicant's rezoning will greatly benefit and promote the value and viability of surrounding commercial properties and property owners by providing high-quality housing with new customer base integrated as an attractive, progressive mixed-use setting. Adjacent property owners would not benefit from another large commercial shopping center as permitted on the Property under the current C-2 zoning.

7) The ability of the subject land to be developed as it is presently zoned.

The Property cannot be developed under the C-2 zoning designation and thus has no reasonable economic value as currently zoned. The current C-2 zoning diminishes the value of the Property due to the presence and proliferation of existing commercial centers and shopping plazas in the surrounding area. The Tanger Boulevard-Bill Gardner

Parkway corridor is saturated with existing shopping centers. The Property and surrounding commercial market are not currently suited for another large shopping center. As such, there is not a reasonable economic value in the Property as currently zoned General Commercial.

- 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.**

The Property's size, shape, and physical conditions are well suited and appropriate for development of the Applicant's multifamily neighborhood. The current C-2 zoning is not viable considering the Property's large size, exhausted commercial buildout on surrounding properties, and current commercial trends opposed to big-box retail development. Despite new commercial, retail, and hotel development along the Tanger Boulevard-Bill Gardner Parkway corridor and in the surrounding area, the Property has remained vacant without redevelopment. Applicant requests this rezoning to RM-1 to create a high-quality residential development on this site.

- 9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the city council may use in furthering the objectives of the land use plan.**

Applicant's requested RM-1 rezoning and multifamily community provide a unique opportunity for the City to transform a vacant parcel into a vibrant neighborhood, to create a true mixed-use setting for a primary corridor and city gateway, and to provide new and diverse housing options for current and future city residents. The current C-2 zoning diminishes the value of the Property due to the Property's large size, the presence and proliferation of existing commercial centers and shopping plazas in the surrounding area, and current commercial trends opposed to big-box retail development. The Property and surrounding commercial market are not currently suited for another shopping center. As such, there is not a reasonable economic value in the Property as currently zoned. Furthermore, there is no benefit to the public from the Property's current C-2 zoning and its destruction of the property value. The current state of the Property as a vacant site does not promote the health, safety, morals, or general welfare of the public. The approval of this application for a high-quality, multifamily community and creation of a new mixed-use activity center will promote the health, safety, morals, and general welfare of the public and provide immense benefits to surrounding property owners and Locust Grove citizens.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Zoning Map Amendment Application be granted as requested by the Applicant. If there are any questions about this request, please do not hesitate to contact me at (404) 665-1242 or jsellers@dillard sellers.com.

Sincerely,

DILLARD SELLERS, LLC

A handwritten signature in cursive script, appearing to read "Julie L. Sellers".

Julie L. Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Locust Grove require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process for this submitted zoning map amendment application and any related concurrent requests (herein, "Application"), failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions the Zoning Ordinance of the Locust Grove, Georgia ("Zoning Ordinance"), facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by City Council (including its members in both their official and individual capacity) to grant the Application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, Locust Grove would be required to pay just compensation to the Applicant.

A denial of this Application would constitute an arbitrary and capricious act by City Council (including its members in both their official and individual capacity) without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested zoning map amendment and other concurrent requests would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by City Council (including its members in both their official and individual capacity) to grant the zoning map amendment and other concurrent requests for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the zoning map amendment as requested by the Applicant. If action is not taken by the City to approve the Application within a reasonable time, a claim will be filed in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before City Council or any court of competent jurisdiction, any zoning decision by City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests City Council to determine the standing of any individual who challenges or objects to City Council's decision to rezone the Property. Applicant further raises this objection before City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.

Evidence Objection

Applicant objects to the testimony and documentary evidence proffered by anyone opposed to the Application based on relevancy, inadmissibility, hearsay, lack of foundation and any other applicable evidentiary objection.

We respectfully request that the City cure the aforementioned unconstitutional current zoning of the Property by approving the Application. Should the City have any questions, suggestions and/or concerns, we ask that you bring these to our attention so they can be timely addressed.

DESCRIPTION OF

Proposed Parcel 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Locust Grove, Land Lot 185, 2nd District, Henry County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Land Lot 185 with the easterly R/W line of Stanley K. Tanger Boulevard (80' R/W); THENCE running along said R/W line of Stanley K. Tanger Boulevard South 00 degrees 57 minutes 47 seconds West a distance of 75.00 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Stanley K. Tanger Boulevard North 89 degrees 35 minutes 46 seconds East a distance of 922.00 feet to a 2" open top pipe found; THENCE South 01 degrees 25 minutes 31 seconds West a distance of 799.86 feet to a 2" open top pipe found; THENCE North 89 degrees 48 minutes 09 seconds East a distance of 136.73 feet to a point in the centerline of a creek; THENCE running along the centerline of said creek the following courses and distances: South 36 degrees 08 minutes 39 seconds West a distance of 25.27 feet to a point; THENCE South 48 degrees 21 minutes 35 seconds West a distance of 33.05 feet to a point; THENCE South 69 degrees 40 minutes 04 seconds West a distance of 16.57 feet to a point; THENCE South 41 degrees 02 minutes 59 seconds West a distance of 11.33 feet to a point; THENCE South 22 degrees 28 minutes 35 seconds East a distance of 12.02 feet to a point; THENCE South 11 degrees 14 minutes 27 seconds East a distance of 20.74 feet to a point; THENCE South 30 degrees 22 minutes 00 seconds East a distance of 18.77 feet to a point; THENCE South 39 degrees 53 minutes 43 seconds West a distance of 38.17 feet to a point; THENCE South 07 degrees 38 minutes 12 seconds West a distance of 38.06 feet to a point; THENCE South 27 degrees 02 minutes 39 seconds West a distance of 23.21 feet to a point; THENCE South 05 degrees 56 minutes 16 seconds West a distance of 51.19 feet to a point; THENCE South 01 degrees 06 minutes 20 seconds West a distance of 36.66 feet to a point; THENCE South 72 degrees 39 minutes 54 seconds East a distance of 9.92 feet to a point; THENCE North 26 degrees 02 minutes 15 seconds East a distance of 10.84 feet to a point; THENCE North 70 degrees 15 minutes 58 seconds East a distance of 15.66 feet to a point; THENCE South 48 degrees 26 minutes 46 seconds East a distance of 6.13 feet to a point; THENCE South 04 degrees 12 minutes 36 seconds East a distance of 16.46 feet to a point; THENCE South 03 degrees 18 minutes 02 seconds East a distance of 28.82 feet to a point; THENCE South 10 degrees 55 minutes 07 seconds West a distance of 16.51 feet to a point; THENCE South 61 degrees 39 minutes 33 seconds West a distance of 8.45 feet to a point; THENCE North 89 degrees 34 minutes 17 seconds West a distance of 22.83 feet to a point; THENCE South 87 degrees 34 minutes 12 seconds West a distance of 29.84 feet to a point; THENCE South 66 degrees 13 minutes 15 seconds West a distance of 6.44 feet to a point; THENCE South 08 degrees 26 minutes 05 seconds West a distance of 19.35 feet to a point; THENCE South 22 degrees 39 minutes 04 seconds West a distance of 35.15 feet to a point; THENCE South 25 degrees 30 minutes 07 seconds West a distance of 38.10 feet to a point; THENCE South 15 degrees 14 minutes 43 seconds West a distance of 18.83 feet to a point; THENCE South 40 degrees 55 minutes 15 seconds East a distance of 8.84 feet to a point; THENCE North 87 degrees 42 minutes 19 seconds East a distance of 11.05 feet to a point; THENCE South 22 degrees 16 minutes 23 seconds East a distance of 9.69 feet to a point; THENCE South 34 degrees 53 minutes 22 seconds West a distance of 11.24 feet to a point; THENCE South 31 degrees 59 minutes 34 seconds West a distance of 22.73 feet to a point; THENCE South 31 degrees 23 minutes 38 seconds West a distance of 20.79 feet to a point; THENCE South 20 degrees 20 minutes 41 seconds West a distance of 38.89 feet to a point; THENCE South 44 degrees 41 minutes 55 seconds West a distance of 42.16 feet to a point; THENCE South 29 degrees 50 minutes 28 seconds West a distance of 30.01 feet to a point; THENCE South 43 degrees 54 minutes 12 seconds West a distance of 54.95 feet to a point; THENCE South 03 degrees 05 minutes 41 seconds West a distance of 14.66 feet to a point; THENCE South 36 degrees 46 minutes 07 seconds West a distance of 11.65 feet to a point; THENCE South 05

degrees 15 minutes 57 seconds East a distance of 12.48 feet to a point; THENCE South 35 degrees 07 minutes 04 seconds East a distance of 36.23 feet to a point; THENCE South 04 degrees 57 minutes 23 seconds East a distance of 9.20 feet to a point; THENCE South 34 degrees 26 minutes 56 seconds West a distance of 7.62 feet to a point; THENCE North 80 degrees 51 minutes 43 seconds West a distance of 9.30 feet to a point; THENCE South 60 degrees 51 minutes 58 seconds West a distance of 26.60 feet to a point; THENCE South 27 degrees 49 minutes 14 seconds West a distance of 53.21 feet to a point; THENCE South 24 degrees 50 minutes 31 seconds West a distance of 43.61 feet to a point; THENCE South 19 degrees 40 minutes 56 seconds West a distance of 47.90 feet to a point; THENCE South 80 degrees 15 minutes 41 seconds West a distance of 3.68 feet to a point; THENCE North 77 degrees 33 minutes 29 seconds West a distance of 17.95 feet to a point; THENCE North 68 degrees 20 minutes 54 seconds West a distance of 8.36 feet to a point; THENCE South 18 degrees 33 minutes 37 seconds West a distance of 8.86 feet to a point; THENCE South 20 degrees 57 minutes 46 seconds West a distance of 21.25 feet to a point; THENCE South 25 degrees 49 minutes 53 seconds West a distance of 45.66 feet to a point; THENCE South 84 degrees 44 minutes 04 seconds West a distance of 14.46 feet to a point; THENCE South 45 degrees 54 minutes 28 seconds West a distance of 10.22 feet to a point; THENCE South 14 degrees 28 minutes 50 seconds West a distance of 59.78 feet to a point; THENCE South 36 degrees 50 minutes 39 seconds West a distance of 26.65 feet to a point; THENCE leaving the centerline of said creek North 35 degrees 59 minutes 45 seconds West a distance of 133.85 feet to a point in the centerline of a ditch; THENCE running along the centerline of said ditch the following courses and distances; North 34 degrees 21 minutes 55 seconds West a distance of 50.00 feet to a point; THENCE North 43 degrees 58 minutes 36 seconds West a distance of 45.00 feet to a point; THENCE North 20 degrees 44 minutes 15 seconds West a distance of 63.96 feet to a point; THENCE North 17 degrees 16 minutes 13 seconds West a distance of 39.23 feet to a point; THENCE North 15 degrees 08 minutes 24 seconds West a distance of 52.08 feet to a point; THENCE North 15 degrees 54 minutes 27 seconds West a distance of 27.87 feet to a point; THENCE North 20 degrees 15 minutes 23 seconds West a distance of 17.80 feet to a point; THENCE North 00 degrees 30 minutes 16 seconds West a distance of 9.29 feet to a 3/4" open top pipe found; THENCE leaving the centerline of said ditch North 67 degrees 45 minutes 54 seconds West a distance of 57.33 feet to a point; THENCE North 01 degrees 00 minutes 52 seconds East a distance of 486.41 feet to a point; THENCE North 71 degrees 12 minutes 34 seconds West a distance of 2.76 feet to a point; THENCE North 22 degrees 31 minutes 18 seconds West a distance of 21.90 feet to a point; THENCE North 33 degrees 51 minutes 39 seconds West a distance of 41.06 feet to a point; THENCE North 42 degrees 50 minutes 22 seconds West a distance of 43.05 feet to a point; THENCE North 50 degrees 24 minutes 22 seconds West a distance of 38.12 feet to a point; THENCE North 53 degrees 30 minutes 21 seconds West a distance of 10.42 feet to a point; THENCE North 53 degrees 30 minutes 21 seconds West a distance of 23.38 feet to a point; THENCE North 35 degrees 59 minutes 28 seconds West a distance of 28.83 feet to a point; THENCE North 45 degrees 03 minutes 58 seconds West a distance of 32.53 feet to a point; THENCE North 45 degrees 03 minutes 58 seconds West a distance of 18.47 feet to a point; THENCE North 55 degrees 09 minutes 33 seconds West a distance of 209.89 feet to a point on the easterly R/W line of Stanley K. Tanger Boulevard; THENCE running along said easterly R/W line of Stanley K. Tanger Boulevard North 01 degrees 00 minutes 52 seconds East a distance of 285.71 feet to a 1/2" rebar with cap found; THENCE leaving said R/W line of Stanley K. Tanger Boulevard South 89 degrees 09 minutes 23 seconds East a distance of 307.60 feet to a 1/2" rebar found; THENCE North 00 degrees 46 minutes 19 seconds East a distance of 286.35 feet to an iron pin set; THENCE South 89 degrees 39 minutes 38 seconds West a distance of 307.57 feet to an iron pin set on the easterly R/W line of Stanley K. Tanger Boulevard; THENCE running along said R/W line of Stanley K. Tanger Boulevard North 00 degrees 47 minutes 20 seconds East a distance of 39.87 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 1,089,045 square feet, or 25.001± acres.



DATE:	03/11/2025
PROJECT:	STANLEY K. TANGER BOULEVARD (FKA PEACH ROAD)
CLIENT:	180° R.W. - PB 25, PG 80, PB 23, PG 120
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	MM
SCALE:	AS SHOWN



DEVELOPMENT SUMMARY:

Site Area/Zone:
 Site Area: 23.00 acres (11,365,033 sq ft)
 Building Zoning: D-1 (General Commercial)

Proposed Zoning: RM1 (Multi-Family Residential District)

Lot/Block and District:
 Proposed Lot: 180° R.W. - PB 25, PG 80, PB 23, PG 120
 Proposed Block: 200 (1st)

Adjacent Building Height: 3 stories maximum
Proposed Building Height: 3 stories maximum (100 ft max height, including mechanical penthouse, and 100 ft max eave height, 20' additional height per building)

Structure E. Building:
 Max. Lot Width: 100'
 Max. Lot Depth: 300'
 Max. Floor Area: 200,000 sq ft
 Max. Floor Count: 40
 Max. Density: 10 units per acre
 Max. Distance Between Buildings: 40'
 Proposed E. Building: 30' story, elevating to provide for public parking

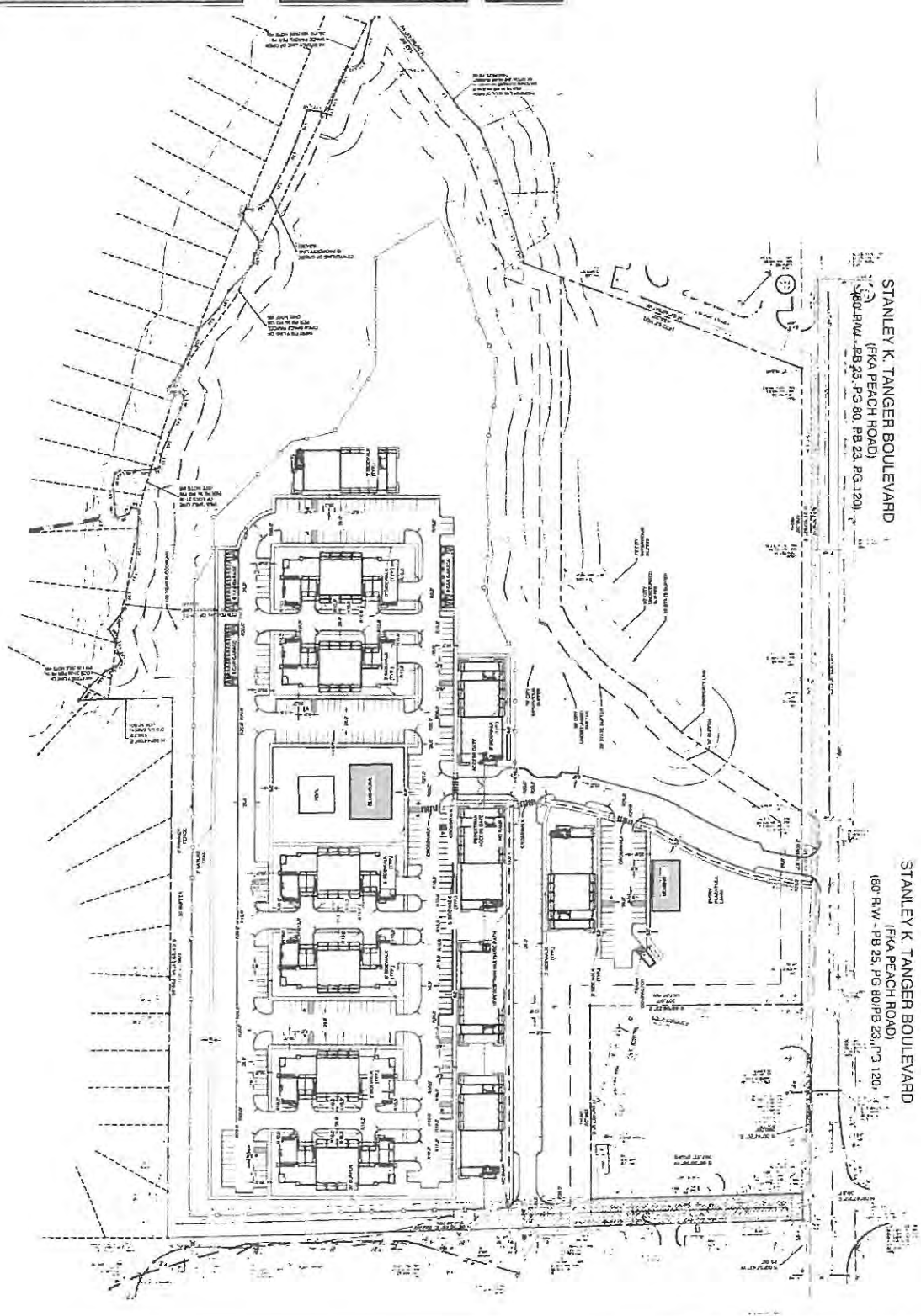
Max. Allowable (1.5 times) Max. (5) 600' maximum
Proposed: 200' x 300' parking spaces • 14 handicap spaces
60 parking spaces = 450 total spaces.

SITE NOTES:

1. THE SITE PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE SITE PLAN IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
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8. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.

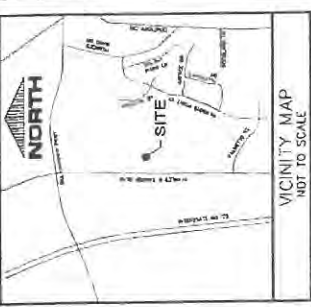
SITE PLAN LEGEND:

- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT
- EXISTING LANDSCAPE
- EXISTING UTILITIES
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING STAIRS
- EXISTING ELEVATORS
- EXISTING WINDOWS
- EXISTING DOORS
- EXISTING ROOFS
- EXISTING FOUNDATIONS
- EXISTING STRUCTURES
- EXISTING UTILITIES
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING STAIRS
- EXISTING ELEVATORS
- EXISTING WINDOWS
- EXISTING DOORS
- EXISTING ROOFS
- EXISTING FOUNDATIONS
- EXISTING STRUCTURES



STANLEY K. TANGER BOULEVARD
 (FKA PEACH ROAD)
 180° R.W. - PB 25, PG 80, PB 23, PG 120

STANLEY K. TANGER BOULEVARD
 (FKA PEACH ROAD)
 180° R.W. - PB 25, PG 80, PB 23, PG 120



VICINITY MAP
NOT TO SCALE

PROPERTY NOTES:
1. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF...
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE PLAT...
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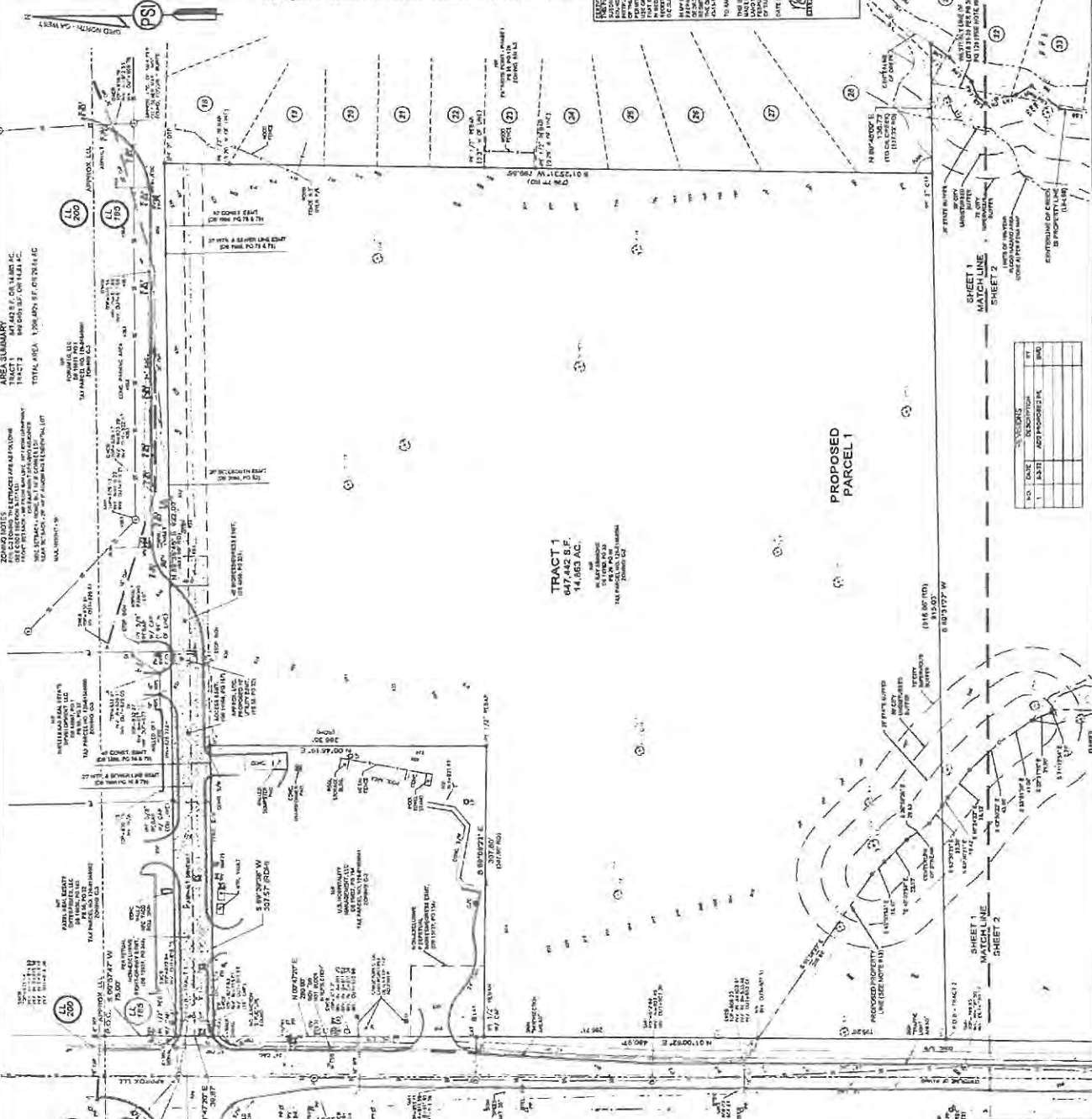
AREA SUMMARY
TRACT 1
TOTAL AREA 1,000,000 SF (22.96 AC)
TRACT 2
TOTAL AREA 1,000,000 SF (22.96 AC)

ZONING NOTES:
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PARAMOUNT SURVEYS
255 S. Campbell Street, Suite 300, Tallahassee, FL 32302
DATE: MAY 28, 2011
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: 1" = 40'

ALABAMA TITLE INSURANCE COMPANY
RANGEMASTER DEVELOPMENT, LLC, &
FIRST AMERICAN TITLE INSURANCE COMPANY

ALABAMA TITLE INSURANCE COMPANY
RANGEMASTER DEVELOPMENT, LLC, &
FIRST AMERICAN TITLE INSURANCE COMPANY



AREA SUMMARY
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TOTAL AREA 1,000,000 SF (22.96 AC)

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ALABAMA TITLE INSURANCE COMPANY
RANGEMASTER DEVELOPMENT, LLC, &
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. ENCUMBRANCE
- 4. PROPERTY LINE
- 5. RIGHT-OF-WAY LINE
- 6. CENTERLINE
- 7. CURB LINE
- 8. SIDEWALK LINE
- 9. DRIVEWAY LINE
- 10. FENCE LINE
- 11. UTILITY LINE
- 12. CONCRETE DRIVEWAY
- 13. ASPHALT DRIVEWAY
- 14. GRAVEL DRIVEWAY
- 15. DIRT DRIVEWAY
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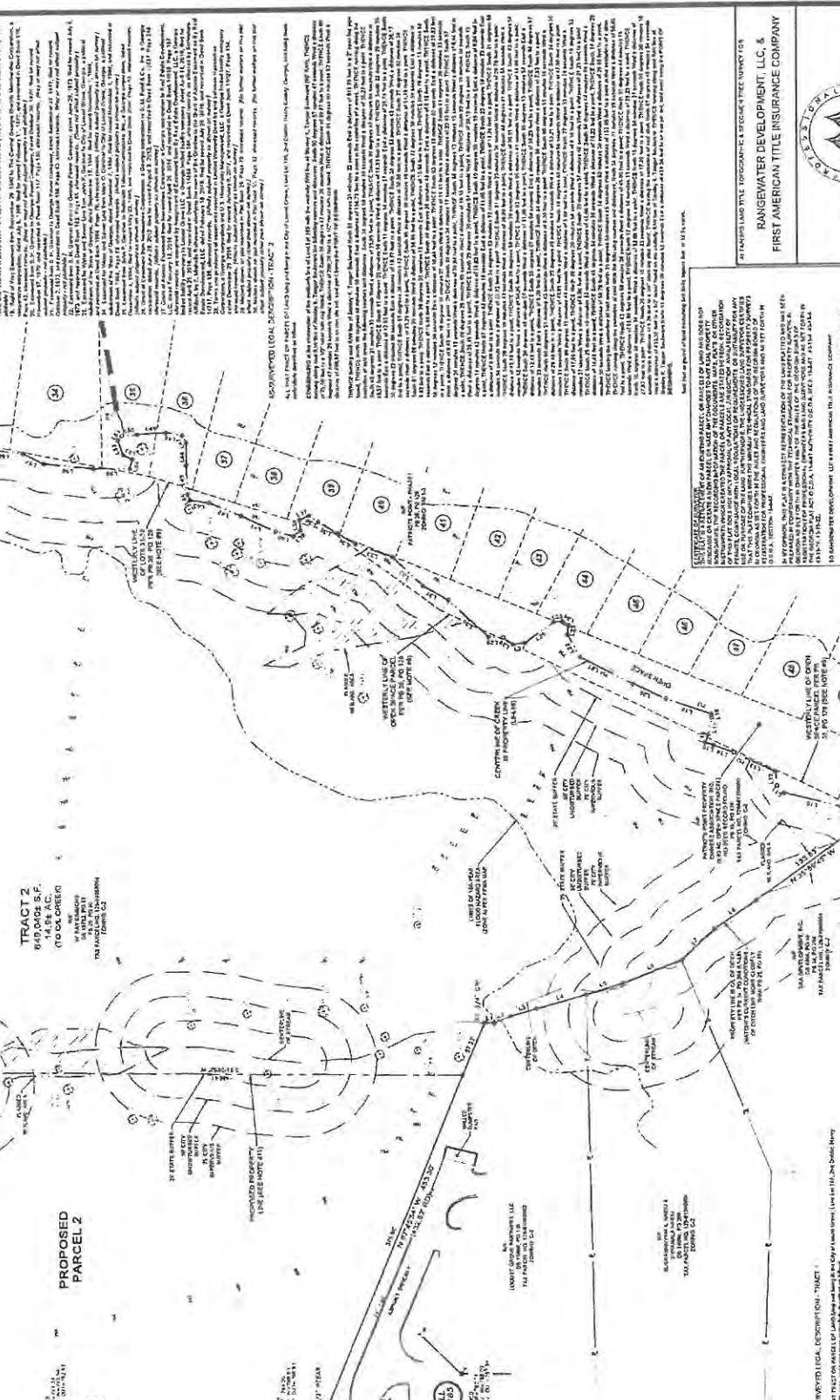
STANLEY K. TANGER BOULEVARD
(FKA PEACH ROAD)
(80' R.W. - PB 25, PG 80, PB 23, PG 120)

PROPOSED PARCEL 2

TRACT 2
IN THE CITY OF
ALASKA, A.C.
AND UNINCORPORATED
TERRITORY OF
ALASKA, S.I.T.

LEGEND

- 1. ALL RIGHTS RESERVED BY THE STATE OF ALASKA
- 2. ALL RIGHTS RESERVED BY THE STATE OF ALASKA
- 3. ALL RIGHTS RESERVED BY THE STATE OF ALASKA
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PLANNING BOARD REPORT

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PLANNING BOARD REPORT

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PLANNING BOARD REPORT

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PARAMOUNT SURVEYS
1903 Colorado Street, Suite 400, Denver, CO 80202
Tel: 303.733.1111
www.paramountsurveys.com

RANKSWATER DEVELOPMENT, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: MAY 18, 2022
PROJECT NO: 2022-001
SHEET NO: 2 OF 2

PROFESSIONAL SEAL

...

DISCLAIMER

...



City of Locust Grove

P.O. Box 900 Locust Grove, Georgia 30248-0900

Telephone (770) 957-5043 Fax: 1-866-364-0996

April 27, 2022

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

Asia Mosee
Kimley-Horn
11720 Amber Park Dr Ste. 600
Alpharetta, GA 30009
Asia.mosee@kimlev-horn.com
(Delivered electronically)

RE: Parcel ID# 129-01058004 located east of Tanger Blvd. water and sewer availability

To whom it may concern:

The City of Locust Grove (the "City") does provide water service to the above-referenced property (the "Property") via an existing 10" water line located along the Ingles shopping center rear access drive. Sanitary sewer service is available via existing lines along Tanger Blvd.

The City provides water and sanitary sewer services on a first-come, first-served basis. Prior to occupancy, the developer will be responsible for making any necessary upgrades to the systems in order to provide proper pressures and flows to the Property.

The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless otherwise notified in writing by the City.

Please do not hesitate to contact us at 770-957-5043 if you need additional information.

Kind regards,

Anna Ogg

Anna Ogg, Planner II
Community Development Department





EXHIBIT "B"



REZONING EVALUATION REPORT

FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

Property Information

Tax ID	129-01058004; 129-01058006
Location/address	Land Lot 185 of the 2 nd District
Parcel Size	30 +/- acres
Current Zoning	C-2 (General Commercial)
Request	RM-1 (Multi-Family Residential District-Apartments)
Proposed Use	Multifamily Residential Community
Existing Land Use	Vacant/undeveloped land
Future Land Use	Mixed Use Neighborhood
Recommendation	Approval

Summary

RangeWater Real Estate of Atlanta, GA requests rezoning of 30 +/- acres located on Stanley K. Tanger Boulevard in Land Lot 185 of the 2nd District from C-2 (General Commercial) to RM-1 (Multi-Family Residential District - Apartments) for the purpose of developing a Multifamily Residential Community.

The subject property consists of portions of two separate tax parcels including Parcel IDs 129-01058004 and 129-01058006 (the "Property"). The Property is adjacent to the Locust Grove Village shopping center on Bill Gardner Parkway and across from the Tanger Outlets facing Interstate 75. The Property is undeveloped and vacant land, identified on the City's Official Zoning Map as C-2 (General Commercial).

The applicant, RangeWater Real Estate, is requesting a zoning map amendment to rezone the subject property to RM-1 (Multi-Family Residential District-Apartments) to create a new, high-quality multifamily community for current and future Locust Grove residents. The applicant seeks to develop a 300-unit multifamily community, containing a density consistent with the RM-1 density allowances. The proposed design is an attractive multifamily residential community featuring units with superior building materials, distinct interior finishes, and upgraded appliance packages. The proposed community includes a variety of different building elevations with cohesive architectural styles.

The applicant proposes a progressive and design-forward approach that creates a welcoming neighborhood with unique visual interest. The proposed community will provide ample parking for residents and guests while incorporating enclosed garages for select apartment units. The applicant is proposing a development that envisions an inviting, community living experience featuring a community clubhouse with resident lounge, fitness center, and co-working space along with other

Preserving the Past... ..Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

amenities such as a pool, dog park, community lawns, ample greenspace with nature trail, and private internal sidewalks. Additionally, the applicant proposes a community where residents will appreciate and enjoy the community's proximity to the adjacent, offsite retail opportunities including the grocery store, restaurants, and shops.

The introduction of this development to the vacant and undeveloped site, will allow the applicant to transform the subject property and surrounding Tanger Boulevard-Bill Gardner Parkway area into a true mixed-use environment by incorporating residential uses adjacent to the existing shopping center and across from the retail outlet center. Given the concentration of commercial uses in the area, new residential uses will help upgrade a commercial corridor into a more modern mixed-use neighborhood and activity center. The proximity to the commercial options coupled with the convenience of access to Interstate 75 make this property ideally situated for a residential development. The proposed development reimagines the Tanger Boulevard-Bill Gardner Parkway corridor and city gateway by introducing an attractive residential component to the current commercial landscape.

According to the Henry County/Joint Cities Comprehensive Plan 2040, the City of Locust Grove has a definite need for more high-quality housing options to serve current and future residents. As cited in the 2040 Comprehensive Plan Update, Henry County and its municipalities including Locust Grove face the distinct challenge and goal of providing housing options beyond just single-family homes (pg. 77). The applicant's requested rezoning and residential community accomplishes this goal and delivers on the City's desired policies to achieve a diverse supply of "Missing Middle" housing. Additionally, the Tanger Boulevard-Bill Gardner Parkway corridor is an active and important gateway that should demand attention and reflect the lifestyle opportunities available in the City of Locust Grove.

The applicant's proposed development will enhance the corridor and deliver a desired high-quality housing product with mixed use integration needed in the area. Applicant's requested rezoning, if approved, will greatly benefit and promote the public health and general welfare by providing high-quality, architecturally unique housing integrated into an attractive mixed-use setting. The current commercial zoning of the subject property is not viable considering the Property's large size, exhausted commercial buildout on surrounding properties, and current commercial trends opposed to big-box retail development. The applicant's requested rezoning is consistent with the stated goals in the Comprehensive Land Use Plan. The applicant's multifamily neighborhood will contribute to the variety of residential options in the market, promote a mixed-use corridor environment, and enhance a vacant site located in an area of the city ripe for transformation. For all of these reasons and satisfaction of the zoning criteria, as amended, the applicant's proposed development will establish the high quality development, meeting and exceeding the collective vision of the City of Locust Grove City Council.



REZONING EVALUATION REPORT

FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

Service Delivery / Infrastructure

Water and Sewer: The City of Locust Grove does provide water service to the subject property via an existing 10" water line located along the Ingles shopping center rear access drive. Sanitary sewer service is available via existing lines along Tanger Boulevard.

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

Development of Regional Impact (DRI)

The proposed multifamily residential community development does not meet the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). For Housing Developments, lots or units, in areas designated as Developing Suburban, the threshold is 500 lots or units. The Applicant is proposing 300 units on the subject property, thereby, not meeting the threshold for DRI review.

Financial Impacts:

Fees for water and sewer services, development and building inspections and reviews, occupational tax and impact fees will be collected. It is estimated that construction of the proposed development will be \$75-80 million, with a value approaching \$100 million when completely leased added to the tax digest.

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 the City of Locust Grove Fire Marshal in partnership with Henry County as is similar with other portions of the city as defined by the Service Delivery Strategy.

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, a neighborhood, a particular area, or the community.



REZONING EVALUATION REPORT

FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

The applicant's proposed rezoning to RM-1 will have a positive impact on the subject property, surrounding parcels, the Tanger Boulevard-Bill Gardner Parkway corridor, and the City of Locust Grove. The applicant's requested rezoning of the Property will greatly benefit and promote the public health, general welfare, and viability of surrounding commercial properties, property owners and city residents by providing high-quality housing and multifamily neighborhood integrated into an attractive mixed-use setting.

(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 applicant's requested rezoning to RM-1 will achieve the purpose, intent, and vision of the City's zoning for the surrounding area and the future land use goals established in the Henry County/Joint Cities Comprehensive Land Use Plan 2040. The applicant's requested rezoning and proposed multifamily community will contribute to and enhance the commercial uses and commercial zoning in the surrounding area by creating a new mixed-use character for the corridor. Additionally, the applicant's request is consistent with the subject property's future land use designation as "mixed use neighborhood" by incorporating multi-family residential with existing commercial uses to establish a regional mixed-use setting.

(3) **Consistency with the Land Use Plan.**

The applicant's requested rezoning is consistent with intent of the Comprehensive Land Use Plan. The applicant's residential community accomplishes the Comprehensive Land Use Plan's goal to deliver a diverse supply of "Missing Middle" housing and provide a mixture of housing options for current and future city residents (pg. 77). Additionally, as previously stated, the applicant's multifamily neighborhood is consistent with the Property's future land use designation by incorporating multi-family residential with existing commercial uses to create a regional mixed-use setting.

(4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.**

Minimal impact anticipated on city water and sewer infrastructure, as capacity to service the proposed development has been confirmed by the City Public Works Department.

(5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.**

Minimal impact on adjacent thoroughfares, traffic volumes, and circulation for pedestrians and vehicles is anticipated. Traffic generated by applicant's proposed development is consistent with increased traffic generated by similar new developments in surrounding markets. The applicant's development and site design will provide safe vehicle and pedestrian traffic flow to and from the subject property.



**REZONING
EVALUATION REPORT**
FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

(6) The impact upon adjacent property owners should the request be approved.

The applicant’s rezoning and proposed development will contribute to and enhance the commercial uses on the surrounding properties by creating a new mixed-use character for the corridor. The applicant’s rezoning, if approved, will greatly benefit and promote the value and viability of surrounding commercial properties and property owners by providing high-quality housing with new customer base integrated as an attractive, progressive mixed-use setting.

Direction	Zoning	Current Land Use	Future Land Use
North	C-2 (General Commercial) & C-3 (Heavy Commercial)	Ingles Shopping Center; Hampton Inn	Regional Commercial
East	RM (Multi-Family Residential)	Patriots Point Subdivision	High Density Residential
South	C-2 (General Commercial)	Commercial Shopping Center	Mixed Use Neighborhood
West	C-2 (General Commercial)	Tanger Outlet Shopping Center	Gateway Town Center

(7) The ability of the subject land to be developed as it is presently zoned.

The subject property obtains its highest and best use that is guided by the future land use designation of mixed-use neighborhood. The current C-2 zoning potential exacerbates the presence and proliferation of existing commercial centers and shopping plazas in the surrounding area. The subject property and surrounding commercial market are not currently better suited for mixtures of uses that establish better balance in transitional zoning. As such, there is better economic value in the subject property if developed as proposed by the applicant.

(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.

The subject property’s size, shape, and physical conditions are well suited and appropriate for development of the Applicant’s multifamily neighborhood. The current C-2 zoning would potentially exhaust commercial buildout on surrounding properties, and current commercial trends opposed to big-box retail development. Despite new commercial, retail, and hotel development along the Tanger Boulevard-Bill Gardner Parkway corridor and in the surrounding area, the subject property has remained vacant without redevelopment. The applicant’s request to rezone the subject property from C-2



REZONING EVALUATION REPORT

FILE: RZ-22-06-03

July 18, 2022

REZONING C-2 TO RM-1

to RM-1, if approved, stands to create a high-quality residential development on the subject property.

(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 applicant's request to rezone the subject property from C-2 to RM-1 provides a unique opportunity for the City to transform a vacant parcel into a vibrant neighborhood, to create a true mixed-use setting for a primary corridor and city gateway, and to provide new and diverse housing options for current and future city residents. The current C-2 zoning would potentially proliferate existing commercial centers and shopping plazas in the surrounding area, and current commercial trends opposed to big-box retail development. The subject property and surrounding commercial market are not currently suited for another shopping center. As such, there is not a reasonable economic value in the Property as currently zoned. Furthermore, there is no benefit to the public from the Property's current C-2 zoning. The current state of the subject property as a vacant site does not promote the health, safety, morals, or general welfare of the public. The approval of the applicant's request for a high-quality, multifamily community and creation of a new mixed-use activity center will promote the health, safety, morals, and general welfare of the public and provide immense benefits to surrounding property owners and the City of Locust Grove citizens.

Recommendations

To remain consistent with the Locust Grove LCI Plan and the merits of the recent ordinance revisions to RM (RM-1 Multiple Family Apartments), staff recommends approval of the applicant's request to rezone the subject property from C-2 to RM(RM-1) with the following conditions:

1. The illustrative architectural renderings of elevations of the multifamily unit types shall form the basis of the future building permitting and reference in the ARB architectural review process and shall only be deviated from in a material amount by the ARB.
2. Amenities shall be reviewed as part of the ARB review process to be consistent with the RM Ordinance, the attached Site Plan, and the goals and objectives of the LCI Plan.
3. Additional Right-of-Way shall be set aside and dedicated to the City as part of the LCI Plan's Long-Term Transportation project #16 (Tanger Drive Extension) along the entire frontage of the project where it abuts the Ingles Shopping Center.
4. Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, the owner/developer shall construct acceptable segments, as determined by the City Manager a portion of an East-West, public connector road built to the City of Locust Grove's residential roadway standards and dedicate fifty (50) feet of right-of-way associated with said connector road to provide a direct connection as part of the LCI Long-Term Transportation Plan Item #16 – Tanger Drive Extension.

EXHIBIT "C"

AFFIDAVIT OF SIGN POSTING

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Wendy Stephens, who, after being duly sworn, testifies as follows:

1.

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

2.

Rangewater Properties of Atlanta, GA requests rezoning of 25+/- acres located at Stanley K. Boulevard in Land Lot 185 of the 2nd District from C-2 (General Commercial) to RM-1 (Multifamily) for the purpose of developing a multifamily residential community with a max density of 12 DU/acre.

3.

On the 29th day of June 2022, I, Wendy Stephens posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 18th day of July at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 11:19 AM on the east side of Stanley K. Tanger Blvd. south of Tanger Dr. on 6/29/22.

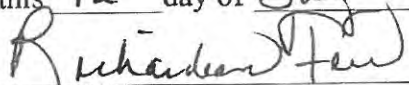
FURTHER AFFIANT SAYETH NOT.

This 12th day of July, 2022.



Affiant

Sworn and subscribed before me
this 12 day of July, 2022



Notary Public




Exhibit "A"



Write a Caption

Wednesday • Jun 29, 2022 • [Adjust](#)
11:19 AM

 IMG_2534

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm *f*1.8
12 MP • 4032 × 3024 • 3.1 MB



Edit



Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

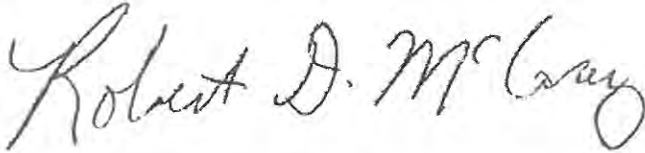
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: 74623

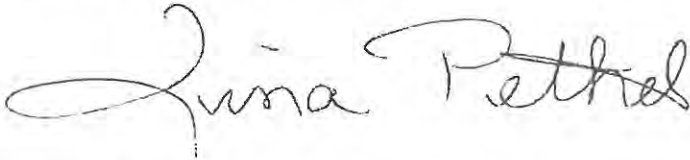
Name and File No.: **PUBLIC HEARING 7/18/2022**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):

06/29/2022

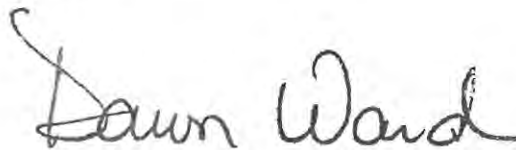
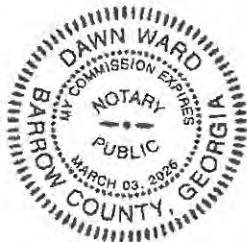


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 06/29/2022



Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
July 18, 2022
6:00 PM
Locust Grove
Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, July 18, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

**PRELIMINARY CONCEPT
PLAN REVIEW**

Tellus Partners of Chamblee, GA requests a rezoning of 50.16 +/- acres located on Price Drive in Land Lot 201 of the 2nd District from C-2 (General Commercial) to PD (Planned Development) requiring a preliminary concept plan review.

REZONINGS

RZ-22-05-01 Standard Properties of McDonough, GA requests a rezoning of 4.355 +/- acres located on Martin Luther King Jr. Blvd in Land Lot 167 of the 2nd District from OI (Office Institutional) to R-3 (Single Family Residential) for the purpose of developing six single-family homes.

RZ-22-06-02 The Beverly J Searles Foundation requests a rezoning of 21.97 +/- acres located on Frances Ward Dr in Land Lot 168 of the 2nd District from R-3 (Single-Family Residential) to PR-4 (Planned Residential District) for the purpose of developing a 100-lot single-family subdivision

RZ-22-06-03 Rangewater Properties of Atlanta, GA requests a rezoning of 25 +/- acres located on Tanger Boulevard in land lot 185 of the 2nd district from C-2 (General Commercial) to RM-1 (Multi-Family Residential District) for the purpose of developing a multi-family residential community with a max density of 12 du/acre.

**ZONING ORDINANCE
AMENDMENT**

ORD-AM-22-06-04 A City of Locust Grove initiated amendment to Zoning Ordinance Section 17.04.052, PR-4 (Planned Residential Development), repealing the PR-4 zoning district in its entirety.

ORD-AM-22-06-05 A City of Locust Grove initiated amendment to Zoning Ordinance Section 17.04.055, PR-5 (Urban infill/active adult planned residential district), repealing the PR-5 zoning district in its entirety.

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

Daunté Gibbs
Community Development
Director - City of Locust
Grove
74623-6/29/2022

EXHIBIT “D”

To remain consistent with the Locust Grove LCI Plan and the merits of the recent ordinance revisions to RM (RM-1 Multiple Family Apartments), staff recommends approval of the applicant's request to rezone the subject property from C-2 to RM(RM-1) with the following conditions:

1. The illustrative architectural renderings of elevations of the multifamily unit types shall form the basis of the future building permitting and reference in the ARB architectural review process and shall only be deviated from in a material amount by the ARB.
2. Amenities shall be reviewed as part of the ARB review process to be consistent with the RM Ordinance, the attached Site Plan, and the goals and objectives of the LCI Plan.
3. Additional Right-of-Way shall be set aside and dedicated to the City as part of the LCI Plan's Long-Term Transportation project #16 (Tanger Drive Extension) along the entire frontage of the project where it abuts the Ingles Shopping Center.
4. Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, the owner/developer shall construct acceptable segments, as determined by the City Manager a portion of an East-West, public connector road built to the City of Locust Grove's residential roadway standards and dedicate fifty (50) feet of right-of-way associated with said connector road to provide a direct connection as part of the LCI Long-Term Transportation Plan Item #16 – Tanger Drive Extension.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Preliminary Concept Plan Review for 50.16 +/- acres (Parcel IDs: 112-01013003) in Land Lot 201 of the 2nd District located on Price Dr.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: June 29, 2022

Budget Item: N/A

Date Received: June 6, 2022

Workshop Date: July 18, 2022

Regular Meeting Date: August 1, 2022

Discussion:

Tellus Partners of Chamblee, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 50.16 +/- acres on Price Drive in Land Lot 201 of the 2nd District.

This preliminary concept plan comes in advance of a formal request to rezone the subject property from C-2 (General Commercial) to PD (Planned Development), conforming to the City's Code of Ordinances section 3-7-157. Code Section 3-7-157 requires a preliminary concept plan to be submitted for review before an application for rezoning to PD is authorized.

The preliminary concept plan for "The Exchange at Locust Grove" includes RM-1, RM-2, and C-2 pod designations, consisting of 332 apartment units, 56 townhomes, and C-2 (general commercial) space.

Recommendation:

Given the attention to detail given to this preliminary concept plan during the planning process, Staff does not suggest any additional changes unless any feedback is given in this discussion for inclusion in the zoning application and narrative.



REZONING EVALUATION REPORT

FILE: RZ-22-06-01

July 18, 2022
PRELIMINARY CONCEPT PLAN REVIEW

Property Information

Tax ID	112-01013003
Location/address	Land Lot 201 of the 2 nd District
Parcel Size	50.16 +/- acres
Current Zoning	C-2 (General Commercial)
Request	PD (Planned Development)
Proposed Use	Multifamily Residential Community with Commercial Vacant/undeveloped land
Existing Land Use	
Future Land Use	Gateway Town Center
Recommendation	Review concept plan and provide feedback to developer

Summary

Tellus Partners of Chamblee, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 50.16 +/- acres on Price Drive in Land Lot 201 of the 2nd District.

The subject property (Parcel ID 112-01013003) is adjacent to commercial properties along Bill Gardner Parkway to the south, industrial (M-1) development to the north, and low-density (RA) residential to the west side of Price Drive. The Property is undeveloped and vacant land, identified on the City's Official Zoning Map as C-2 (General Commercial).

This preliminary concept plan comes in advance of a formal request to rezone the subject property from C-2 (General Commercial) to PD (Planned Development), conforming to the City's Code of Ordinances section 3-7-157. Code Section 3-7-157 requires a preliminary concept plan to be submitted for review before an application for rezoning to PD is authorized. The City Council (acting as planning commission) shall review the plan and provide comments and recommendations within (30) days.

The preliminary concept plan for "The Exchange at Locust Grove" includes RM-1, RM-2, and C-2 pod designations, consisting of 332 apartment units, 56 townhomes, and C-2 (general commercial) space. The apartment community portion of the development consists of 10 garden-style apartment buildings, and four that are a "carriage house" design with attached garages. Amenities include a clubhouse with workspace, gym, pool, dog park, and other outdoor recreational spaces. Apartments and townhouses are shown with popular new-traditional "farmhouse" styling and finishes. Surface parking in the multifamily residential and commercial areas is located primarily on the interior of the building areas, and largely screened from public right-of-way.

Preserving the Past... ..Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-22-06-01

July 18, 2022

PRELIMINARY CONCEPT PLAN REVIEW

Staff has reviewed the preliminary concept plan and determined that it meets the criteria for evaluation as described in the City's PD ordinance, and that the proposed development displays the level of quality, walkability, and aesthetics sought-after in the City's future development.

Recommendations

Given the attention to detail given to this preliminary concept plan during the planning process, Staff does not suggest any additional changes.

Future Land Use Map for Gateway Town Center

- PD Planned Development Town Homes (56 units)
- PD Planned Development Apartments (332 units)
- C-2 General Commercial
- Green Space & Walking Trails
- Amenity Spaces

BLDG #	BLDG TYPE	# OF STORES	UNIT HEATED SQ FT											TOTAL			
			1 R0 / 1B1A	1 R0 / 1B1A	1 R0 / 1B1A	1 R0 / 1B1A	1 R0 / 1B1A	2B0 / 2B1A	2B0 / 2B1A	2B0 / 2B1A	2B0 / 2B1A	2B0 / 2B1A	2B0 / 2B1A				
1	CARRIAGE	2 STORY	774	792	736	744	812	1170	1177	1387							
2	CARRIAGE	2 STORY													2		2
3	CORRIDOR	3 STORY				33	6	8			36				2		2
4	CORRIDOR	3 STORY															2
5	GARDEN	3 STORY	12	6	33	6	6			12	30						30
6	GARDEN	3 STORY															12
7	GARDEN	3 STORY	12	6						12							30
8	CARRIAGE	2 STORY													2		2
9	CARRIAGE	2 STORY													2		2
10	GARDEN	3 STORY	12	6						12							30
11	GARDEN	3 STORY								24							24
12	GARDEN	3 STORY								12							30
TOTAL UNITS			26	10	66	12	12	12	84	77	0	0	0	0	34	0	332
LEACH TYPE			10.84%	4.02%	10.88%	3.01%	3.01%	30.20%	21.68%	2.41%	7.35%	15.0%					



PROJECT TOTAL SQUARE FOOTAGE

BUILDING	RENTABLE HEATED SQ. FT.	UNHEATED R.F. / DECK	GARAGE S.F.	SMELLZ/WAY DOWNHOLE	BUILDING GROSS TOTALS
BUILDING 1	2874	676	2574	482	6606
BUILDING 2	2874	475	2574	482	6405
BUILDING 3	7848	873		1378	9703
BUILDING 4	7848	873		1378	9703
BUILDING 5	27388	3970		3028	34386
BUILDING 6	29300	1120		2153	32573
BUILDING 7	27388	3970		3028	34386
BUILDING 8	2974	475	2574	482	6505
BUILDING 9	2874	475	2574	482	6506
BUILDING 10	27388	3970		3028	34387
BUILDING 11	27006	1888		2813	31707
BUILDING 12	29220	1920		2153	33313
PROJECT TOTALS	331623	28192	10200	60467	432282

EFFICIENCY: RENTABLE S.F. (WITHOUT GARAGES) / GROSS TOTAL = 80.84%

EFFICIENCY: RENTABLE S.F. (WITH GARAGES) / GROSS TOTAL = 83.14%

UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	774	83	857
A2	792	121	913
A3	730	77	807
A4	744	83	827
A5	852	116	968
B1	1128	78	1206
B2	1177	86	1263
C1	1287	220	1507
C1	1311	81	1392

LAND USE PLAN
 LOCUST GROVE, HENRY COUNTY, GEORGIA
 BY
 ENGLISH ASSOCIATES INC.
 ATLANTA, GEORGIA 30341
 DAVID A. ENGLISH, AIA

REVISED 01-08-2022

CLUBHOUSE



ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MEXGER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS

ITEM DATE

REVISIONS

TRAC DATE

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JOB NUMBER TITLE

DESIGNED BY

CHECKED BY

COLOR ELEVATIONS

LEASING OFFICE

SHEET NO.

JOB NUMBER: 2012.8 DRAWN BY: CHECKED BY: CALLED ILLUMINATIONS LEASING OFFICE SHEET NO.	ENGLISH & ASSOCIATES ARCHITECTS, INC. 2004 MERCER UNIVERSITY DRIVE, SUITE 100 ATLANTA, GEORGIA 30341 DENGUSH@ENGLISHASSOCIATESINC.COM
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CLUBHOUSE



CLUBHOUSE

ENGLISH & ASSOCIATES ARCHITECTS, INC. 3084 MERCER UNIVERSITY DRIVE, SUITE 100 ATLANTA, GEORGIA 30341 DENGUSHI@ENGLISHASSOCIATESINC.COM	JOB PROGRESS ITEM: _____ DATE: _____
	REVISIONS TAG: _____ DATE: _____
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SHEET NO. _____	SHEET NO. _____



**APARTMENT BUILDING
3 & 4**



APARTMENT BUILDING

5, 6, 7, 10, 11, 12, 13, 14

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MCGEE UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS

DATE

REVISIONS

NO.

DATE

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JOB NUMBER

DATE

DESIGNED BY

CHECKED BY

DATE

SCALE

SHEET NO.



APARTMENT BUILDING

5, 6, 7, 10, 11, 12, 13, 14

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGUSH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS: _____ DATE _____
ITEM _____

REVISIONS _____ DATE _____
TAG _____

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DWG NUMBER: 221114
DRAWN BY: _____
CHECKED BY: _____
COLORD ELEVATIONS
LEADING OFFICE
SHEET NO. _____

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROPOSED
DATE

REVISIONS
DATE

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JOB NUMBER: 2101 P
DRAWN BY:
CHECKED BY:
CALCULATED ELEVATIONS
LEASING OFFICE
SHEET NO.



CARRIAGE UNITS 1, 2, 8, 9

TOWNHOME BUILDINGS



ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
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JOB PROGRESS: DATE
ITEM: DATE
REVISIONS: DATE
PAGE: DATE

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JOB NUMBER: 2011.1
DRAWN BY:
CHECKED BY:
COLLARD ILLIUMINOS
LEASING OFFICE
SHEET NO.

- (5) Minimum rear yard 40 feet
- (6) Maximum height 75 feet

Sec. 3-7-157. -PD: planned development district.

(a) *Purpose.* It is the purpose of the planned development district to encourage the development of compatible land uses within the framework of a master development plan for residential and nonresidential land uses within an environmentally compatible setting. The PD district is designed to be appended to residential, commercial or industrial zoning districts to provide flexibility in the application of development standards and site design when approved according to a master development plan in a manner to promote the conservation of natural environment, more efficient use of land, and efficiency in the extension of streets and utilities.

All planned developments shall be located on roads with a minimum classification of major arterial. Each area within a PD project developed for residential (including open space and recreation), commercial or industrial land use shall be zoned separately according to the appropriate zoning district.

(b) *Objectives.* To carry out the purpose of this section, a PD district must provide the following, as appropriate:

- (1) A range in the types of residential environment including types of housing, types of ownership and community facilities available.
- (2) Nonresidential land uses, if any, which provide convenient service, employment and access and yet which are separated from residential areas by the use of landscaping and natural buffers.
- (3) Conservation of natural topographical and geological features with emphasis upon:
 - a. Conservation of existing surface and sub-surface water resources;
 - b. Preservation of major trees and other significant natural environmental features;
 - c. Prevention of soil erosion.

(4) An efficient network of streets and utilities appropriate to serve the land uses within the PD district.

(5) A master development plan to guide the PD with specific development objectives included in restrictive covenants.

(c) *Definitions.* For the purpose of this section, the following terms shall have the meaning immediately set forth after the term.

- (1) *Master development plan.* A written and graphic submission for a planned development which represents a tract of land, proposed subdivision, the location and bulk of buildings and other structures, density of development, public and private streets, parking facilities, common open space, public facilities and all covenants relating to use thereof. The master development plan is submitted in conjunction with a rezoning application for the PD district.
- (2) *Open space.* Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the developments and may include complementary structures and improvements as are necessary and appropriate.
- (3) *Residential land uses.* Any variety of residence types as permitted within respective separately zoned areas of the PD, and as shown on the approved master development plan.
- (4) *Nonresidential land uses.* Those designated areas which are not residential land uses, which includes but is not limited to: commercial or industrial zoned land, common open space, private streets, drives, service and parking areas, recreation and other open space areas.
- (5) *Ownership types.* These include all types of residential development including, but not limited to, single-family, duplex, apartments, townhouses, rental, such that ownership may be fee simple, lease purchase, leased or rented, and common ownership of

open spaces, recreation facilities, streets and parking areas.

- (6) *Net land area.* The area calculated in terms of net acres, or the land devoted to residential, commercial or industrial use exclusive of streets, rights-of-way, flood hazard areas and public lands.
- (7) *Maximum allowable net density.* The total number of dwelling units or housing structures per unit of land based on the net land area.
- (8) *Planned shopping center.* An area within a PD which contains a group of commercial establishments having a building composition that is an architectural unit and is not a miscellaneous assemblage of stores; and is planned, developed, analyzed as a unit, related in location, size and type of shops to the trade area that the unit serves, and provides on-site parking in relation to the types and size of stores.
- (9) *Preliminary concept plan.* A preliminary plan of the proposed planned development, of sufficient accuracy to be used for purpose of reviewing the proposed land uses and general layout.
- (10) *Planned industrial district.* An area within a PD project designed for industrial uses with streets, utilities and common architectural controls regulated by a master development plan and restrictive covenants.
- (11) *Comprehensive land use plan.* The comprehensive long-range plan containing policies to guide the growth and development of Henry County, which includes the analysis, recommendations and proposals for the county's population, economy, housing, transportation, community facilities and land use.
- (12) *Professional consultant.* The person who is a registered and or certified engineer, architect or planner who prepared the plan, within the scope of their respective legal responsibilities.

(d) *General Requirements for a Planned Development District:*

- (1) *Area.* The minimum area required for a PD district shall be ten (10) contiguous acres of land. The planning board may consider projects with less acreage where the applicant can demonstrate that a smaller parcel will meet the purpose and objectives of the PD district.
- (2) *Ownership.* The tract of land proposed for PD development shall be in one (1) ownership, or if in several ownerships, the application for zoning amendment shall be filed jointly by all of the owners of the properties included in the plan. Any subsequent change in owners of the properties involved, or in anyone having a legal or equitable interest in the property, shall be reported to the community development department. Failure to provide information on property ownership status shall result in the planning board and board of commissioners withdrawing approval.
- (3) *Location of PD district.* The PD district shall be applicable to areas located on major arterial roads and where public water and sewerage facilities are available and installed.
- (4) *Permitted uses:*
 - a. *Residential Uses:* Residences may be of a variety of housing types and ownership types. Single-family detached, attached single-family, cluster homes, two-family homes, town houses, and multiple family residential developments may be permitted within respective separate zoning districts of the PD.
 1. Residential developments which require R-3, RD or RM zoning districts shall occupy no more than twenty-five (25) percent of the net land area developed for residential land use in those classifications. The remainder of the property shall be other residential,

- commercial, industrial zoning classifications and open space.
2. The maximum allowable net density for single-family residential development for R-3 detached single-family dwellings and cluster homes shall be no more than three and six-tenths (3.6) dwellings per acre.
 3. The maximum allowable net density for RD two-family dwellings shall be two and nine-tenths (2.9) dwellings per acre.
 4. The maximum allowable net density for RM multiple family living units including apartments and townhouses shall be eight (8) dwelling units per acre.
 5. Public buildings and recreation facilities for use of the residents of the PD is permitted. The restrictions as to the use of these facilities shall be set forth in the covenants and restrictions for the PD development.
- b. Office Uses: Office developments shall be designed and landscaped in a manner which is compatible with residential development and which provides for through traffic circulation that does not interfere with residential areas in the PD. Office uses shall include those customarily permitted in an IO office institutional district.
 - c. Commercial Uses: Commercial developments shall include those uses in C-1 or C-2 districts which are part of a planned shopping center or service center. Commercial development shall be designed and landscaped in a manner which is compatible with residential development and which provides for through traffic circulation which does not interfere with residential areas in the PD. No outside storage of materials or equipment shall be permitted in commercial areas in a PD.
 - d. Industrial Uses: Industrial development within a PD shall be designed and landscaped in a manner which is compatible with residential development. Industrial areas in a PD shall be designed as an industrial park with covenants and restrictions concerning building appearance and landscaping. Any uses permitted within an M-1 District shall be permitted with the exception of the following:
 1. Armories.
 2. Cold storage, ice plants and freezer lockers.
 3. Garage and repair shops.

No outside storage of materials or equipment shall be permitted adjacent to residential districts in a PD.
- (e) *Application Procedure:*
- (1) *Preliminary concept plan review.* Before an application for rezoning of a PD is authorized, the applicant shall submit a preliminary concept plan for review by the community development department. The department shall coordinate review of the plan and provide a report to the planning commission. The plan shall be submitted to the planning commission, for review at a public meeting. The planning commission shall review the plan and provide comments and recommendations within thirty (30) days. Notice of the time and place of the public meeting shall be posted on the property and newspaper advertisement no less than fifteen (15) days prior to the planning commission meeting.
 - a. Required Information: The preliminary concept plan shall include the following information:
 1. Planned development name.
 2. The owner and developer of the property.
 3. Architect, engineer or planner who designed the plan.
 4. Location or orientation map of the property.
 5. Legal description of the parcel.
 6. Date, scale, north arrow.

7. Acreage in total tract.
8. Topography at ten-foot contour intervals.
9. Proposed land use and net acreage in each type.
10. Proposed street layout.
11. Proposed lot layout.
12. Proposed buffers, open space and natural environmental features such as surface drainage and open water.
13. General location of proposed buildings to be used for commercial, industrial, recreational or public facility uses.

[b. Rezoning:] Following preliminary concept plan review and approval by the planning commission, the developer of the PD project may apply for rezoning pursuant to the requirements of Article XVI of the zoning ordinance, and master development plan approval.

(2) *PD master development plan approval request.* A master development plan which incorporates the comments and modifications made by the planning commission in its review of the preliminary concept plan shall be submitted with the application for rezoning.

The master development plan shall include the following information:

a. A site plan for complete development of the planned development project drawn to a scale of one (1) inch equals fifty (50) feet or one (1) inch equals one hundred (100) feet. The plan shall include information contained on the preliminary concept plan and all modifications previously made by the planning commission. The plan shall include one (1) or more sheets, as necessary, to accurately show the following information:

1. Property information:
 - (i) Planned development project name.

- (ii) Owner and developer of the property.
- (iii) Architect, engineer or planner who designed the plan.
- (iv) Date, scale and north arrow.
- (v) An area map showing adjacent property owners, zoning classifications of adjacent parcels, and existing land use within five hundred (500) feet of the property for the PD project.
- (vi) A legal description of the parcel.

2. Existing conditions:

- (i) Existing topographical features of the site, with a minimum contour interval of five (5) feet. The outline of wooded areas and surface drainage such as streams, lakes and wetlands shall be shown.
- (ii) Soil conditions according to U.S. Soil Conservation Service Classifications for Henry County.
- (iii) The location of any flood hazard areas subject to a 100 year flood according to the Henry County Flood Damage Prevention Ordinance. The location of the 100 year flood shall be shown relative to contour elevations.
- (iv) The location and extent of any aircraft approach zones over the subject PD property.
- (v) The location of any existing property lines within the parcel; the location, width, right-of-way, and names of any existing roads; railroads; utility rights-of-way or easements; and existing buildings and structures.
- (vi) Existing public facilities such as sanitary sewers, water mains, storm drainage facilities, culverts, bridges, and

other underground or above-ground facilities within the parcel to be developed, or within the rights-of-way of roads bordering the parcel, with sizes, grades and invert elevations from field surveys or other sources.

3. Proposed development conditions:

- (i) Phases of the proposed development.
- (ii) The location and extent of the proposed interior road system, including pavement and right-of-way width.
- (iii) Delineation of the proposed residential areas and zoning districts, including the location of residential land uses, and dwelling unit types, total number of dwelling units, and total number of lots, and number and percentage allocation by dwelling unit type.
- (iv) Proposed layout and dimensions of lots within each proposed residential zoning district.
- (v) Calculation of residential density in dwelling units per net acres, by zoning districts and dwelling unit type proposed.
- (vi) The delineation of proposed nonresidential areas and zoning district, including lot layout and dimensions, and general location of proposed buildings.
- (vii) The interior common open space system.
- (viii) Proposed dedication or reservation of land for public use, including streets, parks, schools, and other public buildings and facilities.
- (ix) Proposed improvements to existing community facilities including roads, sewers,

drainage and water facilities adjoining or near the site.

b. A written report shall be submitted by the applicant which contains the following information concerning the master development plan:

- 1. General description of the proposal.
- 2. Detailed legal description.
- 3. Proposed standards for development, including restrictions on the use of the property, density standards, yard requirements and restrictive covenants.
- 4. Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.
- 5. Exceptions or variations from the requirements of the zoning ordinance and subdivision ordinance, if any, [for] that area being requested.
- 6. Plans for the provision of utilities, including water, sanitary sewer and drainage facilities and appropriate calculations regarding the sizing of drainage areas and pipes.
- 7. A report from the Henry County Water and Sewerage Authority, or municipal authority, as appropriate, indicating the adequacy of sanitary sewer and water services.
- 8. Plans for the protection of abutting properties.
- 9. Plans for the maintenance of common open space areas.
- 10. Tables showing the total number of acres in the proposed development and the percentage designation for each type of proposed land use, including public facilities. Information shall be provided in net acres.
- 11. Tabulations of the overall net density for residential uses.
- 12. An explanation of phasing or stages of the PD project.
- 13. Adequacy and arrangement of vehicular traffic access and circula-

- tion including intersections, road widths, channelization structures and traffic controls.
14. Adequacy and arrangement of pedestrian traffic access and circulation including separation of pedestrian from vehicular traffic, and pedestrian convenience.
 15. Location, arrangement, appearance and sufficiency of off-street parking and loading.
 16. Location, arrangement, size and placement of buildings, lighting and signs.
 17. Certification by the applicant that a professional consultant is being utilized in the planning process for the PD project, including preparation of the application.
 18. Planned development projects for which two thousand (2,000) or more average daily vehicle trips will be generated and/or which at least twenty-thousand (20,000) gallons per day of sewage treatment plant capacity will be required must submit with the application an environmental impact report. The report shall follow the format prepared by the community development department. The report shall objectively discuss positive and negative impacts of the proposed development on land uses; public water and sewerage facilities; traffic patterns, volumes and road improvements; storm drainage facilities, school enrollment; tax base and economic base; natural vegetation; wildlife habitat; and, area appearance and aesthetics. The report shall be prepared by a professional consultant.

(f) *Review of Application.* In reviewing the application for PD preliminary development plan approval and zoning approval, the planning board and board of commissioners shall consider those items listed in section 3-7-313 (Review of application for amendment) concerning zoning map amendments.

Supp. No. 8

The consideration of a PD District approval or disapproval and master development plan shall also include, but not be limited to, the following:

- (1) Relation to the comprehensive plan;
- (2) Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, channelization structures and traffic controls;
- (3) Adequacy and arrangement of pedestrian traffic access and circulation including separation of pedestrian from vehicular traffic, and pedestrian convenience;
- (4) Location, arrangement, appearance and sufficiency of off-street parking and loading;
- (5) Location, arrangement, size and placement of buildings(s), lighting and signs;
- (6) Arrangement of landscape features and buffer areas;
- (7) Adequacy of public water supply;
- (8) Adequacy of storm water and sanitary waste disposal facilities; and
- (9) Adequacy of structures, roadways, in areas with moderate to high susceptibility to flooding and ponding and/or erosion.

(Ord. No. 89-23, § 12-19-89)

Sec. 3-7-158. -FP: flood-protection district.

(a) *Purpose.* Within the land area covered by this chapter, there exists land which is subject to periodic flooding and inundation. Development of these lands is regulated by provisions contained in the Federal Insurance Administration Flood Hazard Boundary Map for Henry County of which is made a part of the Henry County Zoning Ordinance by reference.

The flood hazard boundary maps (FHBM) and the flood insurance rate maps (FIRM) for Henry County are also made a part of the Henry County Zoning Ordinance by reference and shall be used to determine the location and extent of flood-prone areas.

(b) *Permitted Uses.* Any use permitted in provisions of the Henry County Flood Protection Or-

AFFIDAVIT OF SIGN POSTING

Personally appeared, before the undersigned officer duly authorized to administer oaths, Ms. Wendy Stephens, who, after being duly sworn, testifies as follows:

1.

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

2.

Tellus Partners of Chamblee, GA requests a Preliminary Concept Plan Review in advance of rezoning of 50.15+/- acres located at Price Dr. in Land Lot 201 of the 2nd District from C-2 (General Commercial) to PD (Planned Development) for the purpose of developing a multifamily residential community and commercial parcels.

3.

On the 29th day of June 2022, I, Wendy Stephens posted double-sided sign notifications on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 18th day of July 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 Exhibit "B" and incorporated herein by reference. The public hearing signs were posted at the following locations:

1. Double-sided sign posted at 11:33 AM on the east side of Price Dr. north of Bill Gardner Parkway on 6/29/22.
2. Double-sided sign posted at 11:36 AM on the east side of Price Dr. south of Sheets Construction on 6/29/22.

FURTHER AFFIANT SAYETH NOT.

This 12th day of July, 2022.



Affiant

Sworn and subscribed before me
this 12 day of July, 2022

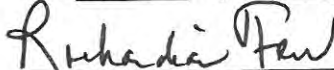

Notary Public


Exhibit "A"



Add a Caption

Wednesday • Jun 29, 2022 • [Adjust](#)
11:33 AM

 IMG_2538

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm *f*1.8
12 MP • 4032 × 3024 • 2.6 MB




Exhibit "B"



Add a Caption

Wednesday • Jun 29, 2022 • [Adjust](#)
11:36 AM

 IMG_2540

Apple iPhone SE (2nd gener... HEIF 

Back Camera — 28 mm f1.8
12 MP • 4032 × 3024 • 3.4 MB



Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

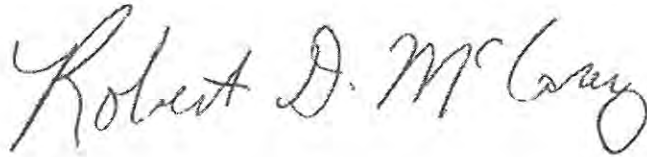
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: **74623**

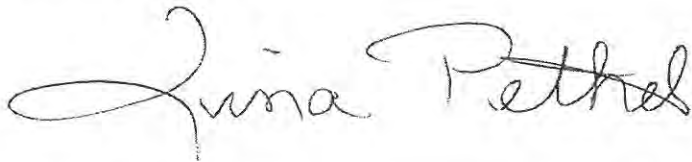
Name and File No.: **PUBLIC HEARING 7/18/2022**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):

06/29/2022

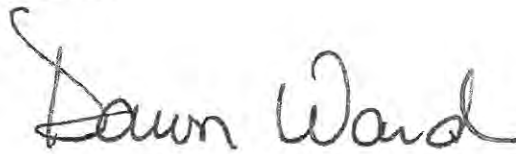
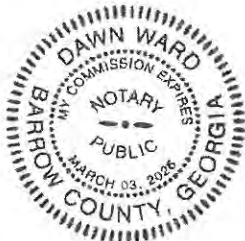


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 06/29/2022



Notary Public
My commission expires 03/03/2026

Ad text : Public Hearing Notice
City of Locust Grove
July 18, 2022
6:00 PM
Locust Grove
Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, July 18, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

**PRELIMINARY CONCEPT
PLAN REVIEW**

Tellus Partners of Chamblee, GA requests a rezoning of 50.16 +/- acres located on Price Drive in Land Lot 201 of the 2nd District from C-2 (General Commercial) to PD (Planned Development) requiring a preliminary concept plan review.

REZONINGS

RZ-22-05-01 Standard Properties of McDonough, GA requests a rezoning of 4.355 +/- acres located on Martin Luther King Jr. Blvd in Land Lot 167 of the 2nd District from OI (Office Institutional) to R-3 (Single Family Residential) for the purpose of developing six single-family homes.

RZ-22-06-02 The Beverly J Searles Foundation requests a rezoning of 21.97 +/- acres located on Frances Ward Dr in Land Lot 168 of the 2nd District from R-3 (Single-Family Residential) to PR-4 (Planned Residential District) for the purpose of developing a 100-lot single-family subdivision

RZ-22-06-03 Rangewater Properties of Atlanta, GA requests a rezoning of 25 +/- acres located on Tanger Boulevard in land lot 185 of the 2nd district from C-2 (General Commercial) to RM-1 (Multi-Family Residential District) for the purpose of developing a multi-family residential community with a max density of 12 du/acre.

**ZONING ORDINANCE
AMENDMENT**

ORD-AM-22-06-04 A City of Locust Grove initiated amendment to Zoning Ordinance Section 17.04.052, PR-4 (Planned Residential Development), repealing the PR-4 zoning district in its entirety.

ORD-AM-22-06-05 A City of Locust Grove initiated amendment to Zoning Ordinance Section 17.04.055, PR-5 (Urban infill/active adult planned residential district), repealing the PR-5 zoning district in its entirety.

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

Daunté Gibbs
Community Development
Director - City of Locust
Grove
74623-6/29/2022



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 repeal the PR-4 (Planned Residential District) zoning district in its entirety.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: June 22, 2022

Workshop Date: July 18, 2022

Regular Meeting Date: August 1, 2022

Discussion:

The City of Locust Grove City Council directed city staff to move forward with the repealing of the PR-4 (Planned Residential District) zoning district in its entirety, as part of their collective vision to establish residential districts of lower density.

Recommendation:

APPROVAL

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17.04.052 PR-4 (PLANNED RESIDENTIAL DEVELOPMENT) OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO PROVIDE FOR CONDITIONAL USES FOR AGE TARGETED 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. Section 17.04.052 entitled “PR-4 Planned Residential District” is hereby repealed, effective the official date of adoption of this ordinance by the City of Locust Grove City Council. All existing developments shall remain zoned PR-4 with all applicable regulations and conditions as part of their original zoning in force. Any application for zoning map amendment received prior to the effective date of this repeal shall be allowed to continue through the rezoning process as vested under the PR-4 ordinance regulations that were in effect prior with all rights granted thereunto. After the effective date of appeal, no applications shall be accepted for this zoning district.

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 1st day of August 2022.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

17.04.052 - PR-4 planned residential district.

- A. Purpose. It shall be the purpose of this PR-4 district to provide infill development for residential single-family dwellings within higher-density areas of the city on individual lots when served by adequate public water and public sewer facilities and shall have access onto a major arterial street, a minor arterial street, or a collector street. In addition, the purposes of the PR-4 district:
1. Allow one or more properties to be planned as a unit with development standards tailored to the site;
 2. Provide maximum flexibility and diversification of lot sizes and architectural styles in the development of the property;
 3. Maintain consistency with the Henry County/Cities Joint Comprehensive Development Plan and all subsequent amendments and updates;
 4. Protect the integrity and character of residential uses in the city;
 5. Encourage efficient use of land in areas outside of watershed protection areas in general and allow for preservation of certain sensitive environmental and cultural resources such as open space areas, wetlands, and topographic features;
 6. Provide for effective development and use of public facilities and services for the site;
 7. Encourage use of design features to achieve development that is compatible with the immediate area; and
 8. Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.
- B. Applicability. The provisions of this section are applicable to property upon designation of the site as a PR-4 planned residential development by the mayor and city council under Articles XV and XVI of this chapter.
1. A PR4 planned residential development (PR4) is established by rezoning the property and adoption of a development plan. The development plan establishes regulations for the use, development, improvement and maintenance of the property, and must be adopted in accordance with Sections 17.04.291 through 17.04.320.
 2. The PR-4 development plan shall be the zoning control document for features depicted both graphically and in text or figures. The development plan establishes the site area; lot layout; street layout, including typical street sections; on street and off-street parking including landscape parking; pedestrian facilities; open space areas; number of residential units by type; square footage of residential units; preliminary landscaping plan, development regulations; architectural standards; phasing plan, if applicable; statement regarding consistency with the comprehensive plan and all other applicable city land use plans; traffic study; other information necessary for the substantive and environmental review of the proposed project; and any other information deemed necessary by the community development director. If the approval by the city council differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the community development director before development related permits may be issued
- C. Definitions. For purposes of this section, the following terms shall have the meaning prescribed, unless the context clearly indicates otherwise:
- "Amenities" shall mean the area(s) set aside for active and passive recreation for the residents inside the development (or for the general public) according to the standards set forth herein. Recreation areas may include passive areas, such as trails, picnic areas, or parks with landscaping providing no facilities for active sports; and active areas with ball fields, soccer facilities, swimming areas, and other facilities for sports activities.
- "City" shall mean the City of Locust Grove or its designee.

"Classification" shall mean the PR-4 district referred to herein.

"County" shall mean Henry County or its designee.

"Facade" shall mean an exterior wall, or face, of a building. The front facade of a building contains the building's main entrance, the rear façade is the building's rear exterior wall, and the side facades are a building's side exterior walls. The term façade shall not apply to eaves, soffits and gables unless otherwise noted herein.

"Impervious cover" or "impervious surface" shall mean any roads, driveways, parking areas, buildings, swimming pools, concrete, pavement, rooftop landscapes and other impermeable construction covering the natural land surface which impedes the free passage of water, air, or nutrients through the soil to the natural watershed aquifer, or water zone located below the surface. Except as otherwise provided in this section, impervious cover is total horizontal area of covered spaces, paved areas, walkways and driveways in a proposed development. Impervious cover excludes ponds and areas with gravel placed over covered surfaces that are used only landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, fifty percent of the horizontal area of the deck is included in the measurement of impervious cover.

"Maximum allowable net density" shall mean the total number of dwelling units or housing structures per net useable acre. The maximum allowable net density shall not exceed the density established by this section as applicable law.

"Net useable acre" (n.u.a.) shall mean an acre of land which residential structures may be built but exclusive of streets, rights-of-way; one hundred-year floodplains or flood hazard areas; detention or retention ponds; land used solely for commercial, office, institutional, or industrial uses, and public lands. Easements for drainage, sanitary sewer, etc. shall not be excluded from a net usable acre.

"Open space" shall mean land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the developments and may include complementary structures and improvements as are necessary and appropriate for recreation or other complementary activities. Acreage within the one hundred-year floodplain and wetlands under common ownership shall also be included in open space.

"Owner" shall mean all parties applying for rezoning, including, but not limited to, the property owner and his agents or assigns.

"PR4 development plan" shall mean a written and graphic submission for a development in this district which represents a tract of land; proposed subdivision; lot layouts; the location and bulk of structures; architectural design for structures and signs; density of development; streets, sidewalks, and multiuse paths; parking facilities; common recreation areas, amenities, and open space; public facilities; impervious cover; and all conditions, covenants, and restrictions relating to use thereof.

"Residential parking garage" shall mean an enclosed structure attached to or part of the principal dwelling used for housing at least two vehicles and has the following minimum dimensions: vehicular entrance height, seven feet interior height, nine feet; vehicular entrance width, sixteen feet and overall garage width and depth, twenty feet. The floor shall be constructed of concrete. Concrete floors shall be reinforced, where appropriate and a minimum of four inches in thickness with appropriate fill and base. Where residential parking garages are constructed, such structures shall not be enclosed for living space, storage purposes or any other purpose without first obtaining a variance from the city and constructing an attached residential parking garage.

"Streets" shall include land between the right-of-way lines; whether improved or unimproved, and may comprise pavement, shoulders, curb and gutters, sidewalks, drainage ditches and structures and other areas within the street right-of-way lines. Streets shall be classified as follows:

1. Expressway. The expressway system includes high volume limited access thoroughfares through the city, the county and region beyond. These include I-75 and S.R. 42.
2. Major arterial. An arterial street which is designed or intended for moderate to high levels of traffic flow for the city, the county, and region beyond and is designated on the future thoroughfare plan

in the Henry County/Cities Joint Comprehensive Development Plan, and includes the state and federal highway system for the city and county.

3. Minor arterial. An arterial street similar in function to a major arterial but which is intended to provide moderate levels of traffic flow and greater access to abutting properties. Minor arterials serve as traffic feeders to major arterials and for cross-country and regional travel.
4. Collector street. A street which carries traffic from local streets to minor and major arterial streets, and may include the principal entrance of a development.
5. Local street. A street designed to provide access to adjoining properties within a subdivision or other development.

"Useable acre" shall mean an acre of land in development less any portion thereof located in the one-hundred-year floodplain.

"Water table" shall mean a masonry architectural feature that consists of a projecting course, applied at a consistent height that deflects water running down the face of a building away from lower courses or the foundation. The intent of water tables is to serve as an ornamental transition between façade materials.

In addition, all other definitions set forth in Chapter 17.04 and Chapter 3-7 of the Henry County Code of Ordinances are incorporated by reference to the extent they are not inconsistent with terms.

- D. Permitted Uses. Those permitted uses common to all single-family residential districts.
- E. Accessory Uses. Those accessory uses common to all single-family residential districts.
- F. Conditional Uses. Upon application to, and recommendation by the director of community development and a favorable decision thereon by the mayor and council, the following conditional uses are permitted in this district. Those conditional uses common to all single-family residential districts.
- G. Conditional Exceptions. Those conditional exceptions common to all single-family residential districts, with the exception of taxidermy, are permitted in this zoning district.
- H. PR4 Development Plan Standards. Except as otherwise provided for herein, the following regulations apply to the designated uses and development in the PR4 district:
 1. The development plan shall specify a phasing plan for all amenities to be provided within the development. The amenity phasing plan shall correspond with the overall development phasing schedule, and shall provide for the reasonable completion of amenities to maximize enjoyment by residents.
 2. The following site development characteristics shall be determined and set in the approved plans for PR-4:
 - a. Minimum lot area(s). Unless a conditional use otherwise allows, the minimum lot areas shall be those shown on the approved PR-4 development plan. The mayor and council can require greater lot areas as part of the development plan review which must be depicted on the PR-4 development plan prior to zoning approval and issuance of any development or building permits;
 - b. Minimum lot width(s). Unless a conditional use otherwise allows, the minimum lot widths shall be those shown on the approved PR-4 development plan. The mayor and council can require greater lot widths as part of the development plan review, which must be depicted on the PR-4 development plan prior to zoning approval and issuance of any development or building permits;
 - c. Location(s) of yard(s) and setback(s). Unless a conditional use otherwise allows, the minimum front, side and rear yard setbacks and building separation requirements shall be those shown on the approved PR-4 development plan. The mayor and council can require greater lot yard setbacks and building separation requirements as part of the development plan review, which must be depicted on the PR-4 development plan prior to zoning approval and issuance of any development or building permits;

- d. Maximum structure height(s). Unless a conditional use otherwise allows, the maximum structure height shall be no greater than forty feet;
 - e. Open space shall be provided with all PR-4 developments and minimum open space shall be set by the development plan. The open space, complementary to the proposed design and lifestyle features of the proposed development, shall be reserved as common open space that shall be designated for the recreational or leisurely use by residents as stated in subsection 17.04.052(H)(3)(p);
 - f. Location of and specifications for site access and internal traffic circulation;
 - g. Off-street and on-street parking needs and dimensions;
 - h. Internal traffic calming strategies, such as roundabouts, speed tables, chicanes or other acceptable measures;
 - i. Location, size, and/or amount of buffer yard(s), screening, landscaping, and tree save areas;
 - j. Layout of lots, streets, and any other infrastructure, including bicycle and pedestrian facilities, serving the PR-4 development;
 - k. Development-specific architectural design criteria (if proposed if different from subsection 17.04.052(H)(3)(o));
 - l. Location, size, and design of any permanent signage;
 - m. Any other site-specific prescription(s) deemed necessary for the development of the site, as proposed.
3. Projects shall meet the following design requirements:
- a. A minimum of ten percent of the usable project area shall be permanently allocated to open space.
 - b. A portion of the required open space should be centrally located if possible within the development. Location and approximate size of the open space area shall be designated and approved by the mayor and city council as part of conceptual approval.
 - c. For developments under ten acres, the open space requirement may be satisfied by alternative means as established by this section.
 - d. Stormwater infrastructure may not be counted toward the required open space, unless designed as part of a low-impact system that utilizes bio-swales and natural recharge areas.
 - e. Utility easements may not be counted toward the required open space, unless utilized as part of a common trail network or other amenity.
 - f. Specific architectural design criteria shall be adopted as part of the overall plan for the site.
 - g. Unless otherwise approved by the mayor and city council on the PR-4 development plan, the minimum heated floor area of one thousand eight hundred square feet for single-story dwelling units and two thousand two hundred square feet for multi-story dwelling units.
 - h. Curb and gutter are required unless specifically waived as part of an approved development plan where alternative stormwater treatment methods are used to achieve overall water quality improvement.
 - i. Paved driveways of adequate width for two-car garage entry.
 - j. Sidewalks are required on both sides of the internal street network, comprised of concrete a minimum depth of four inches and five feet in width and located at least two feet from the back side of the curb to provide a safety and buffer strip between the street. A multiuse path as described herein may be substituted for the sidewalk.
 - k. Streetlights are required with decorative fixtures (post-top or similar), LED cutoff fixture.

- I. Underground utilities are required.
- m. Residential parking garages are required, with maximum coverage of the front façade of any dwelling unit by the garage no greater than fifty-five percent. Use of side-loading garages were practical is encouraged;
- n. Multiuse paths shall be required in accordance with the standards below:
 - i. Multiuse paths are required in all developments developed under the standards of this district. Such paths shall be constructed to provide reasonable connection between most residential lots with all the amenity areas of the development and those commercial, office, and industrial areas inside and outside the development. Multiuse paths may not be constructed in lieu of streets, nor may streets constitute any portion of multiuse paths except where such paths cross over the width of a street. Multiuse paths shall be a minimum of four inches in depth, ten feet in width with demarcations, either by different shaded surfaces or a solid or dashed line, to designate that at least four feet of the width of the path is solely for pedestrian use and the remaining portion of the width of the path may be used for bicycles and golf carts. Multiuse paths shall be constructed of concrete, asphalt, semi-pervious material as approved by the city or a combination thereof. If semi-pervious material is used, it shall not be a loose material (wood chips, gravel, sand, or dirt), and it shall have a life span comparable to or better than that of asphalt.
 - ii. In addition, the landowner or developer shall extend the multiuse path along the main right-of-way line of a street leading from the development to the nearest commercial area (or future commercial center as depicted on the future land use map), if the development lies within one-quarter of a mile of that commercial area. Upon application by the owner or developer, however, the city reserves the right to reduce, eliminate, or modify this requirement if: (1) the landowner or developer tenders to the city or its designee funds, equal to the amount which would be expended by the developer to design and construct the multiuse path extension required under this subsection; (2) the city or its designee confirm that the funds deposited will be used for design and construction of a multiuse path benefiting the public at large, consistent with applicable law; (3) the city or its designee accepts such funds and exercise the right to reduce, eliminate, or modify the multiuse path requirement in this subsection in a manner and a degree acceptable to the landowner or developer; (4) the city or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (5) all documents necessary to satisfy this section executed, subject to approval by the city attorney as to form. In determining whether to reduce, eliminate, or modify the multiuse path requirement under this subsection, the city or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive a higher quality multiuse path in a more cost-efficient manner.
- o. Residential facades, roof design. Development within a PR-4 planned development shall adhere to the following standards unless otherwise approved by the architectural review board.
 - i. 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 façade 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 fifty percent brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations may consist of brick, stone and cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches 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. Any change in the mixture of architectural exterior materials, use of vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, unless otherwise approved by the architectural review board.
- ii 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.) and/or the use of alternative exterior elevation materials shall require the review and approval of the architectural review board.
- p. Incorporation of amenities. All developments under this section shall provide for amenities in accordance with this subparagraph PR-4 development plan. One or more of the following amenities is suggested as possible amenities for a PR-4 development; however, the final amenity provision shall be in accordance with the approved PR-4 development plan.
- A clubhouse of one thousand two hundred minimum square feet.
 - A covered picnic pavilion with a minimum of one thousand two hundred square feet under roof with picnic tables and community grills (two).
 - A minimum sized adult pool of twenty feet × forty feet.
 - A wading pool for children, in addition to the adult sized pool, consisting of a minimum of two hundred square feet.
 - A playground with minimum area of sixty feet by one hundred twenty feet with picnic table, benches and play equipment for multiple age groups.
 - A pocket park with a minimum of two thousand square feet with minimum frontage of one hundred feet along one of the primary access streets within the development, with preference to frontage on two residential streets with adequate landscaping, paved walkways, seating areas, trash receptacles and accessory structures such as gazebos or pergola. Siting should consider for location of required USPS Centralized Mail facility.
 - Tennis courts - one lighted and enclosed facility featuring a minimum of two playing courts.
 - Walking trails - at least two thousand feet consisting of a paved asphalt or concrete surface, four feet in width. Multiuse paths can constitute walking trails so long as they are appropriately demarcated to designate that at least four feet of the width is solely for pedestrian use.
 - Community garden of approximately two thousand square feet with utility building and cinder walkways demarcating planting beds.
 - A baseball field (reg.) regulation size or (LL) little league size.
 - A softball field regulation size (adult).
 - A soccer field regulation size.
 - A multiuse field - football and soccer.
 - A multiuse field - football and baseball.
 - A lake with access by paved trails.
 - A regulation-size basketball court with two backboards, hoops, and net structures.
 - City-provided amenities. Upon application by the owner or developer, however, the city reserves the right to reduce, eliminate, or modify this requirement if: (1) the landowner or developer tenders to the city or its designee funds, equal to the amount which would be expended by the developer to design and construct the amenities required under this subsection; (2) the city or its designee confirms that the funds deposited will be used for design and construction of amenities benefiting the public at large, consistent with applicable law; (3) the city or its designee accepts such funds and exercises the

right to reduce, eliminate, or modify the amenities requirement in this subsection in a manner and to a degree acceptable to the landowner or developer; (4) the city or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (5) all documents necessary to satisfy this section are executed, subject to approval by the city attorney as to form. In determining whether to reduce, eliminate, or modify the amenities requirement under this subsection, the city or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive higher quality amenities in a more cost-efficient manner than would be provided by the developer. Land that would have been necessary to construct the amenities shall be maintained as open space within the development.

- q. Water system: City or Henry County Water Authority water system required.
- r. Sewerage system: Public sanitary sewer required.
- s. Landscape requirements. See the City of Locust Grove Landscaping Ordinance.
- t. Vegetated buffers of a minimum width of twenty-five feet shall be maintained along a development's exterior boundaries.
 - i. Buffer shall be left undisturbed throughout development, unless otherwise required for enhancement with earthen berms or structural buffer walls or fending.
 - ii. Buffer shall be located outside of a platted lot and shall count as part of the required open space.

I. Miscellaneous Provisions.

1. Maximum allowable net density shall not exceed the stated density in dwelling units per net usable acre (du/ acre), on the PR-4 development plan.
2. Impervious cover requirements. The PR-4 development plan shall demonstrate that the development will comply with all impervious cover requirements set forth in the city zoning ordinance, watershed district ordinances, wetland ordinance, soil erosion and sedimentation control ordinance, and stormwater runoff ordinance, as applicable. Compliance with the impervious requirements shall be certified by a licensed surveyor, engineer, or architect licensed in the State of Georgia.
3. To the extent common areas, recreational facilities, and amenities are constructed by a landowner or developer pursuant to this section, they shall ultimately be transferred to, owned by, and maintained by a mandatory property owner's association, as established in accordance with state law, and restrictive covenants and bylaws consistent with this requirement shall be recorded prior to receiving a building permit for any dwelling unit located in this classification.
4. In the event of a conflict between this section and any other ordinance or development agreement provision, the terms of the ordinance shall control.
5. Failure to comply with any of the requirements set forth herein will entitle the city or its designee to suspend any and all permits issued concerning the development, including building permits, to issue a stop work order, and to take other measures designed to ensure compliance with this section, to the extent provided by law.
6. Phased development: Fifty percent of recreational facilities and amenities shall be constructed prior to issuance of certificates of occupancy for fifty percent of the houses. The remaining recreational facilities and amenities shall be completed prior to issuance of certificates of occupancy for eighty percent of the houses. A sworn certificate shall be submitted to the city or its designee prior to issuance of certificates of occupancy for eighty percent of the houses confirming compliance with this section and all requirements imposed by the Locust Grove Watershed District ordinance.

J. PR-4 Revisions.

1. Minor changes. Changes proposed in writing by the applicant that do not alter district boundaries and that involve revision of minor characteristics of a PR-4 development, such as reduction in residential density, increase in lot size, lot widths or lot setbacks; relocation of driveways, minor facade details, drainage structures, number of required parking spaces, and other features that do not materially affect the approved plan concept or violate any other applicable regulations, may be considered by the mayor and council after staff review and recommendation.
2. Major changes. Changes proposed in writing by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PR-4 development, such as changes in the general layout of buildings and their environs on the site, changes to the district regulations, or landscaping shall be submitted under the provisions of article XVI pertaining to zoning changes and ordinance amendments, and must be approved by the mayor and city council after staff's review and recommendation and holding a noticed public hearing consistent with that for rezoning. Increases to initially approve residential density or less stringent architectural standards constitute major changes.
3. The city shall establish fees for revision applications.

(Ord. No. 17-09-041, § 2, 9-5-17)



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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Item Coversheet

Item: An ordinance to repeal the PR-5 (Urban Infill/Active Adult Planned Residential District) zoning district in its entirety.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: June 22, 2022

Workshop Date: July 18, 2022

Regular Meeting Date: August 1, 2022

Discussion:

The City of Locust Grove City Council directed city staff to move forward with the repealing of the PR-5 (Urban Infill/Active Adult Planned Residential District) zoning district in its entirety, as part of their collective vision to establish residential districts of lower density.

Recommendation:

APPROVAL

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17.04.055 PR-5 (URBAN INFILL/ACTIVE ADULT PLANNED RESIDENTIAL DISTRICT) OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO PROVIDE FOR CONDITIONAL USES FOR AGE TARGETED 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. Section 17.04.055 entitled “PR-5 Urban Infill/Active Adult Planned Residential District” is hereby repealed, effective the official date of adoption of this ordinance by the City of Locust Grove City Council. All existing developments shall remain zoned PR-5 with all applicable regulations and conditions as part of their original zoning in force. Any application for zoning map amendment received prior to the effective date of this repeal shall be allowed to continue through the rezoning process as vested under the PR-5 ordinance regulations that were in effect prior with all rights granted thereunto. After the effective date of appeal, no applications shall be accepted for this zoning district.

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 1st day of August 2022.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

17.04.055 - PR-5 Urban infill/active adult planned residential district.

- A. Purpose. It shall be the purpose of this PR-5 district to provide residential dwellings for active adults as provided for by HUD or in certain infill locations within higher-density areas of the city on tracts served by adequate public water and public sewer facilities and shall have access onto a major arterial street, a minor arterial street, or a collector street. In addition, the purposes of the PR-5 district:
1. Allow one or more properties to be planned as a unit with development standards tailored to the site;
 2. Provide maximum flexibility and diversification of lot sizes and architectural styles in the development of the property;
 3. Maintain consistency with the Henry County/Cities Joint Comprehensive Development Plan and all subsequent amendments and updates;
 4. Fulfill the goals and objectives of any livable centers initiative plan and all subsequent amendments and updates;
 5. Provide for innovative infill within areas of the inner city: Historic downtown, mixed historic district, HPDO boundaries;
 6. Provide housing for older persons fifty-five years in age and older in accordance with housing and urban development standards for lifestyle housing, recreation and amenities;
 7. Protect the integrity and character of residential uses in the city;
 8. Encourage efficient use of land in areas outside of watershed protection areas and allow for preservation of certain sensitive environmental and cultural resources such as open space areas, wetlands, and topographic features;
 9. Provide for effective development and use of public facilities and services for the site;
 10. Encourage use of design features to achieve development that is compatible with the area; and
 11. Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.
- B. Applicability. The provisions of this section are applicable to property upon designation of the site as a PR-5 planned residential development by the mayor and city council under Articles XV and XVI of this chapter.
1. A PR-5 planned residential development (PR-5) is established by rezoning the property and adoption of adopting a development plan. The development plan establishes regulations for the use, development, improvement and maintenance of the property, and must be adopted in accordance with Sections 17.04.291 through 17.04.320.
 2. The PR-5 development plan shall be the zoning control document for features depicted both graphically and in text or figures. The development plan establishes the site area; lot layout; street layout, including typical street sections; on street and off-street parking including landscape parking; pedestrian facilities; open space areas; number of residential units by type; square footage of residential units; preliminary landscaping plan, development regulations; architectural standards; phasing plan, if applicable; statement regarding consistency with the comprehensive plan and all other applicable city land use plans; traffic study; other information necessary for the substantive and environmental review of the proposed project; and any other information deemed necessary by the community development director. If the approval by the city council differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the community development director before development related permits may be issued.

C. Definitions. For purposes of this section, the following terms shall have the meaning prescribed, unless the context clearly indicates otherwise:

"Amenities" shall mean the area(s) set aside for active and passive recreation for the residents inside the development (or for the general public) according to the standards set forth herein. Recreation areas may include passive areas, such as trails, picnic areas, or parks with landscaping providing no facilities for active sports; and active areas with ball fields, soccer facilities, swimming areas, and other facilities for sports activities.

"City" shall mean the City of Locust Grove or its designee.

"Classification" shall mean the PR-5 district referred to herein.

"County" shall mean Henry County or its designee.

"Facade" shall mean an exterior wall, or face, of a building. The front facade of a building contains the building's main entrance, the rear facade is the building's rear exterior wall, and the side facades are a building's side exterior walls. The term facade shall not apply to eaves, soffits and gables unless otherwise noted herein.

"Housing for older persons" is defined as housing (1) intended for and solely occupied by persons sixty-two years of age or older; or, (2) intended and operated for occupancy by persons fifty-five years of age or older. The facility or community must satisfy the following requirements:

- At least eighty percent of the units must have at least one occupant who is fifty-five years of age or older; and
- The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as "fifty-five or older" housing; and
- The facility or community must comply with Housing and Urban Development (HUD) requirements for age verification of residents.

All new multifamily buildings with greater than four units must meet the following requirements for accessibility:

- Public and common use areas must be accessible to persons with disabilities.
- All doors and hallways must be wide enough for wheelchairs.
- All units must have:
 - An accessible route into and through the unit,
 - Accessible light switches, electrical outlets, thermostats and other environmental controls,
 - Reinforced bathroom walls to allow for later installation of grab bars, and
 - Kitchens and bathrooms that can be used by people in wheelchairs.

"Impervious cover" or "impervious surface" shall mean any roads, driveways, parking areas, buildings, swimming pools, concrete, pavement, rooftop landscapes and other impermeable construction covering the natural land surface which impedes the free passage of water, air, or nutrients through the soil to the natural watershed aquifer, or water zone located below the surface. Except as otherwise provided in this section, impervious cover is total horizontal area of covered spaces, paved areas, walkways and driveways in a proposed development. Impervious cover excludes ponds and areas with gravel placed over covered surfaces that are used only landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, fifty percent of the horizontal area of the deck is included in the measurement of impervious cover.

"Infill development" shall mean the development of vacant or underutilized lots within areas central to the historic core of the City of Locust Grove, or near areas of historical residential, existing higher-density residential, commercial or industrial activities. For purposes of illustration, areas within the HPDO zoning

district overlay, the mixed historic neighborhood, the central business district, and the Locust Grove Town Center LCI Study Area are locations likely for infill development.

"Maximum allowable net density" shall mean the total number of dwelling units or housing structures per net useable acre. The maximum allowable net density shall not exceed the density established by this section as applicable law.

"Net useable acre" (n.u.a.) shall mean an acre of land which residential structures may be built but exclusive of streets, rights-of-way; one hundred-year floodplains or flood hazard areas; detention or retention ponds; land used solely for commercial, office, institutional, or industrial uses, and public lands. Easements for drainage, sanitary sewer, etc. shall not be excluded from a net usable acre.

"Open space" shall mean land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the developments and may include complementary structures and improvements as are necessary and appropriate for recreation or other complementary activities. Acreage within the one hundred-year floodplain and wetlands under common ownership shall also be included in open space.

"Owner" shall mean all parties applying for rezoning, including, but not limited to, the property owner and his agents or assigns.

"PR-5 development plan" shall mean a written and graphic submission for a development in this district which represents a tract of land; proposed subdivision; lot layout; the location and bulk of structures; density of development; streets, sidewalks, and multiuse paths; architectural design for structuring and signs parking facilities; common recreation areas, amenities, and open space; public facilities; impervious cover; and all conditions, covenants, and restrictions relating to use thereof.

"Residential parking garage" shall mean an enclosed structure attached to or part of the principal dwelling used for housing at least two vehicles and has the following minimum dimensions: vehicular entrance height, seven feet interior height, nine feet; vehicular entrance width, sixteen feet and overall garage width and depth, twenty feet. The floor shall be constructed of concrete. Concrete floors shall be reinforced, where appropriate and a minimum of four inches in thickness with appropriate fill and base. Where residential parking garages are constructed, such structures shall not be enclosed for living space, storage purposes or any other purpose without first obtaining a variance from the city and constructing an attached residential parking garage.

"Streets" shall include land between the right-of-way lines; whether improved or unimproved, and may comprise pavement, shoulders, curb and gutters, sidewalks, drainage ditches and structures and other areas within the street right-of-way lines. Streets shall be classified as follows:

1. Expressway. The expressway system includes high volume limited access thoroughfares through the city, the county and region beyond. These include I-75 and S.R. 42.
2. Major arterial. An arterial street which is designed or intended for moderate to high levels of traffic flow for the city, the county, and region beyond and is designated on the future thoroughfare plan in the Henry County/Cities Joint Comprehensive Development Plan, and also includes the state and federal highway system for the city and county.
3. Minor arterial. An arterial street similar in function to a major arterial but which is intended to provide moderate levels of traffic flow and greater access to abutting properties. Minor arterials serve as traffic feeders to major arterials and for cross-country and regional travel.
4. Collector street. A street which carries traffic from local streets to minor and major arterial streets, and may include the principal entrance of a development.
5. Local street. A street designed to provide access to adjoining properties within a subdivision or other development.

"Useable acre" shall mean an acre of land in development less any portion thereof located in the one hundred-year floodplain.

"Water table" shall mean a masonry architectural feature that consists of a projecting course, applied at a consistent height that deflects water running down the face of a building away from lower courses or

the foundation. The intent of water tables is to serve as an ornamental transition between façade materials.

In addition, all other definitions set forth in Chapter 17.04 and Chapter 3-7 of the Henry County Code of Ordinances are incorporated by reference to the extent they are not inconsistent with terms.

- D. Permitted Uses. Those permitted uses common to all single-family residential districts.
- E. Accessory Uses. Those accessory uses common to all single-family residential districts.
- F. Conditional Uses. Upon application to, and recommendation by the director of community development and a favorable decision thereon by the mayor and council, the following conditional uses are permitted in this district:
 - 1. Those conditional uses common to all single-family residential districts.
 - 2. Attached single-family residential dwellings not to exceed four attached units in any single structure.
 - 3. Two-family residential dwellings on tracts less than five acres.
 - 4. Multiple family residential dwellings on tracts less than two acres, unless part of a mixture of residential unit types within a PR-5.
 - 5. Multiple-family residential dwellings of not more than a total of eighty units when developed on a tract of ten acres or more restricted only to housing for older persons and contained within a structure or structures with elevator access and interior corridors as well as other amenities suited for a senior housing development. Said facilities shall be located within the Locust Grove Town Center LCI Area.
 - 6. Continuum of care housing for senior and older persons, including a mixture of detached, attached, multiple-family dwellings as well as transitional nursing and elder care facilities on tracts of not more than twenty-five acres when located in the Locust Grove Town Center LCI Area.
- G. Conditional Exceptions. Those conditional exceptions common to all single-family residential districts, with the exception of taxidermy, are permitted in this zoning district.
- H. PR-5 Development Plan Standards. Except as otherwise provided for herein, the following regulations apply to the designated uses and development in the PR-5 district:
 - 1. The development plan shall specify a phasing plan for all amenities to be provided within the development. The amenity phasing plan shall correspond with the overall development phasing schedule, and shall provide for the reasonable completion of amenities to maximize enjoyment by residents.
 - 2. The following site development characteristics shall be determined and set in the approved plans for PR-5:
 - a. Minimum lot area(s). Unless a conditional use otherwise allows, the minimum lot areas shall be those shown on the approved PR-5 development plan. The mayor and council can require greater lot areas as part of the development plan review which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits.
 - b. Minimum lot width(s). Unless a conditional use otherwise allows, the minimum lot widths shall be those shown on the approved PR-5 development plan. The mayor and council can require greater lot widths as part of the development plan review, which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits.
 - c. Location(s) of yard(s) and setback(s). Unless a conditional use otherwise allows, the minimum front, side and rear yard setbacks and building separation requirements shall be those shown on the approved PR-5 development plan. The mayor and council can require

greater lot yard setbacks and building separation requirements as part of the development plan review, which must be depicted on the PR-5 development plan prior to zoning approval and issuance of any development or building permits.

- d. Maximum structure height(s). Unless a conditional use otherwise allows, the maximum structure height shall be no greater than forty feet.
 - e. Open space shall be provided with all PR-5 developments and open space shall be set by the development plan. The open space, complementary to the proposed design and lifestyle features of the proposed development, shall be reserved as common open space that shall be designated for the recreational or leisurely use by residents as stated in subsection 17.04.052(H)(3)(p).
 - f. Location of and specifications for site access and internal traffic circulation.
 - g. Off-street and on-street parking needs and dimensions.
 - h. Internal traffic calming strategies, such as roundabouts, speed tables, chicanes or other acceptable measures.
 - i. Location, size, and/or amount of buffer yard(s), screening, landscaping, and tree save areas.
 - j. Layout of lots, streets, and any other infrastructure, including bicycle and pedestrian facilities, serving the PR-5 development.
 - k. Development-specific architectural design criteria (if proposed if different from section 17.04.055 H.3.(o)).
 - l. Location, size, and design of any permanent signage.
 - m. Any other site-specific prescription(s) deemed necessary for the development of the site, as proposed.
3. Projects shall meet the following design requirements:
- a. A minimum often percent of the usable project area shall be permanently allocated to open space.
 - b. A portion of the required open space should be centrally located if possible within the development. Location and approximate size of the open space area shall be designated and approved by the mayor and city council as part of conceptual approval.
 - c. For developments under ten acres, the open space requirement may be satisfied by alternative means as established by this section.
 - d. Stormwater infrastructure may not be counted toward the required open space, unless designed as part of a low-impact system that utilizes bio-swales and natural recharge areas.
 - e. Utility easements may not be counted toward the required open space, unless utilized as part of a common trail network or other amenity.
 - f. Specific architectural design criteria shall be adopted as part of the overall plan for the site.
 - g. Unless otherwise stated in an approved PR-5 development plan, the minimum heated floor area of one thousand eight hundred square feet for single-story dwelling units and two thousand two hundred square feet for multi-story dwelling units.
 - h. Curb and gutter are required unless specifically waived as part of an approved development plan where alternative stormwater treatment methods are used to achieve overall water quality improvement.
 - i. Paved driveways of adequate width for two-car garage entry.

- j. Sidewalks are required on both sides of the internal street network, comprised of concrete a minimum depth of four inches and four feet in width and located at least two feet from the back side of the curb to provide a safety and buffer strip between the street. A multiuse path as described herein may be substituted for the sidewalk.
- k. Streetlights are required with decorative fixtures (post-top or similar), LED cutoff fixture.
- l. Underground utilities are required.
- m. Residential parking garages are required, with maximum coverage of the front facade of any dwelling unit by the garage no greater than fifty-five percent. Use of side-loading garages where practical is encouraged.
- n. Multiuse paths shall be required in accordance with the standards below:
 - i. Multiuse paths are required in all developments developed under the standards of this district. Such paths shall be constructed to connect each residential lot with all the amenity areas of the development and those commercial, office, and industrial areas inside and outside the development. Multiuse paths may not be constructed in lieu of streets, nor may streets constitute any portion of multiuse paths except where such paths cross over the width of a street. Multiuse paths shall be a minimum of four inches in depth, ten feet in width with demarcations, either by different shaded surfaces or a solid or dashed line, to designate that at least four feet of the width of the path is solely for pedestrian use and the remaining portion of the width of the path may be used for bicycles and golf carts. Multiuse paths shall be constructed of concrete, asphalt, semi-pervious material as approved by the city or a combination thereof. If semi-pervious material is used, it shall not be a loose material (wood chips, gravel, sand, or dirt), and it shall have a life span comparable to or better than that of asphalt.
 - ii. In addition, the landowner or developer shall extend the multiuse path along the main right-of-way line of a street leading from the development to the nearest commercial area (or future commercial center as depicted on the future land use map), if development lies within one-quarter of a mile of that commercial area. Upon application by the owner or developer, however, the city reserves the right to reduce, eliminate, or modify this requirement if: (1) the landowner or developer tenders to the city or its designee funds, equal to the amount which would be expended by the developer to design and construct the multiuse path extension required under this subsection; (2) the city or its designee confirm that the funds deposited will be used for design and construction of a multiuse path benefiting the public at large, consistent with applicable law; (3) the city or its designee accepts such funds and exercise the right to reduce, eliminate, or modify the multiuse path requirement in this subsection in a manner and a degree acceptable to the landowner or developer; (4) the city or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (5) all documents necessary to satisfy this section executed, subject to approval by the city attorney as to form. In determining whether to reduce, eliminate, or modify the multiuse path requirement under this subsection, the city or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive a higher quality multiuse path in a more cost-efficient manner.
- o. Residential facades, roof design. Development within a PR-5 planned development shall adhere to the following standards unless otherwise approved by the architectural review board:
 - i. 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 fifty percent brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations may consist of brick, stone and cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches 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. Any change in the mixture of architectural exterior materials, use of vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, unless otherwise approved by the architectural review board.

- ii. 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.) and/or the use of alternative exterior elevation materials shall require the review and approval of the architectural review board.
- p. Incorporation of amenities. All developments under this section shall provide for amenities in accordance with this subparagraph. the PR-5 development plan. One or more of the following amenities is suggested as possible amenities for a PR-5 development; however, the final amenity provision shall be in accordance with the approved PR-5 development plan. Those noted with "AR" are preferred for active adult residential.
- A clubhouse of one thousand two hundred minimum square feet. (AR)
 - A covered picnic pavilion with a minimum of one thousand two hundred square feet under roof with picnic tables and community grills (two). (AR)
 - A minimum sized adult pool of twenty feet × forty feet. (AR)
 - A wading pool for children, in addition to the adult sized pool, consisting of a minimum of two hundred square feet.
 - A playground with minimum area of sixty feet by one hundred twenty feet with picnic table, benches and play equipment for multiple age groups.
 - A pocket park with a minimum of two thousand square feet with minimum frontage of one hundred feet along one of the primary access streets within the development, with preference to frontage on two residential streets with adequate landscaping, paved walkways, seating areas, trash receptacles and accessory structures such as gazebos or pergola. Siting should consider for location of required USPS Centralized Mail facility. (AR)
 - Tennis courts. One lighted and enclosed facility featuring a minimum of two playing courts. (AR)
 - Walking trails. At least two thousand feet consisting of a paved asphalt or concrete surface, four feet in width. Multiuse paths can constitute walking trails so long as they are appropriately demarcated to designate that at least four feet of the width is solely for pedestrian use. (AR)
 - Community garden of approximately two thousand square feet with utility building and cinder walkways demarcating planting beds. (AR)
 - A baseball field (reg.): Regulation size or (LL) little league size.
 - A softball field: Regulation size (adult).
 - A soccer field: Regulation size.
 - A multiuse field: Football and soccer.
 - A multiuse field: Football and baseball.

- A lake with access by paved trails. (AR)
 - A regulation-size basketball court with two backboards, hoops, and net structures.
 - City-provided amenities. Upon application by the owner or developer, however, the city reserves the right to reduce, eliminate, or modify this requirement if: (1) the landowner or developer tenders to the city or its designee funds, equal to the amount which would be expended by the developer to design and construct the amenities required under this subsection; (2) the city or its designee confirms that the funds deposited will be used for design and construction of amenities benefiting the public at large, consistent with applicable law; (3) the city or its designee accepts such funds and exercises the right to reduce, eliminate, or modify the amenities requirement in this subsection in a manner and to a degree acceptable to the landowner or developer; (4) the city or its designee places such funds in escrow to be used solely for the purposes outlined in this section; and (5) all documents necessary to satisfy this section are executed, subject to approval by the city attorney as to form. In determining whether to reduce, eliminate, or modify the amenities requirement under this subsection, the city or its designee shall consider whether doing so will promote public health, safety, and welfare by enabling the public at large to receive higher quality amenities in a more cost-efficient manner than would be provided by the developer. Land that would have been necessary to construct the amenities shall be maintained as open space within the development.
- q. Water system: City or Henry County Water Authority water system required.
- r. Sewerage system: Public sanitary sewer required.
- s. Landscape requirements. See the City of Locust Grove Landscaping Ordinance.
- t. Vegetated buffers of a minimum width of twenty-five feet shall be maintained along a development's exterior boundaries unless otherwise approved on the PR-5 development plan as part of infill development.
- i. Buffer shall be left undisturbed throughout development, unless otherwise required for enhancement with earthen berms or structural buffer walls or fencing.
 - ii. Buffer may count as part of the required open space only if located outside of a building lot.
- I. Miscellaneous Provisions.
1. Maximum allowable net density shall not exceed the stated density in dwelling units per net usable acre (du/ acre), on the PR-5 development plan.
 2. Impervious cover requirements. The PR-5 development plan shall demonstrate that the development will comply with all impervious cover requirements set forth in the city zoning ordinance, watershed district ordinances, wetland ordinance, soil erosion and sedimentation control ordinance, and stormwater runoff ordinance, as applicable. Compliance with the impervious requirements shall be certified by a licensed surveyor, engineer or architect licensed in the State of Georgia.
 3. To the extent common areas, recreational facilities, and amenities are constructed by a landowner or developer pursuant to this section, they shall ultimately be transferred to, owned by, and maintained by a mandatory property owner's association, as established in accordance with state law, and restrictive covenants and bylaws consistent with this requirement shall be recorded prior to receiving a building permit for any dwelling unit located in this classification.
 4. In the event of a conflict between this section and any other ordinance or development agreement provision, the terms of this section shall control.
 5. Failure to comply with any of the requirements set forth herein will entitle the city or its designee to suspend any and all permits issued concerning the development, including building permits,

to issue a stop work order, and to take other measures designed to ensure compliance with this section, to the extent provided by law.

6. Phased development: Fifty percent of recreational facilities and amenities shall be constructed prior to issuance of certificates of occupancy for fifty percent of the houses. The remaining recreational facilities and amenities shall be completed prior to issuance of certificates of occupancy for eighty percent of the houses. A sworn certificate shall be submitted to the city or its designee prior to issuance of certificates of occupancy for eighty percent of the houses confirming compliance with this section and all requirements imposed by the Locust Grove Watershed District Ordinance.

J. PR-5 Revisions.

1. Minor changes. Changes proposed in writing by the applicant that do not alter district boundaries and that involve revision of minor characteristics of a PR-5 development, such as reduction in residential density, increases in lot size, lot widths, or lot setbacks, relocation of driveways, minor facade details, drainage structures, number of required parking spaces, and other features that do not materially affect the approved plan concept or violate any other applicable regulations, may be considered by the mayor and council after staff review and recommendation.
2. Major changes. Changes proposed in writing by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PR-5 development, such as changes in the general layout of buildings and their environs on the site, changes to the district regulations, or landscaping shall be submitted under the provisions of Article XVI pertaining to zoning changes and ordinance amendments, and may be considered by the mayor and city council after staffs review and recommendation and holding a noticed public hearing consistent with that for rezoning. Increases to initially approved residential density or less stringent architectural standards constitute major changes.
3. The city shall establish fees for revision applications.

(Ord. No. 17-09-040, § 2, 9-5-17; Ord. No. 18-05-025, §§ 1—3, 5-21-18)



Administration Department

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Item Coversheet

Item: Millage Rate Ordinance/Rollback

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, all funds except Enterprise or Restricted Funds

Date Received: July 13, 2022

Workshop Date: July 18, 2022

Regular Meeting Date: N/A

Discussion:

Attached is the Ordinance for Millage Rate Rollback for the 2022 Tax Year as required by State Law. The previous year Sales Taxes (\$3,069,741) divided into the Net M & O tax digest of the city of \$555,232,180 (up 25% from \$444,254,480 in Year 2021) is used for the calculation for a millage rate that would have been required for operations being 5.529 mils. This figure represents a continued drop (from 5.769) due to the increase in property valuation due to development of hundreds of homes and new commercial/industrial buildings. As the city's done since 1980, the millage rate proposed it to be rolled back to 0.00 mils, which is reflected on for PT-38 to be submitted to the Department of Revenue. For comparison, in 2013, the digest was \$164,068,724, meaning the city's digest has grown by 238% in slightly less than a decade.

Recommendation:

Approve Ordinance to set the 2022 Tax Millage at 5.529 mils and roll back said amount to 0.00 mils in reflection of local option sale taxes required for Maintenance and Operations of the City.

ORDINANCE # _____

AN ORDINANCE TO SET THE MILLAGE RATE FOR THE CITY; TO ROLL BACK THE MILLAGE RATE; TO AUTHORIZE THE CITY CLERK TO FILE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, the City of Locust Grove (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia, and is charged with providing public services to local residents; and

WHEREAS, the City wishes to set its millage rate; and

WHEREAS, the City wishes to roll back the mileage rate according to the taxes received by law that are to be credited against the levy; and

WHEREAS, the City finds that it is in the best interest of the citizens of the City of Locust Grove to set the millage rate, roll back the millage rate, and to submit a report of the same to the Department of Revenue on Form PT-38 as attached hereto and incorporated herein as “**Exhibit A**”.

THEREFORE, IT IS NOW ORDAINED BY THE CITY COUNCIL OF LOCUST GROVE AS FOLLOWS:

SECTION 1. Millage Rate. The Mayor and Council of the City of Locust Grove hereby set a millage rate of 5.529 mills for the 2022 year. (5.769 for 2021)

SECTION 2. Roll Back. The Mayor and Council of the City of Locust Grove hereby roll back the millage rate for 2022 tax year to a millage rate of 0.000 mills, according to the taxes received by law that are to be credited against the levy.

SECTION 3. Authorization for the City Clerk. The City Clerk is hereby authorized to file **Exhibit A** as well as any and all documents with the Department of Revenue or other entities which are necessary to effectuate this Ordinance.

SECTION 4. Recordation. The City Clerk is hereby directed to record this Ordinance in the official minutes of the City.

SECTION 5.

- 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 this Ordinance.
- C.** In the event that any section, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that any 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 6. **Repeal of Conflicting Provision Except** as otherwise provided herein, all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 7. **Effective Date.** The Ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED THIS 18th DAY OF JULY, 2022.

ROBERT PRICE, MAYOR

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, CITY CLERK

CITY ATTORNEY

EXHIBIT A

**FORM PT-38 (Rev 01/22)
City Millage Rate Certification**

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2022



<http://www.dor.ga.gov>

Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Locust Grove		ADDRESS PO Box 900; 3644 Highway 42		CITY, STATE, ZIP Locust Grove, GA 30248		
FEI # 58-1317295	CITY CLERK Misty Spurling	PHONE NO. (770) 957-5043	FAX (866) 364-0996	EMAIL mspurling@locustgrove-ga.gov		
OFFICE DAYS / HOURS M-F 8:00 AM to 5:00 PM						
ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Michael Harris, Tax Commissioner, Henry County, GA (770) 288-8180						
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
EXEMPTION AMOUNT		QUALIFICATIONS		INDEPENDENT SCHOOL		
Exemption Amount		Qualifications		Qualifications		
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS <small>List Special Districts if different from City District below such as CID's, BID's, or DA's</small>	DISTRICT NO. <small>List District Numbers</small>	COLUMN 1 <small>Gross Millage for Maintenance & Operations</small>	COLUMN 2 <small>**Less Rollback for Local Option Sales Tax</small>	COLUMN 3 <small>Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)</small>	COLUMN 4 <small>Bond Millage (if Applicable)</small>	COLUMN 5 <small>Total Millage Column 3 + Column 4</small>
City Millage Rate		5.529	5.529			0.000
Independent School System						
Special Districts						
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located: _____

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2022

Date _____ Mayor or City Clerk _____

Distribution Calculation		
LOST for FY 2021	Tax Digest 2022	Millage Based on LOST
3,069,741.14	555,232,180.00	0.005528752
Adj. by 1000 for Millage	555,232.18	5.528752206

Digest 2021	444,254,480.00
Difference Incr/(Decr)	110,977,700.00
Percent Incr/(Decr)	24.98%



Community Development Department

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

Item Coversheet

Item: A special event permit request for the Locust Grove Police Department and Band of Blue to hold a motorcycle ride on August 6, 2022

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: July 8, 2022

Workshop Date: July 18, 2022

Regular Meeting Date: N/A

Discussion:

Staff received a request for a Special Event Permit from the Locust Grove Chief of Police and Ken Maddox to hold a motorcycle ride departing from Chase Maddox Park. The event is hosted in partnership with Band of Blue, a non-profit organization that offers support to the families of fallen officers.

- Music and entertainment
 - None
- Goods or food to be sold
 - None

- Event location(s)
 - **Chase Maddox Park**
601 Tanger Blvd.
Locust Grove, GA 30248
- The duration of the event (including set up and break down)
 - **9:30 AM – 11:30 AM on August 6, 2022**
- Contact information for the person who will be onsite during the event
 - **Ken Maddox: 770-851-3122**
- Which merchants will have booths at the event?
 - **None**
- Permission from property owner?
 - **The proposed event takes place on City property and in public right-of-way**

Comments:

- Please see route map attached

Recommendation:

I MOVE TO APPROVE THE REQUEST FOR A SPECIAL EVENT PERMIT FOR THE LOCUST GROVE POLICE DEPARTMENT/BAND OF BLUE MOTORCYCLE RIDE FUNDRAISER ON AUGUST 6, 2022.

- Chase Maddox Park, 601 Tanger Dr, Loc...
 - Henry County School District, Georgia
 - Butts County, Georgia
 - 2098 GA-36, Jackson, GA 30233
 - Ace Hdwe of McDonough, 1750 Hwy 81
 - 61 Lawrenceville St, McDonough, GA 30...
- Add destination

Options

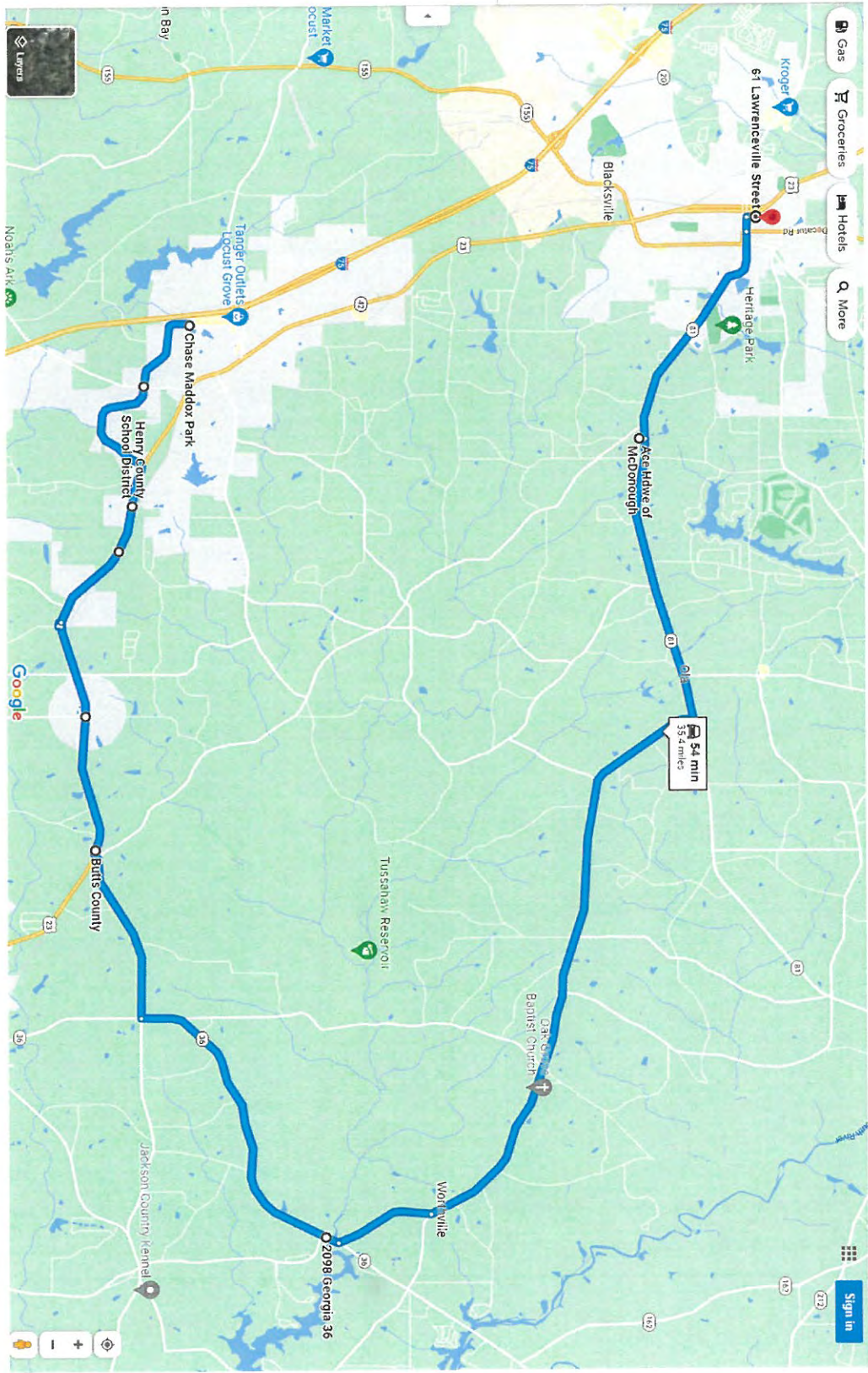
Send directions to your phone

via Tanger Blvd, US-23 S and US-23 N 54 min 35.4 miles

54 min without traffic

Explore 61 Lawrenceville St

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More



- Gas
- Groceries
- Hotels
- More

Sign in



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Chief Derrick Austin / Ken Maddox	Submittal Date: July 8, 2022
Organization: Locust Grove Police Department / Band of Blue	Event Date(s)*: August 6, 2022
Type of Event: Motorcycle Ride	Event Time(s): 09:30 / 11:30

*Please provide the following information a minimum of thirty (30) days prior to the event date.


This request will be placed on the next available City Council agenda for a hearing.

The applicant (or designated representative) must attend this hearing.

Applicant's local address:	3640 Highway 42 Locust Grove, GA 30248
Applicant's e-mail address:	daustin@locustgrove-ga.gov
Location of the Event:	Chase Maddox Park 601 Tanger Blvd. Locust Grove, GA 30248
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Ken Maddox 770-851-3112
Description of the nature of the special event:	Motorcycle Ride starting at the listed location.
Identify sponsors and/or merchants participating in the event.	Band of Blue (Non-Profit for Fallen Officers) Bandofblue.org
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	N/A
Duration of the event (including setup and take down)	2 Hours
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	N/A

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works staff requested – additional fees may apply
- All fees* are payable to the City of Locust Grove in the amount of \$150
**If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature:  Date: 7/8/2022



Administration Department

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

Item Coversheet

Item: **A discussion of the final draft of the Comprehensive Transportation Plan.**

Action Item: **Yes** **No**

Public Hearing Item: **Yes** **No**

Executive Session Item: **Yes** **No**

Budget Item: **Yes, various capital funds**

Date Received: **June 30, 2022**

Workshop Date: **July 18, 2022**
June 21, 2022 – presentation and discussion only
April 19, 2021

Regular Meeting Date: **August 1, 2022**

Discussion:

NOTE: A COPY OF THE FINAL DRAFT OF THE COMPREHENSIVE TRANSPORTATION PLAN WAS EMAILED TO THE COUNCIL ON JULY 6, 2022.

The final draft of the City's updated Comprehensive Transportation Plan (CTP) is ready for final review and adoption. Work on this update has been ongoing since early 2021 and is part of the ARC's CTP program to encourage counties and municipalities to work together on a joint plan that is designed to provide:

- Cohesive vision
- Identification of funding opportunities
- Opportunities for collaboration
- Efficient project prioritization
- Congestion Relief
- Vehicular and Personal Safety

- Quality of Life
- Community Health
- Equity
- Technology and Innovation
- Freight Mobility

This CTP is a critical component for helping to identify projects for inclusion on the Regional Transportation Plan (RTP). Projects seeking state and/or federal funding must be on the RTP in order to receive consideration.

Over the last nineteen months, the City has participated in numerous Project Management Team meetings and Stakeholder meetings with our counterparts at the State and County levels as well as hosted a Public Information Meeting at the Public Safety Building last April and a formal presentation to the Council on June 21, 2022.

After tonight's discussion, the document will be scheduled for a public hearing and adoption during the Regular Council meeting on August 1, 2022.



Administration Department

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

Item Coversheet

Item: **A discussion of the final draft of the Master Trails Plan**

Action Item: **Yes** **No**

Public Hearing Item: **Yes** **No**

Executive Session Item: **Yes** **No**

Budget Item: **Yes, various capital funds**

Date Received: **June 30, 2022**
June 17, 2022

Workshop Date: **July 18, 2022**
June 21, 2022 – presentation and discussion only

Regular Meeting Date: **August 1, 2022**

Discussion:

NOTE: A COPY OF THE FINAL DRAFT OF THE MASTER TRAILS PLAN WAS EMAILED TO THE COUNCIL ON JULY 6, 2022.

The final draft of the City's Master Trails Plan (MTP) is ready for review and adoption. The MTP is a comprehensive effort to assist the City and its local partners in defining non-modal transportation goals and priorities, specifically for pedestrians and bicyclists.

This project kicked-off in June of 2021. Since then, the City has participated in numerous Project Management Team meetings and Stakeholder meetings with our counterparts at the State and County levels as well as hosted a Public Information Meeting at the Public Safety Building last April and a formal presentation to the Council on June 21, 2022.

The MTP has the stated goal of making the City healthier and more livable through alternative transportation options that focus on the needs and issues of the Locust Grove community.

After tonight's discussion, Staff will incorporate any changes that may arise and then schedule the CTP for a public hearing and adoption during the Regular Council meeting on August 1, 2022.



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 17.04.090
*RESIDENTIAL GROWTH REGULATION TO
UPDATE RESIDENTIAL GROWTH LIMITATIONS***

Action Item: **Yes** **No**

Public Hearing Item: **Yes** **No**

Executive Session Item: **Yes** **No**

Advertised Date: **N/A**

Budget Item: **N/A**

Date Received: **N/A**

Workshop Date: **July 18, 2022 - discussion**
June 21, 2022 - public hearing

Regular Meeting Date: **August 1, 2022**

Discussion:

The City's Residential Growth Regulation ordinance (the "Ordinance") was implemented to address trends in the City's housing stock. The Ordinance is designed to be a proactive step towards accommodating and controlling the amount of single-family housing, multi-family housing and mobile home developments within the City.

This Ordinance establishes the following thresholds:

- Single-family housing (low and medium density residential) under an RA, R-1, R-2 or R-3 zoning classification shall not be less than 77% of the City's overall housing stock.

- R-3 (single-family residential) shall not exceed 30% of the single-family housing stock.
- RA, R-1 and R-2 (single-family residential) shall not be less than 47% of the single-family housing stock.
- Multi-family housing (duplexes and high density residential) under an RD or RM (RM-1, RM-2 and RM-3) designation shall not be more than 20% of the City's overall housing stock.
- Mobile homes (manufactured houses) under the RMH designation shall not be more than 3% of the City's housing stock.

A spreadsheet detailing the City's current supply of housing is included in this exhibit for your review.

As discussed during the Planning Retreat in March of this year, Staff proposes the following amendments to the Residential Growth Regulation Ordinance, specifically *Section 17.04.090(B) Residential Growth Limitation*.

The purpose of amendment is to better reflect current housing trends in the City. Since the last update to the Ordinance, the City has added and removed residential zoning designations such as PR-4 and PR-5 which need to be accounted for in the report.

Secondly, it will provide the City with a means to track housing options and relative quantities to ensure an adequate supply of various housing types to provide a better quality of life for our residents and ensure that the City's infrastructure is not overwhelmed.

Quantities of housing types (single-family, multi-family, mobile home) are indexed to the overall number of dwellings as a set percentage that will allow the Council and Staff to track whether there is too much (or too little) focus on one particular type of housing.

Staff recommends the following amendments (in red) be made to the Residential Growth Limitation Ordinance:

B. Residential Growth Limitation.

1. Within the City of Locust Grove, single-family housing, which consists of single-family detached homes under an RA, R-1, R-2, R-3, **PR-4 or PR-5 (detached single-family)** zoning classification shall not be less than seventy-seven percent (77%) of the City housing stock. Multifamily housing, which consists of the RM classification regulating apartments (RM-1), townhouses (RM-2), condominiums (RM-3), the RD zoning classification regulating duplexes and **PR-5 zoning classification (attached single- or two-family units and active adult multifamily by conditional use)** shall not be more than twenty percent (20%) of the City housing stock. Mobile homes, which are built under the RMH or grandfathered RM-75 zoning classifications, shall not be more than three percent (3%) of the City housing stock.

2. Within the category of single-family housing as described in subparagraph 1, homes built under the R-3 or PR-4 or PR-5 zoning classifications shall not exceed fifty percent (50%) of the overall single-family housing stock for the City; and the remainder of the single-family housing stock developed under an RA, R-1, R-2 zoning classification shall not be less than fifty percent (50%) of the overall single-family housing stock in the City.
3. In order to account for water and sanitary sewer infrastructure impacts for the period of 2022 – 2025, within the category of multifamily housing as described in subparagraph 1, no more than fifty percent (50%) of the available total permissible multifamily housing units may be permitted for construction in a single calendar year.

ORDINANCE NO. _____

TO AMEND CHAPTER 17.04 ZONING CODE ADOPTED OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES WHICH PROVIDES FOR ZONING; TO AMEND SECTION 17.04.090 RESIDENTIAL GROWTH REGULATION TO UPDATE RESIDENTIAL GROWTH LIMITATIONS; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the City is vested with the power and responsibility under state law to protect the health, safety, and welfare of its residents; and,

WHEREAS, the Atlanta Regional Commission (“ARC”) was formed in 1971 to serve as the official planning and intergovernmental coordinating agency for the Atlanta Metropolitan Region (the “Region”); and,

WHEREAS, the Region consists of several metro Atlanta counties and municipalities including Henry County and the City; and,

WHEREAS, according to U.S. Census data, the City’s population grew from 5,402 in 2010 to 9,750 in 2020; and,

WHEREAS, the City has and continues to experience population growth and development at a rate of nine percent (9%) annually; and,

WHEREAS, the City recognizes the positive impact of such growth, but are also aware of the significant challenges it creates; and,

WHEREAS, in 2004, the City responded to these significant challenges by creating a *Residential Growth Regulation* ordinance (Ordinance No. 04-09-062, 09/13/04) to index residential growth in a way that encourages diversification of residential uses in the City; and,

WHEREAS, the Mayor and City Council has found that it is necessary from time to time to update the indices governing residential growth to accommodate goals set forth in the Henry 2040 Joint Comprehensive Plan (“Comp Plan”) and the Joint Henry County/Cities Comprehensive Transportation Plan (“CTP”) as well as regional housing strategies; and,

WHEREAS, in December of 2019, ARC published its Metro Atlanta Housing Strategy (“Report”) made part hereto and incorporated herein by reference as **Exhibit “A”**; and

WHEREAS, the Report identifies strategic approaches to meeting housing needs in terms of supply and affordability amidst explosive population growth throughout the Region; and,

WHEREAS, current residential growth limitations, outlined in *Section 17.04.090*, require single-family detached homes under an RA, R-1, R-2 or R-3 zoning district not be less than seventy-seven percent (77%) of the City's housing stock; and,

WHEREAS, the Residential Growth Report, as of July 2022, attached hereto as **Exhibit "B"**, indicates single-family detached homes under an RA, R-1, R-2 or R-3 zoning district comprise approximately eighty-nine point three percent (89.3%) of the City's housing stock, and,

WHEREAS, current residential growth limitations, outlined in *Section 17.04.090*, require multi-family housing under an RM-1, RM-2, RM-3, or RD zoning district shall not be more than twenty percent (20%) of the City's housing stock; and,

WHEREAS, the Residential Growth Report, as of June 2022, indicates multi-family housing under an RM-1, RM-2, RM-3, or RD zoning district comprise approximately six point zero percent (6.0%) of the City's housing stock, and,

WHEREAS, current residential growth limitations, outlined in *Section 17.04.090*, require mobile homes under an RMH zoning district shall not be more than three percent (3%) of the City's housing stock; and,

WHEREAS, the Residential Growth Report, as of June 2022, indicates mobile homes under an RMH zoning district comprise approximately four point seven percent (4.7%) of the City's housing stock; and,

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

SECTION 1. Section 17.04.090(B) entitled "Residential Growth Limitation" is hereby amended by deleting this Section in its entirety and inserting new Section 17.04.090(B) to read as follows:

B. Residential Growth Limitation.

1. Within the City of Locust Grove, single-family housing, which consists of single-family detached homes under an RA, R-1, R-2, R-3, **PR-4 or PR-5 (detached single-family)** zoning classification shall not be less than seventy-seven percent (77%) of the City housing stock. Multifamily housing, which consists of the RM classification regulating apartments (RM-1), townhouses (RM-2), condominiums (RM-3), the RD zoning classification regulating duplexes **and PR-5 zoning classification (attached single- or two-family units and active adult multifamily by conditional use)** shall not be more than twenty percent (20%) of the City housing stock. Mobile homes, which are built

under the RMH or grandfathered RM-75 zoning classifications, shall not be more than three percent (3%) of the City housing stock.

2. Within the category of single-family housing as described in subparagraph 1, homes built under the R-3 or PR-4 or PR-5 zoning classifications shall not exceed fifty percent (50%) of the overall single-family housing stock for the City; and the remainder of the single-family housing stock developed under an RA, R-1, R-2 zoning classification shall not be less than fifty percent (50%) of the overall single-family housing stock in the City.
3. In order to account for water and sanitary sewer infrastructure impacts for the period of 2022 – 2025, within the category of multifamily housing as described in subparagraph 1, no more than fifty percent (50%) of the available total permissible multifamily housing units may be permitted for construction in a single calendar year.

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 3. Repeal of Conflicting Provisions. All City ordinances are hereby repealed to the extent they are inconsistent with this Ordinance.

SECTION 4. Effective Date. This Ordinance shall take effect immediately.

THIS Ordinance adopted this 1st day of August 2022.

Robert Price, Mayor

ATTEST:

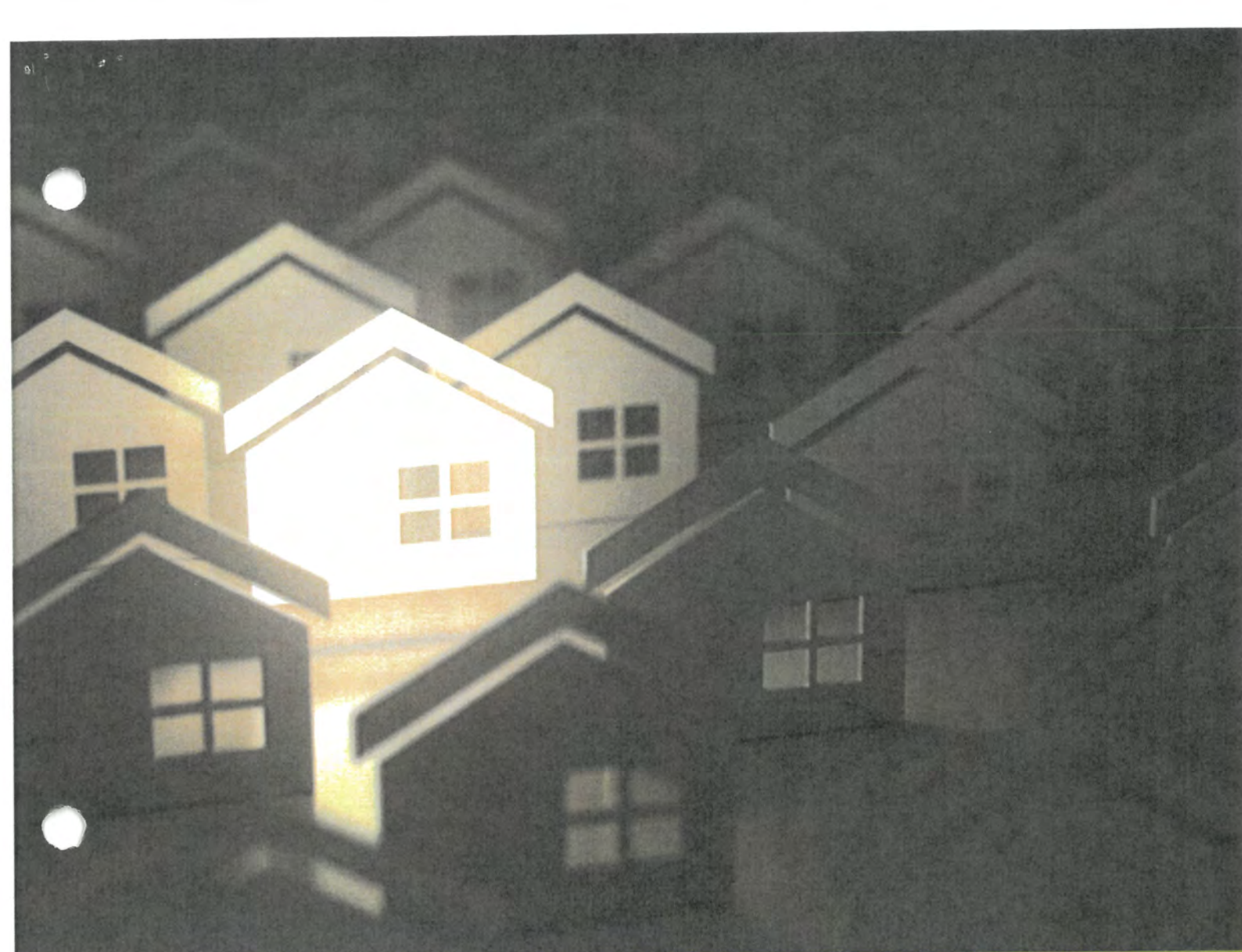
Misty Spurling, City Clerk

(seal)

Approved as to form:

City Attorney

EXHIBIT A



METRO ATLANTA HOUSING STRATEGY

A Guide to Help Communities Understand Their Housing Challenges and Explore Solutions through Actionable Strategies



Atlanta Regional Commission

December 2019

MetroATLHousing.org

A Need to Act

The Atlanta region must offer greater access to quality, affordable housing to maintain our strong economy and high quality of life and empower residents by providing the opportunities they need to succeed.



What is housing affordability?

It's a ratio – the portion of a household's income spent on housing.

METRO ATLANTA has long been an affordable place to live, helping fuel our explosive growth. We need to invest in housing in order to keep this competitive advantage and meet the needs of households across the region.

Good housing options should be widely available, in communities large and small, urban and suburban. We all need places to live that won't break our budgets while offering access to vital resources like healthy food, proximity to job centers, and quality transportation options.

The trend lines are clear: housing prices are rising much faster than wages. The supply of housing isn't keeping up with our fast-growing population, further boosting costs. More than one in three households in our region are "cost burdened" – that is, they spend more than 30% of their income on housing.

A strategic, regional approach is needed to increase supply, reduce costs, and preserve affordable units. Our goal: promoting a stronger, healthier housing market that works for everyone.

Cost-burdened households spend at least 30% of their income on housing

About 1/3 of the region's households are considered are cost burdened

The Impact

Increasing access to quality, affordable housing will help the entire region thrive.

STRONGER ECONOMY

Metro Atlanta will remain a destination for employers looking to relocate or expand, keeping our economy growing. Businesses will find it easier to hire and retain workers who are able to find housing close to job centers.



BETTER QUALITY OF LIFE

Communities and schools will become more stable, as fewer families move in search of cheaper rent. More affordable housing options also means fewer people will have to put off spending on vital services, such as healthcare.



GREATER OPPORTUNITIES AND REDUCED INEQUALITY

Increased levels of home ownership will help people build wealth and climb the socio-economic ladder, and reduce the "wealth gap" that exists between owners and renters.



REDUCED TRAFFIC CONGESTION

More people will be able to live closer to where they work. That means fewer vehicles on the road, reduced traffic congestion, and improved air quality.



A Regional Approach is Critical

Our housing challenges are regional in scope, and a regional response is required. The Metro Atlanta Housing Strategy helps communities navigate this complex issue.

It's important to note that the strategy is not meant to be prescriptive. Rather, it's a guide to help local governments better understand their housing challenges and begin to address them through actionable strategies and related tactics.

The Atlanta Regional Commission works to help communities throughout metro Atlanta address critical regional challenges, from transportation and land use to water resource management and economic competitiveness. In this vein, ARC has long been a leader on regional housing issues.

Local governments and communities are in varying stages of acknowledging, understanding, and addressing their local housing challenges. Many have turned to ARC for data, planning, and technical assistance.

The Metro Atlanta Housing Strategy is designed to be:

- ❖ *Educational: serve as a source of information for policy makers and the general public to learn about housing affordability.*
- ❖ *Analytical: provide a data portal to help communities understand their housing characteristics, issues, and opportunities.*
- ❖ *Actionable: provide local governments with the tools they need to identify local housing challenges and solutions.*

The Metro Atlanta Housing Strategy was developed through extensive outreach with a broad audience of local government officials, business and nonprofit leaders, and other regional partners, utilizing a framework developed by Atlanta's Urban Land Institute.

The effort incorporated additional perspectives when the need for "healthy housing" was identified as a regional priority in CATLYST, ARC's Regional Economic Competitiveness plan.

The Strategy—Overview

The Metro Atlanta Housing Strategy provides detailed information about the region's housing market and offers a set of actionable steps that local communities can consider to address their housing issues.

The goal: fostering a greater mix of housing options reflective of each community's specific needs.

10 Submarkets

The housing market in metro Atlanta is highly diverse. Housing types vary greatly, even within the same ZIP code. At the same time, the housing landscape in one part of the region may be similar to that of another across town.

The Atlanta Regional Housing Strategy acknowledges this complexity by breaking the Atlanta region into 10 "submarkets" based on characteristics such as average sales price, age, type, and size. These submarkets cross city and county lines, and they include non-contiguous sections.

6 Strategies

Six overarching factors have been identified that address different aspects of the region's housing challenge. Progress in these areas is needed to bring about meaningful change:

- » **Increase housing supply**
- » **Preserve affordable supply**
- » **Reduce housing and transportation costs**
- » **Expand capital resources**
- » **Promote housing stability**
- » **Develop leadership and collaboration on affordability**

Tying it all Together

Each of the 10 submarkets are tied to priority strategies that public and private sector stakeholders can consider to address their housing challenges.

10 Submarkets

Ten distinct sub-regional housing markets have been identified, based on housing characteristics.

Submarket 1

Higher-priced core neighborhoods

Submarket 2

Higher-priced near core and employment corridor neighborhoods

Submarket 3

Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally

Submarket 4

Lower-priced core neighborhoods vulnerable to increasing housing costs

Submarket 5

Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing

Submarket 6

Suburban neighborhoods with moderate-to-higher-priced housing

Submarket 7

Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

Submarket 8

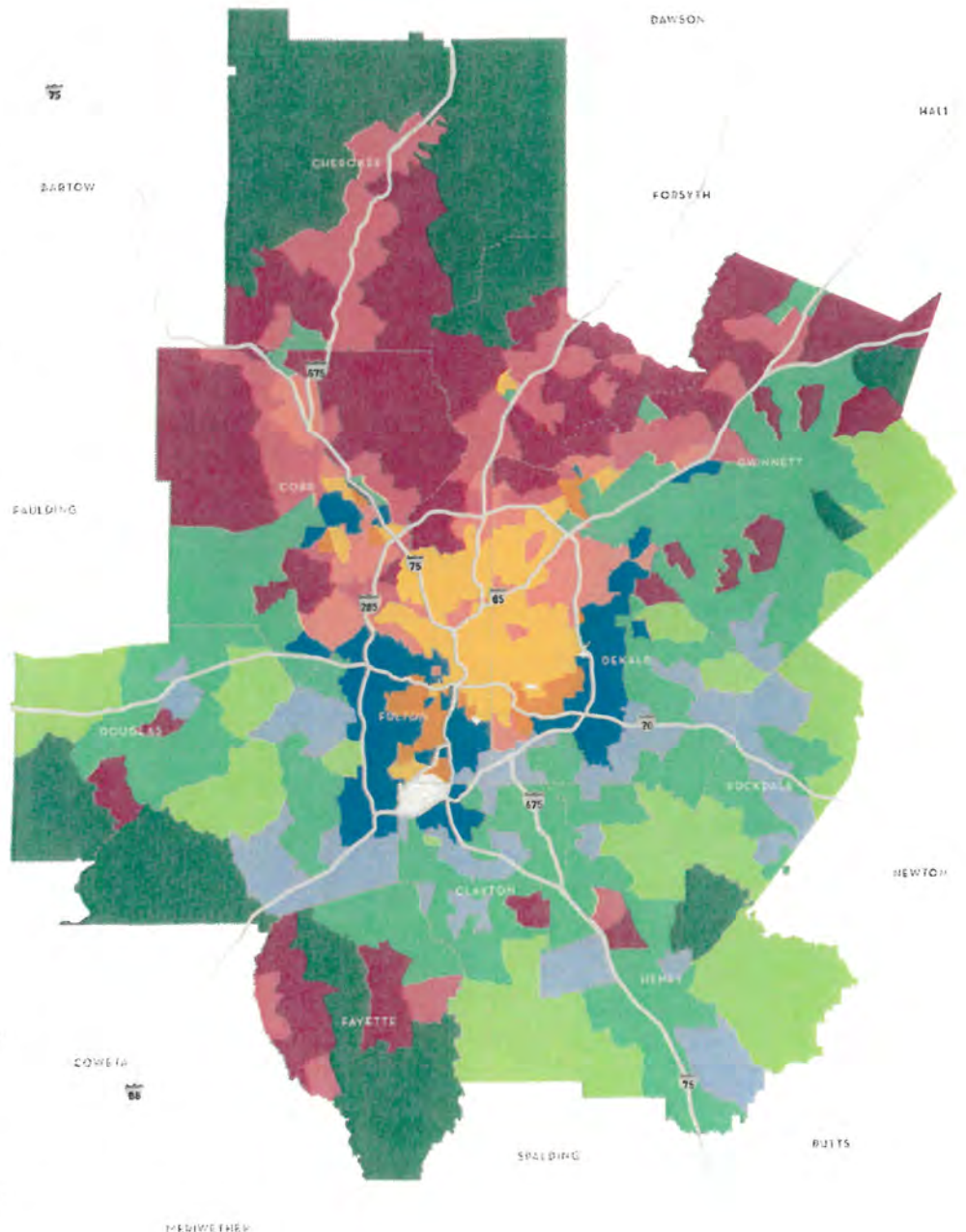
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners

Submarket 9

Lower-priced rural areas

Submarket 10

Higher-priced rural areas



Visit MetroATLHousing.org for more information about submarkets and related housing data

The Strategic Framework

Each of the six broad strategies are associated with measurable data points and actionable tactics, creating a framework to address communities' housing challenges.

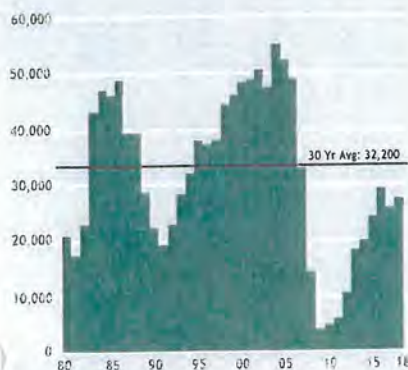


STRATEGY: Increase housing supply

Increase housing supply to promote affordability by providing the necessary tools for developers to bring more housing to market, concentrating on mid-priced and affordable units.

Supply is low while population growth pushes up demand and costs

- The inventory of homes for sale remains low, at about 8,000 per month
- Residential building permits in metro Atlanta are at about 1/3 pre-recession levels



Source: Zillow, State of the Cities Data Systems

Reduce Development Cost and Barriers

Address zoning and land use code that shapes development to provide housing options, including land use options, building sizes, building materials, building forms, parking, and more.

Leverage Public Land

Diversify the ways that publicly-owned land is used and managed to provide housing affordability options.

Establish Policies supporting Affordable Housing

Local governments can expand housing-supportive laws and regulations to encourage development of affordable housing.

Reuse of Building and Land

As communities evolve, identify abandoned building and lands to be reused for housing purposes.

Submarkets:

1 | 2 | 5 | 6 | 7 | 8 | 9 | 10



STRATEGY: Preserve affordable supply

Preserve supply of affordable housing units, including those with legal protections in place to ensure that they remain accessible to low- to moderate-income households.

Existing supply of affordable units is declining

- » In metro Atlanta, just 23,000 units renting for \$1,000 or less have been built since 2000.
- » About 27% of housing units in metro Atlanta rented for less than \$800 a month in 2012, compared to 19% in 2017.

27%
↓ 19%

Units renting under \$800

Source: U.S. Census, CoStar

Provide Financial Incentives

Provide financial incentives to developers to enable more creative ways to use state/local tax policy and long-range financing in order to preserve existing housing supply.

Create Policy Incentives

Preserve existing housing supply with policy incentives to make it easier and more affordable to protect existing housing units.

Coordinate across Agencies and among Governments

Engage in robust coordination efforts between different levels of government and across various state and local agencies to create, manage, and maintain existing affordable units.

Address Blight

Identify and address issues that lead to blight of neighborhoods.

Submarkets:

3 | 4 | 5 | 6 | 7 | 8



STRATEGY: Reduce costs

Reduce housing and transportation costs by increasing housing options near job centers and advancing mobility options throughout the region.

Housing costs are rising more sharply than income: transportation costs deepen metro Atlanta's affordability challenge

- » Rents are about 50% higher in and around major employment centers
- » Average rent has increased 35% while wages only risen 15%



Source: Zillow, BEA, U.S. Census

Implement Community Development Strategies

Allow opportunities for housing options within a half-mile of mobility options, job centers, and community services.

Expand Transportation Options

Leverage existing transportation options and create new ones to lower transportation cost and reduce traffic.

Submarkets:

2 | 5



STRATEGY: Expand capital resources

Expand capital resources by providing financial incentives and mechanisms to foster the creation and preservation of affordable housing units.

Cost of construction continues to rise sharply, impacting the entire housing market

» *Nationally, average cost of home construction has increased by 24% since 2013*



Construction costs up

Source: U.S. Census

Create and Attract New Financing Mechanisms

New funding mechanisms are needed to promote and incentivize the development and preservation of affordable housing.

Implement Tax or Bond Financing Mechanisms

Cities and counties can use government power to enable bond and tax financing mechanisms to provide financing for affordable housing.

Submarkets:

1 | 2



STRATEGY: Promote housing stability

Strengthen the ability of families and individuals to remain in their homes and communities by increasing access to affordable housing.

Home ownership rates remain down, putting community stability at risk

- » Home ownership down 3% since the Great Recession
- » 10% of region's homes with a mortgage have negative equity and are 'under water'

10%

Homes with negative equity

Source: U.S. Census, Zillow

Stabilize Existing Residents

Implement supportive educational programs and financial policies for residents to stabilize their current housing.

Promote Home Buying

Provide financial assistance and education to promote home buying.

Create Quality Rental Opportunities

Ensure the availability, safety and quality of rental opportunities.

Prevent Eviction

Implement targeted efforts to prevent eviction.

Submarkets:

3 | 4 | 7 | 8 | 9



STRATEGY: Develop leadership

Develop leadership and collaboration on housing to promote and enable education, communication, and collaboration around housing issues.

There's a growing desire to address housing issues in the region. Efforts include:

- » *City of Atlanta's commitment and implementation*
- » *HouseATL*
- » *Regional Housing Task Force*
- » *Regional Housing Forum*
- » *Brookhaven Inclusionary Zoning Ordinance*
- » *Local Housing Task Forces - Norcross, Smyrna, Fairburn, Union city, Brookhaven, Roswell, and more*
- » *ULI Affordable Atlanta Study*
- » *CATLYST*
- » *Sandy Springs Together*

Build Capacity and Internal Resources to Address Housing

Expand internal capacity to address housing needs

Promote Creative Collaboration

Collaborate across various industries, sectors and organizations to create multi-disciplinary approach to provide housing options.

Be a Leader in Housing

Be a part of housing conversations, using tools to educate others and develop solutions to housing issues.

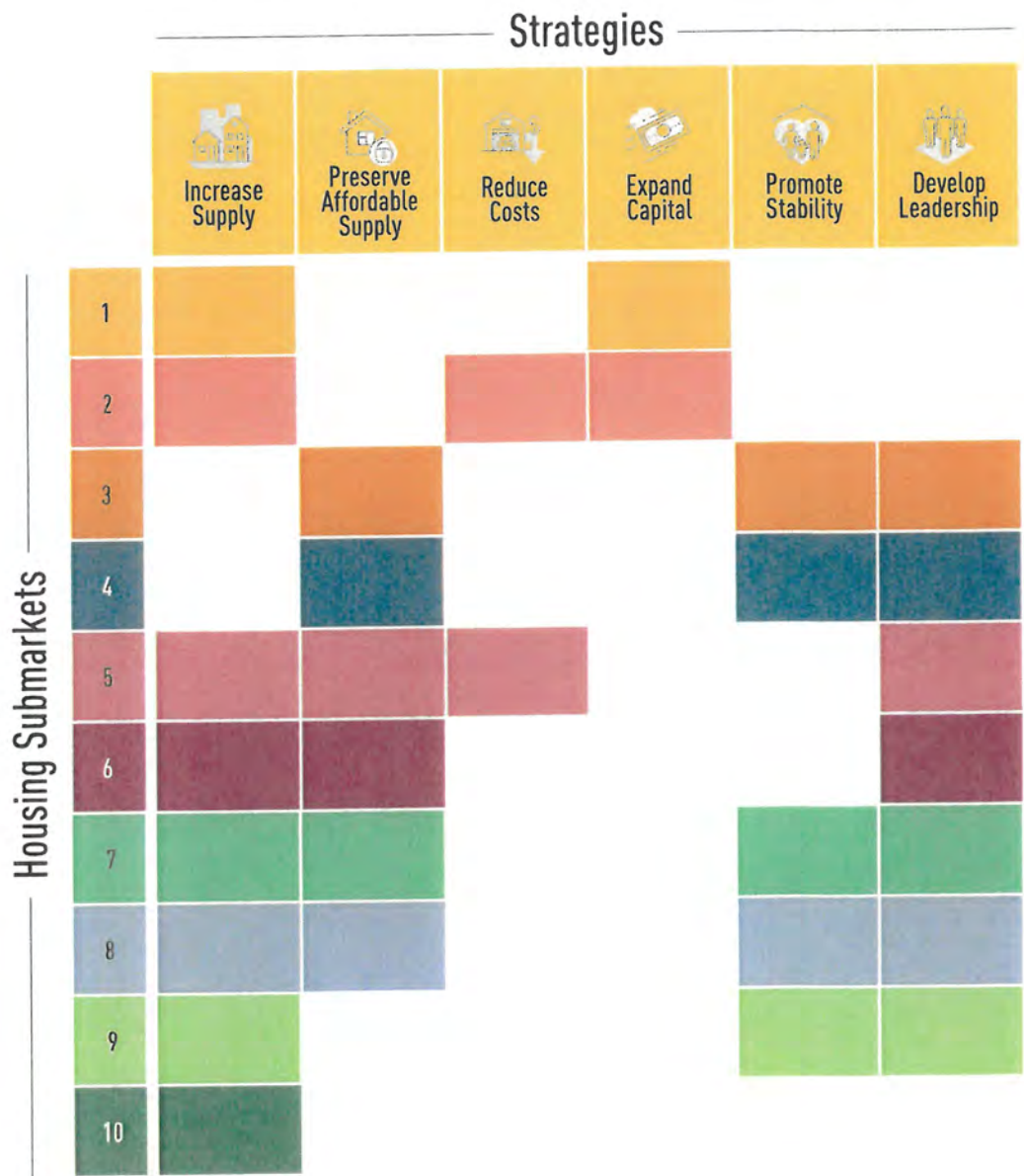
Submarkets:

3 | 4 | 5 | 6 | 7 | 8 | 9

Tying it all Together

The six strategies include a range of tactics that stakeholders can consider in order to make progress on housing issues. These tactics – more than 150 in all – were compiled from housing studies that have taken place across the region.

Each housing submarket is associated with specific strategies, based on their housing characteristics.



Next steps

How to begin?

Start a conversation about housing in your community.

The Atlanta Regional Housing Strategy is designed to provide a baseline of information to spark discussions about the housing issues facing local communities.

You can use this tool to learn about the housing types in your community, and explore the range of tactics that may help improve housing options and affordability.

A broad range of stakeholders are needed to address the region's housing issues, including the nonprofit and private sectors – organizations like ULI Atlanta and Enterprise Community Partners, as well as developers and financial institutions.

But lasting, meaningful change requires participation by local governments. They have the ability to move important levers that affect the housing market, such as land use and zoning, which provide realistic opportunities to increase housing choice and remove barriers to development and construction.

ARC will continue our current responsibilities related to housing, primarily including planning, data analysis, convening and coordinating. As our commitment to the work, ARC will identify several steps we can take to further integrate regional housing goals into our funding support, technical assistance programs and governmental affairs work.



METRO ATLANTA HOUSING STRATEGY



Atlanta Regional Commission

MetroATLHousing.org

EXHIBIT B

RESIDENTIAL GROWTH REPORT -- 2022 (as of July 1st)

Subdivision Name	Zoning	Total Lots (Units)	Developed Lots (Units)	Undeveloped Lots (Units)
HIGH DENSITY (RM) AND DUPLEX				
Shoal Creek Manor / LGS Apts	PD(RM-1)	226	66	160
Towne Park at Patriot's Point	RM-2	40	40	0
Havenwood Grove Apartments	PR-5	56	56	0
Carriage Gate	RM (RM-2)	165	165	0
Duplexes -- Ridge St.	RD	8	8	0
Duplexes -- Square Cir.	RD	1	1	0
Duplexes -- Nest in the Grove	PR-5	6	0	6
Subtotal High Density Multifamily		502	336	166
MOBILE HOMES				
Skyland -- Phases 1-9	RMH	381	381	0
Skyland -- Phase 10 (no units)	RMH	14	0	14
Subtotal Manufactured Homes		395	381	14
MEDIUM DENSITY SINGLE FAMILY (R-3, PR-4, & PR-5 SF)				
Early Development (1990-2003)				
Water's Edge	RM-SF	144	144	0
Patriot's Point	RM-SF	134	134	0
Grove Park	R-2/R-3(V)	178	178	0
Grove Creek	R-3	30	30	0
Hawthorne @ Linden Park	R-3	93	93	0
Briarcliff @ Linden Park	R-3	46	46	0
Berkshire @ Linden Park	R-3	77	77	0
Richmond Park	R-3	124	124	0
Jubilee	R-3	138	138	0
Subtotal		964	964	0
N/F Locust Grove Station PD				
Al-Jannah	PD(R-3)	74	74	0
Carleton Cove	PR-4	56	56	0
Collinswood, Phase 1	PR-4	79	79	0
Collinswood, Phase 2	PR-4	12	0	12
Derrystone Manor	PR-4	77	77	0
Liberty Grove	PR-4	60	60	0
Elmstone Commons	PR-4	50	50	0
Elmstone Commons, Phase 2	PR-4	55	55	0
Pine Valley @ LGS - POD C	PR-4	52	0	52
Brookdale	PD(R-3)	51	51	0
Wentworth	PD(R-3)	45	45	0
Cedar Ridge @ LGS - POD D	PR-4	225	0	225
Subtotal LGS		836	473	289
Development 2004 - 2022				
Bridle Creek - Phase 1	R-3	52	52	0
Bridle Creek - Phase 2	R-3	150	0	150
Club Drive Commons	R-3	41	41	0
Bunn Farms, Phase 1	R-2/CRS	127	127	0
HLC tracts	R-2/CRS	100	0	100
Pristine Forest	R-3	99	99	0
Grove Village	R-3	250	250	0
Coulter Woods	R-3	30	30	0
Cottage Grove	R-3	43	43	0
Indian Grove	R-3	87	71	16
Berkeley Lakes, Phase 1	R-2/CRSO	160	160	0
Berkeley Lakes, Phase 2	PR-4	111	50	61
Oak Ridge @ LGS (Sprayfield)	PR-5	362	0	362
River Oaks - POD F - Wills Tract	PR-4	151	0	151
Copperfield	R-3	26	0	26
Peeksville Landing	R-3	49	0	49
Dawson Creek	R-3	38	0	38
Subtotal Recent Development		1876	923	953
FUTURE DEVELOPMENTS				
Dustin Novak tract @ Hwy 42	R-3	32	0	32
Hosannah Tract - POD G	PR-4	300	0	300
Subtotal Future Development		332	0	332
Subtotal Medium Density		4008	2360	1574
LOW DENSITY (RA, R-1 & R-2)				
Barnes Station	R-2	96	92	4
Leesburg Plantation	R-2	53	53	0
Madison Acres	R-2	84	84	0
Nine Oaks	R-2	77	49	28
Bunn Farms, Phase 2	R-2	133	133	0
Bunn Farms, Phase 3	R-2	116	0	116
Barnes Station, Phase 3	R-2	22	22	0
Flakes Mill	R-2	48	48	0
General Lots	RA & R-2	293	293	0
Potential Lots	RA & R-2	2210	22	2188
FUTURE DEVELOPMENTS				
Singley Dr - David Black	R-1	254	0	254
Annexed acreage 2018-2022	RA	124	0	124
Subtotal Low Density		3510	796	2714
Total Residential Lots/Units		8415	3873	4468

no less than 77% SF, No MORE than 20% MF nor 3% MH

	THRESHOLD (by Ord.)	ACTUAL	Over / (left) Target
Low/Med Density - Single Family	77%	89.34%	12.3%
High Density & Duplex - Multi-Family	20%	5.97%	-14.0%
Mobile Homes	3%	4.69%	1.7%

*per Ord 04-09-062

	# of units	% of Gross	% of 77% Goal	%Δ
Low Density SF	3,510	41.7%	47%	5.3%
Med Density SF	4,008	47.6%	30%	-17.6%
High Density RM & Duplex RD	502	6.0%		
Mobile Homes RMH	395	4.7%		
Gross units	8,415	100.0%		

Total Dev. Undev.

Total	Dev.	Undev.
8415	3873	4468
Single-Family Housing Stock	7518	4288
Low Density SF	3,510	2714
Med Density SF	4,008	1574
Multi-Family & Duplex Housing Stock	502	166
Mobile Homes (RMH) Housing Stock	395	14

Percent remaining to threshold	Total	% total	% proposed	%Δ	Units
					Over/Under
Single Family	7518	89%	77%	12%	928
Low Density RA, R-1, & R-2	3,510	47%	50% of SF	3%	249
Medium Density R-3, PR-4 & PR-5 SF	4,008	53%	50% of SF	-3%	(249)
RM	502	6%	20%	14%	1,181
RMH/Mobile Home	395	5%	3%	-2%	(168)

RM-1, RM-2, RM-3, R-3, PR-4, PR-5 4,510 54% of total housing stock is high density

separated Collinswood ph 2

Includes 9 Capshaw lots on Jackson St.

Subdivision Name	Zoning	Total Lots (Units)	Developed Lots (Units)	Undeveloped Lots (Units)
PROPERTIES ZONED PR-4 & PR-5				
Duplexes -- Nest in the Grove	PR-5	6	0	6
Oak Ridge @ LGS (Sprayfield)	PR-5	362	0	362
Carleton Cove	PR-4	56	56	0
Collinswood, Phase 1	PR-4	79	79	0
Derrystone Manor	PR-4	77	77	0
Elmstone Commons	PR-4	50	50	0
Elmstone Commons, Phase 2	PR-4	55	55	0
Liberty Grove	PR-4	60	60	0
Pine Valley @ LGS - POD C	PR-4	52	0	52
Cedar Ridge @ LGS - POD D	PR-4	237	0	237
River Oaks - POD F - Wills Tract	PR-4	151	0	151
Hosannah Tract - POD G	PR-4	300	0	300

HIGH DENSITY (RM) AND DUPLEX				
FUTURE DEVELOPMENTS				
Subtotal		688	0	688
RangeWater - Nacoochee tract	RM-1	300	0	300
Tellus - Meier tract	RM 1 & RM-2	388	0	388