

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
MONDAY NOVEMBER 7, 2022 – 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER Mayor Robert Price

INVOCATION Chief Derrick Austin

PLEDGE OF ALLEGIANCE..... Councilman Williams

APPROVAL OF THE AGENDA Mayor Robert Price (Motion Required)

PUBLIC COMMENTS Register with Clerk Before Meeting

PUBLIC HEARING ITEMS..... 1 Item

1. FY 2023 Operation and Capital Improvements Budget Hearing (First Hearing)

APPROVAL OF THE MINUTES 2 Items

2. October 3, 2022, Regular Meeting Minutes (Motion Required)
3. October 17, 2022, Workshop Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENT 1 Item

4. September 2022 Financial Statement (Motion Required)

UNFINISHED BUSINESS/ACTION ITEMS..... 7 Items

5. Ordinance to amend the City's Future Land Use Map designation from Mixed Historic Neighborhood to High-Density Residential for multiple tracts located on Frances Ward Drive - (Applicant has WITHDRAWN application)
6. Ordinance for rezoning from R-3 (Single Family Residential) to PR-4 for 21.97 +/- acres (Parcel IDs: 129-01047000 and 129-01046005) in LL 168 of the 2nd district located on Frances Ward Drive. (Applicant has WITHDRAWN application)
7. Ordinance for rezoning from C-2 to PD for 50.16 +/- acres (Parcel IDs:112-01013003) in LL 201 of the 2nd district located on Price Dr. – (Tabled from October 3, 2022, Meeting - Motion Required)
8. Resolution to adopt the annual update of the Capital Improvement Element (CIE) for the city. (Motion Required)
9. Ordinance to amend Section 15.44.050 of the City's Architectural Review Ordinance, entitled "Exterior Materials Standards" – (Motion Required)
10. Resolution to create a streetlight district in Pine Valley subdivision located on Tanger Blvd. – (Motion Required)
11. Resolution approving the architectural plans submitted for Barden Salon, located at 3408 Highway 42 - (Motion Required)

NEW BUSINESS/ACTION/DISCUSSION ITEM 1 Item

12. Resolution to award the bid for services associated with the installation of two (2) speed tables along Jackson Street (Motion Required)

CITY MANAGER'S COMMENTS Tim Young

COUNCIL COMMENTS..... Council

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL –November 2, 2022, at 16:30 Updated Nov. 4, 2022 @ 12:30 due to withdrawn items

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.



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: FY 2023 Budget Public Hearing

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, All Funds / Revenue and Expenditures – Capital Items

Date Received: November 2, 2022

Workshop Date: November 21, 2022 (2nd Public Hearing)

Regular Meeting Date: November 7 (1st Pub Hearing) / December 5, 2022

Discussion:

Attached is the final version of the proposed FY 2023 Operation and Capital Improvements Budget. Given the fact that LOST is essentially approved by County Resolution from November 1, we can safely say that we can anticipate items in FY 2023 without an operating increase in Ad Valorem Tax at this time; however, we will continue to monitor the final aspects of LOST for the next distribution year. .

Overall, the General Fund sees a slight decrease as capital items move to a respective Capital Projects Fund or Enterprise Fund. There are also general decreases in revenues due to ARPA discontinuing in the initial tranches, with transfers to overall enterprise funds or other uses that may be needed between now and the end of Calendar Year 2025.

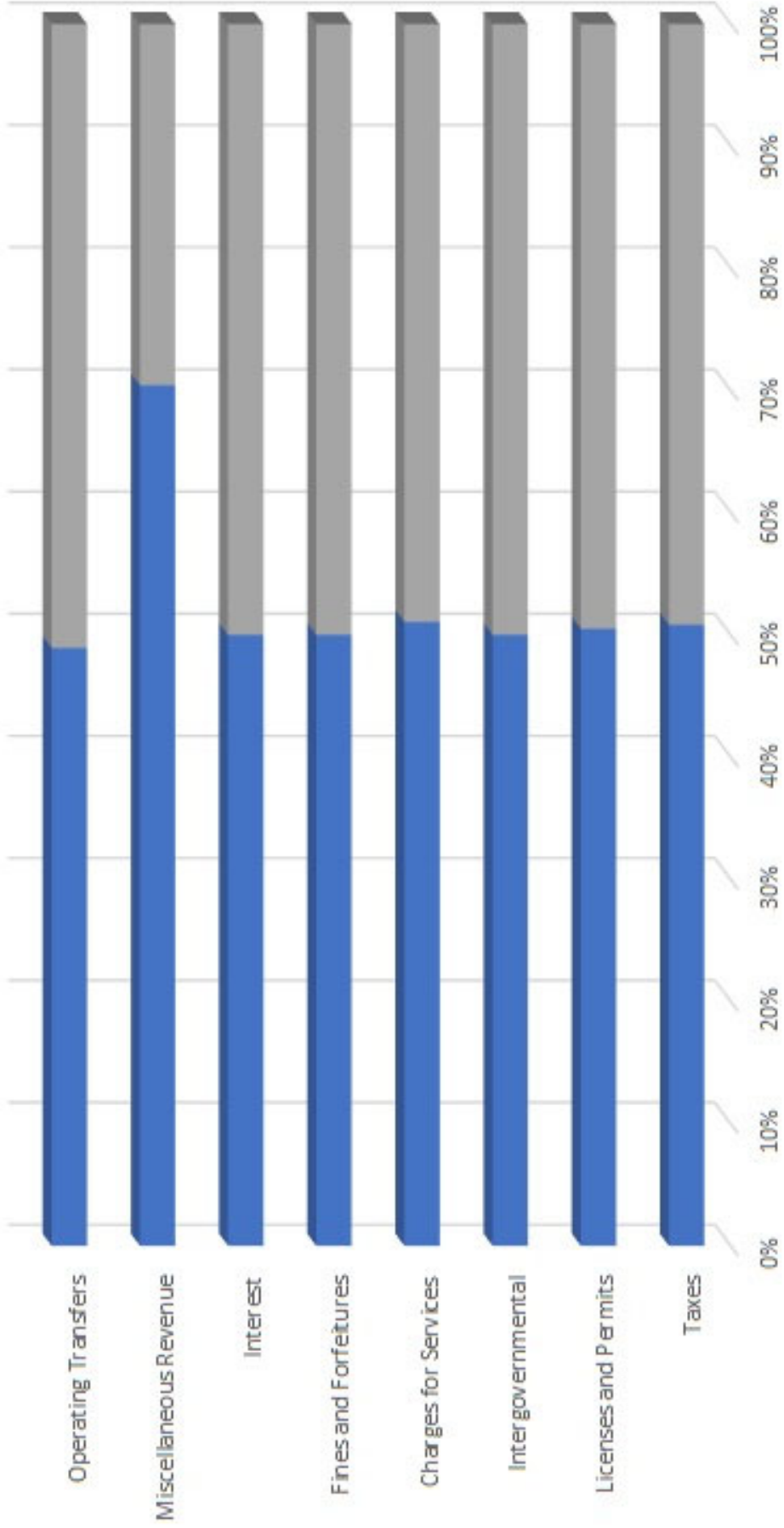
This is the first of 2 Public Hearings for the Budget and may be fine-tuned for errors/omissions or other scrivener errors/oversight.

Recommendation:

November 7, 2022 Public Hearing

Revenues		FY 22	FY 23	Percent
Taxes	5,154,250	4,986,750	-3.25%	
Licenses and Permits	998,000	978,000	-2.00%	
Intergovernmental	750	750	0.00%	
Charges for Services	243,100	233,100	-4.11%	
Fines and Forfeitures	650,000	650,000	0.00%	
Interest	15,000	15,000	0.00%	
Miscellaneous Revenue	2,581,760	1,084,685	-57.99%	
Operating Transfers	921,750	962,000	4.37%	
Total	10,564,610	8,910,285	-15.66%	
Expenditures				
1110 Elected Officials	162,700	171,700	5.53%	
1510 Administration	1,961,150	2,004,450	2.21%	
2650 Municipal Court	435,150	437,450	0.53%	
3230 Police	3,168,500	3,413,500	7.73%	
4210 Public Works	2,027,500	1,505,950	-25.72%	
4220 Fleet Services	154,890	133,345	-13.91%	
6220 Parks / Recreation	55,500	95,900	72.79%	
7220 Community Development	1,115,940	1,147,990	2.87%	
Total	9,081,330	8,910,285	-1.88%	
Transfers Out	1,483,280	0		

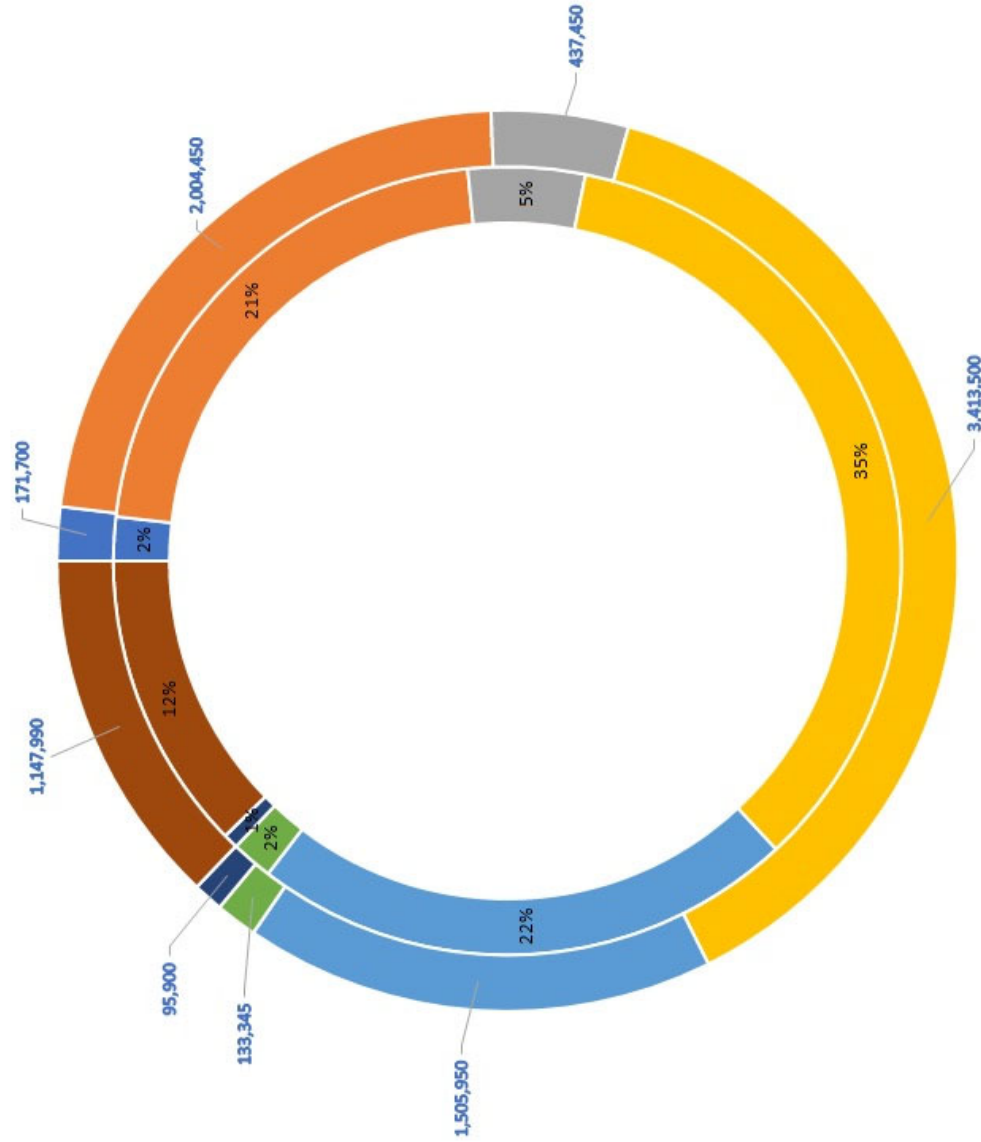
Revenues - FY 23 vs. FY 22 Budget General Fund



	Taxes	Licenses and Permits	Intergovernmental	Charges for Services	Fines and Forfeitures	Interest	Miscellaneous Revenue	Operating Transfers
FY 22	5,154,250	998,000	750	243,100	650,000	15,000	2,581,760	921,750
FY 23	4,986,750	978,000	750	233,100	650,000	15,000	1,084,685	962,000

■ FY 22 ■ FY 23

Expenditures by Department - General Fund - FY 2023



- 1110 Elected Officials
- 1510 Administration
- 2650 Municipal Court
- 3230 Police
- 4210 Public Works
- 4220 Fleet Services
- 6220 Parks / Recreation
- 7220 Community Development

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
TAXES						
3-0000-31.1100	REAL PROPERTY - CURRENT YEAR					0
3-0000-31.1200	REAL PROPERTY - PRIOR YEAR					0
3-0000-31.1315	MOTOR VEHICLE TAVT TAX				175,000	175,000
3-0000-31.1315	ALTERNATIVE AAVT TAX				25,000	25,000
3-0000-31.1340	INTANGIBLE TAX	80,000	49,421	61.8%	0	80,000
3-0000-31.1350	RAILROAD EQUIPMENT TAX	1,750	0	0.0%		1,750
3-0000-31.1400	PERSONAL PROPERTY - PRIOR YEAR					
3-0000-31.1600	REAL ESTATE TRANSFERS	25,500	24,007	94.1%		25,500
3-0000-31.1710	FRANCHISE TAX - ELECTRIC	420,000	419,350	99.8%	25,000	445,000
3-0000-31.1711	CAPITAL CREDIT REFUND	0	0	0.0%	0	0
3-0000-31.1730	FRANCHISE TAX - NATURAL GAS	35,000	28,463	81.3%	2,500	37,500
3-0000-31.1750	FRANCHISE TAX - CABLE TV	110,000	77,530	70.5%	10,000	120,000
3-0000-31.1760	FRANCHISE TAX - TELEPHONE	15,000	3,385	22.6%	-5,000	10,000
3-0000-31.1790	OTHER FRANCHISE TAX	0	0	0.0%	0	0
3-0000-31.3100	LOCAL OPTION SALES /USE TAX	3,002,000	1,953,774	65.1%	0	3,002,000
3-0000-31.3150	TAVT + AAVT	260,000	211,375	81.3%	-260,000	0
3-0000-31.4200	BEER/WINE ALC BEVERAGE EXCISE					
3-0000-31.4250	DISTILLED SPIRITS ALCOHOL EXCISE					
3-0000-31.4300	MIXED DRINK EXCISE TAX					
3-0000-31.4201	ALCOHOL TAX	435,000	292,705	67.3%	10,000	445,000
3-0000-31.6100	OCCUPATION TAXES	275,000	252,309	91.7%	45,000	320,000
3-0000-31.6120	REGULATORY FEES	0	22,775	0.0%	0	0
3-0000-31.6200	INSURANCE PREMIUM TAX	495,000	0	0.0%	5,000	500,000
3-0000-31.6300	FINANCIAL INSTITUTIONS TAXES					
3-0000-31.900	PENALTIES / INTEREST DEL TAXES					
TOTAL TAXES		5,154,250	3,335,094	64.7%	-167,500	4,986,750
LICENSES AND PERMITS						
3-0000-32.1110	ALCOHOL BEV-BEER LICENSE	17,500	2,500	14.3%	0	17,500
3-0000-32.1120	ALCOHOL BEV WINE LICENSE	12,500	3,000	24.0%	0	12,500
3-0000-32.1130	ALCOHOL BEV - LIQUOR LICENSE	40,500	6,000	14.8%		40,500
3-0000-32.1135	LIQUOR/DISTILLED SPIRITS RETAIL					
3-0000-32.1200	GENERAL BUSINESS LICENSE					
3-0000-32.1210	REAL ESTATE BUSINESS LICENSE					
3-0000-32.1220	GENERAL BUS LIC -INSURANCE	22,500	13,650	60.7%		22,500

General Fund (100) FY 2023 Proposed		FY 22		70% of FY 22		FY 2023		Prop23Budget	
			YTD						
3-0000-32.1900	REGULATORY FEES	30,000	0	0.0%	5000			35,000	
3-0000-32.2120	BLDG PERMITS /INSPECTIONS -RES	475,000	275,893	58.1%	-125,000			350,000	
3-0000-32.2130	BLDG PERMIT/INSPECTIONS -COMM	400,000	483,897	121.0%	100,000			500,000	
3-0000-32.3100	BUSINESS LICENSE PENALTY	0	0	0.0%	0			0	
TOTAL LICENSES AND PERMITS		998,000	784,940	78.7%	-20,000			978,000	
INTERGOVERNMENTAL REV									
3-0000-33.4450	GRANT BULLET PROOF VEST	500	0	0.0%				500	
3-0000-33.4500	GRANT / DONATIONS -COPS	250	0	0.0%				250	
3-0000-33.5000	DONATION-PLAYGROUND EQUIP	0	0	0.0%				0	
3-0000-33.6100	DONATIONS	0	0	0.0%				0	
3-0000-33.7000	CDBG GRANT	0	0	0.0%				0	
TOTAL INTERGOVERNMENTAL REV		750	0	0.0%	0			750	
CHARGES FOR SERVICES									
3-0000-34.1301	DISPOSITION OF PROPERTY	-	-	0.0%				0	
3-0000-34.1310	ZONING INSPECTION FEES	40,000	31,571	78.9%	-5000			35,000	
3-0000-34.1311	LAND DEVELOPMENT FEES	90,000	39,655	44.1%				90,000	
3-0000-34.1312	SITE PLAN REVIEW FEES	45,000	36,025	80.1%	0			45,000	
3-0000-34.1321	SOIL EROSION FEES	5,000	-	0.0%				5,000	
3-0000-34.1323	STREET LIGHT DISTRICT REV.	20,000	283	1.4%				20,000	
3-0000-34.1325	TREE REPLACEMENT REVENUE	-	-	0.0%				0	
3-0000-34.1910	QUALIFYING FEE FOR ELECTION	1,000	-	0.0%				1,000	
3-0000-34.1950	ACCIDENT REPORTS	7,500	3,955	52.7%				7,500	
3-0000-34.1955	CRIMINAL HISTORY REPORTS	-	-	0.0%				0	
3-0000-34.1960	ADM CHARGE ON FINES	12,500	7,242	57.9%				12,500	
3-0000-34.1990	ADM CHARGE FOR INCODE	20,000	10,138	50.7%	-5000			15,000	
3-0000-34.6100	BACKGROUND CHECK FEES	2,000	800	40.0%				2,000	
3-0000-34.9001	DONATIONS	-	-	0.0%				0	
3-0000-34.9300	BAD CHECK FEES	100	-	0.0%				100	
TOTAL CHARGES FOR SERVICES		243,100	129,669	53.3%	-10,000			233,100	
FINES AND FORFEITURES									
3-0000-35.1170	FINES & FORFEITURES	650,000	447,585	68.9%				650,000	
3-0000-35.1175	BOND ACCOUNT	0	0	0.0%				0	

General Fund (100) FY 2023 Proposed					
	FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
TOTAL FINES AND FORFEITURES	650,000	447,585	68.9%	0	650,000
INVESTMENT INCOME			0.0%		
			0.0%		
3-0000-36.1000 INTEREST REVENUES	15,000	10,104	67.4%	0	15,000
TOTAL INVESTMENT INCOME	15,000	10,104	67.4%	0	15,000
MISCELLANEOUS REVENUE			0.0%		
			0.0%		
3-0000-38.1000 RENTS & ROYALTIES	1,000	-	0.0%	-500	500
3-0000-38.1010 SPECIAL EVENT PERMIT	500	-	0.0%		500
3-0000-38.1025 PAVILLION RENTAL	500	-	0.0%		500
3-0000-38.1050 HOUSE RENTAL -LOCUST ROAD	25,000	13,154	52.6%		25,000
3-0000-38.3000 INS REIMBURSE DAMAGE PROPERTY	25,000	12,394	49.6%		25,000
3-0000-38.3100 INS REIMBURSE WKS COMP	500	-	0.0%		500
3-0000-38.3400 INS REIMBURSE FOR OVERPAYMENT	500	-	0.0%		500
3-0000-38.5000 LMIG PROGRAM	450,000	109,072	24.2%	0	450,000
3-0000-38.6000 SARS-COV-2 CARES-ACT-RELIEF	1,000	-	0.0%	-1000	0
3-0000-38.6001 AMERICAN-RESCUE-PLAN-ACT	1,575,000	-	0.0%	-1575000	0
3-0000-38.6002 PUB-SFTY-FISCAL-RECOVERY-FUND	26,500	26,377	99.5%	-26,500	0
3-0000-38.6007 INTERGOVERNMENTAL SDS AGREEMEN	-	-	0.0%		0
3-0000-38.9000 MISCELLANEOUS REVENUE	15,000	12,958	86.4%	0	15,000
3-0000-38.9010 RETURN CHECK FEES	100	-	0.0%		100
3-0000-38.9100 REFUNDS POLICE DEPT	-	-	0.0%		0
3-0000-38.9200 REFUNDS PUBLIC WORKS	-	-	0.0%		0
3-0000-38.9300 REFUNDS ADMINISTRATIONS	7,500	6,650	88.7%	0	7,500
3-0000-38.9900 PRIOR YEAR REVENUE	453,660	-	0.0%	105925	559,585
3-0000-38.9910 RESERVE-TRANSPORTATION	-	-	0.0%		0
TOTAL MISCELLANEOUS REVENUE	2,581,760	180,604	7.0%	-1,497,075	1,084,685
OTHER FINANCIAL SOURCES			0.0%		
			0.0%		
3-0000-39.1100 OPERATING TRANSFERS	-	-	0.0%		0
3-0000-39.1210 ADMIN FEE - WATER TRANSFER IN	380,000	158,333	41.7%	-125000	255,000
3-0000-39.1220 ADMIN FEE - SEWER TRANSFER IN	355,000	147,917	41.7%	175000	530,000
3-0000-39.1230 ADMIN FEE - SANIT TRANSFER IN	19,750	8,229	41.7%	-9750	10,000
3-0000-39.1240 ADMIN FEE - STORM TRANSFER IN	62,000	25,833	41.7%		62,000
3-0000-39.1250 ADMIN FEE - H/M TRANSFER IN	105,000	43,750	41.7%		105,000
TOTAL OTHER FINANCIAL SOURCES	921,750	384,063	41.7%	40,250	962,000

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
TOTAL NON DEPARTMENTAL		10,564,610	5,272,059	49.9%	-1,654,325	8,910,285
TOTAL REVENUES		10,564,610	5,272,059	49.9%	-1,654,325	8,910,285
Department 1110 - Elected Officials						
PERSONAL SVC & EMP BEN						
5-1110-51.1150	MAYOR SALARY	10,800	8,100	75.0%		10,800
5-1110-51.1155	COUNCIL SALARY	50,400	37,800	75.0%		50,400
5-1110-51.2200	FICA (SOCIAL SECURITY)	1,000	666	66.6%		1,000
5-1110-51.2400	RETIREMENT	28,000	20,213	72.2%	2,000	30,000
5-1110-51.2750	UNEMPLOYMENT TAX - GEORGIA	500	219	43.7%		500
TOTAL PERSONAL SVC & EMP BEN		90,700	66,997	73.9%		90,700
PURCHASED/CONTRACTED SVC						
5-1110-52.1200	PROFESSIONAL SERVICES	1,000	-	0.0%		1,000
5-1110-52.1230	LEGAL	2,500	-	0.0%		2,500
5-1110-52.1301	TECHNICAL - SOFTWARE	15,000	10,101	67.3%		15,000
5-1110-52.1302	TECHNICAL - HARDWARE	2,000	-	0.0%		2,000
5-1110-52.3100	RISK MANAGEMENT INSURANCE	15,000	11,728	78.2%	2,500	17,500
5-1110-52.3200	COMMUNICATIONS-CELL PHONES	500	363	72.7%		500
5-1110-52.3220	NETWORK/TELEPHONE	500	-	0.0%		500
5-1110-52.3310	PUBLIC NOTICES	1,500	420	28.0%	-500	1,000
5-1110-52.3500	TRAVEL MILEAGE REIMBURSEMENT	3,000	2,946	98.2%	1,000	4,000
5-1110-52.3600	DUES & FEES	500	321	64.3%		500
5-1110-52.3700	EDUCATION & TRAINING	0	-	0.0%		0
5-1110-52.3701	EDUCATION & TRAINING - MAYOR	5,000	-	0.0%	-500	4,500
5-1110-52.3702	EDUCATION & TRAINING - TAYLOR	3,250	1,646	50.7%	500	3,750
5-1110-52.3703	EDUCATION & TRAINING - GREER	3,250	2,871	88.3%	500	3,750
5-1110-52.3707	EDUCATION & TRAINING - BOONE	3,250	3,216	98.9%	500	3,750
5-1110-52.3709	EDUCATION & TRAINING BREEDLOVE	3,250	3,609	111.0%	500	3,750
5-1110-52.3710	EDUCATION & TRAINING - NEWLY E	0	-	0.0%		0
5-1110-52.3711	EDUCATION&TRAINING-SHEARO	3,250	2,005	61.7%	500	3,750
5-1110-52.3712	EDUCATION & TRAINING-WILLIAMS	3,250	3,182	97.9%	500	3,750
5-1110-52.3750	MTGS & CONF (RETREATS /HCMA)	30,000	13,952	46.5%	3,500	33,500
TOTAL PURCHASED/CONTRACTED S		96,000	56,360	58.7%	9,000	105,000
SUPPLIES				0.0%		

General Fund (100) FY 2023 Proposed		FY 22		YTD	70% of FY 22	FY 2023	Prop23 Budget
5-1510-52.3100	RISK MANAGEMENT INSURANCE	25,000	21,574		86.3%	5,000	30,000
5-1510-52.3200	COMMUNICATIONS-CELL PHONES	2,000	1,370		68.5%		2,000
5-1510-52.3201	TELEPHONE	5,000	9,778		195.6%	-5000	0
5-1510-52.3205	INTERNET	2,500	15,769		630.8%	-2500	0
5-1510-52.3220	NETWORK/TELEPHONE	55,000	23,417		42.6%	25000	80,000
5-1510-52.3300	ADVERTISING	2,500	825		33.0%	-500	2,000
5-1510-52.3310	PUBLIC NOTICES	2,000	2,597		129.9%	500	2,500
5-1510-52.3500	TRAVEL MILEAGE REIMBURSEMENT	2,000	1,561		78.1%	500	2,500
5-1510-52.3600	DUES & FEES	6,000	4,351		72.5%	500	6,500
5-1510-52.3700	EDUCATION & TRAINING	15,000	5,198		34.7%		15,000
5-1510-52.3750	MEETINGS & CONFERENCE	6,500	1,219		18.7%	1500	8,000
5-1510-52.3851	CONTRACTED SVCS - CITY HALL	40,000	15,617		39.0%	-20000	20,000
5-1510-52.3855	CONTRACTS & SPONSORSHIPS	7,500	4,800		64.0%	2500	10,000
5-1510-52.3970	POSTAGE	22,500	16,348		72.7%	2500	25,000
TOTAL PURCHASED/CONTRACTED SVC		517,000	318,636		61.6%	1500	518,500
SUPPLIES							
5-1510-53.1105	OFFICE SUPPLIES	10,000	5,677		56.8%		10,000
5-1510-53.1107	BANK & CREDIT CARD CHARGES	25,000	16,228		64.9%		25,000
5-1510-53.1108	CHECK FRAUD PROVISION	0	0		0.0%		0
5-1510-53.1160	OPERATING EQUIPMENT	1,200	0		0.0%	-200	1,000
5-1510-53.1161	GIFTS & FLOWERS	5,000	1,141		22.8%	-1000	4,000
5-1510-53.1164	COVID-19 SUPPLIES	500	0		0.0%	-500	0
5-1510-53.1165	DISASTER RELIEF SUPPLIES	500	0		0.0%		500
5-1510-53.1205	UTILITIES	45,000	41,969		93.3%	5000	50,000
5-1510-53.1210	STORMWATER FEES	1,500	0		0.0%		1,500
5-1510-53.1700	OTHER SUPPLIES	7,000	3,816		54.5%		7,000
5-1510-53.1728	MAYORS MOTORCADE	1,200	0		0.0%		1,200
5-1510-53.1729	CITY EVENTS	10,000	2,694		26.9%		10,000
5-1510-53.1785	UNIFORMS	2,500	638		25.5%		2,500
5-1510-53.1790	ELECTION EXPENSE	5,000	0		0.0%		5,000
5-1510-53.1795	MISCELLANEOUS	0	0		0.0%		0
TOTAL SUPPLIES		114,400	72,163		63.1%	3,300	117,700
CAPITAL OUTLAY							
5-1510-54.1100	ACQUISITION OF PROPERTY	150,000	0		0.0%		150,000

General Fund (100) FY 2023 Proposed					
	FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
5-1510-54.1310	150,000	123,035	82.0%		150,000
RENOVATIONS TO CITY HALL					
5-1510-54.2200	0	0	0.0%		0
VEHICLES					
5-1510-54.2300	20,000	5,249	26.2%	0	20,000
FURNITURE & FIXTURES					
5-1510-54.2400	25,000	8,738	35.0%		25,000
COMPUTERS					
5-1510-54.2450	65,000	10,446	16.1%	-25,000	40,000
COMP HARDWARE/SERVER CAPITAL					
5-1510-54.2500	10,000	0	0.0%	-5,000	5,000
EQUIPMENT					
TOTAL CAPITAL OUTLAY	420,000	147,468	35.1%	-30,000	390,000
DEPRECIATION & AMORT			0.0%		
5-1510-56.1000	0	0	0.0%		
DEPRECIATION					
TOTAL DEPRECIATION & AMORT	0	0	0.0%	0	0
PAYMENT TO OTHERS			0.0%		
5-1510-57.9000	20,000	0	0.0%	-2,500	17,500
CONTINGENCIES					
TOTAL PAYMENT TO OTHERS	20,000	0	0.0%		20,000
TOTAL ADMINISTRATION	1,961,150	1,166,121	59.5%	43,300	2,004,450
Municipal Court (100-2650)					
PERSONAL SVC & EMP BEN					
5-2650-51.1100	92,500	76,689	82.9%	12,500	105,000
REGULAR EMPLOYEES					
5-2650-51.1158	25,000	19,500	78.0%		25,000
JUDGE SALARY					
5-2650-51.1300	500	328	65.7%		500
OVERTIME					
5-2650-51.2100	10,000	8,069	80.7%	3,500	13,500
GROUP INSURANCE					
5-2650-51.2200	1,150	1,102	95.9%	350	1,500
FICA (SOCIAL SECURITY)					
5-2650-51.2400	7,500	7,707	102.8%	3,500	11,000
RETIREMENT					
5-2650-51.2500	0	0	0.0%		0
TUITION REIMBURSEMENTS					
5-2650-51.2700	3,500	3,062	87.5%	0	3,500
WORKER'S COMPENSATION					
5-2650-51.2750	250	104	41.4%	0	250
UNEMPLOYMENT TAX - GEORGIA					
TOTAL PERSONAL SVC & EMP BEN	140,400	116,562	83.0%	19,850	160,250
PURCHASED/CONTRACTED SVC					
5-2650-52.1230	4,000	400	10.0%		4,000
LEGAL					
5-2650-52.1260	22,000	17,500	79.5%		22,000
SOLICITOR					
5-2650-52.1261	15,000	5,650	37.7%		15,000
PUBLIC DEFENDER					
5-2650-52.1301	12,500	9,176.48	73.4%	2,500	15,000
TECHNICAL - SOFTWARE					

General Fund (100) FY 2023 Proposed		FY 22		YTD	70% of FY 22		FY 2023	Prop23Budget
5-2650-52.1302	TECHNICAL - HARDWARE	7,500	0	0	0.0%	0.0%	-5000	2,500
5-2650-52.1400	DRUG & MEDICAL	200	0	0	0.0%	0.0%		200
5-2650-52.2210	AUTO / TRUCK EXPENSE	0	0	0	0.0%	0.0%		0
5-2650-52.2211	AUTO / TRUCK FUEL	0	0	0	0.0%	0.0%		0
5-2650-52.2250	OTHER EQUIP. REPAIRS/MAINT	500	0	0	0.0%	0.0%	-500	0
5-2650-52.3100	RISK MANAGEMENT INSURANCE	4,000	3350.72	3350.72	83.8%	83.8%	1000	5,000
5-2650-52.3200	COMMUNICATIONS-CELL PHONES	500	209.53	209.53	41.9%	41.9%		500
5-2650-52.3205	INTERNET	1,000	0	0	0.0%	0.0%		1,000
5-2650-52.3310	PUBLIC NOTICES	100	27	27	27.0%	27.0%		100
5-2650-52.3500	TRAVEL-MILEAGE REIMBURSEMENT	400	204.75	204.75	51.2%	51.2%		400
5-2650-52.3600	DUES & FEES	400	91.82	91.82	23.0%	23.0%		400
5-2650-52.3700	EDUCATION & TRAINING	3,500	1158.5	1158.5	33.1%	33.1%		3,500
5-2650-52.3970	POSTAGE	1,500	464	464	30.9%	30.9%	-500	1,000
5-2650-52.3995	COURT COST-SUBPEONAS	200	0	0	0.0%	0.0%		200
TOTAL PURCHASED/CONTRACTED SVC		73,800	73,800	73,800	100.0%	100.0%	-2,500	71,300
SUPPLIES								
5-2650-53.1105	OFFICE SUPPLIES	2000	1,436	1,436	71.8%	71.8%	500	2,500
5-2650-53.1107	BANK & CREDIT CARD CHARGES	12,000	10,439	10,439	87.0%	87.0%	8,000	20,000
5-2650-53.1160	OPERATING EQUIPMENT COM SVC	100	-	-	0.0%	0.0%		100
5-2650-53.1700	OTHER SUPPLIES	750	605	605	80.7%	80.7%	250	1,000
5-2650-53.1785	UNIFORMS	600	138	138	22.9%	22.9%		600
5-2650-53.1786	BOOT ALLOWANCE	0	-	-	0.0%	0.0%		0
5-2650-53.1795	MISCELLANEOUS	0	-	-	0.0%	0.0%		0
TOTAL SUPPLIES		15,450	7,450	7,450	48.2%	48.2%	7,450	22,900
CAPITAL OUTLAY								
5-2650-54.2200	VEHICLES	0	-	-	0.0%	0.0%		0
5-2650-54.2300	FURNITURE & FIXTURES	0	-	-	0.0%	0.0%		0
5-2650-54.2400	COMPUTERS	1,500	-	-	0.0%	0.0%		1,500
5-2650-54.2420	PAPERLESS COURT SYSTEM	17,500	3,809	3,809	21.8%	21.8%	-10,000	7,500
5-2650-54.2450	COMP HARDWARE/COURTWARE	12,500	4,808	4,808	38.5%	38.5%	-7500	5,000
5-2650-54.2500	EQUIPMENT COMMUNITY SERV	250	-	-	0.0%	0.0%		250
5-2650-54.2550	EQUIPMENT - COURT	500	288	288	57.5%	57.5%	500	1,000
TOTAL CAPITAL OUTLAY		32,250	8,905	8,905	27.6%	27.6%	-17,000	15,250
DEPRECIATION & AMORT								

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
				0.0%		
5-2650-56.1000	DEPRECIATION	0	-	0.0%		0
TOTAL DEPRECIATION & AMORT		0	0	0.0%		0
PAYMENT TO OTHERS				0.0%		
5-2650-57.2000	JAIL CONSTRUCTION	33,500	23,623	70.5%	-1500	32,000
5-2650-57.2100	GEORGIA CRIME VICTIMS	1,000	202	20.2%		1,000
5-2650-57.2110	VICTIMS ASSISTANCE FUND	16,000	11,922	74.5%	-500	15,500
5-2650-57.2120	POLICE OFFICERS A & B FUND	38,500	26,323	68.4%	-3,500	35,000
5-2650-57.2130	POLICE /PROSCUTOR TRAINING	30,000	21,680	72.3%		30,000
5-2650-57.2150	SPINAL INJURY TRUST FUND	2,000	716	35.8%		2,000
5-2650-57.2160	GBI CRIME LAB	750	250	33.3%		750
5-2650-57.2170	INDIGENT DEFENSE -POTFIOF	35,000	23,660	67.6%		35,000
5-2650-57.2180	DRUG TREATMENT & EDUCATION	6,500	4,031	62.0%		6,500
5-2650-57.2190	DRIVERS ED & TRAINING FUND	5,000	3,382	67.6%		5,000
5-2650-57.9000	CONTINGENCIES	5,000	-	0.0%		5,000
TOTAL PAYMENT TO OTHERS		173,250	115,788	66.8%	-5,500	167,750
TOTAL MUNICIPAL COURT		435,150	322,505	74.1%	2,300	437,450
Police (100 - 3230)				0.0%		
PERSONAL SVC & EMP BEN				0.0%		
5-3230-51.1100	REGULAR EMPLOYEES	1,775,000	1,218,183	68.6%	200000	1,975,000
5-3230-51.1300	OVERTIME	35,000	27,905	79.7%	5000	40,000
5-3230-51.2100	GROUP INSURANCE	285,000	243,000	85.3%	55000	340,000
5-3230-51.2200	FICA (SOCIAL SECURITY)	20,500	16,610	81.0%	2500	23,000
5-3230-51.2400	RETIREMENT	120,000	94,415	78.7%		120,000
5-3230-51.2500	TUITION REIMBURSEMENTS	0	0	0.0%		0
5-3230-51.2700	WORKER'S COMPENSATION	45,000	42,479	94.4%	3,000	48,000
5-3230-51.2750	UNEMPLOYMENT TAX - GEORGIA	5,000	1,149	23.0%	-1500	3,500
TOTAL PERSONAL SVC & EMP BEN		2,285,500	1,643,741	71.9%	264,000	2,549,500
PURCHASED/CONTRACTED SVC				0.0%		
5-3230-52.1230	LEGAL	6,000	673	11.2%	-1000	5,000
5-3230-52.1301	TECHNICAL - SOFTWARE	70,000	48,057	68.7%	0	70,000
5-3230-52.1302	TECHNICAL - HARDWARE	60,000	62,016	103.4%	20,000	80,000

General Fund (100) FY 2023 Proposed		FY 22		YTD	70% of FY 22		FY 2023	Prop23 Budget
5-3230-52.1400	DRUG & MEDICAL	2,000	665	665	33.3%	0	2,000	2,000
5-3230-52.2210	AUTO/TRUCK EXPENSES	60,000	50,636	50,636	84.4%	-40,000	20,000	20,000
5-3230-52.2211	AUTO GAS & FUEL	70,000	52,058	52,058	74.4%		70,000	70,000
5-3230-52.2240	BUILDING & GROUNDS	37,500	18,167	18,167	48.4%	-10,000	27,500	27,500
5-3230-52.2250	OTHER EQUIP. REPAIRS/MAINT	3,500	2,847	2,847	81.3%	0	3,500	3,500
5-3230-52.3100	RISK MANAGEMENT INSURANCE	50,000	48,380	48,380	96.8%	-5,000	45,000	45,000
5-3230-52.3200	COMMUNICATIONS-CELL PHONES	25,000	21,591	21,591	86.4%	2,500	27,500	27,500
5-3230-52.3201	TELEPHONE	2,500	20	20	0.8%	-2,500	0	0
5-3230-52.3205	INTERNET	0	1,089	1,089	0.0%	0	0	0
5-3230-52.3220	NETWORK/TELEPHONE	15,000	10,831	10,831	72.2%		15,000	15,000
5-3230-52.3300	ADVERTISING	1,000	320	320	32.0%	500	1,500	1,500
5-3230-52.3500	TRAVEL MILEAGE REIMBURSEMENT	1,000	179	179	17.9%		1,000	1,000
5-3230-52.3600	DUES & FEES	3,000	1,329	1,329	44.3%	0	3,000	3,000
5-3230-52.3700	EDUCATION & TRAINING	6,500	4,996	4,996	76.9%	0	6,500	6,500
5-3230-52.3750	MEETINGS & CONFERENCE	10,000	7,252	7,252	72.5%	2,000	12,000	12,000
5-3230-52.3850	CONTRACT LABOR	0	0	0	0.0%		0	0
5-3230-52.3851	CONTRACTED SVCS - PSB	25,000	17,872	17,872	71.5%		25,000	25,000
5-3230-52.3950	TASK FORCE EXPENSES	0	0	0	0.0%		0	0
5-3230-52.3970	POSTAGE	3,000	367	367	12.2%	-1,000	2,000	2,000
5-3230-52.3980	INVESTIGATIONS	0	0	0	0.0%		0	0
TOTAL PURCHASED/CONTRACTED SVC		451,000	349,343	349,343	77.5%	-34,500	416,500	416,500
SUPPLIES								
5-3230-53.1105	OFFICE SUPPLIES	4,500	1,365	1,365	30.3%	-1,000	3,500	3,500
5-3230-53.1107	BANK & CREDIT CARD CHARGES	25,000	18,347	18,347	73.4%		25,000	25,000
5-3230-53.1150	OPERATING SUPPLIES	3,500	2,282	2,282	65.2%	1,000	4,500	4,500
5-3230-53.1160	OPERATING EQUIPMENT	15,000	7,715	7,715	51.4%	0	15,000	15,000
5-3230-53.1170	COPS EXPENSE	5,000	3,768	3,768	75.4%		5,000	5,000
5-3230-53.1205	UTILITIES	32,500	14,186	14,186	43.7%		32,500	32,500
5-3230-53.1210	STORMWATER FEES	1,000	0	0	0.0%		1,000	1,000
5-3230-53.1700	OTHER SUPPLIES	6,500	2,576	2,576	39.6%	-2,500	4,000	4,000
5-3230-53.1785	UNIFORMS	25,000	15,374	15,374	61.5%	1,000	26,000	26,000
5-3230-53.1795	MISCELLANEOUS	0	0	0	0.0%		0	0
TOTAL SUPPLIES		118,000	65,614	65,614	55.6%	-1,500	116,500	116,500
CAPITAL OUTLAY								

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
5-3230-54.1310	PUBLIC SAFETY BUILDING	15,000	0	0.0%	0	15,000
5-3230-54.2200	VEHICLES	115,000	105,420	91.7%	25000	140,000
5-3230-54.2300	FURNITURE & FIXTURES	5,000	0	0.0%	2000	7,000
5-3230-54.2400	COMPUTERS	10,000	0	0.0%	0	10,000
5-3230-54.2450	COMP HARDWARE/SERVER CAPITAL	60,000	6,283	10.5%	-50000	10,000
5-3230-54.2500	EQUIPMENT	87,500	66,399	75.9%	40,000	127,500
TOTAL CAPITAL OUTLAY		292,500	178,102	60.9%	17,000	309,500
INTERFUND CHARGES						
5-3230-55.2300	JUDGEMENTS	7,500	0	0.0%	0	7,500
TOTAL INTERFUND CHARGES		7,500	0	0.0%	0	7,500
DEPRECIATION & AMORT						
5-3230-56.1000	DEPRECIATION	0	0	0.0%	0	0
TOTAL DEPRECIATION & AMORT		0	0	0.0%	0	0
PAYMENT TO OTHERS						
5-3230-57.9000	CONTINGENCIES	12,500	0	0.0%	0	12,500
TOTAL PAYMENT TO OTHERS		12,500	0	0.0%	0	12,500
DEBT SERVICE						
5-3230-58.1204	PD INCODE SOFTWARE PRINCIPAL	0	0	0.0%		0
5-3230-58.1205	LEASE BUILDING FOR SQUAD RM	1,500	0	0.0%	-1500	0
5-3230-58.2204	PD INCODE SOFTWARE INTEREST	0	0	0.0%		0
TOTAL DEBT SERVICE		1,500	0	0.0%		0
TOTAL POLICE DEPARTMENT		3,168,500	2,236,799	70.6%	245,000	3,413,500
Street Maintenance (100 - 4210)						
PERSONAL SVC & EMP BEN						
5-4210-51.1100	REGULAR EMPLOYEES	600,000	423,574	70.6%		600,000
5-4210-51.1200	SEASONAL EMPLOYEES	3,000	0	0.0%		3,000
5-4210-51.1300	OVERTIME	10,000	7,141	71.4%		10,000
5-4210-51.2100	GROUP INSURANCE	108,000	93,962	87.0%	31000	139,000
5-4210-51.2200	FICA (SOCIAL SECURITY)	7,500	6,029	80.4%		7,500
5-4210-51.2400	RETIREMENT	52,500	47,491	90.5%	7,500	60,000

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
5-4210-51.2700	WORKER'S COMPENSATION	26,000	24,366	93.7%	3500	29,500
5-4210-51.2750	UNEMPLOYMENT TAX - GEORGIA	2,500	756	30.3%		2,500
TOTAL PERSONAL SVC & EMP BEN PURCHASED/CONTRACTED SVC		809,500	603,320	74.5%	42,000	851,500
				0.0%		
				0.0%		
5-4210-52.1200	PROFESSIONAL	1,000	0	0.0%	0	1,000
5-4210-52.1230	LEGAL	500	199	39.8%	0	500
5-4210-52.1250	ENGINEERING	40,000	0	0.0%	-15000	25,000
5-4210-52.1301	TECHNICAL - SOFTWARE	25,000	17,792	71.2%	5000	30,000
5-4210-52.1302	TECHNICAL - HARDWARE	5,000	0	0.0%	-2500	2,500
5-4210-52.1400	DRUG & MEDICAL	2,000	735	36.8%	-500	1,500
5-4210-52.2210	AUTO/TRUCK EXPENSES	22,000	18,699	85.0%	-12,000	10,000
5-4210-52.2211	AUTO GAS & FUEL	30,000	17,143	57.1%	-2500	27,500
5-4210-52.2240	BUILDING & GROUNDS	17,500	5,649	32.3%	-7500	10,000
5-4210-52.2250	OTHER EQUIP. REPAIRS/MAINT	20,000	14,436	72.2%	-5000	15,000
5-4210-52.2260	STREET MAINTENANCE & PAVING	50,000	28,896	57.8%	0	50,000
5-4210-52.2320	RENTAL OF EQUIPMENT & VEHICLE	15,000	10,828	72.2%	2500	17,500
5-4210-52.3100	RISK MANAGEMENT INSURANCE	30,000	26,600	88.7%	1500	31,500
5-4210-52.3200	COMMUNICATIONS-CELL PHONES	7,000	4,093	58.5%		7,000
5-4210-52.3201	TELEPHONE	1,000	0	0.0%	-1000	0
5-4210-52.3205	INTERNET	5,000	3,816	76.3%		5,000
5-4210-52.3310	PUBLIC NOTICES	200	0	0.0%		200
5-4210-52.3600	DUES & FEES	2,500	1,243	49.7%	0	2,500
5-4210-52.3700	EDUCATION & TRAINING	2,500	1,684	67.4%	-500	2,000
5-4210-52.3750	MEETINGS & CONFERENCE	800	0	0.0%	-50	750
5-4210-52.3940	TREE MAINTENANCE	27,500	12,723	46.3%	2500	30,000
TOTAL PURCHASED/CONTRACTED SVC		304,500	164,535	54.0%	-35,050	269,450
SUPPLIES						
5-4210-53.1105	OFFICE SUPPLIES	1,500	1,256	83.7%		1,500
5-4210-53.1150	OPERATING SUPPLIES	17,500	9,003	51.4%	-2,500	15,000
5-4210-53.1160	OPERATING EQUIPMENT	10,000	5,390	53.9%	-2000	8,000
5-4210-53.1205	UTILITIES	33,000	28,024	84.9%	2500	35,500
5-4210-53.1210	STORMWATER FEES	2,000	0	0.0%		2,000
5-4210-53.1225	STREET LIGHTS	120,000	85,328	71.1%	-2,500	117,500
5-4210-53.1230	STREET LIGHT DISTRICT SVCS	20,000	18,108	90.5%	5,000	25,000

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
5-4210-53.1700	OTHER SUPPLIES	5,000	2,152	43.0%	-2000	3,000
5-4210-53.1720	CHRISTMAS DECORATIONS	10,000	196	2.0%	-5000	5,000
5-4210-53.1725	SIGNALS STRT SIGNS MARKINGS	30,000	2,265	7.5%	0	30,000
5-4210-53.1775	REPAIR DAMAGE PROPERTY	10,000	76	0.8%	0	10,000
5-4210-53.1785	UNIFORMS	15,000	11,664	77.8%	0	15,000
5-4210-53.1786	BOOT ALLOWANCE	1,500	360	24.0%	-500	1,000
5-4210-53.1795	MISCELLANEOUS	0	0	0.0%		0
TOTAL SUPPLIES		275,500	163,822	59.5%	-7,000	268,500
CAPITAL OUTLAY						
5-4210-54.1400	GENERAL PAVING	200000	0	0.0%	0	200,000
5-4210-54.1401	BILL GRDNR PKWY/SR 42 IMPROVE	550,000	0	0.0%	-550000	0
5-4210-54.2200	VEHICLES	25,000	0	0.0%	25000	50,000
5-4210-54.2300	FURNITURE & FIXTURES	1,000	1,620	162.0%	500	1,500
5-4210-54.2400	COMPUTER	2,000	0	0.0%	-2000	0
5-4210-54.2450	COMP HARDWARE/SERVER CAPITAL	0	3,306	0.0%	5000	5,000
5-4210-54.2500	EQUIPMENT	55,000	45,294	82.4%	0	55,000
5-4210-54.2700	SECURITY SYSTEM	0	0	0.0%	0	0
TOTAL CAPITAL OUTLAY		633,000	50,220	7.9%	-521,500	311,500
DEPRECIATION & AMORT						
5-4210-56.1000	DEPRECIATION	0	0	0.0%	0	0
TOTAL DEPRECIATION & AMORT		0	0	0.0%	0	0
PAYMENT TO OTHERS						
5-4210-57.3100	CLAIMS	0	0	0.0%	0	0
5-4210-57.9000	CONTINGENCIES	5,000	0	0.0%	0	5,000
TOTAL PAYMENT TO OTHERS		5,000	0	0.0%	0	5,000
TOTAL STREET DEPARTMENT		2,027,500	981,896	48.4%	-521,550	1,505,950
Fleet Maintenance (100 -4220)						
PERSONAL SVC & EMP BEN						
5-4220-51.1100	REGULAR EMPLOYEES	44500	15394	34.6%	0	44,500
5-4220-51.1300	OVERTIME	1500	192	12.8%	-500	1,000
5-4220-51.2100	GROUP INSURANCE	5000	44	0.9%	-2000	3,000

General Fund (100) FY 2023 Proposed		FY 22		YTD	70% of FY 22		FY 2023	Prop23Budget
5-4220-51.2200	FICA (SOCIAL SECURITY)	250	226	226	90.4%	250	250	500
5-4220-51.2400	RETIREMENT	1000	0	0	0.0%	0	0	1,000
5-4220-51.2500	TUITION REIMBURSEMENTS	0	0	0	0.0%	0	0	0
5-4220-51.2700	WORKER'S COMPENSATION	2500	0	0	0.0%	0	-500	2,000
5-4220-51.2750	UNEMPLOYMENT TAX - GEORGIA	500	2	2	0.4%	2	-250	250
TOTAL PERSONAL SVC & EMP BEN PURCHASED/CONTRACTED SVC		55,250	15858	15858	28.7%	15858	-3000	52,250
5-4220-52.1400	DRUG & MEDICAL	250	0	0	0.0%	0	-125	125
5-4220-52.2210	AUTO/TRUCK EXPENSES	2500	425	425	17.0%	425	-500	2,000
5-4220-52.2211	AUTO GAS & FUEL	2500	0	0	0.0%	0	-1500	1,000
5-4220-52.2240	BUILDING & GROUNDS	5000	2957	2957	59.1%	2957	0	5,000
5-4220-52.2250	OTHER EQUIP. REPAIRS/MAINT	5000	1756	1756	35.1%	1756	-1500	3,500
5-4220-52.3100	RISK MANAGEMENT INSURANCE	5000	0	0	0.0%	0	-2500	2,500
5-4220-52.3200	COMMUNICATIONS-CELL PHONES	250	0	0	0.0%	0	0	250
5-4220-52.3205	INTERNET	1500	0	0	0.0%	0	-1500	0
5-4220-52.3600	DUES & FEES	200	0	0	0.0%	0	0	200
5-4220-52.3700	EDUCATION & TRAINING	1500	0	0	0.0%	0	-500	1,000
5-4220-52.3851	REPAIR SERVICES	55000	0	0	0.0%	0	-10000	45,000
TOTAL PURCHASED/CONTRACTED SVC		78,700	5,139	5,139	6.5%	5,139	-18,125	60,575
SUPPLIES					0.0%			
5-4220-53.1150	OPERATING SUPPLIES	-	4,509	4,509	0.0%	4,509	7500	7,500
5-4220-53.1160	OPERATING EQUIPMENT	10,000	-	-	0.0%	-	-5000	5,000
5-4220-53.1205	UTILITIES	5,000	-	-	0.0%	-	-2500	2,500
5-4220-53.1700	OTHER SUPPLIES	1,000	930	930	93.0%	930	500	1,500
5-4220-53.1785	UNIFORMS	1,200	-	-	0.0%	-	-800	400
5-4220-53.1786	BOOT ALLOWANCE	240	-	-	0.0%	-	-120	120
5-4220-53.1795	MISCELLANEOUS	-	-	-	0.0%	-	0	0
5-4220-53.2320	RENTAL OF EQUIPMENT & VEHICLE	-	124	124	0.0%	124	500	500
TOTAL SUPPLIES		17,440	5,564	5,564	31.9%	5,564	80	17,520
CAPITAL OUTLAY					0.0%			
5-4220-54.2100	MACHINERY	1,000	-	-	0.0%	-	0	1,000
5-4220-54.2200	VEHICLES	-	-	-	0.0%	-	0	0
5-4220-54.2300	FURNITURE & FIXTURES	1,000	480	480	48.0%	480	0	1,000

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
5-4220-54.2400	COMPUTER	1,000	-	0.0%	-1000	0
5-4220-54.2450	COMP HARDWARE/SERVER CAPITAL EQUIPMENT	-	329	0.0%	500	500
5-4220-54.2500		500	-	0.0%		500
TOTAL CAPITAL OUTLAY		3,500	809	23.1%	-500	3,000
DEPRECIATION & AMORT				0.0%		
				0.0%		
5-4220-56.1000	DEPRECIATION	-	-	0.0%		0
TOTAL DEPRECIATION & AMORT		0	0	0.0%		0
PAYMENT TO OTHERS				0.0%		
				0.0%		
5-4220-57.9000	CONTINGENCIES	1,000	-	0.0%		1,000
TOTAL PAYMENT TO OTHERS		1,000	0	0.0%		1,000
TOTAL FLEET MAINTENANCE		154,890	27,369	17.7%	-21,545	133,345
Parks and Recreation (100 -6220)						
PERSONAL SVC & EMP BEN						
5-6220-51.1100	REGULAR EMPLOYEES	0	0	0.0%	30000	30,000
5-6220-51.1300	OVERTIME	0	0	0.0%	500	500
5-6220-51.2100	GROUP INSURANCE	0	0	0.0%	2500	2,500
5-6220-51.2200	FICA (SOCIAL SECURITY)	0	0	0.0%	200	200
5-6220-51.2400	RETIREMENT	0	0	0.0%	500	500
5-6220-51.2500	TUITION REIMBURSEMENT	0	0	0.0%	0	0
5-6220-51.2700	WORKER'S COMPENSATION	0	0	0.0%	500	500
5-6220-51.2750	UNEMPLOYMENT TAX - GEORGIA	0	0	0.0%	200	200
TOTAL PERSONAL SVC & EMP BEN		0	0	0.0%	34,400	34,400
PURCHASED/CONTRACTED SVC						
5-6220-52.2240	BUILDING & GROUNDS	20,000	20,989	104.9%		20,000
5-6220-52.3100	RISK MANAGEMENT INSURANCE	1,000	0	0.0%		1,000
TOTAL PURCHASED/CONTRACTED SVC		21,000	20,989	99.9%		21,000
SUPPLIES						
5-6220-53.1205	UTILITIES	10,000	20,944	209.4%	15,000	25,000
5-6220-53.1210	STORMWATER FEES	5,000	0	0.0%		5,000
5-6220-53.1600	OPERATING SUPPLIES	5,000	1,470	29.4%	-2500	2,500

General Fund (100) FY 2023 Proposed		FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
5-6220-53.1700	OTHER SUPPLIES	2,500	1,102	44.1%	-500	2,000
TOTAL SUPPLIES		22,500	23,516	104.5%	12,000	34,500
CAPITAL OUTLAY						
5-6220-54.1100	REPAIRS & MAINTENANCE	2,000	866	43.3%	-1000	1,000
5-6220-54.1101	TANGER PARK	5,000	0	0.0%	-2500	2,500
5-6220-54.1300	BUILDINGS	5,000	0	0.0%	-2500	2,500
TOTAL CAPITAL OUTLAY		12,000	866	7.2%	-6,000	6,000
TOTAL PARKS & RECREATION		55,500	45,371	81.8%	40,400	95,900
Community Development (7220)						
PERSONAL SVC & EMP BEN						
5-7220-51.1100	REGULAR EMPLOYEES	475,000	352,849	74.3%	35000	510,000
5-7220-51.1300	OVERTIME	1,500	0	0.0%	-500	1,000
5-7220-51.2100	GROUP INSURANCE	45,000	39,364	87.5%	12,500	57,500
5-7220-51.2200	FICA (SOCIAL SECURITY)	6,000	4,942	82.4%		6,000
5-7220-51.2400	RETIREMENT	30,000	20,873	69.6%	0	30,000
5-7220-51.2700	WORKER'S COMPENSATION	12,500	10,458	83.7%	0	12,500
5-7220-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000	374	37.4%	0	1,000
TOTAL PERSONAL SVC & EMP BEN		571,000	428,860	75.1%	47000	618,000
PURCHASED/CONTRACTED SVC						
5-7220-52.1200	PROFESSIONAL	30,000	5,553	18.5%	25000	55,000
5-7220-52.1230	LEGAL	5,000	2,323	46.5%	0	5,000
5-7220-52.1250	ENGINEERING	20,000	5,183	25.9%	0	20,000
5-7220-52.1301	TECHNICAL - SOFTWARE	30,000	27,286	91.0%	15,000	45,000
5-7220-52.1302	TECHNICAL - HARDWARE	5,000	1,655	33.1%	2500	7,500
5-7220-52.1400	DRUG & MEDICAL	500	120	24.0%	-250	250
5-7220-52.2210	AUTO/TRUCK EXPENSES	7,500	5,891	78.5%	-5500	2,000
5-7220-52.2211	AUTO GAS & FUEL	7,500	6,281	83.8%	0	7,500
5-7220-52.2250	OTHER EQUIP. REPAIRS/MAINT	6,000	6,355	105.9%	1000	7,000
5-7220-52.3100	RISK MANAGEMENT INSURANCE	11,500	8,171	71.1%	-1500	10,000
5-7220-52.3200	COMMUNICATIONS-CELL PHONES	3,000	2,473	82.4%	500	3,500
5-7220-52.3201	TELEPHONE	500	0	0.0%	0	500
5-7220-52.3205	INTERNET	1,500	0	0.0%	0	1,500

General Fund (100) FY 2023 Proposed						
		FY 22	YTD	70% of FY 22	FY 2023	Prop23Budget
5-7220-52.3310	PUBLIC NOTICES	3,500	2,655	75.8%	500	4,000
5-7220-52.3600	DUES & FEES	1,500	372	24.8%	0	1,500
5-7220-52.3700	EDUCATION & TRAINING	2,500	774	31.0%	5000	7,500
5-7220-52.3850	CONTRACT LABOR	250,000	229,007	91.6%	25000	275,000
5-7220-52.3900	ABATEMENT	12,500	800	6.4%	0	12,500
5-7220-52.3970	POSTAGE	1,700	421	24.8%	-700	1,000
TOTAL PURCHASED/CONTRACTED SVC		399,700	305,320	76.4%	66550	466,250
SUPPLIES						
5-7220-53.1105	OFFICE SUPPLIES	7,500	4,923	65.6%		7,500
5-7220-53.1107	BANK & CREDIT CARD CHARGES	18,500	15,827	85.6%		18,500
5-7220-53.1160	OPERATING EQUIPMENT	1,000	0	0.0%	0	1,000
5-7220-53.1700	OTHER SUPPLIES	500	0	0.0%	-500	0
5-7220-53.1785	UNIFORMS	3,000	2,139	71.3%	0	3,000
5-7220-53.1786	BOOT ALLOWANCE	240	240	100.0%		240
5-7220-53.1795	MISCELLANEOUS	0	0	0.0%		0
TOTAL SUPPLIES		30,740	23,129	75.2%	-500	30,240
CAPITAL OUTLAY						
5-7220-54.2200	VEHICLES	60,500	58,200	96.2%	-60500	0
5-7220-54.2300	FURNITURE & FIXTURES	27,500	26,866	97.7%	-22,500	5,000
5-7220-54.2400	COMPUTERS	5,000	3,498	70.0%	0	5,000
5-7220-54.2450	COMPUTER MAINTENANCE	17,500	9,824	56.1%	2,500	20,000
5-7220-54.2500	EQUIPMENT	2,000	0	0.0%	-500	1,500
TOTAL CAPITAL OUTLAY		112,500	98,388	87.5%	-81000	31,500
DEPRECIATION & AMORT				0.0%		
5-7220-56.1000	DEPRECIATION	0	0	0.0%		0
TOTAL DEPRECIATION & AMORT		0	0	0.0%		0
PAYMENT TO OTHERS				0.0%		
5-7220-57.9000	CONTINGENCIES	2,000	0	0.0%		2,000
TOTAL PAYMENT TO OTHERS		2,000	0	0.0%		2,000
TOTAL COMMUNITY DEVELOPMENT		1,115,940	855,697	76.7%	32,050	1,147,990
TOTAL EXPENDITURES		9,081,330	4,777,448	52.6%	-171,045	8,910,285
REVENUE OVER/(UNDER) EXPENDITURES		1,483,280	494,610	33.3%	-1,483,280	0

General Fund (100) FY 2023 Proposed					
	FY 22	YTD	70% of FY 22	FY 2023	Prop23 Budget
OTHER SOURCES/USES			0.0%		
5-9000-61.1100	1,335,200	0	0.0%	-1335200	0
5-9000-61.1400	0	0	0.0%		0
5-9000-61.1500	0	0	0.0%		0
TOTAL OTHER SOURCES/USES	1,335,200	0	0.0%	-1335200	0
REVENUE & OTHER SOURCES OVER/			0.0%		
(UNDER) EXPENDITURES & OTHER U	148,080	494,610	0.0%	-2,818,480	0

Tree Replacement Fund 190

FY 22

Tree Replacement Fund 190

3-0000-34.1325	TREE REPLACEMENT REVENUE	20,000
PURCHASED/CONTRACTED SVC		
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5-4210-52.3940	TREE REPLACEMENT EXPENSE	20000
TOTAL PURCHASED/CONTRACTED SVC		
TOTAL TREE MAINTENANCE		
TOTAL EXPENDITURES		
REVENUE OVER/(UNDER) EXPENDITURES		
NON DEPARTMENTAL		
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Confiscated Assets Fund 210						
		FY 22	YTD	70% FY22	Year 23	FY23 Budget
Confiscated Assets Fund 210				-		
FINES AND FORFEITURES				-		
				-		
3-0000-35.1300	CONF. ASSETS -RESTRICTED	5,000	5,175	1		5,000
3-0000-35.1301	EVIDENCE REV.- UNRESTRICTED	13,000	10,116	1	-	13,000
TOTAL FINES AND FORFEITURES		18,000	15,290	1	-	18,000
MISCELLANEOUS REVENUE				-		
				-		
3-0000-38.3000	INSURANCE REIMBURSE DAMAGE PRO	-	-	-		-
3-0000-38.9010	MISCELLANEOUS	-	-	-		-
3-0000-38.9050	PRIOR YEAR REVENUE	15,000	-	-	-	15,000
TOTAL MISCELLANEOUS REVENUE		15,000	-	-	-	15,000
TOTAL NON DEPARTMENTAL		33,000	15,290	0	-	33,000
TOTAL REVENUES		33,000	30,581	1	-	33,000
PURCHASED/CONTRACTED SVC				-		
				-		
5-3230-52.2210	AUTO/TRUCK EXP	-	-	-		-
5-3230-52.3300	ADVERTISING	-	-	-		-
TOTAL PURCHASED/CONTRACTED SVC		-	-	-		-
CAPITAL OUTLAY				-		
				-		
5-3230-54.2200	POLICE DEPARTMENT VEHICLES	-	-	-		-
5-3230-54.2500	EQUIPMENT/FURNISHING	-	-	-		-
5-3230-54.2520	CRIME SCENE EQUIP.	-	-	-		-
5-3230-54.2530	EQUIPMENT FOR CARS	22,000	-	-	-	22,000
5-3230-54.2540	EQUIPMENT FOR OFFICERS	11,000	10,000	1	-	11,000
TOTAL CAPITAL OUTLAY		33,000	10,000	0	-	33,000
PAYMENT TO OTHERS				-		
				-		
5-3230-57.3100	PYMT TO DA OFFICE	-	-	-		-
TOTAL PAYMENT TO OTHERS		-	-	-		-
TOTAL POLICE DEPARTMENT		33,000	10,000	0	-	33,000
TOTAL EXPENDITURES		33,000	10,000	0	-	33,000
REVENUE OVER/(UNDER) EXPENDITURES		-	20,581	-	-	-

CEMETERY FUND 230						
		FY 22	YTD	70% of FY 22	Year 23	FY23 Budget
CEMETERY FUND				0.0%		
				0.0%		
				0.0%		
CHARGES FOR SERVICES				0.0%		
				0.0%		
3-0000-34.9000	DONATIONS/CONTRIBUTIONS	250	0	0.0%		250
3-0000-34.9100	OPEN / CLOSE GRAVE FEE	5,000	1,800	36.0%	0	5000
TOTAL CHARGES FOR SERVICES		5,250	1,800	34.3%	0	5250
INVESTMENT INCOME				0.0%		
				0.0%		
3-0000-36.1000	INTEREST INCOME	25	8	33.3%	0	25
TOTAL INVESTMENT INCOME		25	8	33.3%	0	25
MISCELLANEOUS REVENUE				0.0%		
				0.0%		
3-0000-38.2000	CEMETERY LOT SALES	0	0	0.0%		0
3-0000-38.9050	PRIOR YEAR REVENUE	15,000	0	0.0%	-15000	0
TOTAL MISCELLANEOUS REVENUE		15,000	0	0.0%		15000
TOTAL CEMETERY FUND		20,275	1,808	8.9%		20275
TOTAL REVENUES		20,275	1,808	8.9%	0	20275
PURCHASED/CONTRACTED SVC				0.0%		
				0.0%		
5-0000-52.2250	MAINTENANCE / REPAIRS EXPENSE	4,500	0	0.0%		4500
TOTAL PURCHASED/CONTRACTED SVC		4,500	0	0.0%		4500
SUPPLIES				0.0%		
				0.0%		
5-0000-53.1107	BANK/ CREDIT CARD CHARGES	0	0	0.0%		0
5-0000-53.1700	OTHER SUPPLIES	50	0	0.0%		50
TOTAL SUPPLIES		50	0	0.0%		50
CAPITAL OUTLAY				0.0%		
				0.0%		
5-0000-54.1200	SCATTER GARDEN ADDITION	15,000	26,000	173.3%	0	15000
5-0000-54.2500	EQUIPMENT	725	0	0.0%		725
TOTAL CAPITAL OUTLAY		15,725	26,000	165.3%	-	15725
TOTAL CEMETERY FUND		20,275	1,808	8.9%	0	20275
TOTAL EXPENDITURES		20,275	26,000	128.2%	0	20,275
REVENUE OVER/(UNDER) EXPENDITURES		0	-24,192	0.0%		0
NON DEPARTMENTAL				0.0%		

Hotel/Motel - Main Street - DDA Fund 275		FY 22	YTD	70% FY22	Year 23	FY 23 Budget
Hotel/Motel - Main Street - DDA Fund 275						
TAXES						
3-0000-31.4100	HOTEL / MOTEL TAX	910,000	857,466	94.2%	175,000	1,085,000
TOTAL TAXES		910,000	857,466	94.2%	175,000	1,085,000
INVESTMENT INCOME						
3-0000-36.1000	INTEREST INCOME	100	43	42.6%		100
TOTAL INVESTMENT INCOME		100	43	42.6%	0	100
MISCELLANEOUS REVENUE						
3-0000-38.9050	PRIOR YEAR REVENUE	246,000	0	0.0%	-80000	166,000
3-0000-38.9060	LCI GRANT - ARC	0	0	0.0%		0
3-0000-38.9062 Miscellaneous Grants						
3-0000-38.9080	MISC DONATIONS	100	0	0.0%		100
3-0000-38.9090	MISC INCOME	0	0	0.0%		0
TOTAL MISCELLANEOUS REVENUE		246,100	0	0.0%	-80,000	166,100
TOTAL NON DEPARTMENTAL		1,156,200	857,509	74.2%	95,000	1,251,200
TOTAL REVENUES		1,156,200	857,509	74.2%	95,000	1,251,200
PURCHASED/CONTRACTED SVC						
5-0000-52.1210	ADMIN FEE - H/M TRANSFER OUT	95,000	0	0.0%	10000	105,000
TOTAL PURCHASED/CONTRACTED SVC		95,000	0	0.0%	10,000	105,000
TOTAL NON DEPARTMENTAL		95,000	0	0.0%	10,000	105,000
PURCHASED/CONTRACTED SVC - Tourism (7540)						
5-7540-52.1230	LEGAL	500	0	0.0%		500
5-7540-52.2250	OTHER EQUIP. REPAIRS/MAINT	500	0	0.0%		500
5-7540-52.2320	RENTAL EQUIPMENT	3,000	0	0.0%	0	3,000

Hotel/Motel - Main Street - DDA Fund 275		FY 22	YTD	70% FY22	Year 23	FY 23 Budget
5-7540-52.3300	ADVERTISING	20,000	6,684	33.4%		20,000
5-7540-52.3250	I-75 LIGHTING	4,000	6,544	163.6%	6000	10,000
5-7540-52.3999	MISCELLANEOUS	0	0	0.0%	0	0
5-7550-52.3850	CONTRACTED SERVICES (GMA H/M)	10,800	9,900	91.7%		10,800
TOTAL PURCHASED/CONTRACTED SVC		38,800	23,128	59.6%	6,000	44,800
PAYMENT TO OTHERS						
5-7540-57.3200	PYMT TO CVB*	315,000	299,232	95.0%	64000	379,000
TOTAL PAYMENT TO OTHERS		315,000	299,232	95.0%	64,000	379,000
Total Tourism		353,800	322,360	91.1%	70,000	423,800
PERSONAL SVC & EMP BENEFITS - Downtown Development - Main Street						
5-7550-51.1100	REGULAR EMPLOYEES	145,000	56,846	39.2%	35000	180,000
5-7550-51.2100	GROUP INSURANCE	15,000	11,807	78.7%	10000	25,000
5-7550-51.2200	FICA (SOCIAL SECURITY)	1,000	804	80.4%	500	1,500
5-7550-51.2400	RETIREMENT	6,500	6,130	94.3%	3500	10,000
5-7550-51.2700	WORKER'S COMPENSATION	5,000	3,062	61.2%	1000	6,000
5-7550-51.2750	UNEMPLOYMENT TAX - GEORGIA	500	84	16.8%		500
TOTAL PERSONAL SVC & EMP BEN		173,000	78,733	45.5%	50,000	223,000
PURCHASED/CONTRACTED SVC - Downtown Development - Main Street						
5-7550-52.1200	PROFESSIONAL SVCS	7,500	2,205	29.4%	2500	10,000
5-7550-52.1230	LEGAL	500	0	0.0%	500	1,000
5-7550-52.3300	ADVERTISING	15,000	1,654	11.0%		15,000
5-7550-52.3700	EDUCATION & TRAINING DDA	2,500	770	30.8%		2,500
5-7520-52.3710	EDUCATION & TRAINING HPG	2,000	0	0.0%	-2000	0
5-7550-52.3970	POSTAGE	0	0	0.0%		0
5-7520-52.3971	POSTAGE HPG	0	0	0.0%		0
5-7550-54.1300	TRAIN PLATFORM - Expense	12,000	1,151	9.6%		12,000

Hotel/Motel - Main Street - DDA Fund 275		FY 22	YTD	70% FY22	Year 23	FY 23 Budget
5-7550-52.1400	DRUG & MEDICAL	100	0	0.0%		100
5-7550-52.2250	OTHER EQUIP. REPAIRS/MAINT	500	0	0.0%		500
5-7540-52.2320	RENTAL EQUIPMENT	3,000	0	0.0%		3,000
5-7550-52.3100	RISK MANAGEMENT	4,500	0	0.0%		4,500
5-7550-52.3200	COMMUNICATIONS-CELL PHONE	1,000	524	52.4%		1,000
5-7550-52.3310	PUBLIC NOTICES	1,500	424	28.3%		1,500
5-7550-52.3500	TRAVEL-MILE REIMBURSEMENT	500	0	0.0%		500
5-7550-52.3600	DUES & FEES	1,200	369	30.8%		1,200
5-7550-52.3700	EDUCATION & TRAINING	3,500	754	21.5%		3,500
5-7550-52.3750	MEETINGS & CONFERENCE	2,000	845	42.3%		2,000
5-7550-52.3855	EVENT ENTERTAINMENT CONTRACTS	2,500	575	23.0%	18000	20,500
5-7550-52.3970	POSTAGE	0	0	0.0%		0
5-7540-52.3999	MISCELLANEOUS	0	0	0.0%		0
TOTAL PURCHASED/CONTRACTED SVC		59,800	9,271	15.5%	19,000	78,800
SUPPLIES						
5-7550-53.1105	OFFICE SUPPLIES	0	0	0.0%		0
5-7550-53.1700	OTHER SUPPLIES	0	0	0.0%		0
5-7550-53.1750	PROMOTIONS	20,000	0	0.0%		20,000
5-7550-53.1105	OFFICE SUPPLIES	1,000	1,124	112.4%	1000	2,000
5-7550-53.1107	BANK & CREDIT CARD CHARGES	0	0	0.0%		0
5-7550-53.1160	OPERATING EQUIPMENT	1,500	0	0.0%		1,500
5-7550-53.1700	OTHER SUPPLIES	0	12	0.0%		0
5-7550-53.1720	CHRISTMAS DECORATIONS	15,000	0	0.0%		15,000
5-7550-53.1729	CITY/ EVENTS	60,000	21,304	35.5%	15000	75,000
5-7550-53.1750	PROMOTIONS	2,500	1,201	48.0%	12500	15,000
5-7550-53.1785	UNIFORMS	600	283	47.2%		600
5-7540-53.1795	MISCELLANEOUS	0	0	0.0%		0
TOTAL SUPPLIES		100,600	23,924	23.8%	28,500	129,100
CAPITAL OUTLAY						
5-7550-54.1100	LAND ACQUISITIONS	250,000	0	0.0%		250,000

Hotel/Motel - Main Street - DDA Fund 275		FY 22	YTD	70% FY22	Year 23	FY 23 Budget
5-7550-54.1150	FURNITURE & FIXTURES	1,500	0	0.0%	1500	3,000
5-7550-54.1400	BANNER PROGRAM	8,000	0	0.0%	12000	20,000
5-7550-54.1500	WAYFINDING SIGNS	10,000	0	0.0%	1500	10,000
5-7550-54.2400	COMPUTERS	1,500	0	0.0%	1500	3,000
	TOTAL CAPITAL OUTLAY	271,000	0	0.0%	15,000	286,000
	PAYMENT TO OTHERS					
5-7550-57.3300	PARKING LOT LEASE PARHAM LOT	5,000	4,800	96.0%		5,000
5-7550-57.3310	TRAIN LOT NORFOLK SO LEASE	500	438	87.5%		500
	TOTAL PAYMENT TO OTHERS	5,500	5,238	95.2%	0	5,500
	TOTAL ECONOMIC DEVELOPMENT	609,900	117,166	19.2%	112,500	722,400
	TOTAL Tourism and DD-Main Street	1,156,200	857,509	74.2%	95,000	1,251,200
	TOTAL EXPENDITURES	1,058,700	439,525	41.5%	192,500	1,251,200
	REVENUE OVER/(UNDER) EXPENDITURES		417,984	0.0%	-97,500	0

SPLOST (IV and V)						
		FY 22	YTD	70% FY22	Amend for 23	FY 23 Budget
SPLOST (IV and V)				0.0%		
TAXES				0.0%		
				0.0%		
3-0000-31.3200	SPLOST V PROCEEDS	1,081,250	0	0.0%	-1081250	0
TOTAL TAXES		1,081,250	0	0.0%	-1,081,250	0
INVESTMENT INCOME				0.0%		
				0.0%		
3-0000-36.1000	INTEREST INCOME	1,000	1,795	179.5%	850	1,850
3-0000-36.1100	INTEREST REVENUE SPLOST 3	0	0	0.0%		0
TOTAL INVESTMENT INCOME		1,000	1,795	179.5%	850	1,850
MISCELLANEOUS REVENUE				0.0%		
				0.0%		
3-0000-38.9000	MISCELLANEOUS REVENUE	0	0	0.0%		0
3-0000-38.9050	PRIOR YEAR REVENUE	1,312,000	0	0.0%	1000000	2,312,000
TOTAL MISCELLANEOUS REVENUE		1,312,000	0	0.0%	1,000,000	2,312,000
OTHER FINANCIAL SOURCES				0.0%		0
				0.0%		0
3-0000-39.1100	SPLOST BOND PROCEEDS	0	0	0.0%		0
3-0000-39.1200	COUNTY SPLOST IV PROCEEDS	0	0	0.0%		0
3-0000-39.1201	SPLOST V REVENUE	0	2,103,084	0.0%	1000000	1,000,000
TOTAL OTHER FINANCIAL SOURCES		0	2,103,084	0.0%	1,000,000	1,000,000
TOTAL NON DEPARTMENTAL		2,394,250	2,104,879	87.9%	919,600	3,313,850
TOTAL REVENUES		2,394,250	2,104,879	87.9%	919,600	3,313,850
CAPITAL OUTLAY				0.0%		0
				0.0%		0
SUPPLIES				0.0%		0
				0.0%		0
5-1510-53.1107	BANK & CREDIT CARD CHARGES	0	120	0.0%	120	120
TOTAL SUPPLIES		0	120	0.0%	120	120
CAPITAL OUTLAY				0.0%		0
				0.0%		0
5-1510-54.1100	ACQUISITION OF PROPERTY	0	0	0.0%		0
5-1510-54.1302	BUILDING IMPROVEMENTS	0	0	0.0%		0
5-1510-54.1303	CONST/RENOV MUNICIPAL BLDS	401,250	0	0.0%	175000	576,250
TOTAL CAPITAL OUTLAY		401,250	0	0.0%	175,000	576,250
TOTAL ADMINISTRATION		401,250	120	0.0%	175,120	576,370
CAPITAL OUTLAY				0.0%		0
				0.0%		0
5-3230-54.1350	PUBLIC SAFETY FACILITIES/EQUIP	0	0	0.0%		0
TOTAL CAPITAL OUTLAY		0	0	0.0%	0	0
TOTAL POLICE DEPARTMENT		0	0	0.0%	0	0
CAPITAL OUTLAY				0.0%		0
				0.0%		0
5-4210-54.1401	ROADS BRIDGES SIDEWALKS ETC.	100,000	0	0.0%		100,000
5-4210-54.1404	TANGER BLVD PROJECT	0	0	0.0%		0
5-4210-54.1405	BILL GARDNER IMP PROJECT	1,150,000	15,133	1.3%	917360	2,067,360
5-4210-54.1406	MARKET PLACE SIGNAL	0	56,795	0.0%	0	0
5-4210-54.1407	HWY 42 EXTRA LANE	350,500	0	0.0%	-350500	0
5-4210-54.1408	RESURFACING STREETS	392,500	13,150	3.4%	-72500	320,000
5-4210-54.1501	PEEKSVILLE CNNCTR SPLOST V CLE	0	0	0.0%		0
5-4210-54.1502	SR 42 EXTRA LANE BGP TO MKTPLC	0	3,100	0.0%	150000	150,000
5-4210-54.1503	PEEKSVILLE RD.-PEDESTRIAN IMPR	0	0	0.0%		0
5-4210-54.1504	SR 42 & BETHLEHEM RD SIGNAL	0	0	0.0%	100000	100,000
5-4210-54.1505	BICYCLE SHARED USE AREAS	0	0	0.0%		0
TOTAL CAPITAL OUTLAY		1,993,000	88,179	4.4%	744,360	2,737,360
TOTAL STREET DEPARTMENT		1,993,000	88,179	4.4%	744,360	2,737,360
CAPITAL OUTLAY				0.0%		0

				0.0%		0
5-6220-54.1402	PARKS & RECREATION FACILITIES	0	0	0.0%		0
5-6220-54.1410	TANGER SOFTBALL FIELDS	0	0	0.0%		0
TOTAL CAPITAL OUTLAY		0	0	0.0%		0
TOTAL PARKS & RECREATION		0	0	0.0%	0	0
TOTAL EXPENDITURES		2,394,250	88,419	3.7%	919,600	3,313,850
REVENUE OVER/(UNDER) EXPENDITURES		0	2,016,460	0.0%	0	0
OTHER SOURCES/USES				0.0%		0
				0.0%		0
5-8000-58.1201	SPLOST BOND PYMT PRINCIPAL	0	0	0.0%		0
5-8000-58.2201	SPLOST BOND PYMTS INTEREST	0	0	0.0%		0
TOTAL OTHER SOURCES/USES		0	0	0.0%		0
REVENUE & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES		0	2,016,460	0.0%		0
TOTAL REVENUES		2,394,250	2,104,879	87.9%	919,600	3,313,850
TOTAL EXPENDITURES		2,394,250	88,419	3.7%	919,600	3,313,850
REVENUE OVER/(UNDER) EXPENDITURES		0	2,016,460	0.0%	0	0

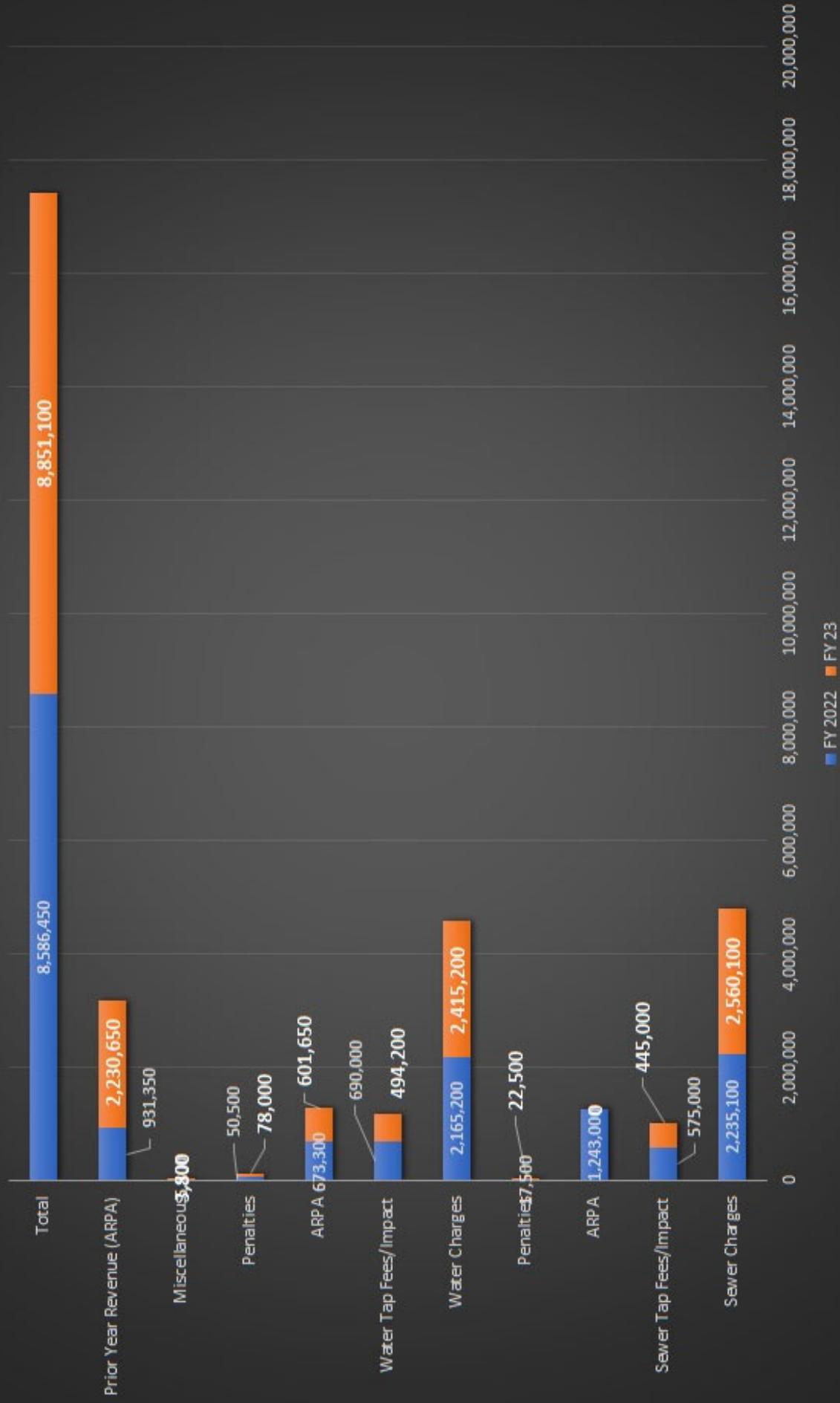
TSPLOST						
		FY 22	YTD	70% of FY 22	Adj for FY23	FY 23 Draft
TOTAL REVENUES				0.0%		
3-0000-31.3200	T-SPLOST PROCEEDS	300,000	-	0.0%	800,000	1,100,000
3-0000-36.1000	T-SPLOST INTEREST	-	-	0.0%		-
3-0000-38.9050	PRIOR YEAR REVENUE	-	-	0.0%	6,000,000	6,000,000
3-0000-39.1100	T-SPLOST BOND PROCEEDS	7,000,000	7,565,344	108.1%	(7,000,000)	-
						-
** TOTAL REVENUES **	Total Revenues	7,300,000	7,565,344	103.6%	(200,000)	7,100,000
SUPPLIES						
5-1510-53.1107	BANK AND CREDIT CARD CHARGES	-	26	0.0%	150	150
TOTAL SUPPLIES		-	26	0.0%	150	150
CAPITAL OUTLAY						
5-1510-54.1100	ACQUISITION OF PROPERTY	-	-	0.0%		-
5-4210-54.1401	TARGETED PAVING	2,000,000	-	0.0%	(1,300,000)	700,000
5-4210-54.1402	SR 42 & BILL GARD CONGESTION	3,500,000	-	0.0%	-	3,500,000
5-4210-54.1403	BILL GARDNER IMPROVEMENTS	500,000	-	0.0%	-	500,000
5-4210-54.1404	SR 42 EXTRA LANE	600,000	-	0.0%		600,000
5-4210-54.1405	BETHLEHEM SIGNAL STUDY	-	-	0.0%		-
5-4210-54.1406	BIKEWAY/PEDESTRIAN	400,000	-	0.0%	-	400,000
TOTAL CAPITAL OUTLAY		7,000,000	-	0.0%		7,000,000
TOTAL STREET MAINTENANCE		7,000,000	-	0.0%	(1,300,000)	5,700,000
OTHER SOURCES/USES						-
5-8000-58.1201	T-SPLOST BOND PMT PRINCIPAL	200,000	-	0.0%	1,000,000	1,200,000
5-8000-58.2201	T-SPLOST BOND PYMT INTEREST	100,000	-	0	100,000	200,000
						-
TOTAL OTHER SOURCES/USES		300,000	-		1,100,000	1,400,000
TOTAL EXPENDITURES		7,300,000	-	0.0%	(200,000)	7,100,000
REVENUE & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER USES		-	7,565,344		-	-

Development Impact Fees						
		FY 22	YTD	70% FY 22	Amend	FY23 Budget
NON-DEPARTMENTAL						
INVESTMENT INCOME						
3-0000-36.1000	INTEREST PD	250	39	15.6%	-125	125
3-0000-36.1100	INTEREST PAID TO CDS	0	0	0.0%	0	0
TOTAL INVESTMENT INCOME		250	39	15.6%	-125	125
MISCELLANEOUS REVENUE						
3-0000-38.9900	PRIOR YEAR REVENUE	61,500	0	0.0%	-61500	0
TOTAL MISCELLANEOUS REVENUE		61,500	0	0.0%	-61,500	0
TOTAL NON-DEPARTMENTAL		61,750	39	0.1%	-61,625	125
ADMINISTRATION						
CHARGES FOR SERVICES						
3-1510-34.6950	ADMINISTRATIVE FEE	15,000	6,792	45.3%		15000
TOTAL CHARGES FOR SERVICES		15,000	6,792	45.3%	0	15000
INVESTMENT INCOME						
3-1510-36.1000	ADMINISTRATIVE INTEREST	10	0	0.0%		10
TOTAL INVESTMENT INCOME		10	0	0.0%	0	10
TOTAL ADMINISTRATION		15,010	6,792	45.2%	0	15010
CIE PREP						
CHARGES FOR SERVICES						
3-2500-34.6954	CIE PREP FUND	3,000	1,682	56.1%	0	3000
TOTAL CHARGES FOR SERVICES		3,000	1,682	56.1%	0	3000
INVESTMENT INCOME						
3-2500-36.1000	CIE INTEREST	10	0	0.0%		10
TOTAL INVESTMENT INCOME		10	0	0.0%	0	10
TOTAL CIE PREP		3,010	1,682	55.9%	0	3010
POLICE DEPARTMENT						
CHARGES FOR SERVICES						
3-3230-34.6951	POLICE DEPARTMENT FUND	50,000	46,820	93.6%	35000	85,000
TOTAL CHARGES FOR SERVICES		50,000	46,820	93.6%	35,000	85,000
INVESTMENT INCOME						
3-3230-36.1000	POLICE DEPARTMENT INTEREST	50	0	0.0%		50
TOTAL INVESTMENT INCOME		50	0	0.0%	0	50
TOTAL POLICE DEPARTMENT		50,050	46,820	93.5%	35,000	85,050
STREET DEPARTMENT						
CHARGES FOR SERVICES						
3-4210-34.6953	STREET/ROAD DEPT FUND	125,000	116,350	93.1%	32000	157,000
TOTAL CHARGES FOR SERVICES		125,000	116,350	93.1%	32,000	157,000
INVESTMENT INCOME						
3-4210-36.1000	STREET/ROAD DEPT INTEREST	50	0	0.0%		50
TOTAL INVESTMENT INCOME		50	0	0.0%	0	50
TOTAL STREET DEPARTMENT		125,050	116,350	93.0%	32,000	157,050
PARK & RECREATION						
CHARGES FOR SERVICES						

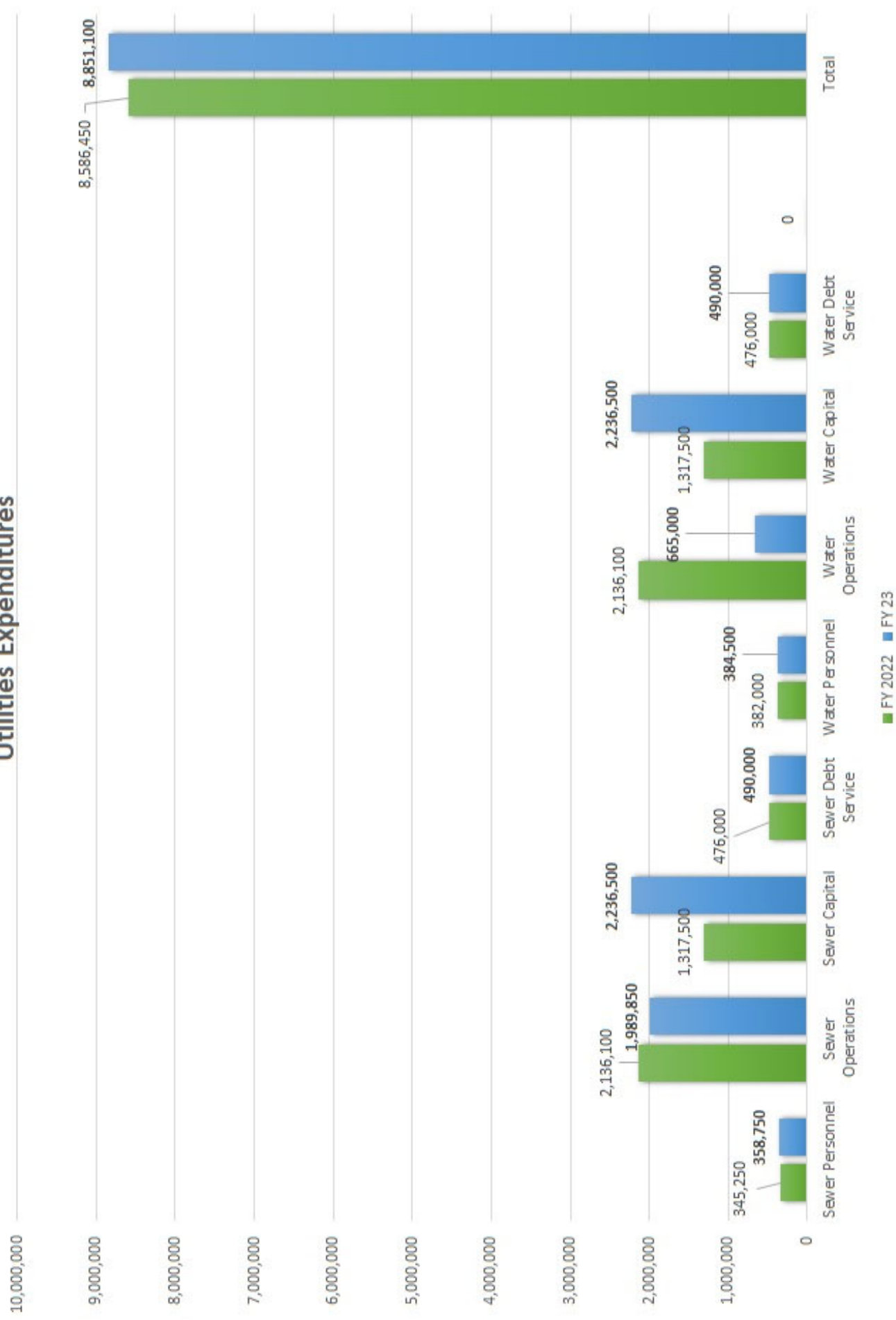
3-6220-34.6952	PARK/RECREATION FUND	425,000	63,230	14.9%	-200000	225,000
TOTAL CHARGES FOR SERVICES		425,000	63,230	14.9%	-200,000	225,000
INVESTMENT INCOME						
3-6220-36.1000	PARK/RECREATION INTEREST	50	0	0.0%		50
TOTAL INVESTMENT INCOME		50	0	0.0%	0	50
TOTAL PARK & RECREATION		425,050	63,230	14.9%	-200,000	225,050
TOTAL REVENUES		679,920	234,913	34.6%	-194,625	485,295
PURCHASED/CONTRACTED SVC				0.0%		
5-1510-52.1200	ADMIN PROFESSIONAL SERVICES	15,000	0	0.0%	-10000	5,000
TOTAL PURCHASED/CONTRACTED SVC		15,000	0	0.0%		15,000
SUPPLIES				0.0%		
5-1510-53.1107	ADMIN BANK CHARGES	0	0	0.0%		0
TOTAL SUPPLIES		0	0	0.0%		0
TOTAL ADMINISTRATION		15,000	0	0.0%	(10,000)	5,000
PURCHASED/CONTRACTED SVC				0.0%		
5-2500-52.1200	CIE PROFESSIONAL SERVICES	80,000	0	0.0%	-10000	70,000
TOTAL PURCHASED/CONTRACTED SVC		80,000	0	0.0%	-10000	70,000
TOTAL CIE PREP		80,000	0	0.0%	-10000	70,000
CAPITAL OUTLAY				0.0%		
5-3230-54.1302	POLICE DEPT BUILDING	108,750	0	0.0%	-49625	59,125
TOTAL CAPITAL OUTLAY		108,750	0	0.0%	-49625	59,125
TOTAL POLICE DEPARTMENT		108,750	0	0.0%	-49625	59,125
PURCHASED/CONTRACTED SVC				0.0%		
5-4210-52.2260	STREET/ROAD PAVING & FIXTURES	150,000	0	0.0%	50000	200,000
TOTAL PURCHASED/CONTRACTED SVC		150,000	0	0.0%	50,000	200,000
TOTAL STREET DEPARTMENT		150,000	0	0.0%	50,000	200,000
PURCHASED/CONTRACTED SVC				0.0%		
5-6220-52.1200	PARK/RECREATION PROF SVC	1,000	0	0.0%		1,000
5-6220-52.1250	PARK IMPRVMTS-TANGER WALKING	25,000	2,400	9.6%		25,000
TOTAL PURCHASED/CONTRACTED SVC		26,000	2,400	9.2%		26,000
CAPITAL OUTLAY				0.0%		
5-6220-54.1100	PARKS & RECS CAPITAL SHARE	212,500	0	0.0%	-100000	112,500
5-6220-54.1250	TANGER WALKING PARK	0	0	0.0%		0
5-6220-54.1300	BUILDINGS/COMMUNITY CENTER	0	160	0.0%		0
5-6220-54.1302	PARK/RECREATION EQUIPMENT	87,670	0	0.0%	-75000	12,670
TOTAL CAPITAL OUTLAY		300,170	160	0.1%	-175,000	125,170
TOTAL PARK & RECREATION		326,170	2,560	0.8%	-175,000	151,170
TOTAL EXPENDITURES		679,920	2,560	0.4%	-194,625	485,295
REVENUE OVER/(UNDER) EXPENDITURES		0	232,353	0.0%	0	0

Revenues		FY 2022	FY 23
Sewer Charges	2,235,100	2,560,100	
Sewer Tap Fees/Impact	575,000	445,000	
ARPA	1,243,000	0	
Penalties	17,500	22,500	
Water Charges	2,165,200	2,415,200	
Water Tap Fees/Impact	690,000	494,200	
ARPA	673,300	601,650	
Penalties	50,500	78,000	
Miscellaneous	5,500	3,800	
Prior Year Revenue (ARPA)	931,350	2,230,650	
Total	8,586,450	8,851,100	
Expenditures			
		FY 2022	FY 23
Sewer Personnel	345,250	358,750	
Sewer Operations	2,136,100	1,989,850	
Sewer Capital	1,317,500	2,236,500	
Sewer Debt Service	476,000	490,000	
Water Personnel	382,000	384,500	
Water Operations	2,136,100	665,000	
Water Capital	1,317,500	2,236,500	
Water Debt Service	476,000	490,000	
		.	
Total	8,586,450	8,851,100	

Water - Sewer Fund 505/506 Revenues



Utilities Expenditures



Water/Sewer Utilities 505/506	FY 22	YTD	70% of FY 22	FY 23	FY 23 Budget
NON-DEPARTMENTAL			0.0%		
MISCELLANEOUS REVENUE			0.0%		
12.5308	0	0	0.0%		
2013 REFUNDING BONDS			0.0%		
TOTAL MISCELLANEOUS REVENUE	0	0	0.0%		
TOTAL NON-DEPARTMENTAL	0	0	0.0%		
SEWER DEPARTMENT			0.0%		
CHARGES FOR SERVICES			0.0%		
			0.0%		
			0.0%		
3-0000-38.9050	931,350	-	0.0%	1299300	2,230,650
3-4330-34.4255	2,150,000	1,470,422	68.4%	325000	2,475,000
3-4330-34.4256	100	-	0.0%		100
3-4330-34.4260	85,000	93,916	110.5%	0	85,000
3-4330-34.6902	90,000	27,675	30.8%	-50000	40,000
3-4330-34.6904	-	-	0.0%		0
3-4330-34.6920	1,243,000	-	0.0%	-1243000	0
3-4330-34.6950	17,500	21,380	122.2%	5000	22,500
3-4330-34.6904	485,000	324,498	66.9%	-80000	405,000
TOTAL CHARGES FOR SERVICES	5,001,950	1,937,891	38.7%	256,300	5,258,250
INVESTMENT INCOME					
3-4330-34.6995	-	-		0	
3-4330-36.1000	500	127	25.5%	-200	300
TOTAL INVESTMENT INCOME	500	127	25.5%	(200.00)	300
TOTAL SEWER DEPARTMENT	5,002,450	1,938,018	38.7%	256,100	5,258,550
WATER DEPARTMENT					
CHARGES FOR SERVICES					
3-4420-34.4210	2,050,000	1,725,580	84.2%	250000	2,300,000
3-4420-34.4215	100	-	0.0%		100
3-4420-34.4220	100	-	0.0%		100
3-4420-34.4425	115,000	97,693	85.0%		115,000

3-4420-34.6901	TAP FEES	175,000	49,510	28.3%	-110000	65,000
3-4420-34.6903	WATER IMPACT FEES	-	-	0.0%	-	0
3-4420-34.6920	ARPA DESIGNATED FUNDS	673,300	-	0.0%	-673300	0
3-4420-34.6950	PENALTIES	23,000	29,576	128.6%	10000	33,000
3-4420-34.6963	RECONNECT FEES	27,500	33,850	123.1%	17500	45,000
3-4420-34.6964	PHONE CC FEE	2,000	-	0.0%	-2000	0
3-4420-34.6995	MISCELLANEOUS	3,500	2,505	71.6%	-	3,500
3-4420-34.6903	WATER IMPACT FEES	515,000	290,593	56.4%	-85800	429,200
TOTAL CHARGES FOR SERVICES		3,584,500	2,229,307	62.2%	-593,600	2,990,900
INVESTMENT INCOME				0.0%		
				0.0%		
3-4420-34.9300	BAD CHECK FEES	1,000	770	77.0%	-	1,000
TOTAL INVESTMENT INCOME		1,000	770	77.0%	-	1,000
MISCELLANEOUS REVENUE		1,000	770	77.0%	-	1,000
				0.0%		
3-4420-36.1000	INTEREST REVENUES	250	200	80.1%	100	350
3-4420-38.1000	RENTS & ROYALTIES	18,000	-	0.0%	-	18,000
TOTAL MISCELLANEOUS REVENUE		18,250	200	1.1%	100	18,350
TOTAL WATER DEPARTMENT		3,603,750	2,230,277	61.9%	-593,500	3,010,250
TOTAL REVENUES		8,606,200	4,168,296	48.4%	-337,400	8,268,800
PERSONAL SVC & EMP BEN				0.0%		
				0.0%		
5-4330-51.1100	REGULAR EMPLOYEES	275,000	125,886	45.8%	-	275,000
5-4330-51.1300	OVERTIME	10,000	9,364	93.6%	5000	15,000
5-4330-51.2100	GROUP INSURANCE	33,000	16,756	50.8%	-	33,000
5-4330-51.2200	FICA (SOCIAL SECURITY)	2,750	1,882	68.4%	-	2,750
5-4330-51.2400	RETIREMENT	15,500	16,510	106.5%	8500	24,000
5-4330-51.2700	WORKER'S COMPENSATION	8,000	6,124	76.5%	-	8,000
5-4330-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000	167	16.7%	-	1,000
TOTAL PERSONAL SVC & EMP BEN		345,250	176,690	51.2%	13,500	358,750
PURCHASED/CONTRACTED SVC						
5-4330-52.1200	PROFESSIONAL	-	3,055	0.0%	5000	5,000
5-4330-52.1205	PROFESSIONAL SERVICES	35,000	27,787	79.4%	-	35,000
5-4330-52.1210	ADMIN FEE - SEWER TRANSFER OUT	355,000	147,917	41.7%	-	355,000
5-4330-52.1230	LEGAL	500	-	0.0%	-	500

5-4330-52.1250	ENGINEERING	410,000	394,218	96.2%	-10000	400,000
5-4330-52.1400	DRUG & MEDICAL	1,000	-	0.0%		1,000
5-4330-52.2210	AUTO / TRUCK EXPENSES	6,000	8,006	133.4%		6,000
5-4330-52.2211	AUTO GAS & FUEL	12,000	9,948	82.9%	3500	15,500
5-4330-52.2212	CAR ALLOWANCE	-	-	0.0%		0
5-4330-52.2240	BUILDING & GROUNDS	12,500	5,624	45.0%	-2500	10,000
5-4330-52.2250	PLANT EQUIP REPAIRS/MAINT	325,000	216,571	66.6%	-125000	200,000
5-4330-52.2255	SEW COLLECTION EQUIP REPAIRS/M	225,000	123,664	55.0%		225,000
5-4330-52.2256	REPAIRS TO SEWER LINES	250,000	28,178	11.3%	-50000	200,000
5-4330-52.2330	EQUIPMENT LEASING	7,000	4,197	60.0%		7,000
5-4330-52.3100	RISK MANAGEMENT INSURANCE	10,000	3,167	31.7%	-2500	7,500
5-4330-52.3200	COMMUNICATION CELL PHONES	3,500	2,218	63.4%	500	4,000
5-4330-52.3201	TELEPHONE	-	-	0.0%		0
5-4330-52.3205	INTERNET	-	-	0.0%		0
5-4330-52.3310	PUBLIC NOTICES	500	-	0.0%		500
5-4330-52.3600	DUES & FEES	4,000	2,811	70.3%	1000	5,000
5-4330-52.3601	FINES AND PENALTIES	1,500	750	50.0%	1000	2,500
5-4330-52.3700	EDUCATION & TRAINING	10,000	4,913	49.1%	0	10,000
5-4330-52.3857	WASTE WATER TESTS	17,500	3,194	18.3%	-2500	15,000
5-4330-52.3858	CHEMICALS WASTEWATER	95,000	54,895	57.8%		95,000
5-4330-52.3862	SLUDGE REMOVAL	90,000	68,730	76.4%	10000	100,000
5-4330-52.3970	POSTAGE	5,000	98	2.0%	0	5,000
TOTAL PURCHASED/CONTRACTED SVC		1,876,000	1,109,938	59.2%	-171,500	1,704,500
SUPPLIES						
5-4330-53.1105	OFFICE SUPPLIES	1,000	1,162	116.2%	500	1,500
5-4330-53.1107	BANK & CREDIT CARD CHARGES	500	-	0.0%	-250	250
5-4330-53.1150	OPERATING SUPPLIES	30,000	18,939	63.1%		30,000
5-4330-53.1161	LAB SUPPLIES	20,000	10,414	52.1%		20,000
5-4330-53.1205	UTILITIES	200,000	168,659	84.3%	25000	225,000
5-4330-53.1210	STORMWATER FEES	2,000	-	0.0%		2,000
5-4330-53.1700	OTHER SUPPLIES	500	-	0.0%		500
5-4330-53.1775	REPAIR DAMAGE PROPERTY	-	-	0.0%		0
5-4330-53.1785	UNIFORMS	5,500	3,799	69.1%		5,500
5-4330-53.1786	BOOT ALLOWANCE	600	-	0.0%		600
5-4330-53.1795	MISCELLANEOUS	-	-	0.0%		0
TOTAL SUPPLIES		260,100	202,973	78.0%	25,250	285,350

CAPITAL OUTLAY									
5-4330-54.1202	ABANDON SKYLAND-WPCP							0.0%	0
5-4330-54.1203	ABANDON WEST POND							0.0%	0
5-4330-54.1420	INDIAN CREEK WPCP	1,076,000	290,319					27.0%	1,000,000
5-4330-54.1421	Lift Station Upgrade - Richmond	-	-					0.0%	350,000
5-4330-54.1422	Lift Station Upgrade - South Ola	-	-					0.0%	350,000
5-4330-54.1423	DAVIS LAKE LINE-EXT-NEW	-	445					0.0%	0
5-4330-54.1424	Carter Lane/Smith St. Sewer								300,000
5-4330-54.2130	SCADA SYSTEM	50,000	2,357					4.7%	100,000
5-4330-54.2200	VEHICLES	75,000	-					0.0%	-25,000
5-4330-54.2400	COMPUTERS	1,500	-					0.0%	1,500
5-4330-54.2450	COMPUTER MAINTENANCE	-	1,474					0.0%	0
5-4330-54.2500	EQUIPMENT	115,000	41,618					36.2%	-80,000
TOTAL CAPITAL OUTLAY		1,317,500	336,214					25.5%	2,236,500
DEPRECIATION & AMORT									
TOTAL DEPRECIATION & AMORT		-	1,474					0.0%	-
5-4330-56.1000	DEPRECIATION	-	-					0.0%	
TOTAL PAYMENT TO OTHERS		0	0					0.0%	0
DEBT SERVICE									
5-4330-57.4000	BAD DEBT	-	-					0.0%	
5-4330-57.9000	CONTINGENCIES	25,000	-					0.0%	25,000
5-4330-58.1207	W&S BOND PRINCIPAL	351,000	290,063					82.6%	49,000
5-4330-58.2207	W/S BOND INTEREST	100,000	33,719					33.7%	-35,000
TOTAL DEBT SERVICE		476,000	323,781					68.0%	14,000
TOTAL SEWER DEPARTMENT		4,274,850	2,149,597					50.3%	800,250
Total Sewer Revenues		5,002,450	1,938,018						256,100
Total Over/(Under) Revenues		727,600	-211,579						-544,150
PERSONAL SVC & EMP BEN									
5-4420-51.1100	REGULAR EMPLOYEES	325,000	130,951					40.3%	325,000
5-4420-51.1300	OVERTIME	4,500	4,688					104.2%	2,500
5-4420-51.2100	GROUP INSURANCE	30,000	17,060					56.9%	30,000

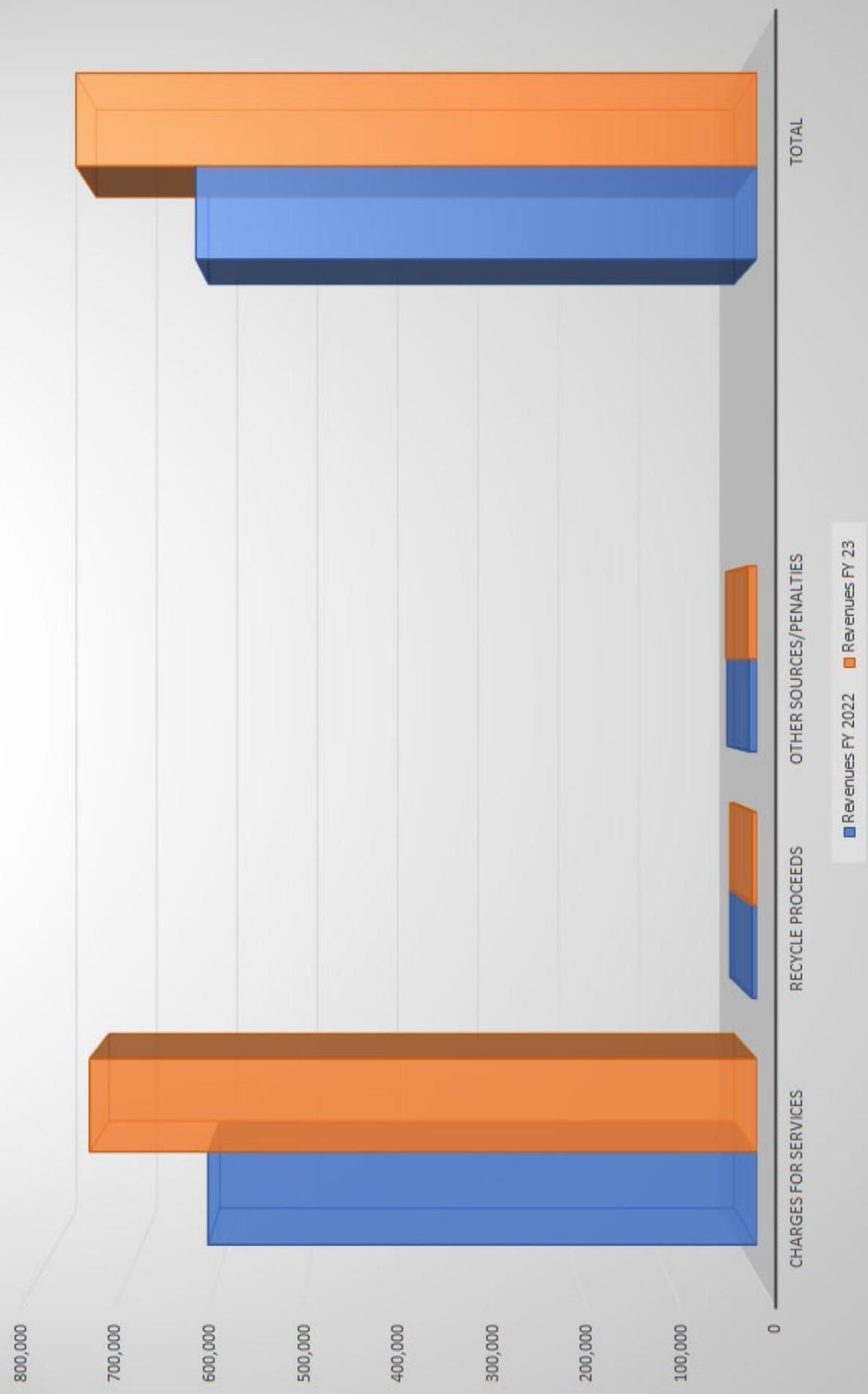
5-4420-51.2200	FICA (SOCIAL SECURITY)	3,000	1,905	63.5%		3,000
5-4420-51.2400	RETIREMENT	13,500	11,218	83.1%		13,500
5-4420-51.2700	WORKER'S COMPENSATION	5,000	4,593	91.9%		5,000
5-4420-51.2750	UNEMPLOYMENT TAX - GEORGIA	1,000	114	11.4%		1,000
TOTAL PERSONAL SVC & EMP BEN PURCHASED/CONTRACTED SVC		382,000	170,529	44.6%	2,500	384,500
5-4420-52.1200	PROFESSIONAL	5,000	3,738	74.8%		5,000
5-4420-52.1210	ADMIN FEE - WATER TRANSFER OUT	380,000	158,333	41.7%	20000	400,000
5-4420-52.1230	LEGAL	1,000	-	0.0%		1,000
5-4420-52.1250	ENGINEERING	50,000	1,908	3.8%	-15000	35,000
5-4420-52.1400	DRUG & MEDICAL	500	120	24.0%		500
5-4420-52.2210	AUTO / TRUCK EXPENSE	20,000	12,278	61.4%		20,000
5-4420-52.2211	AUTO GAS & FUEL	15,000	10,216	68.1%		15,000
5-4420-52.2240	BUILDING & GROUNDS	3,000	1,764	58.8%		3,000
5-4420-52.2250	TREATMENT - REPAIRS & MAINT.	45,000	24,345	54.1%	15000	60,000
5-4420-52.2256	DISTRIBUTION REPAIR WATER LIN	95,000	29,833	31.4%	0	95,000
5-4420-52.2257	REPAIR / MAINTENANCE TANKS	75,000	57,968	77.3%		75,000
5-4420-52.2258	WELL REPAIRS	30,000	4,812	16.0%	15000	45,000
5-4420-52.2320	RENTAL EQUIP / VEHICLE	1,000	486	48.6%		1,000
5-4420-52.3100	RISK MANAGEMENT INSURANCE	7,000	5,026	71.8%		7,000
5-4420-52.3200	COMMUNICATION CELL PHONES	2,500	1,523	60.9%	0	2,500
5-4420-52.3201	TELEPHONE	-	-	0.0%		0
5-4420-52.3205	INTERNET	-	-	0.0%		0
5-4420-52.3310	PUBLIC NOTICES	-	-	0.0%		0
5-4420-52.3600	DUES & FEES	5,000	2,719	54.4%		5,000
5-4420-52.3700	EDUCATION & TRAINING	5,000	425	8.5%		5,000
5-4420-52.3750	MEETINGS & CONFERENCES	1,000	-	0.0%		1,000
5-4420-52.3855	DRINKING WATER FEES CONTRACT	25,000	9,570	38.3%		25,000
5-4420-52.3856	WATER TESTING	10,000	3,106	31.1%		10,000
5-4420-52.3859	CHEMICALS FOR WATER	40,000	8,484	21.2%	-10000	30,000
5-4420-52.3970	POSTAGE	1,000	-	0.0%	0	1,000
TOTAL PURCHASED/CONTRACTED SVC SUPPLIES		817,000	336,654	41.2%	25,000	842,000
5-4420-53.1105	OFFICE SUPPLIES	1,500	760	50.7%	500	2,000
5-4420-53.1107	BANK & CREDIT CARD CHARGES	2,400	-	0.0%	-1200	1,200

5-4420-53.1150	OPERATING SUPPLIES	40,000	23,705	59.3%	5000	45,000
5-4420-53.1205	UTILITIES	55,000	24,408	44.4%	-5000	50,000
5-4420-53.1210	STORM WATER FEES	1,200	-	0.0%		1,200
5-4420-53.1510	INV PCH WATER FOR RESALE	530,000	419,800	79.2%	30000	560,000
5-4420-53.1775	REPAIR DAMAGE PROPERTY	-	-	0.0%		0
5-4420-53.1785	UNIFORMS	5,000	3,101	62.0%	0	5,000
5-4420-53.1786	BOOT ALLOWANCE	600	-	0.0%		600
5-4420-53.1795	MISCELLANEOUS	-	-	0.0%		0
TOTAL SUPPLIES		635,700	471,774	74.2%	29,300	665,000
CAPITAL OUTLAY						
5-4420-54.1430	TEST WELLS	-	-	0.0%		0
5-4420-54.1440	WATER TANK DEVELOPMENT	-	-	0.0%		0
5-4420-54.1442	WELL DEVELOPMENT	-	-	0.0%		0
5-4420-54.1445	WATER SYSTEM IMPROVEMENTS	243,000	-	0.0%	52000	295,000
5-4420-54.2110	NEW METER INSTALLATIONS	200,000	125,698	62.8%	25000	225,000
5-4420-54.2120	RADIO READ SYSTEM	150,000	92,798	61.9%		150,000
5-4420-54.2130	SCADA SYSTEM	50,000	957	1.9%	-25000	25,000
5-4420-54.2200	VEHICLES	75,000	-	0.0%	-25000	50,000
5-4420-54.2400	COMPUTERS	1,200	-	0.0%		1,200
5-4420-54.2450	COMPUTER MAINTENANCE	-	787	0.0%		0
5-4420-54.2500	EQUIPMENT	50,000	5,165	10.3%	-25000	25,000
TOTAL CAPITAL OUTLAY		769,200	225,405	29.3%	2,000	771,200
TOTAL DEPRECIATION & AMORT						
PAYMENT TO OTHERS						
5-4420-56.1000	DEPRECIATION	-	-	0.0%		0
5-4420-56.1100	AMORTIZATION EXPENSE	-	-	0.0%		0
5-4420-57.1000	SDS HCWA IF	215,000	128,800	59.9%		215,000
TOTAL PAYMENT TO OTHERS		215,000	128,800	59.9%	0	215,000
DEBT SERVICE						
5-4420-57.4000	BAD DEBTS	-	-	0.0%		0
5-4420-57.900	CONTINGENCIES	25,000	-	0.0%		25,000
5-4420-58.1208	W/S BOND PRINCIPAL	225,000	156,188	69.4%		225,000
5-4420-58.2208	W&S BOND INTEREST	66,000	18,156	27.5%		66,000

FY 23 Budget Enterprise Fund(s) 505/506 Sewer (4330) / Water (4420)

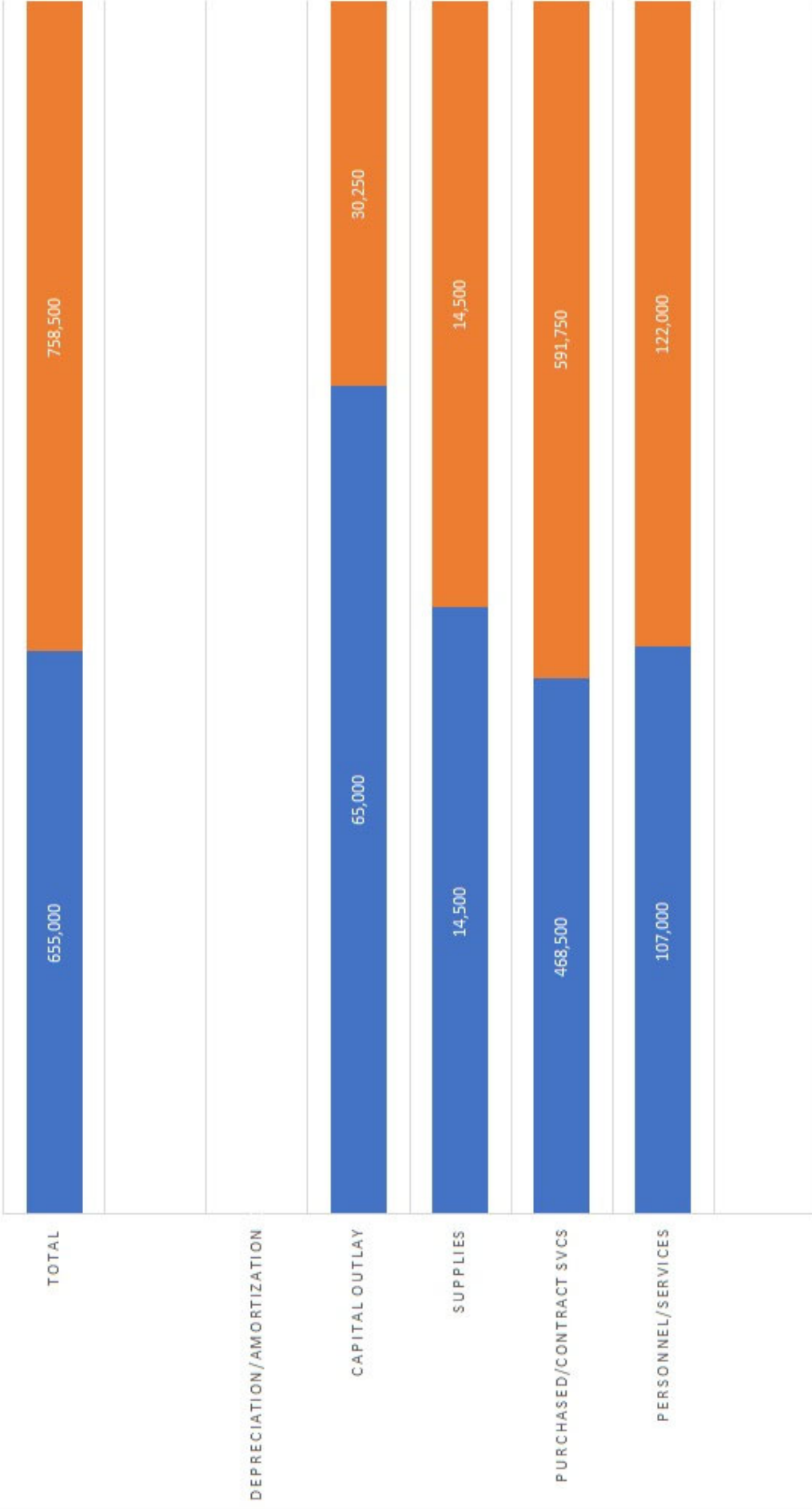
TOTAL DEBT SERVICE	316,000	174,344	55.2%		316,000
TOTAL WATER DEPARTMENT	3,134,900	1,507,505	48.1%	58,800	3,193,700
Total Water Revenues	3,603,750	2,230,277		-593,500	3,010,250
Revenues Over/(Under) Exp	468,850	722,772		-652,300	-183,450
TOTAL EXPENDITURES	7,409,750	3,657,102	49.4%	859,050	8,268,800
TOTAL REVENUES	8,606,200	4,168,296	48.4%	-337,400	8,268,800
REVENUE OVER/(UNDER) EXPENDITURES	1,196,450	511,193		-1,196,450	0

Sanitation Fund Revenues



SANTIATION FUND EXPENDITURES

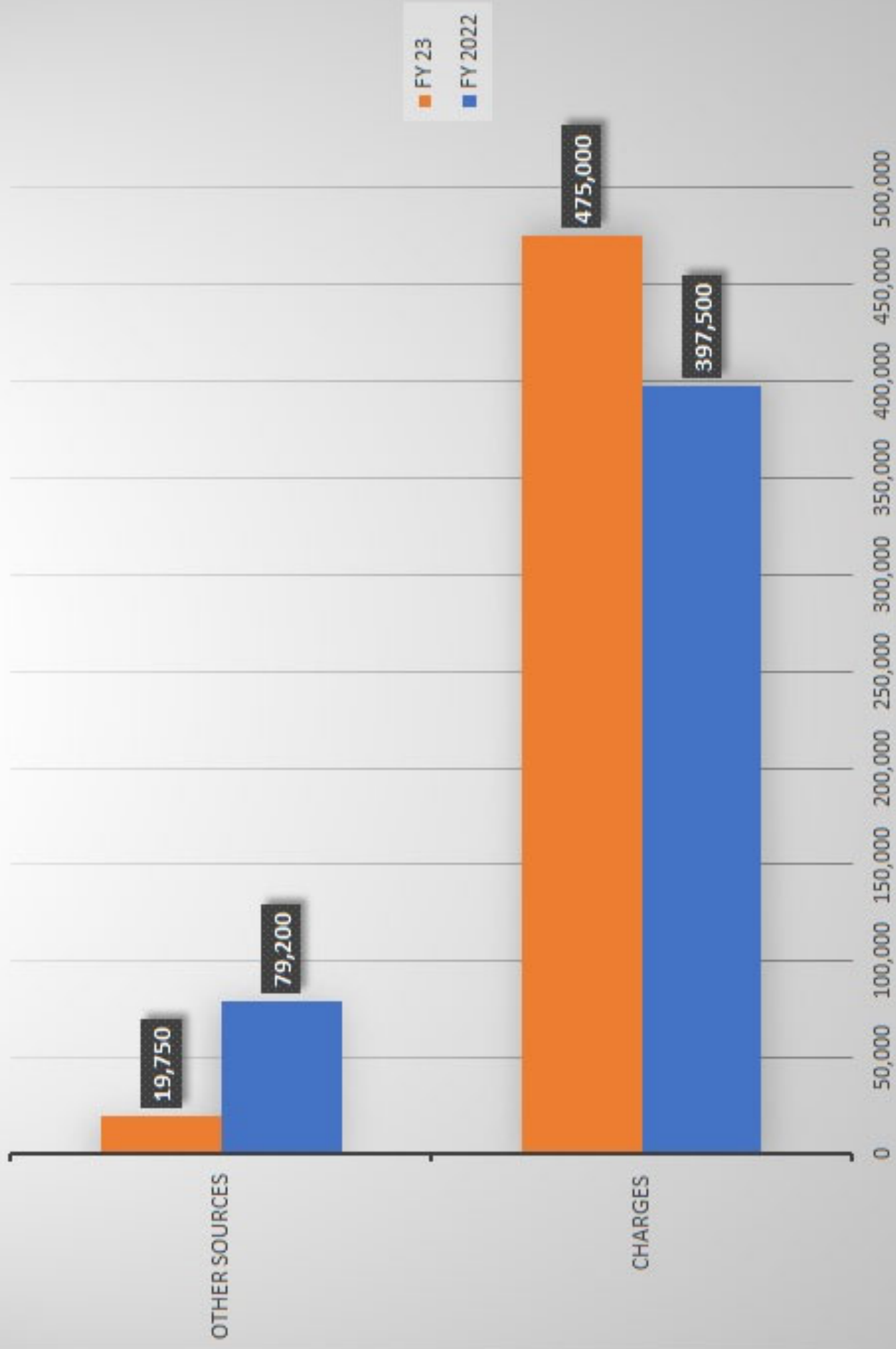
■ FY 2022 ■ FY 2023



Sanitation Fund 540		FY 22	YTD	70% of FY 22	FY 23	23 Budget
Sanitation Fund 540						
NON-DEPARTMENTAL						
CHARGES FOR SERVICES						
3-0000-34.4101	RESIDENTIAL SANITATION	565,500	411,635	72.8%	145000	710,500
3-0000-34.4102	COMMERCIAL SANITATION	25,000	6,756	27.0%	-12500	12,500
3-0000-34.4103	CHIPPING FEES	1,000	-	0.0%	-500	500
3-0000-34.4150	COLLECTION SITE FEES	20,000	9,580	47.9%		20,000
3-0000-38.9050	PRIOR YEAR REVENUE	-	-			-
TOTAL CHARGES FOR SERVICES		611,500	427,971	70.0%	132,000	743,500
MISCELLANEOUS REVENUE						
				0.0%		
				0.0%		
3-0000-34.4160	RECYCLE PROCEEDS	5,000	2,464	49.3%		5,000
TOTAL MISCELLANEOUS REVENUE		5,000	2,464	49.3%		5,000
OTHER FINANCIAL SOURCES						
				0.0%		
				0.0%		
3-0000-34.4190	SANITATION OTHER CHARGES	-	-	0.0%		
3-0000-39.1100	OPERATING TRANSFER	-	-	0.0%		
3-0000-64.6950	SANITATION PENALTIES	8,500	5,908	69.5%	1,500	10,000
TOTAL OTHER FINANCIAL SOURCES		8,500	5,908	69.5%	1,500	10,000
TOTAL NON-DEPARTMENTAL		625,000	436,343	69.8%	133,500	758,500
TOTAL REVENUES		625,000	436,343	69.8%	133,500	758,500
PERSONAL SVC & EMP BEN						
				0.0%		
				0.0%		
5-0000-51.1100	REGULAR EMPLOYEES	90,000	36,539	40.6%	10000	100,000
5-0000-51.1300	OVERTIME	4,000	2,815	70.4%	1000	5,000
5-0000-51.2100	GROUP INSURANCE	5,000	4,797	95.9%	2500	7,500
5-0000-51.2200	FICA (SOCIAL SECURITY)	1,000	561	56.1%		1,000
5-0000-51.2400	RETIREMENT	4,500	3,801	84.5%	1500	6,000
5-0000-51.2700	WORKER'S COMPENSATION	2,000	1,531	76.5%		2,000
5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500	42	8.5%		500
TOTAL PERSONAL SVC & EMP BEN		107,000	50,085	46.8%	15,000	122,000
PURCHASED/CONTRACTED SVC						
				0.0%		
				0.0%		
5-0000-52.1210	ADMIN FEE - SANIT TRANSFER OUT	19,750	8,229	41.7%		19,750
5-0000-52.1400	DRUG & MEDICAL	500	-	0.0%		500
5-0000-52.2210	AUTO/TRUCK EXPENSES	5,000	4,298	86.0%	2500	7,500
5-0000-52.2211	AUTO GAS & FUEL	5,000	3,087	61.7%		5,000
5-0000-52.2240	BUILDING & GROUNDS	2,500	239	9.5%		2,500
5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	2,000	4,557	227.8%	8000	10,000
5-0000-52.3100	RISK MANANGEMENT INSURANCE	5,000	1,675	33.5%	1000	6,000
5-0000-52.3200	COMMUNICATION CELL PHONE	1,000	210	21.0%		1,000
5-0000-52.3205	INTERNET	-	-	0.0%		-
5-0000-52.3310	PUBLIC NOTICES	-	-	0.0%		-
5-0000-52.3600	DUES & FEES	250	46	18.4%		250
5-0000-52.3700	EDUCATION & TRAINING	500	-	0.0%		500
5-0000-52.3860	SANITATION CONTRACT	395,000	305,629	77.4%	100750	495,750
5-0000-52.3861	TIPPING FEE FOR LANDFILL	25,000	15,608	62.4%	10000	35,000
5-0000-52.3862	ROLLOFF COLLECTIONS	5,000	1,403	28.1%	0	5,000
5-0000-52.3863	TIRE DISPOSAL FEE	2,000	1,330	66.5%	1000	3,000
5-0000-52.3970	POSTAGE	-	-	0.0%		-
TOTAL PURCHASED/CONTRACTED		468,500	346,310	73.9%	123,250	591,750
SUPPLIES						
5-0000-53.1160	OPERATING EQUIPMENT	7,500	-	0.0%		7,500
5-0000-53.1205	UTILITIES	1,500	757	50.5%		1,500
5-0000-53.1700	OTHER SUPPLIES	2,500	32	1.3%		2,500

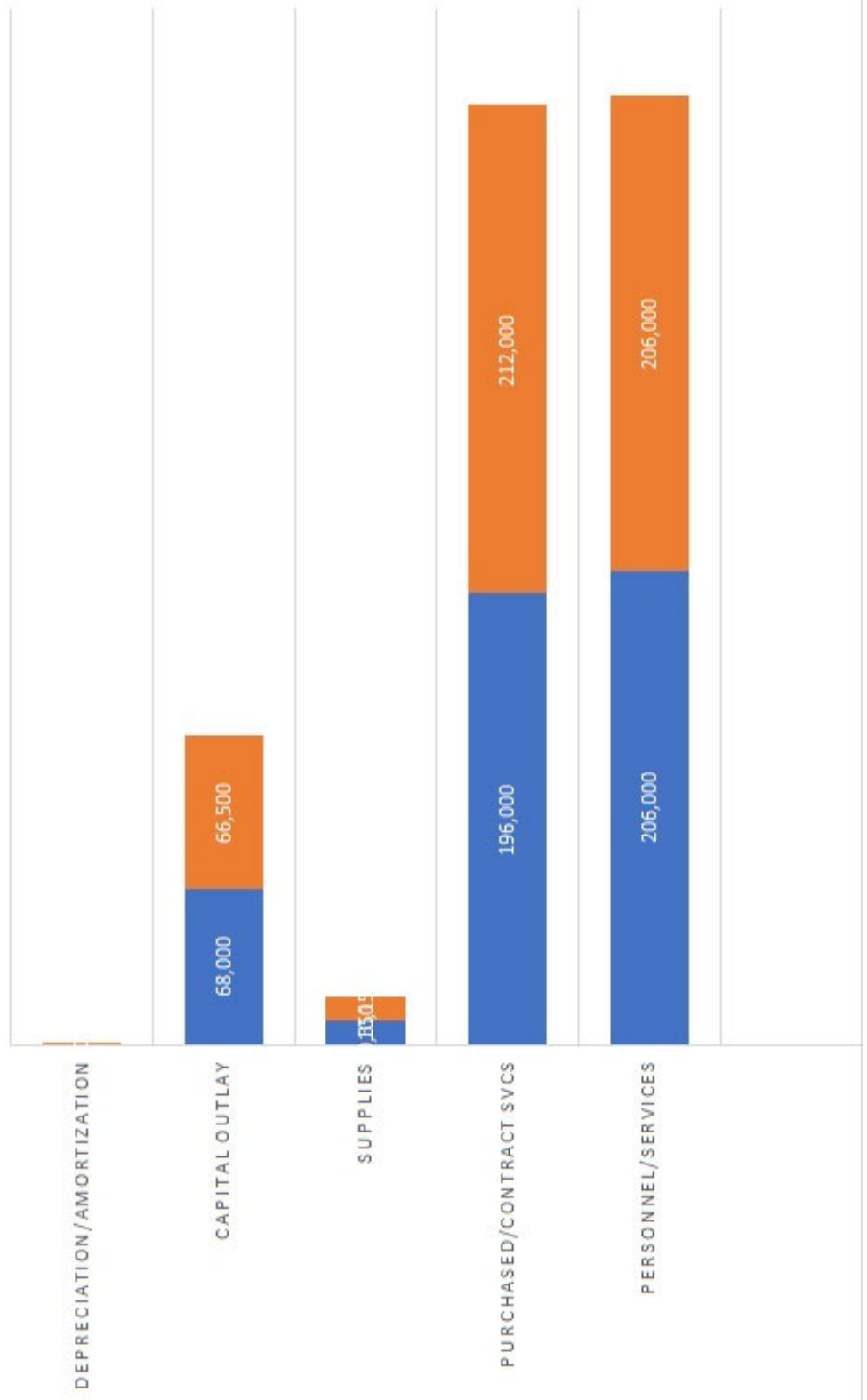
5-0000-53.1785	UNIFORMS	2,500	626	25.0%		2,500
5-0000-53.1786	BOOT ALLOWANCE	500	-	0.0%		500
5-0000-53.1795	MISCELLANEOUS	-	-	0.0%		0
TOTAL SUPPLIES		14,500	1,415	9.8%	-	14,500
CAPITAL OUTLAY						
5-0000-54.2200	VEHICLES	50,000	-	0.0%	-25000	25,000
5-0000-54.2450	COMPUTER MAINTENANCE	-	458	0.0%		0
5-0000-54.2500	EQUIPMENT	15,000	0	0.0%	-9,750	5,250
TOTAL CAPITAL OUTLAY		65,000	458	0.7%	-34750	30,250
DEPRECIATION & AMORT						
5-0000-56.1000	DEPRECIATION EXPENSE	0	0	0.0%		0
TOTAL DEPRECIATION & AMORT		-	458	0.0%		
TOTAL NON-DEPARTMENTAL		625,000	436,343	69.8%	133,500	758,500
TOTAL EXPENDITURES		655,000	398,268	60.8%	103,500	758,500
REVENUE OVER/(UNDER) EXPENDITURES		-30,000	38,075	-126.9%	30,000	0

Fund 570 Stormwater Revenues



STORMWATER FY 23 EXPENDITURES FY 23 COMPARISON

■ FY 2022 ■ FY 2023



Stormwater Fund 570						
		FY 22	YTD	70% of FY 22	FY 23	FY 23 Budget
Stormwater Fund 570						
CHARGES FOR SERVICES						
3-0000-34.4261	STORM UTILITY FEE	397,500	19,372	4.9%	77500	475,000
TOTAL OTHER FINANCIAL SOURCES		397,500	19,372	4.9%	77,500	475,000
3-0000-38.9050	PRIOR YEAR REVENUE	79,200	0	0.0%	-59450	19,750
3-0000-39.1100	OPERATING TRANSFER	0	0	0.0%		0
TOTAL NON-DEPARTMENTAL		79,200	0	0.0%	-59,450	19,750
TOTAL REVENUES		476,700	19,372	4.1%	18,050	494,750
PERSONAL SVC & EMP BEN						
5-0000-51.1100	REGULAR EMPLOYEES	145,000	95,709	66.0%		145,000
5-0000-51.1300	OVERTIME	1,500	596	39.7%	0	1,500
5-0000-51.2100	GROUP INSURANCE	35,000	19,153	54.7%	2500	37,500
5-0000-51.2200	FICA (SOCIAL SECURITY)	1,250	1,313	105.1%	750	2,000
5-0000-51.2400	RETIREMENT	15,000	7,530	50.2%	0	15,000
5-0000-51.2500	TUITION REIMBURSEMENTS	0	0	0.0%	0	0
5-0000-51.2700	WORKER'S COMPENSATION	4,000	3,062	76.5%	500	4,500
5-0000-51.2750	UNEMPLOYMENT TAX - GEORGIA	500	80	16.1%		500
TOTAL PERSONAL SVC & EMP BEN		202,250	127,444	63.0%	3,750	206,000
PURCHASED/CONTRACTED SVC						
5-0000-52.1200	PROFESSIONAL	30,000	4,539	15.1%	0	30,000
5-0000-52.1210	ADMIN FEE - STORM TRANSFER OUT	62,000	25,833	41.7%	3,000	65,000
5-0000-52.1230	LEGAL	250	0	0.0%		250
5-0000-52.1280	FLOODPLAIN MAPPING	500	0	0.0%		500
5-0000-52.1400	DRUG & MEDICAL	250	0	0.0%		250
5-0000-52.2210	AUTO/TRUCK EXPENSES	10,000	8,741	87.4%	0	10,000
5-0000-52.2211	AUTO GAS & FUEL	10,000	8,146	81.5%	0	10,000
5-0000-52.2250	OTHER EQUIP. REPAIRS/MAINT	25,000	29,992	120.0%	0	25,000
5-0000-52.3100	RISK MANAGEMENT INSURANCE	5,000	3,351	67.0%		5,000
5-0000-52.3200	COMMUNICATION CELL PHONES	1,500	1,111	74.1%		1,500
5-0000-52.3205	INTERNET	0	0	0.0%		0
5-0000-52.3310	PUBLIC NOTICES	0	0	0.0%		0
5-0000-52.3600	DUES & FEES	500	507	101.4%	500	1,000
5-0000-52.3700	EDUCATION & TRAINING	3,500	1,476	42.2%		3,500
5-0000-52.3751	PUBLIC OUTREACH	5,000	0	0.0%	0	5,000
5-0000-52.3800	POND MAINTENANCE	40,000	1,450	3.6%	15,000	55,000
5-0000-52.3855	CONTRACTS	2,500	4,225	169.0%	-2,500	0
5-0000-52.3970	POSTAGE	0	0	0.0%	0	0
TOTAL PURCHASED/CONTRACTED SVC		196,000	89,371	45.6%	16,000	212,000
SUPPLIES						
5-0000-53.1105	OFFICE SUPPLIES	200	21	10.3%		200
5-0000-53.1150	OPERATING SUPPLIES	2,500	1,824	73.0%	1000	3,500
5-0000-53.1160	OPERATING EQUIPMENT	2,000	297	14.8%	0	2,000
5-0000-53.1200	FEE FOR COLLECTING TAX	2,500	0	0.0%	0	2,500
5-0000-53.1700	OTHER SUPPLIES	1,000	0	0.0%	0	1,000
5-0000-53.1785	UNIFORMS	1,750	66	3.8%	-1000	750
5-0000-53.1786	BOOT ALLOWANCE	400	0	0.0%	-200	200
5-0000-53.1795	MISCELLANEOUS	0	0	0.0%	0	0
TOTAL SUPPLIES		10,350	2,207	21.3%	-200	10,150
CAPITAL OUTLAY						
5-0000-54.2200	VEHICLES	0	0	0.0%	0	0
5-0000-54.2250	CAPITAL LEASE/BOBCAT W/DH80	55,000	0	0.0%	0	55,000

5-0000-54.2300	FURNITURE / FIXTURES	0	0	0.0%		0
5-0000-54.2400	COMPUTERS	3,000	0	0.0%	-1,500	1,500
5-0000-54.2450	COMPUTER MAINTENANCE	0	787	0.0%		0
5-0000-54.2500	EQUIPMENT	10,000	0	0.0%		10,000
TOTAL CAPITAL OUTLAY		68,000	787	1.2%	-1,500	66,500
DEPRECIATION & AMORT				0.0%		
				0.0%		
TOTAL DEPRECIATION & AMORT		0	0	0.0%	100	100
PAYMENT TO OTHERS				0.0%		
TOTAL PAYMENT TO OTHERS		0	0	0.0%	100	100
TOTAL NON-DEPARTMENTAL		476,700	19,372	4.1%	18,050	494,750
TOTAL EXPENDITURES		476,600	219,809	46.1%	18,050	494,750
REVENUE OVER/(UNDER) EXPENDITURES		100	-200,437		0	0

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, October 17, 2022
6:00 PM

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Rod Shearouse – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman/Pro Tem	Misty Spurling – City Clerk
Vincent Williams – Councilman	Jennifer Adkins – Assistant City Clerk
Willie Taylor – Councilman	Daunte’ Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Carlos Greer – Councilman	Colleen Watts – Main Street Manager
	Derrick Austin – Police Chief
	Andy Welch - Attorney

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

Invocation given by Assistant City Manager Bert Foster

Councilman Boone led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Breedlove made the motion to amend the agenda to remove public hearing items one and two due to withdrawal of each by the applicant.

RESULT	APPROVED REMOVE ITEMS ONE AND TWO
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the agenda as amended.

RESULT	APPROVED AGENDA AS AMENDED
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

- **Promotions – Sergeant Damarkus Hutcherson and Detective Charles Moseley**

Chief Austin stepped forward and asked Sergeant Hutcherson and Detective Moseley to come forward. Chief Austin said we have approved promotions within the department and glad to have these two gentlemen in their new roles. Sergeant Hutcherson was pinned by his son DJ and Detective Moseley was pinned by his wife. Nothing further.

Mr. James Martin stepped forward to comment about Hosannah Road rezoning. Mr. Martin said he understands this item has been removed from the public hearing tonight. Mr. Martin said he will be at the meeting when this item returns to the agenda.

Ms. Lisa Laughlin stepped forward to comment about the Hosannah Road rezoning. Ms. Laughlin said she and her family own the farm (200 acres) directly across from this property. If the land is developed, it will hugely impact their ability to operate their farm as normal. Ms. Laughlin said she and her family are opposed to this request. Nothing further.

Mr. Joseph Stambough stepped forward to comment about the Hosannah Road rezoning. Mr. Stambough stated he was the property manager for the Laughlin Tract, and said the road is in terrible shape and will get worse with the addition of 300 new homes. Mr. Stambough said the runoff will only get worse in the low spot at their entrance unless mitigated. This is a quiet neighborhood with not much traffic now, and this type of development would ruin this area. Nothing further.

PUBLIC HEARING ITEMS –

- 1. Ordinance to amend the City’s Future Land Use Map designation from Rural Residential to Low-Density Residential for multiple tracts located on Hosannah Road –**

Item withdrawn by the applicant and removed from the agenda.

- 2. Rezoning request from RA (residential agricultural) to R-2 (single family residential) for 117.17 +/- acres (Parcel IDs: 131-01021000 and 13-01021001) in LL 102 of the 2nd district located on Hosannah Road –**

Item withdrawn by the applicant and removed from the agenda.

- 3. Preliminary concept plan review for 47.49 +/- acres (Parcel ID: 113-01021007) in LL 169 of the 2nd district located on Strong Rock Parkway –**

Mr. Gibbs said this is a request from Mill Creek Residential of Atlanta. This is for a proposed PD (planned development) consisting of multifamily and commercial uses. This includes 211 townhomes, and the remainder outparcels. Mr. Gibbs said staff recommends approval with the following five additions:

- 1. Additional details regarding vehicular and pedestrian access control.**
- 2. Pedestrian access from the townhome community to the commercial parcels.**
- 3. Amenity design concepts and better definition of open spaces.**
- 4. Consider the LM248 paved multi-use path as shown in the Henry County Trails Plan (July 2022).**
- 5. Define uses within the C-2 (General Commercial) pod designation**

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

Mayor Price asked for public comments from anyone opposed to the request. There were no comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Shearouse asked if the developer is present and if so, do they have any comments?

Mayor Price said the public hearing comment portion was closed. Attorney Andy Welch said Mayor Price could reopen public hearing comments. Mayor Price reopened public hearing comments for anyone in favor of the request.

Mr. Jason Wadsworth with Mill Creek Residential stepped forward to comment. Mr. Wadsworth said they are the third largest multi-family housing company in the country and are vertically integrated. Mr. Wadsworth said they buy land, develop, and manage the property [for at least ten years] after development complete. This will be a for-rent community; however, will be managed like an apartment community.

Mr. Josh Mahoney with Mill Creek Residential stepped forward to comment. Mr. Mahoney said Mill Creek Residential wants to be a part of the Locust Grove community and are seeking to add to the Locust Grove experience. This product allows for young professionals to establish a home prior to owning a home. Nothing further.

Councilman Williams asked why not manage/own the property more than ten years? Mr. Wadsworth said the typical time is [ten years] and at that point another buyer would seek to purchase.

Mayor Price asked for any comments opposed to the request. There were no comments. Mayor Price closed the public hearing.

Councilman Boone asked the size of the townhomes. Mr. Wadsworth said there will be a combination of two and three bedrooms. Councilman Williams asked what the price range will be? Mr. Jason said the market study is around \$2,300 [per month] which is equivalent to a \$350,000 home mortgage. Councilman Williams asked if there have been any studies that show a success in renting at those rates? Mr. Wadsworth said they spend a lot on research and that this price range is feasible.

Councilman Breedlove asked what will be the square feet of the units? Mr. Wadsworth said the two bedrooms will be 1,140 sq. ft and the three bedrooms will be 1,500-1,600 sq. ft. Councilman Breedlove asked where are the plans on the commercial portion? Mr. Wadsworth said he does not have those plans yet; however, will be potential retail. The commercial partners do not want to commit until we are further along in the process. Mr. Wadsworth said we will develop the commercial site and sell. Councilman Breedlove asked if the commercial portion would be owned/managed by Mill Creek during the ten-year duration and Mr. Wadsworth said no, that would be sold to whoever purchased the commercial portion. Nothing further.

4. Ordinance to amend Section 15.44.050 of the City’s Architectural Review Ordinance, entitled “Exterior Materials Standards” –

Mr. Gibbs said this text amendment was requested by Council to provide clarity and more specific standards for new commercial construction and exterior renovations required to undergo architectural review. Mr. Gibbs read Section 1 amendment (Primary and Accent façade materials) and said he will answer any questions.

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

Mayor Price asked for any comments from anyone opposed to the request. There were no comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer asked if this applies to everything (not just commercial)? Mr. Gibbs said yes, residential does not come before Council for ARB. Discussion took place about hardiplank siding. Councilman Boone asked if Council could regulate type of hardiplank? Mr. Gibbs said hardiplank is the brand name; therefore, we must be mindful.

Councilman Breedlove asked if the percentage of brick (requirement) is addressed in this ordinance? Mr. Gibbs said no, that is not addressed in the ARB ordinance. Mr. Young said this already specifies “majority,” meaning more than 50%, but brick is case-by case.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Request for a Special Event Permit for The Locust Grove Police Department to hold a 5K race on October 29, 2022 –

Chief Austin said this is a request from the Locust Grove Police Department for a 5K race on October 29, 2022. The event will begin and end at Strong Rock Christian School. The money raised will go to Piedmont Breast Center and discussion took place about costs for runner (\$25) and vendor (\$35). Nothing further.

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

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

6. Ordinance to approve the contract for services associated with the Bill Gardner Parkway Road Improvements Project –

Mr. Foster stepped forward and said this is an ordinance to approve the contract for services that coincides with the bid award to Piedmont Paving, Inc. for the Bill Gardner Parkway Road improvements. Staff is recommending approval. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance **#22-10-065**.

RESULT	APPROVED ORDINANCE 22-10-065
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Greer asked when the work will begin. Mr. Foster said the work will be completed within 180 days after the date when the contract times commence and work to begin 15 days after contract is signed. The final project is to be completed within 210 days after project begins. Mr. Young said all work will be done at night [from 8:00 PM – 6:00 AM]. Nothing further.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update there are two new businesses in downtown [Southern Farmhouse Home Collection and Black Rose Café]. The Scarecrow Village was very creative this year, and we chose three favorites. Main Street, Inc. hosted the movie night this past Saturday and had a very good turnout with around 220 people in attendance. Thank you to the city for sponsoring the event and public works volunteers for all their help. Trunk or Treat is Saturday, October 28, 2022, at 5pm, and the Cleveland Street mural should be complete next week. We are collaborating with DDA and Main Street, Inc. for the 2023 work plan and should have some exciting things ahead. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in September 2022 was \$50,480.00. The department completed 149 hours of training in September. We had 25 new cases for investigation and cleared 23 of those cases. Chief Austin reviewed the crime analysis report provided and said majority of crime is shoplifting. We are meeting with the new manager at Tanger Outlets tomorrow to review the new security measures they will be implementing. Nothing further.

Councilman Greer asked how the 911 operation center is doing with calls related to the city. Chief Austin said improvement is needed and there are dispatching delays due to staffing. They do have new employees training so hopefully see some improvements. Councilman Greer said there have been complaints from residents about the response time. Chief Austin said the new system with Tyler New World will begin in January which will help us respond quickly.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the new bar screen for the Wastewater Plant is scheduled for install tomorrow. We are continuing with regular maintenance and the Horsetown Tank is drained for maintenance (paint, sandblasting) and will be inoperable for two weeks. Councilman Greer asked if staff (public works) mentions when limbs are cut by the power company. Mr. Rose said not normally. Mr. Young said he received a complaint and forwarded to EMC. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, the extra lane on Highway 42 and the Signal at Market Place and Highway 42. We have the repaving project with [C.W. Matthews] throughout various subdivisions and staff to meet tomorrow morning with them for review. The Scatter Garden/Veteran's Memorial will be out for bid soon. We have two alternatives on the downtown corridor study and will have recommendation in the coming weeks. The City Hall (façade) repairs report will be reviewed today and will reach out to the engineer for further discussion. The RFQ for the Development Impact Fee is ready with exception of a few changes. Nothing further.

7. Resolution to create a streetlight district in Pine Valley subdivision located on Tanger Boulevard -

Mr. Foster said this is a request to create a streetlight district that will include 52 lots and nine (9) (Central GA EMC) lights. The cost per lot will be \$28.06 per year. This will be an action item on November 7, 2022. Nothing further.

Councilman Boone asked about the drainage at Highway 42 across from Smead. Mr. Foster said GDOT has a plan with modifications for better drainage.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 1,380 permits for 2022. We have issued 282 COs [204 residential / 78 commercial] with 416 business licenses issued so far for 2022. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

1. Resolution approving the architectural plans submitted for Barden Salon located at 3804 Highway 42 –

Mr. Gibbs said the applicant, Josh Barden/Barden Salon submitted renderings for a hair salon. The structure is an existing single family residential and adding an additional 713 +/- sq. ft. to the existing 1,233 sq. ft. Staff is recommending approval. Nothing further.

Discussion took place about the exterior requirements and Councilman Shearouse asked if they would have to do majority brick with a remodel. Mr. Gibbs said Council can require that; however, they are just required to meet current requirements.

Councilman Greer asked if the building is existing, they can do with legal non-conforming? Mr. Gibbs said as of today, they comply. From our review we enforce regulations and you as Council can require different (brick, hardiplank, etc.) and we then present back to applicant.

Attorney Andy Welch said if all other houses in the area are (hardiplank material), it would be changing the context of the community if regulations are changed (to brick requirement). The current structure would need to be reviewed to avoid inconsistency. Mr. Gibbs said this is mixed historic neighborhood and would be remodeled for a commercial use, but still a single-family structure.

Mr. Young said the intent is to maintain the character of the area in a mixed historic neighborhood, and that we should look into revisions to the ARB to reflect those specific areas.

Councilman Breedlove made a comment the address of the site specified is not correct. It should be 3408 Highway 42. Mr. Gibbs said he will make the correction. Nothing further.

CITY MANAGER'S COMMENTS –TIM YOUNG

8. FY 2023 Budget Hearings -

Mr. Young said he advertised for public hearing for the 2023 budget. The first public hearing will be November 7, 2022, and the second hearing will be November 21, 2022 for adoption on December 5, 2022. Also, this is all pending LOST negotiations, which was stated in the public hearing ad. The overall revenue is down about 23% due to ARPA funds being eliminated and expenditures are down 2.3% due to capital projects moving to projects funds. The primary source of funds is Public Safety. The BOC meets tomorrow at 6:30 PM, and we have forwarded the LOST resolution to county commissioner for our district to discuss on their agenda.

The polling areas had delays in opening due to staffing issues and printing machine errors. Attorney Andy Welch said the city pays an annual fee for a smooth election process, but not the case with early voting and suggested that anyone experiencing delays or concerns should express those to the Superintendent of Elections.

Councilman Shearouse asked if the Homestead Exemption item was advertised or promoted. Mr. Young said we put on social media (city website, Facebook) and posted on the Water Department window.

Mr. Welch said Tim will be going to the BOC meeting tomorrow and encourages Council to go as well to encourage and reach a resolve. Nothing further.

MAYOR’S COMMENTS –

Mayor Price said he received a letter from the county about supporting foster children for Christmas. Mayor Price said he would like the city to sponsor two children for Christmas. Council consensus was all in favor.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:36PM.

Notes taken by:

Misty Spurling, City Clerk

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, October 3, 2022
6:00 PM**

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

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

Invocation given by City Manager Tim Young

Councilman Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the October 3, 2022, meeting agenda.

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. SEPTEMBER 6, 2022 - REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the September 6, 2022, regular meeting minutes.

RESULT	APPROVED SEPTEMBER 6, 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. SEPTEMBER 6, 2022 – EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the September 6, 2022, executive session meeting minutes.

RESULT	APPROVED SEPTEMBER 6, 2022, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. SEPTEMBER 19, 2022- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the September 19, 2022, workshop meeting minutes.

RESULT	APPROVED SEPTEMBER 19, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. AUGUST 2022 FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the August 2022, financial statement.

RESULT	APPROVED AUGUST 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

5. Ordinance for rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) for 156.82 +/- acres (Parcel ID: 110-01023000) in LL 246, 250, and 251 of the 2nd district located on Highway 42 –

Mr. Young said the applicant called and said they are in route to the meeting; however, due to delays on I-75 they are just arriving in Locust Grove.

Mayor Price asked for a motion to recess. Councilman Shearouse made the motion to recess at 6:05pm. Councilman Breedlove seconded the motion. All in favor and motion carried.

At 6:12pm, Councilman Greer made a motion to resume the meeting from recess. Councilman Williams seconded the motion. All in favor and motion carried.

Councilman Greer asked if the condition number seven (7) as related to this item could be explained. Attorney Andy Welch said the discussion between himself, Majestic Realty, and Norfolk

Southern was regarding condition number seven (7) and the letter [dated July 12, 2021] from Norfolk Southern. The letter referred to construction of a private roadway and condition number seven at the time did not reference the roadway. Mr. Galloway, Norfolk Southern, himself, and staff discussed private road or public road options and consideration was to do public road. Norfolk Southern did not consent to the public roadway and the letter from Norfolk Southern only refers to the possibility of constructing a private roadway. Our understanding was that a private roadway would be constructed. Mr. Welch said there are two drafts presented tonight; condition number seven (7) (drafted by staff) and condition number seven (7) (drafted by Mr. Welch) and sent to Mr. Galloway via email on October 3, 2022. Mr. Welch said the condition as drafted by staff does not reference the crossings and said his draft does address the crossings.

Councilman Greer asked if Norfolk Southern is willing to comply with the draft revision from Mr. Welch? Attorney Andy Welch replied this has been an ongoing discussion; however, they do not agree. Mr. Welch said they are agreeing with staff condition; however, Mr. Welch said his concern is the letter says Norfolk Southern would be willing to work with Locust Grove of possible construction that would connect Kings Mill Road on one end and Bethlehem Road on the other end.

Councilman Boone asked who would regulate who drives through if the road is open or not from the Kings Mill Court end. Mr. Welch said if the road is public, the city will maintain and if private, they will maintain. Councilman Boone asked who would enforce regulations. Mr. Welch said we wouldn't be able to enforce, and discussion took place.

Mr. Woody Galloway, attorney representing on behalf of Majestic Realty, stepped forward to comment. Mr. Galloway said the language was agreed on between Norfolk Southern and city staff during the annexation discussion. Mr. Galloway said the letter dated July 12, 2021, sent to city staff from Norfolk Southern that specified they would cooperate and provide a private roadway in the development. Norfolk Southern has had an ongoing relationship with the city staff, and it is important that the road remains private due to safety concerns. Mr. Galloway said Majestic Realty does agree to the condition number seven (7) as drafted by staff. The draft from Mr. Welch this morning is not acceptable. Mr. Galloway said Majestic Realty does not have authority to change what Norfolk Southern agreed to.

Councilman Greer said he does not agree that the city should build a private road for their benefit. Mr. Galloway said they are not asking that of the city and if you extend beyond what is needed for this development, which would not be in their (Majestic Realty) best interest. We are not saying we will not cooperate; however, we need to build a road to serve our interest and build the development in a way to serve everyone's interest. Mr. Galloway said Majestic Realty is also donating \$100,000 towards signalization.

Councilman Breedlove said Mr. Galloway is confirming that Majestic Realty is willing to consider with helping the city build the road. Councilman Breedlove asked Mr. Galloway if they are committing to the road or not? Mr. Galloway said he was traveling during the transmittal of the second email from Andy; therefore, he did not see it. Mr. Galloway said they never committed to building a through road (public or private); however, we did commit to build our own road to serve a vast majority of that property. We are willing to cooperate with the city in developing a potential plan. We don't feel like we should have to pay for a road to serve offsite properties. Mr. Galloway said they are not agreeing to building the road, we originally agreed to condition number seven (7) drafted by staff. Councilman Breedlove said to Mr. Galloway "The intention was never to allow other trucks to use." Mr. Galloway said we can look at ways in which that can happen, but safety is a concern, and the question is should Norfolk Southern bear the costs for a road that is not necessary.

Mr. Galloway said he cannot agree because Norfolk Southern did not agree. We are building a private roadway to the end of the development and the city is asking us to build a private road the developer/development does not need.

Attorney Andy Welch said the letter from Norfolk Southern specifies for a private roadway and was given as part of the annexation. The letter does say this will be constructed in two phases, but you approved annexation in cooperation with Norfolk Southern. Mr. Welch said Mr. Galloway is not saying anything inconsistent with this letter and we don't have an answer from Norfolk Southern if they will build a private road or not. Mr. Welch said Norfolk Southern is not saying they won't build the road; however, they are saying they will cooperate towards that. This is not a system improvement; it is a private roadway, and the conditions recognize what is at hand. This is a private improvement and regulating through the condition that if trucks come down from Kings Mill directly to the property.

Mr. Galloway said the current request from the city attorney is to change the language that staff suggested which is to commit for Norfolk Southern/Majestic Realty extend the roadway to make a connection to Kings Mill Road. We cannot commit to something we don't know that we can follow up and do. We are willing to discuss a possible connection to the north. Mr. Galloway said he was not aware of the changes prior to today. Attorney Andy Welch stated to Mr. Galloway that he was not being honest and said communications have been ongoing since July 2021.

Mayor Price said nothing is still resolved after one month of staff collaboration.

Mr. Berry McCabe with Majestic Realty stepped forward to comment. Mr. McCabe said he was involved when the letter was prepared by Norfolk Southern. Norfolk Southern has been clear this could not be a public road because it is a rail served development. Norfolk Southern and Majestic Realty have the intention of building a driveway through our site as the project develops and are agreeing to if the City of Locust Grove wants to connect to the road after development is complete. We cannot commit today; however, we will build a driveway to connect through our property. We can't commit to build a private road through the site to a connection that does not exist. We will not build a private road as drafted by the city attorney, but we will work with the city if further development takes place. The intent was always ingress and egress from that site and the entire site will be gated but never open to the public.

Councilman Shearouse asked if Majestic Realty or Norfolk Southern owns the property at the north end of their property. Mr. Welch said Norfolk Southern owns that property to the north. Mr. Welch said the condition by staff goes to the property boundary line and dead end that may eventually open. If Council chooses, Council could include it be a private route. Attorney Andy Welch read the condition as drafted by staff aloud.

Mr. McCabe said we can't agree to build a road across our property to the end of the property that dead ends. Attorney Andy Welch read aloud the condition from the first public hearing that was considered. Mr. McCabe said as the condition is written, it does not appear when we must build. Mr. Galloway said we can add language about phases. Mr. Welch said the language gives discretion to cooperate with Majestic Realty [on the definition of the 2nd Phase on the property].

Mayor Price asked for a motion. Councilman Boone made the motion to amend original motion with second by Councilman Williams.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request (with condition drafted by staff and amended by Attorney Andy Welch) by approving ordinance **#22-10-061**.

RESULT	APPROVED ORDINANCE WITH AMENDED CONDITION (7) SEVEN #22-10-061
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (BOONE, BREEDLOVE, WILLIAMS, TAYLOR, SHEAROUSE) AND ONE OPPOSED (GREER)

6. Ordinance for rezoning from C-2 to PD for 50.16 +/- acres (Parcel IDs:112-01013003) in LL 201 of the 2nd district located on Price Dr. –

Mr. Gibbs stepped forward to comment. Mr. Gibbs said staff is recommending tabling this item until November 7, 2022, due to several system improvements on the project that can't be disclosed. This will allow extra time for review on the traffic analysis as well. Nothing further.

Mayor Price asked for a motion. Councilman Breedlove made the motion to table the request until November 7, 2022.

RESULT	TABLED UNTIL NOVEMBER 7, 2022
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Resolution to approve architectural plans submitted for Home2Suites by Hilton Hotel Building, located on Marketplace Blvd –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution #22-10-062.

RESULT	APPROVED RESOLUTION #22-10-062
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Resolution to accept the revised MOU (Memorandum of Understanding) with GDOT for P-3 MMIP CVL Project #0014203 – GDOT (Utilities) –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #22-10-063.

RESULT	APPROVED RESOLUTION #22-10-063
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

9. Ordinance for Sanitation Rate schedule for years 2022-2024 –

Councilman Boone asked when this will be effective. Mr. Young said this will begin November billing and again in January 2023 and July 2023. We will advertise on social media, digital lawn sign, and insert in water bills. Nothing further.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #22-10-064

RESULT	APPROVED ORDINANCE #22-10-064
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS – NONE

CITY MANAGER’S COMMENTS –

Mr. Young reviewed the handout [provided] for the 2023 Budget. We will have a meeting on Wednesday, October 19, 2022, with the County Manager, City Managers, and Attorneys for continuation of LOST discussion. Our Council retreat is upcoming on October 10-12, 2022, in downtown Macon, GA.

Attorney Andy Welch made a comment about LOST negotiations and said we offered a 3% “swing” in the Counties favor and asked them to continue mediation. They responded that their “officials” did not have authority to agree on the [3% offer] and proceeded to follow-up their response that they would agree with further mediation. Nothing further.

COUNCIL COMMENTS –

- **Councilman Boone – Honorary naming of structures at Claude Gray Park and Train Viewing Platform** – Councilman Boone said as previously mentioned, he would like to suggest naming the Claude Gray Park Pavilion after former Mayor Jerry Elkins. He would also like to honor Mayor Price and Otis Hammock by naming the Train Viewing Platform in honor of them and their dedication to that structure. Councilman Williams suggested discussion be continued at the upcoming retreat. Nothing further.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:46 PM.

Notes taken by:

Misty Spurling, City Clerk



Community Development Department

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

Item Coversheet

Item: An ordinance to amend the City's Future Land Use Map designation from Mixed Historic Neighborhood to High-Density Residential for multiple tracts located on Frances Ward Drive.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: September 3, 2022

Budget Item: No

Date Received: June 6, 2022

Workshop Date: September 19, 2022

Regular Meeting Date: November 7, 2022

*This Request has
been
WITHDRAWN
by the Applicant*

Discussion:

Builders Professional Group of Jonesboro, GA requests an amendment to the Future Land Use Map for multiple properties (Parcels 129-01047000 and 129-01046005) in Land Lot 168 of the 2nd District. The property consists of 21.97 +/- acres located on Frances Ward Drive. The request is to amend the Future Land Use Map designation from Mixed Historic Neighborhood to High Density Residential.

Recommendation:

In keeping with the consistent lower density established amongst the majority of the surrounding properties and after careful analysis of the applicants' request, staff recommends DENIAL of the applicant's request to amend the future land use map.

Nevertheless, consideration can be given to the existing High-Density Future Land Use designation of Tanger Ridge subdivision that abuts the subject property to the west as precedence for the applicants' request and elect to approve the amendment to the future land use map, thereby allowing the higher density requested by the applicant.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Rezoning request from R-3 (Single Family Residential) to PR-4 for 21.97 +/- acres (Parcel IDs: 129-01047000 and 129-01046005) in Land Lot 168 of the 2nd District located on Frances Ward Drive.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: September 3, 2022

Budget Item: N/A

Date Received: June 6, 2022

Workshop Date: September 19, 2022

Regular Meeting Date: November 7, 2022

Discussion:

Builders Professional Group of Jonesboro, GA requests a rezoning from R-3 (Single Family Residential) to PR-4 for the purpose of developing a 100-lot single-family home subdivision on 21.97+/- acres located on Frances Ward Drive in Land Lot 168 of the 2nd District.

Recommendation:

After careful analysis of the applicant's request and review of the current future land use designation policy guide, staff recommends DENIAL of the applicant's rezoning request.

Nevertheless, if the City Council approves the current future land use map amendment to High Density, the policy guide would thereby technically be in place to objectively support the applicant's request and staff would have no objection to the rezoning request being approved, if the City Council so chooses. If approved, the following conditions are recommended:

**This Request has
WITHDRAWN
been
by the Applicant**

1. At the developer's/owner's expense, connection to water/sewer shall be provided with all necessary improvements.
2. The developer shall extend Palmetto Street, connecting Frances Ward Drive to the existing Palmetto Street.
3. Cul-de-sac turnarounds shall be completed at the termination of Pearl Street and Sarasota Lane, with alternative connection of the two streets.
4. The intersection of Indian Creek Road and Frances Ward Drive shall be improved with appropriate site distance.
5. All houses shall be constructed of at least two (2) of the following materials on each side of the house: brick, stone, or cement fiberboard.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Rezoning request from C-2 to PD 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: July 27, 2022

Budget Item: N/A

Date Received: June 6, 2022

Workshop Date: September 19, 2022

Regular Meeting Date: November 7, 2022

Discussion:

Tellus Partners of Chamblee, GA requests a rezoning from C-2 (General Commercial) to PD (Planned Development) for the purpose of developing a multifamily community with commercial outparcels to be located on 50.16 +/- acres on Price Drive in Land Lot 201 of the 2nd District.

The revised site plan for "The Exchange at Locust Grove" dated September 22, 2022 includes RM-1, RM-2, and C-2 pod designations, consisting of 332 apartment units, 56 townhomes, and C-2 (general commercial) space.

Please note that there are two additional pages of information following this coversheet. The first is a feedback summary checklist, and the second is the Executive Summary portion of the traffic study updated September 22, 2022.

Recommendation:

Staff recommends approval with the following conditions:

1. The applicant shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove including, but not limited to, the completion of a continuous turning lane with curb/gutter along the development's frontage on Price Drive as determined by the City Manager or their designee to match future road improvements along the rest of Price Drive. All additional rights-of-way required shall be dedicated to the City for all required road improvements.
2. Developer shall install a guardrail barrier with appropriate markings at the second driveway entrance/exit to prevent traffic from traveling off the right-of-way onto the adjoining agricultural property.
3. There shall be a mandatory Property Owners' Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.
4. All building exteriors shall conform to Chapter 15.44 of the Code of Ordinances for the City in terms of architectural appearance as approved by the City of Locust Grove Community Development Department and the Architectural Review Board.
5. The development shall be in substantial compliance with the conceptual site plan and narrative dated September 22, 2022.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE 50.16+/- ACRES FROM C-2 (GENERAL COMMERCIAL) TO PD (PLANNED DEVELOPMENT) FOR PROPERTY LOCATED ON THE EAST SIDE OF PRICE DRIVE, NORTH OF BILL GARDNER PARKWAY; PARCEL 112-01013003 IN LAND LOT 201 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA

WHEREAS, Tellus Properties of Chamblee, GA (hereinafter referred to as “Applicant”), requests rezoning for 50.16 +/- acres located on Price Drive (Parcel 112-01013003) in Land Lot 201 of the 2nd District (hereinafter referred to as the “Property”) and described in **Exhibit A** attached hereto and incorporated herein by reference; and,

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

WHEREAS, the Applicant requests the Mayor and City Council of the City of Locust Grove (hereinafter referred to as “City”) rezone the subject property from C-2 (General Commercial) to PD (Planned Development); 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 September 19, 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.

- That the Property is hereby rezoned from C-2 to PD in accordance with the Zoning Ordinance of the City
- The Applicant's request in said application is hereby **DENIED**.

2.

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

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

3.

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

4.

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

SO ORDAINED by the Council of the City this 7th day of November 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Zoning Application Checklist

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING, CONDITIONAL USE, VARIANCE, MODIFICATIONS TO ZONING APPLICATIONS, AND FUTURE LAND USE PLAN AMENDMENTS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK
1. Application Form	01	<ol style="list-style-type: none"> 1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized 3. A copy of "Contract", "Power of Attorney" or "Lease" 	
2. Applicant Disclosure Form	01	Required for all applicants filed whether yes or no and must be notarized	
3. Letter of Ownership	01	Letter stating that the owner is aware of the zoning request and owns the property in question	
4. Letter of Intent	01	Must clearly state the proposed use and development intent	
5. Legal Description	01	Legal Description of property to be considered for zoning action. Must be submitted as part of ordinance of rezoning, conditional use, variance, etc.	
6. Conceptual Site Plan(s) (24" x 36" max.)	01	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, proposed lot layout. For PD zoning, applicant must submit all additional paperwork as established in Chapter 17.04 of the Code of Ordinances.	
7. Survey Plat (8 ½" x 11" minimum, 17" by 22" maximum)	01	Subject Property, prepared and sealed within the last ten years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property Electronic copies via PDF and/or AutoCad are required, if available.	
8. Letter from the Henry County Water Authority (HCWA)	01	This letter of availability must accompany application at the time of submittal. For city water and/or sewer service, the availability and suitability will be determined in the rezoning evaluation by staff. Follow procedure from HCWA. For City Water/Sewer, Fill out form attached.	
9. Letter from the Henry Co. Environmental Health Department (if property is not on sewer)	01	This letter of availability must accompany application at the time of submittal. This is required if on septic system.	N/A

Request for Zoning Map Amendment

Name of Applicant: Thony Meier Phone: N/A Date: 5/23/2022
 Address Applicant: 1231 Shallowford Road Cell #: 404-569-5318
 City: Marietta State: GA Zip: 30066 E-mail: N/A
 Name of Agent: Jonathon Schrader Phone: 404-877-2984 Date: 6/3/22
 Address Agent: 4983 New Peachtree Rd Cell #: 404-877-2984
 City: Atlanta State: GA Zip: 30341 E-mail: jschrader@tellus-partners.com

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

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

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

Request from C-2 (General Commercial) to PD (Planned Development)
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of PD (Planned Development) with multi-family and commercial products
(Type of Development)
 Address of Property: Parcel 112-01013003 located on Price Drive

Nearest intersection to the property: Bill Gardner Pkwy and Price Drive

Size of Tract: 50.16 acre(s), Land Lot Number(s): 201, District(s): 2nd

Gross Density: 7.73 units per acre Net Density: 7.73 units per acre

Property Tax Parcel Number: 112-01013003 (Required)

Witness' Signature: Karen Lance Signature of Owners/s: [Signature]
 Printed Name of Witness: Karen Lance Printed Name of Owner/s: Thony Meier
 Notary: Dale R Pitts Signature of Agent: Jonathon Schrader



(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: _____

Request for Zoning Map Amendment

Name of Applicant Terry Meier Phone: N/A Date: 5/23/2022
 Address Applicant: 1231 Shallowford Road Cell # 404-569-5317
 City: Marietta State: GA Zip: 30066 E-mail: N/A
 Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 6/3/22
 Address Agent: 4983 New Peachtree Rd Cell # 404-877-2984
 City: Atlanta State: GA Zip: 30341 E-mail: jschrader@tellus-partners.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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Request from C-2 (General Commercial) to PD (Planned Development)
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Request from C-2 (General Commercial) to PD (Planned Development)
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of PD (Planned Development) with multi-family and commercial products
(Type of Development)

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Gross Density: 7.73 units per acre Net Density: 7.73 units per acre

Property Tax Parcel Number: 112-01013003 (Required)

Karen Lance Witness Signature Signature of Owner/s

Karen Lance Printed Name of Witness Terry Meier Printed Name of Owner/s

Dale Pitts Notary Signature of Agent Jonathon Schrader



(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:

Request for Zoning Map Amendment

Name of Applicant Karen Meier Phone: N/A Date: 5/23/2022
 Address Applicant: 1231 Shallowford Rd Cell # 404-569-5319
 City: Marietta State: GA Zip: 30066 E-mail: N/A
 Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 6/3/22
 Address Agent: 4983 New Peachtree Rd Cell # 404-877-2984
 City: Atlanta State: GA Zip: 30341 E-mail: jschrader@tellus-partners.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

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

Request from C-2 (General Commercial) to PD (Planned Development)
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of PD (Planned Development) with multi-family and commercial products
(Type of Development)

Address of Property: Parcel 112-01013003 located on Price Drive

Nearest intersection to the property: Bill Gardner Pkwy and Price Drive

Size of Tract: 50.16 acre(s), Land Lot Number(s): 201, District(s): 2nd

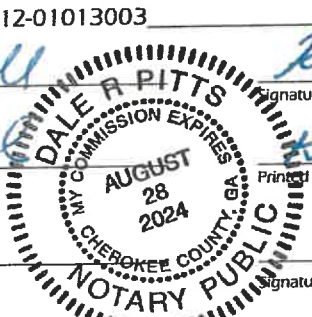
Gross Density: 7.73 units per acre Net Density: 7.73 units per acre

Property Tax Parcel Number: 112-01013003 (Required)

Karen Lance Witness's Signature Karen Meier Signature of Owner/s

Karen Lance Printed Name of Witness Karen Meier Pollard Printed Name of Owner/s

Dale Pitts Notary Jonathon Schrader Signature of Agent



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

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

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 27 day of May, 2022.

J Thomt Meyer
 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 27th day of May, 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 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 27 day of May, 2022.

Karen Meter Polkard
Applicant's Name - Printed

Karen Meter Polkard
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of May, 2022

Dale R. Pitts
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 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 27 day of May, 2022.

Terry Meier
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 27th day of May, 2022

[Signature]
Notary Public



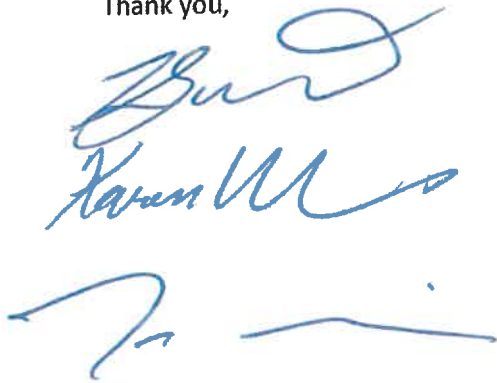
¹ Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

May 23, 2022

To whom it may concern,

We, Karen Meier, Terry Meier, and Thomy Meier, own the property at Bill Gardner Parkway and Price Drive (50.16 acres). We agree for the property to be zoned to Planned Development from General Commercial.

Thank you,



The image shows three handwritten signatures in blue ink. The top signature is the most stylized, followed by a signature that appears to be 'Karen Meier', and a third signature that is less legible but appears to be 'Thomy Meier'.

Zoning Submittal Letter of Intent:

Tellus Partners, LLC would like to develop the ~50-acre site located at Price Drive and I-75 by building a 332-unit apartment complex, developing a community of 56 town homes, and C-2 general commercial lots that we feel will perpetuate the economic growth Henry County has seen over the last decade. Tellus has extensive experience in the town center, mixed use, multifamily development market and has completed over \$500 million in total project costs between Georgia and Florida.

With considerable population, housing and business needs in Locust Grove as well as the communities surrounding it, Tellus is excited about the opportunity to continue these trends by delivering a high-quality product to a budding market.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201, DISTRICT 2, CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LAND LOT 201, SAID POINT ALSO BEING COMMON TO LAND LOTS 202, 215 AND 216; THENCE TRAVELING ALONG THE NORTH LINE OF LAND LOT 202 NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 22.03 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF PRICE DRIVE (R/W VARIES); THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 13 DEGREES 37 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 84.70 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 130.53 FEET TO A POINT; THENCE SOUTH 86 DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 86 DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 186.60 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 444.80 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY OF INTERSTATE 75 (R/W VARIES); THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTH 27 DEGREES 03 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 1252.05 FEET TO A POINT; THENCE SOUTH 18 DEGREES 56 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 487.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 03 DEGREES 21 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 144.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 17 DEGREES 16 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 258.55 FEET TO A 1/2" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 663.19 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 00 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 307.84 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 86 DEGREES 02 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 310.00 FEET TO AN IRON PIN SET; THENCE NORTH 12 DEGREES 14 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 413.81 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 56 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 382.95 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF PRICE DRIVE; THENCE TRAVELING ALONG THE EASTERLY RIGHT OF WAY OF PRICE DRIVE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: NORTH 01 DEGREES 06 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 175.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.57 FEET AND A RADIUS OF 550.15 FEET, BEING SUBTENDED BY A CHORD OF NORTH 10 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 177.79 FEET TO A POINT; THENCE NORTH 01 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 139.79 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 289.72 FEET AND A RADIUS OF 14511.56 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 46 MINUTES 18 SECONDS EAST A DISTANCE OF 289.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 272.17 FEET TO A POINT; THENCE NORTH 01 DEGREES 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 60.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 172.39 FEET AND A RADIUS OF 4533.74 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 51 MINUTES 28 SECONDS EAST A DISTANCE OF 172.38 FEET TO A POINT; THENCE NORTH 02 DEGREES 09 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 93.93 FEET TO A POINT; THENCE NORTH 12 DEGREES 09 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 94.80 FEET TO A POINT; THENCE NORTH 03 DEGREES 45 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 330.26 FEET TO A POINT; THENCE NORTH 18 DEGREES 33 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 91.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 50.016 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED DECEMBER 13, 2021.



City of Locust Grove

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

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

November 1, 2021

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Randy Gardner

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

Jonathon Schrader
Tellus Partners, LLC
4983 New Peachtree Rd
Chamblee, GA 30341
jschrader@tellus-partners.com
[delivered electronically]

RE: Zoning Verification Letter for: Parcel 112-01013003 located on Price Drive.

To Whom It May Concern:

Please be advised the property referenced above is located within the incorporated limits of the City of Locust Grove, Georgia. Parcel 112-01013003 is currently zoned C-2 (General Commercial.) Of the proposed uses listed in your application (multi-family housing, single-family attached townhomes, and self-storage) none are identified as permissible uses within the C-2 zoning district.

The Future Land Use Map (FLUM) identifies this parcel as part of the Gateway Town Center. The FLUM is a policy guide for the character of development within the city intended to assist with planning and zoning decisions. Suggested uses within the Gateway Town Center include a mixture of revenue producing and tourism/entertainment related uses such as retail, restaurants, hotel/motel developments, and multiuse developments ranging from 12-20 units per acre. Typical zoning districts under the current zoning ordinance supported by the Gateway Town Center future land use category would be C-2 (General Commercial), C-3 (Heavy Commercial), , with the used of PD (Planned Development) and mixed use overlay districts for vertical integration of residential and commercial.

The current zoning is valid pursuant to the Official Zoning Map ("Map") of the City of Locust Grove. This Map was adopted by the Locust Grove City Council on August 1, 2016. There are no outstanding zoning violations with this property at the current time. All development plans will require review and conformance with all City regulations for zoning, construction codes, and any other regulations existing at the time of development, as applicable.

Please feel free to contact me if you have any questions regarding this matter.

Respectfully,

Anna Ogg

Anna Ogg, Planner II
Community Development Department

Attached: Locust Grove Code of Ordinances 17.04.134- general commercial district adopted as amended

TITLE EXCEPTIONS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201, DISTRICT 2, CITY OF LOUSTON, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LAND LOT 201, SAID POINT ALSO BEING COMMON TO LAND LOTS 202, 215 AND 216; THENCE TRAVELING ALONG THE NORTH LINE OF LAND LOT 202 NORTH 09 DEGREES 41 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 22.03 FEET TO A 1/2" REBAR FOUND ON THE EASTERN RIGHT OF WAY OF PRICE DRIVE (01) (01) MARKS; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 13 DEGREES 37 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 84.29 FEET TO A POINT; THENCE SOUTH 63 DEGREES 36 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 130.53 FEET TO A POINT; THENCE SOUTH 56 DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY SOUTH ON DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 186.80 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 44.80 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF INTERSTATE 75 (01) MARKS; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTH 27 DEGREES 03 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 105.03 FEET TO A POINT; THENCE SOUTH 18 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 487.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 03 DEGREES 21 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 144.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 17 DEGREES 18 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 206.50 FEET TO A 1/2" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES 48 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 68.19 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 00 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 307.84 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 86 DEGREES 02 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 210.00 FEET TO AN IRON PIN SET; THENCE NORTH 12 DEGREES 14 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 418.81 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 58 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 202.15 FEET TO AN IRON PIN SET ON THE EASTERN RIGHT OF WAY OF PRICE DRIVE; THENCE TRAVELING ALONG THE EASTERN RIGHT OF WAY OF PRICE DRIVE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: NORTH 01 DEGREE 00 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 178.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.57 FEET AND A RADIUS OF 450.15 FEET, BEING SUBTENDED BY A CHORD OF NORTH 10 DEGREES 21 MINUTES 01 DEGREES 20 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 139.79 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 205.72 FEET AND A RADIUS OF 1431.36 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 48 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 208.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 272.17 FEET TO A POINT; THENCE NORTH 01 DEGREE 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 43.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 172.39 FEET AND A RADIUS OF 451.74 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 51 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 172.36 FEET TO A POINT; THENCE NORTH 02 DEGREES 09 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 33.93 FEET TO A POINT; THENCE NORTH 17 DEGREES 00 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 64.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 45 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 330.26 FEET TO A POINT; THENCE NORTH 18 DEGREES 13 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 93.03 FEET TO THE POINT OF BEGINNING.

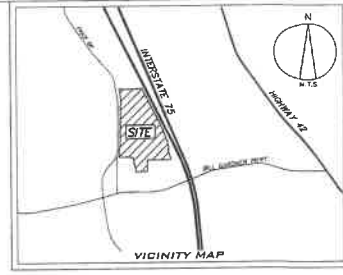
SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201, DISTRICT 2, CITY OF LOUSTON, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LAND LOT 201, SAID POINT ALSO BEING COMMON TO LAND LOTS 202, 215 AND 216; THENCE TRAVELING ALONG THE NORTH LINE OF LAND LOT 202 NORTH 09 DEGREES 41 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 22.03 FEET TO A 1/2" REBAR FOUND ON THE EASTERN RIGHT OF WAY OF PRICE DRIVE (01) (01) MARKS; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 13 DEGREES 37 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 84.29 FEET TO A POINT; THENCE SOUTH 63 DEGREES 36 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 130.53 FEET TO A POINT; THENCE SOUTH 56 DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY SOUTH ON DEGREES 12 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 186.80 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 44.80 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF INTERSTATE 75 (01) MARKS; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTH 27 DEGREES 03 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 105.03 FEET TO A POINT; THENCE SOUTH 18 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 487.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 03 DEGREES 21 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 144.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 17 DEGREES 18 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 206.50 FEET TO A 1/2" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES 48 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 68.19 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 00 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 307.84 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE SOUTH 86 DEGREES 02 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 210.00 FEET TO AN IRON PIN SET; THENCE NORTH 12 DEGREES 14 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 418.81 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 58 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 202.15 FEET TO AN IRON PIN SET ON THE EASTERN RIGHT OF WAY OF PRICE DRIVE; THENCE TRAVELING ALONG THE EASTERN RIGHT OF WAY OF PRICE DRIVE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: NORTH 01 DEGREE 00 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 178.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.57 FEET AND A RADIUS OF 450.15 FEET, BEING SUBTENDED BY A CHORD OF NORTH 10 DEGREES 21 MINUTES 01 DEGREE 20 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 139.79 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 205.72 FEET AND A RADIUS OF 1431.36 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 48 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 208.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 272.17 FEET TO A POINT; THENCE NORTH 01 DEGREE 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 43.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 172.39 FEET AND A RADIUS OF 451.74 FEET, BEING SUBTENDED BY A CHORD OF NORTH 00 DEGREES 51 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 172.36 FEET TO A POINT; THENCE NORTH 02 DEGREES 09 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 33.93 FEET TO A POINT; THENCE NORTH 17 DEGREES 00 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 64.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 45 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 330.26 FEET TO A POINT; THENCE NORTH 18 DEGREES 13 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 93.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 50.018 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSP'S PLAN OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., DATED AND CERTIFIED BY JAMES H. RADEK, C.S. 3033, DATED DECEMBER 13, 2021.



SURVEY NOTES

- 1. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 12-6-67.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE HIRSHOFF TOTAL STATION.
3. ALL BPF & BPS ARE "N" REBAR UNLESS NOTED OTHERWISE.
4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON PLACES AND/OR PLANTS PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR TRUTHFULNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.
SURVEY DATA
1. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
2. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO ONE NORTH OR PIN ONE OBSERVATION.
HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
3. THIS PLAT HAS BEEN CALCULATED FOR ENCLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN HORIZONTAL DISTANCE.
4. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "A", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 53030202D, EFFECTIVE DATE OF OCTOBER 6, 2016. THE REMAINDER OF THE SITE LIES IN ZONE "X".

NOTES

- 1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROGRAM 180-2, CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2804304-1, DATED NOVEMBER 26, 2021.
2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
4. NUMBER OF MARKED PARKING SPACES: 0
5. NO ADDRESS IS ASSIGNED TO THE SUBJECT PROPERTY.
6. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. NO PERMANENT PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE SUBJECT PROPERTY IS IMMEDIATELY ADJACENT TO THE RIGHT OF WAY OF PRICE DRIVE.

8. General Utility Easement to Georgia Power Company, recorded February 1, 1949, in Deed Book 41, Page 91 B, Henry County, Georgia records.

9. General Utility Easement to Georgia Power Company, recorded February 1, 1949, in Deed Book 41, Page 91 B, Henry County, Georgia records.

10. Right of Way Deed to Henry County, Georgia, recorded July 3, 1950, in Deed Book 42, Page 610, Henry County, Georgia records.

11. Right of Way Deed to Henry County, Georgia, recorded August 17, 1955, in Deed Book 47, Page 254, Henry County, Georgia records.

12. General Utility Easement to Georgia Power Company, recorded December 27, 1971, in Deed Book 133, Page 276, Henry County, Georgia records.

13. Easement to Georgia Power Company, recorded April 26, 1971, in Deed Book 174, Page 84, Henry County, Georgia records.

14. General Utility Easement to Georgia Power Company, recorded August 7, 1974, in Deed Book 217, Page 35, Henry County, Georgia records.

15. Right of Way Easement to Oglethorpe Power Corporation, recorded November 9, 1982, in Deed Book 133, Page 210, Henry County, Georgia records.

16. Lease Agreement to Intalco Systems of Mason, Georgia for an advertising sign, recorded April 21, 1983, in Deed Book 1431, Page 256, Henry County, Georgia records; Assignment and Transfer to Placement Signs, Inc., recorded April 2, 1984, in Deed Book 280, Page 36, Henry County, Georgia records; Assignment of Lease and Relet Agreement by and between Placement Signs, Inc., and Summit Bank, Mobile Georgia, N.A., in Deed Book 3248, Page 61, et al., et al., records.

17. Easement for Water Line to the City of Loustoun, Georgia, recorded January 29, 2000, in Deed Book 356A, Page 300, Henry County, Georgia records.

18. Easement to Georgia Power Company, recorded April 17, 2001, in Deed Book 4130, Page 206, Henry County, Georgia records.

19. Application for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

20. Easement for Water Line to the City of Loustoun, Georgia, recorded March 2, 2007, in Deed Book 10021, Page 241, Henry County, Georgia records.

21. Easement for Android, Guy Pines, and Wess to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 22, Henry County, Georgia records.

22. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

23. All matters as shown on plot of survey recorded in Plot Book 21, Page 89, Henry County, Georgia records.

24. Easement for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

25. Easement for Water Line to the City of Loustoun, Georgia, recorded March 2, 2007, in Deed Book 10021, Page 241, Henry County, Georgia records.

26. Easement for Android, Guy Pines, and Wess to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 22, Henry County, Georgia records.

27. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

28. All matters as shown on plot of survey recorded in Plot Book 21, Page 89, Henry County, Georgia records.

29. Easement for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

30. Easement for Water Line to the City of Loustoun, Georgia, recorded March 2, 2007, in Deed Book 10021, Page 241, Henry County, Georgia records.

31. Easement for Android, Guy Pines, and Wess to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 22, Henry County, Georgia records.

32. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

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34. Easement for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

35. Easement for Water Line to the City of Loustoun, Georgia, recorded March 2, 2007, in Deed Book 10021, Page 241, Henry County, Georgia records.

36. Easement for Android, Guy Pines, and Wess to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 22, Henry County, Georgia records.

37. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

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39. Easement for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

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42. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

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46. Easement for Android, Guy Pines, and Wess to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 22, Henry County, Georgia records.

47. Easement to Georgia Power Company, recorded March 20, 2009, in Deed Book 11246, Page 33, Henry County, Georgia records.

48. All matters as shown on plot of survey recorded in Plot Book 21, Page 89, Henry County, Georgia records.

49. Easement for Conservation Use Assessment of Agricultural Property to the Board of Tax Assessors of Henry County, recorded August 2, 2005, in Deed Book 6333, Page 156, Henry County, Georgia records.

50. Easement for Water Line to the City of Loustoun, Georgia, recorded March 2, 2007, in Deed Book 10021, Page 241, Henry County, Georgia records.

POSSIBLE ENDRACHMENTS

- FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY: NONE APPARENT
FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
- GRAVE DRIVEWAY 131' SOUTH OF NORTH 6
- PROPERTY ALONG SOUTH BOUNDARY USED BY ADJACENT PROPERTIES
BY UTILITIES OUTSIDE OF EASEMENTS:
- SANITARY SEWER CROSSING THE SOUTHWEST CORNER OF SUBJECT PROPERTY
- OVERHEAD POWER THROUGH SUBJECT PROPERTY

LEGEND table with columns for symbols and descriptions of various survey features like property lines, easements, and monuments.

SURVEY CERTIFICATION

TO TELLUS ACQUISITIONS I LLC, A GEORGIA LIMITED LIABILITY COMPANY, & CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ANNUAL STANDARD OPERATIONAL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 1-4, & 8, 13, 16 & 17 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON 12/09/2021. DATE OF PLAT 12/13/2021.



JAMES H. RADEK GEORGIA RLS# 3033

LAND PRO SURVEYING AND MAPPING 305 CREEKSTONE RIDGE, WOODBRIDGE, GA 30188. TELLS ACQUISITIONS I LLC. CURRENT OWNER: T. MEIER, ET AL. LAND LOT 201, DISTRICT 2, CITY OF LOUSTON, HENRY COUNTY, GA. PLAT 12/13/21, 2021 1213 1 OF 2.



City of Locust Grove

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

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

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Vincent Williams

Willie J. Taylor

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

November 1, 2021

Jonathon Schrader
Tellus Partners, LLC
4983 New Peachtree Rd
Chamblee, GA 30341
jschrader@tellus-partners.com
[delivered electronically]

RE: Water/Sewer Availability Letter for: Parcel 112-01013003 located on Price Drive.

To Whom It May Concern:

According to the City of Locust Grove Public Works Department, the City of Locust Grove provides water to the subject property from the right-of-way of Price Drive. City sanitary sewer service is available to the subject property from the I-75 right-of-way.

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.

Respectfully,

Anna Ogg

Anna Ogg, Planner II
Community Development Department



City Water and Sewer Service Capacity Form:

Please fill out the necessary items above for determination of available capacity for water and sewer service.

Applicant: Jonathon Schrader

Address/Location of Request: Price Dr. and I-75, Locust Grove, GA. Parcel ID: 112-01013003

Type of Project: Commercial Residential **Mixed Use**

For residential or mixed-use residential, number of lots or units: 388

For commercial, amount of square feet: 87,850sf

Estimated water usage: 232,800 (GALLONS)

Estimated sewer usage: 232,800 (GALLONS)

STAFF ANALYSIS

Is this project within current water and sewer delivery area: _____

Does the project have access to adequate water supply: _____

Does city have adequate sewer treatment capacity for this project: _____

Are any improvements required as a result of this project: _____

If so, what types of improvements are necessary

Project Narrative for Price Drive Mixed Use Development:

Tellus Partners, LLC is under contract to purchase with plans to develop the vacant ~50-acre site located at Price Drive and I-75 by developing a 332-unit apartment complex and building a community of 56 town homes to provide the valued customers for intentional and desired C-2 general commercial lots to perpetuate sustained economic growth for Locust Grove and Henry County to build upon for the future. The 388 inhabitants from the residential units of this mixed-use development will attract additional C-2 general commercial tenants to Locust Grove to provide businesses and services this area desires. In addition to the mixed-use town center development, Tellus Partners plans to construct and possibly dedicate a Community Area for the residents of Locust Grove and Henry County to enjoy.

Tellus has extensive experience in the town center, mixed use, multifamily development market and has completed over \$550 million in total project costs between Georgia and Florida over the last decade. Our expertise will help bring to fruition the highest and best use of this property for the City of Locust Grove.

With considerable population, housing and business needs in Locust Grove as well as the communities surrounding it, Tellus is excited for the opportunity to deliver a high-quality product to a budding market.



LAND USE PLAN

LOCUST GROVE, HENRY COUNTY, GEORGIA

BY

ENGLISH ASSOCIATES INC.

ATLANTA, GEORGIA 30341

DAVID A. ENGLISH, AIA

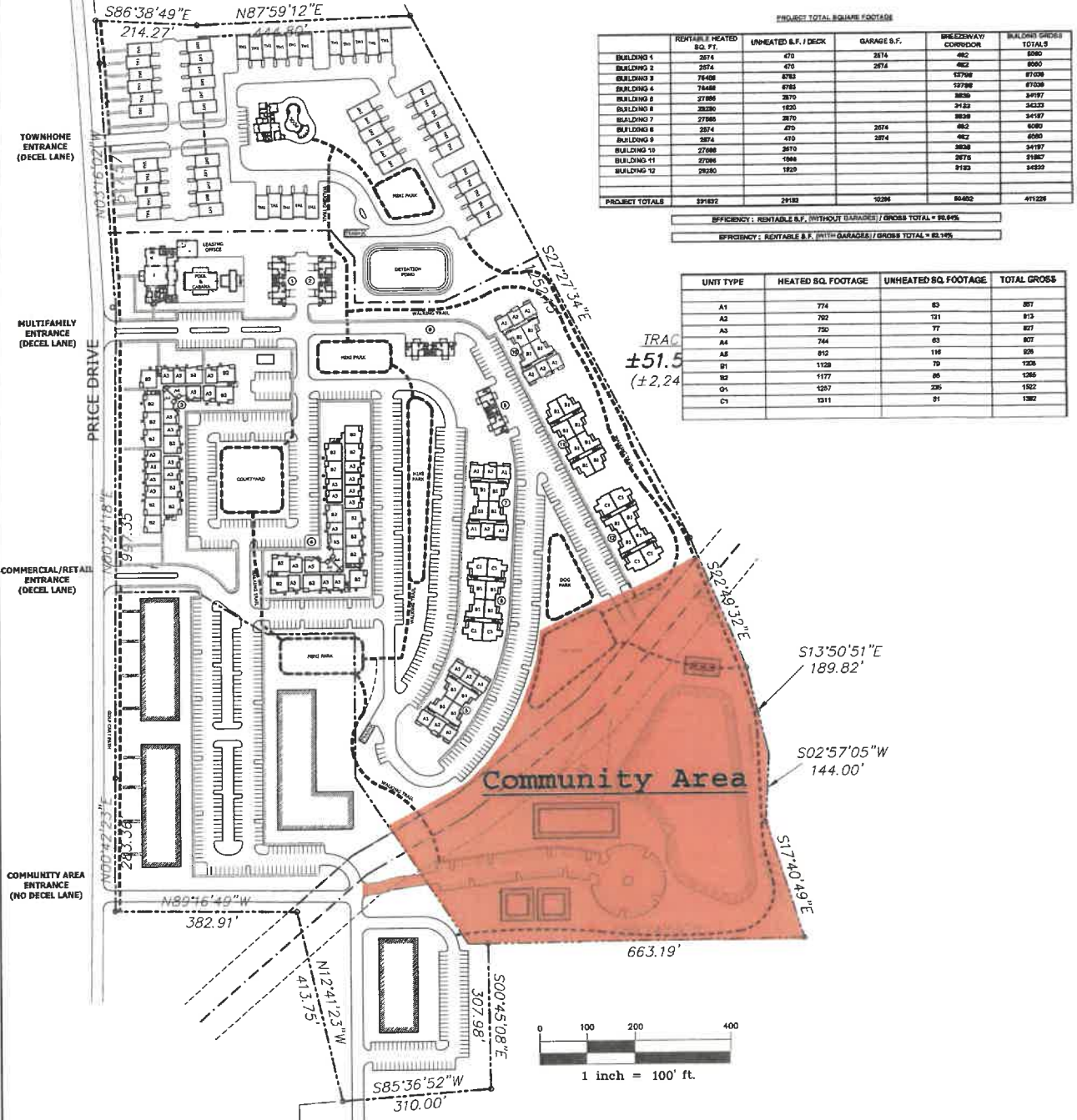
PHONE - (770) 457-0623, FAX - (770) 451-0092

REVISED 09-22-2022

UNIT MIX & BUILDING SCHEDULE

BLDG #	BLDG TYPE	# OF STORIES	UNIT MIX												TOTAL
			1 BD / 1 BA	1 BD / 1 BA	1 BD / 1 BA	1 BD / 1 BA	1 BD / 1 BA	2BD / 2BA	2BD / 2BA	2BD / 2BA	2BD / 2BA	2BD / 2BA	2BD / 2BA		
			A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C1		
1	CARRIAGE	2 STORY												2	
2	CARRIAGE	2 STORY												2	
3	CORRIDOR	3 STORY			33	8	6		30					81	
4	CORRIDOR	3 STORY			30	8	6		30					81	
5	FARMHOUSE	3 STORY	12	8					12					30	
6	FARMHOUSE	3 STORY							12				12	24	
7	FARMHOUSE	3 STORY	12	8					12					30	
8	CARRIAGE	2 STORY										2		2	
9	CARRIAGE	2 STORY										2		2	
10	FARMHOUSE	3 STORY	12	8					12					30	
11	FARMHOUSE	3 STORY							12					24	
12	FARMHOUSE	3 STORY							12				12	24	
									12					30	
TOTAL UNITS			36	16	64	12	12	84	72	8	34			332	
% EACH TYPE			10.84%	4.82%	19.86%	3.64%	3.64%	25.30%	21.69%	2.41%	7.23%			100%	

Now or Formerly
STEEL CONSTRUCTION
COMPANY INC.



PROJECT TOTAL SQUARE FOOTAGE

BUILDING	RENTABLE HEATED SQ. FT.	UNHEATED B.F. / DECK	GARAGE B.F.	BIKEWAY CORRIDOR	BUILDING GROSS TOTALS
BUILDING 1	2674	470	2674	482	6300
BUILDING 2	2674	470	2674	482	6300
BUILDING 3	76408	8783		12788	87089
BUILDING 4	74688	8783		12788	84959
BUILDING 5	27888	3870		3422	34223
BUILDING 6	28280	1820			29900
BUILDING 7	27888	3870			34223
BUILDING 8	2874	470	2874	482	6300
BUILDING 9	2874	470	2874	482	6300
BUILDING 10	27888	3870		3828	34787
BUILDING 11	27888	1988		2876	31852
BUILDING 12	28280	1820		1828	34928
PROJECT TOTALS	321832	29182	10288	66482	417228

EFFICIENCY: RENTABLE B.F. (WITHOUT GARAGES) / GROSS TOTAL = 82.84%

EFFICIENCY: RENTABLE B.F. (WITH GARAGES) / GROSS TOTAL = 82.14%

UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	774	83	857
A2	792	101	893
A3	750	77	827
A4	744	83	827
A5	812	116	928
B1	1128	70	1208
B2	1177	86	1263
C1	1257	235	1492
C2	1311	81	1392

LAND USE PLAN
LOCUST GROVE, HENRY COUNTY, GEORGIA
 BY
ENGLISH ASSOCIATES INC.

ATLANTA, GEORGIA 30341
 DAVID A. ENGLISH, AIA
 PHONE - (770) 457-0623, FAX - (770) 451-0092

REVISED 09-22-2022

BLDG #	BLDG TYPE	# OF STORIES	UNITS HEATED												TOTAL
			FT.	1 NO / 1BA	1 NO / 2BA	1 NO / 3BA	1 NO / 4BA	1 NO / 5BA	1 NO / 6BA	2ND / 2BA	2ND / 3BA	2ND / 4BA	2ND / 5BA		
1	CORPORATE	2 STORY	274												274
2	CORPORATE	2 STORY													2
3	CORPORATE	2 STORY													2
4	CORPORATE	2 STORY													2
5	CORPORATE	2 STORY													2
6	CORPORATE	2 STORY													2
7	CORPORATE	2 STORY													2
8	CORPORATE	2 STORY													2
9	CORPORATE	2 STORY													2
10	CORPORATE	2 STORY													2
11	CORPORATE	2 STORY													2
12	CORPORATE	2 STORY													2
TOTAL UNITS			34	10	00	13	12	00	72	0	00	00	00	00	332
% BLDG TYPE			16.8%	0.4%	0.0%	2.4%	2.4%	0.0%	10.8%	0.0%	0.0%	0.0%	0.0%	0.0%	100%



BUILDING	SQ. FT.	UNHEATED S.F. / DECK		GARAGE S.F.		TOTAL
		UNHEATED S.F.	DECK	GARAGE S.F.	DECK	
BUILDING 1	274	0	0	0	0	274
BUILDING 2	2	0	0	0	0	2
BUILDING 3	2	0	0	0	0	2
BUILDING 4	2	0	0	0	0	2
BUILDING 5	2	0	0	0	0	2
BUILDING 6	2	0	0	0	0	2
BUILDING 7	2	0	0	0	0	2
BUILDING 8	2	0	0	0	0	2
BUILDING 9	2	0	0	0	0	2
BUILDING 10	2	0	0	0	0	2
BUILDING 11	2	0	0	0	0	2
BUILDING 12	2	0	0	0	0	2
PROJECT TOTALS		332	0	0	0	332

PROJECT TOTALS: UNHEATED S.F. WITHOUT GARAGES/DECKS TOTAL = 332
 GARAGE S.F. WITH GARAGES/DECKS TOTAL = 0

UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL SQ. FT.
A1	776	0	776
A2	10	0	10
A3	77	0	77
A4	10	0	10
A5	10	0	10
A6	10	0	10
A7	10	0	10
A8	10	0	10
A9	10	0	10
A10	10	0	10
A11	10	0	10
A12	10	0	10
A13	10	0	10
A14	10	0	10
A15	10	0	10
A16	10	0	10
A17	10	0	10
A18	10	0	10
A19	10	0	10
A20	10	0	10
A21	10	0	10
A22	10	0	10
A23	10	0	10
A24	10	0	10
A25	10	0	10
A26	10	0	10
A27	10	0	10
A28	10	0	10
A29	10	0	10
A30	10	0	10
A31	10	0	10
A32	10	0	10
A33	10	0	10
A34	10	0	10
A35	10	0	10
A36	10	0	10
A37	10	0	10
A38	10	0	10
A39	10	0	10
A40	10	0	10
A41	10	0	10
A42	10	0	10
A43	10	0	10
A44	10	0	10
A45	10	0	10
A46	10	0	10
A47	10	0	10
A48	10	0	10
A49	10	0	10
A50	10	0	10
A51	10	0	10
A52	10	0	10
A53	10	0	10
A54	10	0	10
A55	10	0	10
A56	10	0	10
A57	10	0	10
A58	10	0	10
A59	10	0	10
A60	10	0	10
A61	10	0	10
A62	10	0	10
A63	10	0	10
A64	10	0	10
A65	10	0	10
A66	10	0	10
A67	10	0	10
A68	10	0	10
A69	10	0	10
A70	10	0	10
A71	10	0	10
A72	10	0	10
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A74	10	0	10
A75	10	0	10
A76	10	0	10
A77	10	0	10
A78	10	0	10
A79	10	0	10
A80	10	0	10
A81	10	0	10
A82	10	0	10
A83	10	0	10
A84	10	0	10
A85	10	0	10
A86	10	0	10
A87	10	0	10
A88	10	0	10
A89	10	0	10
A90	10	0	10
A91	10	0	10
A92	10	0	10
A93	10	0	10
A94	10	0	10
A95	10	0	10
A96	10	0	10
A97	10	0	10
A98	10	0	10
A99	10	0	10
A100	10	0	10

LAND USE PLAN
LOCUST GROVE, HENRY COUNTY, GEORGIA
 BY
ENGLISH ASSOCIATES INC.
 ATLANTA, GEORGIA 30341
 DAVID A. ENGLISH, AIA
 PHONE - (770) 457-0623, FAX - (770) 451-0092

REVISED 08-24-2022



Golf Cart Path Lighting on Price Drive



Land Use Plan
Locust Grove, Henry County, Georgia
By
English Associates, Inc.



CLUBHOUSE

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

JOB PROGRESS:
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1



CLUBHOUSE

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POOLSIDE

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GARDEN AREA

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DEGLISH@ENGLISHASSOCIATESINC.COM

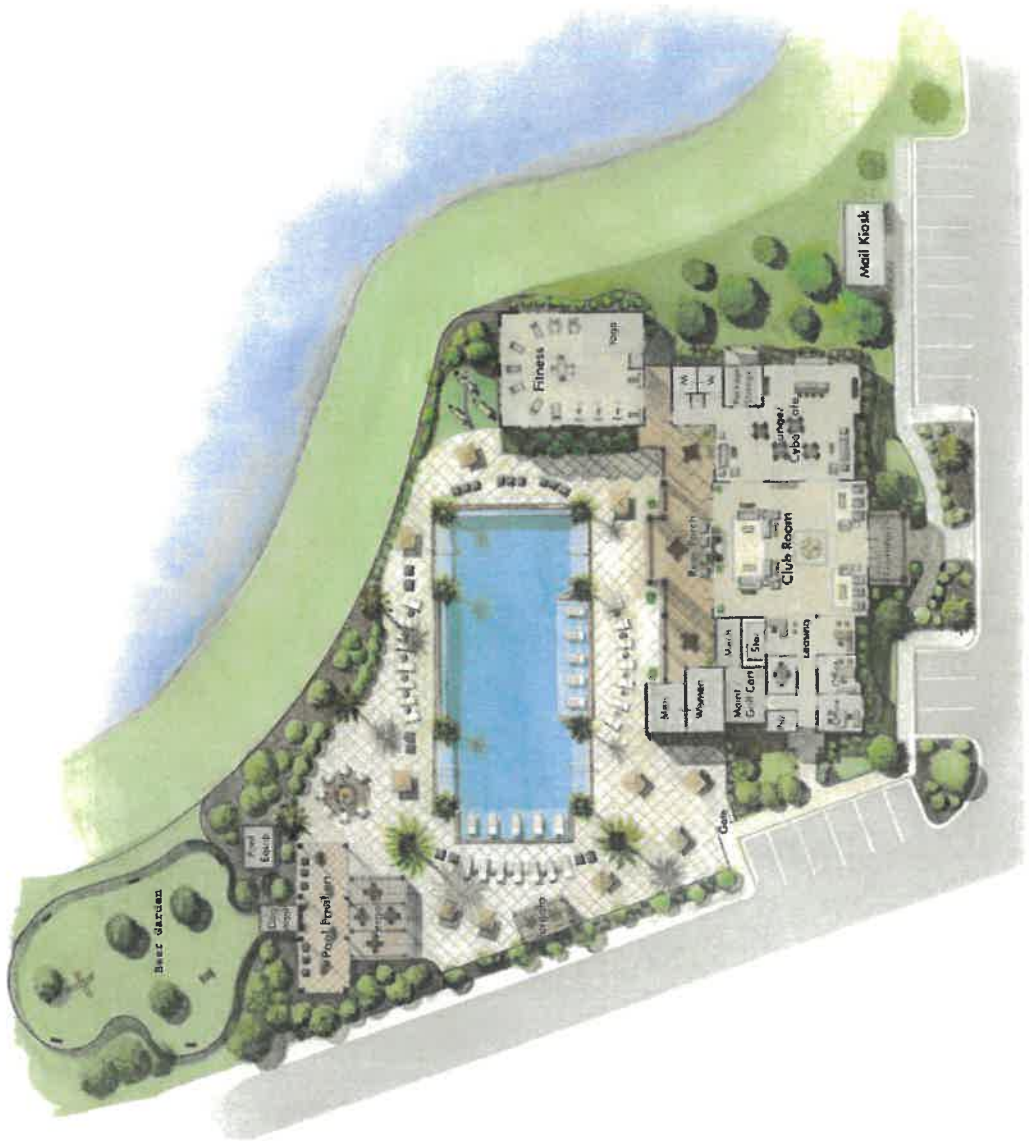
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AMENITIES

SHEET NO. **5**

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



APARTMENT BUILDINGS

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

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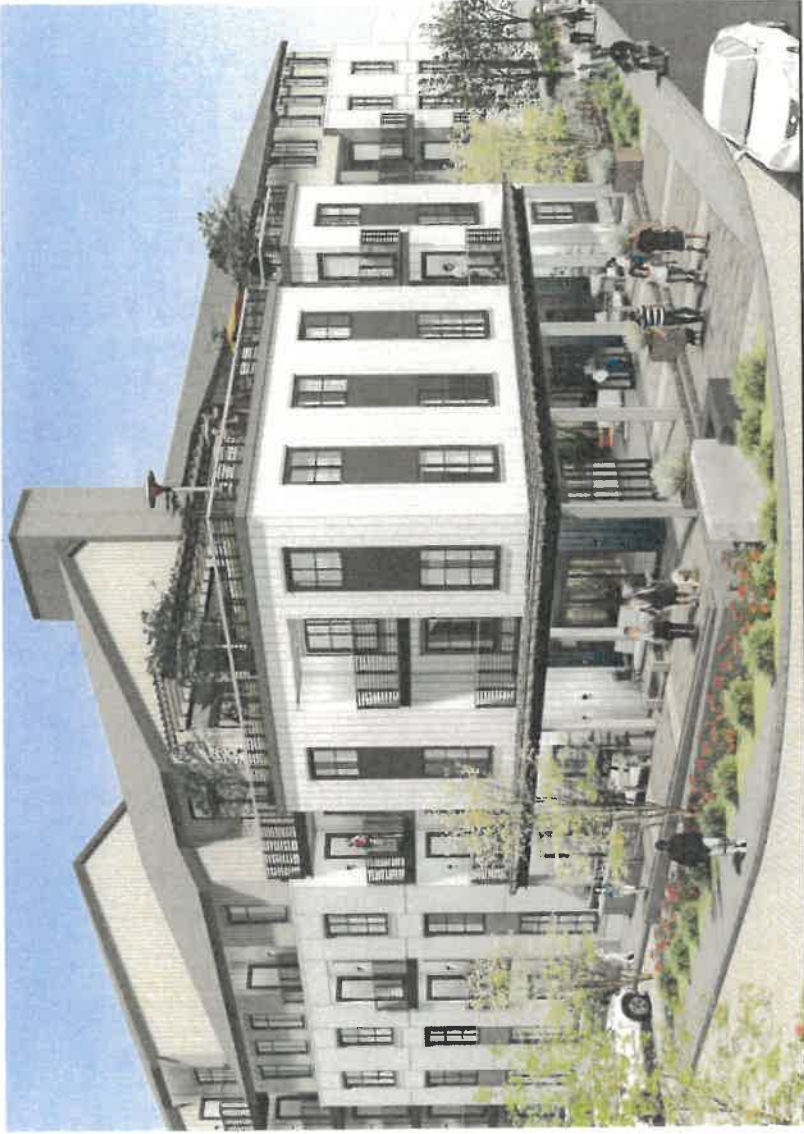
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6



APARTMENT BUILDING

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

JOB ADDRESS: _____ DATE: _____
TITLE: _____

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NO: _____

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DRAWN BY: _____
CHECKED BY: _____

SHEET NO. **7**



APARTMENT BUILDING

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3004 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGUSH@ENGLISHASSOCIATESINC.COM

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DATE: _____

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SHEET NUMBER: 2017-1
DESIGNER BY:
CHECKED BY:

SHEET NO.
8



TOWNHOME BUILDINGS

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

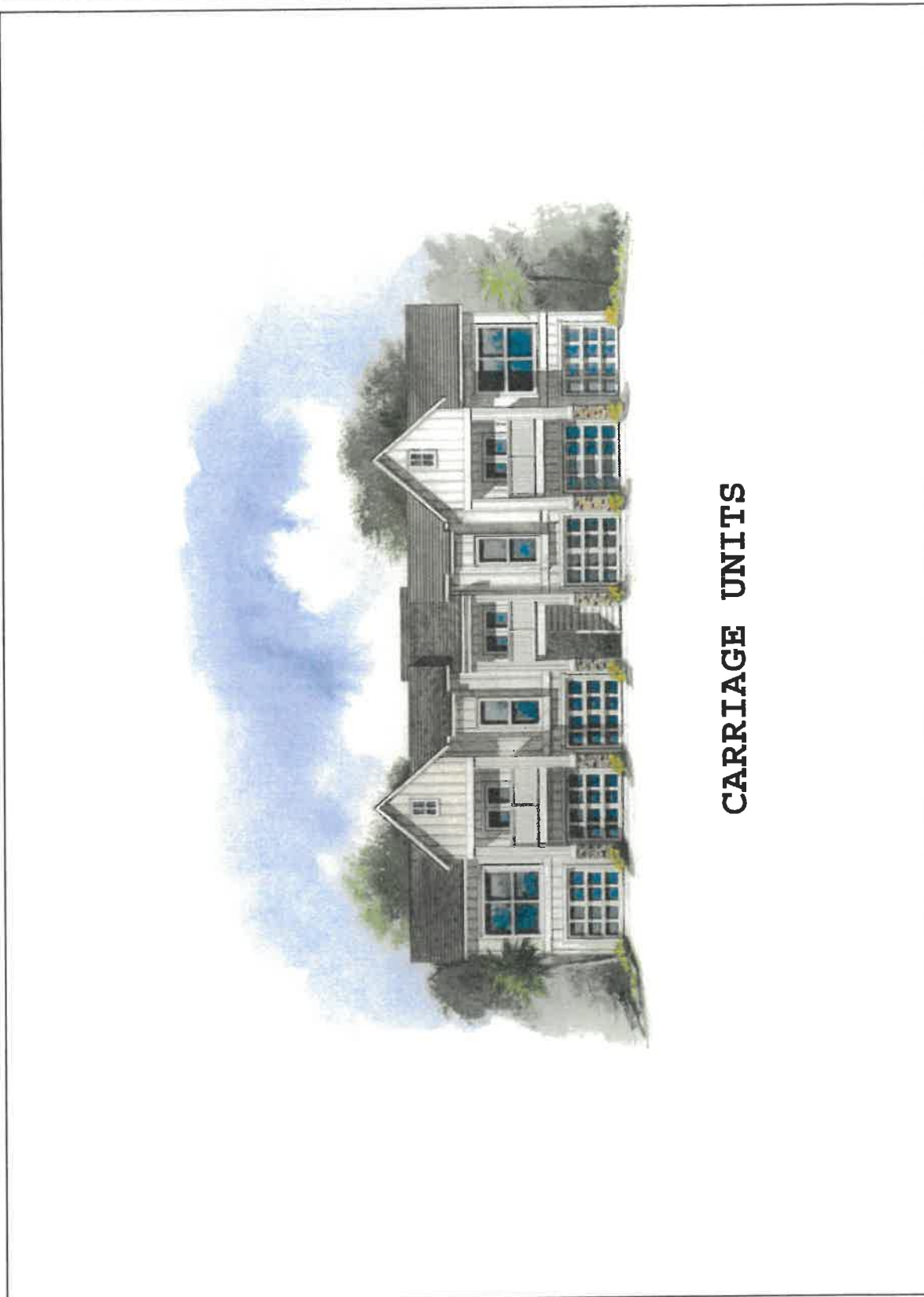
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CARRIAGE UNITS

ENGLISH & ASSOCIATES
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3094 MERCER UNIVERSITY DRIVE, SUITE 100
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DEMUSH@ENGLISHASSOCIATESINC.COM

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NO. DATE

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JOB NUMBER: 2011-P
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SHEET NO.
10

Building Types and Unit Mixes - Apartments

BLDG #	BLDG TYPE	UNIT HEATED SQ. # OF STORIES	1 BD / 1BA	1 BD / 1BA	1 BD / 1BA	1 BD / 1BA	1 BD / 1BA	2BD / 2BA	2BD / 2BA	2BD / 2BA	3BD / 2BA	TOTAL
			774	792	750	744	812	1129	1177	1287	1311	
			B1	A2	A3	A4	A5	B1	B2	G1	C1	
1	CARRIAGE	2 STORY								2		2
2	CARRIAGE	2 STORY								2		2
3	CORRIDOR	3 STORY			33	8	8		36			81
4	CORRIDOR	3 STORY			33	8	8		36			81
5	GARDEN	3 STORY	12	8				12				30
6	GARDEN	3 STORY						12			12	24
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			12	24
												2
TOTAL UNITS			36	18	66	12	12	84	72	8	24	332
% EACH TYPE			10.84%	5.42%	19.88%	3.61%	3.61%	25.30%	21.69%	2.41%	7.23%	100%

PROJECT TOTAL SQUARE FOOTAGE

	RENTABLE HEATED SQ. FT.	UNHEATED S.F. / DECK	GARAGE S.F.	BREEZEWAY/ CORRIDOR	BUILDING GROSS TOTALS
BUILDING 1	2574	470	2670	462	6080
BUILDING 7	2574	470	2670	462	6080
BUILDING 3	76458	6783		13798	97039
BUILDING 4	76458	6783		13798	97039
BUILDING 8	27388	2670		3839	34197
BUILDING 6	28290	1920		3930	34333
BUILDING 7	27388	2670		3930	34197
BUILDING 6	2574	470	2670	462	6080
BUILDING 9	2574	470	2574	462	6080
BUILDING 10	27388	2670		3133	34197
BUILDING 11	27888	1896		2976	31867
BUILDING 11	28280	1920		3133	34333
PROJECT TOTALS	331632	29192	10296	60402	411226

EFFICIENCY : RENTABLE S.F. (WITHOUT GARAGES) / GROSS TOTAL = 80.64%

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	759	121	913
A3	750	77	827
A4	774	63	847
A5	812	116	928
B1	1129	85	1208
B2	1177	88	1265
C1	1287	235	1522
C1	1311	88	1392

EXHIBIT "B"



REZONING

November 7, 2022

EVALUATION REPORT

FILE: RZ-22-06-01

REZONING C-2 TO PD

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	Approval

Summary

Tellus Partners of Chamblee, GA requests a rezoning from C-2 (General Commercial) to PD (Planned Development) for a proposed multifamily community with commercial outparcels 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).

The Preliminary Concept Plan hearing for this development was held on July 18, 2022. Staff provided comments to the applicant on July 21, 2022. These recommendations were based on City Council's feedback at the July 18, 2022 preliminary Concept Plan Review Public Hearing. The applicant submitted a revised site plan based on Council's feedback on August 31, 2022.

The site 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.

Service Delivery / Infrastructure



REZONING

November 7, 2022

EVALUATION REPORT

FILE: RZ-22-06-01

REZONING C-2 TO PD

Water and Sewer: The City of Locust Grove does provide water service to the subject property via an existing water line along Price Drive. City sanitary sewer service is available off of Bill Gardner Parkway near the southern border of the property.

Land Use: The site must be in compliance with the requirements set forth in the City's PD zoning district and individual pod zoning designations 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 development does not meet the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI).

Financial Impacts:

Fees for water and sewer services, development and building inspections and reviews, and impact fees will be collected.

Police Services: The subject property is in the existing city limits and will remain on a regular patrol route.

Fire: Fire and emergency services will be performed by the City of Locust Grove Fire Marshal in partnership with Henry County as is similar to 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.**

The subject property is located within the area identified in the Join Comprehensive Plan as "Gateway Town Center, which permits higher density residential development and a mixture of uses. The proposed development plan supports the City's vision for the Gateway Town Center and the future character of the area. The rezoning is likely to have a positive impact on the surrounding parcels and may serve as a catalyst for mutually-supporting development in the area.



REZONING

November 7, 2022

EVALUATION REPORT

FILE: RZ-22-06-01

REZONING C-2 TO PD

- (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 and development plan is consistent with 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.

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

The applicant's requested rezoning from C-2 to PD is consistent with the intent of the Comprehensive Land Use Plan.

- (4) **Impact on City infrastructure including water and sewerage systems.**

The proposed development will have minimal impact on city water and sewer infrastructure. The 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.**

The applicant has provided Council and Staff with a traffic study to determine the development's potential impact on surrounding transportation infrastructure.

- (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 that portion of the I-75 corridor. The applicant's rezoning, if approved, will greatly benefit and promote the value and viability of surrounding commercial properties and spur investment in adjacent properties.

Direction	Zoning	Current Land Use	Future Land Use
North	C-3 (Heavy Commercial)	Sheets Construction	Gateway Town Center
East	East of I-75: C-2 General Commercial	QT, Marketplace Retail/Restaurants	Regional Commercial
South	C-2 (General Commercial)	Retail, Hotels/Motels	Gateway Town Center
West	RA (Residential/Agricultural)	Single Family Residential	Regional Commercial

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

The property can be developed as currently zoned but remains vacant after several years with a C-2 (general commercial) designation.

Preserving the Past... ..Planning the Future



REZONING

November 7, 2022

EVALUATION REPORT

FILE: RZ-22-06-01

REZONING C-2 TO PD

- (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 suitable for mixed-use development.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development that 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 PD presents an opportunity for a quality multi-family community within the emerging Gateway Town Center, and a new housing option for current and future residents.

Recommendations

Staff recommends approval with the following conditions:

1. The applicant shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove including, but not limited to, the completion of a continuous turning lane with curb/gutter along the development's frontage on Price Drive as determined by the City Manager or their designee to match future road improvements along the rest of Price Drive. All additional rights-of-way required shall be dedicated to the City for all required road improvements.
2. Developer shall install a guardrail barrier with appropriate markings at the second driveway entrance/exit to prevent traffic from traveling off the right-of-way onto the adjoining agricultural property.
3. There shall be a mandatory Property Owners' Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.
4. All building exteriors shall conform to Chapter 15.44 of the Code of Ordinances for the City in terms of architectural appearance as approved by the City of Locust Grove Community Development Department and the Architectural Review Board.
5. The development shall be in substantial compliance with the conceptual site plan and narrative dated September 22, 2022.

EXHIBIT "C"

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

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 RD (Planned Development) for the purpose of developing a multifamily residential community with commercial outparcels.

3.

On the 31st day of August, 2022, I, Brian 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 19th day of September 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 2:52 PM on the east side of Price Dr. north of Bill Gardner Parkway on 8/31/22.
2. Double-sided sign posted at 2:55 PM on the east side of Price Dr. south of Sheets Construction on 8/31/22.

FURTHER AFFIANT SAYETH NOT.

This 12th day of September 2022.


Affiant

Sworn and subscribed before me
this _____ day of _____, 2022

Notary Public (seal)

Exhibit "A"



Exhibit "B"



Newton commemorates bicentennial with time capsule



Former long-time Covington City Council member Janet Goodman helps to cover the county's bicentennial capsule Monday. Monday was also Goodman's birthday.

From staff reports

COVINGTON — Newton County unveiled its Bicentennial Brick Walkway Monday morning in a ceremony that included burial of a time capsule containing items from the county and each of its municipalities.

The walkway, located off Pace Street outside the north entrance to the county Administration Building, is paved with commemorative bricks. The time capsule is buried at the center of the walkway.

Board of Commissioners Chairman Marcello Banes used the occasion to call the community to greater unity in the next 200 years.

"Our theme is '200 years behind us, OneNewton in front of us,'" said Banes. "So what I put in (the time capsule) is a lot of prayer that our community can rise up and be the OneNewton that we talk about — that we can stop fighting each other, that we can stop fighting against each other, that we don't look at Black or white, we don't look at west side or east side. We're going to keep saying that same prayer, and anybody who comes up against OneNewton, we're going to pray that God has mercy on their soul."

Covington Mayor Steve Hutton noted that the achievements of the past are the foundation of the present and the future.

"Newton County is a great place to live, to work and to play," said Hutton. "In the years I have lived here, I've seen some changes, and all of it wasn't as great as we wanted it to be, but it has led us to being as great as we are today."

The city of Covington is also celebrating its bicentennial this year.

County Manager Jarvis Sims urged the community to use the county's accomplishments to build toward a better future.

"We need to sit back and think about all of the accomplishments that have occurred over these 200 years, as well as look forward to what we can do to make our



Newton County Commission Chairman Marcello Banes prepares to place a time capsule into the ground at the center of the county's Bicentennial Walkway. The walkway is located outside the north entrance to the county Administration Building.



Newton County Commission Chairman Marcello Banes places a time capsule into the ground at the center of the county's new Bicentennial Walkway. The capsule is set to be opened in 200 years.



This commemorative paver will be placed atop the time capsule.

- accomplishments more over the next 200 years," Sims said. The following items were placed in the time capsule, which is expected to be opened on Dec. 21, 2221:
- ♦ From Newton County — Bicentennial lapel pin, bicentennial mask, bicentennial banner, Bicentennial Committee pictures, bark from the 150-year-old magnolia tree recently removed from the Square;
 - ♦ From the city of Covington — Laminated copy of city employee listing;
 - ♦ From the city of Oxford — Yarbrough oak acorns;
 - ♦ From the city of Newborn — Historic Newborn Schoolhouse T-shirt;
 - ♦ From the city of Mansfield — City Commission meeting agenda, minutes and town plat;
 - ♦ From the city of Social Circle — Gold key to the city of Social Circle;
 - ♦ From the city of Porterdale — City of Porterdale picture booklet and small cotton twine spool.

Fernbank Museum set to be next home for Tiny Doors ATL

From staff reports

Fernbank Museum is set to debut its newly commissioned "Tiny Door" next week during its adult-only Fernbank After Dark event.

The installation of the creative, "fun-sized" artwork will permanently add Fernbank to a list of Atlanta partners that have become a part of the Tiny Doors ATL community since its inception in 2014.

Boasted as "bringing big wonder to tiny spaces," Tiny Doors ATL is an Atlanta-based art project by artist, Karen Anderson Singer. Businesses and public locations, alike, have been debuting their own Tiny Doors ATL showpieces, carving themselves a permanent space in Atlanta culture.

The small installations are meant to reflect the spirit, architecture and other unique elements of the surrounding community. Fernbank's Tiny Door will surprise guests as they make their way along the nature paths outdoors in Wild Woods.

Framed with Gigantosaurs claws holding the door in place, windows that resemble eyes, and hardware that looks like the nostrils of a large reptile. I hope that adults and children, alike, will stop by the Tiny Door and take a moment to engage with their imagination. In recent years, Singer has added an augmented reality component to some of her newest installations. Known as "Atlanta's Home to Dinosaurs" Fernbank chose to highlight its iconic dinosaurs,



Fernbank Museum is set to debut its newly commissioned "Tiny Door" Sept. 9 during its adult-only Fernbank After Dark event.

including a virtual peek into the incredible dinosaur discoveries that await visitors to the museum every day, better allowing the museum to showcase the incredible content that it brings to the Atlanta community.

"It's been a pleasure to work with such a talented local artist like Karen on Fernbank's own 'Tiny Door,'" Fernbank Exhibits Designer Emily Schroeder said. "Her whimsical, unique art connects people throughout Atlanta and inspires creativity."

Fernbank's Tiny Door will have a huge impact on visitor connectivity in Atlanta and we're excited to add an augmented reality component that will bring the famous dinosaur skeletons inside Fernbank to life!

FY 2023 (October 1, 2022 - September 30, 2023) PROPOSED BUDGET NOTICE OF BUDGET WORKSHOPS AND PUBLIC HEARINGS

The City of Hampton's Mayor and Council's proposed FY 2023 budget, covering the 2023 Fiscal Year of October 1, 2022, through September 30, 2023, will be available on August 30th. The FY 2023 budget will be available at City Hall, located at 17 East Main Street Hampton S, Ga 30228, during normal business hours and on the City's website at www.hamptonga.gov.

The Mayor and Council will conduct a Budget Workshop, two Public Hearings, two public Budget Ordinance reads, and then the public adoption of the FY 2023 budget. All Hampton citizens are invited to attend the announced public meetings below:

- Budget Workshop — August 30, 2022, 11 am, City Hall 17 E Main St S, Hampton, GA 30228
- Budget Public Hearing #1 — September 15, 2022, 6:00 pm, City Hall 17 E Main St S, Hampton, GA 30228
- Budget Public Hearing #2- September 22, 2022, 6:00 pm, City Hall 17 E Main St S, Hampton, GA 30228
- Budget Ordinance First Read — September 22, 2022, 6:30 pm, City Hall 17 E Main St S, Hampton, GA 30228
- Budget Ordinance Second Read and Adoption — September 28, 2022, 6:00pm, City Hall 17 E Main St S, Hampton, GA 30228

Public Hearing Notice
City of Locust Grove
September 19, 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, September 19, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONINGS
RZ-22-06-01 Felice Partners at 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) for the purpose of developing a multifamily residential community and general commercial parcels.

RZ-22-06-02 The Beverly J. Scarles Foundation requests a rezoning of 21.97 +/- acres located on Frances Ward Dr in Land Lot 148 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.

FUTURE LAND USE MAP AMENDMENT
FLU-AM-22-06-06 The Beverly J. Scarles Foundation requests an amendment to the Future Land Use Map for 21.97 +/- acres located on Frances Ward Dr. (Parcel 129-01097060) in Land Lot 148 of the 2nd District from Mixed Historic Neighborhood to High-Density Residential.

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

Daunte Gibbs
Community Development Director - City of Locust Grove

EXHIBIT “D”

1. The applicant shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove including, but not limited to, the completion of a continuous turning lane with curb/gutter along the development’s frontage on Price Drive as determined by the City Manager or their designee to match future road improvements along the rest of Price Drive. All additional rights-of-way required shall be dedicated to the City for all required road improvements.
2. Developer shall install a guardrail barrier with appropriate markings at the second driveway entrance/exit to prevent traffic from traveling off the right-of-way onto the adjoining agricultural property.
3. There shall be a mandatory Property Owners’ Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.
4. All building exteriors shall conform to Chapter 15.44 of the Code of Ordinances for the City in terms of architectural appearance as approved by the City of Locust Grove Community Development Department and the Architectural Review Board.
5. The development shall be in substantial compliance with the conceptual site plan and narrative dated September 22, 2022.



Community Development Department

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

Item Coversheet

Item: A resolution to adopt the annual update of the Capital Improvement Element for the City.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: July 27, 2022

Budget Item: No

Date Received: N/A – required annual filing

Workshop Date: August 15, 2022

Regular Meeting Date: November 7, 2021 (adoption)
August 15, 2021 (authorization granted to transmit)

Discussion:

These reports will be submitted to the ARC in accordance with the Georgia Planning Act and with requirements set by the Georgia DCA. The reports include:

1. Capital Improvement Element Update of the City's portion of the Henry County-Cities Joint Comprehensive Plan. This update is required due to the fact the City collects Development Impact fees.
2. Report of Accomplishments for 2021/2022.

A Short-Term Work Program report is NOT included in this transmittal to the State due to the fact that those particular items are included in the Comprehensive Plan Update that will be reviewed by the ARC and adopted by the City Council later in the year.

Acceptance of these reports by the ARC and DCA will allow the City to retain its Qualified Local Government status thus keeping the City eligible for State and Federal funds.

Recommendation:

I MOVE TO APPROVE THE RESOLUTION TO ADOPT THE LOCUST GROVE PORTION OF THE CAPITAL IMPROVEMENT ELEMENT UPDATE OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN AND TO FORWARD COPIES OF THIS RESOLUTION TO THE ATLANTA REGIONAL COMMISSION.

RESOLUTION NO. _____

A RESOLUTION TO ADOPT AN ANNUAL UPDATE OF THE SHORT TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) held a public hearing on August 15, 2022 to transmit an update the Short-Term Work Program Element and CIE for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan;

WHEREAS, the City has prepared an amendment in accordance with the guidance of the latest Minimum Standards under the Georgia Planning Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in **Exhibit “A”**;

WHEREAS, the amendment of the Short Term Work Program and CIE was approved by the Atlanta Regional Commission and the Georgia Department of Community Affairs, as per the requirements of the Minimum Planning Standards by the Georgia Department of Community Affairs, as shown in **Exhibit “B”**; and,

WHEREAS, notice of this matter has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council wish to adopt the amendment of the Short Term Work Program and CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council wish to adopt a Statement of Accomplishments of the Short Term Work Program and CIE, including all elements of land use changes within the reporting year, to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

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

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

1. **Authorization.** That the Locust Grove City Council hereby adopts this annual amendment to the Short Term Work Program Element and CIE updates (as attached hereto and incorporated herein as **Exhibit “A”**) and authorizes the Mayor to notify the Atlanta Regional Commission of said adoption, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.
2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 7th day of November, 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

**AMENDMENT TO SHORT TERM WORK PROGRAM ELEMENT AND CAPITAL
IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF
THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN AS PER STATE
MINIMUM PLANNING STANDARDS, REVISED 2022**

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
<i>Administration</i>							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2024	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>CIE Cost Recovery</i>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2024	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
SPLOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2022	2025	\$ 500,000	20%	SPLOST IV - V. Impact fees up to \$100,000	City, Impact Fees, SPLOST
<i>Highways and Streets</i>							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Peeksville Connector -- State Route 42 to Cleveland Street	LCI	2022	2026	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2022	2028	\$ 6,800,000	25%	Private, City, ARC, GDOT, SPLOST	Private (RW and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Scoping and Concept	Citywide	2021	2028	\$ 52,000,000	TBD	Private, SPLOST IV (PE/ROW), HB 170, Local (Env + Concept)	GaDOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2021	2027	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Additional right-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GaDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing and to Peeksville Road.	Citywide	2022	2026	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2023	2029	\$ 20,900,000	20%	Local (SPLOST-V and future T-SPLOST) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2021	2027	\$ 2,000,000	20%	Local (PE), GDOT/HB-170	City, GaDOT
Bill Gardner Parkway (HE-126B, CR 650) Widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2023	2028	\$ 3,200,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST and regional efforts (45%)	City, County, GaDOT, Region
Overhead Bridge Crossing Study. Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide	2022	2024	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2024	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
Parks and Recreation							
Install walking trails/passive recreation along Davis Lake property	Citywide	2022	2025	\$ 135,000	25%	Local funds through possible future impact fees	City

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2021	\$ 815,000	100%	Impact Fees and City	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 50,000	10%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				\$ 89,695,000			

Impact Fee Collections, Calendar Year 2021

Revenues	Administration	CIE Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$79,991	\$22,065	\$137,388	\$452,373	\$120,350	\$812,168
Collections	\$23,412	\$5,797	\$74,821	\$223,933	\$481,524	\$809,487
Interest Income	\$29	\$18	\$43	\$89	\$64	\$243
Current Year (2021)	\$23,441	\$5,815	\$74,864	\$224,022	\$481,588	\$809,730
Total Receipts + Balance	\$103,432	\$27,880	\$212,252	\$676,395	\$601,938	\$1,621,898
Expenditures						
Expenditures Prior (in balance)	\$10,490	\$0	\$41,209	\$142,134	\$1,032,680	\$1,226,513
Expenditures 2021	\$0	\$0	\$0	\$0	\$153,048	\$153,048
Total Expenditures 2021	\$0	\$0	\$0	\$0	\$153,048	\$153,048
Balance at Year End	\$103,432	\$27,880	\$212,252	\$676,395	\$448,890	\$1,468,850

Source: (draft) Audited Financial Figures of City of Locust Grove, awaiting final audit report by Rushton Accountants

Note: There were NO refunds of impact fees in 2021.

CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
December 31, 2021 and 2020

	2021	2020
ASSETS		
Cash and cash equivalents	\$ 1,468,850	\$ 812,648
 LIABILITIES		
Accounts payable	\$ 0	\$ 480
 FUND BALANCES		
Restricted for capital projects	1,468,850	812,168
Total liabilities and fund balances	\$ 1,468,850	\$ 812,648

DRAFT

CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
For the years ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
REVENUES		
Charges for services	\$ 809,487	\$ 386,332
Interest	243	285
Total revenues	<u>809,730</u>	<u>386,617</u>
EXPENDITURES		
Capital outlay	153,048	1,003,922
Recreation		
Total expenditures	<u>153,048</u>	<u>1,003,922</u>
Excess (deficiency) of revenues over (under) expenditures	656,682	(617,305)
Fund balances, January 1	<u>812,168</u>	<u>1,429,473</u>
Fund balances, December 31	<u><u>\$ 1,468,850</u></u>	<u><u>\$ 812,168</u></u>

DRAFT

Ad text : Public Hearing Notice
City of Locust Grove
August 15, 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, August 15, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

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-22-06-01 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) for the purpose of developing a multifamily residential community and general commercial parcels.

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-22-07-01 (DRI# 3497) Majestic Realty Co. of Atlanta, GA requests a rezoning of approximately 156.82 +/- acres that Norfolk Southern Corporation owns located between Interstate 75 (I-75) and the Norfolk Southern Railroad in Locust Grove (Parcel Number 110-01023000) from Residential Agricultural (RA) to the Light Manufacturing (M-1) to allow the development of a 1,845,000 +/- s.f. warehouse/distribution facility.

FUTURE LAND USE MAP AMENDMENT

FLU-AM-22-05-02 Standard Properties of McDonough, GA requests an amendment to the Future Land Use Map for 4.355 +/- acres located on Martin Luther King Jr. Blvd, (parcels L06-05001002, L06-05001003, L06-05001004, and L06-05001005) in Land Lot 167 of the 2nd District from Office to Mixed Historic Neighborhood.

FLU-AM-22-06-06 The Beverly J Searles Foundation requests an amendment to the Future Land Use Map for 21.97 +/- acres located on Frances Ward Dr. (Parcel 129-01047000) in Land Lot 168 of the 2nd District from Mixed Historic Neighborhood to High Density Residential.

CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE

A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the Atlanta Regional Commission for regional

and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and for other purposes.

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
76543-7/27/2022

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

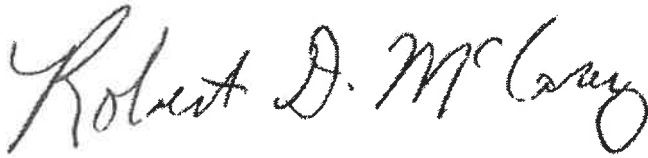
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: 76543

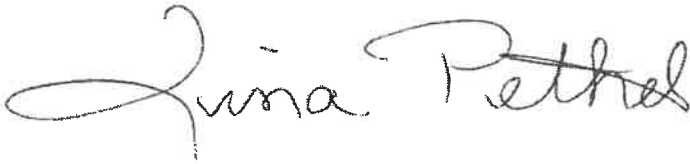
Name and File No.: PUBLIC HEARING 8/15/2022

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

07/27/2022

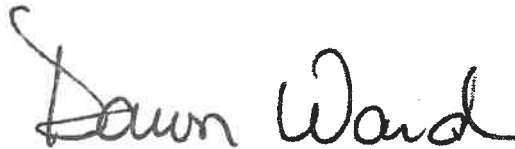
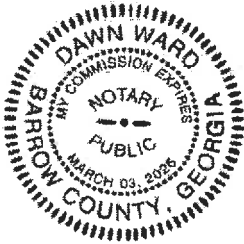


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 07/27/2022



Notary Public
My commission expires 03/03/2026

EXHIBIT "B"

APPROVAL OF STWP/CIE FROM ATLANTA REGIONAL COMMISSION

Anna Williams

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Thursday, October 27, 2022 10:48 AM
To: Anna Williams
Cc: Andrew Smith
Subject: FW: City of Locust Grove CIE Update: Approved w/Advisory

Hello,

The DCA has approved the 2022 City of Locust Grove Annual CIE Update. They did have two advisory comments which ARC recommends be addressed in the final version. Once the Update has been finalized and adopted by the City, please provide the adopted version which we'll submit to the DCA after which they will issue the QLG letter.

Best,

Donald Shockey

Donald P. Shockey, AICP, LEED GA
Plan Review Manager, Community Development
Atlanta Regional Commission
P | 470.378.1531
DShockey@atlantaregional.org
atlantaregional.org
International Tower
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

From: Juli M Yoder <juli.yoder@gadca.onmicrosoft.com>
Sent: Thursday, October 27, 2022 8:54 AM
To: Andrew Smith <ASmith@atlantaregional.org>
Cc: Planning <planning@dca.ga.gov>; Donald Shockey <DShockey@atlantaregional.org>
Subject: City of Locust Grove CIE Update: Approved w/Advisory

Andrew,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Locust Grove and finds that it adequately addresses applicable requirements. We do, however, have an advisory comment, below. Please review the advisory comment with the local government before they move forward. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Advisory Comments to the Community

Schedule of Improvements Funded by Impact Fees

- The previously approved CIE, Schedule of Improvements, covered years 2022-2026. This schedule should cover years 2023-2027

Annual Financial Report

- The previous annual financial report total (end balance) was off by \$1.00, likely due to a rounding error(s). Thus, causing the starting balance this year to be off by \$1.00.

Thanks,



Learn more about our commitment to [fair housing](#).



Juli M Yoder, AICP
Senior Planner | Local Programs Lead
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct 404-327-6860
juli.yoder@gadca.onmicrosoft.com

The content of this email is confidential and intended solely for the recipients specified.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

An Ordinance to amend Section 15.44.050 of the City's Architectural Review Ordinance, entitled "Exterior Materials Standards",

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: September 28, 2022

Budget Item: No

Date Received: N/A

Workshop Date: October 17, 2022

Regular Meeting Date: November 7, 2022

Discussion:

This amendment is to the City of Locust Grove Architectural Review Ordinance Section 15.44.050 entitled "Exterior Materials Standards". This text amendment was requested by the Council to provide clarity and more specific standards for new commercial construction and exterior renovations required to undergo architectural review.

Recommendation:

Staff recommends approval as amended with Council and staff comments from the Public Hearing incorporated into the final Ordinance.

ORDINANCE NO. _____

TO AMEND TITLE 15, CHAPTER 15.44.050 EXTERIOR MATERIALS 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 15.44.050 entitled “Exterior Materials Standards” is hereby amended to include the following text effective the official date of adoption of this ordinance by the City of Locust Grove City Council.

All primary/accent exterior siding materials shall be limited to:

Primary: Four sides majority brick on all commercially zoned projects, with remaining façades consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the Architectural Review Board. Structures located in areas having a historic designation shall meet or exceed the unique architectural character of the respective area. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the Architectural Review Board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

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

15.44.050 Exterior materials standards.

A. Except where otherwise provided in this chapter or in the Code of Ordinances, the exterior architectural features of buildings and structures within multifamily, office/institutional, commercial and industrial zoning districts shall adhere to the following minimum standards:

1. All primary/accent exterior siding materials shall be limited to:

Primary: Four sides majority brick on all commercially zoned projects, with remaining façades consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the Architectural Review Board. Structures located in areas having a historic designation shall meet or exceed the unique architectural character of the respective area. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the Architectural Review Board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.
6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.

-
9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:
- Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

(Ord. 04-12-093 § 2 (part))

(Ord. No. 17-05-020, § 3, 5-1-17)



Community Development Department

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

Item Coversheet

Item: A Resolution to create a streetlight district in Pine Valley, a residential subdivision located along Tanger Blvd.

Action Item: Yes No
Public Hearing Item: Yes No
Executive Session Item: Yes No
Advertised Date: NA
Budget Item: NA
Date Received: September 15, 2022
Workshop Date: October 17, 2022
Regular Meeting Date: November 7, 2022

Discussion:

Staff received a petition to create a streetlight district in Pine Valley, a residential subdivision.

- Number of Lots: 52
- Number of Lights: 9 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: \$11.75 x 9 lights per month
- Cost per Month: \$105.75
- Cost per Year: \$1,269.00
- Administrative Cost: 15% of annual cost = \$190.35
- Pro Rata Cost per Lot: $\$1,269.00 + \$190.35 / 52 \text{ lots} = \underline{\$28.06 \text{ per year}}$

Comments:

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

Recommendation:

Approval of the Resolution to create a new streetlight district in Pine Valley subdivision.

RESOLUTION NO. _____

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

W I T N E S S E T H :

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

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

WHEREAS, Eric Brown, agent for the property owner (“Owner”) submitted an *Application for Special Tax District – Street Lighting* and a *Petition for Special Tax District – Street Lighting* (“Application”) attached as **Exhibit “A”** for the subdivision known as Pine Valley, (the “Subdivision”) located along Tanger Boulevard; and,

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

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

WHEREAS, the City agrees to pay the monthly streetlight fee of \$105.75 (\$1,269.00 annually) to Central Georgia EMC in accordance with the Request and to be reimbursed for such payments by way of assessments imposed upon all property owners within this subdivision in the amount of \$28.06 (includes a 15% administrative fee) per lot annually; and,

WHEREAS, the Request was heard by the Council during a regularly scheduled Work Shop meeting on October 17, 2022; and,

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

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

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

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

THIS RESOLUTION adopted this 7th day of November 2022.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

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

Application For Special Tax District - Street Lighting

We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the PINE VALLEY (Subdivision) in Land Lot(s) 154, and 155 of the 2nd Land District at TANGER BLVD (road), do hereby petition the Mayor and City Council of the City of Locust Grove "City" for the placement of streetlights through our subdivision or street(s).


Each of us do hereby pledge and consent to levying of a lien by the City against property we own for the purpose of payment for the cost of maintenance and operation of the streetlights. There are 52 lots currently existing in the Special Tax District PINE VALLEY (Subdivision), and each owner as shown on the tax records has affirmatively signed this petition or their indication for disapproval is noted herein.

The petition represents 52 (number) affirmative votes, representing 100 % of this district to be affected in this request. Your signature on this petition indicates that you have read and fully understand all information contained with Chapter 3.10 of the Code of Ordinances of the City of Locust Grove.

Personally appeared before me, a Notary Public, the undersigned affiance, who says on oath that Eric Brown (name) is one of the subscribing witnesses to the within instrument; and, that each said witnesses saw the execution and delivery of the same by each grantor therein for the purpose set forth; and, that each of said witnesses signed the same as supported. Sworn to and subscribed to me, this 10th day of August, 2022.



SUBSCRIBING WITNESS



NOTARY PUBLIC










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

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

Petition For Special Tax District - Street Lighting

[Make additional copies, if necessary]

PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(YES OR NO)	WITNESS' SIGNATURE
D R HORTON		105 WARATAH DR	Y	
		201 CANBERRA WAY	Y	
		205 CANBERRA WAY	Y	
		209 CANBERRA WAY	Y	
		213 CANBERRA WAY	Y	
		217 CANBERRA WAY	Y	
		221 CANBERRA WAY	Y	
		225 CANBERRA WAY	Y	
		229 CANBERRA WAY	Y	
		233 CANBERRA WAY	Y	
		237 CANBERRA WAY	Y	
		241 CANBERRA WAY	Y	
		241 CANBERRA WAY	Y	
		245 CANBERRA WAY	Y	
		249 CANBERRA WAY	Y	
		253 CANBERRA WAY	Y	
		257 CANBERRA WAY	Y	
261 CANBERRA WAY	Y			
265 CANBERRA WAY	Y			
269 CANBERRA WAY	Y			

PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(YES OR NO)	WITNESS' SIGNATURE
D R HORTON		273 CANBERRA WAY	Y	
		277 CANBERRA WAY	Y	
		276 CANBERRA WAY	Y	
		272 CANBERRA WAY	Y	
		268 CANBERRA WAY	Y	
		264 CANBERRA WAY	Y	
		260 CANBERRA WAY	Y	
		160 WARATAH DRIVE	Y	
		156 WARATAH DRIVE	Y	
		152 WARATAH DRIVE	Y	
		148 WARATAH DRIVE	Y	
		144 WARATAH DRIVE	Y	
		140 WARATAH DRIVE	Y	
		136 WARATAH DRIVE	Y	
		132 WARATAH DRIVE	Y	
		128 WARATAH DRIVE	Y	
		124 WARATAH DRIVE	Y	
		120 WARATAH DRIVE	Y	
		116 WARATAH DRIVE	Y	
		112 WARATAH DRIVE	Y	



PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(Y)ES OR (N)O	WITNESS' SIGNATURE
D R HORTON		108 WARATAH DRIVE	Y	
		104 WARATAH DRIVE	Y	
		100 WARATAH DRIVE	Y	
		121 WARATAH DRIVE	Y	
		125 WARATAH DRIVE	Y	
		129 WARATAH DRIVE	Y	
		133 WARATAH DRIVE	Y	
		137 WARATAH DRIVE	Y	
		141 WARATAH DRIVE	Y	
		145 WARATAH DRIVE	Y	
		149 WARATAH DRIVE	Y	
		153 WARATAH DRIVE	Y	
		248 CANBERRA WAY	Y	
		136 CANBERRA WAY	Y	
		228 CANBERRA WAY	Y	
		228 CANBERRA WAY	Y	
		220 CANBERRA WAY	Y	
		208 CANBERRA WAY	Y	

EXHIBIT "B"

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

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

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: City of Locust Grove Acct. No.: 12223-040 Loc. No.: 1011-28-704
(Print Name as Listed on Bill Card)

Address: Lights for Pine Valley Subdivision

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

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity <u>9</u>	Rate <u>12</u>	Class <u>5</u>	Cost Per Month \$ <u>11.75</u>	each	Total Cost \$ <u>105.75</u>	per month	Description: <u>Colonial LED Lights</u>
Quantity <u> </u>	Rate <u> </u>	Class <u> </u>	Cost Per Month \$ <u> </u>	each	Total Cost \$ <u> </u>	per month	Description: <u> </u>
Quantity <u> </u>	Rate <u> </u>	Class <u> </u>	Cost Per Month \$ <u> </u>	each	Total Cost \$ <u> </u>	per month	Description: <u> </u>
Quantity <u> </u>	Rate <u> </u>	Class <u> </u>	Cost Per Month \$ <u> </u>	each	Total Cost \$ <u> </u>	per month	Description: <u> </u>

TOTAL COST PER MONTH \$ 105.75

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

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.

4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.

5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.

6. I (we) will pay in advance a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.

7. All lighting equipment, wiring, etc. will be furnished by the Corporation.

8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.

9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.

10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.

11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.

12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

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

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

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

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

Signature: _____

Print Name: _____

Title: _____

Date: _____



Central Georgia EMC

923 S. Mulberry Street / Jackson, Georgia 30233 /

Phone (770) 775-7857

Fax (770) 775-3022 / www.cgemc.com

09-15-2022

Mr. Foster,

Per your request, please find enclosed a lighting layout for Pine Valley Subdivision. Along with the contract; I have indicated each of the light locations with a green star. Below is a breakdown of the cost and type of lights.

Pine Valley Subdivision Phase will consist of (9) black colonial led lights @ \$11.75/ light/month for a total monthly rental fee of \$105.75.

Upon receipt of the signed contract, I will proceed with the ordering process for the above lights. Feel free to give me a call with any questions or concerns at 770-504-7862.

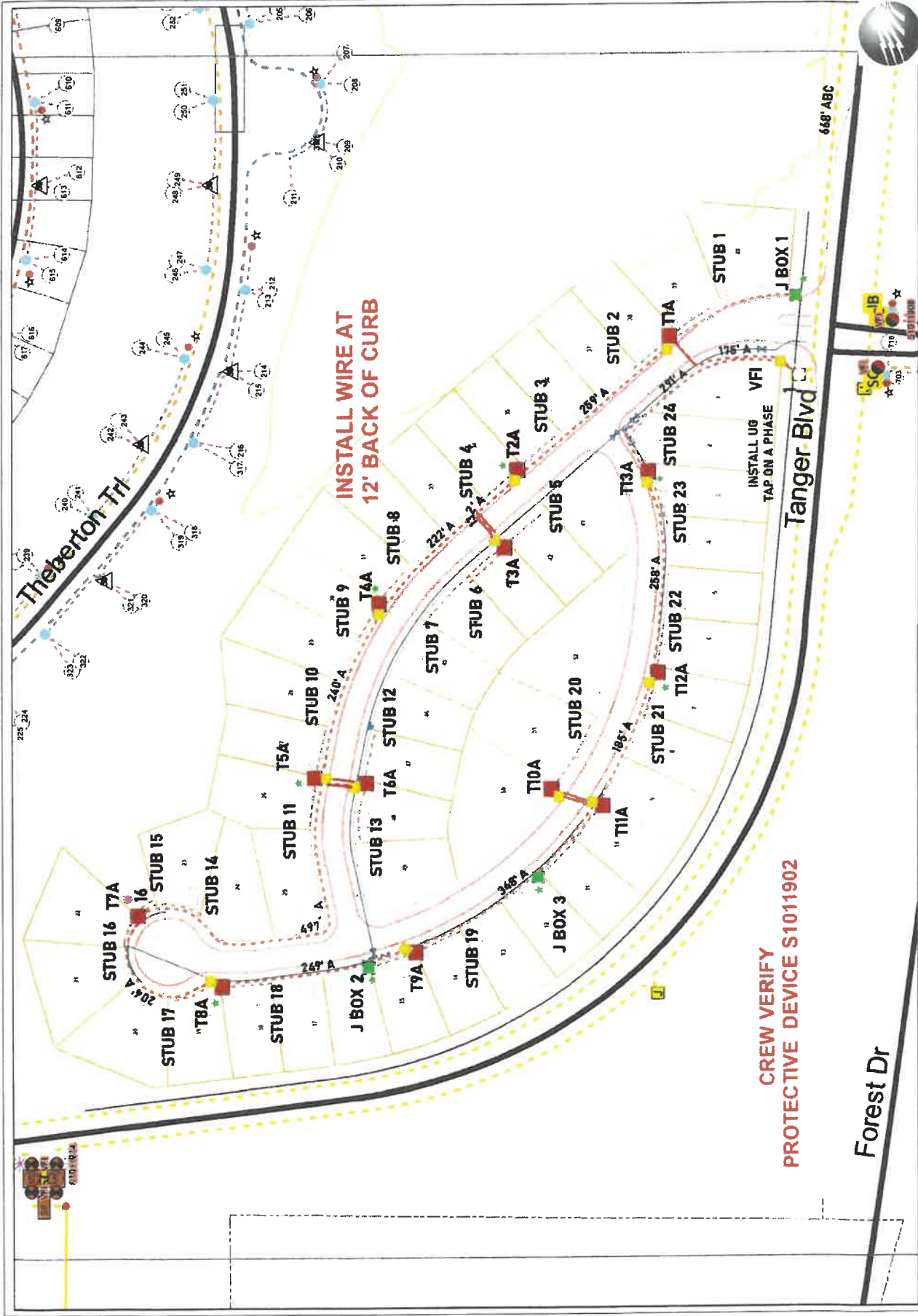
Thank you,

Greg Clinton
770-504-7862
Lead Staking Technician

Name: PINE VALLEY SUBDIVISION

S.O. #: 00874820

W.O. # 102788



LAYOUT

02/13/2022

Page 1 of 2



Community Development Department

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

Item Coversheet

Item: Resolution approving the architectural plans submitted for Barden Salon, located at 3408 Hwy. 42.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: September 15, 2022

Workshop Date: October 17, 2022

Regular Meeting Date: November 7, 2022

Discussion:

Josh Barden/Barden Salon of Locust Grove, GA has submitted building elevation renderings for a hair salon to be located at 408 Hwy 42. The structure is an existing single-family residence that is undergoing remodeling to convert the use into a salon.

As part of the requirements for building permits for new structures or major renovations, it is necessary for the Mayor and City Council, acting in their capacity as the Architectural Review Board, to review the proposed building exterior elevations for comment and approval.

The applicant proposes a 713 +/- sq. ft. addition to the existing 1,233 sq. ft. structure (total 1,946 +/- sq. ft.). The proposed exterior renovations will give the existing structure more of a "Craftsman -inspired" look and include the addition of "Hardie" cement fiber-board siding (lap plank siding and board-and-batten) as well as "Hardie" cement fiber-board trim, and installation

of vinyl windows. Exterior improvements also include the addition of craftsman-style shutters and cedar shake gables with timbering detail. The material color palette consists of neutrals and earth-tones. Also picoted are ADA ramps in accordance with ADA requirements.

Chapter 15.44 Architectural Review

15.44.050 - Exterior materials standards.

- A. Except where otherwise provided in this chapter or in the Code of Ordinances, the exterior architectural features of buildings and structures within multifamily, office/institutional, commercial, and industrial zoning districts shall adhere to the following minimum standards:
1. All primary/accent exterior siding materials shall be limited to:

Primary: Brick; natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the board; manufactured stone including imitation field stone, marble terrazzo, and wood and any other manufactured architectural finish stone approved by the board as a primary siding material.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.
 2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.
 3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.
 4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.
 5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features

of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
 7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
 8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
 9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:
- Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

Recommendation:

**APPROVAL OF THE ARCHITECTURAL BUILDING ELEVATIONS SUBMITTED
BY JOSH BARDEN/BARDEN SALON.**

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR EXTERIOR RENOVATIONS TO AN EXISTING STRUCTURE LOCATED AT 3408 HWY 42 IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia (“City”) adopted Chapter 15.44 (“Chapter”) entitled “Architectural Review”, and;

WHEREAS, the purpose of the Chapter is to regulate the aesthetics, quality of exterior building materials and to the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove, and;

WHEREAS, the Mayor and City Council consist of the Architectural Review Board for the City of Locust Grove (“Board”) per Section 15.44.040, and;

WHEREAS, Josh Barden/Barden Salon of Locust Grove, GA submitted building elevation renderings for proposed renovations to an existing building located at 3408 Highway 42, attached hereto and made part thereof as **Exhibit “A”**, and;

WHEREAS, the Board may review and make comment on architectural plans and issue approval per Chapter 15.44 (“Chapter”) of the Code of Ordinances for the City of Locust Grove, and;

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

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

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by Josh Barden/Barden Salon dated July 12, 2022, appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
 - a. Final Colors. That final colors and type of materials be reviewed and approved by the Community Development Director to meet all requirements of Chapter 15.44

of City of Locust Grove Code as “earth tone” in nature.

- b. Material Changes. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.
 - c. Extension of Approved Plans. That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
3. **Public Purpose**. The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
 4. **Authority**. That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
 5. **Severability**. To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
 6. **Repeal of Conflicting Provisions**. All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
 7. **Effective Date**. This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 7th day of November, 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Exterior Material List for Barden Salon

Hardie Plank Lap Siding

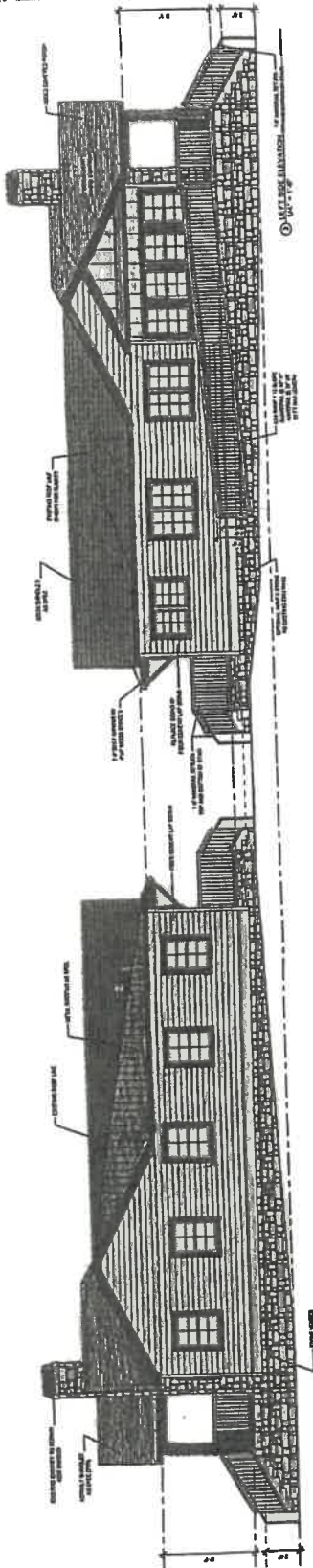
Hardie Trim Board

Hardie Plank Board and Batten

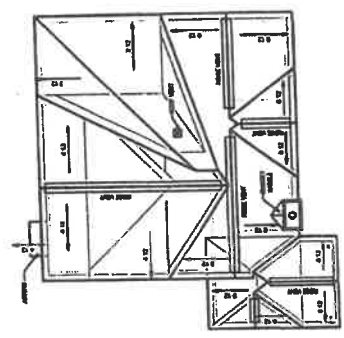
Black Vinyl Windows

Black Gutter and Downspout

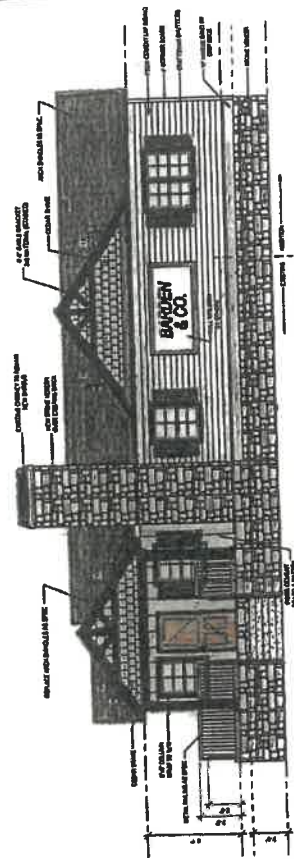
Foundation will be capped with either stone, brick or Painted Textured Ardex



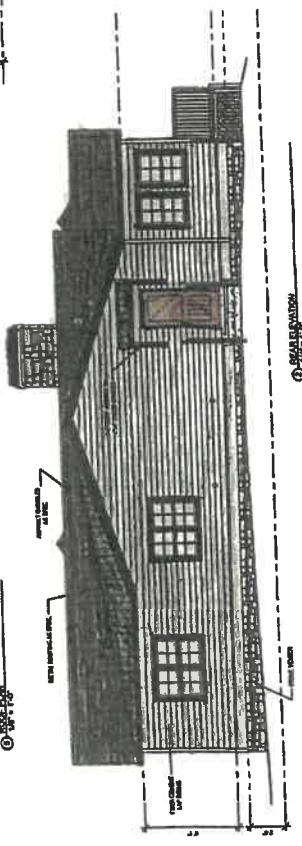
① FRONT ELEVATION



② FLOOR PLAN



③ REAR ELEVATION



④ SIDE ELEVATION

LIFEBUILT HOMES
 MDM DESIGN SOLUTIONS
 770-381-0077

ARCHITECTURE
 INTERIOR DESIGN
 EXTERIOR ELEVATIONS

10000 W. BUCKLEBOURNE
 SUITE 100
 BUCKLEBOURNE, GA 30611



Community Development Department

P. O. Box 900
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Item Coversheet

Item: A Resolution to award the bid for services associated with the installation of two (2) speed tables along Jackson Street.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Date Received: October 24, 2022

Workshop Date: October 11, 2022 - Retreat

Regular Meeting Date: November 7, 2022

Discussion:

During the Retreat last month, Staff discussed installing two speed tables along Jackson Street between Grove Road south to the railroad crossing. The attached proposal from Onsite Paving details the costs associated with the installation of two four-inch-high speed tables with applicable signs and appropriate thermoplastic (painted) arrows identifying the approaching speed tables.

Upon approval of the Resolution, Public Works and the Police Dept will work with the Contractor to locate the speed tables in such a way that maximizes their effect while being mindful of safety and impacts on adjacent properties.

Recommendation:

Staff recommends approval of Resolution to allow Onsite Paving to install two speed tables on Jackson Street between the intersection with Grove Rd then south to the railroad crossing.

RESOLUTION NO. _____

RESOLUTION TO ACCEPT THE BID FOR THE INSTALLATION OF TWO SPEED TABLES ALONG JACKSON STREET, TO AUTHORIZE THE MAYOR, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Mayor and City Council (the “Council”) have determined that the need for traffic calming devices, specifically four-inch-high speed tables, along Jackson Street between the intersection with Grove Road then south to the railroad crossing (the “Project”); and,

WHEREAS, the Council discussed this Project during a City Council Retreat held on October 11, 2022; and,

WHEREAS, the Council instructed Staff to begin the process for getting the Project underway by soliciting contractors to perform the work; and,

WHEREAS, Staff received a Proposal (#2022-6429) from Onsite Paving, dated October 24, 2022, in the amount of eleven-thousand, nine-hundred, forty-eight dollars (\$11,948) to perform the work associated with the Project; and,

WHEREAS, the Council determined the Project is in the best interests of the City for the public good and general welfare within the City and the state of Georgia; and,

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

1. **Acceptance of Bid.** The Mayor and the City Council, hereby makes award to Onsite Paving of McDonough, GA in the amount of \$11,948.00 as described in the attached **Exhibit "A"**.
2. **Approval of Execution.** The Mayor, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution.
3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor and City Council.
4. **Compliance.** The Parties shall ensure that the contract and performance of same comply with House Bill 87 enacted in 2011 by the Georgia General Assembly.
5. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
6. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 7th day of November, 2022.

Robert Price, Mayor

ATTEST:

APPROVED AS TO FORM:

Misty Spurling, City Clerk

City Attorney

(seal)

EXHIBIT A

**Proposal #2022-6429
Onsite Paving**



PO Box 1149
 McDonough, GA 30253
 Phone # 770-914-6400 Fax # 770-914-6485
 www.Onsitepaving.com

Proposal

Date	Proposal #
10/24/2022	2022-6429

Customer Information

City of Locust Grove

Description	Total
Project Information: Speed Tables Jackson St. Locust Grove, GA 30248 Install (2) Asphalt Speedtables (22' width) 1. Layout and mark area for placement of speed bumps. 2. Notch existing asphalt to alleviate speedtable displacement. 3. Tack coat area of installation using bituminous tack (Type SS-1H). 4. Install cinder blocks and hot mix to a max. height of 4" at the apex and a driveover width of 18'. 5. Apply a seal of liquid asphalt to the adjoining edges to help prevent moisture penetration. 6. Apply thermoplastic white paint arrows to identify speedtable. 7. Install (4) SPEEDBUMP signs with posts (2 per speedtable) (2) Large (22'w) Speedtables @ \$5,974.00 / EA = \$11,948.00 **TRAFFIC CONTROL INCLUDED. **LOCATIONS TO BE DESIGNATED BY CITY OF LOCUST GROVE.	11,948.00

Page ___ of ___

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of: \$11,948.00

WITH PAYMENTS TO BE MADE AS FOLLOWS:

All material is guaranteed to be specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance upon above work. our workers are covered by Workmen's Compensations Insurance.

Acceptance of Proposal: Signing below acknowledges the acceptance of the above pricing, work specifications and authorizes to do the work as specified. Payment is due upon completion of the project unless otherwise stated above. All legal and court costs incurred in the collection of monies owed according to this signed contract will be the responsibility of the customer. Interest of 18% Annum will be charged on all accounts over 30 days. Prices good for 30 days. The undersigned by entering this agreement acknowledges and agrees to the attached terms and conditions of Onsite Paving Sealcoating and Maintenance.

Acceptance of Proposal:

Signature _____ Title _____

Print Name: _____

Date of acceptance: _____